

# ***CITY COUNCIL***

## ***AGENDA***

Monday, April 15, 2013 – Council Chambers, City Hall

Call to Order:	2:00 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

### **I. MINUTES**

- I.1. Confirmation of the Minutes of the Monday, March 25, 2013 Centennial Council Meeting.

(Agenda Pages 1 – 3)

- I.2. Confirmation of the Minutes of the Tuesday, April 2, 2013 Regular Council Meeting

(Agenda Pages 4 – 13)

### **2. POINT OF INTEREST**

### **3. CORRESPONDENCE**

- 3.1. City of St. Albert - Letter of Congratulations

(Agenda Pages 14 – 14)

### **4. PRESENTATION**

- 4.1. Special Council Update: Environmental Master Plan

- 4.2. Eastview Middle School: School of the Future Project



**5. UNFINISHED BUSINESS**

- 5.1. River Bend Golf & Recreation Society - Sustainability Final Report and  
River Bend Golf & Recreation Society - Loan Bylaw Amendment 3391/A-2013  
(Agenda Pages 15 – 23)

5.1.a. Motion to Lift from the Table

5.1.b. Sustainability Final Report Recommendation

- 5.2. Notice of Motion Submitted by Councillor Lynne Mulder and Councillor Paul  
Harris  
Re: Amendment to Dialogue Charter to Include Exploration of Systems of  
Representation  
(Agenda Pages 24 – 28)

5.2.a. Motion to Table

**6. REPORTS**

- 6.1. Provincial Outreach and Support Services Grant Allocation 2013-2016  
(Agenda Pages 29 – 37)

- 6.2. 2012 Annual Financial Statements  
(Agenda Pages 38 – 39)

- 6.3. Request for Combative Sport Event in Red Deer - June 2013  
(Agenda Pages 40 – 41)

- 6.4. Red Deer Child Care Society Loan Request  
Loan Receivable Bylaw 3500/2013  
(Agenda Pages 42 – 50)

6.4.a. Red Deer Child Care Society Recommendation

- 6.5. Lane Paving from Inglewood Dr to Illingworth Close - Bylaw Amendment -  
3484/A - 2013  
Consideration of First Reading  
(Agenda Pages 51 – 58)



- 6.6. Lane Paving at Valentine Crescent including Vath Place - Bylaw Amendment 3485/A - 2013  
Consideration of First Reading  
(Agenda Pages 59 – 66)
- 6.7. Proposed Amendment - Northland Drive / 20 Avenue Functional Planning Study Final Report October 2008  
(Agenda Pages 67 – 82)
- 6.8. Proposed Construction of a Storm Line as a Local Improvement Project between 77 St and 78 St in Riverside Heavy Industrial Park  
(Agenda Pages 83 – 99)
- 6.9. Proposed 2013 Off-Site Levy Rates Bylaw 3498/2013  
Consideration of First Reading  
(Agenda Pages 100 – 114)

## **7. BYLAWS**

- 7.1. Campaign Contribution and Expense Disclosure Bylaw 3492/2012  
Consideration of Three Readings  
(Agenda Pages 115 – 129)
- 7.2. Property Tax Sale Bylaw 3497/2013  
Consideration of First Reading  
(Agenda Pages 130 – 135)

## **8. PUBLIC HEARINGS**

- 8.1. Queens Business Park SE 36 Industrial Area Structure Plan Bylaw 3496/2013  
Consideration of Second and Third Reading  
(Agenda Pages 136 – 175)
- 8.2. West Park Community and Area Redevelopment Plan  
Bylaw 3488-2013  
Consideration of Second and Third Reading of the Bylaw  
(Agenda Pages 176 – 243)
- 8.3. West Park Area Redevelopment Plan - Land Use Bylaw Amendment 3357/H-2013  
Consideration of Second and Third Reading of the Bylaw  
(Agenda Pages 244 – 255)



8.3.a. Adoption of the West Park Community Plan as a Planning Tool

- 9. NOTICES OF MOTION**
- 10. COUNCIL MEMBER INQUIRIES**
- 11. IN CAMERA MEETING**
- 12. ADJOURNMENT**
- 13. ATTACHMENT(S)**





## **UNAPPROVED M I N U T E S**

**of the Red Deer City Council – Centennial Meeting  
held on Monday, March 25, 2013  
commenced at 4:55 p.m.**

### **Present:**

Mayor Morris Flewwelling  
Councillor Buck Buchanan  
Councillor Paul Harris  
Councillor Cindy Jefferies  
Councillor Lynne Mulder  
Councillor Chris Stephan  
Councillor Frank Wong  
Councillor Dianne Wyntjes

City Manager, Craig Curtis  
Director of Community Services, Greg Scott  
Director of Corporate Services, Elaine Vincent  
Director of Development Services, Paul Goranson  
Director of Planning Services, Kim Fowler  
Director of Corporate Transformation, Lisa Perkins  
Director of Human Resources, Kristy Svoboda  
City Clerk, Frieda McDougall  
Deputy City Clerk, Erin Stuart  
Corporate Meeting Coordinator, Christine Kenzie

### **Absent:**

Councillor Tara Veer





## **I. WELCOME**

Mayor Morris Flewwelling opened the meeting with welcoming remarks.

## **2. PRESENTATIONS**

The following presentations were made:

- 2.1 Welcome – Craig Curtis, City Manager
- 2.2 Remarkable Red Deer: 100 Years of Community History – M. Dawe, Curator of History, Museum & Art Gallery
- 2.3 Ghosts of the Past – Pat Matheson, Public Art Coordinator, The City of Red Deer
- 2.4 30 Years of Heritage Preservation – G. Scott, Director of Community Services, Kristina Öberg, Culture Superintendent, The City of Red Deer
- 2.5 40 Remarkable Years – Lorna Johnson, Executive Director, Museum & Art Gallery (MAG)
- 2.6 Waskasoo Park: The Legacy of Central Alberta's Pioneers – Jim Robertson, Executive Director, Waskasoo Environmental Education Society (WEES)
- 2.7 Welcome to 2013 Centennial – Sheila Bannerman, Chair, Red Deer Centennial Steering Committee
- 2.8 Completing a Century of Progress: Our Centennial Projects 2013 – Craig Curtis, City Manager
- 2.9 Gail Surkan, former Mayor of The City of Red Deer
- 2.10 A Future for the Past – Mayor Morris Flewwelling

## **3. ADJOURNMENT**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that the March 25, 2013 Red Deer City Council Centennial Meeting be adjourned at 6:59 p.m.





3

City Council Centennial Meeting Minutes –  
UNAPPROVED - Monday, March 25, 2013

**IN FAVOUR:**

Mayor Morris Flewwelling, Councillor Paul Harris, Councillor  
Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris  
Stephan, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

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MAYOR

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CITY CLERK





## **UNAPPROVED M I N U T E S**

**of the Red Deer City Council Regular Meeting  
held on Tuesday, April 2, 2013  
commenced at 2:00 p.m.**

### **Present:**

Mayor Morris Flewwelling  
Councillor Buck Buchanan  
Councillor Paul Harris  
Councillor Cindy Jefferies  
Councillor Lynne Mulder  
Councillor Chris Stephan  
Councillor Frank Wong  
Councillor Dianne Wyntjes

City Manager, Craig Curtis  
Acting City Manager, Greg Scott  
Director of Corporate Services, Elaine Vincent  
Director of Planning Services, Kim Fowler  
Director of Corporate Transformation, Lisa Perkins  
Director of Human Resources, Kristy Svoboda  
City Clerk, Frieda McDougall  
Deputy City Clerk, Erin Stuart  
Appeals Coordinator, Jackie Kurylo  
Recreation, Parks & Culture Manager, Shelley Gagnon  
Financial Services Manager, Dean Krejci  
Environmental Program Specialist, Lauren Maris  
Waste Management Superintendent, Janet Whitesell  
Environmental Initiatives Supervisor, Nancy Hackett  
City Planner, Jordan Furness

### **ABSENT:**

Councillor Tara Veer





## **I. MINUTES**

### **1.1. Confirmation of the Minutes of the Monday, March 18, 2013 Regular Council Meeting**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Chris Stephan

Resolved that the Minutes of the Monday, March 18, 2013 Regular Council Meeting be approved with the following amendment:

- 4.1 Alta Link Red Deer Area Transmission Development – indicate Councillor Tara Veer absent from the vote.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

## **2. PRESENTATION**

### **2.1. Special Council Update: River Valley + Tributaries Park Concept Plan**

City Manager Craig Curtis and Recreation Parks & Culture Manager Shelley Gagnon provided an overview of the plan.

## **3. REPORTS**

### **3.1. 2010 Corporate Greenhouse Gas Inventory**

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan





Resolved that Council of The City of Red Deer, having considered the report from Environmental Services dated February 21, 2013 re: 2010 Corporate Greenhouse Gas Inventory adopts the 2010 Greenhouse Gas Inventory report as a planning guide.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Paul Harris, Councillor Chris Stephan

MOTION CARRIED

### **3.2. Waste Management Facility - Leachate Pumping Station and Force Main**

Moved by Councillor Buck Buchanan, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer, having considered the report from the Environmental Services department, dated March 5, 2013 re: Waste Management Facility – Leachate Pumping Station and Force Main hereby approves a budget increase from \$792,000 to \$960,000 for the Leachate Pumping System at the Waste Management Facility (WMF) with the additional \$168,000 to be transferred from unspent funds in the WMF Cell 5 Capital project.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

### **3.3. Council Representation on Federation of Canadian Municipalities**

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes





Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated March 19, 2013 re: Council Representation on the Federation of Canadian Municipalities (FCM), hereby agrees to:

1. Assume all costs related to a campaign for election (to a maximum of \$1,000) on FCM's Board of Directors by Councillor Paul Harris; and
2. Endorse Councillor Paul Harris to stand for election on FCM's Board of Directors; and
3. Assume all costs (to a maximum of \$14,500 – including campaign for election costs as indicated above) associated with Councillor Paul Harris attending FCM's Board of Directors meetings;

to be funded from the Tax Stabilization Reserve.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Chris Stephan

MOTION CARRIED

### **3.4. Municipal Features Naming Committee - Recommendations for new Skate Park and Spray Park Names**

Moved by Councillor Paul Harris, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department dated March 19, 2013 re: Municipal Features Naming Committee, Recommendation for new Spray Park and Skate Park Names, hereby agrees to the name Central Spray & Play for the new park to be located at 4620 47 Avenue.





**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department dated March 19, 2013 re: Municipal Features Naming Committee, Recommendation for new Spray Park and Skate Park Names, hereby agrees to the name Glendale Skate Park for the new park to be located at 6391 76 Street in the Glendale Area.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

#### **4. ADDITIONAL AGENDA**

##### **4.1 Kinsmen City Arenas - A Side**

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer, having considered the report from the Recreation, Parks & Culture department dated March 26, 2013 re: Kinsmen City Arenas – A Side, hereby approves Option 2, the floor slab replacement at a cost of \$1.58 million through an increase to the 2013 capital budget to be funded by the debt repayment reserve.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies,





Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Chris Stephan

MOTION CARRIED

#### **4.2 Michener Centre Closure**

Councillor Chris Stephan declared a pecuniary interest as his father is on the Board of Directors of Parkland Class which is associated with Alberta Services for the Developmentally Disabled and Councillor Stephan left Council Chambers at 3:59 p.m.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

WHEREAS the Municipal Government Act, section 3 outlines the powers of a municipality and includes the development and maintenance of safe and viable communities; and

WHEREAS, while the Michener Centre is under the jurisdiction of our Provincial government, the recent announcement of the closure of the Michener Centre has impacts on the city of Red Deer, our citizens, and the broader community; and

WHEREAS in our Community's history, the Michener Centre has provided necessary and important supports to Albertans with development disabilities and for their families and friends: and

WHEREAS the Michener Centre is not an institution but rather, a community of people within our Red Deer Community and for the 230 residents the Michener Centre is a home; and

WHEREAS there will be 125 people transitioned into the community or elsewhere in Alberta which, for these citizens and their families, will result in a loss of the familiarity, security and the safety they know; and

WHEREAS the closure of the Michener Centre and relocation of senior residents will





place additional pressures on the capacity of long term care beds in Red Deer and across Alberta; and

WHEREAS the transition of vulnerable residents into the community may result in impacts to other services that respond to safety, security and health including the non-profit community; and

WHEREAS the Michener Centre has been a major employer for Red Deer and the closure and loss of jobs will impact many employees, their families and their quality of life as tax payers in our city; and

WHEREAS the Persons with Developmental Disabilities final report: Moving Ahead - It's my Life makes commitments that:

- o no one currently living at Michener Centre will be forced to move away from Michener Centre; and
  - o individuals, with the assistance of family members and guardians will be the primary, resource identifying what is best for themselves and what kind of supports they require; and
  - o individuals who choose to remain at Michener Centre will have accessible appropriate accommodation and access to supports and services that meet or exceed current delivery and quality levels; and
- these commitments are being broken by the decision to close the Michener Centre;

THEREFORE BE IT RESOLVED that Council of The City of Red Deer send a letter to the Government of Alberta urging that the order to close the Michener Centre be rescinded to allow the residents to continue their lives in peace, dignity and respect at their current home, the Michener Centre.

**IN FAVOUR:**

Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**ABSENT:**

Councillor Chris Stephan

**MOTION CARRIED**





Councillor Chris Stephan returned to Council Chambers at 4:16 p.m.

## **5. NOTICE OF MOTION**

### **5.1. Bike Lane Pilot Project Completion**

#### **Notice of Motion, Submitted by Councillor Chris Stephan**

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered the report from Legislative Services dated March 19, 2013, re: Notice of Motion submitted by Councillor Stephan re: Bike Lane Pilot Project Completion, hereby agrees to table consideration of this item for up to four weeks in order for this Notice of Motion to be considered in conjunction with the interim Bike Lane report being prepared at Council's direction.

#### **IN FAVOUR:**

Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

#### **OPPOSED:**

Councillor Chris Stephan

**MOTION CARRIED**

Council recessed at 4:30 p.m. and reconvened at 6:03 p.m.

## **6. PUBLIC HEARINGS**

### **6.1. Rezoning of Laredo Phase I - Lancaster/Vanier Neighbourhood Land Use Bylaw Amendment 3357/B-2013**

Mayor Flewwelling declared open the Public Hearing for Land Use Bylaw Amendment 3357/B-





2013 which provides for the rezoning of the north half of the Lancaster/Vanier Neighbourhood Area Structure Plan, 18 hectares of land, for a variety of residential lots, public open space and a social care site. As no one was present to speak for or against the Land Use Bylaw Amendment, Mayor Flewwelling declared the Public Hearing closed. Council agreed to consider second and third readings of the bylaw at this time.

Moved by Councillor Lynne Mulder, seconded by Councillor Chris Stephan

**SECOND READING:** That Bylaw 3357/B-2013 (Land Use Bylaw Amendment to rezone the north half of the Lancaster/Vanier Neighbourhood Area Structure Plan) be read a second time.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Frank Wong

**MOTION CARRIED**

Moved by Councillor Lynne Mulder, seconded by Councillor Chris Stephan

**THIRD READING:** That Bylaw 3357/B-2013 be read a third time.

**IN FAVOUR:** Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Frank Wong

**MOTION CARRIED**





## 6. ADJOURNMENT

Moved by Councillor Chris Stephan, seconded by Councillor Lynne Mulder

Resolved that the April 2, 2013 Regular Meeting of Red Deer City Council be adjourned at 6:31 p.m.

### IN FAVOUR:

Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

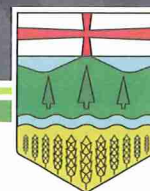
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MAYOR

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CITY CLERK





*Office of the Mayor*

5 St. Anne Street  
St. Albert, AB T8N 3Z9  
Phone: 780-459-1606  
Fax: 780-459-1591  
[www.stalbert.ca](http://www.stalbert.ca)

File: 330-15  
M1510

March 25, 2013

His Worship Morris Flewwelling  
Mayor of Red Deer  
P.O. Box 5008  
Red Deer, AB T4N 3T4

Dear Sir:

On behalf of St. Albert, congratulations to you and the community of Red Deer as you celebrate your 100<sup>th</sup> Anniversary on March 25, 2013.

This is a great milestone. You can certainly be proud of your City today and the community over the past 100 years.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Nolan Crouse', is written over a light blue circular scribble.

Nolan Crouse  
Mayor, City of St. Albert  
The Botanical Arts City





FILE COPY

LEGISLATIVE SERVICES

April 16, 2013

His Worship Nolan Crouse  
Mayor, City of St. Albert  
5 St. Anne Street  
St. Albert, AB T8N 3Z9

Dear Sir:

**Re: Letter of Congratulations**

Thank you for your letter of congratulations to the community of Red Deer for celebrating our 100 year Anniversary. It is an exciting time for our community and our members of Council to be involved in such an important part of our history.

Thank you for taking the time to acknowledge this significant milestone.

Sincerely,

Frieda McDougall  
Legislative Services Manager

DM 1350288





FILE COPY

April 16, 2013

Mr. Craig Webber  
Group 2 Architecture Interior Design Ltd.  
200, 4706-48 Avenue  
Red Deer, AB T4N 6J4

Dear Mr. Webber;

**Re: Eastview Middle School: School of the Future Project**

Please pass on our thanks to the students, Connor McCallister, Aidan Schafer, and Cole Webber from Eastview Middle School for their presentation to Red Deer City Council on Monday, April 15, 2013. Red Deer City Council was very appreciative and challenged by your vision of the School of the Future and wish you great success in advancing this competition.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager



## School of the Future – Council Survey

We are preparing for a presentation to the Minister of Education in regards to our project and the possibility of influencing provincial education policy.

Please complete the following questions and return to Cole Webber at [directorman17@hotmail.ca](mailto:directorman17@hotmail.ca)

1. In your opinion, what aspects of the project are the most appealing?

COST - & SUSTAINABLE

2. What aspects of the project do you think would be the most beneficial to the students?

THE LEARNING MODEL & CURRENT INFORMATION

3. What aspects of the project do you think would be the most beneficial for the community?

I THINK ALL ASPECTS OF THE PROJECT ARE  
BENEFICIAL TO THE COMMUNITY



## School of the Future – Council Survey

We are preparing for a presentation to the Minister of Education in regards to our project and the possibility of influencing provincial education policy.

Please complete the following questions and return to Cole Webber at [directorman17@hotmail.ca](mailto:directorman17@hotmail.ca)

1. In your opinion, what aspects of the project are the most appealing?

*Combining the school with  
future public buildings.  
Central location will support the  
revitalization of the Downtown.*

2. What aspects of the project do you think would be the most beneficial to the students?

*Timely learning subjects,  
Present and future workforce demands.*

3. What aspects of the project do you think would be the most beneficial for the community?

*Use of same facilities and  
sharing of servicing cost and utility costs.*



4. What aspects of the project do you think would be the most beneficial for the environment?

*Thermo Power*  
*Grass Roofs*

5. What do you think are the least realistic elements of the project? Why?

*50 m pool*  
*Retractable roof*

6. Would a project like this have a positive impact on the City? Why?

*Yes, it will revitalize the Downtown.*

7. Would you support a project similar to this?

*Yes.*



## School of the Future – Council Survey

We are preparing for a presentation to the Minister of Education in regards to our project and the possibility of influencing provincial education policy.

Please complete the following questions and return to Cole Webber at [directorman17@hotmail.ca](mailto:directorman17@hotmail.ca)

1. In your opinion, what aspects of the project are the most appealing?

- USE OF BEST PRACTICES AND BEST TECHNOLOGY
- GREAT PLAN.

2. What aspects of the project do you think would be the most beneficial to the students?

- DIFFERENT OPTIONS FOR LEARNING MODEL

3. What aspects of the project do you think would be the most beneficial for the community?

- INCORPORATING COMMUNITY AND SCHOOL FACILITIES.



4. What aspects of the project do you think would be the most beneficial for the environment?

- SUSTAINABILITY - GEO THERMAL

5. What do you think are the least realistic elements of the project? Why?

- ANYTHING IS POSSIBLE. GO FOR IT!

6. Would a project like this have a positive impact on the City? Why?

- YES, IT WOULD HELP ATTRACT TOP STUDENTS FROM ALL OVER THE WORLD, WHO WOULD LATER GIVE BACK TO THE COMMUNITY

7. Would you support a project similar to this?

~~- YES, BUT~~

- IT WOULD DEPEND ON THE COST, AND THE FINANCIAL POSITION OF THE CITY

- I REALLY LIKE THE IDEA, GOOD JOB!





March 20, 2013

## River Bend Golf and Recreation Society

### Sustainability Final Report

RECREATION, PARKS & CULTURE

#### **Report Summary & Recommendation:**

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Over the last number of years golf courses across Canada have been under significant financial stresses and pressures. Factors contributing to this include:

1. significant market downturn – less discretionary dollars,
2. unpredictable weather resulting in lost tee times,
3. rising operational costs.

These same pressures have impacted the River Bend Golf and Recreation Area operation and resulted in the River Bend Golf and Recreation Society being challenged to meet various financial obligations including the building loan and license fee programs.

In March of 2011 Council deferred the River Bend Golf and Recreation Society (RBGRS) loan payment, including interest with a corresponding amendment to the loan agreement. At that time administration was requested to report back to Council regarding the long term sustainability of the RBGRS prior to 2012.

In December 2011 this item was tabled pending the completion of an operational audit. An information report and update related to the operational audit and recommendations were considered by Council in June 2012 and tabled providing administration additional time to work with the RBGRS in developing a long term sustainability plan.

In 2012 City staff and the RBGRS Board worked with KPMG Consulting in the completion of an operational audit. This audit has provided support and direction for the development of the proposed longer term sustainability plan.

Further, in February 2013, the following tabling resolution was presented and passed:

Resolved that Council of The City of Red Deer, having considered the report from the Recreation, Parks and Culture department, dated January 21, 2013 hereby agrees to table consideration of the River Bend Golf & Recreation Society – Operational Audit Final Report for up to three months for further discussions with the River Bend Golf and Recreation Society and to prepare the final report.

As a result of this work and in support of the proposed sustainability plan administration recommends the following:





1. The City of Red Deer enters into a new three year Agreement (2013-2015) with the River Bend Golf and Recreation Society for the operation of the River Bend Golf and Recreation Area.
2. The City continue the Fee for Service Program for the recreation facilities as follows:
  - a. 2014 - \$144,200.00
  - b. 2015 - \$148,526.00

This cost is for the recreation trails and the operation of the popular Discovery Canyon.

3. The City agrees to defer the debt payments on the building loan for the period of the contract. During the planning of Waskasoo Park and the early years of operation, city administration opposed expanding the clubhouse building as it was felt that the operating costs could not be sustained. However, in 2004 the expansion was approved by Council with a loan from The City which was intended to be supported by increased operating revenue. With the downturn in the economy revenue projections could not be achieved.
4. The new agreement no longer includes an annual License Fee payment. The RBGRS Board will budget for minor capital as part of operational budget.
5. Council approves the write off of the 2011 & 2012 license fees totaling approximately \$337,800.
6. Council approves the removal of the 2013 license fee component from the 2013 operating budget (Business Unit 706).
7. Property Taxes continue to be paid as we agreed not to undercut the other private courses.

### **City Manager Comments:**

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I support the recommendation of administration to consider first reading of this bylaw. Following first reading, this bylaw will be advertised for two weeks and come back to Council for consideration of second and third reading in six weeks time. This timeframe will allow for the required 15 days for public comment following the required advertising period.

Greg Scott  
Acting City Manager

### **Proposed Resolutions**

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Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department dated March 20, 2013 re: River Bend Golf and Recreation Society Sustainability Final Report hereby agrees to lift from the table consideration of this report.





Resolved that Council of The City of Red Deer, having considered the report from the Recreation, Parks & Culture department dated March 20, 2013 re: River Bend Golf and Recreation Society, Sustainability Final Report hereby agrees that:

1. The City of Red Deer enters into a new three year Agreement (2013-2015) with the River Bend Golf and Recreation Society for the operation of the River Bend Golf and Recreation Area.
2. The City continue the Fee for Service Program for the recreation facilities as follows:
  - a. 2014 - \$144,200.00
  - b. 2015 - \$148,526.00

This cost is for the recreation trails and the operation of the popular Discovery Canyon.

3. The City agrees to defer the debt payments on the building loan for the period of the contract. During the planning of Waskasoo Park and the early years of operation, city administration opposed expanding the clubhouse building as it was felt that the operating costs could not be sustained. However, in 2004 the expansion was approved by Council with a loan from The City which was intended to be supported by increased operating revenue. With the downturn in the economy revenue projections could not be achieved.
4. The new agreement no longer includes an annual License Fee payment. The RBGRS Board will budget for minor capital as part of operational budget.
5. Council approves the write off of the 2011 & 2012 license fees totaling approximately \$337,800.
6. Council approves the removal of the 2013 license fee component from the 2013 operating budget (Business Unit 706).
7. Property Taxes continue to be paid as we agreed not to undercut the other private courses.

That Council consider giving first reading to Loan Receivable Bylaw 3500/2013.

## Report Details

### **Background:**

The River Bend Golf and Recreation Area was developed in 1987 as part of the Waskasoo Park system in the City of Red Deer. The facility includes a golf course, cross country ski trails, a water park, restaurant and catering services, a pro shop and other non-golf amenities. Approximately 58% of the total 420 acres is related to the golf course while 42% is related to non-golf amenities. The land and amenities are owned by The City, while the operation is managed through an agreement with the not-for-profit River Bend Golf and Recreation Society. The original vision for the overall operation was to be self-sustaining and in addition pay an annual licensing fee to The City.





The Society's financial challenges date back to as early as 2001, but by 2007 the Society was challenged to meet their financial obligations to The City. A number of factors contributed to this financial instability including: reduced rounds of golf due to poor weather conditions for successive years, deflated economic conditions, aging infrastructure, increased property taxes since 2001, increase in overall costs, etc.

In 2004 the Society received a capital loan from The City to expand and renovate the Golf Clubhouse. Beginning in 2008, the Society was unable to make its annual loan payment to The City.

In March 2011 Council approved a motion to defer RBGRS' outstanding loan payments.

***March 21, 2011: "Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, Financial Services Manager and Recreation Superintendent, dated March 8, 2011, re: River Bend Golf & Recreation Society, hereby agrees that in order to assist the River Bend Golf and Recreation Society to return the City owned golf course operation to self sustainability, and to ensure that the non-golf recreation amenities continue to be offered to the community:***

- 1. Deferral of the loan payments for 2008-2010, including interest, pending both parties signing an amendment to the loan agreement for payments to commence 2012;***
- 2. Deferral of the loan payment for 2011, including interest, pending both parties signing an amendment to the loan agreement for payments to recommence in 2012 with this item to be brought back for Council's consideration prior to 2012;***

***Subject to annual review by Council."***

At this same meeting, Council approved fee for service funding to offset the operating costs of the non-golf recreational amenities.

***"Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, Financial Services Manager and Recreation Superintendent, dated March 8, 2011, Re: River Bend Golf & Recreation Society, hereby agrees that in order to assist the River Bend Golf and Recreation Society to return the City owned golf course operation to self sustainability; and to ensure that the non-golf recreation amenities continue to be offered to the community, The City will pay for the upkeep of the non-golf amenities portion of the operation in the amount of \$140,000, through a fee for service contract, for each of the years 2011, 2012 and 2013, funded by the Tax Stabilization Reserve, as one-time funding each respective year, subject to annual review by Council."***

In 2011, The City engaged KPMG to conduct an operational audit of RBGRS, analyzing the current operational model in respect to comparable public golf and recreation facilities and to examine current financial systems, processes and identify challenges. One of the key considerations in this audit was the need to clearly separate the golf and non-golf functions.





Throughout 2012, City Administration worked closely with RBGRS to address the recommendations from the report, implement new and improved processes and systems, and develop a new agreement that would support the long term sustainability of RBGRS.

### **Discussion:**

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The intent in moving forward is to bring the golf course back to a self sustainable operation. The operation of the non-golf amenities continues to require City support. In addition, attention and stewardship of the aging physical assets requires discussion.

RBGRS will continue to address and implement the recommendations in the KPMG audit as well as progress toward completion of the actions outlined in the Business Plan adopted by their Board in late 2012, all of which contribute to their long term sustainability.

Further, in 2012, a lifecycle assessment for the River Bend Golf and Recreation Area was conducted with the report providing the framework for inclusion into the 10 year capital planning for both RBGRS and The City.

Administration is recommending a new agreement with the RBGRS. Two separate agreements have been drafted separating the operation of the River Bend Golf and Recreation Area from the Society's financial obligations to The City. The agreements incorporated many of the recommendations in the KPMG audit as well as the ongoing discussions with RBGRS.

A key requirement of the new agreements is that RBGRS clearly separate the golf and non-golf activities and provide separate financial accounting for each. The agreements also outline roles and responsibilities as follows:

#### Non-Golf Amenities/Activities:

- RBGRS is responsible for the operation of the non-golf amenities
- The City provides an annual Fee for Service for the operation of the non-golf related amenities (2014 - \$144,200; 2015 - \$148,526). Note: 2013 Fee for Service of \$140,000 was approved in the 2013 operating budget.
- The City is responsible for the capital costs related to these amenities

#### Golf Related Amenities/Activities:

- RBGRS is responsible for the operation of these amenities including minor infrastructure
- The City is responsible for the capital costs related to city owned assets (i.e. Clubhouse)
- RBGRS retain their own reserve and is responsible for the capital costs related to the golf course amenities





RBGRS is required to submit monthly and annual financial reconciliations of both the golf and non-golf operational revenues and expenditures as well as an annual reconciliation of the RBGRS reserve account.

The RBGRS reviewed the draft agreements and they were supported at their March 19, 2013 Board meeting.

**“MINUTES for the regular meeting of THE RIVER BEND GOLF AND RECREATION SOCIETY (RED DEER) BOARD held on Tuesday, March 19, 2013**

Motion 1:32 Moved by: Dennis Moffat Seconded by: Harry Numrich

To accept the Exclusive Licensing Agreement draft as presented.

Carried 7 in favor 0 opposed

Motion 1:33 Moved by: Don Young Seconded by: Harry Numrich

To accept the Funding Agreement draft as presented.

Carried 7 in favor 0 opposed”

When analyzing RBGRS' financial statements over the past eight years it is clear they are still struggling to meet their financial obligations to The City. Administration is recommending the following financial support during the three year agreement:

1. Further deferral of the loan payment for 2012-2015, including interest, pending both parties signing an amendment to the loan agreement for payments to recommence 2016.
2. RBGRS no longer be required to submit an annual license fee to the City. Rather, RBGRS be required to set up a reserve that would be used for the capital upgrades related to the golf assets.
3. Administration and RBGRS will work together to develop 10 year Capital Plans for both the Golf and Non-Golf capital assets. Administration will bring this forward for consideration in the 2014 capital budget planning.

### **Analysis:**

Administration still maintains that an Agreement with the RBGRS as the management body for the River Bend Golf and Recreation Area is the best option. In the past year, many changes have already been implemented by the Society that has improved their operating and financial position.

The financial implications of Administration's recommendations are as follows:

1. Deferral of the loan payments for the three years equates to \$420,000.
2. RBGRS has outstanding license fees for 2011(\$162,720) and 2012 (\$175,080 unaudited amount). It is recommended that these license fees (total of \$337,800) be written off in 2013 as uncollectible.





3. In the new agreement, RBGRS is not required to submit a license fee (2013). These fees are a budgeted revenue item with an offsetting transfer to reserves. Both the license fee revenue and the transfer to reserves should be removed from the 2013 operating budget. There is no impact to the tax rate.
4. The 2013 Fee for Service of \$140,000 has already been approved through the 2013 Operating Budget. Through the new Agreement, Council would be committing to continuing this Fee for Service Program for another two years for a total of \$144,200 in 2014 and \$148,526 in 2015. A Funding Adjustment Recommendation (FAR) request would be submitted indicating that this amount is a contractual commitment.

The City is committed to work with and support the RGBRS through the terms of the new 3 year agreement and will continue to keep senior management and Council updated as necessary.

Financial Services Comments:

Financial Services has worked closely with Recreation, Parks & Culture during the operational audit and drafting of the new three year agreement with the River Bend Golf and Recreation Society. We support the recommendations being made to Council.

The deferral of the loan payments for 2012 – 15 will require an amendment to be made to the existing borrowing bylaw.





March 26, 2013

## River Bend Golf & Recreation Society – Financial Report Re: Loan Bylaw Amendment 3391/A-2013

FINANCIAL SERVICES

### **Background:**

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In the March 20, 2013 report from RPC Manager, Shelley Gagnon, it is recommended that City Council approve the deferral of loan payments by River Bend Golf & Recreation Society to the City of Red Deer as follows:

*Council defer the loan payments for 2012 – 2015, including interest, pending both parties signing an amendment to the loan agreement for payments to commence 2016.*

This Council Resolution requires an amendment to the loan bylaw to recognize the deferral of payments and that the next loan payment will recommence in 2016.

### **Discussion:**

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Section 606 of the MGA requires that the bylaw be advertised for 2 consecutive weeks before second and third readings.

The amended loan agreement will be signed by both parties prior to second and third readings coming back to Council.

### **Analysis:**

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That Council approves first reading to Loan Bylaw Amendment 3391/A-2013.



## BYLAW NO. 3391/A-2013

Being a bylaw to amend Bylaw No. 3391/2007, which amendment shall authorize The City of Red Deer to change the repayment schedule for a loan previously made to the River Bend Golf & Recreation Society.

Based on negotiations between the River Bend Golf and Recreation Society and the City, it has been mutually agreed to modify the terms of the loan to the Society by deferring payments until 2016.

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

- 1 Section 1( e ) of the Bylaw is deleted and replaced as follows:
  - e. **Repayment:** \$140,000 to be paid annually on December 1, until loan is repaid, with no payments required from the date of this bylaw until December 1, 2016.
- 2 In all other respects, Bylaw No, 3391/2007 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2013.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2013.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2013.
AND SIGNED BY THE MAYOR AND CLERK this	day of	2013.

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MAYOR

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CITY CLERK





**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Shelley Gagnon, Recreation, Parks & Culture Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** River Bend Golf & Recreation Society – Financial Report  
Loan Bylaw Amendment 3391/A-2013

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**Reference Report:**

Recreation, Parks & Culture, dated March 20, 2013 and March 26, 2013

**Resolutions:**

The following resolutions were passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture department dated March 20, 2013 re: River Bend Golf and Recreation Society, Sustainability Final Report hereby agrees to lift from the table consideration of this report.

Resolved that Council of The City of Red Deer, having considered the report from the Recreation, Parks & Culture department dated March 20, 2013 re: River Bend Golf and Recreation Society, Sustainability Final Report hereby agrees that:

1. The City of Red Deer enters into a new three year Agreement (2013-2015) with the River Bend Golf and Recreation Society for the operation of the River Bend Golf and Recreation Area.
2. The City continue the Fee for Service Program for the recreation facilities as follows:

2014 - \$144,200.00

2015 - \$148,526.00



3. The City agrees to defer the debt payments on the building loan for the period of the contract with a repayment schedule to be reinstated in 2016 and an adjustment being made to the amortization period accordingly.
4. The new agreement no longer includes an annual License Fee payment.
5. The RBGRS Board will budget for minor golf capital as part of operational budget.
6. Council approves the write off of the 2011 & 2012 license fees totaling approximately \$337,800.
7. Council approves the removal of the 2013 license fee component from the 2013 operating budget (Business Unit 706).
8. Property Taxes continue to be paid.

**Bylaw Readings:**

At the Monday, April 15, 2013 Red Deer City Council Meeting, Council gave first reading to Loan Bylaw Amendment 3391/A-2012, a bylaw to defer loan payments by River Bend Golf & Recreation Society to The City of Red Deer.

**Report back to Council:** Yes

**Comments/Further Action:**

This office will proceed to place advertisements for 2 consecutive weeks for Loan Bylaw Amendment 3391/A-2012. An amended loan agreement is to be signed prior to second and third readings of this bylaw being considered by Council in six weeks time.



Frieda McDougall  
Legislative Services Manager

- c: Director of Community Services  
Financial Services Manager  
Assessment & Revenue Manager  
Corporate Meeting Coordinator





April 2, 2013

## Notice of Motion

### Councillor Lynne Mulder and Councillor Paul Harris – Re: Amendment to Dialogue Charter Regarding Exploration of Systems of Representation

Legislative Services

#### **Report Summary & Recommendation:**

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This Notice of Motion was introduced by Councillor Lynne Mulder and Councillor Paul Harris at the Monday March 4, 2013 and adopted at the Monday, March 18, 2013 Council meeting.

#### **City Manager Comments:**

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This Notice of Motion is linked with the Reconsideration motion for Implementation of a Municipal Ward System which is scheduled for discussion on April 29, 2013. As a result, I recommend tabling of this item until April 29th in order to consider this at the same time.

Craig Curtis  
City Manager

#### **Proposed Resolution:**

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Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated April 2, 2013 re: Councillor Lynne Mulder and Councillor Paul Harris re: Amendment to Dialogue Charter to Include Exploration of Systems of Representation hereby agrees to table consideration of this motion to the Monday, April 29, 2013 Council Meeting to be considered in conjunction with the reconsideration motion relating to a plebiscite on the question of wards.





### **Background:**

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The following Notice of Motion was introduced at the Monday, March 4, 2013 Council Meeting and discussed at the Monday, March 18, 2013 Council Meeting. Following discussion the following resolution was passed:

WHEREAS Council has based its Strategic Direction on public feedback through individual Councillors and council as a whole; and

WHEREAS Council has directed administration that dialogue and public engagement be a main focus of activity in 2013 and 2014 with the intent to better understand how citizens wish to be engaged in decision making; and

WHEREAS the Dialogue Charter has been presented to and approved by Red Deer City Council for implementation; and

WHEREAS the work of the Dialogue Charter is an ideal venue to gauge public opinion about how they can be best represented by Council and administration; and

WHEREAS Red Deer City Council has previously considered a report from administration regarding options for public representation through ward systems and at-large systems; and

WHEREAS consideration of alternative forms of representation were made before the implementation of the Dialogue Charter and no comprehensive public consultation was undertaken; and

WHEREAS the decision at the time was to continue with the at-large system; and

WHEREAS Red Deer City Council further considered and defeated a Notice of Motion requesting a plebiscite on the question of ward; and

WHEREAS dialogue and engagement involves more than asking yes or no questions to complex issues such as a public representation system;

THEREFORE BE IT RESOLVED that the Council of The City of Red Deer direct administration to amend the Dialogue Charter to include the exploration of systems of representation including a discussion about wards with the goal being how the community can be best represented by Council.

AND FURTHER BE IT RESOLVED that administration bring back for Council's consideration an amendment to the Dialogue Charter within four weeks which will include





the addition of dialogue and consultation on representation and which should include a timeline for the community consultation process.





Report originally submitted  
at the March 18, 2013  
Council Meeting

March 7, 2013

## Notice of Motion

### Councillor Lynne Mulder and Councillor Paul Harris – Re: Amendment to Dialogue Charter Regarding Exploration of Systems of Representation

Legislative Services

#### **Report Summary & Recommendation:**

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This Notice of Motion was introduced by Councillor Lynne Mulder and Councillor Paul Harris at the Monday March 4, 2013 Council meeting and is now being re-submitted for Council's consideration.

#### **City Manager Comments:**

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I have reviewed the Notice of Motion with the Corporate Leadership Team and we support the direction proposed and recommend that the Dialogue Charter be amended to include the consultation on representation on wards. By considering the ward issue in the context of overall dialogue and communications we will have an opportunity to consider all options for representation and public input.

Craig Curtis  
City Manager

#### **Proposed Resolution:**

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Whereas Council has based its Strategic Direction on public feedback through individual Councillors and council as a whole; and

Whereas Council has directed administration that dialogue and public engagement be a main focus of activity in 2013 and 2014 with the intent to better understand how citizens wish to be engaged in decision making; and

Whereas the Dialogue Charter has been presented to and approved by Red Deer City Council for implementation; and





Whereas the work of the Dialogue Charter is an ideal venue to gauge public opinion about how they can be best represented by Council and administration; and

Whereas Red Deer City Council has previously considered a report from administration regarding options for public representation through ward systems and at-large systems; and

Whereas consideration of alternative forms of representation were made before the implementation of the Dialogue Charter and no comprehensive public consultation was undertaken; and

Whereas the decision at the time was to continue with the at-large system; and  
Whereas Red Deer City Council further considered and defeated a Notice of Motion requesting a plebiscite on the question of ward; and

Whereas dialogue and engagement involves more than asking yes or no questions to complex issues such as a public representation system;

Therefore be it resolved that the Council of The City of Red Deer direct administration to amend the Dialogue Charter to include the exploration of systems of representation including a discussion about wards with the goal being how the community can be best represented by Council.

And Further be it resolved that administration bring back for Council's consideration an amendment to the Dialogue Charter within four weeks which will include the addition of dialogue and consultation on representation and which should include a timeline for the community consultation process.



**FILE COPY**



**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Erin Stuart, Deputy City Clerk  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Notice of Motion Submitted by Councillors Harris and Mulder  
re: Amendment to Dialogue Charter to Include Exploration of  
Systems of Representation

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**Reference Report:**

Legislative Services dated April 2, 2013

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated April 2, 2013 re: Councillor Lynne Mulder and Councillor Paul Harris re: Amendment to Dialogue Charter to Include Exploration of Systems of Representation hereby agrees to table consideration of this motion to the Monday, April 29, 2013 Council Meeting to be considered in conjunction with the reconsideration motion relating to a plebiscite on the question of wards.

**Report back to Council:** Yes

**Comments/Further Action:**

This report will come back to the Monday, April 29, 2013 Council Meeting for consideration of a reconsideration motion relating to a plebiscite on the question of wards.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Corporate Services  
Councillor Paul Harris  
Councillor Lynne Mulder  
Corporate Meeting Coordinator

DM 1350138





March 28, 2013

## Provincial Outreach and Support Services Grant Allocation 2013-2016

Social Planning

### Report Summary & Recommendation:

The Community Housing Advisory Board is recommending to Council the allocation of funds available through the Provincial Outreach and Support Services (OSS) Grant.

The Province of Alberta has indicated that all grants for the 2013-2016 fiscal years should be offered as conditional agreements. This is dependent on the provincial budget for 2013-2014 at which time The City of Red Deer will receive a confirmation of the grant.

At the March 27, 2013 meeting, the Community Housing Advisory Board made the following motion:

**“Resolved** that the Community Housing Advisory Board (CHAB) respectively request Red Deer City Council to consider funding from the Provincial Outreach and Support Services Grant be allocated for the funding time period of July 1, 2013 to June 30, 2014, and July 1, 2014 to June 30, 2015, and July 1, 2015 to June 30, 2016 to the following projects:

Project	July 1 2013- June 30, 2014	July 1, 2014- June 30, 2015	July 1, 2015- June 30, 2016
Canadian Mental Health Association – Buffalo Housing First	\$690,000	\$690,000	\$690,000
Central Alberta Women’s Outreach Society – Red Deer Housing Team	\$1,216,212	\$1,216,212	\$1,216,212
Central Alberta’s Safe Harbour Society for Health and Housing – Harbour House	\$442,000	\$442,000	\$442,000
Central Alberta’s Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000	\$264,000	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000	\$143,000	\$143,000
<b>Total recommended:</b>	<b>\$2,755,212</b>	<b>\$2,755,212</b>	<b>\$2,755,212</b>





## Recommendations

### Recommendation # 1

Administration recommends that the following projects be given conditional grants pending funding being received from the Province of Alberta for the fiscal year of 2013-2014:

<b>Summary of Projects Recommended for OSSI Funding July 1 2013- June 30, 2014</b>	
<b>Project</b>	<b>July 1 2013- June 30, 2014</b>
Canadian Mental Health Association – Buffalo Housing First	\$690,000
Central Alberta Women's Outreach Society – Red Deer Housing Team	\$1,216,212
Central Alberta's Safe Harbour Society for Health and Housing – Harbour House	\$442,000
Central Alberta's Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000
<b>Total recommended:</b>	<b>\$2,755,212</b>

### Recommendation #2

Administration recommends that the following projects be given conditional grants pending funding being received from the Province of Alberta for the fiscal year of 2014-2015.

<b>Summary of Projects Recommended for OSSI Funding July 1 2014- June 30, 2015</b>	
<b>Project</b>	<b>July 1 2014- June 30, 2015</b>
Canadian Mental Health Association – Buffalo Housing First	\$690,000
Central Alberta Women's Outreach Society – Red Deer Housing Team	\$1,216,212
Central Alberta's Safe Harbour Society for Health and Housing – Harbour House	\$442,000
Central Alberta's Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000
<b>Total recommended:</b>	<b>\$2,755,212</b>



**Recommendation #3**

Administration recommends that the following projects be given conditional grants pending funding being received from the Province of Alberta for the fiscal year of 2015-16.

<b>Summary of Projects Recommended for OSSI Funding July 1 2015- June 30, 2016</b>	
<b>Project</b>	<b>July 1 2015- June 30, 2016</b>
Canadian Mental Health Association – Buffalo Housing First	\$690,000
Central Alberta Women’s Outreach Society – Red Deer Housing Team	\$1,216,212
Central Alberta’s Safe Harbour Society for Health and Housing – Harbour House	\$442,000
Central Alberta’s Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000
<b>Total recommended:</b>	<b>\$2,755,212</b>

**City Manager Comments:**


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I support the recommendation of the committee.

Greg Scott  
Acting City Manager





## Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from the Social Planning department dated March 28, 2013 re: Provincial Outreach and Support Services Grant Allocation 2013-2016 hereby approves the following conditional funding allocations for the years July 1, 2013 – June 30, 2014; July 1, 2014 – June 30, 2015 and July 1, 2015 – June 30, 2016:

<b>OSSI Funding Recommendation</b>	<b>July 1 2013- June 30, 2014</b>	<b>July 1, 2014- June 30, 2015</b>	<b>July 1, 2015- June 30, 2016</b>
OSSI Grant Available	\$2,990,000	\$2,990,000	\$2,990,000
Plus OSSI Interest	\$4412	\$4412	\$4412
<b>Total OSSI Funding Available:</b>	<b>\$2,994,412</b>	<b>\$2,994,412</b>	<b>\$2,994,412</b>
<b>Recommended Allocations:</b>			
City of Red Deer – Administration Fee of 8%	\$239,200	\$239,200	\$239,200
Canadian Mental Health Association – Buffalo Housing First	\$690,000	\$690,000	\$690,000
Central Alberta Women's Outreach Society – Red Deer Housing Team	\$1,216,212	\$1,216,212	\$1,216,212
Central Alberta's Safe Harbour Society for Health and Housing – Harbour House	\$442,000	\$442,000	\$442,000
Central Alberta's Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000	\$264,000	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000	\$143,000	\$143,000
<b>Total recommended:</b>	<b>\$2,994,412</b>	<b>\$2,994,412</b>	<b>\$2,994,412</b>





## Report Details

### Background:

The City of Red Deer has been identified as the Community Based Organization (CBO) for housing and homelessness funds received through the Province of Alberta since 2001. This grant is based on the goals and direction outlined in *A Plan for Alberta – Ending Homelessness in 10 years*. The grant also requires that the community have their own plan to end homelessness; the community of Red Deer meets this requirement through *EveryOne's Home: Red Deer's 5 Year Plan Towards Ending Homelessness*. The recommended projects align with the goals and targets outlined in these plans and also comply with the funding criteria set out by the Province.

The following table contains the amount of funds that were available for CHAB to recommend for allocation:

OSSI Grant Funds Available	Jul 13 - Jun 14	Jul 14 - Jun 15	Jul 15 – Jun 16
OSSI Grant Available	\$2,990,000	\$2,990,000	\$2,990,000
OSSI Interest	\$ 4, 412	\$ 4, 412	\$ 4, 412
Less: Administration of 8%	\$ 239, 200	\$ 239, 200	\$ 239, 200
<b>Total</b>	<b>\$2,755,212</b>	<b>\$2,755,212</b>	<b>\$2,755,212</b>

### OSSI 2013-2016 Project Overviews:

#### Canadian Mental Health Association – Buffalo Housing First

The Buffalo Housing First Program is a 40 unit apartment. The tenants will be individuals who have lived on the streets and may have an addiction, mental illness or other disability. Tenants have access to two staff members 24 hours a day, including a Visitor Support Worker.

#### Central Alberta Women's Outreach Society - Red Deer Housing Team

This is a partnership with Safe Harbour Society and Canadian Mental Health Association. The Red Deer Housing Team supports individuals and families with a history of being chronically or episodically homeless, to find and maintain their housing. The centralized intake service is available to all individuals and families regardless of age or ethnicity. This program recently had a Process Evaluation done. As a result, the current budget reflects a new organizational chart that supports optimal caseloads and supervision models.



**Central Alberta Safe Harbour Society for Health and Housing – Harbour House**

Harbour House is a home where 8 individuals can live, all having their own private rooms with shared common areas. Meals are included. Individuals who are offered housing here are living with mental illnesses, active substance addictions and other chronic health issues. Tenants have access to two staff members 24 hours a day.

**Central Alberta Safe Harbour Society for Health and Housing – Housing and Shelter Triage**

This project will do a more in depth intake and triage system for those accessing the Emergency Shelter. Staff will work with Shelter clients to develop plans and to support them to connect with other service providers to be rapidly re-housed, rather than relying on the shelter.

**Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project**

A permanent supportive housing with conditions program aimed at chronic or episodically homeless individuals who wish to participate in the Wellbriety program and maintain balance in their lives through all aspects of the Medicine Wheel.





## COMMUNITY HOUSING ADVISORY BOARD

Date: March 27, 2013

To: City Council

From: Community Housing Advisory Board

Subject: Recommendations on Outreach & Support Services Initiative (OSSI) Funding

At the March 27, 2013 Community Housing Advisory Board meeting, the Board discussed recommendations on OSSI funding. The following resolution was introduced and passed:

**“Resolved** that the Community Housing Advisory Board (CHAB) respectively request Red Deer City Council to consider funding from the Provincial Outreach and Support Services Grant be allocated for the funding time period of July 1, 2013 to June 30, 2014, July 1, 2014 to June 30, 2015, and July 1, 2015 to June 30, 2016 to the following projects:

Project	July 1, 2013 - June 30, 2014	July 1, 2014 - June 30, 2015	July 1, 2015- June 30, 2016
Canadian Mental Health Association – Buffalo Housing First	\$690,000	\$690,000	\$690,000
Central Alberta Women’s Outreach Society – Red Deer Housing Team	\$1,216,212	\$1,216,212	\$1,216,212
Central Alberta’s Safe Harbour Society for Health and Housing – Harbour House	\$442,000	\$442,000	\$442,000
Central Alberta’s Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000	\$264,000	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000	\$143,000	\$143,000
<b>Total recommended:</b>	<b>\$2,755,212</b>	<b>\$2,755,212</b>	<b>\$2,755,212</b>





### Recommendation # 1

Administration recommends that the following projects be given conditional grants pending funding being received from the Province of Alberta for the fiscal year 2013 – 2014:

<b>Summary of Projects Recommended for OSSI Funding</b> <b>July 1, 2013- June 30, 2014</b>	
<b>Project</b>	<b>July 1 2013- June 30, 2014</b>
Canadian Mental Health Association – Buffalo Housing First	\$690,000
Central Alberta Women's Outreach Society – Red Deer Housing Team	\$1,216,212
Central Alberta's Safe Harbour Society for Health and Housing – Harbour House	\$442,000
Central Alberta's Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000
<b>Total recommended:</b>	<b>\$2,755,212</b>

### Recommendation #2

Administration recommends that the following projects be given conditional grants pending funding being received from the Province of Alberta for the fiscal year of 2014-2015:

<b>Summary of Projects Recommended for OSSI Funding</b> <b>July 1, 2014- June 30, 2015</b>	
<b>Project</b>	<b>July 1 2014- June 30, 2015</b>
Canadian Mental Health Association – Buffalo Housing First	\$690,000
Central Alberta Women's Outreach Society – Red Deer Housing Team	\$1,216,212
Central Alberta's Safe Harbour Society for Health and Housing – Harbour House	\$442,000
Central Alberta's Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000
<b>Total recommended:</b>	<b>\$2,755,212</b>





### Recommendation #3

Administration recommends that the following projects be given conditional grants pending funding being received from the Province of Alberta for the fiscal year of 2015-2016.

<b>Summary of Projects Recommended for OSSI Funding July 1, 2015- June 30, 2016</b>	
<b>Project</b>	<b>July 1 2015- June 30, 2016</b>
Canadian Mental Health Association – Buffalo Housing First	\$690,000
Central Alberta Women's Outreach Society – Red Deer Housing Team	\$1,216,212
Central Alberta's Safe Harbour Society for Health and Housing – Harbour House	\$442,000
Central Alberta's Safe Harbour Society for Health and Housing – Housing and Shelter Triage	\$264,000
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000
<b>Total recommended:</b>	<b>\$2,755,212</b>

The above is submitted for Council's consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Matthew Cornall'.

Matthew Cornall  
Chair, Community Housing Advisory Board

- c. Linda Healing, Social Planning Supervisor, Community Development  
Roxana Nielsen Stewart, Program Coordinator, Social Planning





## Council Decision – April 15, 2013

**DATE:** April 16, 2013

**TO:** Scott Cameron, Social Planning Manager

**FROM:** Frieda McDougall, Legislative Services Manager

**SUBJECT:** Provincial Outreach and Support Services Grant Allocation  
2013-2016

**Reference Report:**

Social Planning department dated March 28, 2013

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from the Social Planning department dated March 28, 2013 re: Provincial Outreach and Support Services Grant Allocation 2013-2016 hereby approves the following conditional funding allocations for the years July 1, 2013 – June 30, 2014; July 1, 2014 – June 30, 2015 and July 1, 2015 – June 30, 2016:

<b>OSSI Funding Recommendation</b>	<b>July 1 2013- June 30, 2014</b>	<b>July 1, 2014- June 30, 2015</b>	<b>July 1, 2015- June 30, 2016</b>
OSSI Grant Available	\$2,990,000	\$2,990,000	\$2,990,000
Plus OSSI Interest	\$4412	\$4412	\$4412
<b>Total OSSI Funding Available:</b>	<b>\$2,994,412</b>	<b>\$2,994,412</b>	<b>\$2,994,412</b>
<b>Recommended Allocations:</b>			
City of Red Deer – Administration Fee of 8%	\$239,200	\$239,200	\$239,200
Canadian Mental Health Association – Buffalo Housing First	\$690,000	\$690,000	\$690,000
Central Alberta Women's Outreach Society – Red Deer Housing Team	\$1,216,212	\$1,216,212	\$1,216,212
Central Alberta's Safe Harbour Society for Health and Housing – Harbour House	\$442,000	\$442,000	\$442,000
Central Alberta's Safe Harbour Society for	\$264,000	\$264,000	\$264,000



Health and Housing – Housing and Shelter Triage			
Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project	\$143,000	\$143,000	\$143,000
<b>Total recommended:</b>	<b>\$2,994,412</b>	<b>\$2,994,412</b>	<b>\$2,994,412</b>

**Report back to Council: No**



Frieda McDougall  
Legislative Services Manager

c: Matthew Cornall, Chair, Community Housing Advisory Board  
Director of Community Services  
Financial Services Manager





April 01, 2013

## 2012 Annual Financial Statements

Financial Services

### **Report Summary & Recommendation:**

---

The 2012 Annual Financial Statements are being presented to Council to:

1. Accept the 2012 financial statements and annual financial report for distribution to the public and other interested parties;
2. Authorize the Mayor and one Councillor from the Audit Committee to sign the 2012 financial statements on behalf of Council; and
3. Authorize administration to forward the 2012 financial statements to Alberta Municipal Affairs by May 1, 2013.

### **City Manager Comments:**

---

I support the recommendations of Administration.

Greg Scott

Acting City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from the Financial Services department dated April 1, 2013 re: 2012 Annual Financial Statements hereby:

1. Accepts the 2012 Financial Statements and Annual Financial Report for distribution to the public and other interested parties;
2. Authorizes the Mayor and one Councillor from the Audit Committee to sign the 2012 Financial Statements on behalf of Council; and
3. Authorizes Administration to forward the 2012 Financial Statements to Alberta Municipal Affairs by May 1, 2013.





## Report Details

### **Background:**

---

Section 276(1) of the Municipal Government Act (MGA) requires that municipalities prepare annual financial statements in accordance with generally accepted accounting principles for municipal governments.

Section 276(3) requires that each municipality make its financial statements, or a summary of them, and the auditor's report on the financial statements, available to the public.

Section 281(1) requires that the auditor for the municipality report to Council on the annual financial statements and the annual financial return.

### **Discussion:**

---

Correspondence from the Audit Committee, recommending the acceptance of the 2012 Financial Statements and Annual Financial Report for distribution to the public and other interested parties will be provided at the Monday, April 15, 2013 Council meeting.



**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Dean Krejci, Financial Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** 2012 Annual Financial Statements

---

**Reference Report:**

Financial Services department, dated April 1, 2013.

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from the Financial Services department dated April 1, 2013 re: 2012 Annual Financial Statements hereby:

1. Accepts the 2012 Financial Statements and Annual Financial Report for distribution to the public and other interested parties;
2. Authorizes the Mayor and one Councillor from the Audit Committee to sign the 2012 Financial Statements on behalf of Council; and
3. Authorizes Administration to forward the 2012 Financial Statements to Alberta Municipal Affairs by May 1, 2013.

**Report back to Council:** No

**Comments/Further Action:**

Administration to forward the 2012 Financial Statements to Alberta Municipal Affairs by May 1, 2013.



Frieda McDougall  
Legislative Services Manager

c: Director of Corporate Services





April 2, 2013

## Request Regarding Combative Sport Event – June 2013

Legislative Services

### **Report Summary & Recommendation:**

---

In the absence of a Red Deer Combative Sports Commission any promoters wishing to host events within the city must obtain Council approval and have an approved Commission attend to oversee their event. Council's approval is being requested for a combative sport event scheduled for June 28, 2013.

### **City Manager Comments:**

---

I concur with the recommendations of Administration.

Greg Scott  
Acting City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer, having considered the report of the Legislative Services Department dated April 2, 2013 re: Request Regarding Combative Sport Event – June 2013 hereby provides no objection to the Central Combative Sports Commission oversight of the June 28, 2013 pro-am boxing event within the city of Red Deer.



April 2, 2013

Request for Approval of Combative Sport Event

Page 2

## **Background:**

---

The City of Red Deer does not have a bylaw establishing a Boxing & Wrestling/Combative Sports Commission. At several points over the last 15 years, Council has considered this issue and has determined that instead of establishing a Commission and assuming any potential liability, The City would instead enable other Commissions to provide oversight to events held in Red Deer. In 1993, 1998 and 2003, Council passed resolutions appointing the Edmonton Boxing & Wrestling Commission to supervise a specific boxing event.

In July 2011, the Governance & Policy Committee directed administration to explore what would be involved in establishing a Red Deer Commission. This process is currently underway.

Because there was a perception that earlier Council resolutions enabled any Commission to oversee events within the city of Red Deer, Council at its meeting of November 14, 2011 passed the following resolution:

Resolved that Council of The City of Red Deer, having considered the report of the Legislative & Governance Services Manager dated October 27, 2011 re: Combative Sport Event approvals hereby retracts any actual and inferred approval of Boxing / Combative Sport Commissions operating within the City of Red Deer and directs administration to advise promoters/commissions that any event must be brought to Council for consideration and approval.

The result of the preceding resolution is that Council must pass a resolution each time an event is requested to be held within the city of Red Deer.

## **Discussion:**

---

Council is currently being asked to consider approval of an event to which the Central Combative Sports Commission will act as the sanctioning body. Following is the event and the date proposed:

June 28, 2013 – Pro-Am Boxing Event in Red Deer

## **Analysis:**

---

The Central Combative Sports Commission is permitted, by bylaw, to oversee events outside of its local jurisdiction.



FILE COPY



Council Decision – April 15, 2013

**DATE:** April 16, 2013  
**TO:** Erin Stuart, Deputy City Clerk  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Request for Combative Sport Event in Red Deer – June 2013

---

**Reference Report:**

Legislative Services department dated April 2, 2013.

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer, having considered the report from the Legislative Services Department dated April 2, 2013 re: Request Regarding Combative Sport Event – June 2013 hereby provides no objection to the Central Combative Sports Commission oversight of the June 28, 2013 Pro-Am Boxing event within the city of Red Deer.

**Report back to Council:** No

**Comments/Further Action:**

Administration to send a letter to the Central Combative Sports Commission advising of Council's decision regarding the June 28, 2013 Pro-Am Boxing event being held within the city of Red Deer.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Corporate Services





FREE COPY

April 16, 2013

Ms Shirley Stunzi  
Central Combative Sports Commission  
Sent via email: centralcsc@shaw.ca

Dear Ms Stunzi:

**Re: Council Decision – April 15, 2013**  
**Pro-Am Boxing Event – June 28, 2013 within the city of Red Deer**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer, having considered the report of the Legislative Services Department dated April 2, 2013 re: Request Regarding Combative Sport Event – June 2013 hereby provides no objection to the Central Combative Sports Commission oversight of the June 28, 2013 Pro-Am Boxing event within the city of Red Deer.

If you require any further information, please feel free to contact me at 403.342.8132.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager





February 25, 2013

## Red Deer Child Care Society – Loan Request

### Loan Receivable Bylaw 3500/2013

SOCIAL PLANNING

FINANCIAL SERVICES

#### **Report Summary & Recommendation:**

---

An opportunity has arisen for the Red Deer Child Care Society to purchase one of the facilities currently being leased by the society. Purchasing the Johnstone facility would allow for long term planning which would lead to improved standard of programming, continued financial viability of the services, and more creative development of the facility.

The Society does not have the financial resources for the required down-payment to obtain bank financing for the balance of the cost of purchasing the facility.

It is recommended that Council consider a loan to the Society in the amount of \$150,000 in order to be able to secure bank financing for the remainder of the purchase price. It is further recommended that the loan be funded from the Debt Repayment Reserve.

#### **City Manager Comments:**

---

The City has done a limited number of loans in the past directly related to services which it provides or buildings which it owns. Examples include the Clubhouse Expansion at River Bend and the water service for Central Alberta's Downtown Theatre venture. In some cases payment schedules have been revised to help the applicant.

Some years ago The City decided to no longer participate directly in the provision of child care services. Consequently, I see no reason why The City should assume the role of "banker" for this non-profit society. In fact, participating in such a loan could result in many additional requests given the current Provincial budget changes.

The Financial Services manager suggests that if this project were funded from the Capital Project Reserve other City initiatives would be deferred.

In view of the above, I recommend the above request be denied.

Craig Curtis  
City Manager





## **Proposed Resolution**

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Resolved that Council of The City of Red Deer, having considered the report from Social Planning and Financial Services dated February 25, 2013 re: Red Deer Child Care Society – Loan Request, Loan Receivable Bylaw 3500/2013 hereby denies the request for the loan to the Red Deer Child Care Society.

## **Report Details**

### **Background:**

---

Red Deer Child Care Society (the Society) has provided quality child care in the community since 1970. Through literature gathered by the City of Calgary, it is known that the delivery of affordable quality child care, as provided by the Society, builds protective factors which impact the social well-being of Red Deer residents. Child care allows parents to participate in full-time employment with group benefits, which in itself is a protective factor for healthy family development. While at the same time, children who are subject to unsupervised unstructured use of time are exposed to risk factors such as high school drop out rates, teen parenting, substance abuse, and even homelessness and criminal involvement.

By providing affordable child care options which span the age range from newborns to age 12 years, the Red Deer Child Care Society plays a crucial role in economic health of approximately 600 families within the community, as well as providing a service with built-in protective factors. Over the past three years, changes by the Province to the subsidy program, and staff training requirements have further increased accessibility and increased the quality of care.

With a full time staff equivalent (FTE) of 80 staff, the Society has always operated with a high degree of integrity in its interactions with the City. The City, through the Red Deer & District FCSS program, has maintained ongoing funding relationships with the organization since its inception. In addition, the City supported and worked with the Society on the successful purchase, and repayment, of the Normandeau Day Care facility in 2009.

So basic is child care to the fundamental economics and social well-being of a community, the Municipal Government Act identifies nonprofit day care as one of the uses under Community Services Reserve Lands along with police stations, libraries, fire halls and affordable housing.

The Society has leased Johnstone Day Care since 2008. The lease expires June 30, 2013. The Society would like to purchase the building to ensure continuance of the program at this location and to protect the investment the Society has made in the facility. The estimated price is \$550,000 which is supported by an appraisal dated May 1, 2010.





## **Discussion:**

---

The Society has investigated obtaining a mortgage. The maximum amount that the bank is willing to lend is \$400,000, which represents about 73% of the estimated total purchase price. As per the most recent financial statements, dated December 31, 2011, the Society has \$21,133 in Unrestricted Net Assets (surplus). They also have a reserve of \$44,521 which is intended for use in purchasing program supplies. There are insufficient surplus funds to make the \$150,000 down payment required by the bank.

There are 3 options with many variations within options 2 and 3 that could be considered. Only those options dealing with a potential loan situation follow:

### **Option 1 – Do Nothing**

The Society could continue to either lease the facility or make the decision to take a bank mortgage with the associated down payment requirement.

### **Option 2 – Guarantee a Loan**

The Society would take a bank mortgage with the associated down payment requirement and the City would guarantee the loan.

### **Option 3 – Loan the Funds**

The City could loan any amount from the \$150,000 down payment to the full purchase price of \$550,000. The City could lend the funds from one of its reserves or borrow the funds from the Alberta Capital Finance Authority (ACFA).

The MGA requires that a loan receivable bylaw be done for any amounts actually loaned or guaranteed by the municipality. If funds are borrowed from the ACFA, then a borrowing bylaw would also have to be done. For both bylaws, 1<sup>st</sup> reading of the bylaw would be done followed by advertising for 2 consecutive weeks to allow the citizens to petition against the bylaw. The petition period is then open for a further 15 days. If no petition is received, then 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw can be completed. There is then a 30 day period where the bylaws can be challenged at the Court of Queen's Bench. Once this period has expired the bylaws are valid.

The ACFA has indicated that it is not a requirement that the City own the property in order to be able to borrow funds. The Society will be able to purchase the property directly from the current owner.





## **Analysis:**

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### **MGA Requirements**

The Municipal Government Act (MGA) outlines the requirements for a municipality to loan funds. The Society meets the requirements of the MGA in that it is a non-profit organization.

### **Council Requirements**

The Society does provide a societal benefit by providing a variety of child care options including day care, day homes, play school and school age programs. This allows parents to continue to work while ensuring their children receive appropriate care. Subsidies are available in all programs to qualifying families.

In consideration of the City's strategic charters, given the research gathered by the City of Calgary and reference earlier in this report, it is known that appropriate child care is a service crucial to the social development of families and children. The related protective factors lead to the desired high level outcomes for children in that they are loved and cared for by their families, demonstrate clear values and high levels of moral reasoning, and live healthy lifestyles. In this way, from a long term perspective, the service has direct connection to the Safety Charter. There are also indirect links to the Economy Charter through "measure for community well-being".

Due to the length of the agreement there is substantial risk of changes in the Society's operations that could impact their ability to repay the loan. These include but are not limited to changes in management, changes in the Board, changes in programs, changes in the economy and changes in government funding. If the Society is unable to make payments on a loan, the City would still be required to make their payments to the ACFA. Mitigation strategies would include monitoring of the Society's annual financial results, terms built into the agreement limiting the Society from changing operations without the permission of Council and registering a mortgage against the building. It is recommended that the annual financial results of the Society be monitored and a mortgage be registered against the property if a loan is contemplated.

Based on past history there is little reputation risk or outcome based risk related to the Society.

### **Debt Limit**

Under both of the loan guarantee and loan scenarios, the City's debt limit would be impacted. Projections based on the 2013 – 22 Capital Plan show the maximum projected debt limit used is 65.31%. At a loan amount of \$150,000 the debt limit used would increase to 65.35%. At a loan / loan guarantee amount of \$550,000 the debt limit used would increase to 65.43%. In either case the debt limit used is well within the 90% limit the City currently uses in practice.



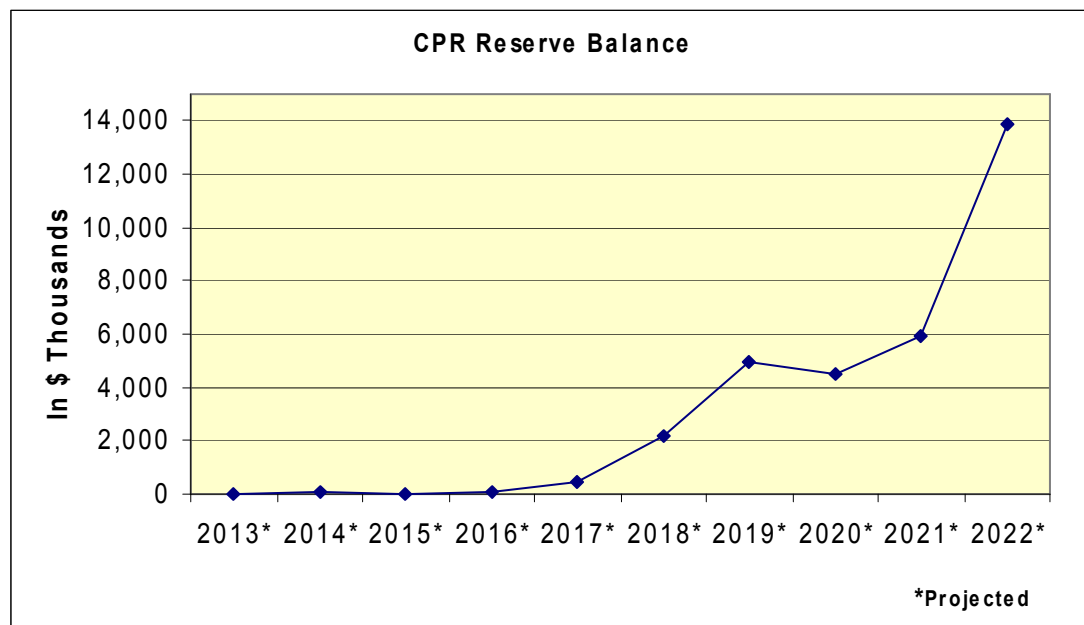


### Reserves

If a loan is made and is funded from reserves, the Capital Projects Reserve (CPR) would be used to be consistent with other recent grants and loans. The charts below summarize the ending balances for the next 10 years.

Year	2013	2014	2015	2016	2017
Ending Balance	32.6K	81.7K	20.3K	76.6K	423.3K

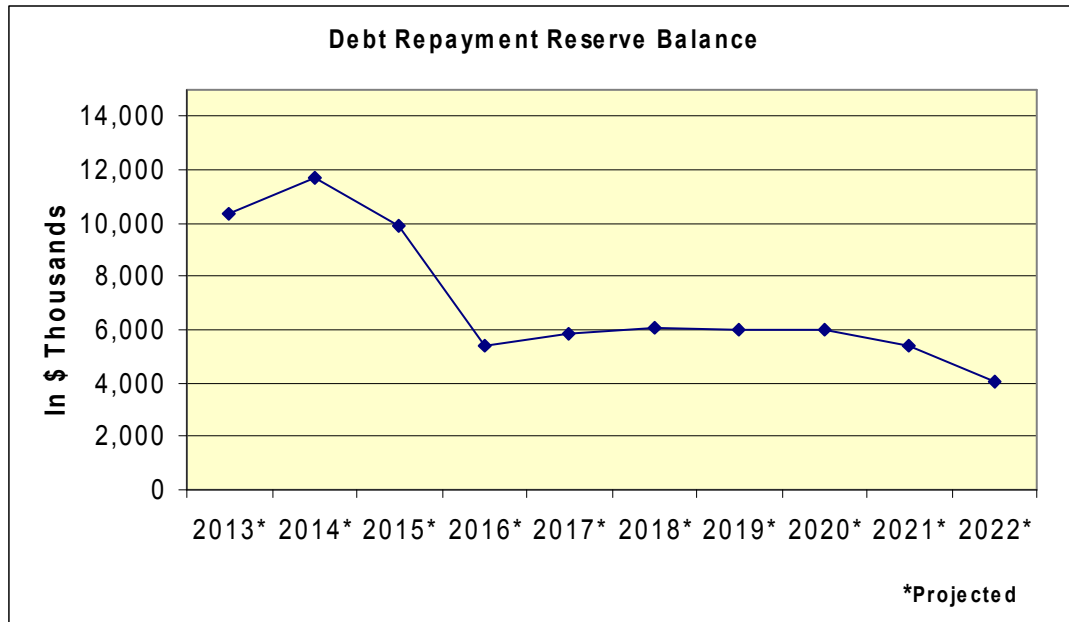
Year	2018	2019	2020	2021	2022
Ending Balance	2,204.5K	4,941.9K	4,490.0K	5,893.8K	13,892.2K



In order to loan the funds from the CPR there will be a requirement to defer some projects approved in the 2013 capital budget.

Another alternative is to fund the loan from the Debt Repayment Reserve. The forecast of the Debt Repayment Reserve shows a range of balances from \$4.0m to \$11.7m for the period 2013 – 2022. The minimum balance occurs in 2022.





### The Society's Financial Position

The Society has been making monthly lease payments since taking over the facility in 2008. The budget for 2013 shows annual lease payments of \$44,100; these payments would be put towards the debt repayment. Based on the most recent ACFA indicative interest rate of 3.154% for a 20 year loan the total payments would be \$37,289 annually.

The annual budget does show a significant amount of revenue coming from grants / subsidies. The grants are mainly in the form of wage supplements provided by the provincial government to child care workers. Subsidies are provided to qualifying children across almost all programs. Additional grants to operate specific programs are also received from Family and Community Support Services grants disbursed by the City. As per the Society they are trying to eliminate the need to apply for this funding. In total, grants / subsidies comprise 6.7% of the 2013 total budgeted revenue. Due to the options the organization has to deal with reductions / eliminations of grants / subsidies the amount of revenue received from these sources is not considered to be detrimental to the Society's ability to repay a loan.

The 2013 – 14 Provincial Budget eliminated one grant previously received by the Society. The grant was in the amount of \$85,000 and was to be used for staff training and program supplies. As per the Society they anticipated that this grant might get cut and so they did not include this revenue in their 2013 budget.

The Society also has another 0.7% of its annual revenue which is derived from fundraising and donations.





### **Grants**

The Society may be eligible for a Community Facility Enhancement Program (CFEP) loan. This option should be pursued in order to limit the debt taken on by the Society.

### **Agreement**

An agreement satisfactory to The City's legal counsel would be put in place outlining the repayment requirements. The agreement would also contain appropriate security provisions to preserve the City's capital investment in the project in accordance with Council Policy 5322 – C Community Capital Retention Policy.





RED DEER CHILD CARE SOCIETY

Society Office

#2, 5571 45 Street, Red Deer, AB, T4N 1L2

Ph: (403)347-7973 Fax: (403)343-9299

April 4, 2013

Legislative Services  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB  
T4N 3T4

Re Johnstone Day Care

The Society has leased Johnstone Day Care since 2008 with the lease expiring June 30, 2013. The lease was taken over from as the previous operator was in the act of closing the facility and the 30 children in the Program would have been without care.

Since that time, the Society has invested a great deal of time and resources to upgrade the Program facility to the point where it is a vibrant program with nearly 50 children in care. We would like to purchase the building to ensure continuance of the Program and to protect the investment the Society has made.

It is our understanding the City could apply for a Capital Grant from the Province which we could pay back over 20 years or under the Municipal Government Act, the City could guarantee the loan. Our preference would be paying back the Capital Grant principal and interest over 20 years. The asking price is \$550,000.00.

Thank you for your consideration of this request.

Please contact Rob Elliot should you require further information or detail.

Yours truly,

A handwritten signature in cursive script that reads "Barbara M Duncan".

Barbara Duncan  
Board Chair



**BYLAW NO. 3500/2013**

The Red Deer Child Care Society has asked the City to lend it money to be used as a down-payment to purchase the day care facility which the Society currently leases. Council deems such a loan to be for a purpose that will benefit the municipality.

Section 265 of the Municipal Government Act authorizes a municipality to lend money to a non-profit organization provided that the loan is authorized by bylaw.

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

1. Council hereby authorizes a loan to The Red Deer Child Care Society to be used for the purchase of the day care facility located at 4 Jones Crescent on the following terms:
  - (a) Principal amount: \$150,000.00
  - (b) Interest rate: 3.75% per annum
  - (c) Term of loan: 20 years
  - (d) Repayment: Semi-annual payments to be made June 30<sup>th</sup> and December 31<sup>st</sup> of every year, commencing December 31, 2013.
2. City administration is authorized to enter into a loan agreement with Red Deer Child Care Society on the terms set out in this bylaw and in a form satisfactory to the City Solicitor.
3. The source of the funds loaned shall be the Debt Repayment Reserve.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2013
READ A SECOND TIME IN OPEN COUNCIL this	day of	2013
READ A THIRD TIME IN OPEN COUNCIL this	day of	2013
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2013

\_\_\_\_\_  
MAYOR

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



LEGISLATIVE SERVICES

April 16, 2013

Barbara Duncan, Board Chair  
Red Deer Child Care Society  
#2, 5571-45 Street  
Red Deer, AB T4N 1L2

Dear Ms. Duncan:

**Re: Council Decision – April 15, 2013**  
**Red Deer Child Care Society Loan Request - Loan Receivable Bylaw 3500/2013**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer, having considered the report from Social Planning and Financial Services dated February 25, 2013 re: Red Deer Child Care Society – Loan Request, Loan Receivable Bylaw 3500/2013 hereby denies the request for a loan to the Red Deer Child Care Society.

If you require any further information, please feel free to contact Scott Cameron, Social Planning Manager at 403.342-8101.

Sincerely,



Frieda McDougall  
Legislative Services Manager

c; Scott Cameron, Social Planning Manager

DM 1350288





**Council Decision – April 15, 2013**

**DATE:** April 16, 2013

**TO:** Scott Cameron, Social Planning Manager  
Dean Krejci, Financial Services Manager

**FROM:** Frieda McDougall, Legislative Services Manager

**SUBJECT:** Red Deer Child Care Society Loan Request

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**Reference Report:**

Social Planning and Financial Services dated February 25, 2013

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer, having considered the report from Social Planning and Financial Services dated February 25, 2013 re: Red Deer Child Care Society – Loan Request, Loan Receivable Bylaw 3500/2013 hereby denies the request for a loan to the Red Deer Child Care Society.

**Report back to Council:** No

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Community Services  
Director of Corporate Services





April 3, 2013

## Lane Paving from Inglewood Dr to Illingworth Close – Bylaw Amendment – 3484/A - 2013

ENGINEERING SERVICES DEPARTMENT

### **Report Summary & Recommendation:**

---

The lane paving local improvement project from Inglewood Drive to Illingworth Close is now substantially complete and it has been determined that the actual cost of the local improvement was less than the estimated cost on which the local improvement tax rate was based.

Prior to Revenue and Assessment Services sending out local improvement tax notices to benefitting property owners, an amendment to the bylaw is required to allow the following:

- a. Reduction in the local improvement tax rate using the actual cost of the local improvement;
- b. Refinements of the frontage measurements, to reflect the surveyed dimensions of the parcels;
- c. Adjustments to the per metre assessment rates based on the above.

Engineering Services respectfully recommends that Council amend the local improvement bylaw (Bylaw 3484/2012) for Lane Paving from Inglewood Drive to Illingworth Close and the 2013 Capital Budget for the local improvement to \$78,000.00, a reduction of \$37,000.00.

### **City Manager Comments:**

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I support the recommendation of Administration.

Greg Scott  
Acting City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer, having considered the report from Engineering Services dated April 3, 2013 re: Lane Paving from Inglewood Drive to Illingworth Close, Bylaw Amendment 3484/A-2013, hereby agrees to amend the Local Improvement Bylaw (Bylaw 3484/2012) for Lane Paving from Inglewood Drive to Illingworth Close and the 2013 Capital Budget for the local improvement to \$78,000.00, a reduction of \$37,000.00.

Council consider first reading of Bylaw Amendment 3484/A-2013.





## Report Details

### Background:

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At the July 23, 2012 Red Deer City Council Meeting, Council gave the third and final reading to the Local Improvement Bylaw 3484/2012 giving approval for Administration to proceed with the construction of the lane paving from Inglewood Drive to Illingworth Close.

The construction of the lane paving has been completed and a construction completion certificate has been issued, dated October 18, 2012. After the tender award and prior to construction start-up, Engineering worked with the contractor to develop an efficient method of project delivery which minimized the construction impacts on residents substantially and reduced the construction costs.

### Discussion:

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The actual cost of the local improvement was less than the estimated cost on which the local improvement tax rate was based, as indicated in the table below.

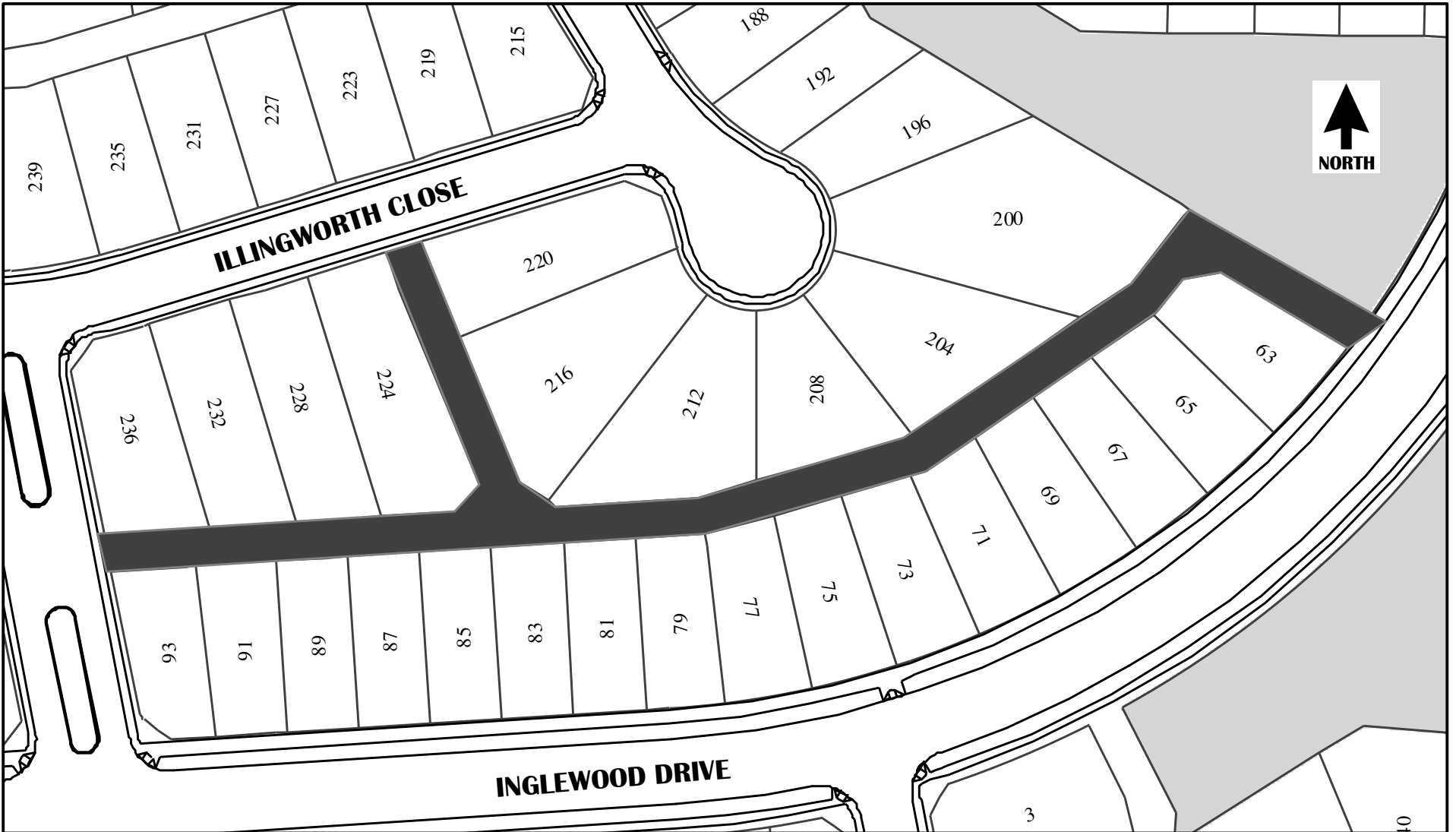
	<b>Item</b>	<b>Budget</b>	<b>Expenditure</b>
a.	Local Improvement Bylaw 3484/2012	\$115,000.00	\$77,753.38

A final review of the frontages used in estimating the cost of the local improvement tax revealed minor errors in the frontage lengths, stemming from the use of The City of Red Deer's GIS Viewer (REDGIS) to estimate the frontages instead of legal plans for the local improvement area. This will also result in minor adjustments to the final property assessments.

Based on the actual cost of the local improvement and the approved interest rate, the applicable local improvement rates and payment amounts have been re-calculated for each of the properties. It has resulted in local improvement tax savings to all the property owners.

In discussions with Legal Services it has been confirmed that Council has the authority under the MGA to vary a Local Improvement Assessment rate once during the life of the improvement.





**PROPOSED LOCAL IMPROVEMENT  
LANE PAVING  
FROM INGLEWOOD DRIVE TO ILLINGWORTH CLOSE  
APRIL, 2012**



**BYLAW NO. 3484/A-2013**

Being a Bylaw to amend Bylaw 3484/2012 a bylaw to authorize the Municipal Council of The City of Red Deer to impose a special frontage assessment for the construction of a paved lane.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS

Bylaw 3485/2012 is hereby amended as follows:

- 1. Deleting the total cost of the said project of \$115,000.00 and substituting with \$77,753.38 in paragraph 3;
- 2. Deleting assessable metres of frontage of about 425 metres and substituting with 420 metres in paragraph 5;
- 3. Deleting Section 2 and replacing it with the following revised Section 2:

That for the purpose aforesaid, the Capital Projects Reserve Account will loan the sum of seventy seven thousand, seven hundred and fifty three dollars and thirty eight cents (\$77,753.38) of which amount the sum of \$0.00 is to be paid by The City at large and the sum of \$77,753.38 is to be collected by way of special assessment as herein provided in attached Revised Schedule "A".

- 4. Replacing Schedule "A" with the Revised Schedule "A" attached to this bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2013

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2013

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2013

AND SIGNED BY THE MAYOR AND DEPUTY CITY CLERK this    day of                      2013

\_\_\_\_\_  
MAYOR

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



**Revised Schedule "A"****BYLAW NO. 3484/A-2013****LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT  
FOR CONSTRUCTION OF A PAVED LANE**

1. Properties to be assessed

<u>ON</u>	<u>FROM</u>	<u>TO</u>
North of Inglewood Drive	93 Inglewood Drive	63 Inglewood Drive
South of Illingworth Close	236 Illingworth Close	200 Illingworth Close

- |  |                               |
|--|-------------------------------|
| 2. Total Frontage in linear metres   | 420.4 metres                  |
| 3. Total Special Assessment against all properties   | \$77,753.38                   |
| 4. Annual Unit rate per metre of frontage to be payable for a period of 20 years calculated at 3.684% interest | \$13.23 per metre             |
| 5. Total Yearly Assessment against all the above properties  | \$5,561.72                    |
| 6. Total One-Time Payment Special Assessment per front metre   | \$184.96 per assessable metre |



Strikethrough version with Bylaw Amendment 3484/A-2013
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**BYLAW NO. 3484/2012**

Being a Bylaw to authorize the Municipal Council of The City of Red Deer to impose a special frontage assessment for the construction of a paved lane.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 2000, as amended, that the Council shall issue a bylaw to authorize undertaking, completing, and levying a special assessment for construction of a paved lane;

AND WHEREAS plans, specifications and estimates for such work have been made by the Engineering Services Manager, whereby the total cost of the said project is ~~\$115,000~~ **77,753.38**;

AND WHEREAS the estimated lifetime of the project is 20 years;

AND WHEREAS the proposed construction will serve about ~~425~~ **420** assessable metres of frontage;

AND WHEREAS pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 2000, as amended, the Council has given proper notice of intention to undertake and complete the construction of the paved lane, the cost or a portion of the costs thereof to be assessed against the abutting (or benefiting) properties in accordance with the attached Schedule "A", and no sufficiently signed and valid petition against the said proposal has been received by the Council.

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

1. The Municipal Council of The City of Red Deer is hereby empowered to enter into contracts for the purpose of constructing a paved lane as may be necessary.
- ~~2. That for the purpose aforesaid, the Capital Projects Reserve Account will loan the sum of one hundred fifteen thousand dollars (\$115,000.00) of which amount the sum of \$0.00 is to be paid by The City at large and the sum of \$115,000.00 is to be collected by way of special assessment as herein provided in attached Schedule "A".~~
- 2 That for the purpose aforesaid, the Capital Projects Reserve Account will loan the sum of seventy seven thousand, seven hundred and fifty three dollars and thirty eight cents (\$77,753.38) of which amount the sum of \$0.00 is to be paid by The City at large and the sum of \$77,753.38 is to be collected by way of special assessment as herein provided in attached Schedule "A".
3. During the currency of the said loan there shall be raised annually for payment of the owner's portion of the cost and interest thereon, by special assessment under the Municipal Government Act, R.S.A., 2000, as amended, the respective



sums shown as yearly payments on Schedule "A" hereby attached, and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the said improvements are to be constructed, a special assessment sufficient to cover the owner's portion of the cost of the said

work and the interest thereon payable at the unit rate or rates set forth in said Schedule "A". The said special assessment shall be in addition to all other rates and taxes.

4. Nothing in this Bylaw shall prohibit the owner of the lands herein described from making payment in full of the balance of the assessment and interest accruing thereon which may be owing from time to time at any time prior to the expiration of the term of 20 years.
5. This Bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 9<sup>th</sup> day of July 2012

READ A SECOND TIME IN OPEN COUNCIL this 9<sup>th</sup> day of July 2012

READ A THIRD TIME IN OPEN COUNCIL this 9<sup>th</sup> day of July 2012

AND SIGNED BY THE MAYOR AND DEPUTY CITY CLERK this 9<sup>th</sup> day of July 2012

---

MAYOR

---

CITY CLERK



**Schedule "A" - Revised****BYLAW NO. 3484/2012****LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT  
FOR CONSTRUCTION OF A PAVED LANE**

1. Properties to be assessed

<u>ON</u>	<u>FROM</u>	<u>TO</u>
North of Inglewood Drive	93 Inglewood Drive	63 Inglewood Drive
South of Illingworth Close	236 Illingworth Close	200 Illingworth Close

2. Total Frontage in linear metres ~~425.7~~ **420.4** metres
3. Total Special Assessment against all properties ~~\$115,000.00~~ **\$ 77,753.38**
4. Annual Unit rate per metre of frontage to be payable for a period of 20 years calculated at 3.684% interest ~~\$19.32~~ **\$ 13.23** per metre
5. Total Yearly Assessment against all the above properties ~~\$8224.96~~ **\$ 5,561.72**
6. Total One-Time Payment Special Assessment per front metre ~~\$270.13~~ **\$184.96** per assessable metre





**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Frank Colosimo, Engineering Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Lane Paving from Inglewood Drive to Illingworth Close –  
Bylaw Amendment 3484/A-2013

---

**Reference Report:**

Engineering Services dated April 3, 2013

**Bylaw Reading:**

At the Monday, April 15, 2013 Red Deer City Council Meeting, Council gave first reading to Local Improvement Bylaw Amendment 3484/A-2013, a bylaw to amend the local improvement for lane paving from Inglewood Dr to Illingworth Close by a reduction of \$37,000.00.

**Report back to Council:** Yes

**Comments/Further Action:**

This bylaw will come back to the Monday, April 29, 2013 Council Meeting for consideration of second and third readings.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Development Services  
Corporate Meeting Coordinator





April 3, 2013

## Lane Paving at Valentine Crescent including Vath Place – Bylaw Amendment 3485/A - 2013

ENGINEERING SERVICES DEPARTMENT

### **Report Summary & Recommendation:**

---

The lane paving local improvement project for Valentine Crescent including Vath Place is now substantially complete and it has been determined that the actual cost of the local improvement was less than the estimated cost on which the local improvement tax rate was based.

Prior to Revenue and Assessment Services sending out local improvement tax notices to benefitting property owners, an amendment to the bylaw is required to allow the following:

- a. Reduction in the local improvement tax rate using the actual cost of the local improvement;
- b. Refinements of the frontage measurements, to reflect the surveyed dimensions of the parcels;
- c. Adjustments to the per metre assessment rates based on the above.

Engineering Services respectfully recommends that Council amend the local improvement bylaw (Bylaw 3485/2012) for Lane Paving at Valentine Crescent including Vath Place and the 2013 Capital Budget for the local improvement to \$73,000.00, a reduction of \$15,000.00.

### **City Manager Comments:**

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I support the recommendation of Administration.

Greg Scott  
Acting City Manager

### **Proposed Resolution:**

---

Resolved that Council of The City of Red Deer, having considered the report from Engineering Services dated April 3, 2013 re: Lane Paving at Valentine Crescent including Vath Place – Bylaw Amendment 3485/A – 2013, hereby approves an amendment to the local improvement bylaw (Bylaw 3485/2012) for Lane Paving at Valentine Crescent including Vath Place and the 2013 Capital Budget for the local improvement to \$73,000.00, a reduction of \$15,000.00.

Council consider giving first reading of Bylaw Amendment 3485/A-2013.





Report Details

**Background:**

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At the July 9, 2012 Red Deer City Council Meeting, Council gave three readings to the Local Improvement Bylaw 3485/2012 giving approval for Administration to proceed with the construction of the lane paving at Valentine Crescent including Vath Place.

The construction of the lane paving has been completed and a construction completion certificate has been issued, dated October 18, 2012. After the tender award and prior to construction start-up, administration worked with the contractor to develop an efficient method of project delivery which minimized the construction impacts on residents substantially and reduced the construction costs.

**Discussion:**

---

Two properties that do not either front or abut on the lane were also deleted from the local improvement after the notices of intent to construct a local improvement were mailed out to property owners. The reduction in the total frontage length resulted in the increase in the local improvement tax rate.

The actual cost of the local improvement was less than the estimated cost on which the local improvement tax rate was based, as indicated in the table below.

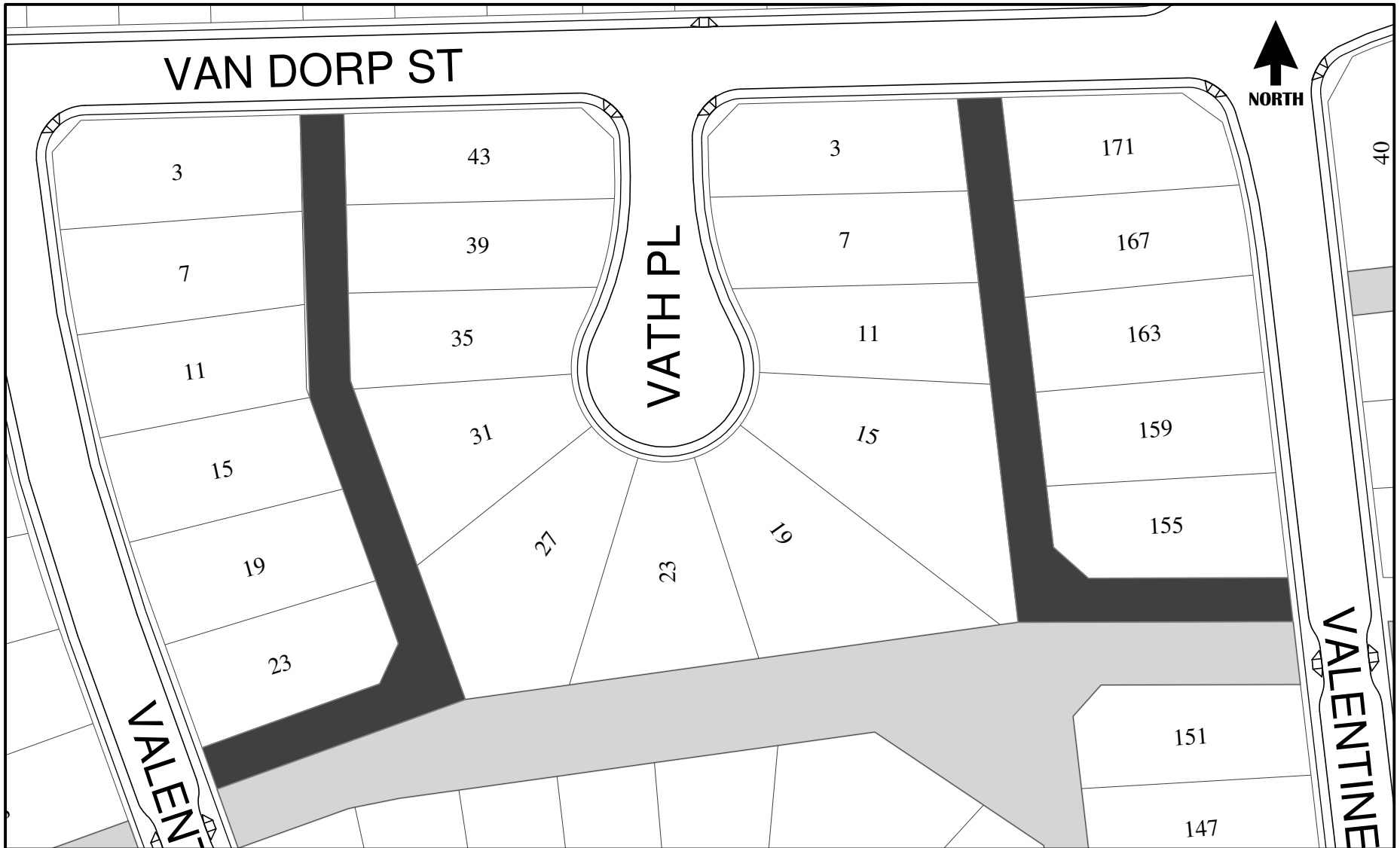
	<b>Item</b>	<b>Budget</b>	<b>Expenditure</b>
a.	Local Improvement Bylaw 3485/2012	\$88,000.00	\$72,909.80

A final review of the frontages used in estimating the cost of the local improvement tax revealed minor errors in the frontage lengths, stemming from the use of The City of Red Deer's GIS Viewer (REDGIS) to estimate the frontages instead of legal plans for the local improvement area.

Based on the actual cost of the local improvement and the approved interest rate, the applicable local improvement rates and payment amounts have been re-calculated for each of the properties. All the property owners except two would realize local improvement tax savings.

In discussions with Legal Services it has been confirmed that Council has the authority under the MGA to vary a Local Improvement Assessment rate once during the life of the improvement.





**PROPOSED LOCAL IMPROVEMENT  
LANE PAVING  
ADJACENT TO VATH PL**  
APRIL 2012



**BYLAW NO. 3485/A-2013**

Being a Bylaw to amend Bylaw 3485/2012 a bylaw to authorize the Municipal Council of The City of Red Deer to impose a special frontage assessment for the construction of a paved lane.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS

Bylaw 3485/2012 is hereby amended as follows:

- 1. Deleting the total cost of the said project of \$88,000.00 and substituting with \$72,909.80 in paragraph 3;
- 2. Deleting assessable metres of frontage of about 325 metres and substituting with 321 metres in paragraph 5;
- 3. Deleting Section 2 and replacing it with the following revised Section 2:

That for the purpose aforesaid, the Capital Projects Reserve Account will loan the sum of seventy two thousand, nine hundred and nine dollars and eighty cents (\$72,909.80) of which amount the sum of \$0.00 is to be paid by The City at large and the sum of \$72,909.80 is to be collected by way of special assessment as herein provided in attached Revised Schedule "A".

- 4. Replacing Schedule "A" with the Revised Schedule "A" attached to this bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2013

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2013

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2013

AND SIGNED BY THE MAYOR AND DEPUTY CITY CLERK this    day of                      2013

\_\_\_\_\_  
MAYOR

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



**Revised Schedule "A"****LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT  
FOR CONSTRUCTION OF A PAVED LANE**

## 1. Properties to be assessed

<u>ON</u>	<u>FROM</u>	<u>TO</u>
West of Vath Place	43 Vath Place	27 Vath Place
East of Vath Place	15 Vath Place	3 Vath Place
East of Valentine Cres	3 Valentine Cres.	23 Valentine Cres.
West of Valentine Cres	171 Valentine Cres.	155 Valentine Cres,

- |  |                               |
|--|-------------------------------|
| 2. Total Frontage in linear metres   | 321.5 metres                  |
| 3. Total Special Assessment against all properties   | \$72,909.80                   |
| 4. Annual Unit rate per metre of frontage to be payable for a period of 20 years calculated at 3.684% interest | \$16.22 per metre             |
| 5. Total Yearly Assessment against all the above properties  | \$5,214.58                    |
| 6. Total One-Time Payment Special Assessment per front metre   | \$226.79 per assessable metre |



Strikethrough version  
with Bylaw Amendment  
3485/A-2013

## BYLAW NO. 3485/2012

Being a Bylaw to authorize the Municipal Council of The City of Red Deer to impose a special frontage assessment for the construction of a paved lane.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 2000, as amended, that the Council shall issue a bylaw to authorize undertaking, completing, and levying a special assessment for construction of a paved lane;

AND WHEREAS plans, specifications and estimates for such work have been made by the Engineering Services Manager, whereby the total cost of the said project is ~~\$88,000~~;72,909.80.

AND WHEREAS the estimated lifetime of the project is 20 years;

AND WHEREAS the proposed construction will serve about ~~325~~321 assessable metres of frontage;

AND WHEREAS pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 2000, as amended, the Council has given proper notice of intention to undertake and complete the construction of the paved lane, the cost or a portion of the costs thereof to be assessed against the abutting (or benefiting) properties in accordance with the attached Schedule "A", and no sufficiently signed and valid petition against the said proposal has been received by the Council.

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

1. The Municipal Council of The City of Red Deer is hereby empowered to enter into contracts for the purpose of constructing a paved lane as may be necessary.
- ~~2. That for the purpose aforesaid, the Capital Projects Reserve Account will loan the sum of eighty-eight thousand (\$88,000.00) of which amount the sum of \$0.00 is to be paid by The City at large and the sum of \$88,000.00 is to be collected by way of special assessment as herein provided in attached Schedule "A".~~
2. That for the purpose aforesaid, the Capital Projects Reserve Account will loan the sum of seventy two thousand, nine hundred and nine dollars and eighty cents (\$72,909.80) of which amount the sum of \$0.00 is to be paid by The City at large and the sum of \$72,909.80 is to be collected by way of special assessment as herein provided in attached Revised Schedule "A".
3. During the currency of the said loan there shall be raised annually for payment of the owner's portion of the cost and interest thereon, by special assessment under the Municipal Government Act, R.S.A., 2000, as amended, the respective sums shown as yearly payments on Schedule "A" hereby attached, and there is



hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the said improvements are to be constructed, a special assessment sufficient to cover the owner's portion of the cost of the said work and the interest thereon payable at the unit rate or rates set forth in said Schedule "A". The said special assessment shall be in addition to all other rates and taxes.

4. Nothing in this Bylaw shall prohibit the owner of the lands herein described from making payment in full of the balance of the assessment and interest accruing thereon which may be owing from time to time at any time prior to the expiration of the term of 20 years.
5. This Bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 9<sup>th</sup> day of July 2012

READ A SECOND TIME IN OPEN COUNCIL this 9<sup>th</sup> day of July 2012

READ A THIRD TIME IN OPEN COUNCIL this 9<sup>th</sup> day of July 2012

AND SIGNED BY THE MAYOR AND DEPUTY CITY CLERK this 9th day of July 2012

\_\_\_\_\_  
MAYOR

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



Schedule "A"

BYLAW NO. 3485/2012

LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT  
FOR CONSTRUCTION OF A PAVED LANE

1. Properties to be assessed
- | <u>ON</u>              | <u>FROM</u>         | <u>TO</u>           |
|------------------------|---------------------|---------------------|
| West of Vath Place     | 43 Vath Place       | 27 Vath Place       |
| East of Vath Place     | 15 Vath Place       | 3 Vath Place        |
| East of Valentine Cres | 3 Valentine Cres.   | 23 Valentine Cres.  |
| West of Valentine Cres | 171 Valentine Cres. | 155 Valentine Cres, |
2. Total Frontage in linear metres
- ~~324.7~~ 321.5 metres
3. Total Special Assessment against all properties
- ~~\$88,000.00~~ 72,909.80
4. Annual Unit rate per metre of frontage to be payable for a period of 20 years calculated at 3.684% interest
- ~~\$17.60~~ 16.22 per metre
5. Total Yearly Assessment against all the above properties
- ~~\$6,296.54~~ 5,214.58
6. Total One-Time Payment Special Assessment per front metre
- ~~\$246.03~~ 226.79 per assessable metre





**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Frank Colosimo, Engineering Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Lane Paving at Valentine Crescent including Vath Place –  
Bylaw Amendment 3485/A-2013

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**Reference Report:**

Engineering Services dated April 3, 2013

**Bylaw Reading:**

At the Monday, April 15, 2013 Red Deer City Council Meeting, Council gave first reading to the Local Improvement Bylaw Amendment 3485/A-2013, a bylaw to amend the local improvement for lane paving at Valentine Crescent including Vath Place with a reduction of \$15,000.00.

**Report back to Council:** Yes

**Comments/Further Action:**

This bylaw will come back to the Monday, April 29, 2013 Council Meeting for consideration of second and third readings.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Development Services  
Corporate Meeting Coordinator





April 2, 2013

## **Proposed Amendment**

### **Northland Drive /20 Avenue Functional Planning Study Final Report October 2008**

Engineering Services

#### **Report Summary & Recommendation:**

---

Based on the report completed by Stantec Consulting Services entitled **67 Street & 30 Avenue Roundabout Feasibility Study, August 2012**, and the **Proposed Roundabout at Northland Drive and 40 Avenue Interchange**, June 2012, Engineering recommends that Council approve the two amendments to the NHC Functional Planning Study:

1. Substitute a Roundabout design in place of a conventional intersection design for the intersection rebuild of 67 Street and 30 Avenue, as shown in the "Revised" Figures 5.6, 5.15 and 5.31.
2. Substitute a Roundabout design in place of a conventional intersection design for the intersection rebuild of 40 Avenue and 78 Street Crescent, as shown in the "Revised" Figures 5.3, 5.12 and 5.28.

#### **City Manager Comments:**

---

I support the recommendation of Administration.

Greg Scott  
Acting City Manager

#### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer, having considered the report from the Engineering Services department dated April 2, 2013 re: Proposed Amendment, Northland Drive/20 Avenue Functional Planning Study Final Report October 2008 hereby approves two amendments to the North Highway Connector Functional Planning Study as follows:

- 1) Substitute a Roundabout design in place of a conventional intersection design for the intersection rebuild of 67 Street and 30 Avenue, as shown in the "Revised" Figures 5.6, 5.15 and 5.31;
- 2) Substitute a Roundabout design in place of a conventional intersection design for the intersection rebuild of 40 Avenue and 78 Street Crescent, as shown in the "Revised" Figures 5.3, 5.12 and 5.28.





## Report Details

### **Background:**

The Functional Planning Study for the NHC Project was prepared by Stantec and approved by Council as a basis for the detailed design in June of 2009. As part of this study, the following intersection treatments were approved:

#### **67 Street and 30 Avenue Intersection**

A conventional 4-legged signalized intersection with a combination of slotted single and dual left-turn lanes at the 115,000 population level and right turn ramps and jug handles at 188,000 population level, refer to Figures 5.6, 5.15 and 5.31. As part of Phase 1A implementation which is the grading and major utilities portion of Northland Drive from Gaetz Avenue to 30th Avenue, the detailed design of the conventional intersection was initiated and is currently about 85% complete. Last year, Council expressed an interest in initiating a feasibility study to determine if a Roundabout design was suitable for this intersection. As a result, the design was placed on hold pending the findings.

#### **40 Avenue and 78 Street Crescent**

A "T" type intersection connecting 40 Avenue to 78 Street Crescent and the new on/off ramps for the Northland Drive Interchange, refer to Figures 5.3, 5.12 and 5.28. During the detailed design process, it became apparent that additional left turn capacity will be needed in the long term development scenario but it was difficult to economically provide this capacity and still accommodate the large trucks (which are common to this industrial subdivision) with the limited right of way available. Accordingly a small Roundabout was investigated and found to meet the additional capacity needs, the larger VVB 36 design vehicle (Rocky Mountain Doubles), as well as existing property access needs.

### **Discussion:**

#### **A) 67 Street and 30 Avenue Intersection**

During the intersection design, the 67 Street and 30 Avenue Feasibility Study was completed, and is available for viewing in Engineering. The Feasibility Study contains the following information:

#### **Key Findings**

1. A roundabout is a feasible alternative to a conventional signalized intersection at this location for the 115,000 and 188,000 population scenarios.
2. A roundabout may attain better traffic performance and provide for improved safety benefits over its lifetime compared with traffic signals.
3. The 188,000 population scenario with the highest traffic volume may require a 3 lane roundabout plus separate right turn bypass lanes.





4. The required geometrics (land area) for a 3 lane roundabout are lower when compared to the conventional intersection.
5. At the 115,000 population scenario a 2 lane roundabout will provide adequate capacity even if the proposed Northlands Drive river bridge is deferred beyond that population scenario.
6. A roundabout will be a relatively new type of intersection for Red Deer residents to learn to negotiate. There may be concerns over the initial installation but these normally subside over time.
7. In addition, it will remove one existing traffic signal on the existing curve.
8. It can be staged to match funding capability and is independent of the Northland Drive river bridge construction schedule.

#### **Recommendations**

1. On the basis of increased traffic performance over a conventional intersection, the Feasibility Study indicates that the 2 lane roundabout compatible with widening to 3 lanes is the preferred intersection for this location. Refer to "Revised" Figures 5.6, 5.15 and 5.31.
2. A 2 lane roundabout should be considered as a first stage (115,000 population scenario).
3. The land be acquired for a 3 lane round about such that the 3 lane can be added to the inside with little disturbance to the roundabout access points in the future

#### **B). 40 Avenue and 78 Street Crescent**

During the course of the detailed design phase of the intersection of 40th Avenue and 78th Street Crescent in the Riverside Heavy Industrial Subdivision, Stantec Consulting evaluated the operation of the intersection and the feasibility of a roundabout at the interchange. The following are the key findings:

#### **Key Findings:**

1. It was determined that dual left turns would be required at the 188,000 population scenario but due to space restrictions the wider intersection could not be constructed to accommodate the larger truck units (double and triple trailers) that need to use this access on a daily basis. Therefore the conventional "T" intersection is forecast to only handle the traffic demand up to the 115,000 population threshold.
2. It was determined that a smaller roundabout design would solve the limited space problem and accommodate the forecasted volume and larger truck units up to the 188,000 population scenario. It would also remove the need for a traffic signal.
3. A roundabout would eliminate the need to break the centre median to provide a northbound left turn from 40 Avenue to A-1 Parts Place. This traffic movement could utilize the roundabout to make a U-turn and enter the access with a right turn in when travelling southbound on 40 Avenue.



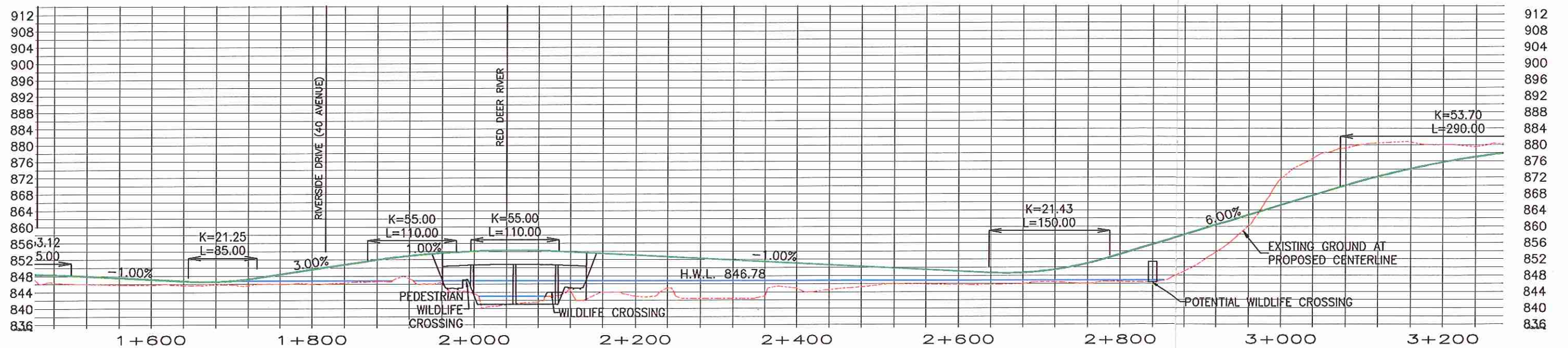
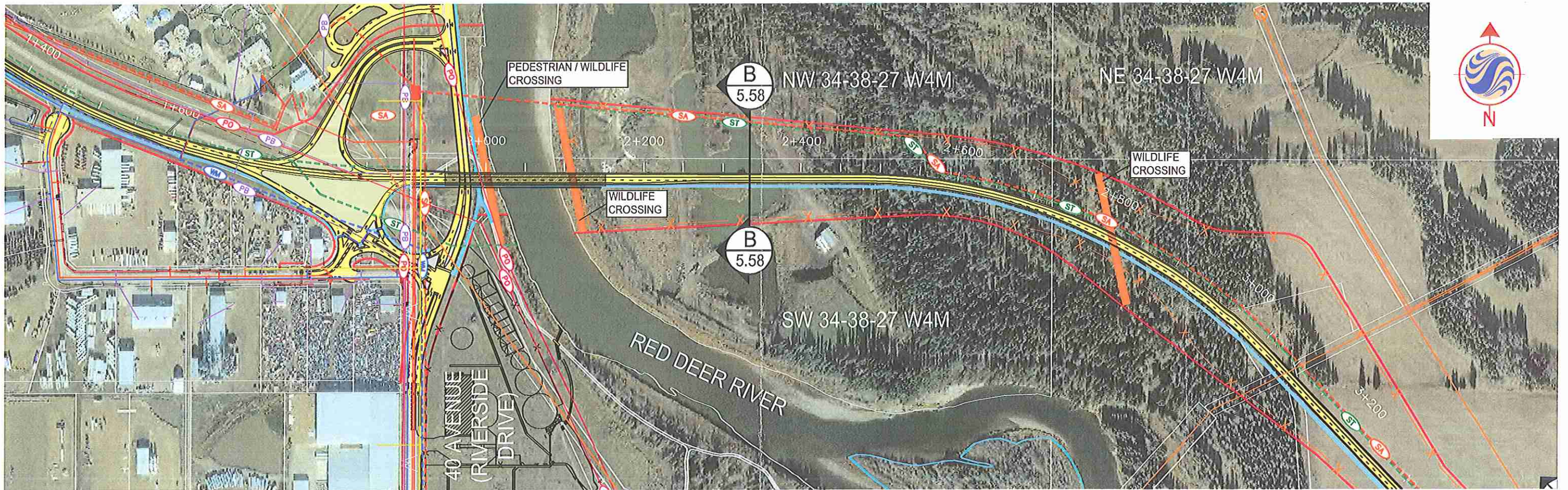


4. The roundabout design will also enhance pedestrian safety by reducing the number of vehicle/pedestrian conflict points.
5. The roundabout design will also enhance the overall functionality and safety of vehicle movements by eliminating weaving movements from the Northland Drive off ramp.
6. The cost of the roundabout will be comparable to the conventional “T” intersection and future upgrades beyond the 115,000 population threshold will not be necessary.

#### **Recommendations**

1. On the basis of the need to provide additional capacity beyond the 115,000 population scenario, the enhancement of overall functionality and safety of vehicle movements, and the limited right of way available in this area, Stantec recommends that the intersection include a roundabout design. Refer to attached “Revised” Figures 5.3, 5.12, and 5.28.





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2009-01-07 10:40AM By: scampbell

OCTOBER, 2008  
112837045

ORIGINAL SHEET - ANSI B



Stantec

Legend

- |  |                        |  |                         |  |                                |
|--|------------------------|--|-------------------------|--|--------------------------------|
|  | Traffic Signals        |  | Proposed Water Line     |  | Existing Gas Line              |
|  | New Construction       |  | Existing Water Line     |  | Existing Buried Power Line     |
|  | Landscaped Median      |  | Proposed Storm Sewer    |  | Existing Overhead Power Line   |
|  | Concrete Islands       |  | Existing Storm Sewer    |  | Existing Buried Telephone Line |
|  | Proposed Property Line |  | Proposed Sanitary Sewer |  | Existing Pipeline              |
|  | Proposed Trail Network |  | Existing Sanitary Sewer |  | Existing Wellsites             |



Client/Project

THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

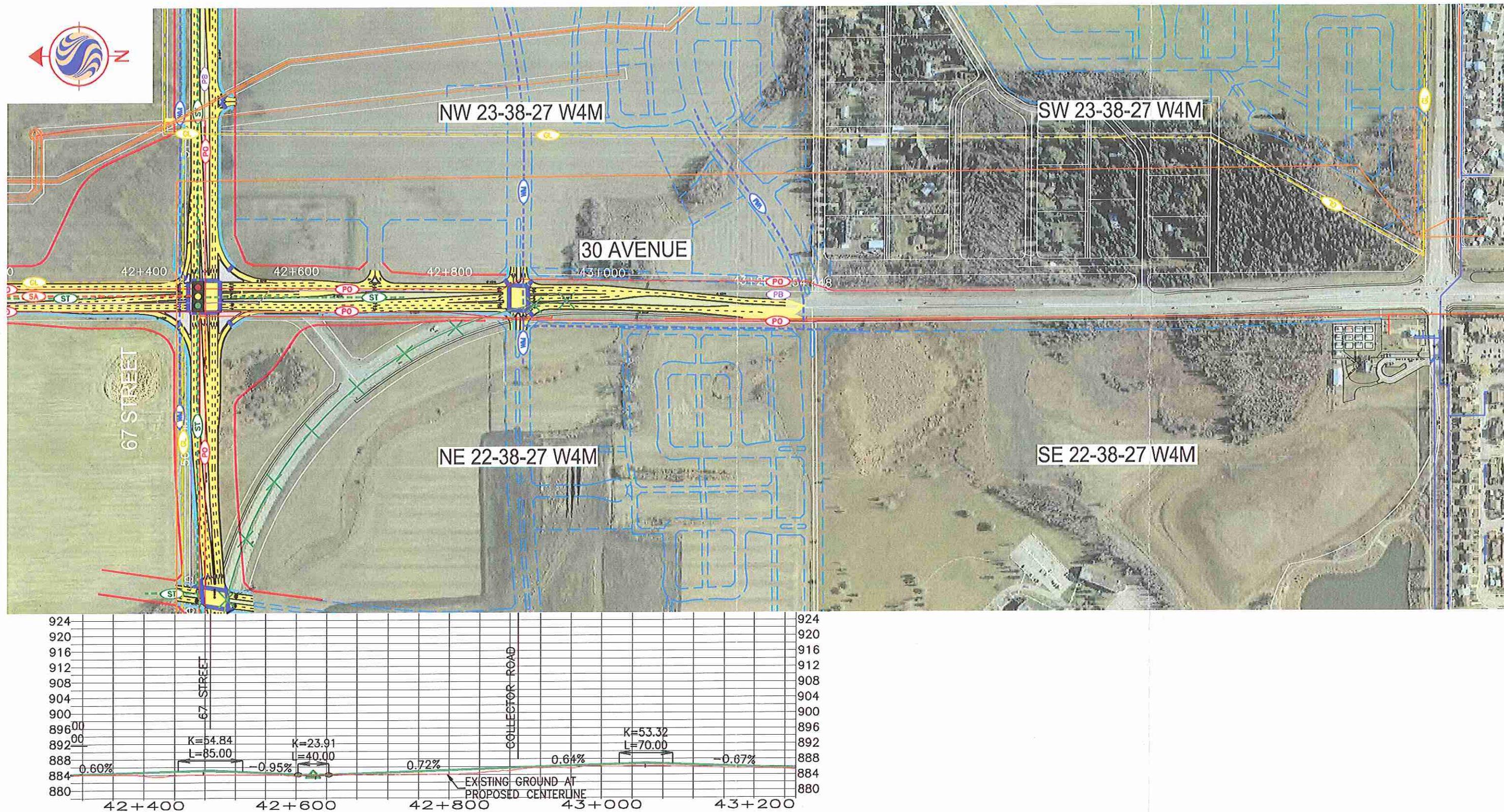
Figure No.

5.3

Title

NORTHLAND DRIVE  
40 AVENUE TO 30 AVENUE  
PHASE 1





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2009-01-07 09:46AM By: scampbell

OCTOBER, 2008  
112837045

ORIGINAL SHEET - ANSI B



Stantec

### Legend

- |  |                        |  |                         |  |                                |
|--|------------------------|--|-------------------------|--|--------------------------------|
|  | Traffic Signals        |  | Proposed Water Line     |  | Existing Gas Line              |
|  | New Construction       |  | Existing Water Line     |  | Existing Buried Power Line     |
|  | Landscaped Median      |  | Proposed Storm Sewer    |  | Existing Overhead Power Line   |
|  | Concrete Islands       |  | Existing Storm Sewer    |  | Existing Buried Telephone Line |
|  | Proposed Property Line |  | Proposed Sanitary Sewer |  | Existing Pipeline              |
|  | Proposed Trail Network |  | Existing Sanitary Sewer |  | Existing Wellsites             |



Client/Project  
THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

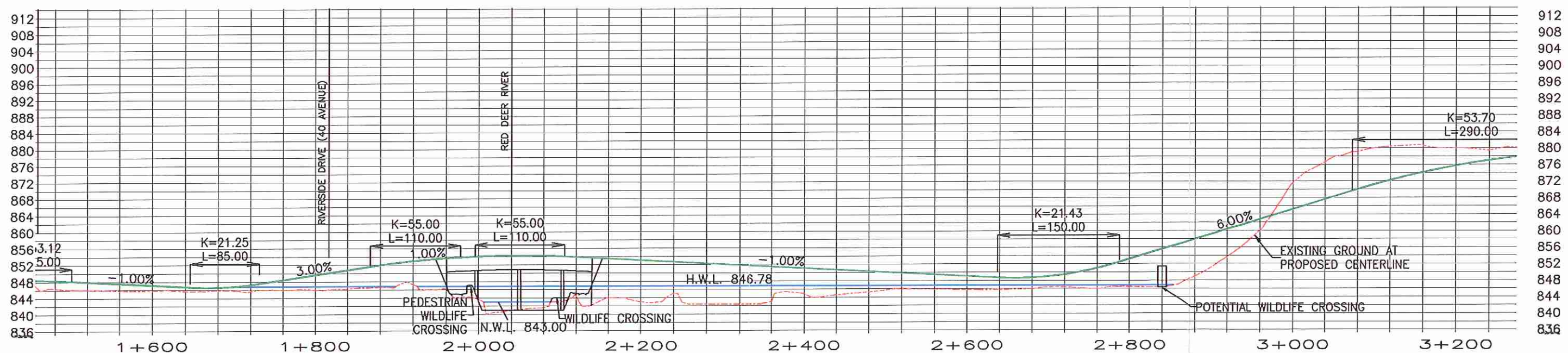
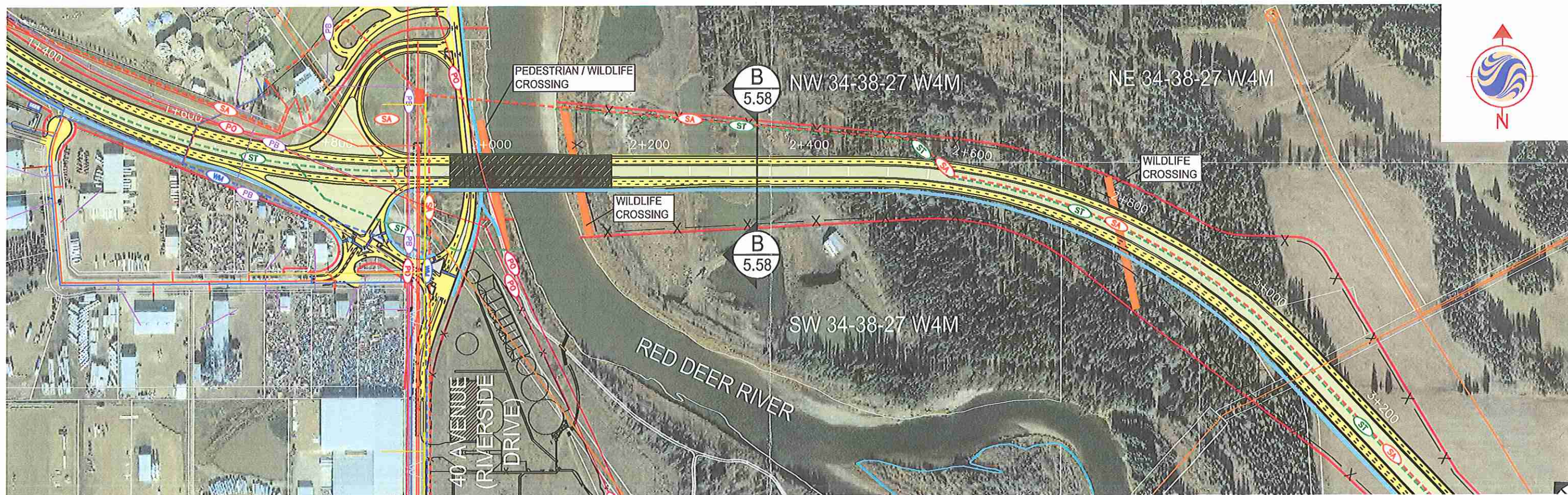
Figure No.

5.6

Title

30 AVENUE  
67 STREET TO 61ST STREET  
PHASE 1





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2009-01-07 10:43AM By: scampbell

OCTOBER, 2008  
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ORIGINAL SHEET - ANSI B



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| Traffic Signals        | Proposed Water Line     | Existing Gas Line              |
| New Construction       | Existing Water Line     | Existing Buried Power Line     |
| Landscaped Median      | Proposed Storm Sewer    | Existing Overhead Power Line   |
| Concrete Islands       | Existing Storm Sewer    | Existing Buried Telephone Line |
| Proposed Property Line | Proposed Sanitary Sewer | Existing Pipeline              |
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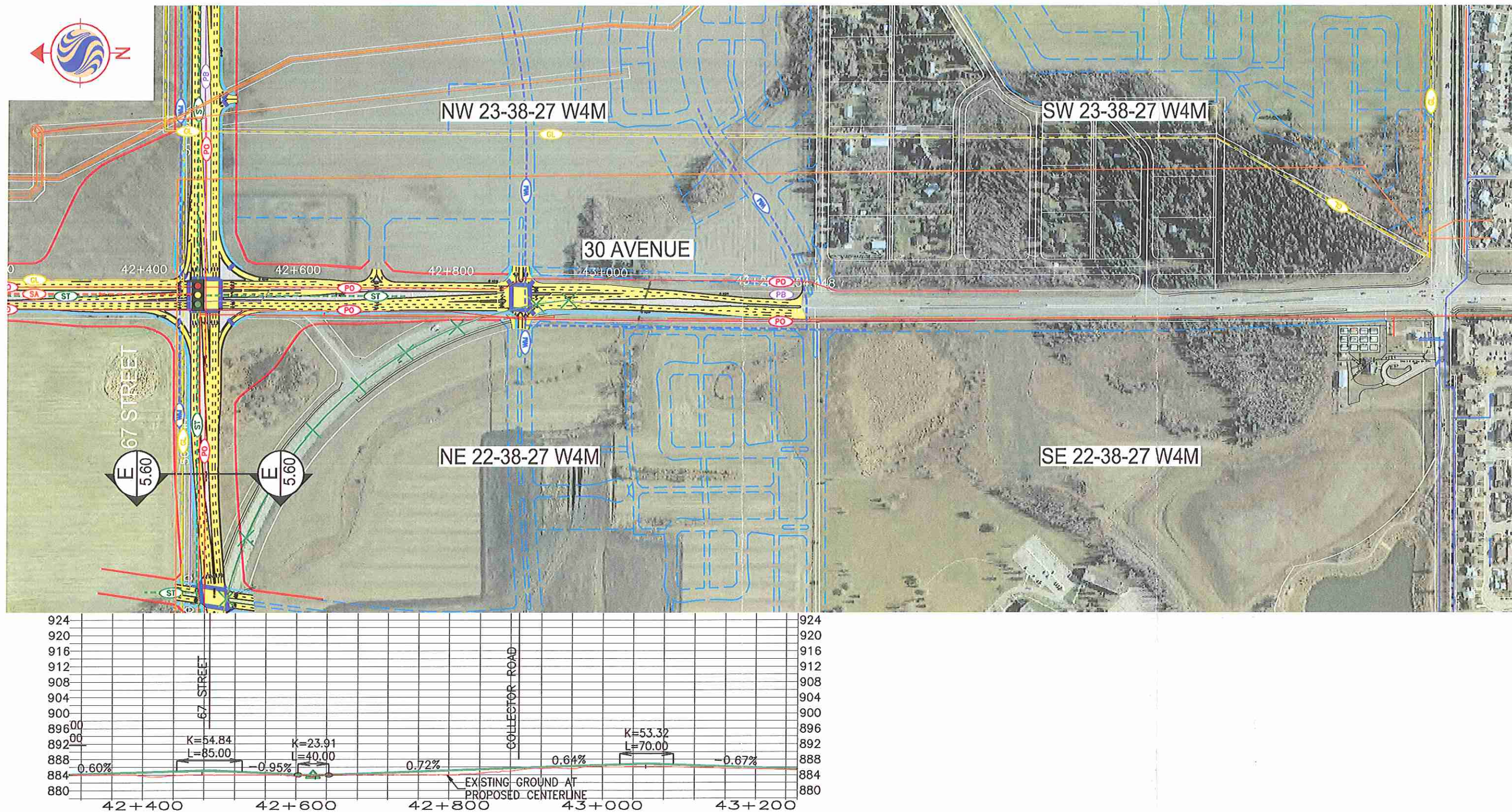


Client/Project  
THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

Figure No.  
5.12

Title  
NORTHLAND DRIVE  
40 AVENUE TO 30 AVENUE  
115,000 POPULATION HORIZON





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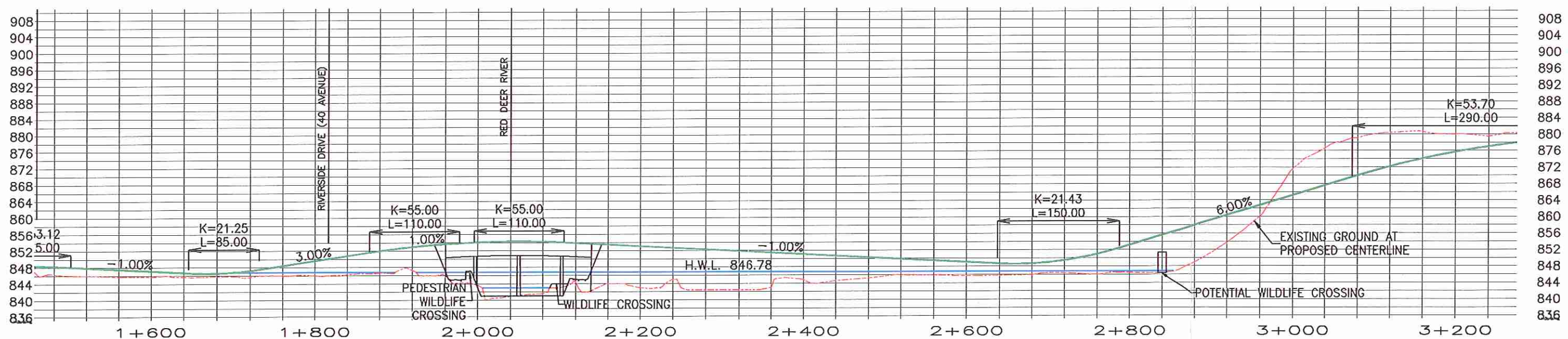
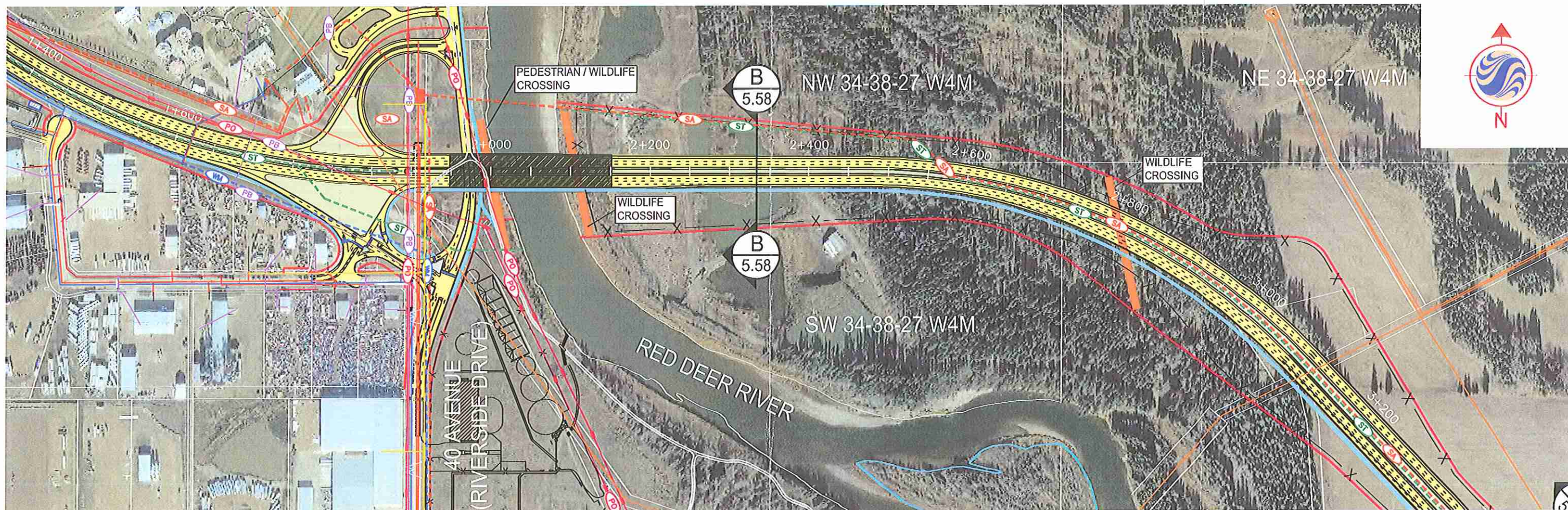


Client/Project  
THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

Figure No.  
5.15

Title  
30 AVENUE  
67 STREET TO 61ST STREET  
115,000 POPULATION HORIZON





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OCTOBER, 2008  
112837045

ORIGINAL SHEET - ANSI B



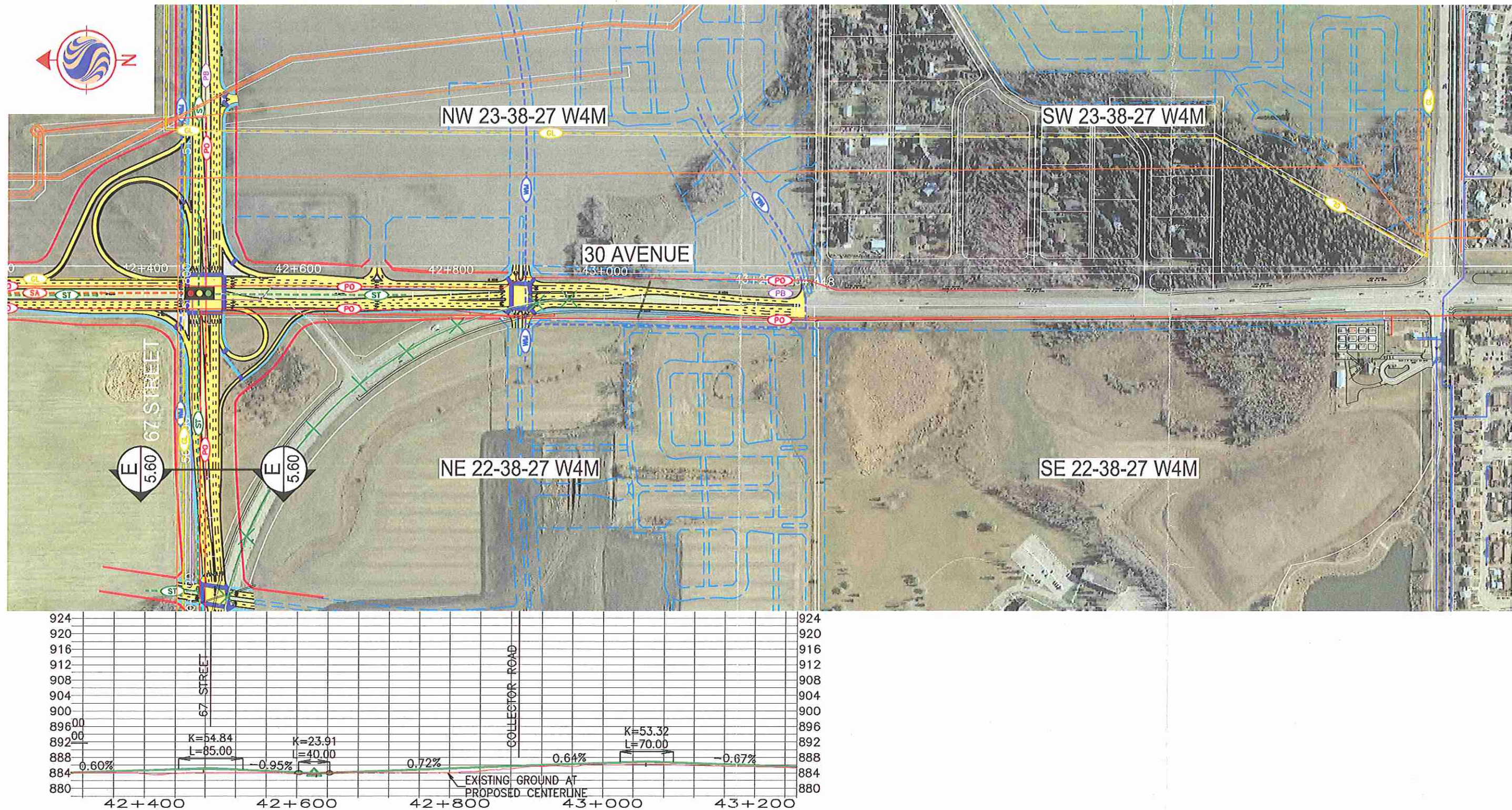
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Client/Project  
THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN  
Figure No.  
5.28  
Title  
NORTHLAND DRIVE  
40 AVENUE TO 30 AVENUE  
188,000 POPULATION HORIZON





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Client/Project

THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

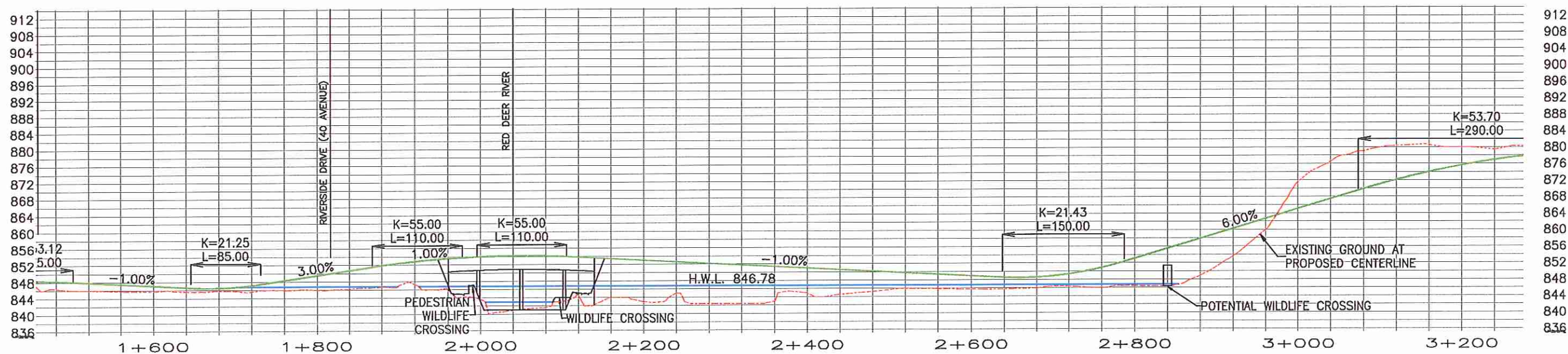
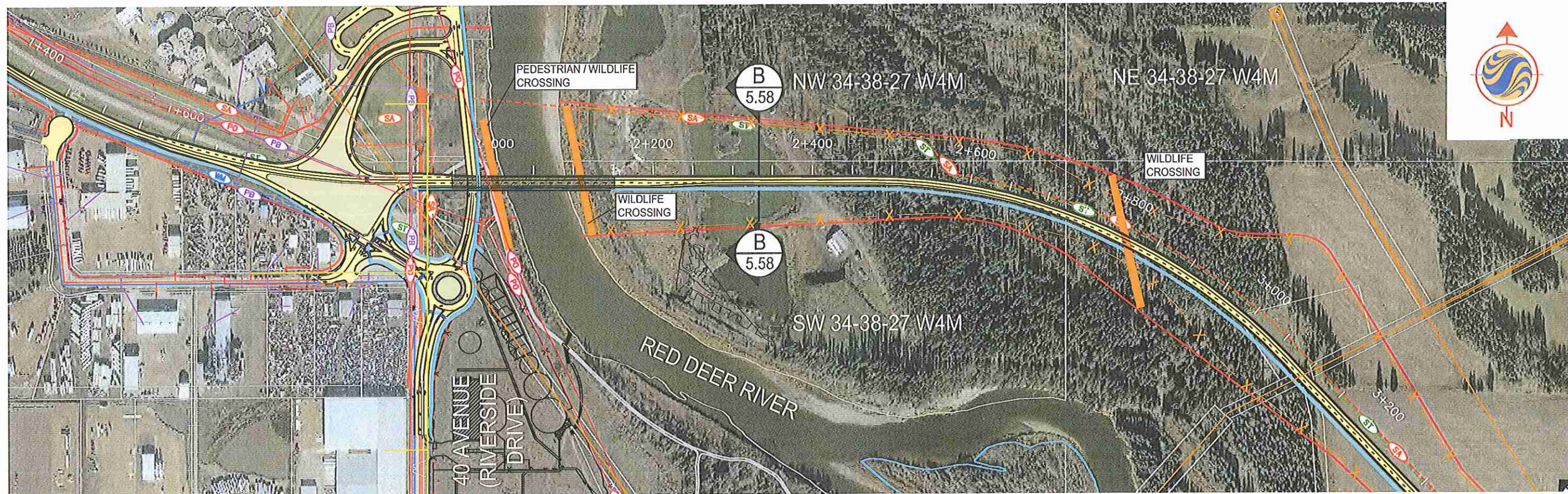
Figure No.

5.31

Title

30 AVENUE  
67 STREET TO 61ST STREET  
188,000 POPULATION HORIZON





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APRIL, 2013  
112837045

ORIGINAL SHEET - ANSI B



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Client/Project

THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

Figure No.

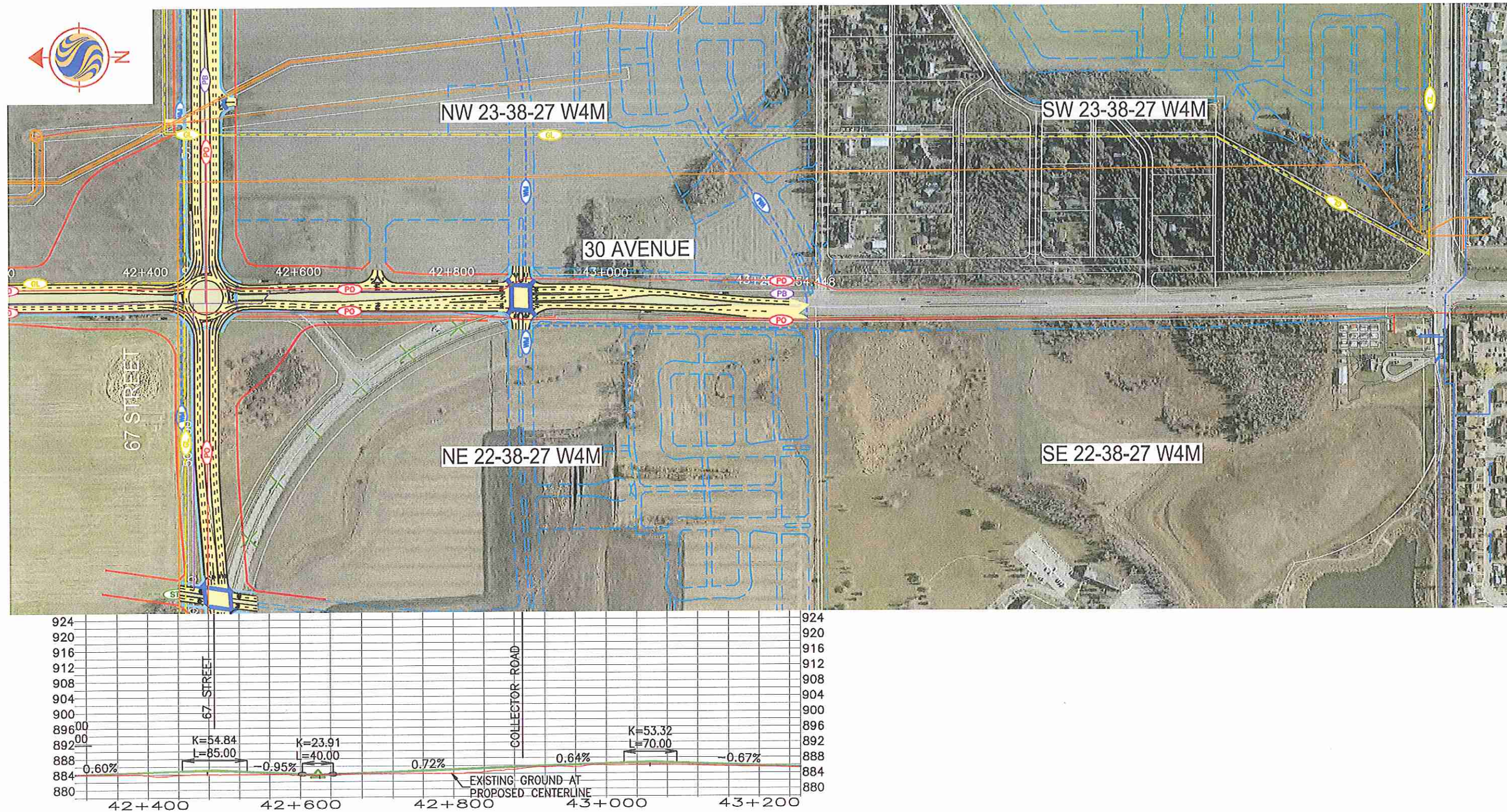
5.3

Title

NORTHLAND DRIVE  
40 AVENUE TO 30 AVENUE  
PHASE 1

**REVISED**





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2009-01-07 09:46AM By: scampbell

APRIL, 2013  
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ORIGINAL SHEET - ANSI B



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Client/Project

THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

Figure No.

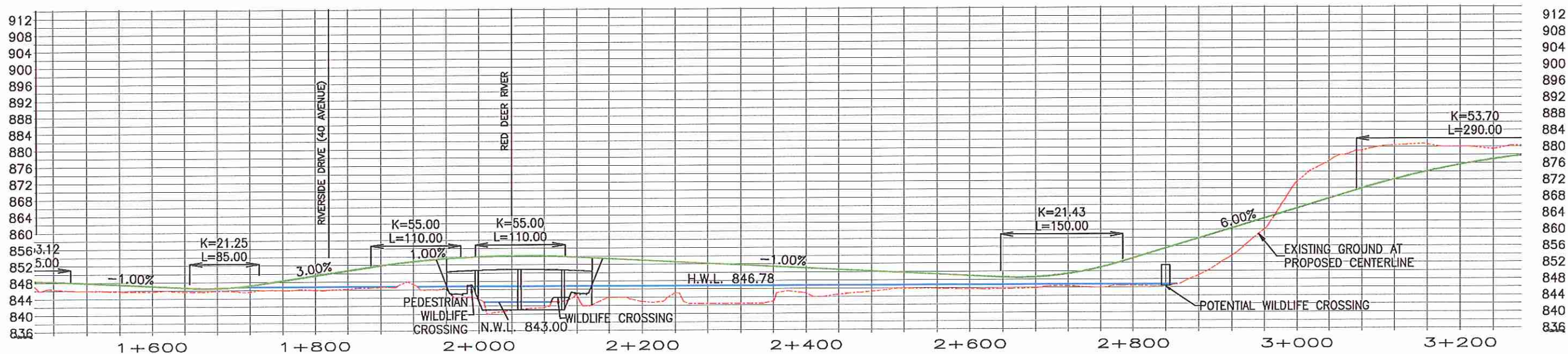
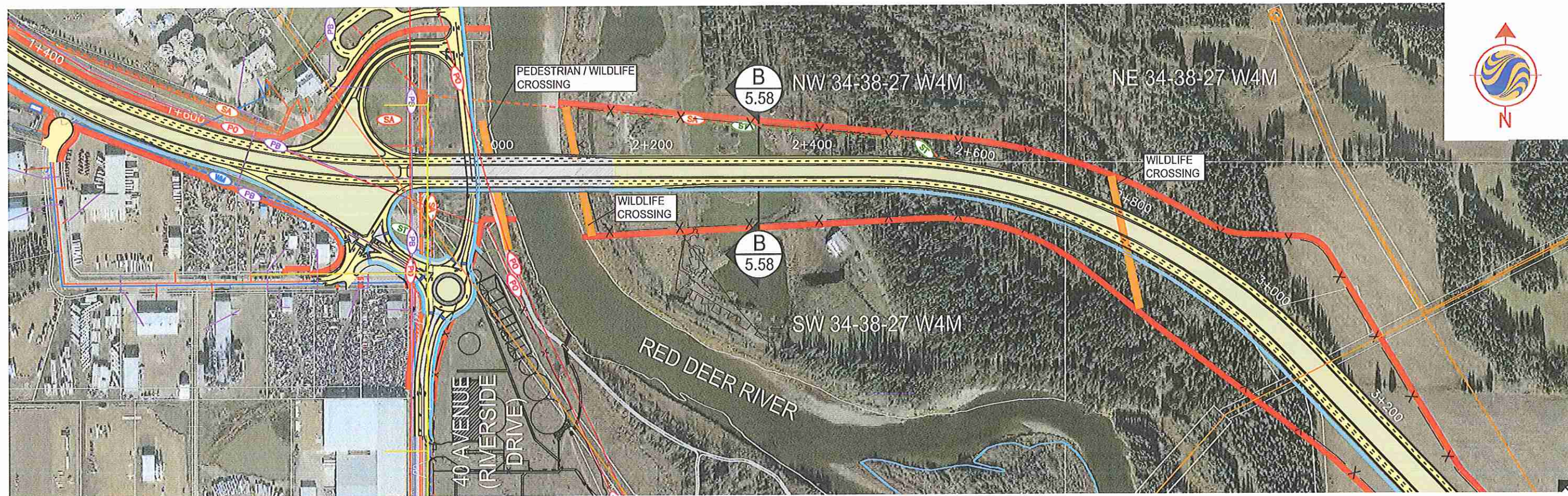
5.6

Title

30 AVENUE  
67 STREET TO 61ST STREET  
PHASE 1

**REVISED**





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ORIGINAL SHEET - ANSI B



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| Proposed Trail Network | Existing Sanitary Sewer | Existing Wellsites             |



Client/Project

THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

Figure No.

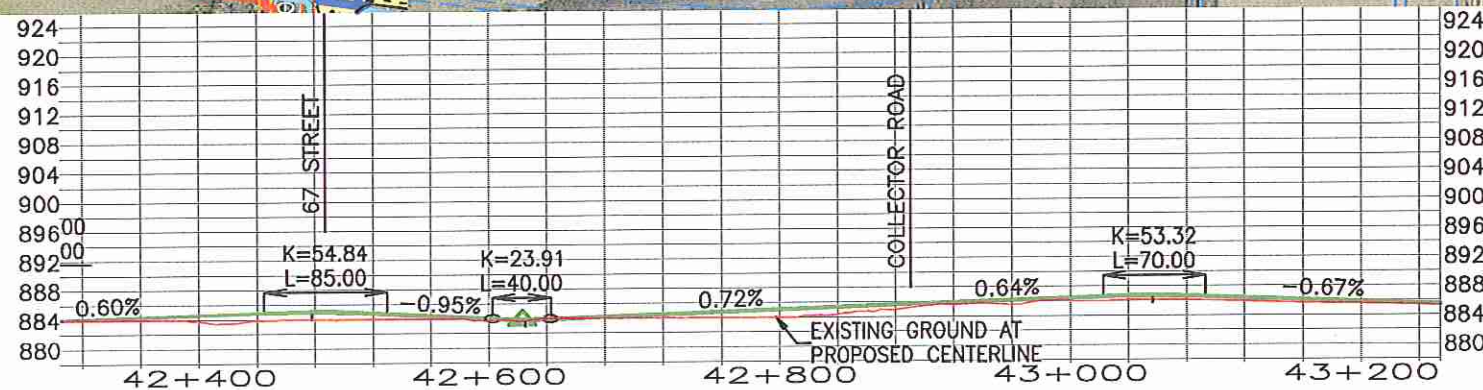
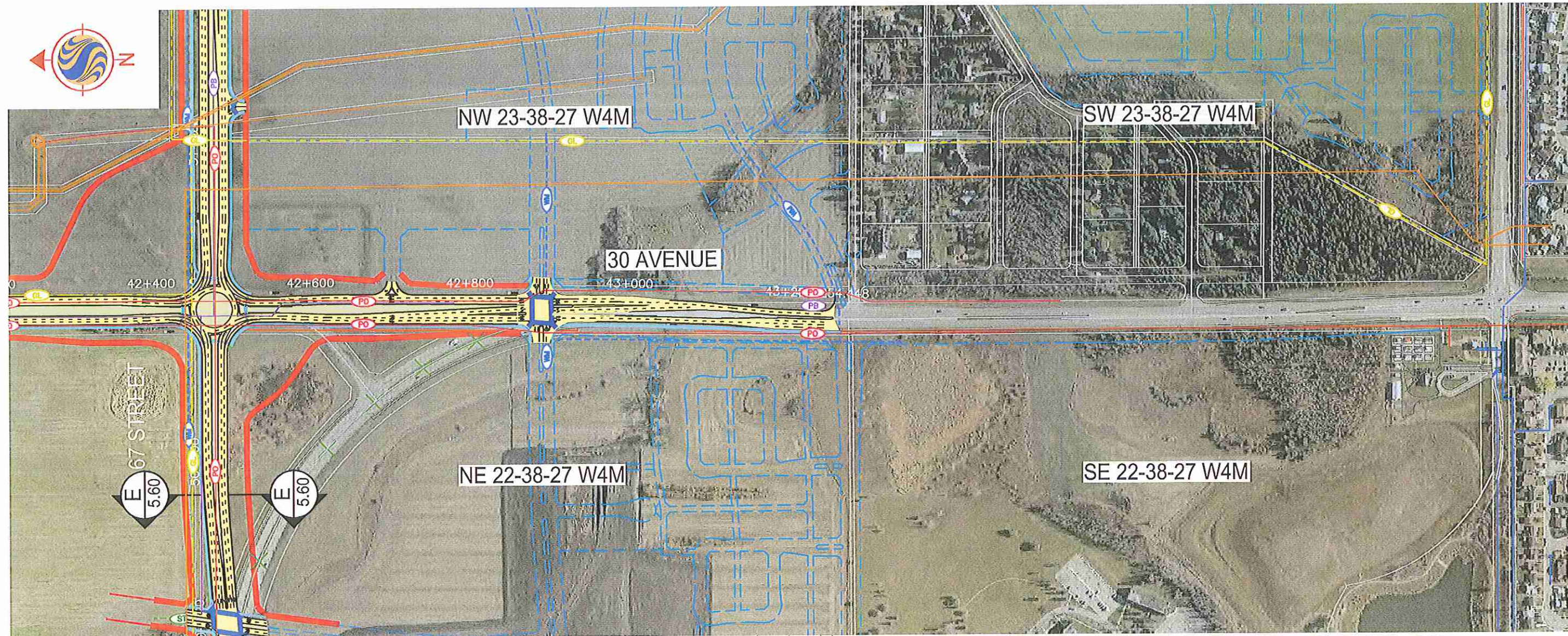
5.12

Title

NORTHLAND DRIVE  
40 AVENUE TO 30 AVENUE  
115,000 POPULATION HORIZON

**REVISED**





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ORIGINAL SHEET - ANSI B



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Client/Project

THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

Figure No.

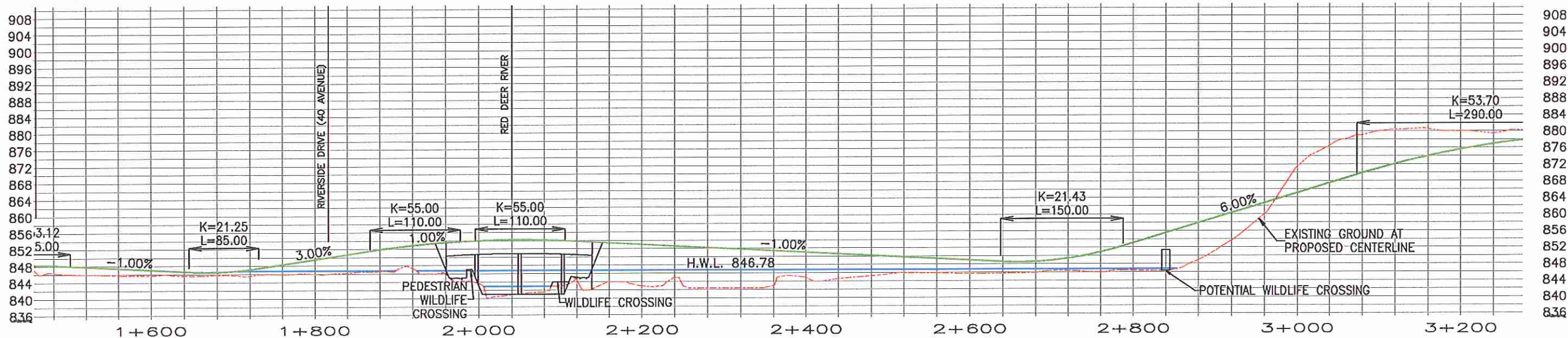
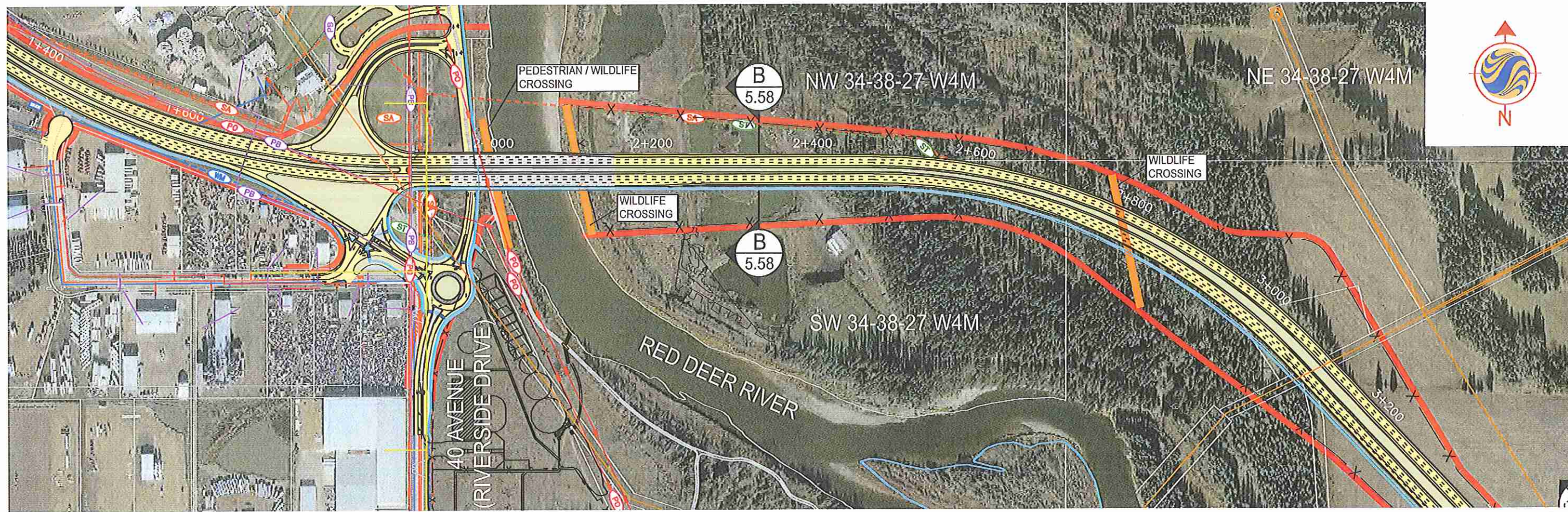
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Title

30 AVENUE  
67 STREET TO 61ST STREET  
115,000 POPULATION HORIZON







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ORIGINAL SHEET - ANSI B



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|  | Proposed Property Line |  | Proposed Sanitary Sewer |  | Existing Pipeline              |
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Client/Project

THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

Figure No.

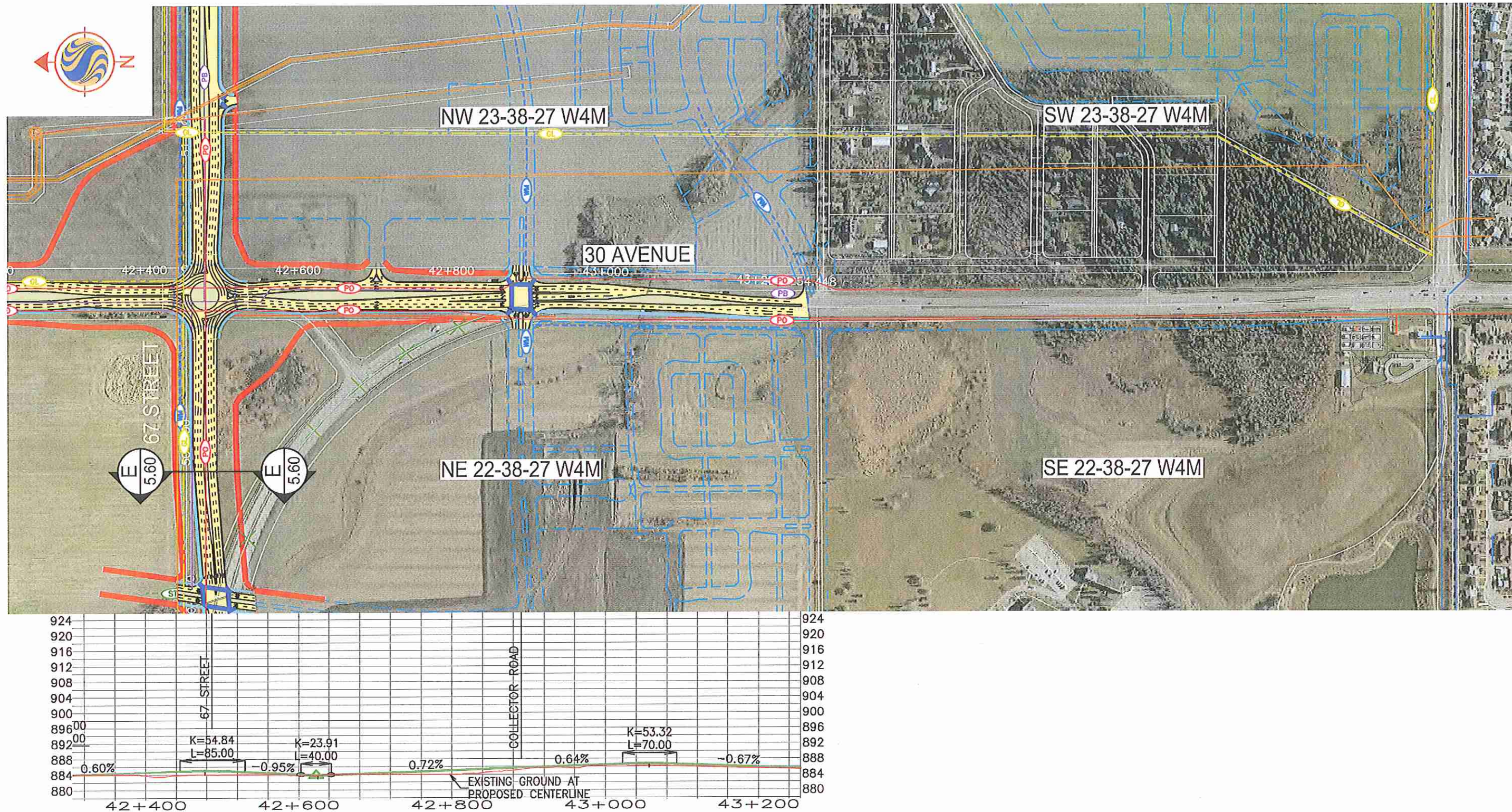
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Title

NORTHLAND DRIVE  
40 AVENUE TO 30 AVENUE  
188,000 POPULATION HORIZON

**REVISED**





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APRIL, 2013  
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ORIGINAL SHEET - ANSI B



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|  | New Construction       |  | Existing Water Line     |  | Existing Buried Power Line     |
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|  | Proposed Property Line |  | Proposed Sanitary Sewer |  | Existing Pipeline              |
|  | Proposed Trail Network |  | Existing Sanitary Sewer |  | Existing Wellsites             |



Client/Project

THE CITY OF RED DEER  
NORTHLAND DRIVE  
FUNCTIONAL DESIGN

Figure No.

5.31

Title

30 AVENUE  
67 STREET TO 61ST STREET  
188,000 POPULATION HORIZON







**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Frank Colosimo, Engineering Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Northland Drive / 20 Avenue Functional Planning Study Final Report October 2008

---

**Reference Report:**

Engineering Services dated April 2, 2013

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer, having considered the volume of items presented on the agenda for April 15, 2013, hereby agrees to table consideration of the following item:

Proposed Amendment – Northland Drive / 20 Avenue Functional Planning Study Final Report October 2008 to the May 13, 2013 meeting of Red Deer City Council

**Report back to Council:** Yes

**Comments/Further Action:**

This report will be brought back to the May 13, 2013 Council Meeting for consideration by Council.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Development Services  
Corporate Meeting Coordinator





April 2, 2013

## **Proposed Construction of a Storm Line as a Local Improvement Project between 77 St and 78 St in Riverside Heavy Industrial Park**

Engineering Services

### **Report Summary & Recommendation:**

---

There are two options available for Council's consideration.

- 1) Proceed with approving the Local Improvement for the construction of a storm line and directing administration to proceed with expropriating a utility easement along the rear property line of Willy's AI Parts Place.
- 2) Do not proceed with the Local Improvement, as negotiations for the utility easements have come to an impasse and expropriation of an easement is not supported at this time.

Based on Engineering's interpretation of the Municipal Government Act and an insufficient number of objections being received, Engineering respectfully recommends that Council:

- 1) Approve construction of the noted local improvement project thereby increasing the 2013 Capital Budget in the amount of \$550,803.00.

We would further recommend that the Debt Repayment Reserve Account loan the sum of five hundred fifty thousand eight hundred and three dollars (\$550,803.00) of which amount the sum of \$137,700.00 is to be paid by The City at large and the sum of \$413,103.00 is to be collected by way of special assessment as herein provided in attached Bylaw No. 3486/2013.

- 2) Direct Administration to proceed with expropriation of a utility easement adjacent to the rear property line of Willy's AI Parts Place.

### **City Manager Comments:**

---

I support the intent of this local improvement project which will help resolve a local storm water problem between several landowners.

To achieve this project it is necessary to acquire an easement for a storm water line from the landowner who is opposed to the local improvement. Negotiations between The City and the landowner have failed to reach agreement on the acquisition of the easement. Therefore, the only way to implement this project would be through expropriation.





I cannot recommend utilizing expropriation to achieve this project. Although the land could be accessed to construct the storm water line, the process of determining price would be through the Land Compensation Board. This is a costly and time consuming process which would take many years to resolve.

In view of the above I recommend that City Council adopt Option 2 and not proceed with the local improvement.

Craig Curtis  
City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated April 2, 2013 re: Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park, hereby agrees to not proceed with the Local Improvement.

### **Report Details**

#### **Background:**

---

At the May 28, 2012 Council Meeting, approval was given for Administration to proceed with the design and to initiate a local improvement for the construction of the above noted local improvement project with a 25% general contribution from the City of Red Deer.

The project has now been designed and the estimated cost of constructing the project has been calculated. Based on financing information received from the Director of Corporate Services, the applicable local improvement rates and payment amounts have been calculated for each of the properties.

On June 27, 2012, in accordance with the Municipal Government Act, Notices of Intent to Construct a Local Improvement were mailed to the property owners who would be required to pay for this project. The Notice advised that the property owners had 30 days to submit a petition against the project. A typical copy of the notification sent to the property owners is appended hereto for information.

At the expiration of the 30 day petition period, 2 property owners sent in letters (dated July 4, 2012 and July 23, 2012) objecting to the local improvement. The





objections were evaluated by the Revenue and Assessment Department and found that under the Municipal Government Act, they do not constitute a sufficient petition.

During the last year the administration has been trying to negotiate for a 10m wide easement adjacent to the rear property line of Willy's AI Parts Place that is required in order for this project. Negotiations to date have failed. Therefore if this project is to proceed, expropriation of the easement as defined in the Municipal Government Act is required.



( 245-152

June 27, 2012

Wilsand Holdings Ltd.  
7770 40 Avenue  
Red Deer, AB T4P 2H9

To Whom It May Concern:

**Re: Proposed Construction of a Storm Line as a Local Improvement Project  
Between 77 Street and 78 Street in the Riverside Heavy Industrial Park**

---

In September 2011, at the request of the petitioners, The City provided a preliminary estimate of costs for a storm line based upon a 50% contribution by The City and the assumption that the right of way would be available. Subsequently your petition received November 22, 2011 requesting construction of the storm sewer with a 50% general contribution by The City, was presented to Council May 28, 2012. At this meeting Council approved the preparation of a local improvement plan with a 25% general contribution by The City.

Accordingly, The City finalized the storm design and continued negotiations with the land owner for the right of way necessary to enable installation of the storm pipe. Negotiations have failed therefore expropriation of the right of way will likely be necessary. Estimated costs for pipe installation, engineering fees, right of way purchase, and legal fees have been used for the Local Improvement Plan. Also a 25% general contribution by The City is included. The project cost has increased as the cost to acquire the right of way and the reduction in general City contribution is now reflected in the individual property assessments.

Attached is a Notice of Intention to Construct a Local Improvement that provides information on the charges applicable to your property based on a 20-year payment period or a "one-time" payment.

If you wish to object to this local improvement, please send a petition or a letter to the Legislative and Governance Services Manager at The City of Red Deer. If you propose to submit a petition, it must be submitted on the appropriate forms available from the Office of the Legislative and Governance Services Manager. If you propose to submit a letter, it must clearly indicate that you do not want the local improvement to proceed. Please ensure that your name, signature, and the description of the property you represent are included in the letter.



**Any response against the Improvement must be received within 30 days of the date of this notice.**

In the event that an insufficient number of objections have been received opposing the proposed Bylaw, as outlined in the attached Notice, Council will likely consider approval of this Bylaw on August 20, 2012.

If Council approves the project, construction will likely occur in the year 2013.

The City will review the Local Improvement Bylaw rate once construction is complete and all costs are confirmed. Following the rate review, the Revenue and Assessment Services will prepare a final notice confirming the amount to be paid by each property owner. The notice will be included with your Assessment and Tax Notices. **Please do not submit any payments to The City until the Revenue and Assessment Services has sent this notice to you.**

If you have any questions, please call Ken Haslop at Engineering Services at 403-342-8158.

Yours truly,

  
Frank Colosimo, P. Eng.  
Engineering Services Manager

SL/mvb  
Att.

c. Director of Corporate Services  
City Clerk  
City Assessor



**NOTICE OF INTENTION  
TO CONSTRUCT A LOCAL IMPROVEMENT  
IN THE CITY OF RED DEER**

Pursuant to Section 393 (1) of the Municipal Government Act, R.S.A., 2000, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of a proposed storm line between 77 St and 78 St in the Riverside Heavy Industrial Park as a local improvement. The cost of the aforementioned local improvement is \$550,803 which is to be paid by special assessment as provided herein. Red Deer City Council has agreed to a 25% cost sharing of the project where 25% of the total construction cost will be paid by The City Of Red Deer. The following information regarding the above noted local improvement project is shown in the attached Appendix A, Part 1:

1. The location of the proposed local improvement.
2. The local improvement project cost.
3. The annual interest rate.
4. The local improvement repayment (assessment) period.
5. The annual payment amount per lot for this local improvement project.
6. The one-time payment amount per lot for this local improvement project.

The rates noted in Appendix A, Part 1 may be subject to amendment prior to the first payment for this project being due.

In accordance with Section 404 of the Municipal Government Act, lots of a different size or shape, or corner lots, may be assessed in a manner the Municipality considers appropriate to ensure that they will bear a fair portion of the local improvement tax.

The following information and costs applicable to your property are shown in the attached Appendix A, Part 2:

1. The name of the registered property owner.
2. The mailing address of the property owner.
3. The civic address of your property.
4. The legal description of your property.
5. The assessable frontage for your property.
6. The annual payment amount for each year of the noted payment period for your property.
7. The one-time payment amount for your property.



Notice is also given that this local improvement project will not proceed if the property owners submit a joint petition or individual letters to Council against the proposed local improvement project. For a local improvement project not to proceed, the following conditions must be met:

1. If a petition is submitted, it must be signed by at least two-thirds (67%) of the property owners who would be liable to pay the local improvement tax and the owners who sign the petition must represent at least 50% of the value of the property assessment for the parcels of land subject to the local improvement tax.
2. If individual letters are submitted, they must be submitted by at least two-thirds (67%) of the property owners who would be liable to pay the local improvement tax and the owners who sign the petition must represent at least 50% of the value of the local improvement tax.
3. If a Municipality, school, or hospital is the owner of any lands affected by the local improvement, and as such, is entitled to sign the petition, its name and assessment are not to be counted in determining the validity of a petition.
4. If a parcel of land is owned by more than one owner, the owners are considered as one owner for the purpose of determining the validity of a petition.

If no petition or an insufficient petition has been received by Council against the local improvement within the time limited specified, the local improvement may be undertaken and the cost of it assessed to the property owners by the system of assessment referred to in this Notice.

Council may undertake to construct the proposed local improvement at anytime within three years of the giving of this Notice.

Where the property owner(s) proposes to make annual payments for the noted repayment period, the owner(s) may pay the outstanding balance at anytime, including any interest and penalties less any previously amount paid.

Dated at The City of Red Deer this **June 27, 2012**.

Att.



**APPENDIX A  
THE CITY OF RED DEER  
ENGINEERING SERVICES DEPARTMENT  
LOCAL IMPROVEMENT TAX INFORMATION**

**PRELIMINARY COSTS FOR CONSTRUCTION OF A  
PROPOSED STORM LINE BETWEEN 77 ST AND 78 ST  
IN THE RIVERSIDE HEAVY INDUSTRIAL PARK  
AS A LOCAL IMPROVEMENT PROJECT**

The personal information contained on this form is collected under the authority of the Municipal Government Act, Division 7, Local Improvement Tax and will be used for the purpose of implementing a local improvement and a local improvement tax. If you have any questions about this collection, please contact the Engineering Services Manager, The City of Red Deer, 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T4 or telephone (403) 342-8158.

**Part 1: Local Improvement Project Information**

a.	Estimated Local Improvement Project Cost	\$550,803
b.	Interest Rate	3.422%
c.	Local Improvement Repayment Period	20 Years
d.	Annual Repayment Rate based on Each Lot	\$4,810.27 /lot
e.	One-time Payment Amount based on Each Lot	\$68,850.50 /lot

**Part 2: Property Information**

a.	Tax Roll Number	3310755
b.	Property Owner	WILSAND HOLDINGS LTD.
c.	Mailing Address	7770 40 AVE RED DEER, AB T4P 2H9
d.	Municipal Address	7770 40 AV
e.	Legal Description	4 1 7920941
f.	Additional Legal	
g.	Number Of Lots	1
h.	Annual Payment Amount for Noted Repayment Period	\$4810.27 /annum
i.	Total One-time Payment Amount	\$68850.51



July 23, 2012

To Whom It May Concern:

**Re: Objection to Proposed Construction of a storm Line as a Local Improvement Project between 77 street and 78 street in the River side Heavy Industrial Park**

---

In regards to the easement proposed for Wilsand Holdings we object for the following reasons:

:Mr. Haslop has not been negotiating in good faith.

:It would depreciate land value.

:There is no benefit to A-1 Willy's Parts Place

:The only businesses that would benefit would be Peavey Mart, and Olymel.

:If 30 feet of land was taken from Wilsand Holdings it would result in closing A1- Willy's Parts Place as a business of this magnitude could not properly function on the land remaining. In effect ceasing employment of eight employees, and closing the doors of a profitable company that has been in business over forty years.

In regards to the first meeting with Mr. Ken Haslop and Mr. Jason Mains an agreement was proposed. It was then dismissed two weeks later. Wilsand Holdings tried to take the matter to council and was rejected. At no fault to Wilsand Holdings has this matter not been dealt with. It appears there is a communication problem between Mr. Ken Haslop, Liz Souley, the planning commission, and the permit department.

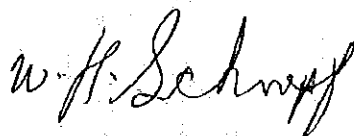
Information has just been released of a swale that would go on the easement to collect water from Peavey mart, and Bull dogs property. This swale on Wilsand Holdings property makes this portion of land unusable. In retrospect it should have been placed on Peavey Marts property in the beginning.

In conclusion I William Schnepf would be willing to attend the next city council meeting to discuss the problem involved from start to finish. Advance notice would be required so Wilsand Holdings would have legal counsel and an engineer present.

Thank you for your time.

William Schnepf

Owner/Operator



Wilsand Holdings/ A1 Willy's Parts Place



**Key Towing & Storage (Alberta) Ltd.**  
**4083 78 Street Crescent**  
**Red Deer, Alberta**  
**T4P 3E3**  
**Tel. (403) 343-1668**

July 4, 2012

The City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Elaine Vincent,  
Legislative and Governance Service Manager

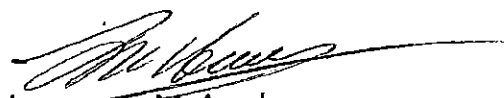
Dear Madam:

RE: Tax Roll Number 3311471  
Property Legal Description: Lot-B Blk-1 PL-8521817

Due to the increase in costs, I am stating an objection to the City of Red Deer Engineering Services' letter dated June 27, 2012 regarding the proposed construction of a storm line on the above property in the Riverside Heavy Industrial Park.

I do not want the construction of the storm line to proceed.

Yours truly,

  
Lawrence McArady  
President





August 15, 2012

## Local Improvement Petition Objection Evaluation – Riverside Heavy Industrial Park

Revenue and Assessment

### **Report Summary & Recommendation:**

---

These objections to the local improvement plan do not meet the requirements of the Municipal Government Act and therefore they do not constitute a sufficient petition.

### **City Manager Comments:**

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LGS Only - City Manager Comments

### **Proposed Resolution**

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LGS Only - Proposed Resolutions





## Report Details

### **Background:**

---

Letters objecting to the local improvement plan for construction of a storm line in Riverside Heavy Industrial Park have been received by the City of Red Deer. These objections have been evaluated as if they were a petition objecting to the proposed local improvement.

### **Discussion:**

There are **6** properties, with a total assessment value of **\$16,661,720** which will be affected by this proposed local improvement. In order to be valid:

1. A minimum of **4** registered owner signatures must appear on the petition. **Two** registered owners signed this petition, and
2. Assessment value of the properties whose registered owners signed the petition must total a minimum of **\$ 8,330,860**. The assessment value of the properties whose registered owners signed the petition totals **\$1,714,600**.

### **Analysis:**

---

Section 392 (2) of the Municipal Government Act states:

"A petition is not a sufficient petition unless

- (a) it is signed by  $\frac{2}{3}$  of the owners who would be liable to pay the local improvement tax, and
- (b) the owners who sign the petition represent at least  $\frac{1}{2}$  of the value of the assessments prepared under Part 9 for the parcels of land in respect of which the tax will be imposed."

These objections to the local improvement plan do not meet the above requirements of the Municipal Government Act and therefore they do not constitute a sufficient petition.





August 15, 2012

## Local Improvement Petition – Proposed Storm Sewer Local Improvement Project – 78 Street Crescent – Riverside Heavy Industrial Park

Legislative Services

### Report Summary & Recommendation:

---

Two letters of objection have been received to a Notice of Intent with respect to Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in the Riverside Heavy Industrial Park. Revenue & Assessment will comment on the sufficiency of the objections as outlined in section 392 of the MGA.

If Council received a valid petition that is signed by two thirds of the owners who would be liable to pay the local improvement and represent at least half of the assessed value of the parcels against which the local improvement is to be applied, Council must not proceed with the local improvement (MGA s. 396).

Council may, at its discretion, choose to abandon the local improvement project even if a petition is not valid.

### Background:

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The Municipal Government Act (MGA) provides that a group of owners may petition Council for a local improvement. A petition is valid if signed by two thirds of the owners who would be liable to pay the local improvement tax and the owners who sign the petition represent at least one half of the value of the assessment.

If the petition is valid, The City must prepare a local improvement plan which includes an estimate of the cost of the improvement for each property. This plan is sent out to all property owners affected who then have 30 days to object to the local improvement.

If a valid petition is received objecting to the local improvement, Council must not proceed with the improvement. If there is not a valid petition in opposition, Council can proceed with the improvement and pass a local improvement tax bylaw.

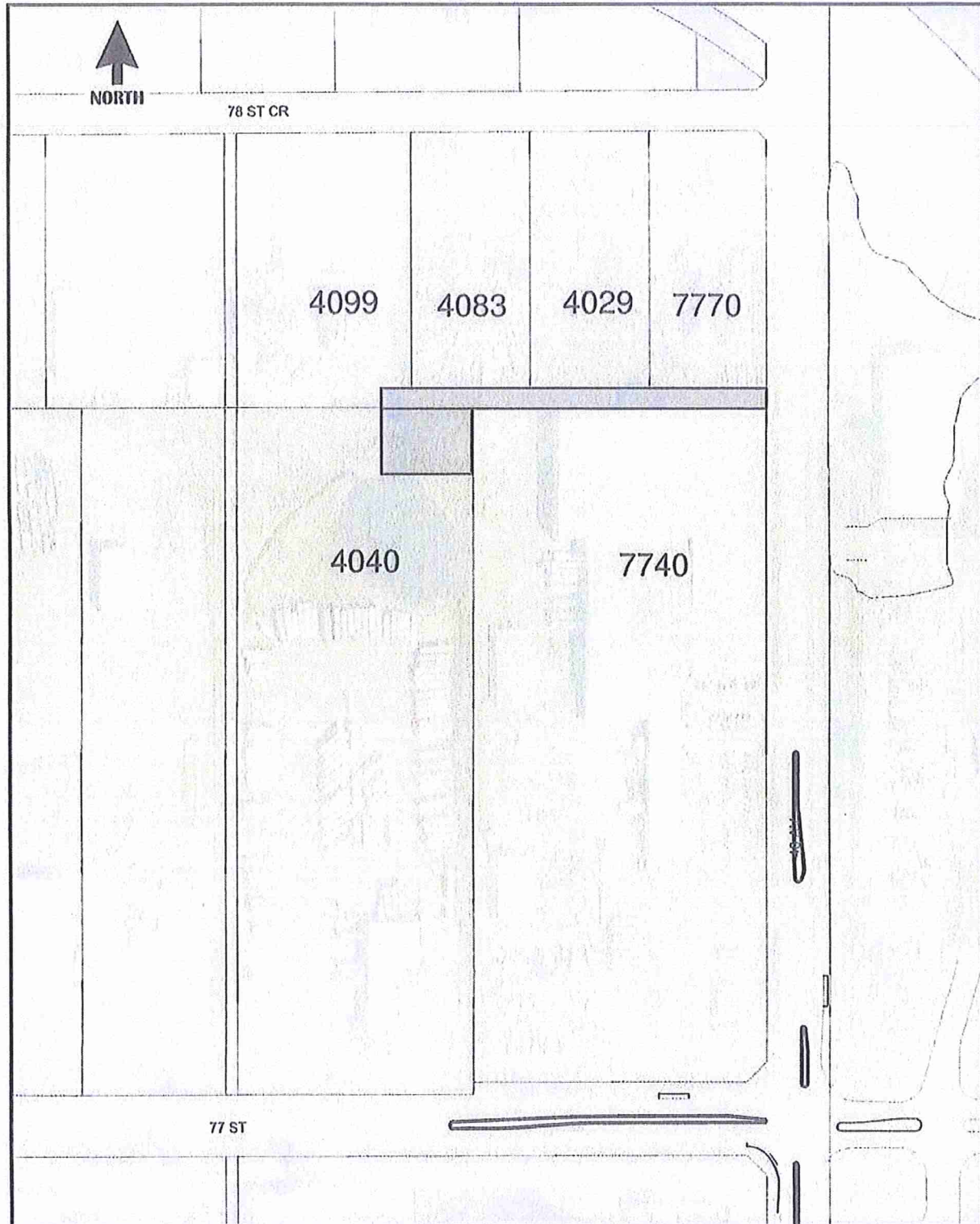
A petition can be presented by way of a formal petition or via letters of objection.


### Discussion:

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At its meeting of May 28, 2012 Red Deer City Council received a valid petition for the construction of a storm line as a Local Improvement Project between 77 Street and 78 Street in the Riverside Heavy Industrial Park and directed that administration prepare a local improvement plan. Council also agreed to cost sharing of 25% from The City and 75% from the property owners for the local improvement. Administration circulated a Notice of Intent to construct a local improvement on June 27, 2012 and two letters in opposition to this Plan were filed with Legislative Services prior to the 30 day deadline of July 27, 2012.





 Construction Area

**PROPOSED LOCAL IMPROVEMENT  
STORM DRAINAGE  
RIVERSIDE HEAVEY INDUSTRIAL**

November, 2011



**BYLAW NO. 3486/2013**

Being a Bylaw to authorize the Municipal Council of The City of Red Deer to impose a special lot assessment for the construction of storm line and drainage improvements.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 2000, as amended, that the Council shall issue a bylaw to authorize undertaking, completing, and levying a special assessment for construction of a storm line;

AND WHEREAS plans, specifications and estimates for such work have been made by the Engineering Services Manager, whereby the total cost of the said project is \$550,803;

AND WHEREAS City Council has approved a 25% general contribution to the project:

AND WHEREAS the estimated lifetime of the project is 20 years;

AND WHEREAS the proposed construction will serve about 6 assessable lots;

AND WHEREAS pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 2000, as amended, the Council has given proper notice of intention to undertake and complete the construction of the storm line, the cost or a portion of the costs thereof to be assessed against the abutting (or benefiting) properties in accordance with the attached Schedule "A", and only 2 sufficiently signed and valid petitions against the said proposal has been received by the Council.

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

1. The Municipal Council of The City of Red Deer is hereby empowered to enter into contracts for the purpose of constructing a storm line as may be necessary.
2. That for the purpose aforesaid, the Debt Repayment Reserve Account will loan the sum of five hundred fifty thousand eight hundred and three dollars (\$550,803.00) of which amount the sum of \$137,700.00 is to be paid by The City at large and the sum of \$413,103.00 is to be collected by way of special assessment as herein provided in attached Schedule "A".
3. During the currency of the said loan there shall be raised annually for payment of the owner's portion of the cost and interest thereon, by special assessment under the Municipal Government Act, R.S.A., 2000, as amended, the respective sums shown as yearly payments on Schedule "A" hereby attached, and there is hereby imposed on all lands fronting or abutting on that portion of the streets or places whereon the said improvements are to be constructed, a special assessment sufficient to cover the owner's portion of the cost of the said



work and the interest thereon payable at the unit rate or rates set forth in said Schedule "A". The said special assessment shall be in addition to all other rates and taxes.

4. Nothing in this Bylaw shall prohibit the owner of the lands herein described from making payment in full of the balance of the assessment and interest accruing thereon which may be owing from time to time at any time prior to the expiration of the term of 20 years.
5. This Bylaw shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2013

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2013

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2013

AND SIGNED BY THE MAYOR AND DEPUTY CITY CLERK this      day of                      2013

\_\_\_\_\_  
MAYOR

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



**Schedule "A"****BYLAW NO. 3486/2013****LOCAL IMPROVEMENT - SPECIAL FRONTAGE ASSESSMENT  
FOR CONSTRUCTION OF A STORM LINE**

## 1. Properties to be assessed

4099	78 ST CR
4040	77 ST
4083	78 ST CR
7740	40 AV
7770	40 AV
4029	78 ST CR

2. Total number of lots	6 lots
3. Total Special Assessment against all properties	\$413,103.00
4. Annual Unit rate per lot to be payable for a period of 20 years calculated at 3.422% interest	\$4810.27
5. Total Yearly Assessment against all the above properties	\$28,861.62
6. Total One-Time Payment Special Assessment per lot	\$68,850.50



## LEGISLATIVE SERVICES

April 16, 2013

Mr. William Schnepf  
Wilsand Holdings Ltd.  
7770-40 Avenue  
Red Deer, AB T4P 2H9

Dear Mr. Schnepf:

**Re: Council Decision – April 15, 2013**  
**Proposed Construction of a Storm Line as a Local Improvement Project between**  
**77 Street and 78 Street in Riverside Heavy Industrial Park**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated April 2, 2013 re: Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park, hereby agrees to not proceed with the Local Improvement.

As discussed during our telephone conversation of April 11, 2013, Council's denial of this local improvement signals Council's conclusion of this matter.

I can advise that at present, The City has no interest in pursuing another local improvement, easement or expropriation in this area.

If you have any further questions, please do not hesitate to contact Frank Colosimo, Engineering Services Manager at 403.342.8158.

Sincerely,



Frieda McDougall  
Legislative Services Manager

c: Frank Colosimo, Engineering Services Manager



April 16, 2013

740900 Alberta Ltd.  
114 Roberts Crescent  
Red Deer, AB T4P 3K8

Dear Sir/Madam:

**Re: Council Decision – April 15, 2013**  
***Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park***

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated April 2, 2013 re: Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park, hereby agrees to not proceed with the Local Improvement.

If you have any further questions, please do not hesitate to contact Frank Colosimo, Engineering Services Manager at 403.342.8158.

Sincerely,



Frieda McDougall  
Legislative Services Manager

c: Frank Colosimo, Engineering Services Manager



April 16, 2013

Mr. Don Sim  
Olybro Inc.  
400 – 2200 Avenue Leon-Pratte  
Saint-Hyacinthe, QC J2S 4B6

Dear Mr. Sim:

**Re: Council Decision – April 15, 2013**  
***Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park***

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated April 2, 2013 re: Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park, hereby agrees to not proceed with the Local Improvement.

If you have any further questions, please do not hesitate to contact Frank Colosimo, Engineering Services Manager at 403.342.8158.

Sincerely,



Frieda McDougall  
Legislative Services Manager

c: Frank Colosimo, Engineering Services Manager



April 16, 2013

Mr. Lawrence McArady, President  
Key Towing & Storage (Alberta) Ltd.  
4083 – 78 Street Crescent  
Red Deer, AB T4P 3E3

Dear Mr. McArady:

**Re: Council Decision – April 15, 2013**  
***Proposed Construction of a Storm Line as a Local Improvement Project between***  
***77 Street and 78 Street in Riverside Heavy Industrial Park***

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated April 2, 2013 re: Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park, hereby agrees to not proceed with the Local Improvement.

If you have any further questions, please do not hesitate to contact Frank Colosimo, Engineering Services Manager at 403.342.8158.

Sincerely,



Frieda McDougall  
Legislative Services Manager

c: Frank Colosimo, Engineering Services Manager



April 16, 2013

Peavey Management Inc.  
7740 – 40 Avenue  
Red Deer, AB T4P 2H9

Dear Sir/Madam:

**Re: Council Decision – April 15, 2013**  
***Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park***

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated April 2, 2013 re: Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park, hereby agrees to not proceed with the Local Improvement.

If you have any further questions, please do not hesitate to contact Frank Colosimo, Engineering Services Manager at 403.342.8158.

Sincerely,



Frieda McDougall  
Legislative Services Manager

c: Frank Colosimo, Engineering Services Manager



April 16, 2013

Rose Motors Investments Ltd.  
c/o Donald Yauch  
24 Aikman Close  
Red Deer, AB T4R 1G2

Dear Mr. Yauch:

**Re: Council Decision – April 15, 2013**  
***Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park***

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated April 2, 2013 re: Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park, hereby agrees to not proceed with the Local Improvement.

If you have any further questions, please do not hesitate to contact Frank Colosimo, Engineering Services Manager at 403.342.8158.

Sincerely,



Frieda McDougall  
Legislative Services Manager

c: Frank Colosimo, Engineering Services Manager





Council Decision – April 15, 2013

**DATE:** April 16, 2013

**TO:** Frank Colosimo, Engineering Services Manager

**FROM:** Frieda McDougall, Legislative Services Manager

**SUBJECT:** Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park

---

**Reference Report:**

Engineering Services dated April 2, 2013

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated April 2, 2013 re: Proposed Construction of a Storm Line as a Local Improvement Project between 77 Street and 78 Street in Riverside Heavy Industrial Park, hereby agrees to not proceed with the Local Improvement.

**Report back to Council:** No

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Development Services





April 4, 2013

## Proposed 2013 Off-Site Levy Rates

### Bylaw 3498/2013 - Consideration of First Reading

Engineering Services

#### **Report Summary & Recommendation:**

---

Engineering Services respectfully recommends Council's approval of Bylaw No. 3498/2013 setting the 2013 Off-Site Levy Rates as follows:

• Trunk Water	\$ 16,060
• Trunk Sanitary	\$ 21,642
• Trunk Storm	\$ 67,693
• Major Thoroughfare	<u>\$ 97,906</u>
Total	\$203,301

#### **City Manager Comments:**

---

I support the recommendation of Administration and in accordance with the Municipal Government Act, following advertising this will come back in four weeks time for consideration of second and third reading.

Greg Scott  
Acting City Manager

#### **Proposed Resolution**

---

That Council consider giving first reading to Off-Site Levy Bylaw 3498/2013.





## Report Details

### **Background:**

---

The City charges off-site levies on new development lands within the City to cover the cost of extending trunk water, sanitary, and storm mains, major thoroughfare, and associated facilities to serve these areas. The cost of expanding water and wastewater treatment facilities are funded through utility rates and are not included in the off-site levy calculation. The Off-Site Levy Rates are reviewed on an annual basis and adjusted as required.

#### **2012 Approved Rate**

In April of 2012, Council approved the 2012 levy rate of \$197,379 per hectare. This rate was based on two key assumptions:

- 2012 construction inflation estimated at 5%.
- No changes were identified to the levy service basins from 2011 to 2012.

### **Discussion:**

---

#### **2013 Service Basin Changes**

There are no changes proposed to the levy service basins for 2013. For reference, Schedules A, B, C, and D are attached, which illustrate the service basin boundaries and infrastructure for the water, sanitary, storm and major thoroughfare basins respectively.

#### **2013 Proposed Rate**

There were plans to perform a detailed review of the off-site input factors in 2012 for use in preparing the 2013 levy rates, however, due to the timing of staffing changes in The City's Engineering Services Department that review has been delayed. Engineering Services plans to undertake the re-estimation of projects, a reconciliation of expenses, and possible expansion of the service basin in 2013 for use in setting the 2014 levy rates.

In lieu of a detailed review of the projects, Engineering Services consulted with local contractors, consultants and developers and estimated that construction inflation for 2013 is expected to be approximately 3% for underground/earthwork projects and approximately 3% for surface work projects.

Engineering Services also consulted with the Urban Development Institute (UDI) – Red Deer Chapter during the preparation of the 2013 rates and based on the discussions, the local development industry is generally accepting of the proposed rates for 2013.

In an ideal setting, the 2013 rates would be set later in the year after having time to observe how the estimates will be affected by actual tendered unit rates. Understandably, this





approach does not serve the developer, new home owners or the levy rates. In all reality, the levy is an estimate, based on the best information available at the time and is subject to change.

Based on an estimated 3% construction inflation increase on underground utility construction and roadway projects, the following changes to the Off-Site Levy Rates are recommended:

• Trunk Water	\$ 16,060	(3% increase)
• Trunk Sanitary	\$ 21,642	(3% increase)
• Trunk Storm	\$ 67,693	(3% increase)
• Major Thoroughfare	<u>\$ 97,906</u>	(3% increase)
Total	\$203,301	(3% increase)

## **Analysis:**

---

### **Impact to the New Home Owner**

As a gauge to measure the impact of new levy rates, these rates are often compared to the overall capital cost to construct a new residential home. On average, a new single family home, including the lot cost, would be in the order of \$425,000. Based on 14 residential lots per hectare, the 2012 levy rate of \$197,379/ha equated to \$14,099 per unit, while the proposed 2013 rate (3% increase from 2012) of \$203,301/ha equates to \$14,522 per unit. Although the proposed increase of \$423 per unit is significant, the overall cost associated with the proposed 2013 levy rate is still relatively small (3.4%) in comparison to the average cost of a home.

### **Emerging Issues**

During our review, we identified a number of issues that could affect off-site levy rates in the future. Some of these issues are outlined below:

- a. The slow recovery of land development within the city continues and has significantly lowered revenue for the off-site reserves. This has resulted in an under-recovery of expenditures made to date to open the Queens Industrial Park and East Hill Residential Area and reduced the ability of the reserves to “front end” trunk projects without continued borrowing. There may also be inadequate off-site annual revenue to cover the yearly debenture payments for existing or future borrowings. A review of off-site levy reserves is ongoing and may result in amendments to practices and the policy of how the rate is calculated and how projects are funded to ensure sustainability of the reserve.





- b. The addition of annexed areas and studies will result in a change in the service basin boundary resulting in increased capital projects and increased land area to spread the costs over. The net result will not be known until after the MASP's are prepared for the area North of Highway 11A and an extension to the East Hill plan.
- c. The Transportation Movement Study may impact the future roadway improvements that have been considered in setting the levy rate to date. As these yet to be determined improvements may be related to City growth, funding of all or a portion of such improvements should come from off-site levies.
- d. The adopted River Valley and Tributaries Park Concept Plan, prepared by O2 Planning and Design Inc. in July 2010, identifies a significant amount of future green space which may have an impact on the net developable land area upon which the levy rate has been determined to date. Further evaluation and discussion will need to occur in 2013 to determine the impact that this may have on future levy rates.
- e. The Environmental Master Plan will require the City to review its current stormwater management practices. This may impact existing storm water management practices, the off-site levy criteria associated with storm infrastructure, and possibly the future levy rates.



**BYLAW NO. 3498/2013**

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

- I WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may by bylaw:
  - (a) Provide for the imposition and payment of a levy to be known as an “off-site levy” in respect of land that is to be developed or subdivided, and
  - (b) Authorize an agreement to be entered into in respect of the payment of the levy.
- 2 An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:
  - (a) New or expanded facilities for the storage, transmission, treatment, or supplying of water;
  - (b) New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
  - (c) New or expanded storm sewer drainage facilities;
  - (d) New or expanded roads required for or impacted by a subdivision or development;
  - (e) Land required for or in connection with any facilities described in clauses (a) to (d);

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

- I This bylaw may be cited as "The Off-Site Levy Bylaw".

- 2 Definitions:

For the purpose of this bylaw:



- (1) "Development" shall mean:
  - (a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or
  - (b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.
- (2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for a development which has been approved by the Municipal Planning Commission, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.
- (3) "Net Development Area" means the area remaining after the deletion of the following lands (deemed undevelopable) from the Gross Development Area:
  - (a) previously developed lands for which off-site levies have already been paid,
  - (b) expressway and arterial road right of ways as defined by The City,
  - (c) Environmental Reserves as defined in the Municipal Government Act (e.g. native wetlands, rivers, creeks, lakes, ravines, steeply sloped areas),
  - (d) major tree stands that are identified by the City for preservation and are in excess of the 10% municipal reserve dedication required by the MGA,
  - (e) The power transmission right of way extending across the south end of city. Parts of this land that are subdivided from the right of way for development purposes would not be excluded from the Gross Development Area.



- (4) “Trunk Water” means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.
- (5) “Trunk Water Off-site Levy Rate” means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Water facilities identified on Schedule “A” less the Water Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule “A”.
- (6) “Trunk Sanitary” means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off-site Levy rate.
- (7) “Trunk Sanitary Off-site Levy Rate” means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Sanitary facilities identified on Schedule “B” less the Sanitary Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule “B”.
- (8) “Trunk Storm” means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as storm water storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.
- (9) “Trunk Storm Off-site Levy Rate” means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Storm facilities identified on Schedule “C” less the Storm Off-site Levy revenues collected to date,



plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule "C".

- (10) "Major Thoroughfare" means an existing or proposed expressway, divided arterial roadway, or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.
- (11) "Major Thoroughfare Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Major Thoroughfare facilities identified on Schedule "D" less the Major Thoroughfare Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule "D".

3 That effective January 1, 2013, The City of Red Deer hereby levies an off-site levy upon all land within The City boundaries to be subdivided or developed within the areas described below and calculated as follows:

- (1) In all the area outlined in the attached Schedule "A", the sum of \$16,060 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
- (2) In all the area outlined in the attached Schedule "B", the sum of \$21,642 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off-site Levy Rate").
- (3) In all the area outlined in the attached Schedule "C", the sum of \$67,693 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").



5

Bylaw No. 3498/2013

(4) In all the area outlined in the attached Schedule “D”, the sum of \$97,906 for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the “Major Thoroughfare Off-site Levy Rate” ).

4 Service Basin areas lying beyond City limits are used for purposes related to calculation of Off Site Levy rates only. Off-site Levies shall not apply to areas beyond The City’s jurisdiction.

5 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.



6

Bylaw No. 3498/2013

6 Off-site levies imposed and collected under Bylaw 3480/2012 shall be deemed to have been imposed and collected under this Bylaw.

7 Bylaw 3480/2012 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

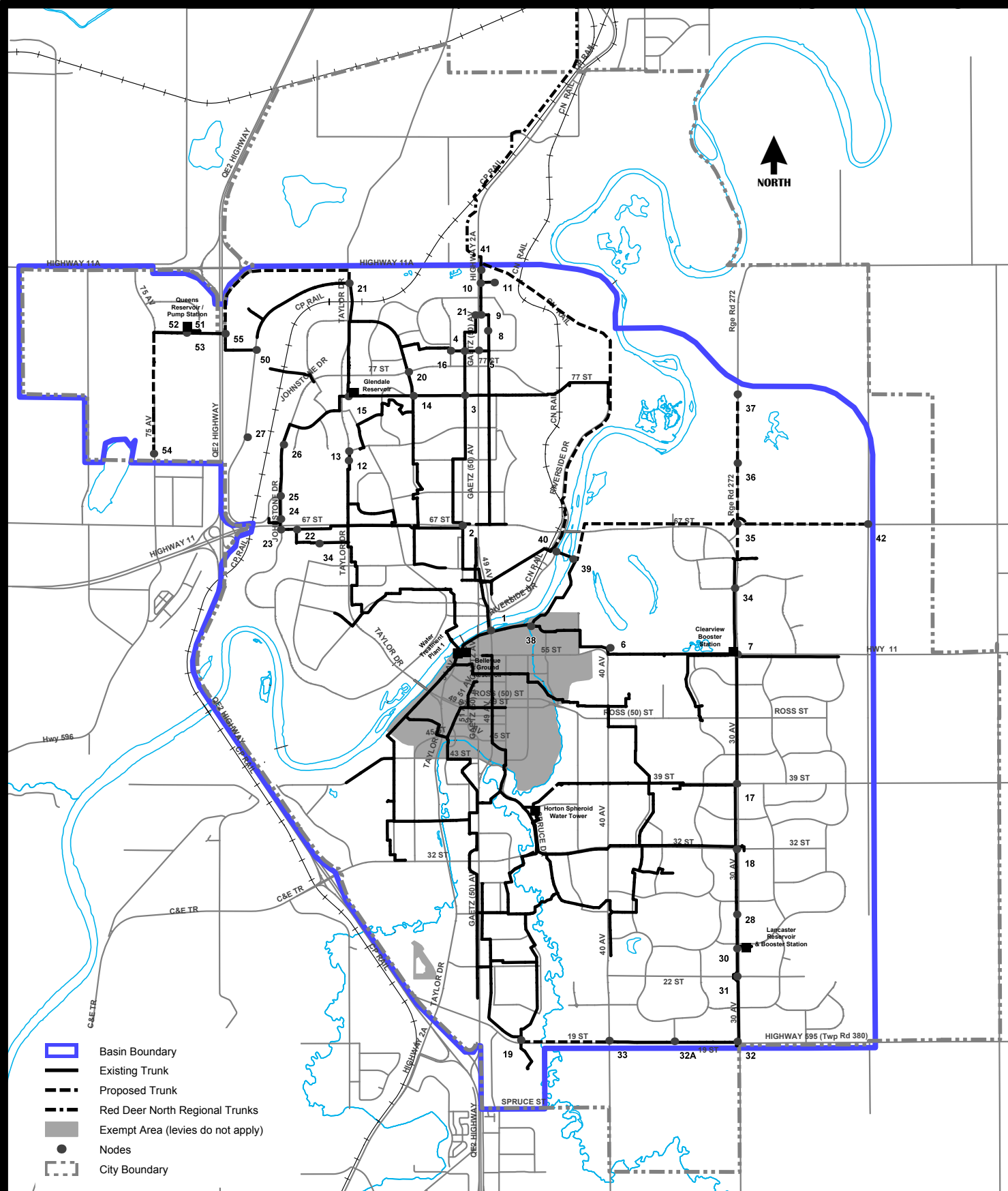
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MAYOR

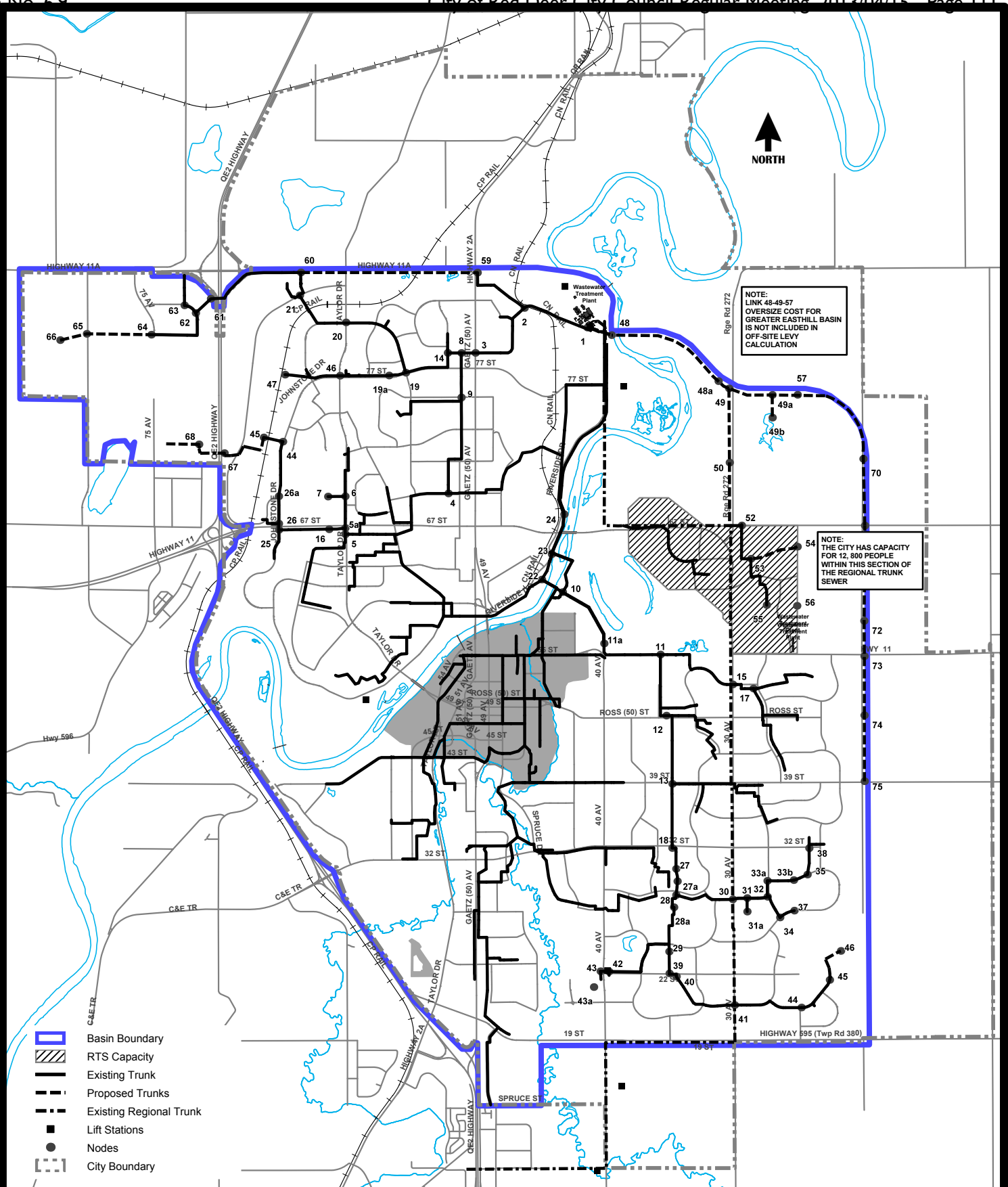
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CITY CLERK

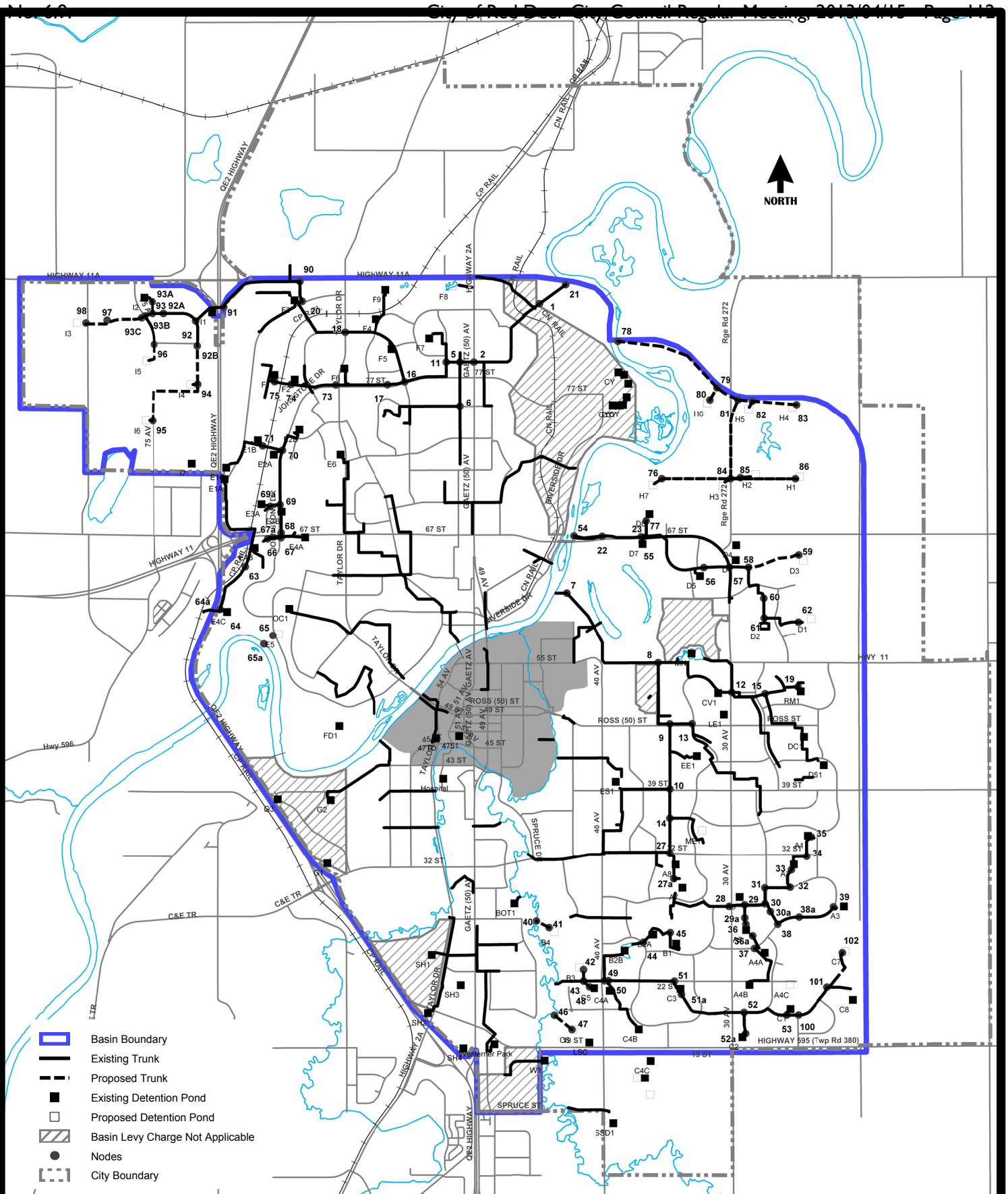




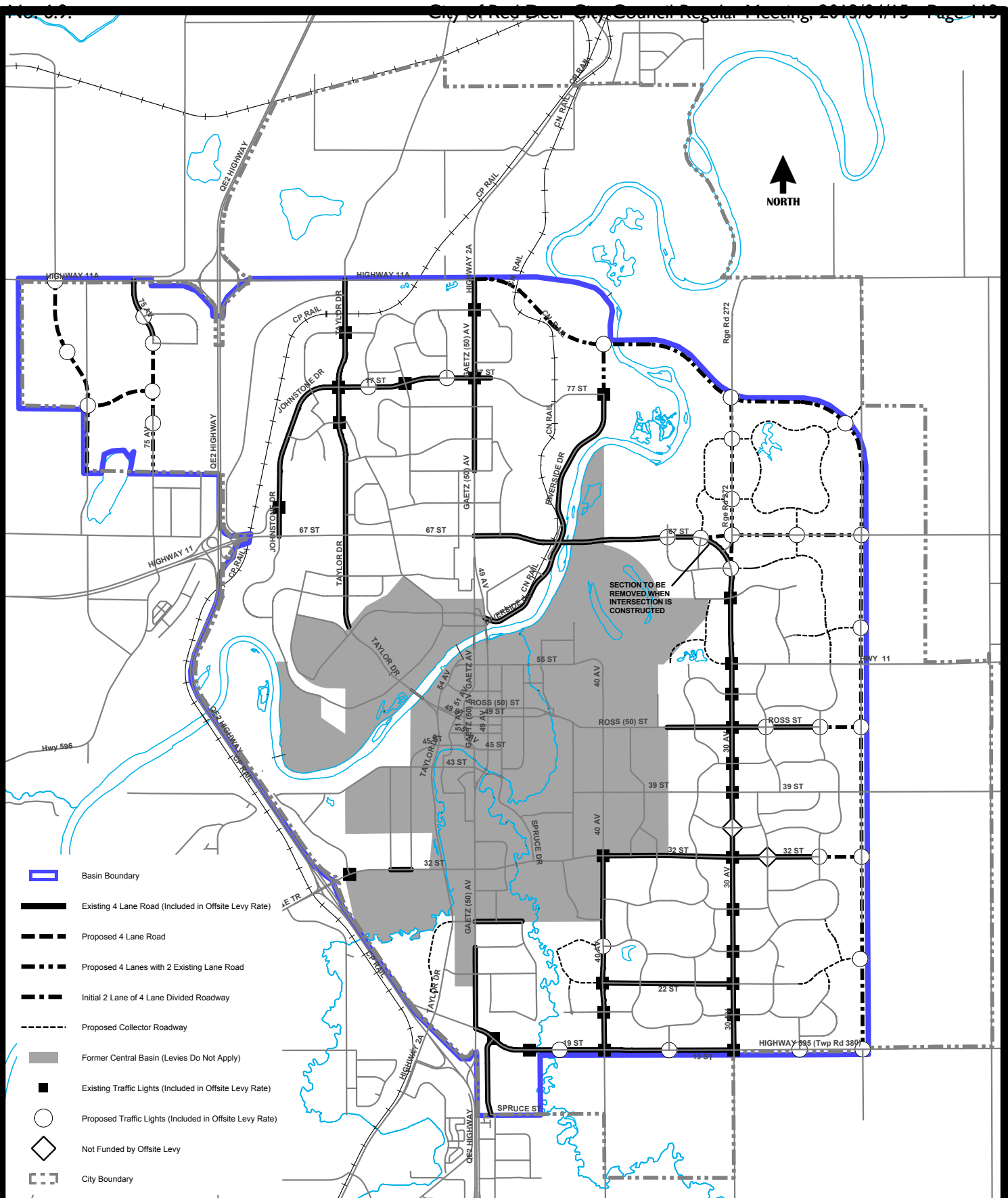
















April 3, 2013

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Frank Colosimo, P. Eng. Engineering Services Manager

RE: Proposed 2013 Off-site Levy Rates

Thank you for consulting UDI on the 2013 Offsite Levy rates. While the rates continue to go in the opposite direction that the industry prefers, we understand the pressures of inflation. Therefore we respectfully provide support for a 3% increase in levy rates for 2013.

In the current political climate of budget cutting and constrained capital spending, it is imperative the development industry work diligently with the City of Red Deer to manage the conceptual design of new servicing basins. To that end the local chapter of UDI endeavours to provide assistance in the coming year in reviewing the offsite levy system and its sustainability. UDI should play a key role in examining the levy system to ensure it is applied in accordance to the many principles enshrined in the MGA.

We appreciate your effort in administering the off-site levies. Should you require additional information please contact me at 343-0817.

Sincerely,

UDI Red Deer Chapter

Gregg Broks  
UDI Chair  
Tel: 403-343-0817  
Fax: 403-343-7510  
[gbroks@Melcor.ca](mailto:gbroks@Melcor.ca)

cc. Steve Bontje, Vice Chairman, UDI Red Deer



**FILE COPY**



**Council Decision – April 15, 2013  
'REVISED'**

**DATE:** April 16, 2013  
**TO:** Frank Colosimo, Engineering Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Proposed 2013 Off-Site Levy Rates Bylaw 3498/2013

---

**Reference Report:**

Engineering Services dated April 4, 2013

**Bylaw Reading:**

At the Monday, April 15, 2013 Red Deer City Council Meeting, Council gave first reading to the Proposed 2013 Off-Site Levy Rates Bylaw 3498/2013, a bylaw to provide a uniform levy of off-site costs in respect of previously undeveloped land.

**Report back to Council:** Yes

**Comments/Further Action:**

Following advertising, this bylaw will come back to the Monday, May 13, 2013 Council Meeting for consideration of second and third readings.

A handwritten signature in blue ink, appearing to read 'McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Development Services  
Corporate Meeting Coordinator





April 4, 2013

## Campaign Contribution and Expense Disclosure

### Bylaw 3492/2013 - Consideration of Three Readings

Legislative Services

#### **Report Summary & Recommendation:**

---

A new Campaign Contribution and Expense Disclosure Bylaw has been prepared in alignment with the Local Authorities Election Act (LAEA) and which supports the principles of transparency and accountability.

#### **City Manager Comments:**

---

I support the recommendation of Administration.

Greg Scott  
Acting City Manager

#### **Proposed Resolution**

---

That Council consider giving three readings to Campaign Contribution and Expense Disclosure Bylaw 3492/2013.





## Report Details

### **Background:**

---

In 2007 Council introduced for the first time a Campaign Contribution and Expense Disclosure Bylaw. The purpose of the bylaw was to support transparency and accountability and was endorsed by the Red Deer City Council, the Red Deer Public School Board and the Red Deer Catholic Regional School Division.

Changes to the Local Authorities Election Act (LAEA) were made in December 2012 and as a result, a new Campaign Contribution and Expense Disclosure Bylaw has been prepared.

### **Legislation:**

---

The LAEA, in the past enabled a local jurisdiction to pass a bylaw to require the reporting of campaign contributions and expenses. In 2007 Council opted to pass a bylaw to this effect which applied to all candidates including those for mayor, council or school trustee elected positions.

Recent changes to the LAEA section now make reporting a requirement of all councillor candidates. However, an amendment to section 2(4) which provides for agreements between jurisdictions and enables our bylaws to have effect in the conduct of an election on behalf of a school jurisdiction has removed the authority to pass a bylaw for another jurisdiction in respect of campaign contributions and expenses. The school jurisdictions will now be required to pass their own bylaws in this regard if they continue to support this principle.

### **Discussion:**

---

The City of Red Deer does not usually adopt legislation by bylaw that has already been established by another order of government; however, campaign contributions and expense disclosure requirements are embedded within a larger piece of legislation, the *Local Authorities Election Act*. For the purposes of candidate understanding and clarity, a bylaw setting out the requirements is still appropriate. Bylaw 3492/2013, Campaign Contribution and Expense Disclosure Bylaw, repeals Bylaw 3449/2010 and sets out the responsibilities of mayor and councillor candidates with respect to campaign contributions and expenses.

### **Recommendation:**

---

That Council consider giving three readings to Bylaw 3492/2013, the Campaign Contribution and Expense Disclosure Bylaw.



**BYLAW NO. 3492/2013**

Being a bylaw of The City of Red Deer to require the public disclosure of Campaign Contributions and Campaign Expenses.

Whereas Red Deer City Council desires to function in a manner consistent with the concepts of transparency and accountability; and

Whereas members of the public may wish to know the source of contributions as well as the amounts and nature of disbursements in campaigns for public office; and

Whereas Red Deer City Council believes that candidates should be responsible and accountable to the people of Red Deer; and

Whereas the *Local Authorities Election Act*, S.A. 2000, Chapter L-21 provides for the disclosure to the public of campaign contributions and expenses.

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

**Title**

1 This Bylaw may be cited as the “Campaign Contribution and Expense Disclosure Bylaw”.

**Definitions**

2 In this Bylaw unless otherwise specified:

“Anonymous Contribution” means a contribution for which the contributor’s identity cannot be established but does not include anonymous contributions acquired by means of a fundraising function;

“Campaign” means events or activities in, by, or on behalf of, a candidate for the purpose of promoting the election of the candidate;

“Campaign Contribution” means any money, personal property, real property or service that is provided to or for the benefit of a candidate or the candidate’s election campaign without fair market value compensation from that candidate; but does not include services provided by a volunteer, who voluntarily performs the services and receives no compensation, directly or indirectly, in relation to the services or time spent providing the services.



“Campaign Expense” means:

- (a) the actual personal expenses of the candidate;
- (b) the cost of acquiring premises, accommodation, goods or services for election campaign purposes;
- (c) payments for the fair cost of printing and advertising;
- (d) reasonable and ordinary payment to any person for the hire of transportation used
  - i. by a candidate or speakers in travelling to and from public meetings, or
  - ii. by any person in connection with and for the purposes of an election.

“Campaign Period” means:

- (a) for a candidate in a general election, the period of time from January 1 immediately following a general election to December 31 immediately following the next general election;
- (b) for a candidate in a by-election, the period of time from January 1 immediately following a general election to 60 days immediately following the by-election;

“Candidate” means an individual nominated as a candidate for mayor or councillor of The City of Red Deer, or an individual who intends to be nominated as a candidate for such an election and accepts campaign contributions or incurs campaign expenses.

“Contributor” means an individual, organization, or corporation providing a campaign contribution;

“Donation in kind” means the fair market value of goods and services donated or provided by or on behalf of a candidate during a campaign for the purpose of an election but does not include volunteer labour;

“Employee Organization” means any organization other than a trade union that bargains collectively for any employees in Alberta, and includes all branches in Alberta of an employee organization are deemed to be one organization;



“Fundraising Function” means events held for the purposes of raising funds for an election campaign of the person by whom or on whose behalf the function is held;

“Gift” means a payment, advance, forbearance, loan, or deposit of money, or any thing of value received, unless something of equal or greater value is received by the donor but does not include services provided without compensation by individuals volunteering their time;

“Person” means any individual other than a candidate, and any organization other than a corporation, employee organization or trade union.

“Prohibited Organization” means:

- (a) a municipality,
- (b) a corporation that is controlled by a municipality and meets the test set out in section 1 (2) of the *Municipal Government Act*,
- (c) a non-profit organization that has received since the last general election any of the following from the municipality in which the election will be held:
  - i. grants,
  - ii. real property, or
  - iii. personal property
- (d) a Provincial corporation as defined in the *Financial Administration Act*, and includes a management body within the meaning of the *Alberta Housing Act*,
- (e) a Metis settlement,
- (f) a school board under the *School Act*,
- (g) a public post-secondary institution under the *Post-secondary Learning Act*,
- (h) any corporation that does not carry on business in Alberta, or
- (i) any organization designated by the Lieutenant Governor in Council as a prohibited organization;

“Statement” means any statement required under this Bylaw.

“Trade Union” means a trade union as defined by the *Labour Relations Code*, the *Public Service Employee Relations Act* or the *Canada Labour Code* (Canada) and that holds



bargaining rights for employees in Alberta, and for the purposes of the Part all locals in Alberta of a trade union are deemed to be one trade union.

### **Duties of Candidates**

3 A candidate shall ensure that

- (1) A campaign account in the name of the candidate's election campaign is opened at a financial institution for the purposes of the election campaign as soon as possible after.
  - (a) the total amount of campaign contributions from any person, corporation, trade union or employee organization first exceeds \$5000 in the aggregate, or
  - (b) the total amount of campaign contributions from any person, corporation, trade union or employee organization with any money paid by the candidate out of the candidate's own funds first exceeds \$5000 in the aggregate.
- (2) If a campaign account has been opened in accordance with clause (a), all contributions of money are deposited in the campaign account;
- (3) Money in the campaign account shall only be used for the payment of campaign expenses;
- (4) Contributions of real property, personal property and services are valued;
- (5) Receipts are issued for every contribution and obtained for every expense;
- (6) Disclosure statements are filed in accordance with section 8;
- (7) Records are kept of campaign contributions and campaign expenses and are retained by the candidate for a period of 2 years following the date on which the disclosure statements were required to be filed;
- (8) Proper direction is given to the candidate's official agent and any other person who is authorized to incur campaign expense and accept or solicit campaign contributions on behalf of the candidate;
- (9) A campaign contribution received in contravention of this Bylaw is returned to the contributor as soon as possible after the candidate becomes aware of the contravention.



- (10) A candidate who contravenes any of the provisions under this section is guilty of an offence and liable to a fine of not more than \$1000.

### **Candidate Self Funded Election Campaign**

- 4
- (1) Any money up to and including \$10,000 paid by a candidate out of the candidate's own funds for the purposes of the candidate's election campaign is not a campaign contribution.
- (2) If a candidate's entire election campaign is funded exclusively out of the candidate's own funds, the candidate is not required to:
- (a) open and deposit the funds in a campaign account at a financial institution in the name of the candidate's election campaign or of the candidate,
  - (b) file a disclosure statement with the The City of Red Deer setting out the total amount contributed by the candidate to the candidate's own election campaign, or
  - (c) file a disclosure statement with The City of Red Deer listing the campaign expenses incurred during the candidate's election campaign.
- (3) This section does not apply if the candidate receives or accepts any campaign contribution from any other person, corporation, trade union or employee organization.

### **Limitations on Contributions**

- 5 Campaign contributions by any person, corporation, trade union or employee organization to a candidate shall not exceed \$5000 in any year.
- (1) Money paid by a candidate out of the candidate's own funds to the candidate's election campaign shall not exceed \$10,000 in any campaign period.
- (2) No prohibited organization, person normally resident outside Alberta or trade union or employee organization shall make any campaign contributions to a candidate.
- (3) A corporation, trade union or employee organization that contravenes this section is guilty of an offence and liable to a fine of not more than \$10,000.



- (4) A person or a candidate who contravenes this section is guilty of an offence and liable to a fine of up to \$5000.

### **Anonymous Contributions**

- 6 Receipt of anonymous contributions by candidates is not permitted. Upon becoming aware of an anonymous contribution a candidate:
  - (1) Must return the contribution to the contributor if the contributor's identity can be established; or
  - (2) If the contributor's identity cannot be established or the funds returned to the contributor, a candidate must pay the amount of the contribution to The City of Red Deer in care of the Returning Officer.

### **Surplus Contributions**

- 7
  - (1) On or before March 1 immediately following a general election, or in the case of a by-election, within 120 days after the by-election, if a candidate's disclosure statement shows a surplus, the candidate must file a Surplus Statement with the Returning Officer indicating the amount of the surplus.
  - (2) Any surplus of total campaign contributions over campaign expenses must be spent on the candidate's expenses in the next general election or by-election.
  - (3) If the candidate does not file nomination papers for the next general election or by-election, the candidate must:
    - (a) within sixty days after that election the candidate pay the surplus amount to a registered Canadian charitable organization(s) as defined in the Income Tax Act (Canada); and
    - (b) on or before the last working day in December in that election year the candidate must file a Declaration of Campaign Surplus Donation with the Returning Officer indicating the recipient(s) of the surplus.

### **Campaign Disclosure**

- 8
  - (1) If a candidate's election campaign is funded exclusively from campaign contributions from any person, corporation, trade union or employee organization or is funded from a combination of money paid by the candidate out of the candidate's own funds and campaign contributions from any person,



corporation, trade union or employee organization, then, on or before March 1 immediately following a general election or, in the case of a by-election, within 120 days after the by-election, a candidate shall file with The City of Red Deer a disclosure statement in a prescribed form, which must include:

- (a) the total amount of all campaign contributions received during the campaign period that did not exceed \$100 in aggregate from any single contributor,
  - (b) the total amount contributed, together with the contributor's name and address, for each contributor whose contributions during the campaign period exceeded \$100 in the aggregate,
  - (c) the total amount of money paid by the candidate out of the candidate's own funds,
  - (d) the total amount of any campaign surplus including any surplus from previous campaigns, and
  - (e) a financial statement setting out the total amount of revenue and expenses.
- (2) If a candidate does not file nomination papers before the next general election, the candidate shall, within 6 months after the date of the next general election,
  - (a) if there is a surplus, donate the amount of money disclosed under subsection 8(1)(d) to a registered charitable organization as defined in the *Income Tax Act* (Canada) or to The City of Red Deer where the candidate was declared elected in a previous general election.
  - (b) if there is a deficit, eliminate the deficit.
  - (c) A candidate who has a deficit referred to above, shall within 30 days after the expiration of the 6-month period referred to in section 2, file an amended disclosure statement showing any campaign contributions accepted and any other funds received to eliminate the deficit.
- (3) If a candidate becomes aware that any of the information reported in the disclosure statement required under section 8(1) has changed or has not been completely or accurately disclosed, the candidate shall, within 30 days, submit a supplementary statement in the prescribed form to The City of Red Deer.
- (4) The City of Red Deer will ensure that all documents filed under this section are available to the public during regular office hours.



**Late Filing**

- 9 (1) A candidate that contravenes section 8 and who fails to:
- (a) comply with that section within 30 days after the time period provided for, and
  - (b) pay The City of Red Deer a late filing fee of \$500,
- is guilty of an offense and liable to a fine of not more than \$5000.
- (2) If a candidate fails to file a disclosure statement as required before the end of the late filing period provided under subsection (1), the Returning Officer shall transmit a report to that effect to Council, which shall on its receipt make the report public.
- (3) A candidate under subsection (2) may, within the 60 day period following the date on which the report under subsection (2) is made public, apply to the court for relief.
- (4) A candidate who fails to file a disclosure statement as required before the end of the late filing period and applies to the court for relief has not been relieved from the obligation to file a disclosure statement, unless so relieved by the Court.

**Public Documents**

- 10 Except as protected by the provisions of the *Freedom of Information and Protection of Privacy (FOIP) Act*, the municipality will ensure that all documents including disclosure statements, surplus contributions, and a report relating to failure to file, shall be made available to the public by the end of March in the year following an election and within 180 days after a by-election.

**Miscellaneous**

- 11 If a deadline for filing a statement(s) under this bylaw occurs on a Saturday, Sunday or a City holiday then the deadline will be the next City working day.
- 12 Bylaw 3449/2010 is hereby repealed.



READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2013.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2013.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this   day of                      2013.

\_\_\_\_\_  
MAYOR

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



## APPENDIX "A"

**ELECTION STATEMENT DECLARATION FORM****Office:**

Mayor

☐

Councillor

☐**Candidate's Name:**

First

Middle  
Initial

Surname

**SUMMARY OF CAMPAIGN CONTRIBUTIONS**

Revenue from:

Cash Donations

\$ \_\_\_\_\_

Donations in kind

\$ \_\_\_\_\_

Fundraising Functions

\$ \_\_\_\_\_

Gifts

\$ \_\_\_\_\_

Other (please describe) \_\_\_\_\_

\$ \_\_\_\_\_

Interest &amp; self contribution

\$ \_\_\_\_\_

Other income (e.g. surplus from previous campaign, attach details)

\$ \_\_\_\_\_

**REVENUE SUBTOTAL**

\$ \_\_\_\_\_

Less:

Anonymous contributions over \$100 returned (contributor's identity established)

\$ \_\_\_\_\_

Other contributions returned to contributors

\$ \_\_\_\_\_

Anonymous contributions paid to Registered Charitable Organization (attached summary)

\$ \_\_\_\_\_

**NET REVENUES**

\$ \_\_\_\_\_

**SUMMARY OF CAMPAIGN EXPENSES**

Advertising

\$ \_\_\_\_\_

Food/Beverage/Entertainment

\$ \_\_\_\_\_

Insurance

\$ \_\_\_\_\_

Office/Facility/Space Rental

\$ \_\_\_\_\_

Office Supplies/Equipment

\$ \_\_\_\_\_

Printing

\$ \_\_\_\_\_

Salaries

\$ \_\_\_\_\_

Signage

\$ \_\_\_\_\_

Transportation

\$ \_\_\_\_\_

Other (please describe) \_\_\_\_\_

\$ \_\_\_\_\_

**TOTAL CAMPAIGN EXPENSES**

\$ \_\_\_\_\_

**CAMPAIGN PERIOD SURPLUS OR DEFICIT****TOTAL CAMPAIGN CONTRIBUTIONS**

\$ \_\_\_\_\_

**TOTAL CAMPAIGN EXPENSES**

\$ \_\_\_\_\_

**CAMPAIGN SUPPLUS (DEFICIT)**

\$ \_\_\_\_\_

**CERTIFICATE of the CANDIDATE or CAMPAIGN MANAGER**

This is to certify that to the best of my knowledge, this Election Statement and the Attachments accurately reflect the financial transactions of the above named candidate. 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.

**DECLARED** Before me at \_\_\_\_\_ Alberta

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

 \_\_\_\_\_  
 Commissioner For Oaths  
 in and for The Province of Alberta

 \_\_\_\_\_  
 Signature of Candidate

TO BE FILED WITH THE RETURNING OFFICER ON OR BEFORE MARCH 1, 2014, AFTER A GENERAL ELECTION YEAR OR 120 DAYS AFTER A BY-ELECTION. The personal information requested on this form is being collected under the authority of s. 118 of the Local Authorities Election Act. The information will be used only to fulfill the requirements of Bylaw 3492/2013, the Campaign Contribution and Expense Disclosure Bylaw. Contact the Legislative Services Manager, 2<sup>nd</sup> Floor, City Hall, 4914 – 48 Avenue, Box 5008, Red Deer, AB T4N 3T4 if you have questions about the use of information collected on this form.



**LISTING OF CUMULATIVE CAMPAIGN CONTRIBUTIONS  
EXCEEDING \$100 including anonymous contributions**

---

Surname[illegible]

\*Note: Anonymous Contributions are payable to The City of Red Deer, section 6(2)



APPENDIX "C"  
**STATUTORY DECLARATION  
SURPLUS CAMPAIGN CONTRIBUTIONS**

CANADA  
PROVINCE OF ALBERTA  
TO WIT:

IN THE MATTER OF  
SURPLUS ELECTION CAMPAIGN CONTRIBUTIONS

I, \_\_\_\_\_ of \_\_\_\_\_ Alberta so solemnly declare that:

My campaign contributions total is \_\_\_\_\_ dollars

My campaign surplus is \_\_\_\_\_ dollars

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.

**DECLARED** Before me at \_\_\_\_\_ Alberta  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Commissioner For Oaths  
in and for The Province of Alberta

\_\_\_\_\_  
Signature of Candidate

TO BE FILED WITH THE RETURNING OFFICER ON OR BEFORE MARCH 1, 2014 AFTER A GENERAL ELECTION YEAR OR 120 DAYS AFTER A BY-ELECTION. The personal information requested on this form is being collected under the authority of s. 118 of the Local Authorities Election Act. The information will be used only to fulfill the requirements of Bylaw 3492/2013, the Campaign Contribution and Expense Disclosure Bylaw. Contact the Legislative Services Manager, 2<sup>nd</sup> Floor, City Hall, 4914 – 48 Avenue, Box 5008, Red Deer, AB T4N 3T4 if you have questions about the use of information collected on this form.



## APPENDIX "D"

**STATUTORY DECLARATION  
DONATION OF SURPLUS CAMPAIGN CONTRIBUTIONS**

CANADA  
PROVINCE OF ALBERTA  
TO WIT:

IN THE MATTER OF  
DONATING SURPLUS  
ELECTION CAMPAIGN CONTRIBUTIONS

I, \_\_\_\_\_ of \_\_\_\_\_ Alberta so solemnly declare that:

That of my campaign surplus of \_\_\_\_\_ dollars:

the amount of \_\_\_\_\_ has been donated to \_\_\_\_\_

and the amount of \_\_\_\_\_ has been donated to \_\_\_\_\_

and the amount of \_\_\_\_\_ has been donated to \_\_\_\_\_

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.

**DECLARED** Before me at \_\_\_\_\_ Alberta  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Commissioner For Oaths  
in and for The Province of Alberta

\_\_\_\_\_  
Signature of Candidate

TO BE FILED WITH THE RETURNING OFFICER ON OR BEFORE MARCH 1, 2014 OF THE ELECTION YEAR PROCEEDING THE DECLARATION OF CAMPAIGN SURPLUS.

The personal information requested on this form is being collected under the authority of s. 118 of the Local Authorities Election Act. The information will be used only to fulfill the requirements of Bylaw 3492/2013, the Campaign Contribution and Expense Disclosure Bylaw. Contact the Legislative Services Manager, 2<sup>nd</sup> Floor, City Hall, 4914 – 48 Avenue, Box 5008, Red Deer, AB T4N 3T4 if you have questions about the use of information collected on this form.



**FILE COPY**



**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Erin Stuart, Deputy City Clerk  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Campaign Contribution and Expense Disclosure Bylaw  
3492/2013

---

**Reference Report:**

Legislative Services dated April 4, 2013

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer, having considered the volume of items presented on the agenda for April 15, 2013, hereby agrees to table consideration of the following item:  
Campaign Contribution & Expense Disclosure Bylaw 3497/2013 to the April 29, 2013 meeting of Red Deer City Council.

**Report back to Council:** Yes

**Comments/Further Action:**

This report will be brought back to the April 29, 2013 Council Meeting for Council's consideration.

  
Frieda McDougall  
Legislative Services Manager

c: Director of Corporate Services  
Legislative Services – Project Coordinator  
Corporate Meeting Coordinator

DM 1350138





March 11, 2013

## Property Tax Sale Bylaw 3497/2013

### Consideration of First Reading

Revenue and Assessment Services

#### **Report Summary & Recommendation:**

---

Administration has updated the terms and conditions associated with the property tax sale, standardizing them in a bylaw to facilitate operations and so they can be used year after year. Administration will continue to approach Council annually for approval of reserve bids, if there are properties that proceed to sale.

Administration recommends that Council approve Property Tax Sale Bylaw 3497/2013 which sets the terms and conditions of the annual tax sale as required by the MGA.

#### **City Manager Comments:**

---

I support the recommendation of Administration.

Greg Scott  
Acting City Manager

#### **Proposed Resolution**

---

That Council consider first reading of Property Tax Sale Bylaw 3497/2013.





## Report Details

### **Background:**

---

The Municipal Government Act provides municipalities with a process to recover property taxes that remain unpaid beyond the year in which they are due. At the end of this process is the actual tax sale.

Council's role in this process is outlined in MGA 419 and is two-fold:

1. To set conditions for the sale
2. To set reserve bids for any properties offered for sale at the public auction.

In the past Council has approved both the conditions and the reserve bids by resolution at the same Council meeting. This has usually occurred in the fall, with the tax sale occurring about two months later.

### **Discussion:**

---

The tax recovery process is very regulated. The tax sale, which occurs at the end of this process, has specific requirements and timeframes for notifying, advertising and conducting the sale. Our review of the process leads us to believe that it would be more effective if we could obtain approval of the sale conditions earlier in the year and delay approval of the reserve bids until just prior to the sale.

Legal Services has advised that there is no legal requirement for Council to approve both the conditions and the reserve bids in conjunction with each other or at the same Council meeting.

Early approval of the sale conditions would allow administration to advertise earlier in the process as the MGA requires that sale conditions be included in the advertisements. Our experience indicates that advertising early results in quicker collection of outstanding taxes. Owners and lenders often do not recognize the consequences of the tax sale until they receive a copy of the Alberta Gazette advertisement indicating that their property is scheduled to be sold.

Rather than approach Council twice every year, for approval of these two items, Administration is proposing that standard sale conditions be approved by bylaw and be used from year to year. This would result in Administration only coming forward to Council if it was necessary to set reserve bids. Since this approval could be sought later in the recovery process, it's expected that fewer properties, if any, would require reserve bids. If all the taxes were collected, Council's approval of reserve bids would not be required and the tax sale would be cancelled.



**Analysis:**

---

The City's Legal Services have developed proposed Property Tax Sale Bylaw 3497/2013 which sets the terms and conditions for the annual property tax sale. For comparison, in Appendix A, you will find last years tax sale conditions which were approved by Council resolution on October 1, 2012.

The first three paragraphs in the proposed bylaw contain additional information that was not included in the 2012 Sale Conditions. They were added by Legal Services to provide additional information and clarity to potential buyers concerning minimum bids, financing arrangements and to advise that the properties are sold on an "as is, where is" basis. Other changes to the Terms and Conditions were primarily housekeeping in nature and do not affect the meaning of the document.

Administration is requesting Council approval of the proposed Tax Sale Bylaw so that the terms and conditions for the sale would remain in place from year to year, any changes in the terms and conditions would be brought back to council as an amendment to the Property Tax Sale bylaw.



## **Appendix “A”**

### **2012 Tax Sale Terms & Conditions**

**Terms:** Cash sales or sales subject to interim financing only. Purchase price payable by non-refundable deposit equal to 10% of purchase price due on day of the Auction, with the balance of the purchase price due on closing. Payments by cash, bank draft or certified cheque only. Closing dates for all sales will be February 28, 2013, unless otherwise agreed to by the City. Successful bidder agrees to be bound by the Terms and Conditions of the City's Sale Agreement, a copy of which will be included in Bidder's Packages on Auction Date and can be obtained after November 9th, 2012 from Revenue & Assessment Services. If the successful bidder fails to complete the transaction the property will be offered to next highest bidder at the price agreed to by the high bidder. Purchase price includes all taxes, fees and charges accrued to Closing Date. Purchaser responsible for payment of all taxes, rates, charges, and fees for the property after Closing. The City of Red Deer may, after the public auction, become the owner of any property not sold at the Public Auction.

In the event that payment of the arrears of taxes and costs is received by the City prior to the Public Auction the property in question will not be offered for sale. There is no right to pay tax arrears after the property is declared sold.



**Bylaw No. 3497/2013**

This bylaw establishes the terms and conditions governing property sales by public auction held by The City to dispose of property for tax arrears.

**Whereas:**

- A. The Municipal Government Act requires that the City offer for sale by public auction any property shown on its tax arrears list, if the tax arrears are not paid.
- B. In accordance with Sections 419 and 436.1 of the *Municipal Government Act*, (the “Act”) Council must set the terms and conditions applicable to its tax sales.

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

- 1. This bylaw may be referred to as the “Property Tax Sale Bylaw.”
- 2. All sales of property for tax arrears held within the City of Red Deer under sections 418 and 436.09 of the Act shall be carried out by Public Auction subject to the following terms and conditions:

**Public Auction - Terms and Conditions**

All properties offered for sale by Public Auction are viewed externally and an estimate of the market value of each property has been made based on that review. This estimate of market value is used as the reserve bid and it represents the minimum bid that will be accepted at Auction. All sales will be subject to a reserve bid. Reserve bid values will be available 30 days prior to Auction from the City Revenue & Assessment Services department. Purchaser will acquire the property free of encumbrances, subject to those exceptions listed in sections 423 and 436.14 of the Municipal Government Act.

The properties will be sold strictly on an “as is, where is” basis. The City of Red Deer makes no representation and gives no warranty as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject property for any intended use by the Purchaser. If the Land is occupied by a tenant in possession under a lease or rental agreement, the obligation and expense of obtaining vacant possession shall be the Purchaser’s.

Only cash sales will be accepted or sales requiring loan funding which does not involve encumbering of the purchased lands and provides for closing funds upon the required closing date in the same manner as a cash sale. Vendor financing or financing using third party mortgages or encumbrances upon the purchased lands, or other similar financing arrangements, cannot be accommodated.



Purchase price payable by non-refundable deposit equal to 10% of purchase price due on Auction Date, with the balance of the purchase price due on closing. Payments by cash, bank draft or certified cheque only. Closing date for all sales will be 60 days after Auction Date, unless otherwise agreed to by the City. Successful bidder agrees to be bound by the Terms and Conditions of the City's Standard Tax Sales Agreement, a copy of which will be included in Bidder's Packages on Auction Date and can be obtained 30 days prior to Auction Date from Revenue & Assessment Services. Purchase price includes all taxes, rates, fees and charges accrued to Closing Date. Purchaser responsible for payment of all taxes, rates, charges, and fees for the property, after Closing Date.

The City of Red Deer may become the owner of any property not sold at the Auction.

In the event that payment of the arrears of taxes and costs is received by The City prior to the Public Auction, the property in question will not be offered for sale. There is no right to pay tax arrears after the property is declared sold.

3. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL	this	day of	2013.
READ SECOND TIME IN OPEN COUNCIL	this	day of	2013.
READ THIRD TIME IN OPEN COUNCIL	this	day of	2013.
AND SIGNED BY THE MAYOR AND CITY CLERK	this	day of	2013.

---

MAYOR

---

CITY CLERK





**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Joanne Parkin, Revenue and Assessment Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Property Tax Sale Bylaw 3497/2013

---

**Reference Report:**

Revenue and Assessment Services, dated March 11, 2013

**Bylaw Reading:**

At the Monday, April 15, 2013 Red Deer City Council Meeting, Council gave first reading to the Property Tax Sale Bylaw 3497/2013, a bylaw that sets the terms and conditions of the annual tax sale as required by the MGA.

**Report back to Council:** Yes

**Comments/Further Action:**

This bylaw will come back in two weeks time, to the April 29, 2013 Council Meeting, for consideration of second and third readings.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Corporate Services  
Financial Services Manager  
Corporate Meeting Coordinator





April 2, 2013

## Queens Business Park SE 36 Industrial Area Structure Plan - Bylaw 3496/2013

### Consideration of Second and Third Reading

Legislative Services

#### **Report Summary:**

---

##### Summary:

The report attached is being brought forward from the Monday, March 18, 2013 Council Meeting.

##### Recommendation:

That Council consider giving second and third readings to Queens Business Park SE 36 Industrial Area Structure Plan Bylaw 3496/2013.

#### **City Manager Comments:**

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I support the recommendation of Administration to proceed with second and third readings of the bylaw.

Greg Scott

Acting City Manager

#### **Background**

---

At the Monday, March 18, 2013 Council Meeting, Council gave first reading to Queens Business Park SE 36 Industrial Area Structure Plan Bylaw 3496/2013.

Bylaw 3496/2013 proposes to guide future zoning, subdivision and development in the SE ¼ Sec 36; 38-27-W4M. The proposed industrial area structure plan (IASP) was prepared pursuant to the policies and intent of the West QE2 Major Area Structure Plan, Industrial Planning Guidelines and Standards and the Regional Ecological Project - Proposed Industrial Lands and Associated Natural Areas (2005/2007).

##### Public Consultation Process:

A Public Hearing has been advertised for Bylaw 3496/2013 to be held on Monday, April 15, 2013 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on March 28 and April 5, 2013. Letters were also sent to the owners of properties adjacent to the site.





Report originally submitted to the  
Monday, March 18, 2013 Council  
Meeting

February 19, 2013

## Consideration of First Reading of Bylaw 3496 / 2013 to adopt the Queens Business Park SE 36 IASP

Planning Department

### Report Summary & Recommendation:

---

The proposed Queens Business Park SE 36 Industrial Area Structure Plan (IASP) involves a quarter section in the Queens industrial area along the west side of the Queen Elizabeth II Highway.

The Plan proposes primarily light industrial uses along with a direct control district adjacent to the Queen Elizabeth II Highway that is designed to accommodate vehicle, recreational vehicle and machinery dealerships.

The proposed IASP meets the intent of the Municipal Development Plan (MDP) and the West QE2 Major Area Structure Plan (MASP).

On February 13, 2013 the Municipal Planning Commission reviewed the proposed IASP and passed a resolution recommending that Council give First Reading to Bylaw 3496 / 2013.

Administration recommends Council adopt the Queens Business Park SE 36 IASP – Bylaw 3496 / 2013.

### City Manager Comments:

---

I support the recommendation of Administration that Council consider first reading of Queens Business Park SE 36 Industrial Area Structure Plan Bylaw 3496/2013. A Public Hearing would then be held on Monday, April 15, 2013 at 6:00 p.m. during Council's regular meeting.

Craig Curtis  
City Manager

### Proposed Resolution

---

That Council consider first reading of Queens Business Park SE 36 Industrial Area Structure Plan Bylaw 3496/2013.





## Report Details

### Background:

---

A proposed industrial area structure plan (IASP) has been submitted to The City for consideration of adoption as a statutory plan. The proposed Queens Business Park SE 36 IASP encompasses approximately 65 hectares (160.6 acres) in the Queens Industrial Park. The subject land is included within the West QE2 Major Area Structure Plan (MASP), which was adopted in December 2007.

Area structure plans provide the framework for further rezoning, subdivision and development within an area of the city. Adoption of the proposed IASP will enable rezoning, subdivision and development to proceed in this area and will help broaden the inventory of industrial lands available for development in the city.

### Discussion:

---

#### A) Municipal Development Plan

The Municipal Development Plan (MDP) identifies the Queens area as suitable for industrial development. The proposed IASP is consistent with the MDP's goal of ensuring that there is, "sufficient, suitably located and serviced industrial land available to attract and facilitate a wide range of industrial development in the future."

#### B) West QE2 MASP

The West QE2 Major Area Structure Plan (MASP) currently identifies the subject land for light industrial uses with an area along the west side of the Queen Elizabeth II Highway for vehicle, recreational vehicle and machinery dealerships. The proposed SE 36 IASP is consistent with the West QE2 MASP.

#### C) SE 36 IASP

The following is a summary of key aspects of the IASP:

##### 1.0 Introduction

- The plan area encompasses four parcels within a quarter section of land totaling 65 hectares (160.6 acres ).
- Guiding statutory plans for this area include the Municipal Development Plan (MDP) and the West QE2 Major Area Structure Plan (MASP). Both of these plans identify the subject area as suitable for industrial development.

##### 2.0 Existing Site Characteristics

- The subject area is relatively flat with a gradual rise in elevation from east to west.
- Current uses include agriculture and a trailer and RV dealership.
- The West QE2 MASP indicates there are no natural features within the subject area that are identified for preservation.





- The subject area contains an abandoned oil well and pipeline right-of-way. A Phase 2 environmental site assessment will be undertaken as part of the servicing study to address any necessary remediation in conformance to the ERCB's directive No. 079.

### **3.0 Development Concept**

- The majority of the land is proposed to be developed as light industrial along with a direct control area that can accommodate vehicle and machinery dealerships.
- Roads, trails, sidewalks and transit will be provided in accordance with the MASP.
- Municipal reserve dedication will be provided through money-in-lieu payments as per the MDP policies.
- The eastern portion of the plan area adjacent to the QE II Highway is subject to higher development standards as it is located within the Land Use Bylaw's Major Entry Area.

### **4.0 Municipal Utility Services**

- Sanitary sewer service will tie into the existing municipal services to the north. A private lift station may be used in the southern portion until municipal services are extended to eventually provide drainage to the south.
- Water service will be tied into the existing municipal water system from the north. Private servicing will not be allowed.
- Storm drainage will be accommodated through a dual pipe storm system connecting to the storm trunk to the north. The system includes a dry pond storm water management facility in a public utility lot (PUL).
- Electric service will be via underground feeders from both the north and south.

### **5.0 Plan Implementation**

- Development is anticipated to proceed in three phases, generally along the north end first, then along the east side and then the central and west ends.
- Redesignation from the A1 Future Urban Development District to either the I1 Industrial (Business Service) District or the Direct Control District No. 24 DC (24) in accordance with the land use concept will occur prior to subdivision and development. The DC(24) district acknowledges uses approved by the County prior to annexation and allows for vehicle dealerships to develop in an area that has exposure to the Queen Elizabeth II Highway and requires a higher standard of development because of that exposure (see attached excerpt from the Land Use Bylaw).
- The plan should be reviewed, and if necessary updated, every five years.

### **Public Consultation**

An open house was held on June 4, 2009 at the 67 Street Holiday Inn. The open house dealt not only with the proposed new SE 36 IASP, but also proposed amendments to the existing West QE2 MASP and the Queens Business Park IASP for the City owned lands in the north half of Section 36. Notice of the open house was advertised in the *Red Deer*





*Advocate* and a newsletter was mailed to landowners within the plan area (MASP area) and also delivered door to door to Lynn Valley residents. Approximately sixteen (16) people attended the open house. Most of the written comments received were focused on MASP related issues, not the SE 36 IASP itself. One concern was the potential additional traffic the proposed DC(24) district area may generate. In response, parking along collector roads near the DC(24) district will be restricted to ensure safe and efficient traffic flow. Several comments also noted the desire to have municipal services extended to the areas to the south as well as the provision of arterial roads to connect the existing southern area to the northern areas and ultimately Highway 11A. The development envisioned by the proposed SE 36 IASP will help address both of these servicing and access concerns.

The land use concept has not changed significantly since June 2009. However, in order to keep adjacent landowners informed a copy of the proposed SE 36 IASP was mailed on February 7, 2013 to landowners within 100 metres of the subject land along with a cover letter stating that the proposed IASP was being presented to Council for consideration of adoption. To date planning staff has not received any comments from adjacent landowners.

### **Analysis:**

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The proposed Queens Business Park SE 36 IASP is consistent with The City's strategic direction regarding economic development in that it provides for more development and economic opportunities and activity within Red Deer.

The proposed Queens Business Park SE 36 IASP is consistent with the Municipal Development Plan (MDP), which identifies this area of Red Deer for industrial development.

The proposed Queens Business Park SE 36 IASP is consistent with the land use, transportation, and servicing concepts contained within the West QE2 MASP. Adoption of the proposed IASP will enable rezoning, subdivision and development to proceed in this area and will help broaden the inventory of industrial lands available for development in the city. It is anticipated that the proposed direct control district area will provide an opportunity for vehicle and machinery dealerships to develop in a location that affords exposure along the QE II Highway.

The development of the subject area will also assist in the extension of municipal services and roads from the City's industrial area in the north to the future and existing industrial areas to the south, including the existing industrial development in the Sullivan quarter (NE 25) immediately south of the subject plan area.



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City of Red Deer Land Use Bylaw 3357/2006

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**<sup>1</sup>8.20.4 Direct Control District No. 24 DC (24) (See Map H20) DC(24)**
**General Purpose**

This District is created to allow existing uses and/or development approved by Red Deer County prior to annexation and their potential expansion in a manner which is complementary to adjacent industrial uses and which recognises highway exposure.

**(1) DC (24) Use Table**

<b>(a) Discretionary Uses</b>	
<b>(i)</b>	Motor Vehicle, Recreational Vehicle and Trailer Sales, Service and Repair
<b>(ii)</b>	Outdoor display or Sale of Goods in association with primary use building
<b>(iii)</b>	Outdoor storage in association with primary use building
<b>(iv)</b>	Identification, local advertising and general advertising on the following types of signs subject to sections 3.3 and 3.4:
	(1) awning, canopy signs,
	(2) under canopy signs,
	(3) fascia signs,
	(4) free standing signs,
	(5) painted wall signs, and
	(6) projecting signs,
	(7) A-Board signs located within the boundaries of the lot, provided that subject to section 3.4:
	(a) Such signs may advertise only the businesses situated on such lot,
	(b) Such signs may not be placed on any portion of a lot which abuts an arterial road.

**(2) Direct Control District No. 24 Regulations**

- (a)** The regulations set out in section 6.1(2), being the I1 Industrial (Business Service) District regulations, apply to this district.
- (b)** The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.
- (c)** All development shall meet the requirements of section 3.12 Major Entry Areas Development Standards.
- (d)** All lighting must not interfere with highway traffic and must be approved by the Development Authority.

**(3) Approving Authority**

The Development Authority is the Approving Authority for all uses and development in this district.





## MUNICIPAL PLANNING COMMISSION

Date: February 13, 2013  
To: Red Deer City Council  
From: Municipal Planning Commission  
Subject: Queens Business Park SE – Industrial Area Structure Plan

---

At the February 13, 2013 meeting of the Municipal Planning Commission, the Commission discussed the Queens Business Park SE Industrial Area Structure Plan (IASP). The motion as sent out below was introduced and passed:

**“Resolved** that the Municipal Planning Commission recommends to Council that Bylaw 3496/2013 to adopt the Queens Business Park SE36 Industrial Area Structure Plan be given first reading.”

The above is submitted for Council’s consideration.

Respectfully submitted,

A handwritten signature in black ink, reading 'Morris Flewwelling'.

Mayor Morris Flewwelling  
Chair, Municipal Planning Commission

✓c: Orlando Toews, Senior Planner



**BYLAW NO. 3496/2013**

Being a bylaw adopting the Queens Business Park SE 36 Industrial Area Structure Plan as a bylaw of the City of Red Deer.

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

That Bylaw No. 3496 / 2013 is hereby adopted:

1. By including the attached text and maps of the “Queens Business Park SE 36 Industrial Area Structure Plan”.

READ A FIRST TIME IN OPEN COUNCIL this 18 day of March 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

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MAYOR

---

CITY CLERK



---

# Queens Business Park SE 36 Industrial Area Structure Plan

*SE ¼ Sec. 36-38-28-W4M*

*Submitted to*



*Prepared for*

*Legacy Inc. and MGM Ventures Ltd.*

*by*



*in association with*



Revised January 25, 2013,



# Queens Business Park SE 36 Industrial Area Structure Plan

*SE ¼ Sec. 36-38-28-W4M*

*Submitted to*



*Prepared for*

*Legacy Inc. and MGM Ventures Ltd.*

*by*



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*in association with*



Revised January 25, 2013



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Appendix

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Appendix A: Reclamation Certificates



## 1.0 INTRODUCTION

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### 1.1 Area Location

As illustrated on *Figure 1* the plan area is comprised of one (1) quarter section of land, totaling +/- 65.0 hectares (160.6 acres). The plan area is divided into four (4) parcels legally described as; SE ¼ Sec. 36-38-28-W4M; Plan 012 2816, Block 1, Lot 4; Plan 932 3029, Block 1, Lot 2; and Plan 932 3029, Block 1, Lot 3. The temporary Service Road is covered under an access right-of-way Plan (City of Red Deer) for the north portion and the south portion is covered by way of a caveat to Alberta Transportation. The plan area is located immediately west of the Queen Elizabeth II Highway and approximately 0.8 kilometres south of Highway 11A. The subject lands are presently owned by Legacy Inc. and MGM Ventures Ltd., both of Red Deer, Alberta. The subject lands were annexed by the City of Red Deer in November of 2007.

### 1.2 Planning Framework

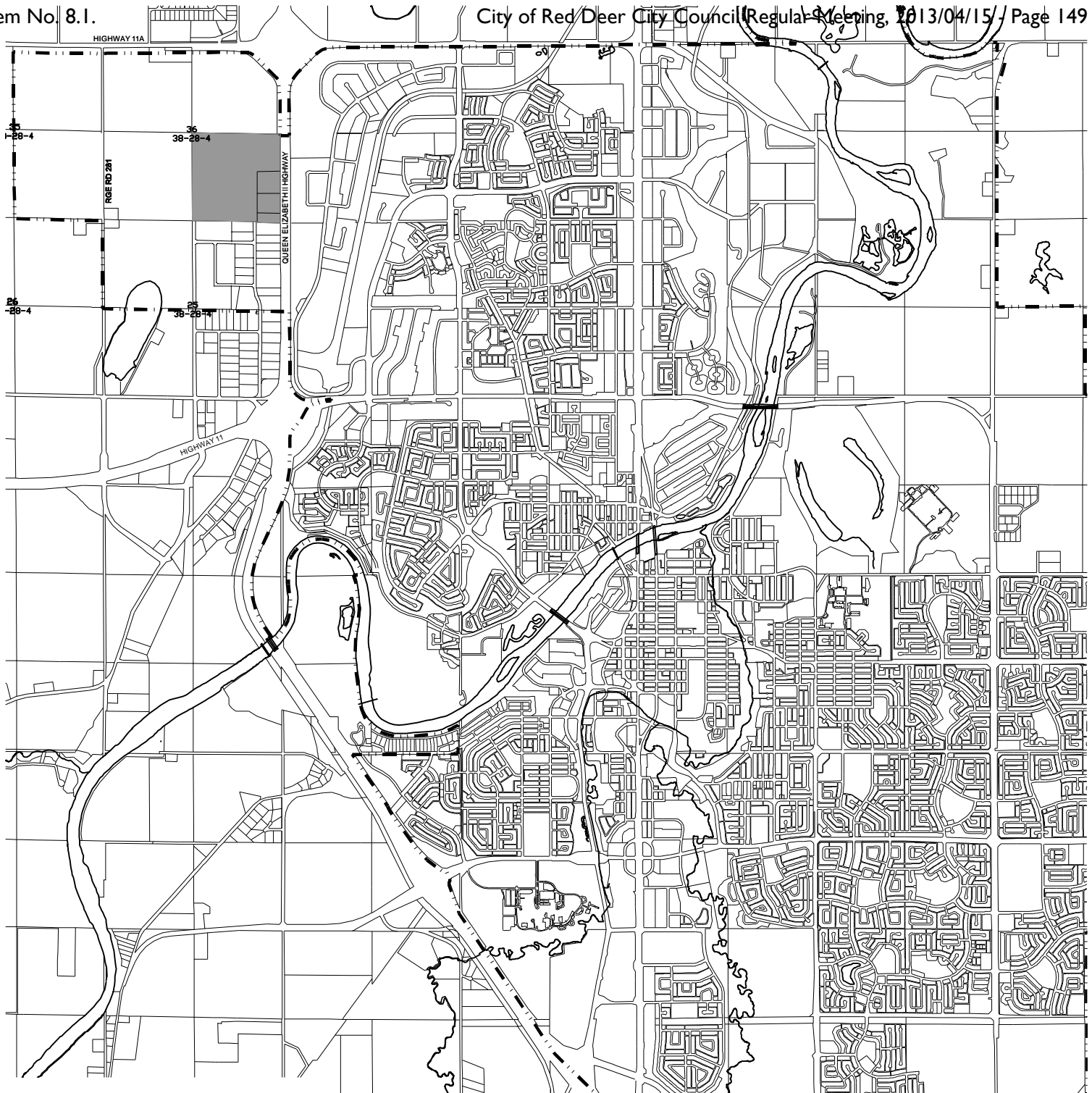
The *Queens Business Park SE 36 Industrial Area Structure Plan* (IASP) has been written in accordance with Section 633 of the *Municipal Government Act*. This section describes an area structure plan as providing a framework for subsequent subdivision and development of an area of land. The *Municipal Government Act* stipulates that an ASP must describe the sequence of development, land uses and location of transportation routes and utilities proposed for the area.

The *Queens Business Park SE 36* IASP implements the scope and intent of the City of Red Deer's *West QE2 Major Area Structure Plan, Industrial Planning Guidelines & Standards*, and the *Regional Ecological Profile – Proposed Industrial Lands and Associated Natural Areas (2005/2007)*.

The *West QE2 Major Area Structure Plan* indicates that the IASP area should be a primarily industrial area, with a portion of the plan area designated as a Direct Control District and some public utilities. The *Queens Business Park SE 36* IASP proposes land uses for the plan area that generally conform to those included in the *West QE2 Major Area Structure Plan*.

The City of Red Deer's *Industrial Planning Guidelines & Standards* provides guidelines and standards based on Smart Growth principles for the planning and design of industrial areas including the natural environment, land use, roadways, servicing, heritage, and safety. The document provides the requirements for industrial ASPs and the subdivision approval process. The *Queens Business Park SE 36* IASP conforms to the standards outlined in the *Industrial Planning Guidelines & Standards*. As required by the *Industrial Planning Guidelines & Standards*, a Phase I Environmental Site Assessment has been completed. The development concept for the *Queens Business Park SE 36* IASP takes into consideration the





0 2500  
SCALE: 1:50,000

## LEGEND

CITY BOUNDARY



PLAN AREA



## CLIENT

LEGACY INC. &amp; MGM VENTURES LTD.

## PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

## FIGURE 1

## FIGURE TITLE

PLAN LOCATION  
SE 36-38-28-W4M

## GENVAR PROJECT NO

051-11038-00

## DATE

APRIL 2012



recommendations of the Ecological Profile<sup>1</sup>, completed by The City of Red Deer. The Plan has been prepared in advance of the application for subdivision, as required by the *Industrial Planning Guidelines & Standards*. A development concept for the plan area is included which identifies the size, type, and location of land uses and a vehicular and pedestrian circulation system. The *Queens Business Park SE 36* IASP also includes an aerial photo identifying all natural, cultural and heritage resources within the plan area. A conceptual servicing design and development phasing is also included.

---

<sup>1</sup> Prepared by the City for the developer, the *Regional Ecological Profile – Proposed Industrial Lands and Associated Natural Areas (2005/2007)* provides for a detailed overview of natural environmental features within the plan area along with recommendations for their preservation. As a requirement outlined in the *Industrial Planning Guidelines & Standards*, the *Regional Ecological Profile – Proposed Industrial Lands and Associated Natural Areas (2005/2007)* was considered in the development of this IASP.



## 2.0 EXISTING SITE CHARACTERISTICS

---

### 2.1 Natural Features

The topography of the plan area consists of generally flat land, with a rise in elevation of approximately 14 metres towards the west boundary of the plan area. Most of the undeveloped land within the plan area has been used primarily for agricultural purposes. Please refer to *Figure 2* on the following page.

*Appendix 1* of the *West QE2 MASP* is based on the City's *Ecospace (Natural Habitat) Management Plan*, which is updated regularly, to preserve and enhance Red Deer's natural environment through careful community planning, as well as the more detailed *Regional Ecological Profile – Proposed Industrial Lands & Associated Natural Areas (2005/2007)*. *Appendix 1* of the MASP identifies existing water courses, wetlands and a variety of natural areas, including treed areas or other vegetation growth and escarpments existing within the MASP area.

*Figure 4* of the MASP indicates natural features to be preserved. *Figure 4 of the MASP* indicates that within the *Queens Business Park SE 36 IASP*, there are no natural features identified for preservation.

### 2.2 Resource Extraction

The IASP area does not contain any licensed operable gas or oil wells and / or pipelines, and there are no current resource extraction activities in the plan area. The plan area does, however, contain an abandoned crude oil well and pipeline right of way.

With regard to setbacks from the well and pipeline right of way, the Energy Resources Conservation Board (ERCB) endorses the recommendations of the draft document "*Advisory Land Use Planning Notes - Abandoned Oil and Gas Wells*". This document recommends that permanent structures be setback at least 5 metres from abandoned wells, and underground utilities be set back at least 3 metres. It also advises to maintain a working space of at least 10 metres by 15 metres around the well, along with an access route not less than 8 metres wide. These areas are necessary in the unlikely event a well service rig is required. Also noted are implications for abandoned wells where site development such as grading, roadways, and underground utilities is planned. The minimum recommended setback distance from all ERCB licensed pipelines, including abandoned pipelines, is the edge of the pipeline right of way. The "*Advisory Land Use Planning Notes - Abandoned Oil and Gas Wells*" is available from Information Services at the ERCB.

On the abandonment of the oil well and abandonment or removal of the pipeline, it is assumed that Talisman Energy will be responsible for any remediation and reclamation related to the abandoned well. Regulatory approval must be obtained by the licensee before the pipeline or any segments of the pipeline can be removed. A reclamation certificate has been obtained



from Alberta Environmental and Sustainable Resources Development for the approval to remove the caveat from the title. This is included in *Appendix A: Reclamation Certificates*.

In addition, a Phase 1 Environmental Site Assessment, prepared by Parkland Geotechnical Consulting Ltd. and dated February 2006, indicated that hydrocarbon odours were encountered along the division line between the SW and SE ¼ Sec. 36-38-28-W4M. The general area of potential contamination is illustrated on *Figure 2*. This issue was noted during a recent Geotechnical drilling investigation on the property. Lab results of the two grab samples taken during the geotechnical investigation yielded undetectable levels of hydrocarbon contamination when compared to Alberta Environment Upstream Guidelines.

Further investigation by the Developer is required to confirm that there is no hydrocarbon contamination on the affected properties. A Phase 2 Environmental Site Assessment will be undertaken as part of the Servicing Study. The developer/applicant will contact the licensee for the abandoned well (Talisman) prior to any surface development as required by the ERCB's directive 079.

The Licensee needs to be contacted and involved in the Phase 2 Environmental Site Assessment as per directive 079.





SCALE: 1:5000

## LEGEND

AIR PHOTO TAKEN 2010

CONTOUR INTERVAL = 0.5m

IASP BOUNDARY

GENERAL AREA OF POTENTIAL CONTAMINATION  
(FURTHER INVESTIGATION REQUIRED)

PIPELINE (ABANDONED)

WELL SITE (ABANDONED)



## CLIENT

LEGACY INC. &amp; MGM VENTURES LTD.

## PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

## FIGURE 2

## FIGURE TITLE

EXISTING FEATURES  
SE 36-38-28-W4

## GENIVAR PROJECT NO

051-11038-00

## DATE

APRIL 2012



## 3.0 DEVELOPMENT CONCEPT

---

### 3.1 Land Use

All future subdivision and development within the plan area shall conform to the Development Concept illustrated in *Figure 3*.

#### 3.1.1 Industrial

Land uses proposed in the *Queens Business Park SE 36 Industrial Area Structure Plan* are consistent with the land uses in the *West QE2 Major Area Structure Plan*.

The majority of the plan area is identified for I1 Industrial (Business Service) District.

The general purpose of this district is to provide for a limited range of light industrial uses that do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances.

#### 3.1.2 Development Concept District Rezoning

The majority of the parcels of land including an existing farmstead, within the plan area are currently zoned as A1 Future Urban Development District with a small portion of the land in the south east corner currently zoned as DC(24), the Vehicle Recreational Vehicle, and the Machinery Dealerships District along the QE II Highway.

As per Figure 3 Development Concept, the current south east corner would remain DC(24) the Vehicle Recreational Vehicle, and the Machinery Dealerships District and zoning of these lands as DC(24) accommodates the existing uses and intents (vehicle and trailer sales and service), as these uses do not conform to the I1 Industrial (Business Service) District proposed for the remainder of industrial uses in the plan area.

The remainder existing A1 zoning would be rezoned to I1 Industrial (Business Service) District as per Figure 3 Development Concept.

### 3.2 Vehicle and Pedestrian Circulation

The IASP area is primarily planned for industrial land uses. In order to accommodate specific vehicle and pedestrian traffic flows associated with this type of land use, a planned system of roadways, transit routes and trails will effectively manage circulation within the plan area and connect to the external arterial / highway system. A traffic impact assessment (TIA) report entitled *West QE2 MASP Update, Traffic Impact Assessment* was completed by Bunt & Associates Engineering (Alberta) Ltd. as part of the City of Red Deer's *West QE2 Major Area Structure Plan*. Specifically relating to the IASP area, the report recommended a four lane arterial roadway at the west side of the IASP area (Burnt Lake Road / 75th Avenue), a two lane





## LEGEND

IASP BOUNDARY

INDUSTRIAL (I1)

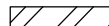
VEHICLE, RECREATIONAL VEHICLE, AND  
MACHINERY DEALERSHIPS DISTRICT. (DC(24))

PUBLIC UTILITY LOT

PAVED TRAIL

POTENTIAL CITY TRANSIT STOP

SIDEWALK



## CLIENT

LEGACY INC. &amp; MGM VENTURES LTD.

## PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

## FIGURE 3

## FIGURE TITLE

DEVELOPMENT CONCEPT  
SE 36-38-28-W4

## GENIVAR PROJECT NO

051-11038-00

## DATE

APRIL 2012



urban industrial collector roadway on the east side of the IASP area (north / south) and a two lane urban industrial collector linking the aforementioned collector and arterial roads (east / west). In order to create a fully integrated, efficient and safe circulation system, all planned vehicular and pedestrian circulation routes shall be constructed according to the City of Red Deer's *Engineering Design Guidelines* and *Industrial Area Planning Guidelines & Standards*. Properties within the industrial land use district have access to Highway 11A and the QE II Highway via the undivided arterial road along in the west of the plan area as shown in *Figure 3*.

### 3.2.1 Trail System

Trails will be provided on the west side of the arterial roadway as per the *West QE2 Major Area Structure Plan*. The trail standards are also as per the *West QE2 Major Area Structure Plan*. Trails shall be 3.0 metres wide and provided adjacent to all arterial roadways.

Monolithic sidewalks 1.5 metres in width shall be provided along one side of all collector roadways.

### 3.2.2 Transit

The arterial and collector road structure is suitable to accommodate public transit service. In general, the viability of service within the plan area will be subject to need / usage projections and may also depend on partnerships with area businesses. Potential transit stops are identified on *Figure 3*. Transit stops will be located on one side of the Collector roadway, along sidewalks.

### 3.2.3 Roadways

Roadways identified on *Figure 3* are in accordance with the major road network determined within the *West QE2 Major Area Structure Plan*. Typical roadway cross sections are illustrated in *Figure 8*.

*Figure 3* also shows the proposed local roads. Local roads may not be completely constructed as shown. Construction of the roads will depend on current market trends and needs (large lot development compared with smaller lots). Where a local road is deemed not to be needed it will not be constructed.

However, in the event that a local road, or portion thereof, is developed, it is to be constructed within the road boundaries and access locations shown in this plan. Any variation deemed significant by planning staff, from the identified locations, may require an IASP amendment. Easements and public utility lots would be required to accommodate municipal services in the event that the complete network of local roads is not constructed.

The land for the undivided arterial road shown in *Figure 3* is to be dedicated as part of the initial phase of construction. Construction of the arterial roadway will be the



responsibility of the City of Red Deer. A portion of the 38 metre wide right of way for the arterial roadway will be on the adjacent property to the west. In the event that the adjacent landowner to the west will not sell / dedicate land for the arterial roadway, the roadway will fit in the right of way shown within the IASP area however the trail shown on the west of the arterial roadway may have to be shifted to the east side of the right of way.

It should be noted that DC(24) Vehicle, Recreational Vehicle and Machinery Dealerships District may generate more traffic and parking issues than would be expected of typical light industrial uses. For this reason, parking along those collector roads that serve the *Queens Business Park SE 36* IASP will be restricted as stated in section 4.3.3, "Roadways", in the *West QE2 Major Area Structure Plan*. Parking restrictions would be implemented through the use of appropriate roadway signage.

### 3.3 Public Open Space

#### 3.3.1 Public Utility Lots

Those areas that are set aside for stormwater retention ponds, overland drainage routes or utility routes are identified as Public Utility Lot (PUL) on *Figure 3*.

#### 3.3.2 Municipal Reserve Dedication

The IASP is required to provide 10% municipal reserve dedication, either as land dedication or as cash in lieu of land as per *Section 666* the *Municipal Government Act*. The preferred method of municipal reserve dedication within the IASP area is cash-in-lieu.

#### 3.3.3 Major Entry Area Landscaping Requirements

The eastern portion of the IASP plan area is located within the Land Use Bylaw's Major Entry Area and is therefore subject to higher standards regarding such things as landscaping, architecture, and signage.

### 3.4 Emergency Services

The IASP area will be served by Emergency Services Station No. 5 within the Johnstone Crossing neighbourhood. This station is in close enough proximity to the IASP area to enable a 4 - 5 minute response time. Alternate access from the south off of Highway 11 will enable Station #2 to reach the IASP area in 5 - 8 minutes.



### 3.5 Land Use Statistics

The following table illustrates the land use statistics for development within the *Queens Business Park SE 36 IASP* area.

*Table 1: Land Use Statistics*

LAND USE CATEGORY / COMPONENT	Area (ha +/-)	% of GDA
<b>Gross Area</b>	<b>65.0</b>	
Arterial Roadway	2.8	~
Environmental Reserve	~	~
<b>Gross Developable Area</b>	<b>62.2</b>	<b>100.0%</b>
<b>Roadways</b>	<b>4.9</b>	<b>7.9%</b>
Roadways (Collector, Local)	4.9	7.9%
<b>Open Space</b>	<b>2.8</b>	<b>4.5%</b>
Municipal Reserve (10% of developable area, provided as cash in lieu)	0.0	0.0%
Public Utilities	2.8	4.5%
<b>Net Developable Area</b>	<b>54.5</b>	<b>87.6%</b>
Industrial (I1)	37.1	59.6%
Direct Control (Vehicle, Recreational Vehicle, and Machinery Dealership District)	17.4	28.0%



## 4.0 MUNICIPAL UTILITY SERVICES

---

### 4.1 Sanitary Sewer

All sanitary servicing for the development will be required to tie into City of Red Deer sewer services; private servicing will not be permitted. Typical utility locations are illustrated on *Figure 8*.

The sanitary servicing for the development consists of two separate service basins. The north basin drains by gravity mains to the north and in to the City of Red Deer's proposed sanitary system. The south basin drains by gravity mains to the south to a future City of Red Deer system as shown on *Figure 4*.

The timing of the future south system is unknown at this time so a temporary lift station and force main are proposed for Phase 1. The Developer must locate the lift station and force main on private land, and is responsible for connecting the lift station and force main to the north gravity system. The developer is also responsible for removing the lift station once a connection is made to the south basin system. The Developer is responsible for all maintenance and associated costs of the lift station and force main until the connection to the south basin is complete and the lift station and force main become redundant. Lots serviced by the temporary force main will be required to enter into a Deferred Servicing Agreement with the City for future service connection to the gravity main at the lot owner's expense, once the gravity system is available. Lots are to be sold without service stubs. Future purchasers will be required to apply to and pay for service connections to The City of Red Deer.

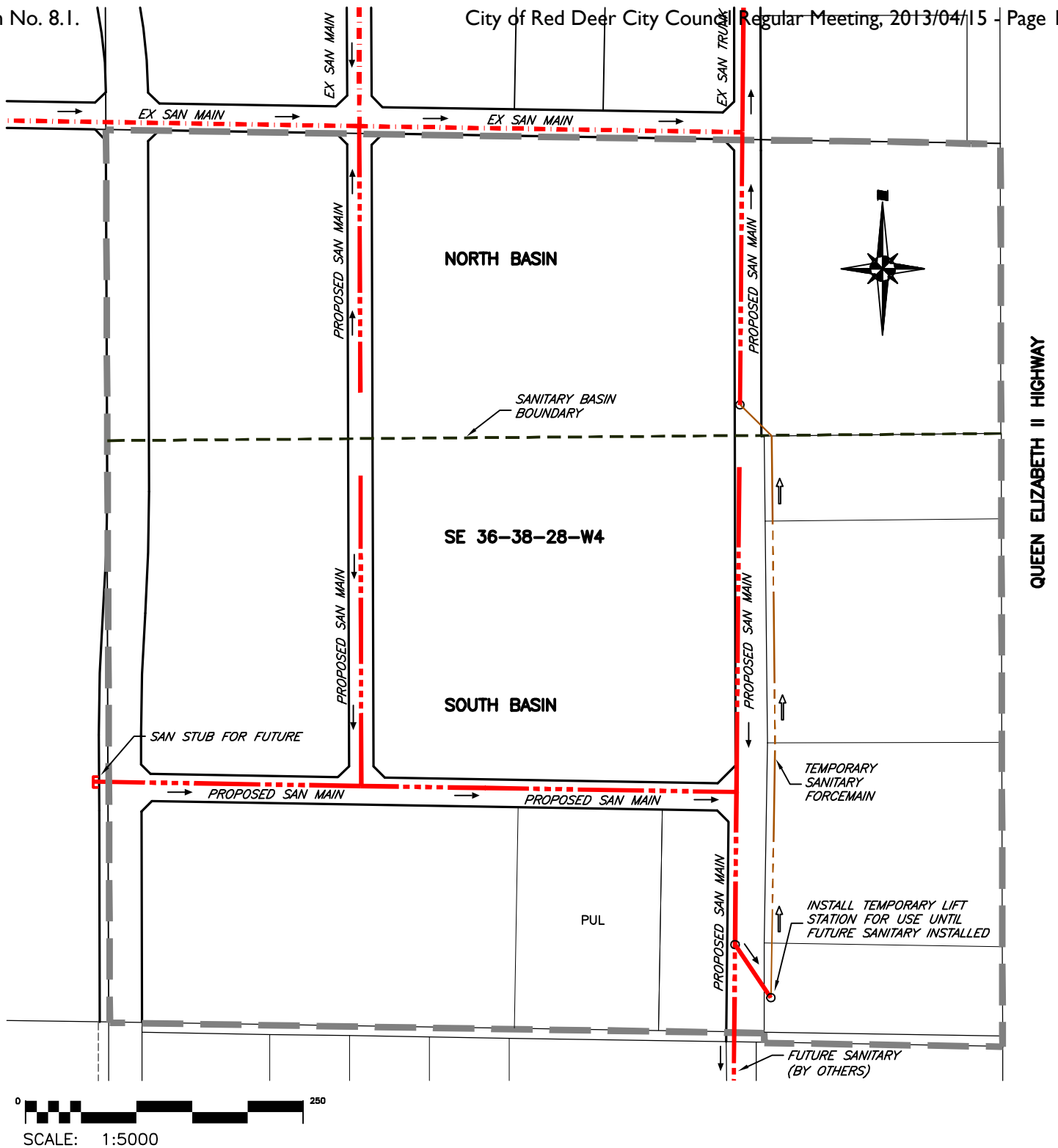
More detail on the sanitary system will be provided when the Servicing Study is completed. All sanitary sewer facilities will be designed in accordance with the City of Red Deer Design Guidelines. Stubs will be provided for future developments.

### 4.2 Water Distribution

All water services for development will be required to tie into City of Red Deer water services; private servicing will not be permitted.

The water distribution network will consist of distribution mains connecting to proposed trunks originating at the new water reservoir and booster station in the NE quarter of Section 36-38-28-W4 (see *Figure 5*). Some of the distribution mains are trunk mains forming part of the overall distribution system for the area. Water main stubs will be provided for future development to the west and south. Lots are to be sold without service stubs. Future purchasers will be required to apply to and pay for service connections to The City of Red Deer. More detail on the water distribution system will be provided when the Servicing Study is completed. All water distribution facilities will be designed in accordance with the City of Red Deer Design Guidelines. Development phasing is in place to ensure appropriate measures are taken to avoid potential stagnate water in the system (e.g. chlorine decay).





## LEGEND

IASP BOUNDARY	---	MANHOLE	○
PROPOSED SANITARY MAIN	---	GRAVITY FLOW DIRECTION	→
PROPOSED FORCEMAIN	---	PRESSURE FLOW DIRECTION	⇒
EXISTING SANITARY MAIN	---		
EXISTING SANITARY TRUNK	---		

## CLIENT

LEGACY INC. &amp; MGM VENTURES LTD.

## PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 4

## FIGURE TITLE

SANITARY SERVICING  
SE 36-38-28-W4

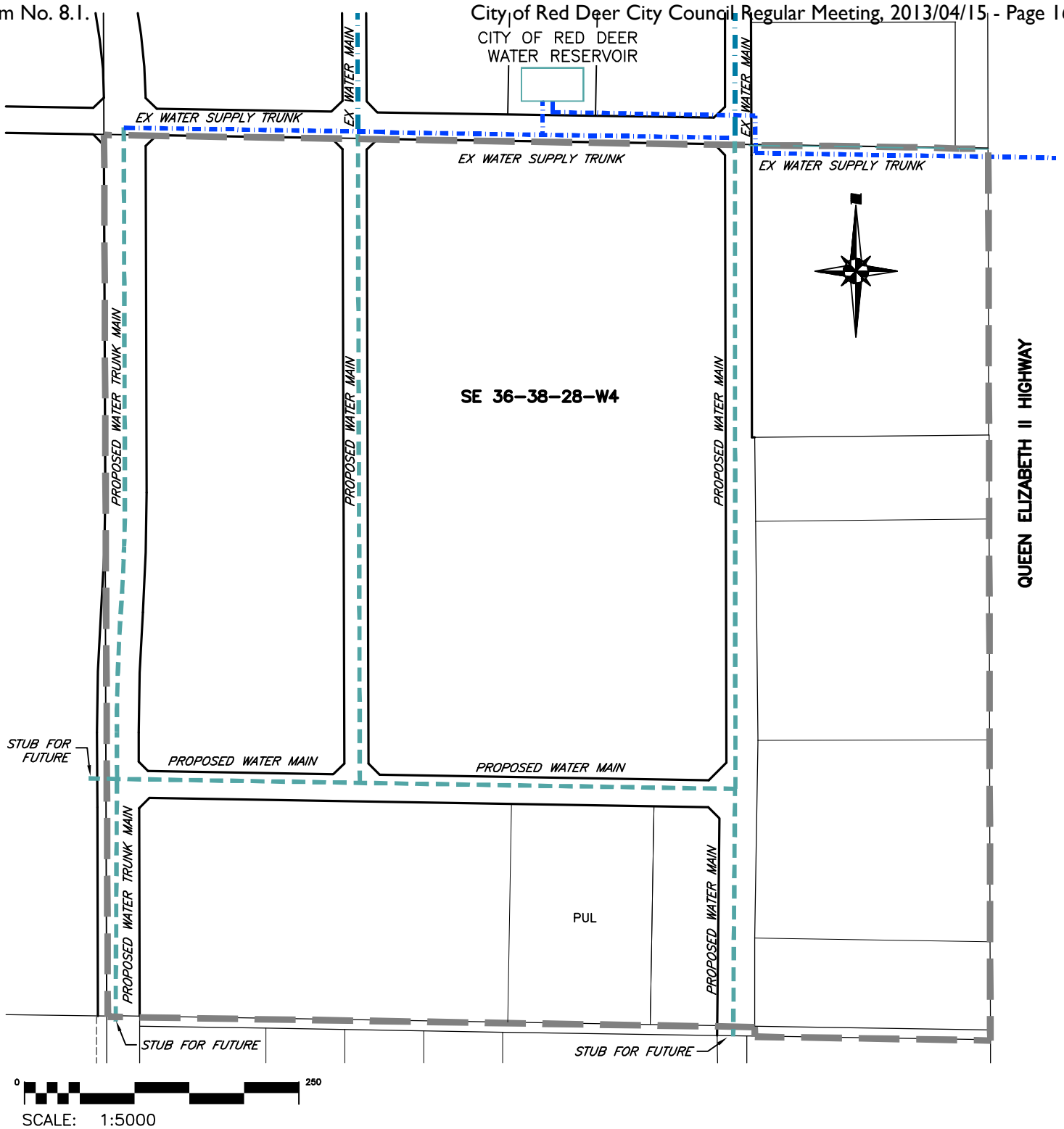
## GENVAR PROJECT NO

051-11038-00

## DATE

APRIL 2012





## LEGEND

IASP BOUNDARY	---
PROPOSED WATER DISTRIBUTION MAIN	- - - - -
EXISTING WATER DISTRIBUTION MAIN	— — — — —
EXISTING WATER SUPPLY TRUNK	— — — — —

## CLIENT

LEGACY INC. &amp; MGM VENTURES LTD.

## PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

## FIGURE 5

## FIGURE TITLE

WATER SERVICING  
SE 36-38-28-W4

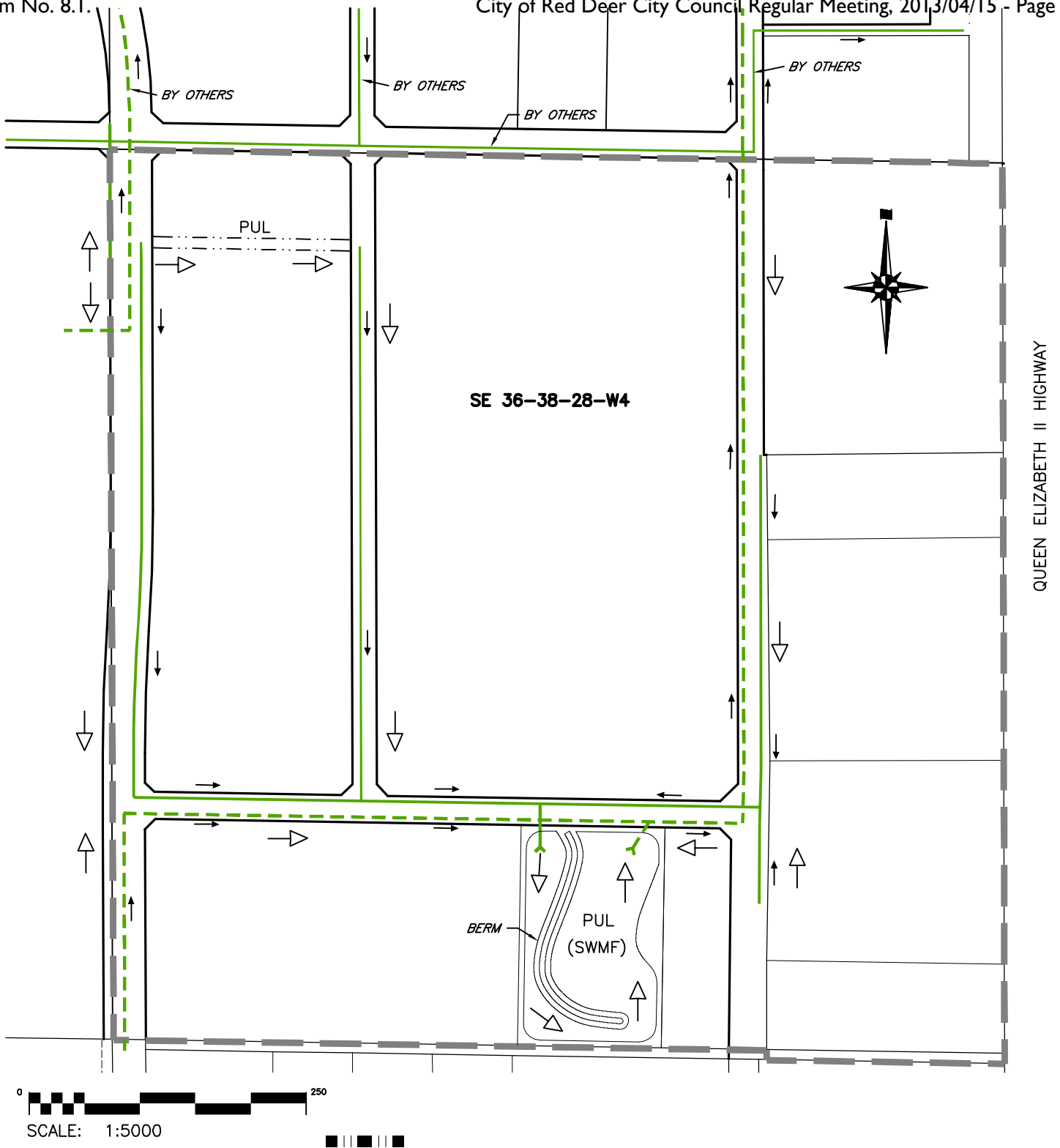
## GENIVAR PROJECT NO

051-11038-00

## DATE

APRIL 2012





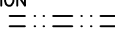
## LEGEND

PROJECT BOUNDARY  
STORM TRUNK  
PIPE FLOW DIRECTION



PROPOSED DRAINAGE PUL LOCATION

SUBJECT TO SERVICING STUDY



STORM MAIN

OVERLAND DRAINAGE DIRECTION



## CLIENT

LEGACY INC. &amp; MGM VENTURES LTD.

## PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

## FIGURE 6

## FIGURE TITLE

STORM DRAINAGE  
SE 36-38-28-W4

GENVAR PROJECT NO

051-11038-00

DATE

APRIL 2012



### 4.3 Storm Water Drainage

As part of the City of Red Deer's *West Industrial Area Structure Plan*, a design report was prepared by Westhoff Engineering Resources Ltd. outlining the stormwater management servicing approach for the area. The report recommended that the area be serviced by a dual pipe storm system and a Storm Water Management Facility (SWMF) connecting to the storm "trunk" in the existing subdivision to the north, as shown on *Figure 6*. The dual pipe system involves using a pipe network to direct minor flows to a local storm pond. Major storm runoff is directed to the SWMF via overland routes (at Roadways and Public Utility Lots) and uses "trunk" to discharge the pond. The storm water "trunk" will also be used to service future development areas to the southwest.

The SWMF will be a dry pond, proposed to handle the runoff and control the release rates into the storm "trunk". Initial phases of development will require storm runoff detention through the use of temporary storm ponds. Mechanical oil and grit separator devices, such as stormceptors may be installed to provide water quality improvements. The requirement for oil and grit separators will be lot specific, as approved by the City of Red Deer's Engineering Services Department.

### 4.4 Power Distribution

The City will service the Southeast quarter of Section 36-38-28-W4 via underground feeders from the north and south. The details of tie-in locations and required easements will be determined at the subdivision approval stage. The owners/developers should contact the Electric Light and Power Department for their electrical servicing needs.

### 4.5 Natural Gas

ATCO Gas will service this development with the provision of a feeder originating in the NE quarter of Section 25-38-28-W4. The feeder will run along the west side of the north / south collector and will also service the North half of Section 36-38-28-W4. Existing gas lines within the development area are to be abandoned. The details of tie-in locations and required easements will be determined at the subdivision approval stage.

### 4.6 Telecommunications

High capacity communications infrastructure i.e. fibre optics, shall be encouraged within the plan area in order to maximize communications efficiencies and economic opportunities for plan area businesses. The details of service providers, tie-in locations and required easements will be determined at the subdivision approval stage.

Telus Communications will service this development with the provision of a feeder originating in the NE quarter of Section 25-38-28-W4. A temporary overhead line will run along the east side of the arterial roadway (within an easement) to service the North half of Section 36-38-28-W4 until such time the subject property is developed and a permanent alignment is confirmed.



## 5.0 PLAN IMPLEMENTATION

---

### 5.1 Development Phasing

Development phasing within the Queens Business Park SE 36 IASP will depend on many factors including market conditions, cost and ease of extending roadways and municipal services. Generally speaking it is anticipated development will proceed in 3 phases: 1, 2 and 3, starting in the north and proceeding clockwise as conceptually shown in *Figure 7: Development Phasing*.

### 5.2 Amendments to This Plan

Any amendment to this IASP shall follow the procedure as outlined in *Section 63 and 64* of the *Municipal Government Act* and *Appendix "A"* of the City's *Industrial Area Planning Guidelines & Standards*.

Minor adjustments to the proposed land use boundaries or roadway alignments may be incorporated where required without amendment to the Plan, provided the intent of the IASP is maintained and the City of Red Deer Planning Department is notified.

### 5.3 Land Use Bylaw

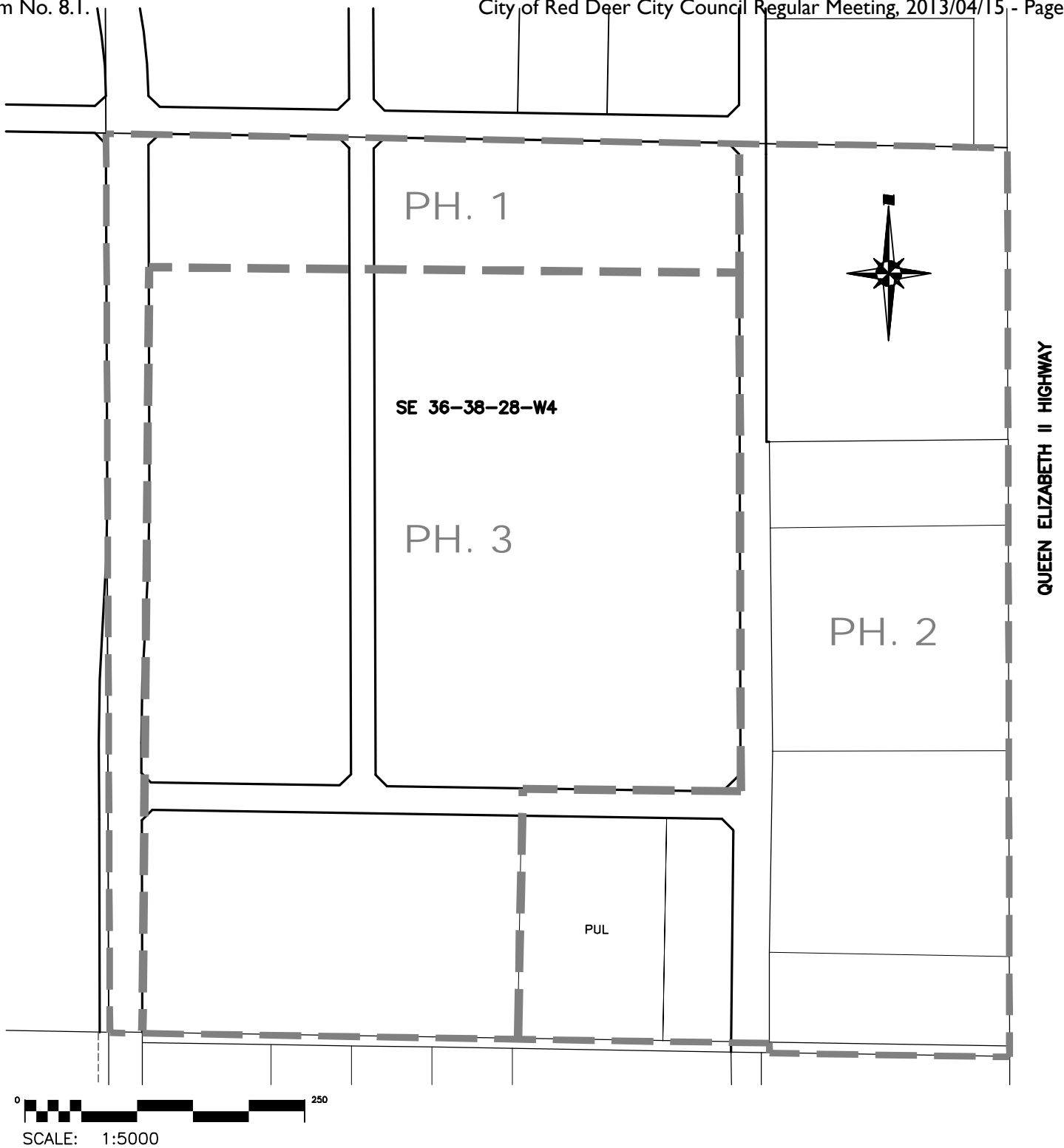
Subdivision of land within the plan area is subject to subsequent successful rezoning of the land. The lands in the plan area are currently zoned A1 Future Urban Development District and DC(24) Vehicle, Recreational Vehicle and Machinery Dealerships District.

Lands currently designated DC(24) Direct Control Vehicle, Recreational Vehicle and Machinery Dealerships will not require rezoning. These lands are districted to accommodate the less-intense uses of a commercial-industrial hybrid nature for those lands adjacent to and with exposure to the QE II Highway, specifically automotive dealerships and vehicle sales/service including recreational vehicles, heavy machinery and trucks, cars and automotive vehicles, as well as trailer sales and service. This DC District also accommodates the uses existing at the time of the 2007 annexation. The purpose of this DC District is to provide for developments, which in the opinion of Council, require specific regulations that take into account their visibility from the highway and proximity to adjacent industrial uses.

### 5.4 Plan Review

The *Queens Business Park SE 36 Industrial Area Structure Plan* should be subject to a comprehensive review and update every five (5) years to allow for consideration of any changing or emerging land use planning and development issues and trends.





## LEGEND

PHASE BOUNDARY    - - - -

## CLIENT

LEGACY INC. & MGM VENTURES LTD.

## PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

## FIGURE 7

## FIGURE TITLE

DEVELOPMENT PHASING  
SE 36-38-28-W4

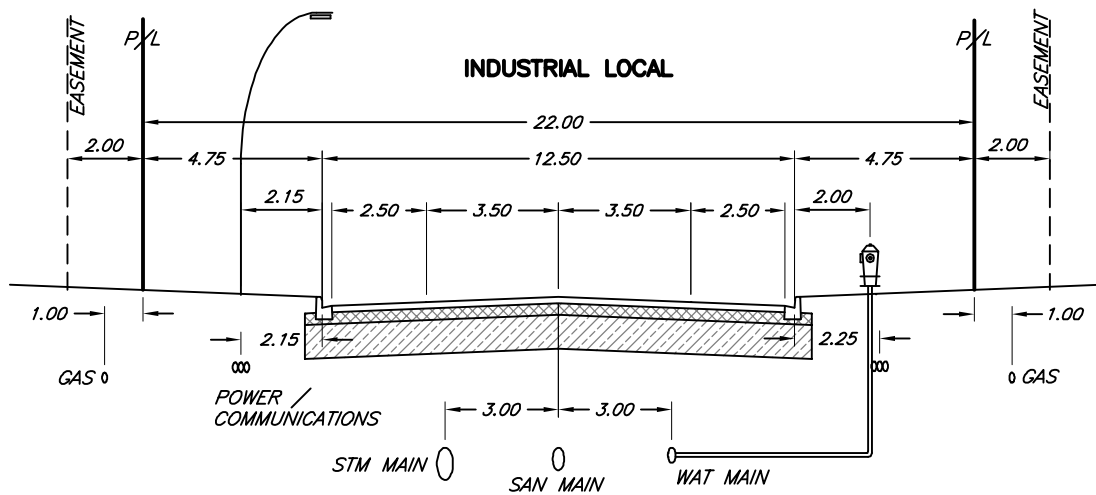
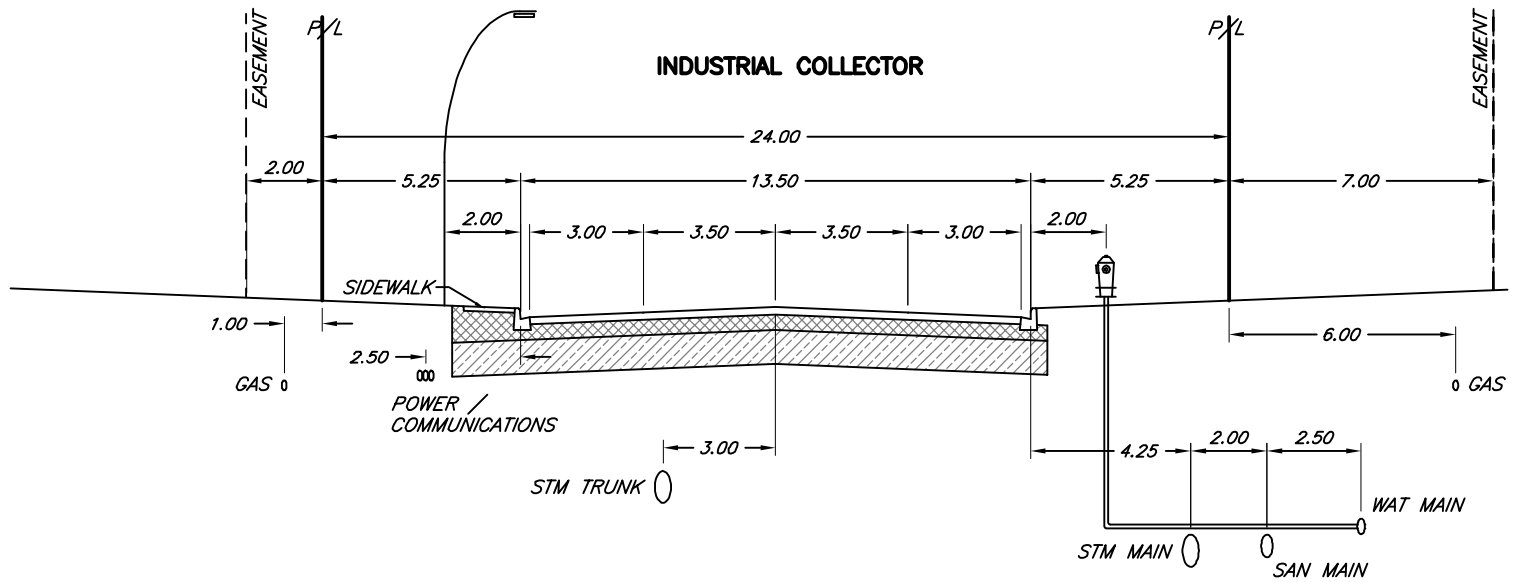
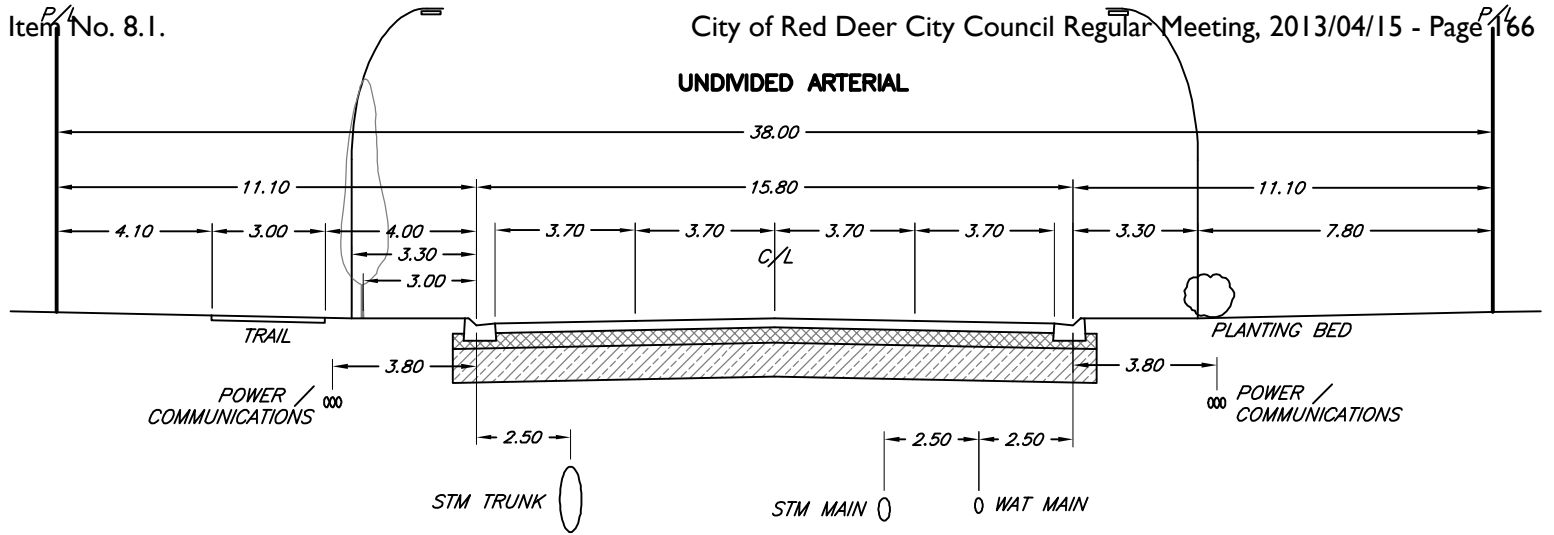
## GENIVAR PROJECT NO

051-11038-00

## DATE

APRIL 2012





CLIENT

LEGACY INC. & MGM VENTURES LTD.

PROJECT

QUEENS BUSINESS PARK SE36  
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 8

FIGURE TITLE

TYPICAL ROADWAY CROSS SECTIONS  
36-38-28-W4

GENIVAR PROJECT NO

051-11038-00

DATE

APRIL 2012







## **APPENDIX A**

---

### **Reclamation Certificates**

- **Reclamation Certificate No.  
31262**
- **Reclamation Certificate No.  
29472**









Land Conservation and  
Reclamation Council

3rd Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta  
Canada T5K 2J6

Telephone 403/427-6212  
Fax 403/422-8233

Pembina Resources Limited  
PO BOX 1948  
CALGARY AB T2P 2M7

RECLAMATION CERTIFICATE NO. 31262

Pursuant to Section 54 subsection (1) of the Land Surface  
Conservation and Reclamation Act this is to certify that the  
surface of the land held by Pembina Resources Limited

within SE Sec. 36 Tp. 38 Rge. 28 W4M

in connection with or incidental to Pembina et al Cygnet  
8-36-38-28 well, as shown outlined in yellow on the plan  
attached hereto, was found to be in a satisfactory condition.

Dated at *RED DEER*, Alberta

this *19th* day of *JULY*, 19*94*

Member-Environmental  
Protection

Member-County No. 23

Company/Agent:

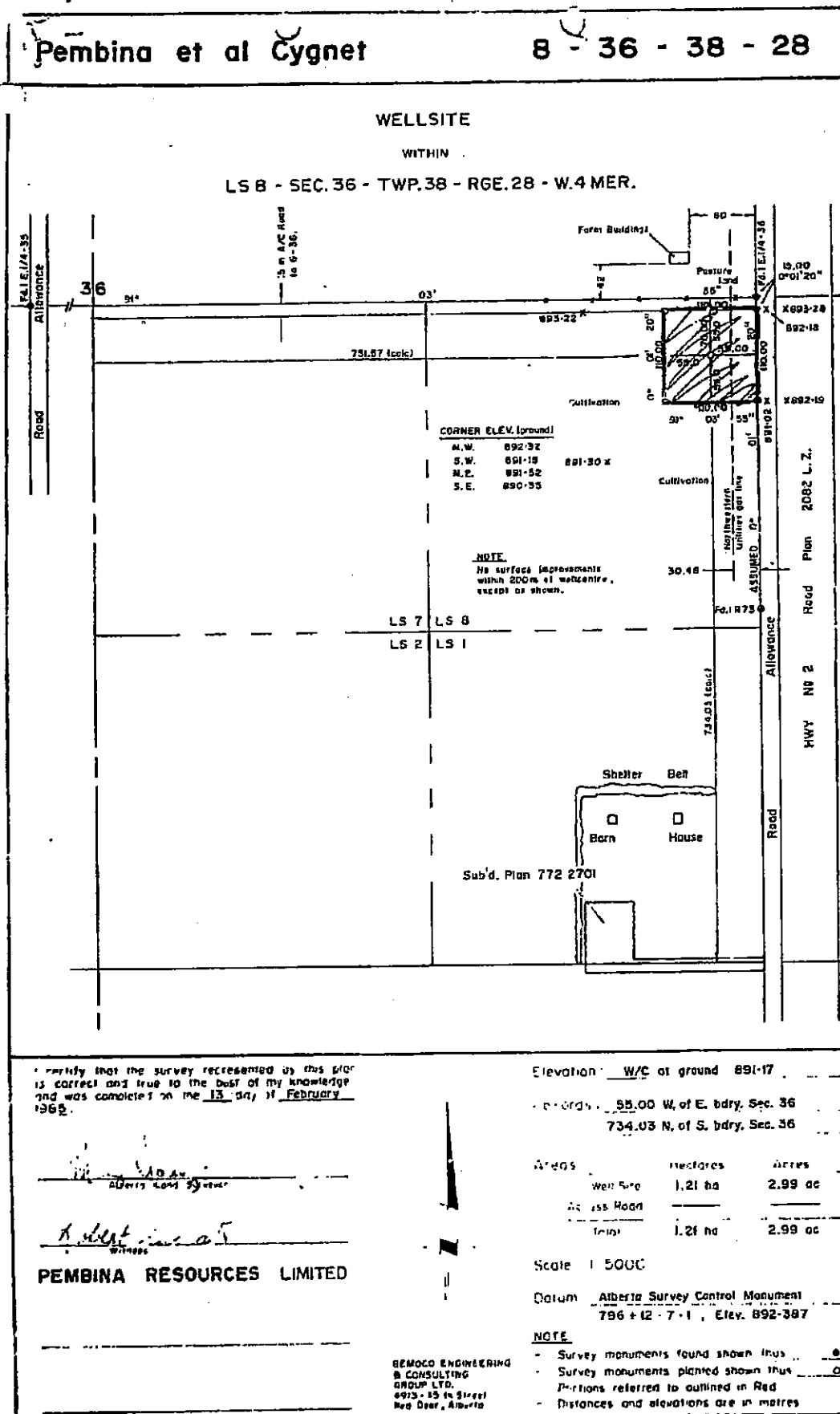
Pembina Resources Limited

Owner/Occupant:

Mary Elizabeth Edgar

Section 84 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information, please contact the Executive Director of the Environmental Appeal Board at 11th Floor, Pacific Plaza, 10909 Jasper Avenue, Edmonton, Alberta T5J 3L9; telephone 427-6207; fax 427-4693.







**ENVIRONMENTAL LAW CENTRE**

204, 10709 - Jasper Avenue, Edmonton, AB T5J 3N3

Phone: (780) 424-5099 Fax: (780) 424-5133

E-Mail: [elc@elc.ab.ca](mailto:elc@elc.ab.ca) Home Page: <http://www.elc.ab.ca>

---

January 20, 2006

Our File: 006633

Ms. Suzanne Musolino  
Parkland Geo  
#8, 6150 - 46A Avenue  
Red Deer, AB T4N 7A3

Dear Ms. Musolino:

**RE: Search Requested - 04-36-38-28-4**

In response to your request of January 19, 2006, we have searched the Wellsite Reclamation Historical Search Service database for the following quarter section of land:

**W4-28-038-36 SW1/4**

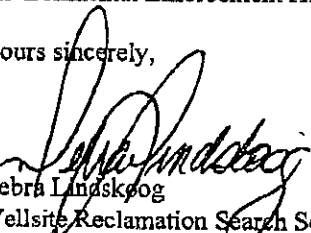
and can advise that as of today's date, the reclamation actions listed in the attached report have been issued under the "Alberta Environmental Protection and Enhancement Act" and its predecessor legislation, the "Land Surface Conservation and Reclamation Act", and the "Surface Reclamation Act" since 1963. This search is limited to the following reclamation actions: Reclamation Certificates (applied for, issued and cancelled); Reclamation Orders and Conservation and Reclamation Notices.

Information offered by the Wellsite Reclamation Historical Search Service is limited to wellsites, oil production sites, pipelines, compressor sites and some sand and gravel operations on Alberta private land, Special Areas Board land constituted under the "Special Areas Act" and Metis Settlements established under the "Metis Settlements Act". Not included are coal or oil sands mines or exploration sites.

These search results are based on information provided by Alberta Environment ("AENV"). AENV advises that they try to provide the best information possible. However, AENV advises that it cannot guarantee that the information provided is complete or accurate and that any person relying on these search results does so at their own risk.

Information about Environmental Protection Orders, Emergency Environment Protection Orders and Enforcement Orders issued under the "Alberta Environmental Protection and Enhancement Act" can be obtained by searching the Environmental Enforcement Historical Search Service database through the Environmental Law Centre.

Yours sincerely,

  
Debra Lindskoog  
Wellsite Reclamation Search Service Coordinator  
/id  
Encl.



**ENVIRONMENTAL LAW CENTRE**

204, 10709 - Jasper Avenue, Edmonton, AB T5J 3N3

Phone: (780) 424-5099 Fax: (780) 424-5133

Home Page: <http://www.elc.ab.ca> E-Mail: [elc@elc.ab.ca](mailto:elc@elc.ab.ca)**WELLSITE HISTORICAL SEARCH SERVICE**

Legal Description	Reclamation Certificate Action	Description	Company / Operator	Date Received	Status	Status Date
W4-28-038-36-S-06	Certificate: 29472	PEMBINA ET AL CYGNET 6- 36-38-28 WELL	Pembina Resources Limited	18-Sep-1995	Issued	23-Jul-1996

**Report Run:**January 20, 2006  
11:16 AM

Page 1 of 1

**Report Issued:**

Land Summary Report

**Reclamation Certificate Codes:**

Certificate: Reclamation Certificate

Appeal: Appeal before the Environmental Board

C/R Notice: Conservation and Reclamation Notice

Order: Reclamation Order

**Enforcement:**Environmental Protection Order or  
Emergency Environmental Protection Order or  
Enforcement Order





ENVIRONMENTAL PROTECTION

Land Reclamation Division

3rd Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta  
Canada T5K 2J6Telephone (403)427-6212  
Fax (403)422-0080

## RECLAMATION CERTIFICATE NO. 29472

This reclamation certificate is issued pursuant to section 123 of the Environmental Protection and Enhancement Act, following an inquiry on

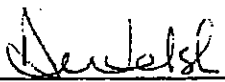
July 23, 1996 (Date)

This certifies that the surface of the land held by Pembina Resources Limited

within S1/2 Sec. 36 Tp. 38 Rge. 28 W4M

in connection with or incidental to Pembina et al Cygnel 6-36-38-28 well, as shown outlined in yellow on the attached plan, complies with the conservation and reclamation requirements of Part 5 of the Act.

Issued this 23 day of July, 1996

  
Inspector (s)



Operator/Agent:

Pembina Resources Limited  
PO BOX 1948, 707 - 8TH AVENUE SW  
CALGARY AB T2P 2M7

Owners/Occupants:

Marv Elizabeth Edgar  
Dennis Hueppelsheuser

Section 84 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information, please contact the Executive Director of the Environmental Appeal Board at #400, Alberta Treasury Branches Plaza, 9925 109 Street, Edmonton, Alberta T5K 2J8, telephone 427-6207 fax 427-4393

ADDENDUM ATTACHED: ☒ YES ☐ NO



**Pembina et al Cygnet 6-36-38-28**

**WELLSITE AND ACCESS ROAD**

SECTION

5.1/2 - SEC. 36 - TWP. 38 - RGE. 28 - W. 4 MER.

Elevation: W/C of Road 304.64

Co. 0106: 748.00 E of W. 207.58

748.00 N of S. 207.58

Area: 1.21 ha

5.1/4 - 36 Wellsite 1.21 ha 2.08 ac

A/C Road 0.00 ha 0.00 ac

5.1/4 - 36 A/C Road 1.21 ha 2.08 ac

1000 2.428 ha 6.00 ac

Scale 1:5000

Datum: Average Survey Control

700.12.7.1, Elev. 992.357

NOTE: Survey monuments found when this

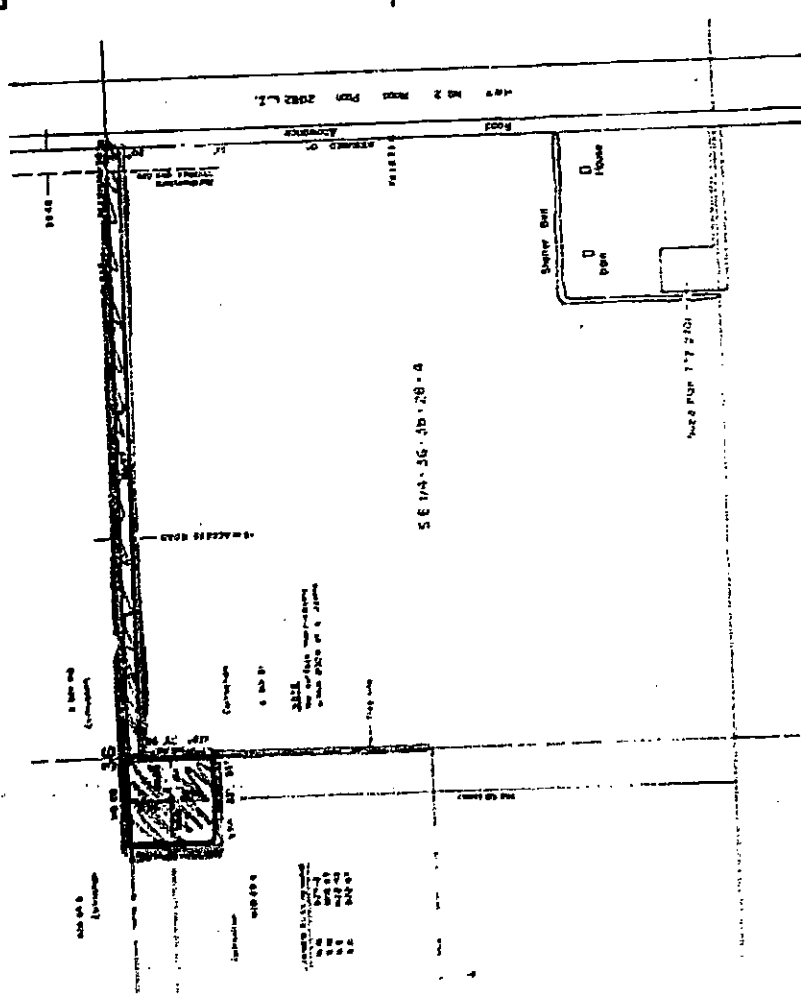
Survey monuments pointed from this

Survey monuments are outlined in red

Survey monuments are in silver

Survey monuments found when this  
Survey monuments pointed from this  
Survey monuments are outlined in red  
Survey monuments are in silver

**PEMBINA RESOURCES  
LIMITED**



Pembina Resources Ltd. Consulting Group Ltd. 2013-04-15





**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Tara Lodewyk, Planning Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Queens Business Park SE 36 Industrial Area Structure Plan –  
Bylaw 3496/2013

---

**Reference Report:**

Legislative Services dated April 2, 2013

**Bylaw Reading:**

At the Monday, April 15, 2013 Red Deer City Council Meeting, Council gave second and third reading to the Queens Business Park SE 36 Industrial Area Structure Plan Bylaw 3496/201, a bylaw to adopt the Queens Business Park SE Industrial Area Structure Plan. A copy of the bylaw is attached.

**Report back to Council:** No

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Planning Services  
Corporate Meeting Coordinator



**QUEENS BUSINESS PARK SE 36 INDUSTRIAL AREA STRUCTURE PLAN  
BYLAW 3496/2013**

**DESCRIPTION:** Adopting Queens Business Park SE 36 Industrial Area Structure Plan to guide future zoning, subdivision and development in the SE ¼ Sec 36; 38-27-W4M.

**FIRST READING:** March 18, 2013

**FIRST PUBLICATION:** March 28, 2013

**SECOND PUBLICATION:** April 5, 2013

**PUBLIC HEARING & SECOND READING:** April 15, 2013

**THIRD READING:** April 15.13

**LETTERS REQUIRED TO PROPERTY OWNERS: YES** ☒ **Yes**

**DEPOSIT:** YES ☐ \$ \_\_\_\_\_ NO ☒

**COST OF ADVERTISING RESPONSIBILITY OF:** City of Red Deer  
**ACTUAL COST OF ADVERTISING:**

\$ \_\_\_\_\_ X 2 **TOTAL:** \$ \_\_\_\_\_

**MAP PREPARATION:** \$ \_\_\_\_\_

**TOTAL COST:** \$ \_\_\_\_\_

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:** \_\_\_\_\_

**BATCH NO.:** \_\_\_\_\_

(Advertising Revenue to 180.5901)





March 27, 2013

«PrimeOwnerName»  
«OwnerAddr1»  
«OwnerAddr2» «OwnerAddr3»  
«OwnerAddr4»

Dear Sir/Madam:

**Re: Queens Business Park SE 36 Industrial Area Structure Plan  
Bylaw 3496/2013**

On March 18<sup>th</sup>, 2013, City Council gave first reading to Queens Business Park SE 36 Industrial Area Structure Plan. Council is considering adopting the Queens Business Park SE 36 Industrial Area Structure Plan to guide future zoning, subdivision and development in the SE ¼ Sec 36; 38-27-W4M. The proposed industrial area structure plan (IASP) was prepared pursuant to the policies and intent of the West QE2 Major Area Structure Plan, Industrial Planning Guidelines and Standards and the Regional Ecological Project - Proposed Industrial Lands and Associated Natural Areas (2005/2007).

As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, April 15<sup>th</sup>, 2013 at 6 p.m. in Council Chambers, 2<sup>nd</sup> floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, April 9, 2013. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. For information on Council meeting processes please contact Legislative Services at 403-342-8132.

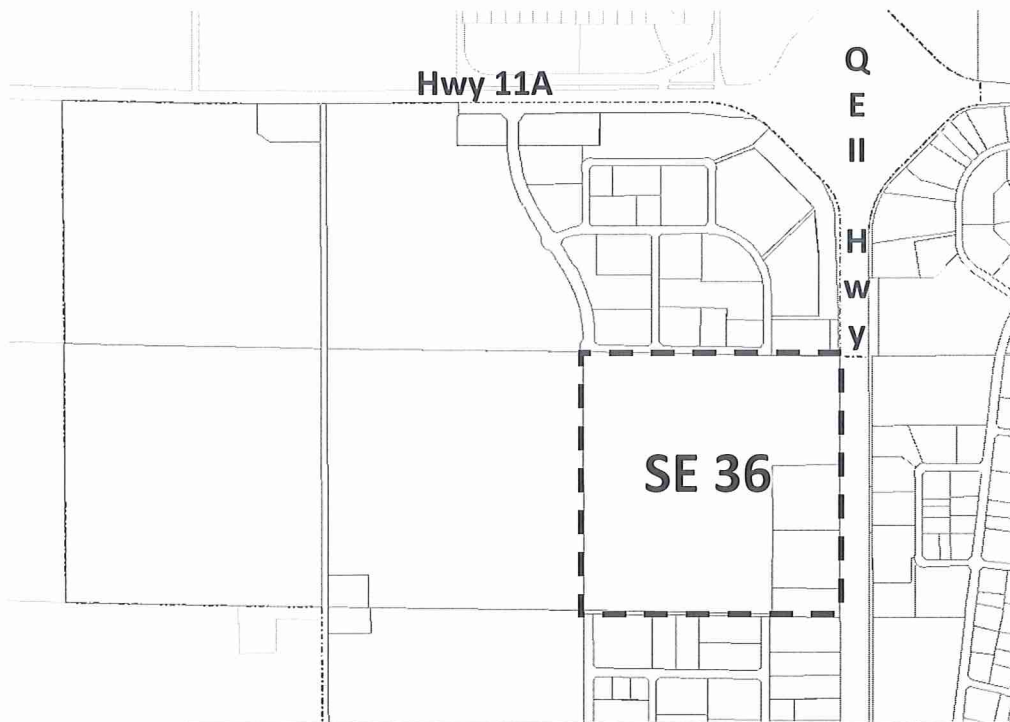
Yours truly,

Frieda McDougall  
Legislative Services Manager

/attach

DM 1345567





**Location of Proposed**

**Queens Business Park SE 36 Industrial Area Structure Plan**

**Bylaw 3496/2013**

**March 18, 2013**

Map  
1342720



### **Queens Business Park SE 36 Industrial Area Structure Plan – Bylaw 3496/2013**

City Council is considering adopting the Queens Business Park SE 36 Industrial Area Structure Plan to guide future zoning, subdivision and development in the SE ¼ Sec 36; 38-27-W4M. The proposed industrial area structure plan (IASP) was prepared pursuant to the policies and intent of the West QE2 Major Area Structure Plan, Industrial Planning Guidelines and Standards and the Regional Ecological Project - Proposed Industrial Lands and Associated Natural Areas (2005/2007).

*(Insert Map here — DM # 1342720)*

The proposed bylaw may be inspected at Legislative Services, 2<sup>nd</sup> Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, April 15, 2013** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> Floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative Services by **Tuesday, April 9, 2013**. Otherwise you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates:     March 28 and April 5, 2013)



### **Queens Business Park SE 36 Industrial Area Structure Plan – Bylaw 3496/2013**

City Council is considering adopting the Queens Business Park SE 36 Industrial Area Structure Plan to guide future zoning, subdivision and development in the SE ¼ Sec 36; 38-27-W4M. The proposed industrial area structure plan (IASP) was prepared pursuant to the policies and intent of the West QE2 Major Area Structure Plan, Industrial Planning Guidelines and Standards and the Regional Ecological Project - Proposed Industrial Lands and Associated Natural Areas (2005/2007).

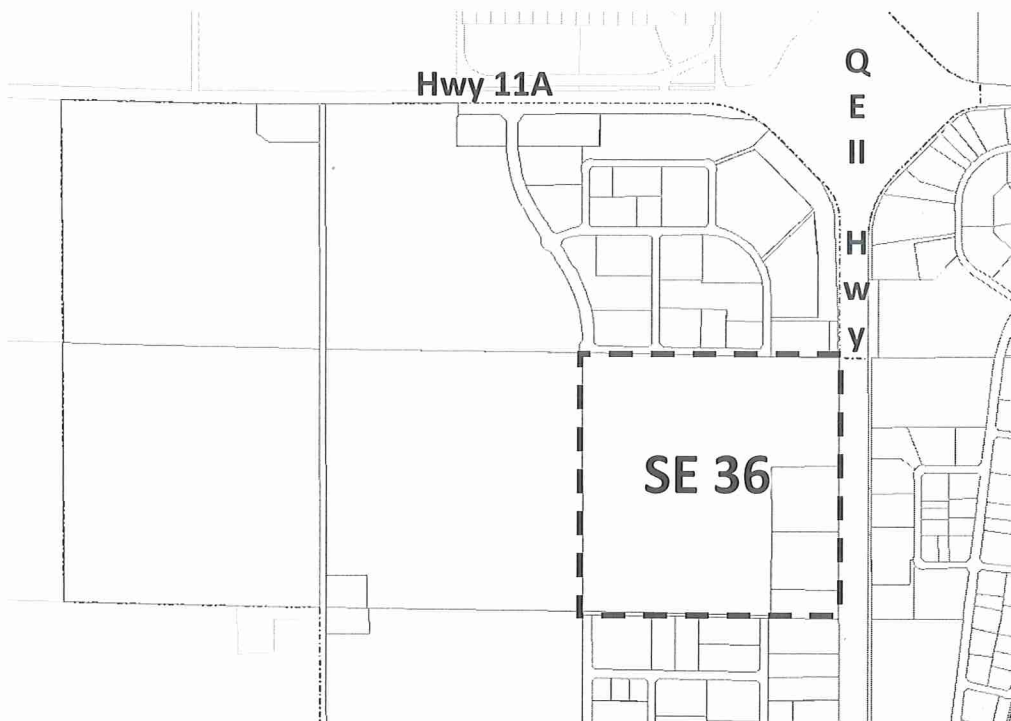
*(Insert Map here — DM # 1342720)*

The proposed bylaw may be inspected at Legislative Services, 2<sup>nd</sup> Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, April 15, 2013** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> Floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative Services by **Tuesday, April 9, 2013**. Otherwise you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates:      March 28 and April 5, 2013)





**Location of Proposed  
Queens Business Park SE 36 Industrial Area Structure Plan  
Bylaw 3496/2013**

**March 18, 2013**

DM

1342720





April 2, 2013

## West Park Community and Area Redevelopment Plan Bylaw 3488/2013 - Consideration of Second and Third Reading

Legislative Services

### **Report Summary:**

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#### Summary:

The report attached is being brought forward from the Monday, March 18, 2013 Council Meeting.

#### Recommendation:

That Council consider giving second and third readings to the West Park Community and Area Redevelopment Plan Bylaw 3488/2013.

### **City Manager Comments:**

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I support the recommendation of Administration to proceed with second and third readings of the bylaw.

Greg Scott

Acting City Manager

### **Background**

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At the Monday, March 18, 2013 Council Meeting, Council gave first reading to West Park Community and Area Redevelopment Plan Bylaw 3488/2013.

City Council is considering adopting the West Park Community and Area Redevelopment Plan which sets out some long-term objectives for West Park and identifies opportunities for the community to lead neighbourhood enhancement projects. If adopted, there will be a subsequent amendment to the Land Use Bylaw as noted on Land Use Bylaw Amendment 3357/H-2013. This bylaw aims to incorporate design criteria for redevelopment of any property and site exceptions for 20 properties which would keep the existing land use district in place and allow owners to redevelop to the same floor area and height.

#### Public Consultation Process:

A Public Hearing has been advertised for Bylaw 3488/2013 to be held on Monday, April 15, 2013 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on March 28 and April 5, 2013. Letters were also sent to the owners of properties adjacent to the site.



Correspondence received  
from the West Park  
Community Association

March 28, 2013

To Jordan Furness and Tony Lindhout,

This letter is in regards to the proposed Area Redevelopment Plan for West Park.

The executive members and the directors of the West Park Community Association have enjoyed working with both of you throughout the entire process. It was a great learning opportunity to be a part of such a project. At this time, however, the WPCA is unable to fully support or oppose the ARP. The paid membership of the association stands at less than 50. This is such a small number, the association feels it would not be fair to take a stance 100% either way.

The WPCA does feel that some of the ideas proposed would benefit the neighbourhood, such as the trail extension along Cronquist Drive, and improving the green space known locally as “store hill”, perhaps with gardens, trees, benches, a paved path, etc.

The rezoning proposals are very controversial in West Park. None of us on the executive know enough about land use issues to support or oppose this topic in the ARP.

Our only strong recommendation would be to continue to listen to the residents of West Park when they have questions and concerns. It is a beautiful old neighbourhood. Please do not make any radical changes without further consultation from residents.

Jordan and Tony, thank you for always being so well prepared, helpful, and patient. The WPCA looks forward to working with you again in the future.

Sincerely,

Keira Rudge

President, WPCA





March 6, 2013

Report originally submitted at  
the March 18, 2013 Council  
Meeting

## West Park Community and Area Redevelopment Plan

Legislative Services

### Report Summary:

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#### Summary:

At the Monday, November 26, 2012 Council Meeting, Council passed the following resolution to table consideration of the West Park Community and Area Redevelopment Plan for up to 3 months:

"Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated November 6, 2012, re: West Park Community and Area Redevelopment Plan, hereby agrees to table consideration of the West Park Community and Area Redevelopment Plan for up to 3 months to allow administration more time to receive community feedback."

A report from administration regarding the West Park Community and Area Redevelopment Plan is attached for Council's consideration.

#### Recommendation:

That Council lift from the table consideration of the West Park Community and Area Redevelopment Plan.

### Proposed Resolution:

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Resolved that Council of The City of Red Deer, having considered the report from the Legislative Services Department, dated March 6, 2013 hereby agrees to lift from the table consideration of the West Park Community and Area Redevelopment Plan.





February 27, 2012

## West Park Community and Area Redevelopment Plan

Division - Planning

### Report Summary & Recommendation:

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By request of Council, the Planning department has completed a draft Area Redevelopment Plan for the neighbourhood of West Park. The proposed West Park Community and Area Redevelopment Plan meets the intent of the City's Strategic Plan and Municipal Development Plan.

Accompanying this report are a copy of the draft plan, the comment sheet from the most recent open house and a summary of the feedback received. Also included is Land Use Bylaw amendment 3357/H-2013 to:

- implement redevelopment design criteria; and
- provide site exceptions to 10 properties to legalize existing legal non-conforming developments

The Plan was reviewed by the Municipal Planning Commission on February 20<sup>th</sup>, 2013. The attached resolution supports the Plan proceeding to Council.

Additional materials, including feedback from earlier open houses and previous draft versions of the Plan are available at [www.reddeer.ca/westpark](http://www.reddeer.ca/westpark).

Administration supports the adoption of the West Park Community and Area Redevelopment Plan as follows:

1. That Council pass a motion to lift from the table consideration of the West Park Community and Area Redevelopment Plan.
2. The Area Redevelopment Plan to be adopted by Bylaw 3488 / 2013.
  - a. First Reading – March 18, 2013
  - b. Public Hearing and 2<sup>nd</sup>/3<sup>rd</sup> Reading – April 15, 2013
3. The West Park Community Plan as a planning tool – April 15, 2013

Although adopted separately, the Plans are combined into one document for continuity.

Finally, Administration supports first reading of Land Use Bylaw Amendment 3357/H-2013.





### City Manager Comments:

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I support the recommendation of Administration that the West Park Community and Area Redevelopment Plan, Bylaw 3488/2013 and the Land Use Bylaw Amendment 3357/H-2013 receive first reading. Public Hearings for the bylaws would then be held on Monday, April 15, 2013 at 6:00 p.m. during Council's regular meeting. The Plan recommends a number of additional strategies which will be completed as resources become available. It is important to note that due to a number of competing projects some of the strategies may take longer to implement.

Craig Curtis  
City Manager

### Proposed Resolution:

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That Council consider first reading of West Park Community and Area Redevelopment Plan, Bylaw 3488/2013.

Resolved that Council of The City of Red Deer, having considered the report from Planning Services dated March 6, 2013, re: West Park Community and Area Redevelopment Plan, hereby tables adoption of the West Park Community Plan as a planning tool until final readings of Bylaw 3488/2013, West Park Community and Area Redevelopment Plan.

That Council consider first reading of Land Use Bylaw Amendment 3357/H-2013.

### Background:

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Planning undertook preparation of an Area Redevelopment Plan (ARP) at the request of Council. The Council request came in part following a review and update of City wide secondary suite regulations which also identified the need for an ARP in West Park.

The Planning process was initiated in June 2011 with a kickoff open house held over two days to solicit community input.

In January 2012, a second open house was held over two days to review proposed ideas about neighbourhood **Identity, Movement** (transportation), and **Land Use**. As well, draft **Design Criteria** was also introduced.

In October 2012 the draft plan was presented to the Community. Based on the feedback from that open house the draft plan was revised and substantial changes to the Land Use





section were made. These were presented to the Community at a November 2012 open house. Feedback on the proposed changes was mostly positive therefore the Plan is now before Council for their consideration.

LUB Amendment 3357/H-2013 implements two parts of the Plan, that being the redevelopment design criteria (Appendix A of the Plan) and land use district changes, being 10 site exceptions to legalize existing legal non-conforming uses.

## Discussion:

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The Plan has two components contained within the single document. The first is an Area Redevelopment Plan (ARP) and is represented by the 11"x17" poster.

Area Redevelopment Plans are identified under the Municipal Government Act as statutory plans adopted by Council. The plan must describe the following:

- Objectives of the plan and how they are going to be achieved;
- The proposed land uses for the redevelopment area;
- If a redevelopment levy is to be imposed, the reasons for imposing it; (*no redevelopment levy is proposed in the West Park Plan*) and
- Any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary (*no acquisitions are proposed*)

The ARP includes a vision, objectives, 15 recommendations and a land use concept for West Park.

Plan recommendations fall under four main categories:

- **Identity** – Recommendations 1-4
- **Movement** (*Transportation*) – Recommendations 5-9
- **Land Use** – Recommendations 10-14
- **Design Criteria** – Recommendation 15

The second component is the Community Plan, which includes the following items:

- A snapshot of demographic and housing data for West Park;
- Additional information about the recommendations of the ARP with specific short and long term outcomes as well as who should lead implementation;
- New design criteria to ensure future redevelopment enhances the community's curb appeal;
- A procedure for community led implementation of major outcomes identified with each recommendation; and





- Traffic counts completed in 2011 for each of the Community's major entrances to provide a base measurement for determining timing of future proposed transportation improvements.

### **Analysis:**

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Throughout the four different open house sessions significant input was received from residents, landowners and business owners in West Park. There was little consensus regarding specific changes the Community would like to see. However, there was consensus that existing residents love living in West Park and want to attract more people who take pride in the opportunity to live in a mature neighbourhood such as West Park. They do not want more people coming in to take advantage of older, cheaper properties to be lived in by or rented by people with little pride in home or property.

West Park is arguably Red Deer's best located and most complete neighbourhood. It sits next to downtown, the QE II highway, Taylor Drive, Red Deer College, the Red Deer Regional Hospital and the City's Waskasoo Park System including the over 100km of paved trails.

Within West Park are two elementary schools, the West Park Middle School, a seniors' lodge, Red Deer's first mixed use commercial/residential development and several active and passive green spaces. Most of these non-residential amenities border 57<sup>th</sup> Ave, which runs north-south through the middle of West Park from the Waskasoo trail in the north to Red Deer College in the south.

Another asset is the hard working executive of the West Park Community Association, celebrating its 50<sup>th</sup> anniversary in 2013, and one of Red Deer's active Community Associations. Their primary focus is providing events for the West Park and West Lake communities to come together. As well, a 2013 anniversary project will see the launch of a permanent self-guided historical walking tour complete with web based enhancements.

In recent years, despite its great location and abundance of assets West Park's reputation within the City has suffered; partly due to increases in investor owned properties and secondary suites and an increase in actual and perceived community standards bylaw infractions. Anecdotal evidence abounds of area realtors choosing to market West Park as a neighbourhood for investors looking to acquire cheaper rental properties and not for people who take great pride in the care and appearance of their property.

Therefore, in response to the feedback received from the Community a portion of the Plan's recommendations focus on communicating the many advantages to living in West Park.





Within the **Identity Recommendations** are a number of actions that the Community could initiate, some with the assistance of the City, to enhance existing assets and increase West Park's appeal to new and existing Red Deerians who take pride in home and property.

The **Movement Recommendations** identify upgrades to pedestrian and vehicle networks as well as an opportunity to brand 57<sup>th</sup> Ave as a "Main Street". This street has a mix of uses and pedestrian/vehicle connections unique to Red Deer.

Finally, the **Land Use and Design Criteria Recommendations** contain short-term actions that the City can undertake to encourage/require attractive redevelopment. These include:

- Fixing land use district irregularities by making existing legal non-conforming buildings eligible for upgrading or redevelopment. (contained in LUB amendment 3357/H-2013 attached)
- Allowing landowners with R I A (duplex eligible) zoned property to initiate individual or block rezonings from R I A to R I (single detached only).
- Introduction of design criteria by way of an overlay district to ensure future redevelopment proposals enhance the curb appeal of the neighbourhood. The design criteria closely follow similar criteria introduced in 2009 in Riverside Meadows. Highlights of the design criteria (contained in LUB amendment 3357/H-2013 attached) include:
  - Requiring at least two high quality materials (e.g. stone, brick, stucco) on street facing facades
  - Retention or replacement of front yard trees, 1 per 7.6 m (25') of frontage
  - Inclusion of at least one green element (e.g. wiring for solar readiness, drought resistant landscaping plan, permeable paver parking pads)





MUNICIPAL PLANNING COMMISSION

Date: February 20, 2013  
To: Red Deer City Council  
From: Municipal Planning Commission  
Subject: West Park Community & Area Redevelopment Plan

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At the February 20, 2013 meeting of the Municipal Planning Commission, the Commission discussed the West Park Community & Area Redevelopment Plan. The motion as sent out below was introduced and passed:

**“Resolved** that the Municipal Planning Commission having considered the West Park Community & Area Redevelopment Plan hereby forwards the West Park Community & Area Redevelopment Plan to Council for consideration.”

The above is submitted for Council’s consideration.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Morris Flewwelling'. The signature is written in a cursive, flowing style.

Mayor Morris Flewwelling  
Chair, Municipal Planning Commission

c: Jordan Furness, Senior Planner





**West Park Community and Area  
Redevelopment Plan**  
[www.reddeer.ca/westpark](http://www.reddeer.ca/westpark)

November 22, 2012

To: Resident of West Park

**Re: West Park Community and Area Redevelopment Plan**

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At the beginning of the month you should have received a notice of the upcoming open house on Wednesday November 28<sup>th</sup> to review proposed changes to the draft West Park Community and Area Redevelopment Plan.

The City of Red Deer has been consulting with the community in the development of the Plan including three open houses over the past two years. Most recently, an open house was held on October 16, 2012 to introduce the draft plan, and we have received comments from the community, both supporting and opposing various aspects of the Plan.

As a result, we are proposing five changes to the plan related to:

1. Property Zoning Changes
2. Future Duplexes
3. Rezoning from Duplex Eligible (R1A) to Single Family Dwelling Only (R1)
4. Open Space Enhancements
5. 57<sup>th</sup> Ave – “Main Street”

A summary of the changes are included with this package. We will be accepting comments until December 19<sup>th</sup>, 2012. More details will be presented at the Open House on:

**Wednesday, November 28<sup>th</sup>, 2012**  
**St. Martins de Porres Catholic School**  
**3911 57A Ave**  
**5 pm – 8 pm. Presentation at 5:30 pm**  
**Coffee and snacks will be provided**

If you have questions after reviewing the enclosed information and/or the materials available at [www.reddeer.ca/westpark](http://www.reddeer.ca/westpark), we would be happy to discuss them with you at your convenience. We understand some of the terms used in the Plan and this comment sheet may require clarification. Please do not hesitate to contact us or speak directly to a City staff member at the open house.

Thank-you for taking time to review these materials and we hope to see you at the open house.

Regards,

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Jordan Furness  
Senior Planner  
The City of Red Deer  
403-406-8701  
[jordan.furness@reddeer.ca](mailto:jordan.furness@reddeer.ca)

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Tony Lindhout  
Senior Planner  
The City of Red Deer  
403-406-8705  
[tony.lindhout@reddeer.ca](mailto:tony.lindhout@reddeer.ca)





# Resident/Landowner Comment Sheet

## Proposed Changes to the October 2012 Draft West Park Community and Area Redevelopment Plan

The following is a summary of the proposed changes to the October 2012 Draft Plan in response to feedback from the October 16 open house. Each section states the original proposal presented in October. It is followed by a change(s) we are proposing based on feedback. These changes will be clarified at the Wednesday, November 28<sup>th</sup> meeting. Please indicate whether you support or oppose the change and a reason(s) for your answer. If you prefer, this can be done when you attend the open house. A copy of the October draft is available at [www.reddeer.ca/westpark](http://www.reddeer.ca/westpark)

### I. Property Zoning Changes

Property Zoning means the list of uses that are allowed on a property. Each property in Red Deer is assigned a land use zone (also referred to as Land Use Districts). Several zoning districts are used throughout West Park and the city to ensure the uses allowed on a property are compatible within the area the property is located.

#### Previous Draft

The property zoning changes proposed in the Plan are approved at the same time as the Plan is approved by Council. This saves the landowner having to apply and pay a fee for the change afterward.

#### Proposed Changes

- a) The existing zoning will remain in place. Any areas where the draft Plan proposed to change the zoning of a property to allow new town homes or apartments are removed. (Delete recommendations 12-13)
- b) On sites where an existing development does not conform to what is allowed under the current land use zone, landowners may apply to rezone their property to match the existing onsite use. For example, an existing apartment in a single family zone will be able to apply for a zone that allows apartments as a use. (Recommendation 14)

**Do you support this change? YES NO Please elaborate below:**

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### 2. Future Duplexes

#### Previous Draft

In areas where the zoning allows duplexes, new duplexes that meet the proposed design criteria shall be a permitted use and neighbours nearby won't have to be notified of the application and asked for comment. The benefit of this was to offer an incentive to landowners who are willing to build to a higher standard.





**Proposed Change**  
In areas where zoning allows duplexes they will continue to be a discretionary use. This means a landowner proposing a duplex must comply with the design criteria and their application will be circulated to landowners within 100 metres of the property for comments. The City will also circulate a checklist showing if/how the application meets the design criteria.

**Do you support this change? YES NO Please elaborate below:**

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**3. Rezoning from Duplex Eligible (RIA) to Single Family Dwelling Only (RI)**

**Previous Draft**  
Landowners with properties zoned RIA residential, where single family or duplexes are allowed, will not be allowed to rezone to RI residential, which only allows single family.

**Proposed Change**  
Landowners, if they choose, may rezone an RIA lot (single family or duplexes allowed) to RI (single family only).

**Do you support this change? YES NO Please elaborate below:**

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**4. Open Space Enhancements**

**Previous Draft**  
In order to fund unique upgrades to existing park spaces in West Park, The City would support new residential development on portions of underused open space.

**Proposed Change**  
The entire Store Hill and District Park open spaces shall be preserved as open space and the community should jointly determine how the park space will be upgraded in the future and how this will be funded.

**Do you support this change? YES NO Please elaborate below:**

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## 5. 57<sup>th</sup> Ave “Main Street”

### Previous Draft

“Traffic calming” is recommended for 57<sup>th</sup> Ave to enhance the Main Street feel of this unique street and reduce the need for photo radar vehicles. (Recommendation 7)

### Proposed Changes

Delete references to “traffic calming” from recommendation and potential outcomes

Add text to the Plan that the community identifies and designs a Main Street concept for 57<sup>th</sup> Ave. This may or may not include typical components of a complete street such as accommodating vehicles travelling 30-50 km/hr, cyclists, pedestrians, new plantings, street furniture, and signage.

**Do you support this change? YES NO Please elaborate below:**

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## General Comments

Please use the space below to provide any additional comments about the Plan

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**Your Name:** \_\_\_\_\_ **Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

*The personal information on this form is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act.*

Please submit your comments to the undersigned or at the meeting on Wednesday November 28th. We understand some of the terms used in the Plan and this comment sheet may require clarification. If you would like a meeting to discuss your comments please contact us and we would be happy to arrange a time to meet with you. Please submit comments no later than **Wednesday, December 19<sup>th</sup>, 2012.**

Jordan Furness  
Senior Planner  
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403-406-8705  
[tony.lindhout@reddeer.ca](mailto:tony.lindhout@reddeer.ca)



## West Park Community and Area Redevelopment Plan Community Feedback

The following is a summary of the feedback received from the November 28, 2012 open house. The same information shown in the sample comment sheet is repeated for each of the five proposed changes. This is followed by the results of how many people supported or opposed the change and the comments received either in support or against.

<b>I. Property Zoning Changes</b>		
<p>Property Zoning means the list of uses that are allowed on a property. Each property in Red Deer is assigned a land use zone (also referred to as Land Use Districts). Several zoning districts are used throughout West Park and the city to ensure the uses allowed on a property are compatible within the area the property is located.</p>		
<p><b>Previous Draft</b> The property zoning changes proposed in the Plan are approved at the same time as the Plan is approved by Council. This saves the landowner having to apply and pay a fee for the change afterward.</p>		
<p><b>Proposed Changes</b> a) The existing zoning will remain in place. Any areas where the draft Plan proposed to change the zoning of a property to allow new town homes or apartments are removed. (Delete recommendations 12-13)  b) On sites where an existing development does not conform to what is allowed under the current land use zone, landowners may apply to rezone their property to match the existing onsite use. For example, an existing apartment in a single family zone will be able to apply for a zone that allows apartments as a use.</p>		
<b>Do you support this change?</b>	<b>YES # 49</b>	<b>NO # 7</b>
<p><b>Comments from people who indicated YES</b></p> <ul style="list-style-type: none"> <li>• I do support more multi family housing in West Park. We are close to downtown &amp; the colleges, &amp; houses are so expensive we may lose young families who can't afford a single family.</li> <li>• I presume that neighbors would get full details on rezoning &amp; structural changes requested.</li> <li>• Makes sense!</li> <li>• I do not like this but the property owners should have the final say.</li> <li>• Increase to 300 m</li> <li>• Keeping the park space is very important to me</li> <li>• The Key word is may apply. If not appropriate permission could be rightfully refused.</li> <li>• This allows the city to look at rezoning on a case by case basis and also allows neighbors to object to rezoning on individual cases.</li> <li>• All should have R1 zoning; any change other than existing should be approved.</li> <li>• Developers can submit city fees. Not individual owners. Parking &amp; Policing increases with R1A duplexes or apts. &amp; "NO" to municipal policing more utilization / education etc, for sheriffs &amp; peace officers to augment present force.</li> <li>• I support this change – it will maintain status quo at worst while preventing overdevelopment.</li> </ul>		



- I believe the frustration expressed by many West Park residents, stems from the large # of rental suites & rental homes that have come into our neighbourhood in the past decade (see comments).
- Existing properties should be grandfathered to allow for upgrading & renovations or replacement with a similar building eg apartment.
- Thanks for listening
- Do not support 57th ave as Main Street. Lots of Schools and we do not need increase in speed. People do not adhere to the present 30 km zone.
- Only in areas that were zoned RIA already. The landowner could rezone to R1. If the development occurred in A (R!) zone and exists as a RIA at present (duplex) then they may not be rezoned and exist illegally and should be removed.
- I support existing zoning to remain in place, b) one has to wonder how that happened to start with.
- If landowner wants to change their zoning then they should have to follow a process so it protects the landowners that are in that area

#### **Comments from people who indicated NO**

- Part B – 9 Property's that are currently non compliant should be rezoned to existing use. Should not have to apply for rezoning.
- If I am reading this correctly does this mean that apartment buildings will be built? Do not think we need this type of construction in West Park.
- I like the previous draft it saves time.
- West Park is evolving into a rental dominated area. Better to zone & properly control in a zoning for the needed use proximity to RDC & store demands more multifamily.
- I feel those RIA's should be put back to R1. If people wanted to have RIA & they should pay to have it. Not the other way around. We don't need more multi housing.
- If I'm already an RIA I should have that choice again to build what I want, when someone moved in or moves in they know the zoning & know the hazards plus in our area we are all RIA now we all have this option!!

## **2. Future Duplexes**

### **Previous Draft**

In areas where the zoning allows duplexes, new duplexes that meet the proposed design criteria shall be a permitted use and neighbours nearby won't have to be notified of the application and asked for comment. The benefit of this was to offer an incentive to landowners who are willing to build to a higher standard.

### **Proposed Change**

In areas where zoning allows duplexes they will continue to be a discretionary use. This means a landowner proposing a duplex must comply with the design criteria and their application will be circulated to landowners within 100 metres of the property for comments. The City will also circulate a checklist showing if/how the application meets the design criteria.

Do you support this change?	YES	# 56	NO	# 5
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### **Comments from people who indicated YES**

- However, my experience with the 100 m Comments is less than positive. Inform those who make



comments on the results of the decision. If there are significant or many opposing comments, the opportunity to meet with those in opposition would be appreciated.

- More thought & control is always good. Glad neighbors can't veto it "just because"
- Allows input from local owners
- Next door to use decided to add a suite to their house. We sent a letter of comments to the city and never heard anything. Next thing we know the suite is being built. Seem like the letter had no effect.
- Useless to circulate within 100 metres as we have been through that & letter to City had no effect on outcome.
- But when it comes to single family dwellings with at suite these should be reconsidered as up and down duplexes, and a FTH for rezoning required.
- A basement suite should be considered as a duplex and comply with design & building standards. This should count with zoning densities in each area.
- If a duplex is going to be allowed in the vicinity of my property I would certainly want to be notified.
- Does it still mean that duplexes can only be built where existing ones already are? (ie comply w design criteria) ok yes I think it does
- Increase to 300 metres.
- Neighbors should be aware of extensive changes
- It's good to have some say in what will be built next to or across from you. We've been here 41 years in our 91 year old house & surely don't want to be surrounded by more apartments or condos / duplexes
- So long as the property has the space to accommodate a duplex this is a good idea. They would not have to move into an apartment.
- All new developments have had to submit plans for permits. Of course anything higher, closer to curb etc, should meet with neighbor's approval & concerns.
- I support this change. Notification of proposed changes is an optimal way to proceed. Local stakeholders must be consulted and involved in the process. Please ensure that design criteria are stringently reviewed and brought forward for discussion.
- Let nearby landowners have an opinion but not the ability to stop a proposed duplex that meets high standards.
- I like the change because it makes sure the developer is following design criteria.
- We don't need more duplexes. People don't seem to look after them. More that not they turn into rentals. I think you want to have more housing for the college. You're not thinking of your community.
- In RIA zones that already exist. The city should not allow the increase of a buildings size that doesn't meet the old city building bylaws that existed when the neighborhood was first developed.
- I support this change because it allows for fairness to the homeowners that live in the area. No one wants to live next door to a doubly rented duplex and that is what always happens in West Park.

#### **Comments from people who indicated NO**

- If I understand this correctly I don't support. If a duplex already exists I think it should be allowed to rebuild matching design criteria as the previous Draft stated. However if a duplex was not in place, but the zoning was then notification should be made to neighbors.
- I think most people really want to retain R1 zoning and are very concerned about how many duplexes are cropping up. I really think that those who have purchased to build duplexes already must be allowed, but no More allowed after that.
- Store hill park space should have a small segment converted to residential and then use to upgrade store hill to a nice park. 57th Ave should have traffic calming right in the mid section.



- Makes it harder for developers to meet the actual demand for rentals.
- I'm already a RIA why take my choices away of what I can build. I'm already surrounded by rentals. As it was the city took away my legal suite with the new suite bylaw, which is a complete money grab!!
- By future duplex I disagree with the duplexes that have been built in Blackfalds – they are only the width of the two cars and 3 storey's high. Reminds me of China.

### 3. Rezoning from Duplex Eligible (RIA) to Single Family Dwelling Only (RI)

#### Previous Draft

Landowners with properties zoned RIA residential, where single family or duplexes are allowed, will not be allowed to rezone to RI residential, which only allows single family.

#### Proposed Change

Landowners, if they choose, may rezone an RIA lot (single family or duplexes allowed) to RI (single family only).

<b>Do you support this change?</b>	<b>YES # 48</b>	<b>NO # 9</b>
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#### Comments from people who indicated YES

- I think this should be reversed. Rezone the areas to RI but provide an option by application to be exempt from the rezoning, ie remain RIA.
- But look at a possible 6 months to a year for rezoning from RIA to RI there is no FHR. Call it a grace period.
- I can't imagine this ever happening but it is nice to have the possibility to attract a more diverse community, maybe there is other options beyond retired people and single moms as proposed by Craig Curtis.
- Give owners the right to rezone to a RI, increase the value of the property.
- They should have the choice
- Options are useful
- Needs to be further discouraged as to allowing RIA Development
- Please present an off leash dog park beside the ball diamonds- fully fenced
- Fair to landowners. I would like to see landowners be encouraged to rezone to RI ( perhaps no fee to rezone)
- I think it should remain as RI (single family dwelling)
- Owners should be allowed to change to single family (RI) if they desire as this would not affect traffic or density to the surrounding homes in a negative way as it would if it was the reverse ( RI to RIA).
- I support this change. Preferably duplex and similar development will be minimized. However property owner rights must be protected this change tries to strike a balance between these two points. Please continue to work with local stakeholders to come to mutually acceptable outcomes.
- Someone who buys a house which is RIA and has a family and wants to make sure his or her household is not a rental property anymore (RI) can change the zoning no problem
- It just makes sense with existing real use



- Do not understand comment
- I'm interested in main housing R1
- The city should look into the ground water hydrolics and levels before making any changes to any green spaces in West Park. I think you will find that the green spaces keep ground water levels down and out of my basement. As per previous engineering done in the 60's and 70's.
- Ok with proposed change
- People deserve the right to choose what type of property they have with discretion. Only allowing multi family homes ruins the character of the oldest parts of West Park.

#### Comments from people who indicated NO

- No opinion
- Limits redevelopment for the future by individual decisions
- Leave in hands of homeowner
- Zone all R1 & then approve others on individual basis.
- This needs to extent for person selling & new buyer (also not restrict the buyer if he wishes & not restrict sale or choice
- I think the previous draft is satisfactory
- Makes it harder for developers to meet the actual demand for rentals.

## 4. Open Space Enhancements

#### Previous Draft

In order to fund unique upgrades to existing park spaces in West Park, The City would support new residential development on portions of underused open space.

#### Proposed Change

The entire Store Hill and District Park open spaces shall be preserved as open space and the community should jointly determine how the park space will be upgraded in the future and how this will be funded

<b>Do you support this change?</b>	<b>YES</b>	<b># 50</b>	<b>NO</b>	<b># 9</b>
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#### Comments from people who indicated YES

- Seems short sighted and selfish to say we want it all but with no cost to us. We have lots of green space in and around West Park.
- In order to have healthy communities there must be a sense of individual resident ownership and pride. This cannot happen unless residents have a say in what happens within their own communities.
- Please do not put up apartments or duplexes on Store Hill ever!! In the spring fall season to control weeds getting into our yards and making this beautiful space look just horrible. Also mowing this area more would help. A paved path over the hill might be a nice development? A paved path over the hill might be a nice development? A fence around this may help stop vehicles driving over the hill.
- We were very concerned that residential development was to take place; and the area to become high density population, open space should be preserved and upgraded so it doesn't become a dumping place. Put something in place so 4 wheel drive vehicles stay off the hill.
- Depending on the proposed "upgrades"



- Need a dog walk park
- Please consider fencing store hill and some of the land beside the ball diamond on the corner of 57 ave and 32 street so that our neighborhood may have an off leash dog park. I have a photo also, "poo lights"
- A water feature would be nice for my kids and all kids to meet and play.
- Local Voice can bring a community together in the discussions & feeling of ownership.
- I'm confused how are park spaces upgraded in other areas?
- In my opinion this is the most important change preservation of park space.
- Definitely against using any green / park spaces for residential, especially bordering the ball diamonds on 32nd st. The store hill is just fine as a sledding hill in winter.
- The community should jointly determine how the park space will be upgraded. With all the schools and of course the RDC in the West Park perhaps a public library would be a good investment. I think it would get well used. I believe there is only a book store in the RDC. Am I wrong?
- The previous draft left this too open to overdeveloping the open spaces. The community should decide how much space and what space is developed as we are the ones who have to live there.
- I support this change. Preserve park space as a plan priority upgrades to store Hill such as more trees would be ideal. As a barren space it has little redeeming value. Do something positive with it. Not Development into housing or retail
- Leave green spaces & enhance then pending community approval.
- We need & love green spaces! Let's not pave or build on what is left of these, inside our city. Let's beautify them & create play / rest / connect spaces, as you suggest. To finish unique upgrades, perhaps donors, fund raising, etc, might assist with City funds.
- I believe these areas should not be used for residential but instead left as green area or other low cost uses. An off leash pet park would be a suggested use I would support.
- We do not need more housing on this area.
- Store hill – Love the idea of a larger enhanced community water, and enhanced greenery. We couldn't do this w/o city funding. A place to meet / socialize, many functions, would go so far to build "community" connections / pride etc.
- Thank you for purposing to preserve the open spaces. Look forward to proposals regarding these spaces.

#### **Comments from people who indicated NO**

- The word portions in the previous draft are significant here. That is why I circled the no.
- Seniors have no options to stay in community.
- Leave in hands of homeowner
- Sell the parks!!! And use the monies to upgrade 57th ave or the other parks in the subdivision.
- Store hill is awful and needs to be developed (seniors housing) This MR doesn't work in the subdivision.
- A piece of Store Hill should be developed and then make a real park out of the remaining store hill.
- So much space by the school is also unnecessary. Would be better to raise some funds to support enhancements of the park areas to be more usable and practical.
- Leave our green space alone.
- Please keep all portions of underused open space as is. Over the past 10 years there has already been a huge loss of treed & open space. No more, I have lived here for 25 years in the same home and I love the open spaces we had / have now.
- I believe store hill & District park should be developed into something useful such as a dog park. Montessori School yard is serving as an off leash park now and I am tired of being chased by dogs of irresponsible owners. Store Hill is only used for drug deals and deviant behaviors of West Park youth.



5. 57 <sup>th</sup> Ave “Main Street”		
<p><b>Previous Draft</b></p> <p>“Traffic calming” is recommended for 57<sup>th</sup> Ave to enhance the Main Street feel of this unique street and reduce the need for photo radar vehicles. (Recommendation 7).</p>		
<p><b>Proposed Change</b></p> <p>Delete references to “traffic calming” from recommendation and potential outcomes</p> <p>Add text to the Plan that the community identifies and designs a Main Street concept for 57<sup>th</sup> Ave. This may or may not include typical components of a complete street such as accommodating vehicles travelling 30-50 km/hr, cyclists, pedestrians, new plantings, street furniture, and signage.</p>		
Do you support this change?	YES # 39	NO #17
<p><b>Comments from people who indicated YES</b></p> <ul style="list-style-type: none"> <li>• Like the idea of enhancing the small town main street feel of West park and of our main street.</li> <li>• I am presuming that what makes this a unique street – at least at its southern end is that there no buildings or residences on its east side at the present buildings or residences on its east side at the present time. I have often thought when passing along this portion, that open space might well be used for affordable housing.</li> <li>• Opportunity remains for main street features with community involvement.</li> <li>• Would welcome relevant design changes of a high standard that increases the appearance of this streetscape.</li> <li>• Traffic calming should not be necessary on either 57th or 55th ave as long as the playground &amp; school signs remain. Some day there should be a way to make them more obvious or noticeable (not same as visible).</li> <li>• School zoning playground zones Etc have sufficient calming effect.</li> <li>• Remove the City of Red Deer truck (photo radar) from wasting hours sitting on the street. Everybody traveling that road knows it is a ghost radar vehicle.</li> <li>• Keep cycling trails off driving lanes but paths for walking cycling off road ways.</li> <li>• No not implement bicycle paths on our streets!!</li> <li>• Please address the RDC cars parking in our neighborhoods.</li> <li>• Newer light posts that light the road and not the trees</li> <li>• No because some of the traffic calming, I have seen makes the roads harder to drive on in the winter because they are not cleaned enough.</li> <li>• As you know I have been on the redevelopment kick now for a long time. I would like to ask again that the city fathers widen 57th ave to allow parking on the east side of 57th Ave to keep traffic moving more adequately. If 57th Ave was widened by one good lane from 32st to Well ST, to allow additional parking, build a curb lane west side of this lane to keep traffic out of the is park lane and by removing the large trees build a cement sidewalk the entire length from 32 st to Wells St. REPLACE the trees!</li> <li>• I agree “traffic calming is a rather vague reference and this portion of the Plan needs to be clarified more.</li> <li>• Yes to a point, this has to be done with regard to those using sports &amp; school facilities. There is enough for the motorist to watch for with children &amp; bikers. It must NOT block the view or cause distraction (murals)</li> <li>• I support this change. However, I support it only provisionally. Reduction in road space is</li> </ul>		



unacceptable. Do not reduce road space for bike lanes or traffic calming measures. Do not reduce visibility along this road for vehicle operators. This is an arterial roadway for Westpark, since the removal of 60th several years back.

- Leave it alone 57 Ave & 55 Ave. The traffic from the college can be congested. I feel these people should be taking their car to the college. The college should be providing the parking & more reasonable rate.
- Like remove traffic calming but hesitant about adding features – people who live along 57 Ave are the important consultants.
- Totally agree with the main street config. It would enhance the open spaces. We already have mature trees on 55th Ave and 57 Ave and the majority of these avenues are school / playground zones.

#### **Comments from people who indicated NO**

- Admittedly, well kept open areas do make a city look good. However a far greater priority should be adequate affordable housing for those who really need it, and this without having to remove any single family dwelling, which their occupants have worked very hard for years to preserve, renovate upgrade and maintain.
- Do not touch park – green areas
- Good idea to remove traffic calming ideas. However I don't feel we need to create any sort of Main street look, with murals or such, but additional sidewalks would be welcomed as would any additional trees, bushes etc, Do not obstruct view of children crossing.
- This is a busy street, you need to keep the traffic flowing your wording suggests you would do silly things like what you did downtown. I prefer you keep the street as is with photo radar, keep the traffic flowing.
- I wouldn't object to seeing the full length of both 55th and 57th slowed to 30 km as there are 2 school / playground zones on each street anyway. Maybe that would stop the speeders when school is out. Or perhaps rumble strips installed.
- I understand traffic calming would unconsciously reduce the speed of drivers along 57th ave. I want slower drivers.
- I am not in favor of either the traffic calming or the components of a Main street effect that will either cause distractions in viewing children or other pedestrians while driving.
- I am not in favor of either the traffic calming or the components of a Main street effect that will either cause distraction in viewing children or other pedestrians while driving.
- We live on Main street & welcome "traffic calming" This might encourage people in a hurry to find other routes, ie Taylor Dr, which do not put children (2 school zones) & elderly ( Srs. Home and residents) at risk by their speeding. YES let's make this a pedestrian, cycle, child, student, and elderly friendly street.
- I believe 57 Ave requires some type of traffic calming since there are 2 schools and playgrounds, bus riders, pedestrians, children walking etc, Drivers only slow down now when they see photo radar.
- This street is ok as is and we do not need any distractions for children going to schools.
- If this proposal comes into play. Where will everyone park? Homeowners? If bike trail is put in? What's wrong with 55 & 57 Ave the way they are now.
- Not opposed to this traffic calming. Do beautify with trees, bushes etc, but set back to ensure visibility of young children. Love all the ideas!!
- Keep the previous draft – love the idea of traffic calming
- I'd like to see some traffic calming on 57th Ave. Besides physical restrictions I think some landscaping and architectural enhancements would make for a much improved neighborhood.
- The Idea of traffic calming is great idea and needed in West Park to help slow the traffic & create a community feel around the store area.



- Do not put plants or greenery on corners of the walkways, makes it hard to see children. As this is an issue in Riverside Meadows.
- It should be noted that there is an existing problem with traffic on 57th ave as it has become a through fare for the college. Wilson Cr on the south end has always been used as a parking lot for the college. This needs to be addressed if the parking lot in the park is removed. West park middle.
- Leave the street alone
- I believe traffic calming is necessary for both 55th ave and 57th ave. 55th has two school zones that people do not respect. 57th is no more unique than 55th st and I do not consider it main Street. 55 St deserves the same consideration.

### General Comments

- Parking & traffic at 32ns St, 57 Ave and Wilson Cres, corners need major adjustment
- The issue of secondary suite needs to be clarified. I know of at least one case where secondary suite approval led in essence to an up down duplex.
- I very much appreciate the hard work of the city & desire to enhance West Park
- I am concerned about a selfish, short sighted NIMBY attitude many residents revert to. I don't think the city is trying to snow us & we have to consider the future and the next generation.
- Would like to see store Hill Developed for senior housing perhaps low income.
- Would appreciate your City Engineer viewing the area. Have no problems with the college students parking on the there, when coming off Wilson Crescent and turning North on 57th Ave, in order to see on coming traffic you have to practically ease onto 57th ave, which can be very dangerous especially in the winter.
- Corner of Wilson Cr & 57 Ave is a major traffic hazard as students to College park right up to the corner. You have to ease your way out & pray no one is coming. Especially bad in winter
- Concerns about college development and parking should be addressed by the redevelopment plan.
- At the meeting the theme was improving West Park and bringing in people who would care for their priority. I fail to see this when from my experience someone from outside West park buys a home it is converted into suites and rental property. The yards become a mess, garbage starts building up and the equity in my home goes down.
- I have spent 50 years in this community. I have watched West Park change from pristine yards, maintained, houses and active pride, to unkempt yards garbage strewn alleys and deteriorating houses. Usually connected to rental / suite properties with indifferent landlords. This is not a natural progression of an aging community with proper planning & thoughtful engagement, and aging community can be attractive & desirable.
- There should be some traffic calming efforts made to the thoroughways resulting form Westlake through West Park. Ie Wilson Crescent, Welliver St, Wishart ST. Also college parking pm 57th Wilson Cr. Together with the traffic above & lack of snow cleaning make these areas very difficult to navigate.
- I commend you planners on your undemanding suggestions for redevelopment, you've allowed residents of West Park to feel good about their neighborhood and to "do their own thing" for redevelopment.
- 55 Ave traffic – in front of middle school busses and street parking are putting the children in danger – street too narrow for parking both sides ( especially school buses) and place for buses to pick up children ( not on street )
- We need more fenced areas so the families with dogs can meet & safely let their dogs off leash – instead of using the ball diamonds.
- While agreeing with residents West Park is a unique neighborhood "dressing up 57 ave is a good idea (without traffic) calming. West Park already has too many suites, legal or otherwise so I am grateful to see Apartments will not be allowed in the green space.
- I want the store hill especially to be left alone. The Hill west of the Fas Gas station to remain



untouched.

- Is there any way we could limit the number of duplexes that are allowed to be built in the future in place of single family homes? I would not like for all the homes in that region R1A to become duplexes
- I like the suggestion to rezone to R1 unless people apply to keep it R1A within a time frame.
- I've learned over the years that city hall looks after City Hall. "This just looks like a make work project" It would be interesting to know just how much the tax payer will have to pay for your little game.
- Overall, the changes are favorable. Thank you for listening to our community, I hope this new proposal will be accepted, the majority of people at this meeting seem to be in favor of most changes (since October).
- Thank you for giving us a voice!
- I am against any cement "bulbs" that might be placed at corners to aid children's crossing of the street.
- You two have been on this West Park redevelopment for a long time. The wife and I appreciate your continued support in the planning. It is good to come to the meetings which you have beautiful control over. Thanks again you two.
- I understand that some of the zoning changes were to allow more housing due to the close proximity of the college. I think it's the colleges' responsibility to provide more housing and not the West Park neighborhood. The city should work more on providing incentives to homeowners to legalize basement suites and improve existing multi family dwellings instead of building a bunch of new ones. I like the idea of improvements to 57 Ave as it is really difficult to safely access it from the adjacent streets due to all the street parking and traffic from the college.
- What is "broken" the way it is now?
- It's a matter of trust and it's not there with the way West Lake developed & loss of green space & timing of meeting etc. Are you going to keep pushing until you do it your way regardless & then say oops?
- Monitoring is lacking regarding basement suites/ creation of multifamily in R1 areas presently. – Does that change zoning in entire area?
- Bikers need to be educated for bike lanes to work – not trust motorists! Some don't know signals or which way to travel on lanes. Make Bike paths safer to individuals walking or biking.
- I very much appreciate the opportunity presented to engage in this discussion. Please put right hand turn lanes in at 55th and 57th. They are needed. Ensure that the college will deal with their parking overflow. Reduce the percentage allowed for secondary suite development in West Park, as they are slumming the place up. Please continue to consult with us.
- I am against any cement "bulbs" that might be placed at corners to aid children's' crossing of the street.
- Collaborate with RDC. As the aging population in West Park moves / dies, many homes are now purchased by RE investors, to be used as rental properties, after for RDC students. Most of those are not well maintained & it is sad to see the yards & homes being neglected.
- As the College grows so do the demands for student housing/ parking / travel to and from classes. Since parking @ RDC is costly, students use W.P streets as free parking, creating congestion, especially on 57th Ave. RCD Master Plan must address the increasing needs of their growing pop, along with City Planners.
- We do not need to make any changes to this area.
- Very concerned about RDC student parking in West Park creating bottlenecks & taking our residential spaces, increasing traffic, making it less safe for children. Whatever you can do to build beautiful park spaces would be so appreciated. Green vacant lands are not nearly the asset that fountains, splash pools, flower gardens, benches etc, are. Places people want to spend time together in.
- Thanks you for coming into our subdivision and making changes to this unique subdivision.
- Sell the parks (store hill and District Park) and use the monies for enhancements for 57th Ave and parks and also trails that connect to West Lake.
- Good job planning department
- I've lived in West Park for close to 20 years and own two properties in West Park. It's a great



neighborhood. I for see it being a great place for my kids to raise families as well. I support some changes that slow traffic on 57th ave and develop the Store Hill Park. One more note: I live on 59 ave cres and don't like much that our street is a commuter route for West Lake now.

- I have lived in West Park since 1987 at 3535 59 Ave Cr. I love this area of Red Deer. It is however evolving whether the people what it or not. I hope the city planners utilize their expertise to create what really is needed. People are just resisting change for its own sake – not logical.
- Why is the city allowed to change the zoning, to begin with??? We purchase our land as a certain zone, knowing the risks. We have already been rezoned to limit our options & now you the city, want to take away all out options. This will not be what we purchased. Are you willing to give us the difference in money for the los of options due to the rezoning & possible move limited rezoning loss in value (what the heck?????)
- Please put more garbage can & doggie poop baggies along the path (54 Ave).
- Please install a pedestrian bridge over 32 Street form 55 Ave
- Please place sign "local Traffic Only" on our streets
- Make the school buses pull off Main Street.
- The city must address at a minimum the issues I have put forward and should be forthcoming with actual detailed plans of said parks and green area (enhancements) before it could expect me to agree or disagree. As well I only received this today in my mail box Nov 28, 2012.
- At the meeting, you spoke of enhancing West Park. I wonder if something could be done about coaxing landowners to clean up back yards of dead vehicles, old appliances, unused building materials etc, etc that are such an eye sore to the neighbourhood. People should be encouraged to take pride in the curb appeal of their homes – front & back.
- So few bikes on the street so no sense redoing this street for the few there are.
- Suggestion – better fencing around schools to protect the children.
- Thank you have done a good job with the proposed changes.
- East West Park deserves the same considerations and beautification etc as the rest of West Park. We have to tolerate the highest density of rentals and apts and should not have to shoulder the building of more density with zoning changes of R1A only. Not all houses along 55th Avenue are dumps, created by a absentee landlord.



**BYLAW NO. 3488-2013**

Being a bylaw to adopt the *West Park Area Redevelopment Plan*.

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

- 1. The *West Park Area Redevelopment Plan* attached as Appendix ‘A’ is hereby adopted.
- 2. This Bylaw shall come into effect on the date of its passage.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2013.  
READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2013.  
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2013.  
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2013.

\_\_\_\_\_  
MAYOR

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



# WEST PARK

## AREA REDEVELOPMENT PLAN



### VISION

West Park is Red Deer’s greenest neighbourhood. The landscape, with its abundant trails, open space and mature, tree filled properties provides an unmatched canvas for a truly green neighbourhood. An attractive housing stock interspersed with stores, schools, parks and a better integrated movement network will make West Park Red Deer’s most complete community. Residents will benefit socially and financially by their central location and proximity to the revitalized downtown and Riverlands area.



### PLAN OBJECTIVES

- 1 Maintain the character defining feature of predominantly single family homes to complement future downtown multi-family development.
- 2 Use design criteria to require quality redevelopment and preservation or replacement of front yard trees.
- 3 Improve the transit, cycling, and walking modal split.
- 4 Collaborate with The City, West Park Middle School and Red Deer College to establish south West Park as an education and athletic hub of Red Deer.
- 5 Ensure the abundant open space is used efficiently with new features and landscaping to meet the community’s needs.

## PLAN RECOMMENDATIONS



### IDENTITY

#### 1 Neighbourhood Entry Areas

Identify areas for future neighbourhood entry signs. Explore a joint opportunity for neighbourhood identification with Riverlands where 54 Av ends adjacent Taylor Dr.

#### 2 Store Hill Master Plan

The Community and adjacent landowners host a design workshop led by The City to determine a long term park use of Store Hill, recognizing its pivotal location in the centre of West Park adjacent the shopping centre.

#### 3 District Park Master Plan

The Community, West Park Middle School and adjacent landowners host a design workshop led by The City to design a park that will contribute to the area becoming an education and athletic hub of Red Deer.

#### 4 West Park Marketing Program

The Community Association and the tenants/owners of the West Park Shopping Plaza work together to promote each other’s businesses and activities to the surrounding areas.



### MOVEMENT

#### 5 Cronquist Drive Succession Plan

Cronquist Drive is Red Deer’s Grand Boulevard. Create a plan for tree succession and the addition of paths.

#### 6 54 Av & Taylor Dr Corridor Plan

Naturalize this commuter corridor for cars and bikes along its entire length by connecting the south wetland with the forested north. Identify and construct East-West trail connections.

#### 7 57 Av Main St Plan

Create a neighbourhood main street with enhanced sidewalks, new plantings, street art and a unique bus shelter at the shopping centre. At 32 St identify future right hand turn lanes for construction if justified by periodic traffic counts.

#### 8 55 Av Corridor Plan

Supplement this secondary corridor with new plantings and a school bus lay-by at West Park Middle School. At 32 St identify future right hand turn lanes for construction if justified by periodic traffic counts.

#### 9 New or Enhanced Trails

Identify opportunities to formalize existing footpaths and introduce connections where feasible to increase pedestrian movements to and through West Park.



### LAND USE

#### 10 Single Detached Residential

Preserve the current supply of land zoned for single detached residential to complement future downtown multi-family development.

#### 11 Semi-detached Residential

Maintain opportunities for semi-detached housing in West Park but allow landowners to rezone to R1 at their discretion.

#### 12 Multi-family Residential

Maintain the existing stock, encourage updating, and prohibit new rezonings to multi-family to increase demand in downtown.

#### 13 Commercial

Maintain the existing commercial stock as it is a valuable component of a complete community.

#### 14 Match Districts to Existing Land Use

Remove uncertainty for landowners by ensuring land use districts permit redevelopment to existing floor area and height.



### DESIGN CRITERIA

#### 15 Ensure Quality Redevelopment

Add design criteria for West Park in the Land Use Bylaw. Require attractive facades, tree preservation or replacement, and green elements so future redevelopment contributes positively to the neighbourhood.

## IMPLEMENTATION

- 1 This Area Redevelopment Plan (ARP) has been prepared in accordance with section 635 of the Municipal Government Act and has been adopted by Council in Bylaw \_\_\_\_\_.
- 2 The West Park Community Plan, adopted by Council resolution, is the planning tool to assist the City and the community with implementation strategies and funding plans to achieve the objectives set out in the ARP.
- 3 The recommendations of the ARP are to be read and implemented in conjunction with the Community Plan.



Questions? Contact the Planning department at: 403-406-8700 or [planning@reddeer.ca](mailto:planning@reddeer.ca)











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## Introduction

West Park is arguably Red Deer's best located, most complete neighbourhood. Residents love the larger lots filled with mature trees. As well, it has abundant park space and the most connections of any neighbourhood to Red Deer's major attractions and essential services.

Major attractions include Heritage Ranch, the Red Deer River, the Red Deer Golf & Country Club, Great Chief Park, Bower Ponds, downtown including the farmer's markets,. Essential services include the hospital, Red Deer RCMP, Gaetz Ave, and Red Deer College and the QEII highway.

This plan provides a vision for the future to attract new people who take pride in where they live and who want to be closer to some or all of the attractions or services noted above.

There are two parts to the Plan:

- an **Area Redevelopment Plan (ARP)**, which is a statutory document; and
- a **Community Plan (CP)** which is a planning tool to assist with implementation and funding plans for the ARP

The ARP is adopted as a bylaw by Council under the Municipal Government Act. The ARP consists of the 11x17 pullout. It sets the vision, principles and recommendations for West Park. It also includes a land use concept (zoning plan) for the neighbourhood.

A key component of both Plans is that all future development will be required to adhere to new design guidelines. These guidelines will assist developers and assure existing residents that new development will increase nearby property values.

The Community Plan, which is adopted as a planning tool by Council, assists with implementation and funding plans for the ARP. It expands on each recommendation in the ARP with a list of outcomes ranging from short term and inexpensive to long term costlier improvements.



Residences of West Park







# WEST PARK

## AREA REDEVELOPMENT PLAN



### VISION

West Park is Red Deer’s greenest neighbourhood. The landscape, with its abundant trails, open space and mature, tree filled properties provides an unmatched canvas for a truly green neighbourhood. An attractive housing stock interspersed with stores, schools, parks and a better integrated movement network will make West Park Red Deer’s most complete community. Residents will benefit socially and financially by their central location and proximity to the revitalized downtown and Riverlands area.



### PLAN OBJECTIVES

- 1

Maintain the character defining feature of predominantly single family homes to complement future downtown multi-family development.
- 2

Use design criteria to require quality redevelopment and preservation or replacement of front yard trees.
- 3

Improve the transit, cycling, and walking modal split.
- 4

Collaborate with The City, West Park Middle School and Red Deer College to establish south West Park as an education and athletic hub of Red Deer.
- 5

Ensure the abundant open space is used efficiently with new features and landscaping to meet the community’s needs.

## PLAN RECOMMENDATIONS



### IDENTITY

#### 1 Neighbourhood Entry Areas

Identify areas for future neighbourhood entry signs. Explore a joint opportunity for neighbourhood identification with Riverlands where 54 Av ends adjacent Taylor Dr.

#### 2 Store Hill Master Plan

The Community and adjacent landowners host a design workshop led by The City to determine a long term park use of Store Hill, recognizing its pivotal location in the centre of West Park adjacent the shopping centre.

#### 3 District Park Master Plan

The Community, West Park Middle School and adjacent landowners host a design workshop led by The City to design a park that will contribute to the area becoming an education and athletic hub of Red Deer.

#### 4 West Park Marketing Program

The Community Association and the tenants/owners of the West Park Shopping Plaza work together to promote each other’s businesses and activities to the surrounding areas.



### MOVEMENT

#### 5 Cronquist Drive Succession Plan

Cronquist Drive is Red Deer’s Grand Boulevard. Create a plan for tree succession and the addition of paths.

#### 6 54 Av & Taylor Dr Corridor Plan

Naturalize this commuter corridor for cars and bikes along its entire length by connecting the south wetland with the forested north. Identify and construct East-West trail connections.

#### 7 57 Av Main St Plan

Create a neighbourhood main street with enhanced sidewalks, new plantings, street art and a unique bus shelter at the shopping centre. At 32 St identify future right hand turn lanes for construction if justified by periodic traffic counts.

#### 8 55 Av Corridor Plan

Supplement this secondary corridor with new plantings and a school bus lay-by at West Park Middle School. At 32 St identify future right hand turn lanes for construction if justified by periodic traffic counts.

#### 9 New or Enhanced Trails

Identify opportunities to formalize existing footpaths and introduce connections where feasible to increase pedestrian movements to and through West Park.



### LAND USE

#### 10 Single Detached Residential

Preserve the current supply of land zoned for single detached residential to complement future downtown multi-family development.

#### 11 Semi-detached Residential

Maintain opportunities for semi-detached housing in West Park but allow landowners to rezone to R1 at their discretion.

#### 12 Multi-family Residential

Maintain the existing stock, encourage updating, and prohibit new rezonings to multi-family to increase demand in downtown.

#### 13 Commercial

Maintain the existing commercial stock as it is a valuable component of a complete community.

#### 14 Match Districts to Existing Land Use

Remove uncertainty for landowners by ensuring land use districts permit redevelopment to existing floor area and height.



### DESIGN CRITERIA

#### 15 Ensure Quality Redevelopment

Add design criteria for West Park in the Land Use Bylaw. Require attractive facades, tree preservation or replacement, and green elements so future redevelopment contributes positively to the neighbourhood.

## IMPLEMENTATION

- 1

This Area Redevelopment Plan (ARP) has been prepared in accordance with section 635 of the Municipal Government Act and has been adopted by Council in Bylaw \_\_\_\_\_.
- 2

The West Park Community Plan, adopted by Council resolution, is the planning tool to assist the City and the community with implementation strategies and funding plans to achieve the objectives set out in the ARP.
- 3

The recommendations of the ARP are to be read and implemented in conjunction with the Community Plan.



Questions? Contact the Planning department at: 403-406-8700 or [planning@reddeer.ca](mailto:planning@reddeer.ca)

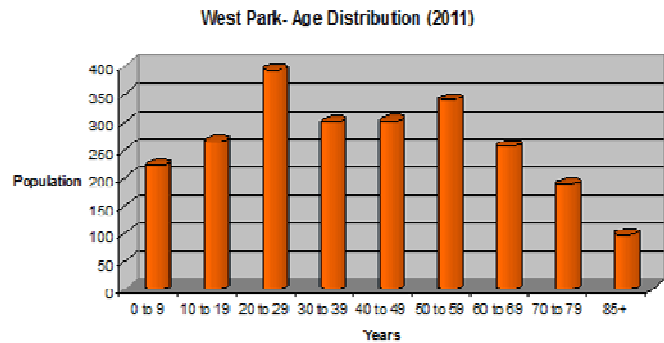
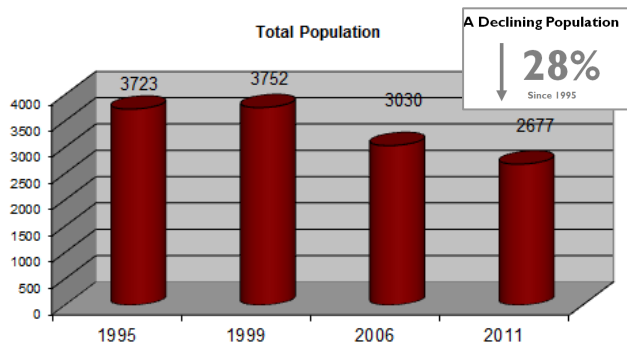






## Demographic Snapshot

The following is a brief summary of the demographics and dwellings in West Park.



### Where have the kids gone?

↓ **6%**  
Since 1995

An analysis of the population based on age between 1995 and 2011 revealed children aged 0-14 represent the highest declining age group of the total population



**1046** ... Residents have left the community since 1995

**202** ... West Park residents are aged 25-29, representing the highest proportion of the population at 8.59%.

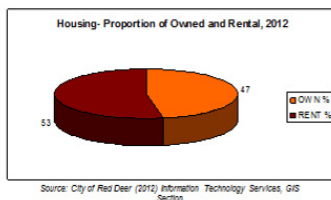


### More people getting ready for retirement

Between 1995 and 2011, residents aged 50-69 represented the highest increase of the total population.

↑ **7%**  
Since 1995

**50%** ... Of the population is under the age of 40



### More rental homes

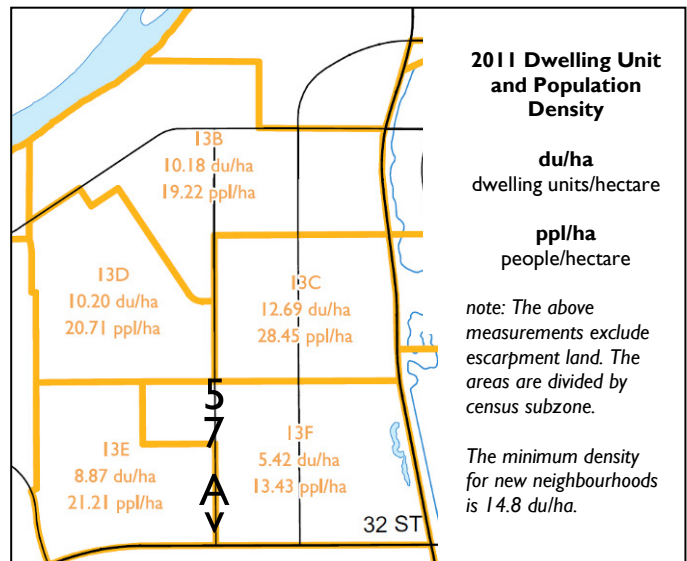
34% of dwelling units in Red Deer are rented. The proportion of rental units is moderately higher in West Park at 53%. This changes significantly depending on neighbourhood location. 80% of the northeast area is comprised of rental properties while the remainder of West Park is only 20% rental units.



Average Dwelling Age  
**46 years**

**1966**  
... Average Housing Start

Apartment buildings are amongst the oldest dwellings in West Park, with an average age of 51 years



**2.67** ... The average household size for West Park, Red Deer is slightly higher at 2.9 (2006)

**80%** ... Rent their home in the northeast area of West Park

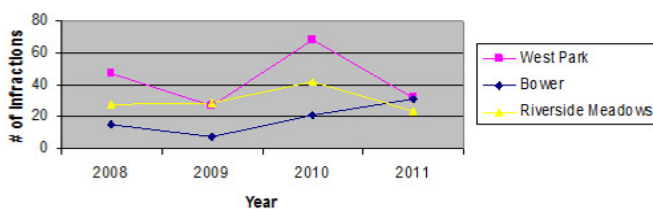
### Secondary Suites

Maximum allowed: 15% of Single Detached Dwellings  
North – **0.0%**  
South – **3.7%**  
East – **15.0%**  
West – **8.6%**

**78%** ... of Community Standards Bylaw complaints made by West Park residents in 2012 were related to yard care

\* As of July 2012

### Complaints Received- Community Standards Bylaw Infractions



Sources:  
(1995, 1999): City of Red Deer Community Profile and Demographic Analysis, 2001  
(2006, 2011): Statistics Canada, Census 2006, 2011



## Vision for the Future

West Park is Red Deer's greenest neighbourhood. The landscape, with its abundant trails, open space and mature, tree filled properties provides an unmatched canvas for a truly green neighbourhood. An attractive housing stock interspersed with stores, schools, parks and a better integrated movement network will make West Park Red Deer's most complete community. Residents will benefit socially and financially by their central location and proximity to the revitalized downtown and Riverlands area.

### *Achieving the Vision*

The ARP has five plan objectives to add measureable goals to the vision. Further, 15 plan recommendations incorporate one or more of the principles.

To achieve the vision for West Park, the recommendations require residents, the West Park Community Association, school boards, and various City departments to work collaboratively.

Leadership and fundraising must be demonstrated by the community in order to accelerate implementing any of the recommendations.

By adopting this Plan, all of the recommendations and outcomes are endorsed in principle by The City. This provides assurance to community leaders volunteering their time that The City will make a concerted effort to assist with implementation.



Residences of West Park

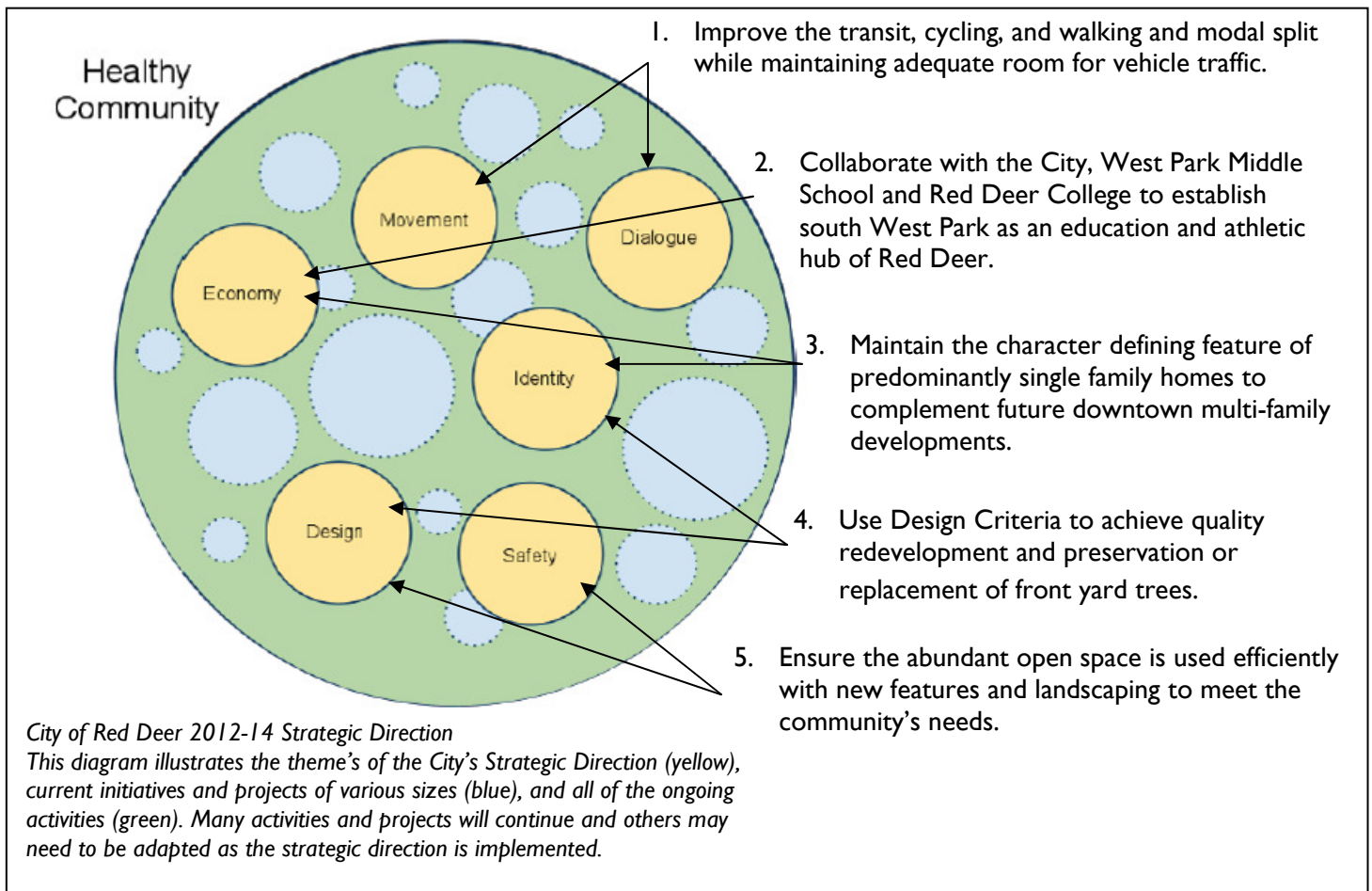


## Plan Objectives

Five objectives provide the rationale for the 15 plan recommendations. The objectives were derived from the multiple open houses for West Park residents and landowners as well as directions from Council approved planning documents including the:

- *Strategic Plan,*
- *Municipal Development Plan;*
- *Riverlands and Riverside Meadows ARPs;*
- *Environmental Master Plan; and*
- *the Commercial Opportunities Study*

The Plan Objectives incorporate the themes of Red Deer's Strategic Direction as shown below. The six themes are meant to support a healthy, vibrant, and sustainable community.



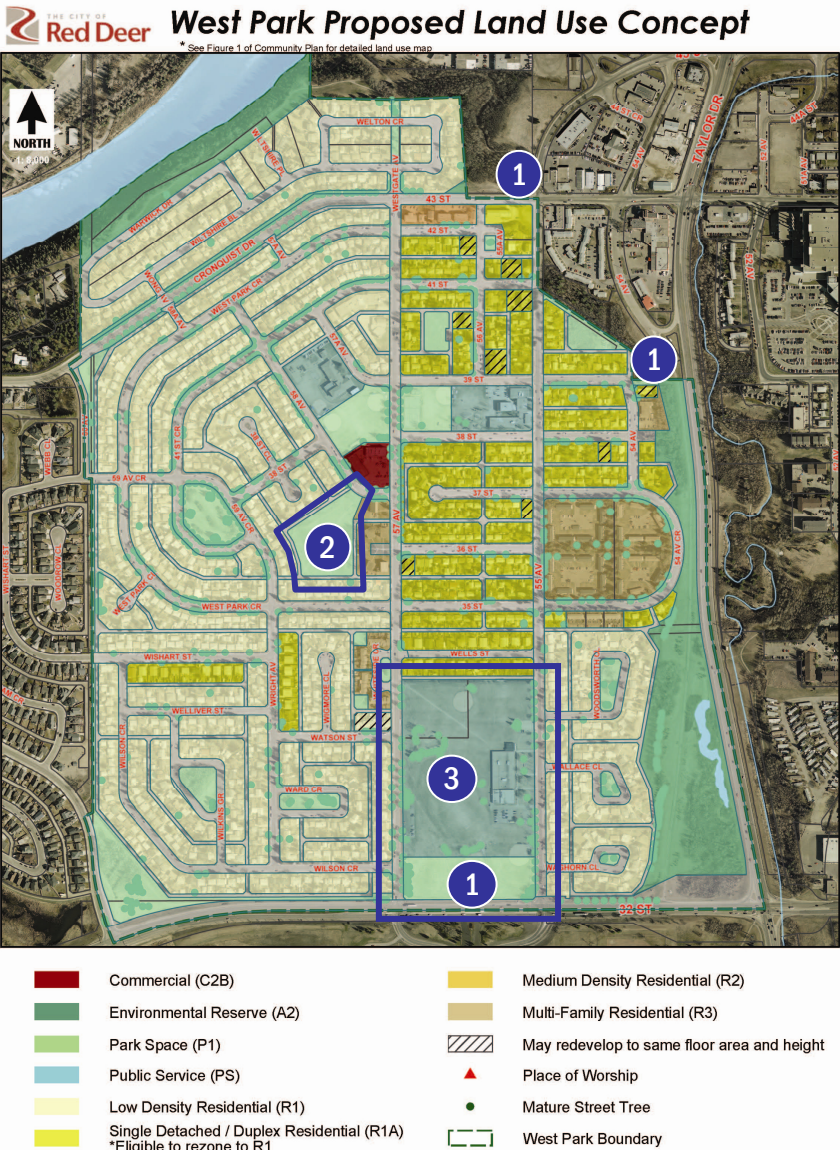


# Plan Recommendations

The recommendations have been grouped into four categories: *Identity*, *Movement*, *Land Use*, and *Design Criteria*.

## Identity RECOMMENDATIONS

West Park has an unmatched location next to the river, downtown, the hospital, shopping, Red Deer College and Symphony, Heritage Ranch and Westlake. By implementing recommendations 1-4 more people throughout Red Deer will see West Park as Red Deer’s best located neighbourhood.



### IDENTITY

#### 1 Neighbourhood Entry Areas

Identify areas for future neighbourhood entry signs. Explore a joint opportunity for neighbourhood identification with Riverlands where 54 Av ends adjacent Taylor Dr.

#### 2 Store Hill Master Plan

The Community and adjacent landowners host a design workshop led by The City to determine a future use of Store Hill, recognizing its pivotal location in the centre of West Park adjacent the shopping centre.

#### 3 District Park Master Plan

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#### 4 West Park Marketing Program

The Community Association and the tenants/owners of the West Park Shopping Plaza work together to promote each other’s businesses and activities to the surrounding areas.



## I) Neighbourhood Entry Areas

### Recommendation 1

Identify areas for future neighbourhood entry signs. Explore a joint opportunity for neighbourhood identification with Riverlands where 54 Av ends adjacent Taylor Drive.

At the southeast corner is an attractive stone sign funded by the West Park Community Association. It is visible for westbound traffic on 32<sup>nd</sup> Street.

Red Deer College has an attractively landscaped and signed entrance. Across 32<sup>nd</sup> St, the “front façade” for West Park pales in comparison. Utility boxes, grey chain link fencing and a single spruce tree make for an unattractive streetscape.

32<sup>nd</sup> St is a major entry corridor for Red Deer, let alone West Park. The area could be enhanced as part of a broader review of how the district park space is being used. (See also recommendation 3)

In the north end there is no identifying feature for West Park. As the neighbouring Riverlands develops it will be important for West Park to assert its own neighbourhood edge with complementary signage.

The south end of 54 Av adjacent Taylor Drive is a forgotten area of City owned opportunity for West Park and the Riverlands district to collaborate on an entry feature that captures the attention of Taylor Drive traffic.

### Outcomes

1. Three new neighbourhood entry signs in the following areas:
  - a) NW or SW corner of 55 Av and 43 St intersection
  - b) 32<sup>nd</sup> St across from Red Deer College (allows both eastbound and westbound traffic to see sign)
  - c) Shared entry sign with Riverlands district at the south end of 54 Av where it intersects with arterial trail
2. Current West Park entrance sign relocated to northeast entrance when Riverlands approaches planned buildout.

### Putting it into Action

When	Action	Lead/Support
Short term	Secure approval for new sign locations	Community / Planning
Long term	Design, fund, construct & install new entrance signs Relocate current sign to northeast	Community



Red Deer College's mature landscaping should be complemented on the other side of the street in West Park along with a sign visible to 2-way 32 St traffic.



Looking west on 32<sup>nd</sup> St at the east end of the District Park Site. Wrapping the utility boxes with green imagery (below) or incorporating/hiding them with a neighbourhood entrance feature that is sensitive to the myriad underground infrastructure.



The attractive current entry feature is best appreciated at a pedestrian/local scale instead of the arterial scale. In the future it could be relocated to the north entrance so the edge between Riverlands and West Park is more clearly identified.





In the future when Riverlands has redeveloped it is important that West Park establish its northeast edge/entrance being the intersection of 43 St & 55 Av.



Also discussed in recommendation 6, this area could display a prominent entrance sign for West Park and Riverlands visible to the highly travelled Taylor Dr. Minimal interventions would be required to make this stretch of 54 Av a complete street for vehicles, cyclists and pedestrians.

## 2) Store Hill Master Plan

### Recommendation 2

The Community and adjacent landowners host a design workshop led by The City to determine a long term park use of Store Hill, recognizing its pivotal location in the centre of West Park adjacent the shopping centre.

Originally identified for a water reservoir, this City owned 1.3 hectare parcel has been treated as surplus land for several years.

Ideally located at the core of West Park its primary use is an informal trail. Limited maintenance has also created some concern about it attracting illegitimate uses.

In the short term the area fronting 58 Av should have more regular grass cutting and the addition/relocation of benches. This could be achieved on a cost neutral basis by reducing grass cutting alongside Taylor Drive (see also recommendation 6).

Many longer term improvements are possible, some of which are identified in the outcomes below.



Aerial view of Store Hill. Commercial and Church to the north, rental apartments to the east and single detached housing to the south and west.



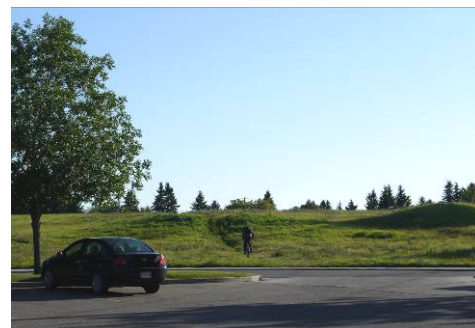
Looking toward Store Hill from an entrance to the Commercial Centre off 58 Av. The local street could accommodate a mid-block crossing from Store Hill to the store site.



**Outcomes**

1. Until more substantial improvements listed in #2 are undertaken, more regular grass cutting and the addition of benches in the area fronting 58 Av.
2. During the various open houses community members identified the following possible uses for Store Hill:
  - a) Community Garden Site for use by members of the West Park Community Association. See Community Garden Goals in the *Environmental Master Plan* (p. 40)
  - b) Local off-leash park
  - c) Local splash pad (max 15-25 children capacity)
  - d) New or relocated outdoor gym

Implementation of any of #2 shall be championed from within the community in accordance with the process outlined in Figure 2.



Portion of Store Hill that fronts 58 Av and the commercial centre. Opportunities abound for activating the space adjacent the street by increasing the area of formal maintenance and the addition of benches from other underutilized areas (Taylor Dr)

**Putting it into Action**

When	Action	Lead/Support
Short term	<ol style="list-style-type: none"> <li>1. Reallocate park budget maintenance to select areas of store hill to create a gathering space along 58 Av across from the West Park Plaza</li> <li>2. Develop an outline of the process/money required for community gardens or a local off-leash park</li> </ol>	Parks Dept /Community
Long term	Determine design, fund and construct long term use for the site	Community/ City



One example showing the addition of community gardens, benches and a small splash pad in order to avoid it being a regional draw like splash pads in the downtown.



Looking west across Store Hill toward single detached housing.



Desire (informal) path from residential area to the West Park Shopping Centre. A church is on the right hand side.



### 3) District Park Master Plan

#### Recommendation 3

The Community, West Park Middle School and adjacent landowners host a design workshop led by The City to design a park that will contribute to the area becoming an education and athletic hub of Red Deer.

The 7.5 ha West Park Middle School and adjacent 2.0 ha City owned park space have been called one of the most underutilized open spaces in Red Deer. Multiple new or enhanced park features could be introduced.

The area sits at an entrance for both Red Deer and Red Deer College. It is also West Park's "front façade" for anyone using 32<sup>nd</sup> St. This space, and its prominent location, should eventually be designed to a similar quality as Great Chief Park by Bower Ponds.

Currently, Red Deer Youth Baseball operates at the park and is looking to invest in upgrades in order to be able to host more formal tournaments.

Red Deer College's future Health and Wellness Centre will be constructed south of the park. As well, new sports fields for softball and soccer are planned. The area could become an educational and athletic hub of Red Deer.

Congestion in the area is a major concern. As well, the College's plans for a greener campus include reducing onsite parking opportunities.

The Master Plan should include ideas to limit parking options for College students in West Park by improving pedestrian, cycling and transit options. (see also recommendations 7 & 8)

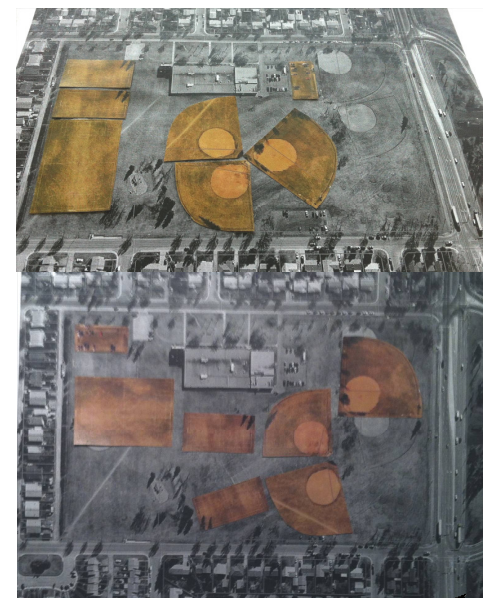
#### Outcomes

A design workshop that determines how to include the suggested outcomes below and outcomes from recommendations 7 & 8 which address changes to 57 and 55 Avenue. Outcomes include:

1. Ball fields and concession facilities that enable Red Deer Minor Youth Baseball to host tournaments.
2. Tree lined pedestrian footpath(s) to encourage pleasant walkability.
3. New landscaping adjacent 32<sup>nd</sup> St to improve entry area for West Park, Red Deer College and Red Deer.
4. New doors and classroom gardens along west wall of West Park Middle School
5. A snow bank or boarded rink area (snow bank rink at Activity Centre could be relocated)



Above: Existing layout of the District Park site around West Park Middle School. Below: example of activity using scaled cutouts of ball diamonds, soccer fields & parking lots that could be used at a design workshop attended by interested people to redesign the park and/or add new park features.



Two examples showing potential relocation of sports fields that allow addition of new park facilities such as a new Activity Centre or a snowbank rink. Coordinating with future athletic plans at Red Deer College will provide many other opportunities for this site.



Existing playground near the northwest corner of the park.



6. Public/School art as retro outfield fence ads on ball diamond fences facing 32<sup>nd</sup> St.

7. Reduced College student parking in area by either:

a. West parking lot relocated to Middle School.

b. Charging for winter weekday parking 9am-10pm with funds going to the City for implementation of the West Park ARP.

c. Implementation of a resident parking pass system on streets where on-street parking exceeds an acceptable level determined by The City and community. A metric needs to be developed, such as 75%+ of onstreet parking spaces are occupied during certain time periods.

8. Neighbourhood/Park Entry sign across from Red Deer College (see also Recommendation I)

9. Vegetation added along 32<sup>nd</sup> St or utility boxes wrapped with landscape imagery to make them less conspicuous



Southeast corner looking northwest past two of the minor youth baseball diamonds to be upgraded



Looking north toward the Class A soccer field and West Park Middle School. The school's west façade turns its back on the park area. Future renovations should add more doors or windows.



Looking southwest across the park. There is a person in the distance walking their dog.



Looking northeast from 57 Av & 32 St across 1 ha of little used space.



Looking southeast towards the Middle School across 0.75 ha of little used space.

Putting it into Action

When	Action	Lead/Support
Short term	Establish a steering committee consisting of City Departments, School Board, West Park Middle School, Red Deer Youth Baseball and community reps to initiate park redesign	Planning/Community
Long term	Detailed design, funding and construction of the district park	City & School Board /Community
	Monitor amount of on-street parking from College	Community/City



## 4) West Park Marketing Program

### Recommendation 4

The Community Association and the tenants/owners of the West Park Shopping Plaza work together to promote each other's businesses and activities to the surrounding areas.

Gil Penalosa of 8-80 cities, the prominent advocate for walkable communities, visited Red Deer in 2011 and challenged the audience to uncover Red Deer's hidden gems instead of trying to create a gem.

Many current residents chose West Park because they know it is a gem. Near all the major attractions and essential services, its location is unparalleled by any other neighbourhood in Red Deer.

However for many Red Deerians it remains a hidden gem. As the City invests millions of dollars in Riverlands West Park will benefit from future home buyers wanting to live near the revitalized area.

West Park can and should leverage the Riverlands investment by investing in new/complementary amenities for West Park.

The rediscovery of West Park as a Red Deer gem can be accelerated using marketing materials highlighting the many advantages to living in West Park. Essential targets of any marketing campaign would be local realtors and custom home builders.

The Area Redevelopment Plan poster could form the basis for marketing material.



If the Community Association funds printing a new map could be customized by the WPCA to emphasize one or more of: its green identity, parks, the ARP or local advertising as well as directions.



One of Red Deer's earliest mixed use developments, the West Park Shopping Centre containing grocery, liquor, medical, pharmacy restaurant and other goods and services at the centre of West Park.. It is a distinguishing feature of West Park that should be celebrated.



The Activity Centre could use a refresh with possible long-term relocation/redevelopment as a larger facility to host a wider variety of public/private events.

### Outcomes

1. Area Redevelopment Plan poster displayed at the Activity Centre, Shopping Centre, & Neighbourhood Map Signs to spread vision, objectives and future initiatives
2. By request of the Community Association, an annual report and visit to a Community Association meeting by a bylaw officer to report generally on neighbourhood bylaw infractions and answer questions. Any improvements could be incorporated into marketing materials.
3. Marketing efforts enhanced by an update of the Activity Centre property. A Crime Prevention review recommended:
  - 3.1. trimming the bottom six feet of spruce branches adjacent the community centre
  - 3.2. summer removal of metal screens on windows.
  - 3.3. Relocate picnic tables to south side in front of windows
  - 3.4. Community mural on walls using vibrant colours



**Putting it into Action**

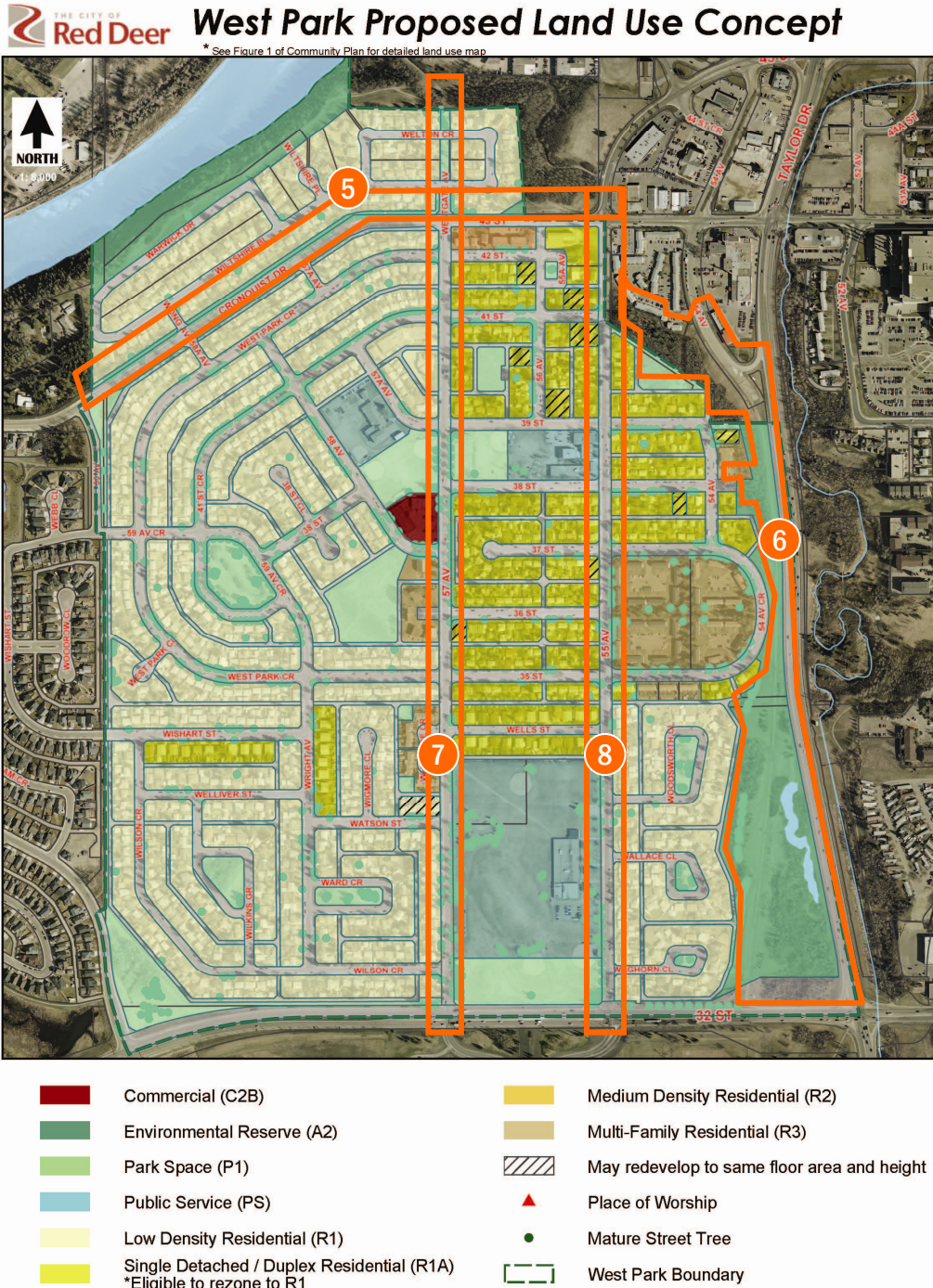
When	Action	Lead/Support
Short term	<i>Display Area Redevelopment Plan poster where appropriate</i>	<i>Community/Planning</i>
	<i>Implement CPTED recommendations to improve attraction of activity centre as a gathering space.</i>	<i>Parks / Community</i>
Long term	<i>Design, fund and distribute marketing messages</i>	<i>Community/City</i>



## Movement RECOMMENDATIONS

Movement recommendations ensure all modes of transportation including vehicles, pedestrians, cyclists and transit users are encouraged in West Park.

From the river and the north end estates, south to the emerging education and athletic hub around 32<sup>nd</sup> Street the movement recommendations maintain key commuting routes for vehicles & transit while expanding routes for pedestrians and cyclists.



### MOVEMENT

#### 5 Cronquist Drive Succession Plan

Cronquist Drive is Red Deer's Grand Boulevard. Create a plan for tree succession and the addition of paths.

#### 6 54 Av & Taylor Dr Corridor Plan

Naturalize this commuter corridor for cars and bikes along its entire length by connecting the south wetland with the forested north. Identify and construct East-West trail connections.

#### 7 57 Av Main St Plan

Create a neighbourhood main street with enhanced sidewalks, new plantings, street art and a place making bus shelter at the shopping centre. At 32 St identify future right hand turn lanes for construction if justified by periodic traffic counts.

#### 8 55 Av Corridor Plan

Supplement this secondary corridor with new plantings and a school bus lay-by at West Park Middle School. At 32 St identify future right hand turn lanes for construction if justified by periodic traffic counts.

#### 9 New or Enhanced Trails

Identify opportunities to formalize existing footpaths and introduce connections where feasible to increase pedestrian movements to and through West Park.



## 5) Cronquist Drive Succession Plan

### Recommendation 5

Cronquist Drive is Red Deer's Grand Boulevard. Create a plan for tree succession and the addition of paths.

Cronquist Drive is Red Deer's grand boulevard and it should be recognized as such with a succession plan that ensures the existing tree canopy will continue to be a main feature.

The lack of formal sidewalks or trails reduces the opportunities for pedestrians to enjoy the area's beauty. Bike lanes added in 2011 have elevated the street's status as a multi-modal destination area.

Adding a trail or sidewalk would have to be done with minimal impact on the root systems of the boulevard trees.

### Outcomes

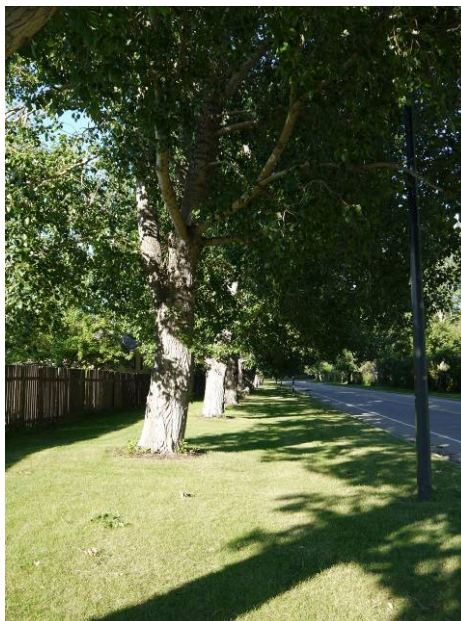
1. Tree replacement program developed that can be accelerated by adjacent landowners funding tree planting or community fundraising.
2. Addition or expansion of sidewalks/trails from 55 Av through to Westlake.
3. Unused road right-of-way converted to park space as required to ensure permanent protection as boulevard space.
4. Enhanced crosswalks at Wong Ave and 57<sup>th</sup> Ave.
5. Naming of Cronquist Dr extended to intersection with 55<sup>th</sup> Ave (neighbourhood entrance)

### Putting it into Action

When	Action	Lead/Support
Short term	<i>Develop fundraising program for tree replacement</i>	<i>Parks/Community</i>
	<i>Rename 43 St to Cronquist Drive west of 55 Av</i>	<i>City/Community</i>
Long term	<i>Design, fundraise and construct street enhancements including improved sidewalks/trails from 55 Av to Westlake</i>	<i>Community/City</i>



Looking northeast along Cronquist Dr as a cyclist travels in the bike lane painted in 2011. Intersections along Cronquist Dr should be monitored to ensure no additional traffic calming is required.



The well maintained north side of Cronquist Dr. showing no wear paths



The trees and grass on the south side has several younger specimens but also some weak grass due to wear paths and low sunlight. As well, shrub landscaping competes with the larger poplar trees.



## 6) 54 Av & Taylor Dr Corridor Plan

### Recommendation 6

Naturalize this commuter corridor for cars and bikes along its entire length by connecting the south wetland with the forested north. Identify and construct East-West trail connections.

The stretch of green space between West Park and Taylor Dr, from 32<sup>nd</sup> St to 54 Av provides an opportunity to advertise the green character of West Park.

With an existing but mostly hidden wetland in the south and protected escarpment space in the north, these spaces could be better linked by naturalizing the middle piece, which is unused, but regularly maintained grass.

At the north end there is an opportunity to create a welcoming entrance to both West Park and Riverlands. The current dead end of 54 Av could be transformed with the painting of bike and pedestrian markings to improve connections to the Old Brew Plaza commercial block and beyond.

### Outcomes

1. 54 Av restriped to outline vehicle, cyclist, & pedestrian connections encouraging more use of area and better connect with Riverlands and the Old Brew Plaza.
2. Pedestrian/cyclist “on-off ramps” constructed for Taylor Dr. multi-use path between West Park and Taylor Dr.
3. Naturalized middle area (e.g. pursue Audubon certification) to better connect southerly wetland with northerly forested escarpment area between Taylor Dr and neighbourhood.
4. Public art at south end relocated to an area with higher pedestrian activity/gathering place so its detail is better appreciated.
5. Entrance sign rock relocated to northeast entrance when a sign is built for the district park site. (see also recommendations 1 & 3)
6. Joint neighbourhood entrance sign with Riverlands (see also recommendation 1)

### Putting it into Action

When	Action	Lead/Support
Short term	Naturalize central corridor to link wetland and forested escarpment maintaining only trails (on-off ramps) for connections into West Park	Parks / Community
	Striping of 54 Av terminus to create dedicated vehicle, bike/pedestrian areas to connect	Engineering / Community



This forgotten patch is also the most viewed entrance for Riverlands and West Park’s north. Solicit an art/ecological proposal to naturalize the area while retaining evidence of its role as the precursor road to Taylor Drive.



A desire (informal) trail exists to connect a multi-family site in West Park with the arterial trail adjacent Taylor Dr. A grass cut pathway as indicated is a cheap first step to encourage more use and future enhancements (gravel, paved).



A park bench overlooking Taylor Dr. and the arterial commuter trail. No desire (informal) trails lead to it. It may be more utilized in the Store Hill area near the shopping centre.



	with Old Brew Plaza and Riverlands  Relocate existing park bench to Store Hill area	Parks / Community
Long term	Joint Neighbourhood Identification Sign for West Park and Riverlands  Relocation of existing entrance sign and public art to northeast entrance area (recommendation 1) Development of grass/shale/paved on-off trails from: 1. main N-S trail into West Park by the R3 site 2. north side of 39 St down escarpment to Riverlands	Land & Economic Development / Community  Land & Economic Development / Community  Parks / Community

## 7) 57 Av Main Street Plan

### Recommendation 7

Create a neighbourhood main street with enhanced sidewalks, new plantings, street art and a place making bus shelter at the shopping centre. At 32 St. identify future right hand turn lanes for construction if justified by periodic traffic counts.

57 Avenue is West Park's Main Street. Connecting to the Waskasoo Arterial Trail system it passes churches, schools, a seniors' residence, the West Park Plaza and Activity Centre, park space with rinks, soccer fields, ball diamonds, playgrounds and ending at Red Deer College.

Along 57 Avenue is a complete community of homes, churches, parks, schools and stores. Now a wide canvas encouraging 60+ km/hr car trips with little on-street parking it is an underutilized asset.

Traffic counts done in 2011 did not identify any immediate need for roadway improvements. Future counts should be done once the new southwest entrance for Red Deer College is constructed.

### Outcomes

1. Right hand turning lane for westbound 32 street vehicles turning northbound onto 57 Ave if traffic counts warrant to alleviate afternoon commute congestion.
2. Right hand turning lane for southbound 57 street vehicles turning westbound onto 32 St if traffic counts warrant, to alleviate morning commute congestion.



Cyclist heading south on arterial trail adjacent Taylor Dr.



The formal presence of this area conflicts with its role as a natural buffer from Taylor Drive. The entire stretch could evolve into a linear version of the Michael O'Brien wetlands. The public art piece could be more appreciated in a local park instead of beside a high speed road.



Ensuring smooth flow of traffic at the intersection of 57 Av & 32 St is a big community concern. Traffic counts will monitor for required upgrades.



3.

A community driven redesign of 57 Av to accentuate adjacent uses and create a “Main Street” for West Park where 30km/hr is a pleasant speed for motorists, pedestrians and cyclists.
4.

Neighbourhood schools engaged to place art along fenced sections of 57 street or paint intersections to increase visual interest and slow vehicular traffic. (see photos on next page)
5.

Monitor area for necessity of resident parking passes (see also recommendation 3).

Putting it into Action

When	Action	Lead/Support
Short term	Approach schools regarding opportunity for street safety/art event	Community or Schools / Engineering
Long term	Design, fundraise and construct a main st design for West Park on 57 Avenue enhancing the commercial’s central location  Conduct periodic traffic counts (min 5 yr between counts) at request of Community Association to determine vehicular related upgrades	Community / City  Community / Engineering



Approaching the Shopping Centre congestion and on-street parking virtually disappears. Striping parking spaces and/or bike lanes could allow the shopping centre to expand into its parking lot with an outdoor café/seating area and an enhanced transit shelter.



North of the Shopping and Activity Centres 57 Av sees little on-street parking.



**Top:** Portland, OR, street mural painted by volunteers for \$2000 in materials.  
**Bottom:** Halifax Mural painted July 2012 by neighbourhood volunteers.



North of the shopping centre there is a large amount of chain link fence for the tennis courts and ball diamonds on both sides of 57 Av. Planting vines and/or incorporating school art (left: G.W. Smith School) softens the fence and make it more visually appealing to travel by.



The north end of 57 Av (Westgate Av) is an attractive intersection of the Waskasoo Trail Network that crosses the City & West Park.



## 8) 55 Av Corridor Plan

**Recommendation 8**  
Supplement this secondary corridor with new plantings, and a school bus lay-by at West Park Middle School. At 32 St. identify future right hand turn lanes for construction if justified by periodic traffic counts.

57 Avenue is West Park’s main street, but 55 Avenue is an important north-south corridor as well. With two schools along its length and existing higher density development it connects West Park to downtown Red Deer and nearby QE II highway.

Little use on-street parking, aside from vehicles parking in front of Westridge Estates and the two schools during morning and afternoon dropoff/pickup, was observed during the plan’s development.

- Outcomes**
- 1. Bus lay by made of permeable landscape for school buses and buses attending ball tournaments to alleviate congestion around West Park Middle School.
  - 2. Neighbourhood schools engaged to place art along fenced sections of 55 Ave or paint intersections to increase visual interest and naturally slow vehicular traffic. (see also recommendation 7)

*Putting it into Action*

When	Action	Lead/Support
Short term	Approach schools regarding opportunity for street safety/art event	Community Services / School
Long term	Design, fund and construct Bus lay-bys using permeable materials	Community / City



55 Av north of West Park Middle School. A gravel parking lot is on the left. On-street parking is infrequent except during school drop-off and pickup.



Directly in front of West Park Middle School looking south. This area could accommodate a bus lay-by made of a permeable pavement for school buses and buses from visiting baseball teams.



## 9) New/Enhanced Trail Connections

### Recommendation 9

Identify opportunities to formalize existing footpaths and introduce connections where feasible to increase pedestrian movements to and through West Park.

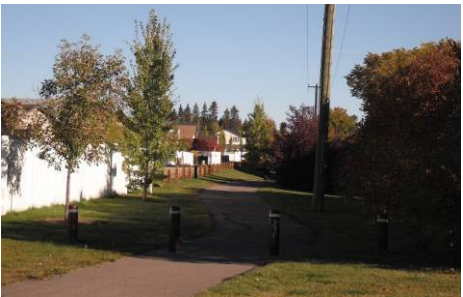
As Riverlands develops and generates more pedestrian traffic, non-vehicle traffic in West Park will increase. A number of informal trails or “goat paths” exist. As pedestrian traffic grows, these paths should be monitored to determine if/when they should be upgraded.

### Outcomes

- I. Identification of short-term and long-term trail improvements.

### Putting it into Action

When	Action	Lead/Support
Short term		
Long term	Map pedestrian movements to determine path upgrade priorities.	Community / City



Trails Old & New, formal & informal abound through and around West Park and their use will grow as it & Riverlands redevelops.



## Land Use RECOMMENDATIONS

One of the key elements of an area redevelopment plan is to review existing land use districts (zoning).

The review considers: accuracy of existing zoning; the Plan vision and objectives; and the built environment. As well, City Plans and studies, in particular the *Strategic Plan*, *Municipal Development Plan*, the *Riverlands ARP*, the *Commercial Opportunities Study* and the *Environmental Master Plan* provide additional information to guide potential zoning changes.

These plans/studies reflect evolving goals of the City and the real estate market including expected demographic changes.



## LAND USE

### 10 Single Detached Residential

Identify areas where single detached housing lots could be introduced to break up the concentration of duplex zoning in northeast West Park.

### 11 Semi-detached Residential

Maintain opportunities for semi-detached housing in West Park but allow landowners to rezone to R1 at their discretion.

### 12 Multi-family Residential

Maintain the existing stock, encourage updating, and prohibit new rezonings to multi-family to increase demand in downtown.

### 13 Commercial

Maintain the existing commercial stock as it is a valuable component of a complete community.

### 14 Match Districts to Existing Land Use

Remove uncertainty for landowners by ensuring land use districts permit redevelopment to existing floor area and height.



Changes to the Land Use Bylaw (LUB) in 2009 regarding secondary suites achieved their intended purpose. West Park East reached the 15% limit (the LUB allows each neighbourhood to have up to 15% of the single detached dwellings to have a secondary suite) and no new suites are permitted in that area until existing ones are removed.

The rest of West Park is well below the 15% cap and there have been only two applications for new secondary suites in West Park since Sep 30, 2010 when the new fire code regulations were enacted for secondary suites in Red Deer.

Based on the objectives listed below, there are approximately 24 land use changes proposed. The changes are listed below by category and are shown graphically on Figure 1. These changes will make it easier to reinvest in existing properties.

Some changes, such as proposed closures of unconstructed roads are not a high priority relative to the work required to close them. Therefore they can be a long term implementation item.

**Objectives of Land Use Changes**

- 1. As reflected in comments from the Open Houses, maintain the current residential character of West Park, which is a predominantly single detached housing on larger lots.
- 2. Encourage reinvestment in existing properties by better matching Land Use Districts with existing development onsite
- 3. Introduce Design Criteria (recommendation 15) to ensure new development contributes positively to the aesthetics of the neighbourhood.

**Putting it into Action**

When	Action	Lead/Support
Short term	Rezone City owned properties as shown on the Area Redevelopment Plan and Figure 1 of the Community Plan	Planning
Long term	Close road right-of-ways as shown on the Area Redevelopment Plan and Figure 1 of the Community Plan	Land & Economic Development / Engineering
	Process private rezoning requests as required by application from landowners	Community/Planning





**Figure 1: Existing Land Use with Proposed Changes**



## I0) Single Detached Residential

### **Recommendation I0**

Preserve the current supply of land zoned for single detached residential to complement future downtown multi-family development.

Many older neighbourhoods across North America struggle to reverse declining populations, resulting from aging demographics and smaller family sizes.

Red Deer's *Strategic Direction, Municipal Development Plan, and Environmental Master Plan* endorse infill development in existing neighbourhoods and new single detached residential fits in West Park.

First, it meets the demand of current residents to maintain a large supply of single detached housing. Secondly, success in redeveloping Riverlands depends on attracting significant amounts of multi-family development.

As a result, West Park is positioned to become the complementary single detached housing stock to multi-family development in Riverlands.

As indicated in the Area Redevelopment Plan and on Figure I of this Plan, the existing supply of single detached housing lots is maintained and could be increased if landowners zoned RIA (semi-detached eligible) choose to rezone from RIA to RI.

## I1) Semi-detached Residential

### **Recommendation I1**

Maintain existing opportunities for new semi-detached housing in West Park but allow landowners to rezone to RI at their discretion.

There is a growing demand from single professionals, retired people, and single parents for well designed ground level housing options that require less maintenance both inside and outside. In many instances, semi-detached residential is meeting that demand and West Park's existing supply of RIA zoned property facilitates that option.

Given that much of northeast West Park is zoned RIA, no new areas of RIA are proposed at this time. Further, if landowners prefer not to have RIA development on their property, the area redevelopment plan indicates that they may apply to rezone their property to RI, which only permits single detached residential housing. Applications can be for single or multiple properties.



## I2) Multi-family Residential

### **Recommendation I2**

Maintain the existing stock, encourage updating, and prohibit new rezonings to multi-family to increase demand in downtown Red Deer.

Maintaining the multi-family zoning only on existing multi-family developments will make it easier and more likely that they will be updated in the future especially once they are competing with new multi-family development in the Riverlands district.

This Plan does not propose any new multi-family zoning in West Park.

## I3) Commercial

### **Recommendation I3**

Maintain the existing commercial areas as a valuable component of a complete community.

The West Park Shopping Centre is thriving with a mix of commercial uses and three floors of apartments above. For West Park, having a shopping centre in the middle of the neighbourhood represents a competitive advantage for West Park over all other Red Deer neighbourhoods.

In the future, enhancing outdoor seating areas, preferably a combination of both public and private, would increase pedestrian traffic and be a welcome, community building addition, especially in the summer months.

## I4) Match Districts to Existing Land Use (Minor Amendments)

### **Recommendation I4**

Remove uncertainty for landowners by ensuring Land Use Districts permit redevelopment to existing floor area and a maximum height of two storeys.

There are two parts to this recommendation:

I. A number of areas in West Park are zoned for development but as City owned parcels are never intended to be developed. Therefore, as more of a housekeeping item, the areas shown on the ARP as greenspace and identified specifically in Figure I of the Community Plan will be rezoned to P1 – Parks and Recreation or A2 – Environmental Preservation.



2. For properties that have an existing development that exceeds what is currently allowed under the Land Use Bylaw the following policy will be adopted:

To allow for compatible redevelopment on sites listed below multi-family and multi-attached residential buildings shall be added to the list of discretionary uses in the applicable land use district to allow redevelopment of the property to less than or equivalent gross floor area as the existing structure and to a maximum height of 2 storeys or 10 metres measured from the average of the lot grade. The West Park Overlay district, section 7.11, shall continue to apply:



## Design Criteria

### 15) Ensure Quality Redevelopment

#### Recommendation 15

Add design criteria for West Park in the Land Use Bylaw. Require attractive facades, tree preservation or replacement and green elements so future redevelopment contributes positively to the neighbourhood

The average age of the housing stock in West Park is 46 years. The ensuing years will see a growing demand to renovate/update existing properties.

As well, the larger than average lot sizes and central location in Red Deer will attract demand from people looking to redevelop single detached houses on a mature lot or intensify by building semi-detached dwellings.

It is important to the community that any new development enhances the aesthetic quality of the street and neighbourhood. Design criteria provide clarity for landowners pursuing redevelopment as well as building officials who govern redevelopment. While design criteria are regularly used in new neighbourhoods, Riverside Meadows and Parkvale are the only existing, older neighbourhoods with design criteria.

The design criteria will apply for all new development or when major renovations are proposed that will change the front façade of a building.

A complete copy of the Design Guidelines is located in Appendix A.

#### Outcomes

- I. Development Design Criteria as shown in Appendix A, added to the Land Use Bylaw and applicable to all new development or major renovations impacting the front façade of a building. Notable requirements include:
  - a. include at least one green component, approval at the discretion of the Development Authority, in any new redevelopment to improve upon West Park's burgeoning reputation as a green, walkable community. The City's *Environmental Master Plan* provides more direction in this area. Examples include making new dwelling units solar ready, use of permeable pavers, committing to a low water landscape plan



The above examples of different housing types all incorporate various exterior building materials and a focus on preservation of mature landscaping or planting of new trees so that the redeveloped property is attractive and contributes positively to the neighbourhood.



- b. Require front yard tree retention or provision of a tree for every 25 feet of frontage of a new or re-development.

2. Design Criteria checklist created that will become part of development permit applications and included in neighbourhood referrals.

### Putting it into Action

When	Action	Lead/Support
Short term	<p>1. Amend the Land Use Bylaw to require new development in West Park to comply with the Design Criteria</p> <p>2. Develop an easy-to-use list of design criteria outcomes that can be provided to builders looking to redevelop a property.</p>	Planning / Inspections & Licensing
Long term	Monitor effectiveness of the Design Criteria	Planning / Inspections & Licensing





## Implementing the Plan

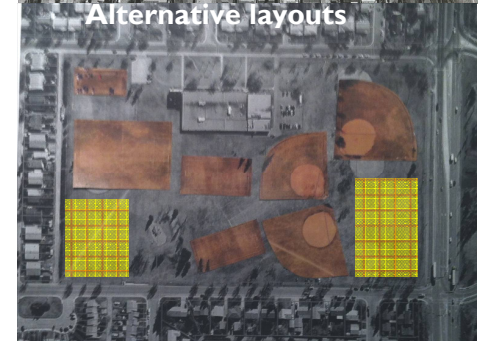
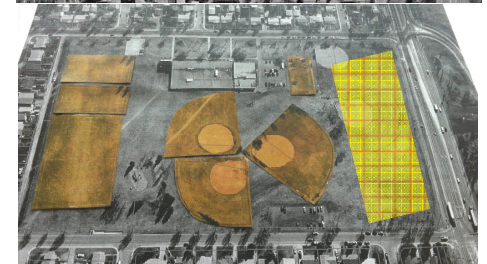
The intent of the Plan is to communicate that the City supports, in principle the recommendations included within.

The recommendations would enhance the neighbourhood experience for residents; therefore they are the primary beneficiaries.

However, without clear consensus on which priorities are most important, the community must self-organize to champion a preferred recommendation. The City is prepared to assist with detailed design and obtaining approvals as required.

Figure 2 on the following page illustrates the process for the community to accelerate any initiatives listed in recommendations 1-9. The outline is general in nature and smaller scale initiatives may not require the entire process outlined.

It shall be the responsibility of the West Park community to generate momentum, raise at least matching funds, and supply labour, where possible, to accelerate implementation of recommendations 1-9.



The District Park is at an entrance to Red Deer and Red Deer College.

**Top:** 3 pictures show example of simple design charette activity where various arrangements of existing sports fields creates new space for park improvements such as new sports fields, skating rinks or a new activity centre.

**Bottom:** Future improvements should rival or exceed Great Chief Park in the quality of its fields, the surrounding landscaping and facilities. The new space will complement future Red Deer College enhancements to softball and soccer facilities.



## Key Actions

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### For Success of the Plan

1. Designing and constructing an identity setting redevelopment of the District Park Site that contributes to 32<sup>nd</sup> St becoming a grand entrance for West Park, Red Deer College and Red Deer
2. Identification of a person(s) to lead/champion the plan implementation on behalf of West Park landowners, residents and the Community Association.
3. Implementing the proposed Land Use changes and design criteria, including a easy-to-use checklist for people interested in redeveloping property in West Park.

### For the City to Lead

1. Continue monitoring Neighbourhood entrances to ensure lane configuration and signal timing are efficiently moving West Park residents in and out of the neighbourhood. By request of the Community Association, undertake traffic counts and analysis a minimum of once every 5 years.
2. Joint Entry Feature Sign and pedestrian/cyclist enhancements at the south termination of 54 Av to improve connections between West Park and downtown and distinguish the physical edges of the Riverlands and West Park neighbourhoods.

### For the Community to Lead

1. Organize and host design workshops to develop plans for underutilized open space.
2. Continue promoting West Park's many strengths / competitive advantages to realtors and people considering moving within or to Red Deer.

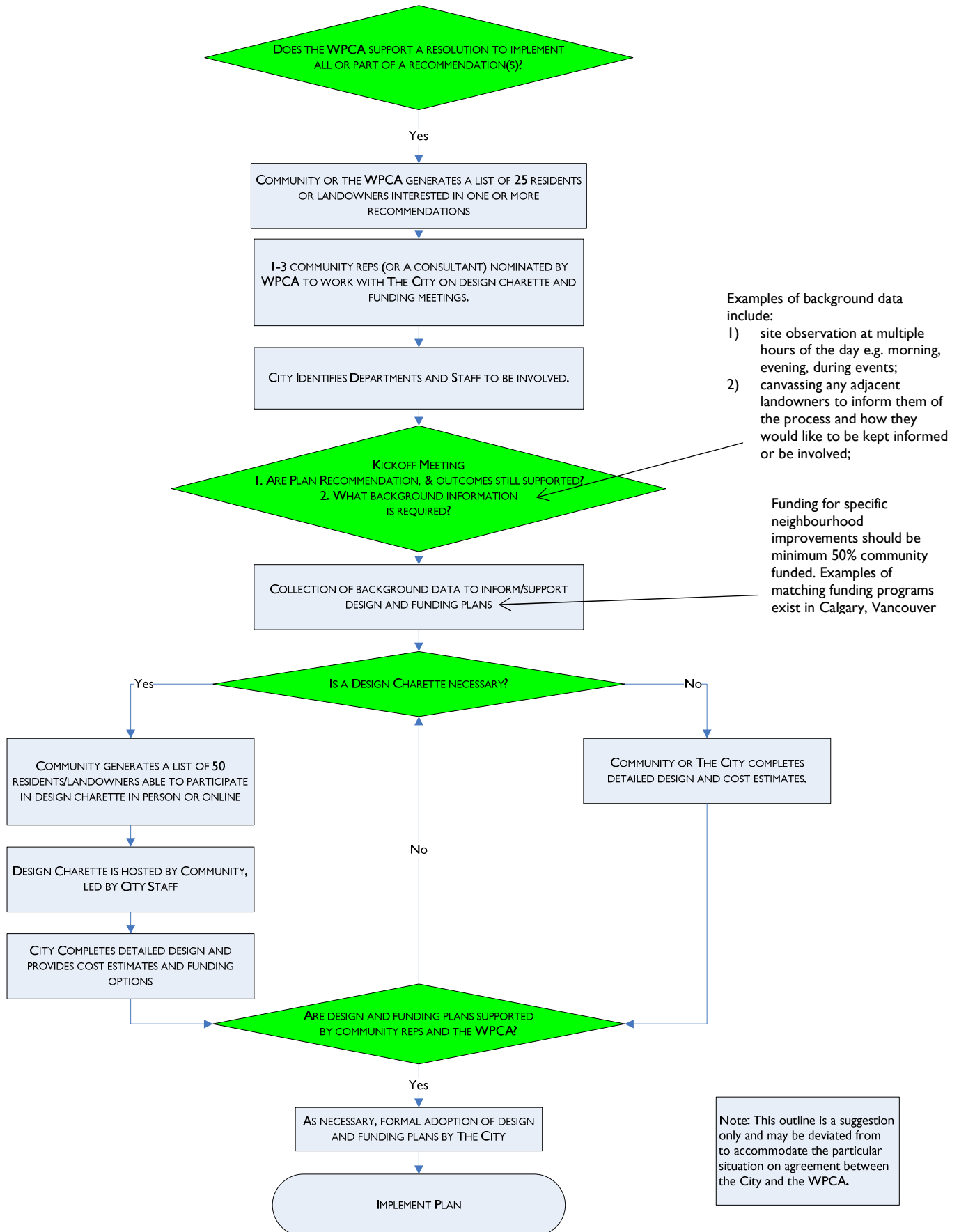
### Plan Update

By formal request of the Community Association this Plan shall be updated at no sooner than 5 year intervals based on the completion rate of short term (1-3 year) actions and progress on long-term actions.

Citizens or organizations may apply to amend the Plan at any time, however they must pay the applicable fees and, depending on the nature of the amendment, fund a public consultation component prior to having Council decide on the proposed amendment.



## Figure 2: Flow Chart for Design and Funding of Recommendations 1-9





## Appendices

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### A – Design Criteria Text

*Note: The following proposed text may be modified slightly for clarity upon adoption into the Land Use Bylaw without an amendment to this Plan.*

#### 7.1.1 Riverside Meadows and West Park Overlay Districts

##### General Purpose

The purpose of these ~~this~~ Districts is to ensure that redevelopment in these ~~this~~ Districts will be designed to satisfy objectives outlined in the *Riverside Meadows and West Park Area Redevelopment Plan* which describes a compatible blend of residential and commercial development of varying sizes, styles and types appealing to a variety of demographic groups as if it were a village in a city. These ~~this~~ Districts are ~~is~~ comprised of regulations that provide a means to regulate design attributes which cannot be satisfactorily addressed through conventional land use zoning. Nothing in this section restricts the scope of the discretion of the Development Authority as set out in section 2.8 (1) of this Bylaw.

- (a) “Shall” statements mean those which must be followed;
- (b) “Should” statements mean compliance with the principle is required but may be varied based on the circumstances of the specific case.
- (c) “May” statements mean that the Development Authority determines the level of compliance.

##### (1) Permitted and Discretionary Uses

Those uses listed as permitted and discretionary in the existing underlying land use districts.

##### (2) Application

- (a) The regulations in this District apply to permit applications that change the site plan or exterior of any existing building and for the development of new buildings on lands located in the Riverside Meadows and West Park Overlay District, ~~the boundaries which are shown on the Land Use Constraint Maps K15, K16, K17, L15, and L16.~~
- (b) In addition to the requirements of Section 2.4 (1), an application for development approval shall include a site plan which shows:
  - (i) existing and proposed grades;
  - (ii) existing and proposed landscaping;
  - (iii) proposed building demolition, if any;
  - (iv) the height of main floor above grade;
  - (v) the location of proposed fences;
  - (vi) the location of all underground/overhead utility services and their connection points to any building; and
  - (vii) a sketch or photograph showing façade design and location of existing or proposed adjacent buildings.
- (c) Where the building regulations of the existing underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern.



- (d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:
- (i) contact the ~~Riverside Meadows~~ Community Association and each owner of property located within a distance of 30 metres of the site of the proposed development (the “affected parties”);
  - (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;
  - (iii) document the comments of the affected parties with respect to the proposed development;
  - (iv) describe any proposed modifications to the development made by the applicant to address the concerns of the affected parties, if any; and
  - (v) submit as part of the Development Application, documents showing the foregoing requirements have been complied with.
  - (vi) where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered.

### **(3) Regulations for All Redevelopment**

- (a) Building elevations fronting a street or park shall not have any single wall length greater than 5 metres unless it contains distinct architectural elements such as projections, balconies, surface changes, and/or articulation.
- (b) Windows and balconies shall be placed to allow overlook of streets, lanes, sidewalks, pedestrian passages, parking areas and public open spaces.
- (c) Entrances shall be clearly identified, visible and accessible from the principal frontage streets.
- (d) Areas between a building edge and public sidewalk shall be developed in a manner that provides a visual amenity to the pedestrian environment.
- (e) More than one type of high quality and innovative building material, such as, but not limited to, brick, stone, concrete, [hardy board](#) and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
- (f) Architectural elements such as gables projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.
- (g) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
- (h) All street facing elevations shall be parallel to the street except in the case of parcels with street frontage on three sides, only two elevations shall be parallel.
- (i) Fencing along the street fronts of vacant sites, construction sites, and around garbage compounds shall be constructed of weather proof materials or finishes (no plywood) and should be coordinated with the look and finish of adjoining development.
- (j) Ground-oriented pedestrian scale lighting shall identify pedestrian routes and site entrances to parking lots and buildings.
- (k) Open spaces shall incorporate landscaping and plant material to soften the harder elements such as concrete. Buildings, including additions, shall be designed to provide for useable outdoor spaces.
- (l) Development shall minimize disruption to existing topography and vegetation.
- (m) The street facing elevations multi-attached residential, multi-family residential and commercial buildings shall contain a critical height line or projecting horizontal element at a height between 3.6 metres and 4.25 metres.



- (n) Pedestrian spaces, linkages to parking lots and streets, pocket parks, courtyards, area sidewalks, walkways, and trail networks shall be incorporated in all developments.
- (o) Elements which are utilitarian in nature such as air conditioning units, electrical equipment, service areas, waste receptacles and the like shall be screened from the public view.
- (p) In addition to the parking regulation provisions of Section 3.1 and 3.2 the following shall apply to all redevelopment:
  - (i) Large multi-family or commercial developments should have underground parking and minimize above grade parking.
  - (ii) Parking access shall be from the lane for commercial and multifamily developments. Where no lane exists, street access to the rear of the building or parking lot may be permitted if it does not interfere with boulevard trees or other streetscaping. The number of vehicular site entrances should be held to a single driveway per block and parking lots shall be organized into clusters. Entrances may be shared with other properties.
  - (iii) Landscaped areas shall be incorporated into parking lots. A raised landscaped area shall define the edge of the parking lot along a sidewalk.
  - (iv) All off street surface parking lots shall be paved.
  - (v) Fulfilling the principles of CPTED, parking lots shall be visually enhanced and incorporate elements to define sidewalk edge, promote user safety and clear pedestrian connections to sidewalk and/or building entrances.

#### **(4) All Residential Redevelopment**

- (a) Architectural design elements such as gables, projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street, park or trail to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.
- (b) Each main floor dwelling unit, including multi-attached and multifamily residential, fronting a street or park shall have a private front yard and individual front entry access from the sidewalk or trail.
- (c) The main floor shall not be situated higher than 1.2 metres above the grade of the front sidewalk.
- (d) Vertical walls, railings, hedges, gateways or decorative fences in the front yard shall not exceed .9 metres in height and be of an open design that does not impede sight lines.
- (e) The ground floor of residential buildings shall be set back a minimum of 4 metres from the property line.
- (f) Front drive garages and front on site parking is not permitted on sites fronting Kerry Wood Drive, 54th Avenue and sites in Direct Control District 13 (DC 13). On site parking shall be located in the rear of lot and garages shall be rear attached or detached with access off the lane.
- (g) The front yard setback areas of residential buildings shall contain enhanced landscaped areas with trees and a variety of plantings.
- (h) The maximum building width shall be 15 metres for a single family home.
- (i) The front yard setback shall be consistent with the setback of all existing buildings on the same block as the proposed development. On corner properties, the front yard shall contain the main entrance and be determined as the same as the front yards on the remainder of the block.
- (j) There shall be no more than 6 units in one building block of multi-attached residential.
- (k) The use of vibrant colours and textures shall be used in combination to distinguish elements of the façade and visually separate multi-attached and semi-detached residential units.
- (l) Multi-attached residential with more than four units shall have an enclosed garbage area.



- (m) Side windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.
- (n) Semi-detached residential façade design shall either:
  - a. treat each unit with distinction to give the appearance of two separate units. Or
  - b. utilize a common roof line and front façade design elements to create the appearance of a single detached dwelling
- (o) Overhead utility service shall be buried and connected to the side or rear of the principal building. No metres shall be allowed on the front of the building.
- (p) Garages shall be no more than 35% of the total lot frontage. Garages shall not protrude beyond the front building façade, including porches and verandahs, of the principal building.
- (q) Garages and accessory buildings with elevations facing streets or parks shall complement the principle building and have design features including projections, recesses, variations and gables to minimize the perception of mass and height and to break up large flat surfaces, including roof faces.
- (r) Mature trees shall be preserved to the greatest extent possible. Where mature vegetation or landscaping material has been removed with redevelopment, new landscaping materials shall be added to the site.
- (s) For developments in West Park, any healthy, mature tree that is required to be removed to allow for a development shall be replaced at a minimum ratio of 1:1 (new tree:existing tree). Where no mature trees exist in the front yard, a new tree for every 7.62 m (25 ft) of street frontage shall be planted within the front yard setback. New deciduous trees shall have a minimum calliper size of 50mm. Ornamental trees shall be an exception and shall have a minimum calliper size of 35 mm. Coniferous trees shall have a minimum height of 1.8 m.
- (t) For West Park, an application for a new dwelling unit(s) shall be accompanied by at least one green initiative including but not limited to:
  - a. Wiring each unit so that they are solar ready should a subsequent owner be interested in installing solar panels
  - b. Providing a landscape plan that consists of drought resistant native species
  - c. Using permeable pavers for parking areas
  - d. Any other initiative subject to the approval of the Development Authority.

## **(5) Regulations for Commercial Redevelopment**

- (a) All regulations listed in section 7.11 (3) also apply to commercial redevelopment.
- (b) Building elevations facing a street, including both elevations on corner sites, shall be built to the property line unless a setback provides an amenity to the pedestrian environment under Section 7.11 (3) (d).
- (c) Side yard setbacks shall be zero unless the parcel abuts a residential parcel, in which case there shall be a minimum 1.5 metre side yard. Rear yard setback shall be no less than 1.5 metres.
- (d) The minimum ground floor to ceiling height for commercial uses shall be 3.6 metres.
- (e) The ground floor portion of any street facing elevation shall contain a minimum of 50% transparent windows.
- (f) Where a lane exists, access to on-site parking and for loading and delivery zones shall be provided from the lane.
- (g) As a minimum, overhangs and canopies shall be provided at each building entrance and should be located along the full elevation. The design of the overhangs and canopies shall be compatible with the building's architecture and shall not affect the safety of the sidewalk.
- (h) Lighting shall be used to complement and draw attention to window displays, signs, store information, and architectural elements on the entire facade.

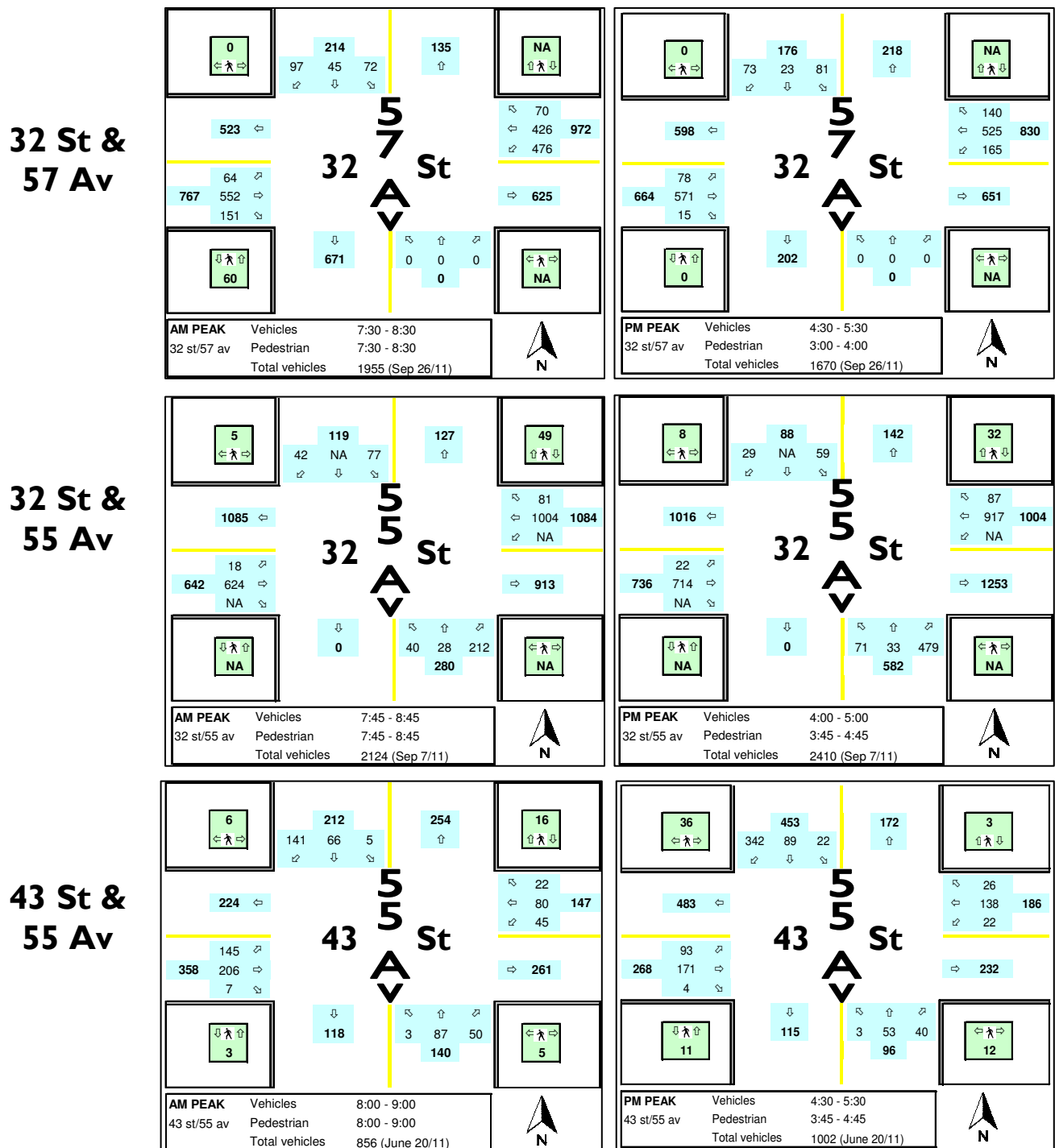


- (i) Service bays, utility entrances and storage yards shall be located to the side or rear of the building and shall be screened from view.
- (j) Street elevations shall replicate the historic pattern of store front modules of 7.5 metres to 10 metres wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (k) Subject to review by administration, front angle parking shall be permitted on private property along local roads and streets where traffic volumes are less than 3,000 vehicles per day. Angle parking design shall incorporate landscaped boulevards and sidewalks between the vehicle and building elevation to ensure a continuous pedestrian path.
- (l) Sites located along Gaetz Avenue shall have the following exceptions:
  - (i) New buildings or major additions shall be set back as listed in Section 5.6 (2) (a).
  - (ii) Parking should be in the rear or side yard. Front parking areas may be considered if an enhanced landscaped buffer of 1.5 metres is provided adjacent to Gaetz Avenue.
- (m) For West Park, an application for a new commercial development shall be accompanied by at least one green initiative including but not limited to:
  - a. Wiring each unit so that they are solar ready should a subsequent owner be interested in installing solar panels
  - b. Providing a landscape plan that consists of drought resistant native species (natureescaping)
  - c. Using permeable pavers for parking areas
  - d. Any other initiative subject to the approval of the Development Authority.



## B – 2011 Traffic Counts

Traffic counts at three key entrances to West Park were undertaken in 2011 to provide a base measurement for determining if and when improvements will be required. The 2011 counts were reviewed by the Engineering department who recommended that no changes are required as of 2011. It is also noted that a future south entrance to Red Deer College via Taylor Dr could result in the counts for 32<sup>nd</sup> St decreasing at that time.





**FILE COPY**



**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Tara Lodewyk, Planning Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** West Park Community and Area Redevelopment Plan Bylaw  
3488/2013

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**Reference Report:**

Legislative Services dated April 2, 2013

**Bylaw Reading:**

At the Monday, April 15, 2013 Red Deer City Council Meeting, Council gave second and third reading to the West Park Community and Area Redevelopment Plan Bylaw 3488/2013, a bylaw to adopt the West Park Community and Area Redevelopment Plan bylaw. A copy of the bylaw is attached.

**Report back to Council:** No

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Planning Services  
Corporate Meeting Coordinator



LEGISLATIVE SERVICES

April 16, 2013

Keira Rudge, President  
West Park Community Association  
Sent via Email: keirachristianson@hotmail.com

Dear Ms. Rudge:

**Re: Council Decision – April 15, 2013  
West Park Community and Area Redevelopment Plan Bylaw 3488/2013  
Land Use Bylaw Amendment 3357/H-2013**

At the Monday, April 15, 2013 Red Deer City Council Meeting a Public Hearing was held for the West Park Community and Area Redevelopment Plan Bylaw 3488/2013 and Land Use Bylaw Amendment 3357/H-2013. Following the Public Hearing, Council gave second and third readings to both West Park Community and Area Redevelopment Plan Bylaw 3488/2013 and Land Use Bylaw Amendment 3357/H-2013. Council also passed a resolution to adopt the West Park Community Plan as a planning tool for future development in the West Park area.

Land Use Bylaw Amendment 3357/H-2013 is intended to incorporate design criteria for redevelopment of any property and site exceptions for 20 properties which would keep the existing land use district in place and allow owners to redevelop to the same floor area and height.

If you require any further information, please feel free to contact Jordan Furness, Senior Planner, Planning Services at 403.406.8700.

Sincerely,



Frieda McDougall  
Legislative Services Manager

/attach

c: Jordan Furness, Senior Planner, Planning Services

DM 1350288



Dec 11, 2012

Comments to the Area Redevelopment Plan in West Park that was  
presented to the Public Nov. 28, 2012

Your original plan states that, this plan provides a vision for the future supported by the residents, landlords, and the city. It is obvious that this was your vision for our community not ours and that you did not listen to what the residents of West Park had to say.

In the petition letters that were sent into the city in Nov. it stated that West Park Residents wanted the neighborhood to remain a single family neighborhood with the existing housing stock zoned to what exists today. I was told you received over 120 of these letters, plus numerous e-mails.

In 2008, 65 households in West Park East petitioned the city to have the existing housing stock of 198 single family homes zoned R1. The petitioners represented 33% of the households in the petition area. I could only find 9 letters objecting to the proposed change, less than 5% of the petition area in Parkland Community Planning Services presentation to council. Of these, 9 people who objected said they wanted to build duplexes in the future, yet to date only one has been built.

In Parkland Community Planning Services presentation to council. It stated: the intent of supporting the proposed rezoning is to better reflect development as it currently exists and retain the primarily single detached form of housing in the subject area. It was never the intent of previous LUB amendments that the subject petition area was to transition to a large area of duplex development.

Yet in your proposal you ignore the wishes of the community and the recommendation of your peers. Instead you've changed the intent to never having such a large area zoned as R1A to, it is your intent. If the planning department can flip flop so easily in 4 years what can we expect from you in the future?



In your new proposal for dealing with West Park East all you have done is add architectural controls.

You've added a red herring by saying an individual home owner can change his own property to R1. What good does that do if everything around him is R1A?

In your open house of Nov. 28, 2012 it was obvious that the vast majority of West Park Residents (200+) that were there did not want 198 single family homes replaced by duplexes. When I asked this question at the open house "How many people wanted to have 198 single family homes replaced with duplexes?" No one put up their hand.

In conclusion, after 2 years and numerous open houses all you have managed to come up with are architectural controls for this area while ignoring the wishes of the community and recommendation of your own peer group.

Dale Reid

[dalereid@telus.net](mailto:dalereid@telus.net)



Nov 16,2012

Re: Addition comments to The West Park Redevelopment

In my proposal I stated that our current zoning laws would be sufficient for 2-3 years when it applies to people who already own property after which they could go through the regular zoning process. I will expand upon this.

In 2008 some people stated they wanted to develop their property into duplexes to date only one has. By putting a deadline in place for people who want to redevelop their properties into duplexes it would speed of the development of these run down properties, with them having a deadline to meet.

I talk to a few of Real Estates Agents who told me that a single family house in good condition has a higher market value then land zone R1A. The R1A zoning only has higher value that a R1 property if the house on it has no value.

By leaving the area zone R1A you are inviting speculators to come in, who will maximize their income by doing no maintaince on their property allowing it to deteriorate until it has no value and then redevelopment it. When this happens it has detrimental effect on all the neighbors' property values, after all who wants to buy a property next to a dilapidated property.

By rezoning this area to R1 it takes away the option for these landlords to allow their properties to deteriorate and forces them to maintain their property in order to maximize their rental income and attract responsible tenants.

I refer again to what Parkland Community Planning Services Stated in 2008

"The intent of supporting the proposed rezoning (R1) is to better reflect development as it currently exists and retain the primary single detached form of housing in the subject area. The existing development of duplexes, single family homes and multi-family buildings in West Park provides a good mix, balance, variety and alternative forms of housing. It was never the intent of



previous LUB amendments that the subject petition area was to transition to a large area of duplex development.”

Regards

Dale Reid

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April 2, 2013

## Land Use Bylaw Amendment 3357/H-2013 re: West Park Community and Area Redevelopment Plan Bylaw 3488/2013

Legislative Services

### **Report Summary:**

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#### Summary:

The attached bylaw is being brought forward from the Monday, March 18, 2013 Council Meeting.

#### Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/H-2013.

### **City Manager Comments:**

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I support the recommendation of Administration to proceed with second and third readings of the bylaw.

Greg Scott  
Acting City Manager

### **Background**

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At the Monday, March 18, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/H-2013.

City Council is considering adopting the West Park Community and Area Redevelopment Plan and if adopted, there will be a subsequent amendment to the Land Use Bylaw as noted on Land Use Bylaw Amendment 3357/H-2013. This bylaw aims to incorporate design criteria for redevelopment of any property and site exceptions for 20 properties which would keep the existing land use district in place and allow owners to redevelop to the same floor area and height.

#### Public Consultation Process:

A Public Hearing has been advertised for Bylaw 3357/H-2013 to be held on Monday, April 15, 2013 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on March 28 and April 5, 2013. Letters were also sent to the owners of properties adjacent to the site.



**BYLAW NO. 3357/H-2013**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

**1. Section 7.11 is replaced as follows:**

**7.11 Riverside Meadows and West Park Overlay Districts**

**General Purpose**

The purpose of these Districts is to ensure that redevelopment in these Districts will be designed to satisfy objectives outlined in the *Riverside Meadows and West Park Area Redevelopment Plan* which describes a compatible blend of residential and commercial development of varying sizes, styles and types appealing to a variety of demographic groups as if it were a village in a city. These Districts are comprised of regulations that provide a means to regulate design attributes which cannot be satisfactorily addressed through conventional land use zoning. Nothing in this section restricts the scope of the discretion of the Development Authority as set out in section 2.8 (1) of this Bylaw.

- (a) "Shall" statements mean those which must be followed;
- (b) "Should" statements mean compliance with the principle is required but may be varied based on the circumstances of the specific case.
- (c) "May" statements mean that the Development Authority determines the level of compliance.

**(1) Permitted and Discretionary Uses**

Those uses listed as permitted and discretionary in the existing underlying land use districts.

**(2) Application**

- (a) The regulations in this District apply to permit applications that change the site plan or exterior of any existing building and for the development of new buildings on lands located in the:
  - (i) Riverside Meadows Overlay District (shown on the Land Use Constraint Maps K15, K16, K17, L16); and the
  - (ii) West Park Overlay District (shown on the Land Use Constraint Maps K12, K13, K14, L12, L13, L12)
- (b) In addition to the requirements of Section 2.4 (1), an application for development approval shall include a site plan which shows:
  - (i) existing and proposed grades;
  - (ii) existing and proposed landscaping;
  - (iii) proposed building demolition, if any;
  - (iv) the height of main floor above grade;
  - (v) the location of proposed fences;
  - (vi) the location of all underground/overhead utility services and their connection points to any building; and



- (vii) a sketch or photograph showing façade design and location of existing or proposed adjacent buildings.
- (c) Where the building regulations of the existing underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern.
- (d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:
  - (i) contact the Community Association and each owner of property located within a distance of 30 metres of the site of the proposed development (the “affected parties”);
  - (ii) describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;
  - (iii) document the comments of the affected parties with respect to the proposed development;
  - (iv) describe any proposed modifications to the development made by the applicant to address the concerns of the affected parties, if any; and
  - (v) submit as part of the Development Application, documents showing the foregoing requirements have been complied with.
  - (vi) where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Officer shall notify the affected parties of the time and date at which the application will be considered.

### **(3) Regulations for All Redevelopment**

- (a) Building elevations fronting a street or park shall not have any single wall length greater than 5 metres unless it contains distinct architectural elements such as projections, balconies, surface changes, and/or articulation.
- (b) Windows and balconies shall be placed to allow overlook of streets, lanes, sidewalks, pedestrian passages, parking areas and public open spaces.
- (c) Entrances shall be clearly identified, visible and accessible from the principal frontage streets.
- (d) Areas between a building edge and public sidewalk shall be developed in a manner that provides a visual amenity to the pedestrian environment.
- (e) More than one type of high quality and innovative building material, such as, but not limited to, brick, stone, concrete, hardy board and cement stucco shall be used in a variety of combinations for ornamentation and articulation.
- (f) Architectural elements such as gables projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.
- (g) Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
- (h) All street facing elevations shall be parallel to the street except in the case of parcels with street frontage on three sides, only two elevations shall be parallel.
- (i) Fencing along the street fronts of vacant sites, construction sites, and around garbage compounds shall be constructed of weather proof materials or finishes (no plywood) and should be coordinated with the look and finish of adjoining development.
- (j) Ground-oriented pedestrian scale lighting shall identify pedestrian routes and site entrances to parking lots and buildings.
- (k) Open spaces shall incorporate landscaping and plant material to soften the harder elements such as concrete. Buildings, including additions, shall be designed to provide for useable outdoor spaces.
- (l) Development shall minimize disruption to existing topography and vegetation.



- (m) The street facing elevations multi-attached residential, multi-family residential and commercial buildings shall contain a critical height line or projecting horizontal element at a height between 3.6 metres and 4.25 metres.
- (n) Pedestrian spaces, linkages to parking lots and streets, pocket parks, courtyards, area sidewalks, walkways, and trail networks shall be incorporated in all developments.
- (o) Elements which are utilitarian in nature such as air conditioning units, electrical equipment, service areas, waste receptacles and the like shall be screened from the public view.
- (p) In addition to the parking regulation provisions of Section 3.1 and 3.2 the following shall apply to all redevelopment:
  - (i) Large multi-family or commercial developments should have underground parking and minimize above grade parking.
  - (ii) Parking access shall be from the lane for commercial and multifamily developments. Where no lane exists, street access to the rear of the building or parking lot may be permitted if it does not interfere with boulevard trees or other streetscaping. The number of vehicular site entrances should be held to a single driveway per block and parking lots shall be organized into clusters. Entrances may be shared with other properties.
  - (iii) Landscaped areas shall be incorporated into parking lots. A raised landscaped area shall define the edge of the parking lot along a sidewalk.
  - (iv) All off street surface parking lots shall be paved.
  - (v) Fulfilling the principles of CPTED, parking lots shall be visually enhanced and incorporate elements to define sidewalk edge, promote user safety and clear pedestrian connections to sidewalk and/or building entrances.

#### **(4) All Residential Redevelopment**

- (a) Architectural design elements such as gables, projections, recesses, balconies, verandahs, porches, steps, canopies, terracing, bay windows, window and door trim shall be incorporated into elevations fronting a street, park or trail to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces.
- (b) Each main floor dwelling unit, including multi-attached and multifamily residential, fronting a street or park shall have a private front yard and individual front entry access from the sidewalk or trail.
- (c) The main floor shall not be situated higher than 1.2 metres above the grade of the front sidewalk.
- (d) Vertical walls, railings, hedges, gateways or decorative fences in the front yard shall not exceed .9 metres in height and be of an open design that does not impede sight lines.
- (e) The ground floor of residential buildings shall be set back a minimum of 4 metres from the property line.
- (f) Front drive garages and front on site parking is not permitted on sites fronting Kerry Wood Drive, 54th Avenue and sites in Direct Control District 13 (DC 13). On site parking shall be located in the rear of lot and garages shall be rear attached or detached with access off the lane.
- (g) The front yard setback areas of residential buildings shall contain enhanced landscaped areas with trees and a variety of plantings.
- (h) The maximum building width shall be 15 metres for a single family home.
- (i) The front yard setback shall be consistent with the setback of all existing buildings on the same block as the proposed development. On corner properties, the front yard shall contain the main entrance and be determined as the same as the front yards on the remainder of the block.
- (j) There shall be no more than 6 units in one building block of multi-attached residential.
- (k) The use of vibrant colours and textures shall be used in combination to distinguish elements of the façade and visually separate multi-attached and semi-detached residential units.
- (l) Multi-attached residential with more than four units shall have an enclosed garbage area.



- (m) Side windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.
- (n) Semi-detached residential façade design shall either:
  - a. treat each unit with distinction to give the appearance of two separate units. Or
  - b. utilize a common roof line and front façade design elements to create the appearance of a single detached dwelling
- (o) Overhead utility service shall be buried and connected to the side or rear of the principal building. No metres shall be allowed on the front of the building.
- (p) Garages shall be no more than 35% of the total lot frontage. Garages shall not protrude beyond the front building façade, including porches and verandahs, of the principal building.
- (q) Garages and accessory buildings with elevations facing streets or parks shall complement the principle building and have design features including projections, recesses, variations and gables to minimize the perception of mass and height and to break up large flat surfaces, including roof faces.
- (r) Mature trees shall be preserved to the greatest extent possible. Where mature vegetation or landscaping material has been removed with redevelopment, new landscaping materials shall be added to the site.
- (s) For developments in West Park, any healthy, mature tree that is required to be removed to allow for a development shall be replaced at a minimum ratio of 1:1 (new tree : existing tree). Where no mature trees exist in the front yard, a new tree for every 7.62 m (25 ft) of street frontage shall be planted within the front yard setback. New deciduous trees shall have a minimum calliper size of 50mm. Ornamental trees shall be an exception and shall have a minimum calliper size of 35 mm. Coniferous trees shall have a minimum height of 1.8 m.
- (t) For West Park, an application for a new dwelling unit(s) shall be accompanied by at least one green initiative including but not limited to:
  - a. Wiring each unit so that they are solar ready should a subsequent owner be interested in installing solar panels
  - b. Providing a landscape plan that consists of drought resistant native species
  - c. Using permeable pavers for parking areas
  - d. Any other initiative subject to the approval of the Development Authority.

#### **(5) Regulations for Commercial Redevelopment**

- (a) All regulations listed in section 7.11 (3) also apply to commercial redevelopment.
- (b) Building elevations facing a street, including both elevations on corner sites, shall be built to the property line unless a setback provides an amenity to the pedestrian environment under Section 7.11 (3) (d).
- (c) Side yard setbacks shall be zero unless the parcel abuts a residential parcel, in which case there shall be a minimum 1.5 metre side yard. Rear yard setback shall be no less than 1.5 metres.
- (d) The minimum ground floor to ceiling height for commercial uses shall be 3.6 metres.
- (e) The ground floor portion of any street facing elevation shall contain a minimum of 50% transparent windows.
- (f) Where a lane exists, access to on-site parking and for loading and delivery zones shall be provided from the lane.
- (g) As a minimum, overhangs and canopies shall be provided at each building entrance and should be located along the full elevation. The design of the overhangs and canopies shall be compatible with the building's architecture and shall not affect the safety of the sidewalk.
- (h) Lighting shall be used to complement and draw attention to window displays, signs, store information, and architectural elements on the entire facade.
- (i) Service bays, utility entrances and storage yards shall be located to the side or rear of the building and shall be screened from view.



- (j) Street elevations shall replicate the historic pattern of store front modules of 7.5 metres to 10 metres wide, each containing varied design elements such as entrances, windows, canopies, projections, roof lines and signage.
- (k) Subject to review by administration, front angle parking shall be permitted on private property along local roads and streets where traffic volumes are less than 3,000 vehicles per day. Angle parking design shall incorporate landscaped boulevards and sidewalks between the vehicle and building elevation to ensure a continuous pedestrian path.
- (l) Sites located along Gaetz Avenue shall have the following exceptions:
  - (i) New buildings or major additions shall be set back as listed in Section 5.6 (2) (a).
  - (ii) Parking should be in the rear or side yard. Front parking areas may be considered if an enhanced landscaped buffer of 1.5 metres is provided adjacent to Gaetz Avenue.
- (m) In West Park, an application for a new commercial development shall be accompanied by at least one green initiative including but not limited to:
  - a. Wiring each unit so that they are solar ready should a subsequent owner be interested in installing solar panels
  - b. Providing a landscape plan that consists of drought resistant native species (naturescaping)
  - c. Using permeable pavers for parking areas
  - d. Any other initiative subject to the approval of the Development Authority.

**2. Section 8.22(1) is modified by adding the following:**

(x) To allow for compatible redevelopment on sites listed below, multi-family and multi-attached residential buildings shall be added to the list of discretionary uses in the applicable land use district to allow redevelopment of the property to less than or equivalent gross floor area as the existing structure and to a maximum height of 2 storeys or 10 metres or to the maximum height of the existing building. Section 7.11 shall continue to apply.

Lot	Block	Plan	Civic Address
10-11	E	K11	5601 42 St
2	A	3019KS	5506 41 St
1	1	223AI	3930 55 Av
5	2	4618KS	3926 56 Av
Z	1	223AI	3905 56 Av
1	7	1429HW	3815 54 Av
14-16	9	6269AF	5409 38 St
5	19	970KS	5501 37 St
1	25	970KS	5553 36 St
54	31	7520383	2 Watson St
53	31	7520383	4 Watson St
52	31	7520383	6 Watson St
51	31	7520383	8 Watson St
50	31	7520383	10 Watson St
49	31	7520383	12 Watson St
48	31	7520383	14 Watson St
47	31	7520383	16 Watson St
46	31	7520383	18 Watson St
45A	31	7520383	20 Watson St



**3. The Land Use District Maps are amended as follows:**

- a) Land Use Maps K13, K14, L13 and L14" and
  - b) Land Use Constraint Maps L12, L13, L14, K12, K13, and K14
- contained in "Schedule A" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map 5/2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18 day of March 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

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MAYOR

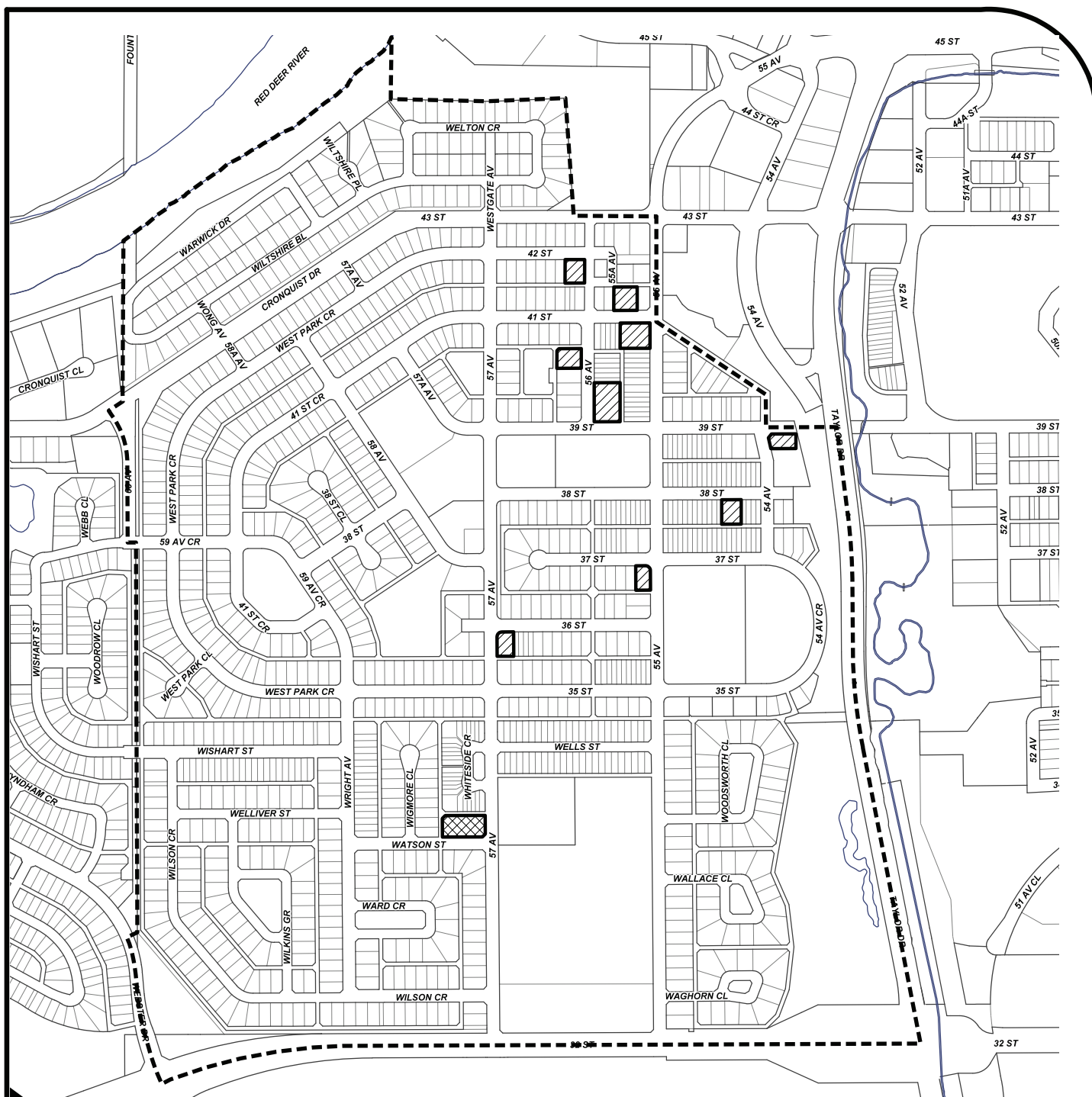
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CITY CLERK





*Proposed Amendment to Land Use Bylaw 3357/2006*



**Change District from:**



R1 to R1(x)

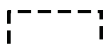


R1A to R1A (x)

**Affected District:**

## R1 Residential (Low Density) District

## R1A - Residential (Semi-Detached Dwelling) Disricts



## West Park Overlay District - Design Criteria

### Proposed Amendment

Map: **5 / 2013**Bylaw: **3357 / H-2013**Date: **Feb 26, 2013**





Report Originally Presented to the  
Monday, November 26, 2012  
Council Meeting

November 06, 2012

## West Park Community and Area Redevelopment Plan

Planning Department

### Report Summary & Recommendation:

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The Planning Department recommends that Council defer consideration of the West Park Community and Area Redevelopment Plan for up to 3 months.

### City Manager Comments:

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I support the recommendation of Administration.

Craig Curtis  
City Manager

### Proposed Resolution

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Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the report from the Planning Department, dated November 6, 2012, regarding the West Park Community and Area Redevelopment Plan.

Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated November 6, 2012, re: West Park Community and Area Redevelopment Plan, hereby agrees to table consideration of the West Park Community and Area Redevelopment Plan for up to 3 months to allow administration more time for community feedback.





## Report Details

### **Background:**

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At the September 17, 2012 Council meeting, Council tabled consideration of the West Park Community and Area Redevelopment Plan (CARP) to November 19th, 2012.

A draft of the Plan was circulated to City departments for comments in August 2012. On October 16, 2012 the draft Plan was presented to approximately 70 people who attended an open house at the West Park Activity Centre.

Based on both positive and negative feedback regarding the Plan, a subsequent open house has been scheduled for November 28, 2012 from 5 pm to 8 pm at St. Martin de Porres Catholic School. A presentation at 5:30 pm will introduce proposed changes to the Plan based on the feedback received from residents and landowners

The Plan contains 15 recommendations related to Identity, Land Use and Movement. The recommendations address the aspirations and concerns raised by the Community. As well, it incorporates or complements goals of existing City documents, specifically: *The Strategic Plan; The Municipal Development Plan; The Commercial Opportunities Study; The Environmental Master Plan; and the Riverlands Area Redevelopment Plan.*

In order to allow an adequate amount of time for community feedback following the open house to determine if the plan can proceed, the Planning Department recommends that Council defer consideration of the West Park CARP for up to 3 months.

A current draft of the Plan and other information is available at [www.reddeer.ca/westpark](http://www.reddeer.ca/westpark).





Report Originally Submitted to the  
Monday, September 17, 2012 Council  
Meeting

August 27, 2012

## West Park Community and Area Redevelopment Plan

Planning Department

### **Report Summary & Recommendation:**

---

The Planning Department recommends that Council defer consideration of the West Park Community and Area Redevelopment Plan for up to 9 weeks until November 19<sup>th</sup>, 2012.

### **City Manager Comments:**

---

I support the recommendation of Administration.

Craig Curtis  
City Manager

### **Proposed Resolution**

---

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the West Park Community and Area Redevelopment Plan.

Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated August 27, 2012, re: West Park Community and Area Redevelopment Plan, hereby agrees to table consideration of the West Park Community and Area Redevelopment Plan for up to 9 weeks to allow time for public consultation and administration to prepare the plan.





## Report Details

### **Background:**

---

At the March 19, 2012 Council meeting, Council tabled consideration of the West Park Community and Area Redevelopment Plan (CARP) to September 30, 2012.

A draft of the Plan was circulated to City departments for comments on August 22, 2012. The Plan contains 15 recommendations related to Identity, Land Use and Movement. The recommendations address the aspirations and concerns raised by the Community. As well, it incorporates or complements goals of existing City documents; specifically, *The Strategic Plan*, *The Municipal Development Plan*, *The Commercial Opportunities Study* and *the Riverlands Area Redevelopment Plan*.

The Planning Department must still circulate the draft plan to the community including an open house scheduled for October 2<sup>nd</sup>, 2012. A complete CARP will not be ready for consideration of 1<sup>st</sup> reading by September 30<sup>th</sup>, 2012 as required by the notice of motion from the March 19, 2012 Council meeting. This is due in part to a rise in current planning activities such as area structure plan processing and subdivisions which require decisions within various times set out in the Municipal Government Act.

The Planning Department recommends that Council defer consideration of the West Park CARP for up to 9 weeks until November 19<sup>th</sup>, 2012.



**FILE COPY**



**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Tara Lodewyk, Planning Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Adoption of the West Park Community Plan as a Planning Tool

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**Reference Report:**

Legislative Services dated April 2, 2013

**Resolution:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered second and third readings for West Park Area Redevelopment Plan Bylaw 3488/2013 and Land Use Bylaw Amendment 3357/H-2013 hereby agrees to adopt the West Park Community Plan as a planning tool for future development in the West Park area.

**Report back to Council:** No

A handwritten signature in blue ink that reads 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Planning Services





**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Tara Lodewyk, Planning Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/H-2013 - West Park Area  
Redevelopment Plan

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**Reference Report:**

Legislative Services dated April 2, 2013

**Bylaw Reading:**

At the Monday, April 15, 2013 Red Deer City Council Meeting, Council gave second and third reading to Land Use Bylaw Amendment 3357/H-2013, a bylaw to incorporate design criteria for redevelopment. A copy of the bylaw is attached.

**Report back to Council:** No

**Comments/Further Action:**

This office will amend the consolidated version of Land Use Bylaw 3357/2006 and copies will be distributed in due course.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall  
Legislative Services Manager

c: Director of Planning Services  
Client Support Services, Legislative Services  
Corporate Meeting Coordinator



**WEST PARK COMMUNITY AND AREA REDEVELOPMENT PLAN BYLAW 3488/2013  
LAND USE BYLAW AMENDMENT 3357/H-2013**

**DESCRIPTION:** Adopting West Park Community and Area Redevelopment Plan re: Long-term objectives for West Park and Land Use Bylaw 3357/H-2013 to incorporate design criteria for redevelopment of any property and site exceptions for 20 properties.

FIRST READING: March 18, 2013

FIRST PUBLICATION: March 28, 2013

SECOND PUBLICATION: April 5, 2013

PUBLIC HEARING & SECOND READING: April 15, 2013

THIRD READING:

April 15-13

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒ **Yes**

DEPOSIT: YES ☐ \$ \_\_\_\_\_ NO ☒

**COST OF ADVERTISING RESPONSIBILITY OF:**  
**ACTUAL COST OF ADVERTISING:**

**City of Red Deer**

\$ \_\_\_\_\_ X 2

**TOTAL:** \$ \_\_\_\_\_

MAP PREPARATION: \$ \_\_\_\_\_

TOTAL COST: \$ \_\_\_\_\_

LESS DEPOSIT RECEIVED: \$ \_\_\_\_\_

AMOUNT OWING/ (REFUND): \$ \_\_\_\_\_

INVOICE NO.: \_\_\_\_\_

BATCH NO.: \_\_\_\_\_

(Advertising Revenue to 180.5901)



**West Park Community and Area Redevelopment Plan Bylaw 3488/2013**  
**Land Use Bylaw Amendment 3357/H-2013**

City Council is considering adopting the West Park Community and Area Redevelopment Plan which sets out some long-term objectives for West Park and identifies opportunities for the community to lead neighbourhood enhancement projects to improve park areas and inspire re-investment in existing properties. Further, if adopted, there will be a subsequent amendment to the Land Use Bylaw as noted on Land Use Bylaw Amendment 3357/H-2013. This bylaw aims to incorporate design criteria for redevelopment of any property and site exceptions for 20 properties which would keep the existing land use district in place and allow owners to redevelop to the same floor area and height.

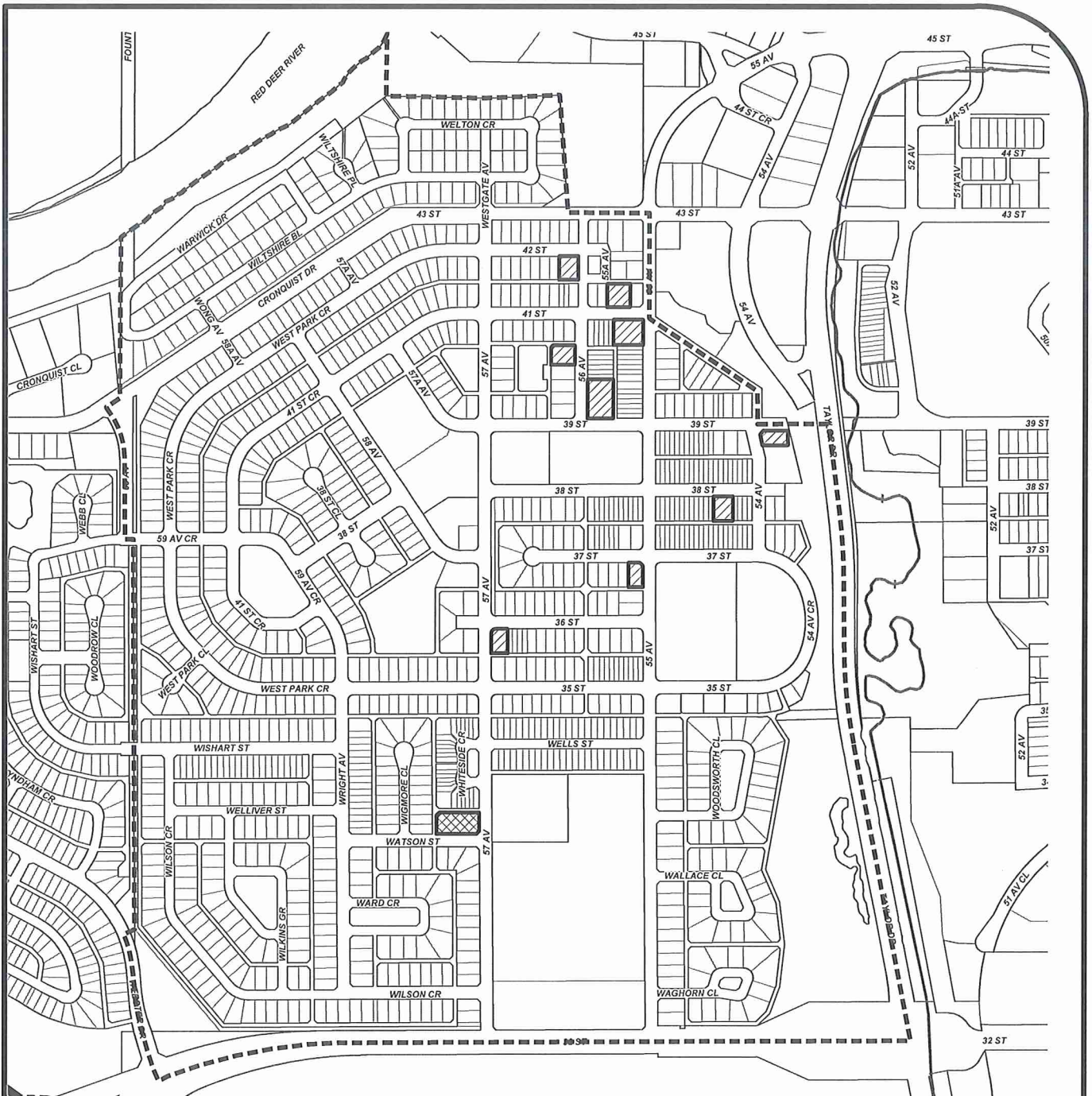
*(Insert Map here — DM # 1337764)*

The proposed bylaw may be inspected at Legislative Services, 2<sup>nd</sup> Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, April 15, 2013** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> Floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative Services by **Tuesday, April 9, 2013**. Otherwise you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates:     March 28 and April 5, 2013)





**Change District from:**



R1 to R1(x)



R1A to R1A (x)



West Park Overlay District - Design Criteria

**Affected District:**

R1 Residential (Low Density) District

R1A - Residential (Semi-Detached Dwelling) Districts

**Proposed Amendment**

Map: **5 / 2013**

Bylaw: **3357 / H-2013**

Date: **Feb 26, 2013**





March 26, 2013

«PrimeOwnerName»  
«OwnerAddr1»  
«OwnerAddr2» «OwnerAddr3»  
«OwnerAddr4»

**Please be advised this is the correct letter West Park Residents should have received in our recent mailout regarding the West Park ARP Bylaw 3488/2013 and Land Use Bylaw Amendment 3357/H-2013. Please disregard the previous letter dated March 22, 2013**

Dear Sir/Madam:

**Re: West Park Community and Area Redevelopment Plan Bylaw 3488/2013 and Land Use Bylaw Amendment 3357/H-2013**

On March 18<sup>th</sup>, 2013, City Council gave first reading to the draft West Park Community and Area Redevelopment Plan Bylaw 3488/2013. The Plan sets out some long-term objectives for West Park and identifies opportunities for the community to lead neighbourhood enhancement projects to improve park areas and inspire re-investment in existing properties. As a property owner in the area you have an opportunity to ask questions and to let Council know your views.

If Council decides to adopt the Plan, there will also be an amendment to the Land Use Bylaw as noted on Land Use Bylaw Amendment 3357/H-2013 that would do the following:

1. Add design criteria so that when anyone redevelops a property the new development must meet the design guidelines. The intent of the guidelines is to ensure all new development contributes positively to the neighbourhood.
2. Provide site exceptions to 20 properties where the existing development on-site was constructed legally, but could not be rebuilt today under the current land use districts. Therefore, the site exception would keep the existing land use district in place and will allow owners to redevelop to the same floor area and height. The intent is to facilitate reinvestment in these properties if/when necessary.

The most recent open house was held on November 28, 2012 at St. Martins de Porres School. At that meeting five changes to the draft plan were presented. Of the five changes proposed, all received strong support based on the feedback following the meeting. A summary of the feedback, including how many residents supported/did not support a proposed change, is available on the website noted below.

The Plan, the proposed amendment to the Land Use Bylaw, and related materials are available for viewing at [www.reddeer.ca/westpark](http://www.reddeer.ca/westpark). If you require additional information or clarification please contact Jordan Furness 403-406-8701 or Tony Lindhout 403-406-8705 in The City's Planning department.



**FILE COPY**



**Council Decision – April 15, 2013**

**DATE:** April 16, 2013  
**TO:** Frank Colosimo, Engineering Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Notice of Motion Submitted by Councillor Chris Stephan – Re: Bike Lanes Pilot Project Completion

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**Reference Report:**

Legislative Services dated April 2, 2013 and Engineering Services dated April 12, 2013

**Resolutions:**

The following resolution was passed during the Regular Council meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated April 12, 2013 re: Notice of Motion submitted by Councillor Stephan – Re: Bike Lane Pilot Project Completion hereby agrees to lift from the table consideration of this report.

The following resolution was defeated at the Regular Council meeting held on Monday, April 15, 2013:

WHEREAS The City of Red Deer's Bike Lane Pilot Project was initially rolled out in the summer of 2011, expanded during the summer of 2012 and is now entering its third year of implementation; and

WHEREAS a Pilot Project can be defined as a temporary experiment that is carried out before large-scale quantitative research is performed, in an attempt to avoid time and money being wasted on an inadequately designed project; and

WHEREAS the design of The City of Red Deer's Bike Lane Pilot Project has resulted in the loss of motor vehicle traffic lanes and parking on some of Red Deer's busiest Arterial Roads; and

WHEREAS the design of The City of Red Deer's Bike Lane Pilot Project has caused traffic delays, congestion, frustration, and safety issues for motorists, cyclists, and pedestrians; and

DM 1350138



WHEREAS The City of Red Deer's Bike Lane Pilot Project was initiated without targeted public consultation to residents, businesses, and schools located directly along bike lanes; and

WHEREAS The City of Red Deer's Bike Lane Pilot Project has cost taxpayers of The City of Red Deer close to \$1 Million Dollars and has resulted in minimal usage; and

WHEREAS The City of Red Deer's Procedure Bylaw (ref-sec. 35 (2)) allows Council to reconsider a motion previously voted on after 6 months have passed since the original matter was considered; and

WHEREAS 6 months have passed since Council for The City of Red Deer considered and voted on a motion to approve the revised Bike Lane Pilot Project on September 17, 2012; and

WHEREAS the community continues to be dissatisfied with The City of Red Deer's Bike Lane Pilot Project, and The City of Red Deer cannot afford to support this Pilot Project in its current state;

THEREFORE BE IT RESOLVED that the Red Deer City Council discontinue the Bike Lane Pilot Project immediately and direct administration to prepare a plan for a removal of bike lanes, which have resulted in loss of on street parking and motor vehicle lanes, and further cease to spend any further taxpayer dollars on bike lanes, unless approved by Council during The City of Red Deer's Operating or Capital Budget.

The following resolutions were passed during the Regular Council Meeting held on Monday, April 15, 2013:

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve the proposals and timelines contained in the pilot wrap up section of the report, as amended.

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve on-street adjustments to the bike pilot network in 2013 as detailed below:

Location 1: 59 Avenue (from Holt Street to Grant Street to Taylor Drive)



Option c) – Mark as a bike route 59 Avenue north of Holt Street (from Holt Street to 70 Street) and restore the 59 Avenue / 67 Street intersection to its original configuration, including the repair of any grind-outs and reverting to the original intersection signal timing.

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve on-street adjustments to the bike pilot network in 2013 as detailed below:

Location 2: 45 Street between 49 Avenue & Gaetz (50) Avenue

Option a) – Keep the road configuration as-is and repaint the roadway markings installed as part of the pilot.

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve on-street adjustments to the bike pilot network in 2013 as detailed below:

Location 7: Intersection of 45 Street & Taylor Drive

Option a) – Keep the road configuration as-is and repaint the roadway markings installed as part of the pilot.

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve on-street adjustments to the bike pilot network in 2013 as detailed below:

Location 3: 40 Avenue (39 Street to 52 Street)

Option c) – Remove the bike lanes on 40 Avenue between 39 Street and 52 Street and restore the roadway to its original signage, configuration and intersection signal timing.

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve on-street adjustments to the bike pilot network in 2013 as detailed below:

Location 4: Intersection of 40 Avenue & 39 Street (up to 38A Avenue)

Option b) – Remove bike lanes on 39 Street before the intersection and restore the intersection to its original signage and configuration.



Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve on-street adjustments to the bike pilot network in 2013 as detailed below:

Location 5: 39 Street (38A Avenue to 30 Avenue)

Option a) – Keep the road configuration as-is and repaint the roadway markings installed as part of the pilot.

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve on-street adjustments to the bike pilot network in 2013 as detailed below:

Location 6: Intersection of 39 Street & 30 Avenue

Option a) – Keep the road configuration as-is and repaint the roadway markings installed as part of the pilot.

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 12, 2013 re: 2013 Commuter Bike Pilot Program hereby directs Administration to approve on-street adjustments to the bike pilot network in 2013 as detailed below:

Location 8: 52 Street (between 48 Avenue and 49 Avenue)

Option b) – Keep the road configuration as-is and repaint the roadway markings installed as part of the pilot

**Report back to Council: No**



Frieda McDougall  
Legislative Services Manager

c: Director of Development Services