

A G E N D A

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 30, 2001

COMMENCING AT **4:30 P.M.**

- (1) Confirmation of the Minutes of the regular meeting of Monday, July 16, 2001

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- (b) **Land Use Bylaw Amendment 3156/BB-2001** / Part of Lot 6 MR, Block 6, Plan 002 1937 / NW ¼ Sec. 30-38-27-4 / P1 Parks and Recreation District to I1 Industrial (Business Service) District / Edgar Industrial Park / City of Red Deer (Consideration of 2nd & 3rd Reading of the Bylaw) . .41

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DATE: July 20, 2001
TO: Council
FROM: City Clerk
RE: Smoking Bylaw 3286/2001

History

At the Council meeting of June 4, 2001, Administration were directed to prepare a bylaw to ban smoking in all indoor places that are accessible to the public where minors are permitted.

Also at the June 4, 2001 meeting, the following motion was introduced but tabled:

Moved by Councillor Pimm, seconded by Councillor Moffat

Whereas exposure to second hand tobacco smoke is a danger to human health; and

Whereas it is desirable that all members of the public have access to as broad a range of community amenities as possible; and

Whereas the presence of second hand smoke effectively prevents some members of the public from accessing indoor places where second hand smoke is present; and

Whereas the general public of the City of Red Deer has indicated a preference for a smoke free environment in places accessible to minors; and

Therefore be it resolved that Council hereby agrees to hold a plebiscite in conjunction with the 2001 Municipal Election asking if the public supports passing a bylaw to ban smoking in all indoor places that are accessible to the public where minors are permitted subject to the plebiscite question being approved by Council.

Discussion

Two issues are put before Council. Firstly that of the Smoking Bylaw and secondly whether to seek additional public consultation. I have addressed each issue separately below.

Smoking Bylaw

Attached is a draft Smoking Bylaw 3286/2001 prepared by the City Solicitor. It incorporates, in general terms, the no smoking provisions of the current Health Bylaw.

While this Bylaw essentially represents an amendment to the Health Bylaw, it is suggested that the Bylaw be re-designated as the "Smoking Bylaw" since this is essentially what the Health Bylaw deals with and therefore this title more clearly reflects the intention of the Bylaw.

The focus of the Smoking Bylaw is to prohibit smoking in any indoor place accessible to the public where minors (ie. individuals under the age of 18) are allowed (see section 3). This means that virtually any premises to which the public has access must be smoke free if individuals under the age of 18 are allowed access. Highlights of the bylaw are as follows:

1. A general definition of what constitutes an 'indoor place' has been provided without in any way attempting to be limiting in this definition.
2. The Bylaw recognizes that in some situations a portion of a building or premises will allow smoking due to the fact that individuals under the age of 18 are not permitted such as a lounge which forms part and parcel of a restaurant.

In such a situation paragraph 3(3) provides that the lounge must be separated from the rest of the restaurant by floor to ceiling walls and ventilated. This would be so of course, only if the restaurant wishes to permit minors. In other words, a restaurant could elect to be an adult only restaurant, in which case it would not have to be concerned about such separation, the existing health bylaw provisions as to no smoking areas are incorporated and would continue to apply, but if it wishes to allow minors into the premises, then the lounge must be sufficiently divided off from the restaurant so as to protect the non-smoking area.

3. The Bylaw allows proprietors to designate part of the business day as smoking, part of the business day as non-smoking (paragraph 3(4)). So, again, a restaurant may elect to be family oriented during certain hours and adult only, permitting smoking, at other times.
4. Section 5 of the Bylaw allows Council to consider permitting establishments to designate non-smoking areas, again, subject to the requirement to separate such areas by floor to ceiling walls and to be properly ventilated to protect the non-smoking portion of the building or premises.
5. In other respects, the previous provisions of the Health Bylaw are maintained intact. This includes provisions with respect to restaurants that do not allow minors and thus permit smoking. These establishments still need to provide a portion of their area as non-smoking. Similarly other facilities that do not permit minors have the

right to permit smoking with limitations as previously provided for in the Health Bylaw.

6. The proposed penalties under the amended Bylaw are increased, providing for a \$150.00 penalty for smoking in a non-smoking area and a maximum of \$500.00 for any other breach of the Bylaw, the latter breaches would be on the part of proprietors thereby arguably justifying the higher penalty.
7. To allow a transition period, the bylaw would come into effect on January 1, 2002.

Clearly, Council has a number of options relative to the proposed amendments. For example, Council may not wish to have designated smoking areas in any or some of the premises now indicated. Council may wish to extend or reduce the impact of the Bylaw in terms of the ban on smoking. Council may consider the penalties proposed either excessive or inadequate.

The City Solicitor's preference was to draft amendments creating a Bylaw which is simple and hopefully clear, thereby following more closely the City of Lethbridge model as opposed to a complex and voluminous structure as provided by the City of Edmonton Bylaw.

We believe that the proposed amendments make it clear that in any premise accessible to the public where any individuals under the age of 18 are allowed smoking is prohibited with the exception of designated areas which are sufficiently isolated and sealed off so as to protect the non-smoking area.

Consultation

In researching the issue of smoking in indoor public places, the Environmental Advisory Board considered the contents/ results of the following, all of which were presented to Council on June 4, 2001:

- Stakeholders Forum – March 14, 2000
- Public Forum – May 3, 2000
- Red Deer Chamber of Commerce letters
- Various letters both in support and opposition
- A household survey conducted by the City of Red Deer in partnership with the David Thompson Health Region of 340 residents in the city of Red Deer plus an additional 359 residents within the David Thompson Health Region
- Bylaws & processes in other Canadian municipalities who engaged smoking bylaws
- Public & business education on the issue of second hand smoke in public places

In reviewing if additional consultation was required, Council discussed three avenues in adopting this bylaw namely:

1. Accept the information already received and proceed to a pass the Smoking bylaw; or
2. Conduct a public hearing/ open house; or

3. Conduct a plebiscite in conjunction with the 2001 General Election.

I will focus my discussion on the 2nd & 3rd points.

Public Hearing/ Open House

The advantage of a public hearing or open house is it allows all parties who are affected to present their view either in writing or in person to Council. In some instances a bylaw may impact owners of a business in Red Deer, however, if the owner is not a resident of the City he or she could not vote in a plebiscite. In both cases notification could be given by way of general advertising and also letters to groups of businesses who may feel they have a greater impact than most e.g. restaurants, lounges and bars.

Public Hearing

It is not legislated that a public hearing be held if Council wished to proceed with a Smoking bylaw. As discussions of this issue may require a number of hours, attract a large number of people and is normally held during a Council meeting, a public hearing in this instance may be limiting in gathering additional information. An option would be to set a special Council meeting on a Monday alternate to a Council meeting for the purpose of receiving input on the bylaw. The costs associated with a public hearing are in the neighborhood \$500 for advertising and notification.

Open House

Again this is not a legislated requirement. Council could determine a date, time and place to obtain input. The costs would be slightly greater than that of a public hearing as the rental a larger meeting area is required.

Plebiscite

On October 15, 2001 a question could be put to the voters regarding the implementation of a smoking bylaw. Although the results will give Council a specific response to the question, the results do not bind Council to adopt a smoking bylaw or not. Nonetheless any question put to the electorate should be very clearly and simply state.

Example:

"Should City Council prohibit smoking in any indoor public place accessible to individuals under the age of 18? YES NO "

The cost of putting a question on the ballot is approximately \$10,700.

Attached are administrative reports and correspondence relating to the Smoking Bylaw. With respect to the report from Inspector Guertin, except for the issue of additional bylaw officers, I have discussed the concerns with the City Solicitor and have the following comments:

(a) Complexity of Bylaw

The proposed City of Red Deer Smoking Bylaw is significantly simpler than that of the City of Edmonton and about the same, though arguably somewhat simpler than that of the City of Lethbridge. Of necessity the Bylaw deals with a number of scenarios, that is, its application or exclusion from various and different premises. This gives an appearance of complexity however, the essence of the Bylaw is that smoking is prohibited in all indoor public places to which minors have access. Upon implementation of the Bylaw, it likely will be necessary for there to be a period where those affected by the Bylaw are educated as to its application, however, in essence the Bylaw is quite straight forward. Those enforcing it and those subject to it should have no difficulty in understanding it.

(b) Are Penalties Excessive

As a comparison, the Edmonton Bylaw provides fines to restaurant owners of \$260.00, to individuals of \$110.00 or, alternatively in either case, a summons option rather than a fixed penalty with a maximum of \$1,000.00 on court appearance.

Lethbridge, by comparison has a \$50.00 penalty for individuals smoking in a non-smoking area, \$250.00 fines for failing to post signs as against proprietors, and a maximum \$1,000.00 penalty for all other offences presumably including proprietors who permit smoking in non-smoking areas.

The proposed City of Red Deer Bylaw provides a \$150.00 fine against individuals smoking in a no smoking area and for all other penalties a maximum of \$500.00 on issuance of a summons requiring a court appearance. This would affect proprietors who breach signage, allow smoking in non-smoking premises, or in any other way breach the provisions of the Bylaw.

It is felt that the penalties fall within the general range as provided for in other municipalities, but clearly this is a matter to be determined by Council.

(c) Enforcement Generally

The information we have is that the City of Lethbridge has experienced no enforcement difficulties whatsoever, and the community has essentially accepted the Bylaw.

With respect to the City of Edmonton, there have been a number of charges laid and there continues to be some resistance amongst certain restaurant owners. Some of these are attempting to commence an initiative which would compel Edmonton City Council to hold a referendum or plebiscite on the entire issue of the Smoking Bylaw.

(d) Proprietor's Onus to Enforce Bylaw

A concern was raised as to if the Bylaw should contain a provision clarifying the obligations of proprietors to take some steps relative to enforcement of the Bylaw. This raises a good question as to the level of pro-activity a proprietor must undertake with respect to a patron in order to ensure compliance with the Bylaw.

There are basically two relevant offences under the Bylaw, one being smoking in a no smoking area, the second, permitting smoking in a non-smoking area.

The concern expressed was how pro-active a proprietor needs to be and whether something dealing with this should be in the Bylaw. In the opinion of the City Solicitor, this issue is dealt with on the basis of law generally which would require a proprietor to take reasonable steps to enforce the Bylaw within his or her premises. This would include notifying an offender that the area is non smoking and to stop smoking, following which an immediate complaint is telephoned to the RCMP. Other actions such as refusing to serve someone who is breaching the Bylaw or asking them to leave the premises are steps that would be within the discretion of the proprietor depending upon circumstances and possibly level of disturbance to or complaints by other patrons. Certainly the minimum action that would be expected of a proprietor if he/she is not to be charged, would be notification to the offender to cease and the calling in of a complaint to the RCMP.

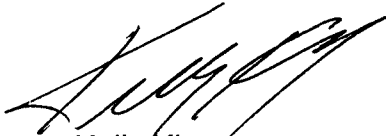
Clearly there will be some issues relative to enforcement. At times enforcement may fail (such as where a patron leaves before the police arrive). However, one would anticipate that by far the overwhelming majority of patrons would be cooperative and would abide by the Bylaw. From a practical perspective, we have not been able to identify a more pro-active or effective approach to ensure enforcement. There is no law that catches all offenders.

The Bylaw, if implemented, in whatever format will undoubtedly require a period of public education to ensure its effectiveness.

Recommendation

That Council:

1. Finalize the content of the Smoking Bylaw, and
2. Direct if further consultation with the public is required and if so in what form.
3. If Council agrees to further consultation, first reading of the Smoking Bylaw should be given so the public is clear on what legislation will be put into place.
4. If Council wishes to proceed with the Bylaw without going to a plebiscite or open house, it may still be beneficial to give the Bylaw only first reading and consider second and third reading on August 13, 2001 to allow additional time for the public to review the proposed Bylaw if they wish.



Kelly Kloss
City Clerk

KK/chk

/attach.

DATE: July 16, 2001
TO: Kelly Kloss, City Clerk
FROM: Colleen Jensen, Community Services Director
RE: Request for Comments on Non-smoking Bylaw

I requested that Don Batchelor review the bylaw to ensure the wording in the bylaw, as drafted, met with the intent of the Environmental Advisory Board. He is comfortable with the draft, and therefore I am supportive of the new bylaw as it currently is being presented.

I do, however, want to raise a concern with respect to the implementation to the bylaw, should it proceed. My concern relates to potential additional costs that might be incurred as bylaw officers go out to check on complaints. A previous example of where this has occurred is with the snow removal bylaw, where last winter the bylaw officers were being asked to respond to over 60 complaints per week in addition to their regular work. I have asked Inspector Guertin to comment on this aspect, just for Council's preliminary information.

A handwritten signature in cursive script, likely belonging to Colleen Jensen, followed by a long horizontal line extending to the right.

DATE: 19 JUL 2001

TO: CITY CLERK

FROM: OIC RED DEER DETACHMENT

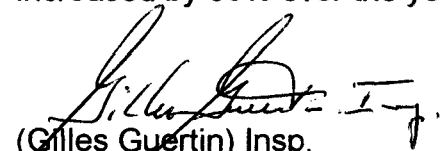
RE: REQUEST FOR COMMENTS - NON-SMOKING BYLAW

I have reviewed the draft bylaw as requested. As written, the bylaw is extremely difficult to understand from an enforcement perspective and will likely not be well understood by the general population. It must be simplified if enforcement is going to be possible.

It is also my view that the fine attached to someone caught smoking in a non-smoking area is excessive. In many criminal cases, alternative measures or diversion is used for offences such as theft, break & enters or even possession of a small amount of drugs.

There is, of course, no arrest procedure for this. Should someone become offended as a result of an individual smoking in a no smoking area and make a complaint, identifying the person who has left the area is always problematic and is likely to create bylaw officers running to scenes where the offender is already gone.

There is no way to tell how many complaints would be received as a result of creating this bylaw. It is my view that we would require more bylaw officers to accommodate this need. More specifically, in the winter time, as our bylaw officers are now tied up with extra calls as a result of the bylaw created to clear sidewalks. Overall, our bylaw complaints have increased by 99% over the year 2000 for the same time period.


(Gilles Guertin) Insp.
Officer In Charge
Red Deer Detachment

Members of Red Deer City Council
June 27, 2001

There appears to be three directions that the smoking by-law can take:

- 1) Ban smoking in private buildings that are open to the public, accessible to people under age 18.
- 2) Ban smoking in private buildings that are open to the public.
- 3) Ban smoking in all public buildings and require private buildings, open to the public, to display signage indicating if smoking is being allowed in some areas, or all areas of the building.

Observations:

1) by- law under age 18 : This approach seems very unfair. The restaurant business seems to be affected by about a loss of 20% and bars are gaining this revenue. This also seems a short term approach in that an operator could go to the cost of renovating his operation (such as adding a bar) to maintain his business, and then be faced with a provincial law banning smoking in all areas including bars. We are currently in the process of renovating our present operation, as well as negotiating on another restaurant that requires renovations, and cannot make any decisions until council decides what to do. If the decision is delayed we may have to back out of the new location until we find out the ground rules.

2) ban in all private buildings: This by-law would affect the total industry by a loss of 9%-15%, but at least it would be across the board and affect both restaurants and bars. The playing field would be level and would not change for the foreseeable future. Eventually the weak would not survive, we would have less businesses but they will be successful.

3) public buildings and education: Buildings paid for by the public would not allow smoking. Private buildings open to the public would require signage advising the visiting public if some or all areas of the building allow smoking. These areas could also include signage educating the public on the dangers of smoking. This seems to me to be the best solution for a number of reasons.

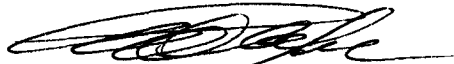
- A) It allows the freedom of our citizens to make choices.
- B) It educates the public on the dangers of smoking.
- C) It allows free enterprise to work as it should.
- D) It is as fair as a policy can be.

The attached Guest Opinion printed in the Advocate on June 26,01 states:

" Restaurants and bars are public only in that they are places where the public convenes. Restaurants are not public property. Politicians who refuse to make this distinction and insist on redefining private property as public property are playing an Orwellian word-game which invites citizens to use government force to seize each other's wealth."

I urge this council to be thoughtful and wise in the decision they are about to make.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Bill Olafson', with a long horizontal flourish extending to the right.

Bill Olafson

Smoking bylaw unfair to businesses

Guest opinion

Filip Palda

This summer, Ottawa will join the ranks of cities that have banned smoking in restaurants, bars, and other public places. The problem with this bylaw is that restaurants and bars are public only in that they are places where the public convenes.

Restaurants are not public property. Politicians who refuse to make this distinction and insist on redefining private property as public property are playing an Orwellian word-game which invites citizens to use government force to seize each other's wealth.

The argument between smokers and non-smokers is epic. Both groups cross each other like Montagues and Capulets in dusty backstreets, ready to draw steel at the least provocation.

In an atmosphere charged with hostility, government should not hire itself out as muscle on the side of one or another, but rather encourage both sides to come to a peaceful understanding.

A bylaw that forbids smoking in restaurants allows non-smokers to profit at the expense of restaurant owners and smokers. Restaurants are real-estate whose use is open to the highest bidder. In a free market, smokers and non-smokers "bid" to rent restaurant space. The bylaw will force some smokers to stay home for dinner and so knock bidders out of the contest for restaurant space.

A recent study based on surveys of restaurants in New York by Michael

Evans suggests that the 1995 smoking ban there caused up to a nine per cent drop in revenues.

To better understand how any kind of ban may help and harm different groups, consider what would happen if Ottawa forbade the Senators hockey team from selling corporate boxes. Some businesses would find other means of entertaining their employees, and the space freed up would go to lower-paying fans. The Senators would lose money and corporations would lose the use of boxes.

Disappearing corporate boxes would not sadden hockey fans. Nor will the harm to restaurateurs and smokers of the Ottawa by-law moisten the eyes of non-smokers. That is because non-smokers are dazzled by the prospects of immediate gain and fail to see the larger consequences of asking government to strong-arm our fellows.

What is to stop a future generation of snackers sensitive to loud noises from pointing to smoking bans and arguing that politicians should also ban music in restaurants? In Ancient Rome, the dictator Cornelius Sulla murdered thousands of citizens, exiled their families, and auctioned off their estates. Bidding would start when the auctioneer planted a spear in the ground and was soon over, but the anger of Sulla's "proscribed" victims festered and encouraged generations to seize and re seize each other's property by using the force of the state. If Canada is not to slide into a slow-burning war between citizens, we must resist using the state to settle our disputes.

Our most peaceful dispute resolution mechanism is the private market. The idea behind the market is that you work

hard, take risks, earn money. Money allows people to have some say in how the good things in society get divided. The division is peaceful when people believe that hard, productive work — and a bit of luck — are a fair way of deciding who gets what.

The division of goods in a free market can accommodate a variety of tastes because no central authority dictates what must be produced. Each producer is free to find a niche and satisfy a particular clientele. This may explain why in Montreal, Canada's capital of "la bucanne," dozens of coffee shops have begun to outlaw smoking in order to please their clientele. In the U.S., long before smoking by-laws came into effect, thousands of restaurants had banned smoking. By allowing consumers to segregate themselves into smoking and non-smoking restaurants, the free market allows people to agree to disagree.

Ottawa's bylaw fits the tastes of its citizens as poorly as did those overalls and grey tunics that Mao-Tse Tung forced onto generations of despairing Chinese. Any city that wants to imitate Ottawa might first want to consider Thomas Paine's idea that "the laws which common usage ordains have a greater influence than the laws of government. In fine, society performs for itself almost every thing which is ascribed to government."

Reprinted with permission from the Fraser Forum, June 2001

Editor's note: Later this summer, Red Deer city council will deal with a draft smoking bylaw that would ban smoking in all public places — such as restaurants — accessible to people under age 18.



Great food. Great people.

Date: _____

PLEASE PRINT	PERSONAL DATA														
<p>1. Name: _____ Address: _____ City: _____ Postal Code: _____ Phone: _____ S.I.N.: _____ Sex: _____</p>	<p>6. Job Desired: _____ Availability Mon Tue Wed Thur Fri Sat Sun <input type="checkbox"/> Day <table border="1" style="display: inline-table; border-collapse: collapse;"><tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr><tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr></table> <input type="checkbox"/> Night When can you start working here? _____</p>														
<p>2. How long at present address? _____ Previous Address: _____</p>	<p>7. I was referred to this company by: <input type="checkbox"/> Walked In <input type="checkbox"/> Employee _____ (Name) <input type="checkbox"/> Friend <input type="checkbox"/> School <input type="checkbox"/> Newspaper Ad <input type="checkbox"/> Agency</p>														
<p>3. Date of Birth: _____ Are you a Canadian citizen?: _____</p>	<p>8. Were you ever employed with Earls before? From: _____ To: _____ Job: _____ Have you relatives working for us? _____ Name: _____</p>														
<p>4. In case of emergency on job, who should we contact? Name: _____ Address: _____ Telephone: _____</p>	<p>9. Do you have any physical disability that would prevent you from doing this job? _____</p>														
<p>5. List your top three subjects in highschool. (Mark) 1 _____ 2 _____ 3 _____ What was your favourite sport in highschool? _____ What is your favourite sport now? _____</p>	<p>10. Have you ever been convicted of a crime? _____ Have you ever been refused a fidelity bond? _____</p>														

EDUCATION				
Name of School	City	Course	Dates of Study (From-To)	Did You Graduate?
11. _____	_____	_____	_____	_____
12. _____	_____	_____	_____	_____
13. _____	_____	_____	_____	_____

PLEASE COMPLETE REVERSE SIDE

Comments:

We agree with the recommendations of the City Clerk.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

COUNCIL MEETING OF JULY 30, 2001

ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: SMOKING BYLAW NO. 3286/2001

ASH

ACTION ON SMOKING & HEALTH

Registered Charity 11879 3819 RR0001

HONORARY PATRON

Stanley S. Schumacher, Q.C.
Former Speaker
Legislative Assembly of Alberta

HONORARY CHAIRMAN

Dr. Ringer Hodgkinson
Medical Director
Bay Medical Assessments Corp.
Edmonton

HONORARY DIRECTORS

Scott Garner
Chair
Northern Lights Regional
Health Authority

Dr. Paul Hasselback
Medical Officer of Health
Chinook Health Region

Yardley Jones
Cartoonist
Edmonton

Phyllis Kane
President
Prostate Cancer Institute
Calgary

Dr. Alex McPherson
President and CEO
Biomira Inc., Edmonton

Dr. John Peterson
Psychologist/Professor
University of Alberta

Dr. John Read
Professor Emeritus
Faculty of Medicine
University of Calgary

Dr. Donald B. Rix
President
Metro-McNair Laboratories
Vancouver

Dr. Colin Soskolne
Professor and Director
of Graduate Training
University of Alberta

PRESIDENT

Christiaan Velthuis

EXECUTIVE DIRECTOR

Les Hagen

Mayor Gail Surkan and City Councillors
City of Red Deer
Box 5008
Red Deer AB T4N 3T4

July 25, 2001

Her Worship Mayor Surkan and City Council Members:

Action on Smoking & Health is Western Canada's leading health organization devoted solely to smoking prevention and control.

We applaud your efforts to broaden the scope of the Red Deer Smoking Bylaw and to provide residents and visitors with further protection from second hand tobacco smoke.

We have reviewed the draft bylaw that you are presently considering and we strongly urge you not to repeat Edmonton's mistake by allowing an exemption for adults-only restaurants. This exemption was referred to as a "Mickey Mouse amendment" by the Alberta Food and Restaurant Association—and for good reason.

Health groups and restaurants vigorously opposed this exemption because it does not provide uniform protection for all restaurant patrons and workers and because it does not create a level competitive playing field for all restaurants.

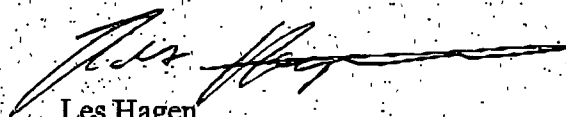
As predicted, the "adults-only" exemption in Edmonton is causing significant problems for restaurants that are now forced to turn away loyal customers based on their smoking preference. The exemption has also made it difficult for patrons to determine which restaurants are smoke-free and which are adults-only. And of course, patrons and staff continue to be needlessly exposed to second hand smoke in exempted restaurants.

Edmonton's negative experience has clearly demonstrated that the best approach to this issue involves the creation of uniform health standards and a level playing field among all restaurants with no exemptions for adults-only dining establishments.

Accordingly, we ask you to strike section 3(4) and section 7 from the draft bylaw.

We hope that you will resist following Edmonton's example and we urge you to support a bylaw that will provide effective protection from second hand smoke in all restaurants.

Sincerely,



Les Hagen
Executive Director

3rd Floor, Aberhart Centre, 11402 University Avenue, Edmonton, Alberta, Canada T6G 2J3
Mailing Address: Box 4500, Stn. S., Edmonton, Alberta, Canada T6E 6K2
Phone: 780-407-2620 Fax: 780-407-6829 Email: info@ash.ca Website: www.ash.ca

EXCERPTS FROM SMOKING BYLAW NO. 3286/2001

General Smoking Prohibition As To Minors

- 3 (4) The proprietor of any place to which these provisions apply may elect to prohibit smoking and allow individuals under the age of 18 entry during daytime business hours, but allow smoking and prohibit the entry of individuals under the age of 18 during evening hours. Proprietors so electing must clearly post the hours during which smoking is prohibited and must notify the License Inspector for the City of Red Deer in writing of the hours it is permitting and prohibiting smoking.

Restaurants Where Minors Are Not Allowed

- 7 The proprietor of a restaurant where individuals under the age of 18 are not allowed, may permit smoking subject to the following:
- (a) the proprietor of a restaurant having a seating capacity of more than 20 persons shall designate in one location not less than 35% of the floor area thereof used for the seating and service of customers as a no smoking area;
 - (b) post a no smoking sign in the no smoking area, or place a no smoking sign on each table in the no smoking area;
 - (c) post a sign at the entrance to the restaurant containing the words "smoking permitted only in smoking areas"; and
 - (d) not place ashtrays on tables in non-smoking areas.

**BY-LAW NO. 7-99
"NO SMOKING" BY-LAW**

COPY

**BEING A BY-LAW OF THE TOWN OF TABER, IN THE PROVINCE OF
ALBERTA, TO REGULATE SMOKING WITHIN THE TOWN OF TABER**

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

WHEREAS pursuant to Section 7 of the Municipal Government Act, being Chapter M-26.1, Statutes of Alberta 1994 and amendments thereto, a Council may pass a by-law for municipal purposes respecting the safety, health and welfare of people and the protection of people and property;

AND WHEREAS it has been determined that second-hand tobacco smoke (exhaled smoke and the smoke from idling cigarettes, cigars and pipes) is a health hazard or discomfort for many inhabitants of the Town of Taber;

AND WHEREAS the community desires an environment where the exposure to environmental smoke is the exception as opposed to the norm;

AND WHEREAS it is desirable in the interest of promoting the health, safety and welfare of the inhabitants of the Town of Taber to prohibit or regulate smoking, or both, in the Town of Taber, as hereinafter set out;

AND WHEREAS Town Council intends to prohibit smoking in all enclosed public places where minors are permitted by July 1, 2000.

NOW THEREFORE, the Municipal Council of the Town of Taber, duly assembled, hereby enacts as follows:

DEFINITIONS

1. In this By-Law:

- a) **"Adult Orientated Establishment"** means any business including casinos, bingos, bars, lounges, and cabarets, where minors are not allowed or where entry by minors is prohibited by law;
- b) **"By-Law Officer"** means any person appointed to carry out the provisions of this By-Law;
- c) **"Commercial Establishment"** means any place or premises where goods or services are displayed, offered for sale or rental, or sold or rented by retail or wholesale, but does not include a place where a private social function is being held;
- d) **"Minor"** means the definition for "minor" consistent with the definition contained within the Liquor Control Act of the Province of Alberta;
- e) **"Place of Public Assembly"** means a building or portion thereof used for the gathering together of persons for such purposes as deliberation,

BY-LAW NO. 7-99
"NO SMOKING" BY-LAW

education, entertainment, recreation, amusement, worship or business including the walkways, foyers, washrooms, hallways, and other common amenity areas, but does not include a place where a private social function is being held;

- f) **"Private Social Function"** means a specific social event for which an entire room or hall has been reserved, at which attendance is limited to people who have been specifically invited or designated by the sponsor, and at which the seating arrangements are under the control of the sponsor of the event and not of the proprietor of the room or hall, but does not include events which are held primarily for the purpose of business, sales or education;
 - g) **"Proprietor"** means the owner, or his agent or representative, of the premises referred to in this By-Law and includes and person in charge thereof or anyone who controls, governs or directs the activity carried on therein;
 - h) **"Restaurant"** means a development where primarily food and beverages are prepared and served. This term includes uses such as cafes, lunch and tea rooms, ice cream parlours and take-out restaurants, but does not include a place where a private social function is being held;
 - i) **"Smoke or smoking"** means inhaling, exhaling, burning or carrying a lighted cigar, cigarette, pipe or any other lighted smoking equipment, but does not include smoking by actors as part of a stage or theatrical production;
 - j) **"Violation Ticket"** shall mean a ticket as defined in Part 2 of the **Provincial Offences Procedure Act, RSA P-21.5** as amended from time to time and the regulations thereunder.
2. No person after 12:01 AM, July 1, 2000 shall smoke in an enclosed public premise or part of a public premise, where minors are allowed including: commercial establishments, schools, health care facilities, places of public assembly, restaurants, and common public areas in other buildings which allow access to minors. There shall be no exemptions to the above smoking ban based upon seating capacity, or for any other reason. Smoking shall be allowed in adult-orientated establishments.
3. a) The proprietor of any building, structure, space, place or area where smoking is prohibited by this By-Law shall post a **"No Smoking"** sign, as described below, in proximity to the front entrance. The following graphic symbols shall be used to indicate **"No Smoking Area"**. Each symbol may include the text **"Town of Taber By-Law**

BY-LAW NO. 7-99
"NO SMOKING" BY-LAW

No. 7-99" in letters and figures at least FIVE (5%) PER CENTUM of the diameter of the circle in the symbol and there may be added appropriate symbols such as directional arrows. Any such symbol shall be on a white background with the circle and the interdictory stroke in red, with a cigarette, letters and figures in black, provided such symbol complies with the other provisions of the section.



"NO SMOKING AREA"
TOWN OF TABER
BY-LAW 7-99

- b) With respect to the size of the graphic symbol, the diameter of the circle in the symbol referred to in Subsection a) shall be not less than the number of inches prescribed below, based upon the maximum viewing distance in direct line of sight, as follows:
- i) Ten (10') feet or less – four (4") inches;
 - ii) Ten (10') feet or more – six (6") inches.
4. In any place where smoking is permitted, pursuant to the provisions of this By-Law and the proprietor permits smoking, the proprietor shall conspicuously post in proximity to the front entrance a sign at least Eight (8") inches square as shown on Schedule "B", advising all patrons that smoking is permitted.
5. Any person who contravenes any provision of this By-Law is guilty of an offence and on summary conviction is liable to a fine as set out in Schedule "A" hereto, or for breaches not listed in Schedule "A", to a fine not less than \$100.00, and not exceeding \$150.00, plus costs.
6. Where a Violation Ticket is issued pursuant to this By-Law, the person to whom the Violation Ticket is issued may, in lieu of being prosecuted for

BY-LAW NO. 7-99
"NO SMOKING" BY-LAW

the offence, pay to the Town Treasurer the penalty specified on the Violation Ticket.

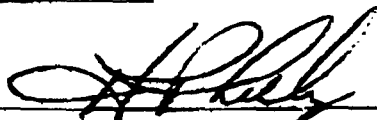
7. A By-Law Officer is hereby authorized and empowered to issue a Violation Ticket to any person, whom the By-Law Officer has reasonable and probable grounds to believe has contravened any provision of this By-Law.
8. Where a contravention of this By-Law is of a continuing nature, further Violation Tickets may be issued by the By-Law Officer, provided, however, that no more than one Violation Ticket shall be issued for each day that the contravention continues.
9. No person shall remove, alter, conceal, deface or destroy any sign posted pursuant to this By-Law.
10. It is the intention of the Town of Taber Council that each separate provision of this By-Law shall be deemed independent of all other provisions herein and it is further the intention of the Town of Taber Council that if any provisions of this By-Law be declared invalid, all other provisions thereof shall remain valid and enforceable.
11. This By-Law shall come into force and effect as of 12:01 A.M., July 1, 2000.


RES. 314/99 READ a first time this 28 day of June, 1999.


MAYOR


TOWN MANAGER

RES. 459/99 READ second time this 13th day of September, 1999.


MAYOR


TOWN MANAGER

**BY-LAW NO. 7-99
"NO SMOKING" BY-LAW**

RES.461/99 READ a third time and finally passed this 13th day of September
1999.



MAYOR



TOWN MANAGER

BY-LAW NO. 7-99
"NO SMOKING" BY-LAW

SCHEDULE "A"

OFFENCE

PENALTY

- | | |
|-----------------------------------|-----------|
| • Smoking in a prohibited area | \$ 100.00 |
| • Failing to post a required sign | \$ 150.00 |

BY-LAW NO. 1045

A BY-LAW OF THE TOWN OF MAGRATH IN THE PROVINCE OF ALBERTA
FOR THE PURPOSE OF REGULATING SMOKING WITHIN THE TOWN OF
MAGRATH.

WHEREAS

Section 7 of the Municipal Government Act, RSA 1994, as amended, authorizes Council to pass a by-law to regulate smoking in the TOWN OF MAGRATH

AND WHEREAS

it has been determined that second hand tobacco smoke (exhaled smoke and the smoke from idling cigarettes, cigars and pipes) is a health hazard and a discomfort for many people;

AND WHEREAS

the community desires an environment where the exposure to second hand smoke is the exception as opposed to the norm;

AND WHEREAS

it is in the interest of promoting the health, safety and welfare of the inhabitants of the TOWN OF MAGRATH to prohibit smoking in the TOWN OF MAGRATH as hereinafter set out;

NOW THEREFORE

The Council of the Town of Magrath, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. THAT SMOKING WITHIN THE TOWN IN ALL ENCLOSED PUBLIC PLACES WHERE MINORS ARE PERMITTED WILL BE PROHIBITED COMMENCING JANUARY 1, 2000.

DEFINITIONS 1. In this by-law:

- a) TOWN means the Town of Magrath;
- b) PUBLIC PLACE means any enclosed place that is used for the gathering together of persons for such purposes as meetings, worship or business.
- c) MINOR means anyone under the age of eighteen (18) years.
- d) SMOKE or SMOKING includes the carrying of a lighted cigar, cigarette, pipe or any other lighted smoking equipment.

SIGNAGE

2. a. Each public place where minors are permitted shall conspicuously post on the entrance a sign, provided by the Town of Magrath, advising all patrons that smoking is not permitted in the said facility.

PENALTY

Any person who contravenes any provision of this by-law is guilty of an offence and on summary conviction is liable to a fine of \$100 for the first offence and \$250 for each subsequent offence.

Read a first time this 24 day of February A.D 1998.

David Levy
MAYOR

Robert H. B.
C.A.O.

Read a second time this 28 day of April A.D 1998.

David Levy
Mayor

Robert H. B.
C.A.O.

Read a third and final time this 12 day of May 1998

David Levy
MAYOR

Robert H. B.
C.A.O.

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

***A BYLAW OF THE TOWN OF COALDALE, IN THE PROVINCE OF
ALBERTA, TO REGULATE SMOKING WITHIN THE TOWN OF
COALDALE.***

WHEREAS by virtue of the powers conferred upon it by the *Municipal Government Act* the Council of the Town of Coaldale may pass a Bylaw respecting the safety, health and welfare of people and the protection of people;

AND WHEREAS it has been determined that second-hand tobacco smoke (exhaled smoke and the smoke from idling cigarettes, cigars and pipes) is a health hazard or discomfort for many inhabitants of the Town of Coaldale;

AND WHEREAS the community desires an environment where the exposure to environmental smoke is the exception as opposed to the norm;

AND WHEREAS it is desirable in the interest of promoting the health, safety and welfare of the inhabitants of the Town of Coaldale to prohibit or regulate smoking, or both, in the Town of Coaldale;

AND WHEREAS the Council of the Town of Coaldale deems it expedient to pass such a Bylaw;

**NOW THEREFORE, THE COUNCIL OF THE TOWN OF
COALDALE DULY ASSEMBLED HEREBY ENACTS AS FOLLOWS:**

- | | | |
|--------------------|-----|---|
| Title | 1. | This Bylaw may be cited as the "Non-Smoking Bylaw". |
| Definitions | 2. | In this Bylaw, unless the context otherwise requires: |
| | (a) | "Adult Orientated Establishment" means any business including casino, bingo, bar, lounge and cabaret, where Minors are not allowed or where entry by Minors is prohibited by law; |
| | (b) | "Commercial Establishment" means any place or premises where goods or services are displayed, offered for sale or rental, or sold or rented by retail or wholesale, but does not include a place where a Private Social Function is being held; |
| | (c) | "Council" means the elected officials forming the municipal council of the Town. |
| | (d) | "Minor" means the definition for "Minor" in the <i>Gaming and Liquor Act</i> , Alberta; |
| | (e) | "Peace Officer" means Peace Officer as defined in the <i>Provincial Offences Procedure Act</i> , Alberta; |
| | (f) | "Place of Public Assembly" means a building or portion thereof used for |

the gathering together of persons for such purposes as deliberation, education, entertainment, recreation, amusement, worship or business including the walkways, foyers, washrooms, hallways, and other common amenity areas, but does not include a place where a Private Social Function is being held;

- (g) "Private Social Function" means a specific social event for which an entire room or hall has been reserved, at which attendance is limited to people who have been specifically invited or designated by the sponsor of the event, and at which the seating arrangements are under the control of the sponsor of the event and not of the Proprietor of the room or hall, but does not include events which are held primarily for the purpose of business, sales or education;
- (h) "Proprietor" means the owner, or the owners' agent or representative, of the premises referred to in this Bylaw and includes any person in charge thereof or anyone who controls, governs or directs the activity carried on therein;
- (i) "Public Premise" means a building or portion of a building which is open to the public. Public Premise includes but is not limited to:
 - i Commercial Establishment;
 - ii Place of Public Assembly;
 - iii Restaurant;
 - iv school;
 - v health care facility.
- (j) "Restaurant" means a development where primarily food and beverages are prepared and served. This term includes uses such as cafes, lunch and tea rooms, ice cream parlours and take-out restaurants, but does not include a place where a Private Social Function is being held;
- (k) "Smoke or Smoking" means inhaling, exhaling, burning or carrying a light cigar, cigarette, pipe or any other lighted smoking equipment, but does not include smoking by actors as part of a stage or theatrical production;
- (l) "Town" means the Municipal Corporation of the Town of Coaldale, in the Province of Alberta or where the context requires a duly authorized official of the Municipal Corporation of the Town of Coaldale or where the context requires the area that is contained in the boundaries of the Town of Coaldale.
- (m) "Violation Ticket" means a ticket as defined in Part 2 of the *Provincial Offences Procedure Act*, Alberta as amended from time to time and the regulations thereunder.

Smoking 3.
Prohibited

- (a) After 12:01a.m. July 1, 2001 no person will Smoke in a Public Premise where Minors are allowed Smoking is allowed in Adult Oriented Establishments

Signs

4. (a) The Proprietor of any building, structure, space, place or area where Smoking is prohibited by this Bylaw will conspicuously post a no smoking sign as described herein on, or directly beside, every entrance to the building, structure, space, place or area so as to be visible to all persons entering the building, structure, space, place or area.
- (b) Every no smoking sign:
- i may include the text "Town of Coaldale Bylaw No. -R- -01";
 - ii may contain appropriate symbols such as directional arrows;
 - iii will contain the words "NO SMOKING AREA"; and
 - iv will contain the following graphic symbol:

SYMBOL TO COME

- (c) The graphic symbol on a no smoking sign will:
- i be on a white background;
 - ii contain a circle not less than fifteen (15) centimeters in diameter and an interdictory stroke in red;
 - iii contain a cigarette, letters and figures in black; and
 - iv comply with the other provisions of this Bylaw.
- (d) In any Public Premise where smoking is permitted pursuant to the provisions of this Bylaw, and the Proprietor permits smoking, the Proprietor will conspicuously post on, or directly beside, every entrance to the Public Premise a sign so as to be visible to all persons entering the Public Premise advising that Smoking is permitted. Such sign will be at least twenty (20) centimeters square and be as shown on Schedule "B",
- (e) No person will remove, alter, conceal, deface or destroy any sign posted pursuant to this Bylaw.

Offences

5. (a) Any person who contravenes any provision of this Bylaw by:
- i failing to do any act or thing the person is required to do; or
 - ii doing or permitting any act or thing which is prohibited,
- is guilty of an offence.
- (b) A Peace Officer is hereby authorized and empowered to issue a Violation Ticket to any person whom the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- (c) Where a contravention of this Bylaw is of a continuing nature, a Peace Officer may issue a Violation Ticket for each day that the contravention continues.

Penalties

6. (a) Any person convicted of an offence pursuant to this Bylaw will be liable upon summary conviction, except where a specific penalty is elsewhere imposed, to a fine not less than one hundred (\$100.00) dollars and not exceeding one hundred fifty (\$150.00) dollars.

- (b) A Peace Officer may serve upon any person whom the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw a Violation Ticket which allows voluntary payment of a penalty of not less than one hundred (\$100.00) dollars, exclusive of costs, and the recording of such payment shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty,

Severability 7. (a) Each provision of this Bylaw shall be deemed independent of all other provisions. Should any provision of this Bylaw be declared invalid, all other provisions herein shall remain valid and enforceable.

Schedules 8. (a) The attached Schedules "A" and "B" form part of this Bylaw.

Effective Date 9. (a) This Bylaw shall come into force and effect as of 12:01 a.m., July 1, 2001.

Read a first time this day of , 2001.

TOWN MANAGER

MAYOR

Advertised in the Sunny South News on the and day of , 2001.

Read a second time this day of , 2001.

Read a third time this day of , 2001.

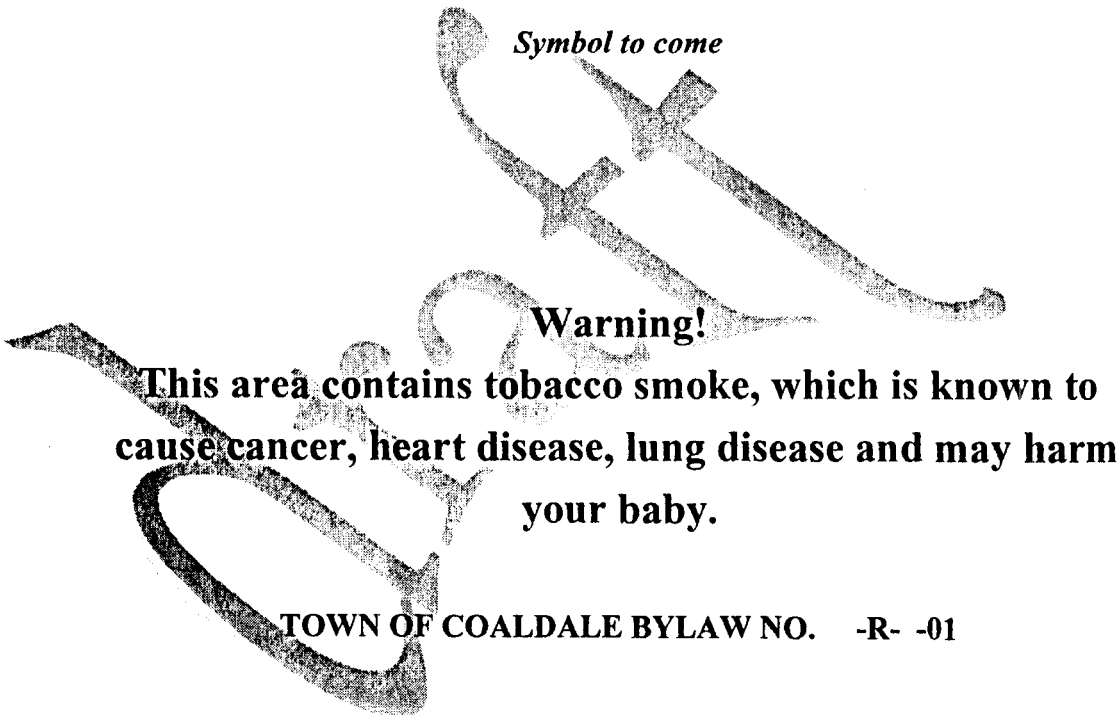
TOWN MANAGER

MAYOR

SCHEDULE "A"

OFFENCE	PENALTY
Smoking in a prohibited area	\$100.00
Failing to post a required sign	\$150.00

SCHEDULE "B"



FILE

DATE: June 18, 2001

TO: Director of Corporate Services
Director of Community Services
Director of Development Services
Personnel Manager

FROM: City Clerk

RE: Request for Comments
Non-Smoking Bylaw

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

The City Manager asked that you provide your feedback on the attached draft of the Smoking Bylaw.

Feedback received will be discussed with the Mayor and City Manager then forwarded to the City Solicitor to provide a final draft. We would then present the Bylaw to either the July 16, 2001 or July 30, 2001 Council Meeting.

Thanks.



Kelly Kloss
City Clerk

KK/chk
/attach.

c City Manager

CHAPMAN RIEBEEK

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C. (Counsel)
DONALD J. SIMPSON
GARY W. WANLESS*
NANCY A. BERGSTROM*
JASON R. SNIDER

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
LORNE E. GODDARD
GAYLENE D. BOBB

208, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

TELEPHONE (403) 346-6603
FAX (403) 340-1280

e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation

Your file:

Our file: s NPR

June 12, 2001

CONFIDENTIAL

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

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

ATTENTION: Mr. Kelly Kloss
City Clerk

Dear Sir:

RE: Proposed Smoking Bylaw

Further to the above noted, please find attached hereto the draft Smoking Bylaw Council indicated it would like to consider. It incorporates in general terms the no smoking provisions of the current Health Bylaw .

While this Bylaw essentially represents an amendment to the Health Bylaw, I am nonetheless suggesting that the Bylaw be re-designated as the "Smoking Bylaw" since this is essentially what the Health Bylaw deals with and therefore this title more clearly reflects the intention of the Bylaw.

The amendments I am proposing do not nullify existing signage currently used by establishments under the Health Bylaw.

The focus of the Smoking Bylaw is to prohibit smoking in any indoor place accessible to the public where minors (ie. individuals under the age of 18) are allowed (see section 3). This means that virtually any premises to which the public have access must be smoke free if individuals under the age of 18 are allowed access.

I have provided a general definition of 'indoor place' without in any way attempting to be limiting in this definition.

The Bylaw recognizes that in some situations a portion of a building or premises will allow smoking due to the fact that individuals under the age of 18 are not permitted such as a lounge which forms part and parcel of a restaurant.

In such a situation paragraph 3(3) provides that the lounge must be separated from the rest of the restaurant by floor to ceiling walls and ventilated. This would be so of course, only if the restaurant wishes to permit minors. In other words, a restaurant could elect to be an adult only restaurant, in which case it would not have to be concerned about such separation, the existing health bylaw provisions as to no smoking areas are incorporated and would continue to apply, but if it wishes to allow minors into the premises, then the lounge must be sufficiently divided off from the restaurant so as to protect the non-smoking area.

Another feature of the draft Bylaw is to allow proprietors to designate part of the business day as smoking, part of the business day as non-smoking (paragraph 3(4)). So, again, a restaurant may elect to be family oriented during certain hours and adult only, permitting smoking, at other times.

Section 5 of the Bylaw allows Council to consider permitting establishments to designate non-smoking areas, again, subject to the requirement to separate such areas by floor to ceiling walls and to be properly ventilated to protect the non-smoking portion of the building or premises.

In other respects, the previous provisions of the Health Bylaw are maintained intact. This includes provisions with respect to restaurants which do not allow minors, therefore permitting smoking, requiring no smoking areas as we now have. Similarly other facilities which do not permit minors have the right to permit smoking with limitations or are limited in this right as previously provided for in the Health Bylaw.

The proposed penalties under the amended Bylaw are increased, providing for a \$150.00 penalty for smoking in a non-smoking area and a maximum of \$500.00 for any other breach of the Bylaw, the latter breaches would be on the part of proprietors thereby arguably justifying the higher penalty.

Clearly, Council has a number of options relative to the proposed amendments. For example, Council may not wish to have designated smoking areas in any or some of the premises now indicated. Council may wish to extend or reduce the impact of the Bylaw in terms of the ban on smoking. Council may consider the penalties proposed either excessive or inadequate.

The City legal department has preferred to draft amendments creating a Bylaw which is simple and hopefully clear, thereby following more closely the City of Lethbridge model as opposed to a complex and voluminous structure as provided by the City of Edmonton Bylaw.

We believe that the proposed amendments make it clear that in any premise accessible to the public where any individuals under the age of 18 are allowed smoking is prohibited with the exception of designated areas which are sufficiently isolated and sealed off so as to protect the non-smoking area.

The issue of a Referendum on the issue and the nature of the question to be put has been raised. It is our view that the result of such a referendum is not binding on

Council but that nonetheless any question put to the electorate should be very clearly and simply state. An example would be:

"Do you support a Bylaw which prohibits smoking in any indoor place accessible to individuals under the age of 18? YES NO "

There are of course many possibilities, this being presented to illustrate the type of question which would be appropriate.

Yours truly,



NICK P. RIEBEEK

NPR/vjh

Enclosure

c.c. **Mayor Gail Surkan**

c.c. Don Simpson

BYLAW NO. /01

Being a bylaw of The City of Red Deer to regulate smoking.

WHEREAS section 7 of the *Municipal Government Act* allows Council to pass bylaws respecting health and welfare of people.

AND WHEREAS it has been determined that second-hand tobacco smoke is a health hazard and discomfort to the inhabitants of The City of Red Deer;

AND WHEREAS it is desirable in the interest of promoting the health and welfare of the inhabitants of The City of Red Deer to prohibit and regulate smoking in the City of Red Deer as set out herein.

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

Short Title:

1 This bylaw may be cited as "The Smoking Bylaw".

Definitions:

2 In this bylaw;

- (a) **"Beverage Room" or "Lounge"** means any premises which have been licensed for the sale of liquor pursuant to the provisions of the Liquor Control Act of Alberta;
- (b) **"Health Care Facility"** includes any place in which medical, dental, optical, physiotherapy, chiropractic or other similar health services are provided or arranged;
- (c) **"Hospital"** means an institution operated for the care of diseased, injured or sick people, and shall include the common public areas of nursing homes or senior citizen homes;
- (d) **"No Smoking Area"** means an area in which smoking is prohibited pursuant to this bylaw, including an area designated by a proprietor as a no smoking area;
- (e) **"Place of Employment"** means any indoor place of work other than:
 - (i) a private home which also serves as a place of work, or
 - (ii) a place of work occupied solely by an independent contractor or only by the partner to a partnership,

and includes any parts of a retail shop used exclusively by the employees of such premises, but does not include a reception area;

- (f) **"Place of Public Assembly"** means any building or portion thereof where the public may gather for such purposes as entertainment, recreation, education, deliberation, business or amusement, but does not include
 - (i) a place where a private social function is being held,
 - (ii) pool halls, bowling alleys, games arcades, bingo halls,
 - (iii) restaurants,
 - (iv) beverage rooms, or
 - (v) school buildings;
- (g) **"Post"** means the erection or placing of a sign and includes the act of keeping continuously displayed;
- (h) **"Private Social Function"** means a special social event for which an entire room or hall has been exclusively reserved, and at which attendance is limited to people who have been specifically invited or designated by the sponsor thereof, but does not include events which are held privately for the purpose of business, sales or education;
- (i) **"Proprietor"** means
 - (i) the occupant or owner of premises referred to in to this bylaw and includes any person in charge thereof or who controls, governs or directs the activity carried on therein. In respect of a building occupied by more than one occupant, "owner" shall mean, in respect of the common areas of the premises, the legal owner or his agent or representative;
 - (ii) the owner or driver of a taxi-cab;
 - (iii) the owner of a public bus or other form of public transportation;
 - (iv) the owner or driver of a school bus;
 - (v) the Board of Trustees of a school, college or hospital;
- (j) **"Public Washrooms"** means any washroom or lavatory open to the general public;

- (k) **"Restaurant"** means any place of business where food or refreshments are prepared to order and sold for human consumption on the premises and includes a restaurant, lunch counter or cafeteria but does not include an outdoor dining area or outdoor food stall;
- (l) **"School Building"** means a building provided or managed by a Board of Directors or Trustees or independent persons or organizations for the education of persons to and including the grade 12 level;
- (m) **"Seating Capacity"** means the number of seats provided for use by patrons or customers for the consumption of food while seated;
- (n) **"Service Line"** means an indoor line of two or more persons awaiting service of any kind, regardless of whether or not such service involves the exchange of money, including but not limited to sales, provision of information, transactions, or advice, and transfers of money or goods, but does not include a service line at a private social function;
- (o) **"Smoke or Smoking"** means the inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe or other lighted smoking equipment burning tobacco or any other weed or substance, but does not include smoking by actors as part of a stage or theatrical performance;
- (p) **"Smoking Area"** means an area, designated by the proprietor, in which smoking is permitted;
- (q) **"Taxicab"** means any taxicab licensed pursuant to the provisions of the City Taxi Business Bylaw to carry on business in the City.

General Smoking Prohibition as to Minors

- 3 (1) No person shall smoke in any indoor place accessible to the public where individuals under the age of 18 are allowed. There shall be no exemptions to this smoking ban based upon seating capacity or for any other reason.
- (2) Without limiting the generality of the above, indoor places includes restaurants, places of employment, retail shops and commercial establishments, hospitals and health care facilities, places of public assembly, public washrooms, school buildings, elevators, escalators, and stairways.
- (3) If smoking is permitted in any portion of a building or premises where individuals under the age of 18 are permitted, such portion must be separated from the non-smoking area by floor to ceiling walls with entry

through its own doors and ventilated so as to prevent smoke from drifting into the non-smoking portion of the building or premises.

- (4) The proprietor of any place to which these provisions apply may elect to prohibit smoking and allow individuals under the age of 18 entry during daytime business hours, but allow smoking and prohibit the entry of individuals under the age of 18 during evening hours. Proprietors so electing must clearly post the hours during which smoking is prohibited and must notify the License Inspector for the City of Red Deer in writing of the hours it is permitting and prohibiting smoking.

Posting of Signs

- 4 The proprietor of any place to which section 3 applies shall conform with Section 14 of this Bylaw and post a "no smoking" sign in general conformity with Schedule "A" to this Bylaw at each entrance thereto and post additional signage as necessary so as to clearly indicate that smoking is prohibited.

Designated Smoking Areas

- 5 The proprietor of a hospital or a health care facility, school buildings, places of employment, shopping malls or retail establishments may designate smoking areas provided that no person under the age of 18 shall be allowed in such smoking area, such areas be separated from the non-smoking area by floor to ceiling walls with entry through its own doors and ventilated so as to prevent smoke from drifting into the non-smoking portion of the building or premises and such areas shall bear a sign or signs in general conformity with Schedule "B" annexed hereto indicating smoking in this area only, as well as conforming with Section 14 of this Bylaw.

Taxi Cabs

- 6
 - (1) No proprietor or other person shall smoke in a taxi cab when such cab is in service.
 - (2) For the purposes of this section, a taxi cab shall be "in service" during the period of time from when the taxi cab is available for hire and is being driven on the way to pick up a passenger until the time at which such passenger is delivered to his destination.
 - (3) The proprietor of a taxi cab shall post a "no smoking" sign in general conformity with Schedule "A" in a conspicuous position in the taxi cab and clearly visible to the passengers therein.

Restaurants where Minor are not Allowed

- 7 The proprietor of a restaurant where individuals under the age of 18 are not allowed, may permit smoking subject to the following:
- (a) the proprietor of a restaurant having a seating capacity of more than 20 persons shall designate in one location not less than 35% of the floor area thereof used for the seating and service of customers as a no smoking area;
 - (b) post a no smoking sign in the no smoking area, or place a no smoking sign on each table in the no smoking area;
 - (c) post a sign at the entrance to the restaurant containing the words "smoking permitted only in smoking areas"; and
 - (d) not place ashtrays on tables in non-smoking areas.

Places of Public Assembly

- 8 In places of public assembly where individuals under the age of 18 are not allowed, the following applies;
- (a) no person shall smoke in those parts of a place of public assembly which are used as a concert hall, auditorium, gymnasium, swimming pool, indoor sporting area, library, classroom, lecture hall or in the seating area of a theatre or motion picture house, music hall or in a display area in a museum or art gallery, or in any portion of a place of public assembly designated as a no smoking area.
 - (b) the proprietor of a place of public assembly shall designate not less than 50% of the floor area of the building, structure, place, or area such as a lobby, foyer or concourse that is generally open to the public to enter and assemble, as a non-smoking area provided that any area described in Section 8(a) shall not be used in the calculation of the floor area for the purposes of this section.
 - (c) the proprietor of a place of public assembly shall post a no smoking sign in each area wherein smoking is prohibited pursuant to this bylaw or which is designated as a no smoking area by the proprietor, and shall post smoking signs in smoking areas.

Common Public Areas

- 9 (1) Notwithstanding any other provision of this bylaw, no person may smoke:

- (a) In an elevator, escalator, inside stairway or public washroom, in any building generally open and accessible by the public;
 - (b) In a school bus, public bus or other form of public transportation; or
 - (c) In a service line.
- (2) The proprietor of a public bus, school bus or other form of public transportation, and of any building or premises containing a service line, or any of the areas described in Section 9(1)(a) shall post a no smoking sign in each such areas.

Health Care Facilities

- 10 In health care facilities where individuals under the age of 18 are not allowed, the following applies:
- (a) the proprietor of a hospital or a health care facility may designate all or any part of such premises as a no smoking area, and may designate smoking areas;
 - (b) upon designating no smoking areas, the proprietor shall post a no smoking sign at the entrance doors to each no smoking area;
 - (c) upon designating smoking areas, the proprietor shall post a sign at the main entrance containing the words "smoking permitted only in smoking areas" and shall post smoking permitted signs in the smoking areas.

School Buildings

- 11 In school buildings where individuals under the age of 18 are not allowed, the following applies:
- (a) the proprietor of a school building may designate all or any part of such building as a no smoking area;
 - (b) upon electing to designate all or any portion of a school building as a no smoking area, the proprietor:
 - (i) shall post at each entrance thereto a no smoking sign, or a sign containing the words "smoking permitted only in smoking areas";
 - (ii) shall post smoking permitted signs in smoking areas;
 - (iii) may post no smoking signs in the school building.

Places of Employment

- 12 In places of employment where individuals under the age of 18 are not allowed, the following applies:
- (a) no person shall smoke in a place of employment except in a smoking area'
 - (b) the proprietor of a place of employment may designate all or any part of such premises as a smoking area;
 - (c) the proprietor of a place of employment shall:
 - (i) post a no smoking sign at each of the entrances thereto;
 - (ii) upon designating a smoking area shall post a sign at each of the entrances to the place of employment containing the text "smoking permitted only in smoking areas" and shall post smoking permitted signs in such smoking area.

General Areas

- 13 Where any individuals under the age of 18 are not allowed in any building, or other indoor premises not specifically listed in this bylaw, the proprietor and may designate all or any portion of such premises as a no smoking area, by posting therein no smoking signs in accordance with this bylaw.

Signs

- 14 (1) Where this bylaw permits a smoking area to be designated by a proprietor, such smoking area:
- (a) shall be identified by means of signs provided for in this bylaw;
 - (b) shall be designed, constructed or arranged to ensure that smoke or gas resulting from smoking shall not drift into adjacent no-smoking areas;
 - (c) shall not exceed the size limitations imposed by any other section of this bylaw;
 - (d) shall not include any part of the premises to which non-smokers may need access; and
 - (e) shall not include any area in which smoking is prohibited pursuant to any fire bylaw, regulation or statute.
- (2) Signs prohibiting smoking shall:

- (a) be in a form in general conformity with Schedule "A" annexed hereto, and may include the words "City of Red Deer Health Bylaw", or
 - (b) be a written sign including the words "no smoking", such text to be not less than 1" in vertical height, or
 - (c) be a combination of (a) and (b) above.
- (3) A sign permitting smoking shall:
- (a) be in a form in general conformity with Schedule "B" annexed hereto,
 - (b) be a written sign including the text "smoking area" such text to be not less than 1" in vertical height, or
 - (c) be a combination of (a) and (b) above.
- (4) Signs shall consist of at least two contrasting colours, or if the lettering is to be applied to a clear panel then the lettering shall contrast to the colour of the background against which the sign is posted.
- (5) No person shall remove, alter, conceal, deface or destroy any sign posted by any person pursuant to this bylaw.
- (6) The proprietor of any premises in which smoking is prohibited pursuant to this bylaw shall post a no smoking sign within the building in proximity to the main public entrance of such place and conspicuously in at least one location on each floor therein.
- (7) All signs used to identify smoking or no smoking areas shall be placed at a height and location easily seen by a person in the premises, and shall not be obscured in any way.

Penalties

- 15 (1) No person shall smoke in a no smoking area designated by a proprietor, or established pursuant to this bylaw.
- (2) Any person who breaches any section of this bylaw is guilty of an offence and is liable to:
- (a) upon the issuance of an offence ticket the specified penalty listed in Schedule "C".
 - (b) upon the issuance of a summons for any other breach of this bylaw a maximum fine of \$500.00, exclusive of costs.

16 Should any provision of this bylaw be found to be invalid it is the express that such invalid portion be severed and that the remainder of the bylaw be maintained.

17 Bylaw 2934/87 is hereby repealed upon this bylaw coming into full force.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 200

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 200

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 200

MAYOR

CITY CLERK

SCHEDULE "C"OffenceFine

Smoking in any no smoking area

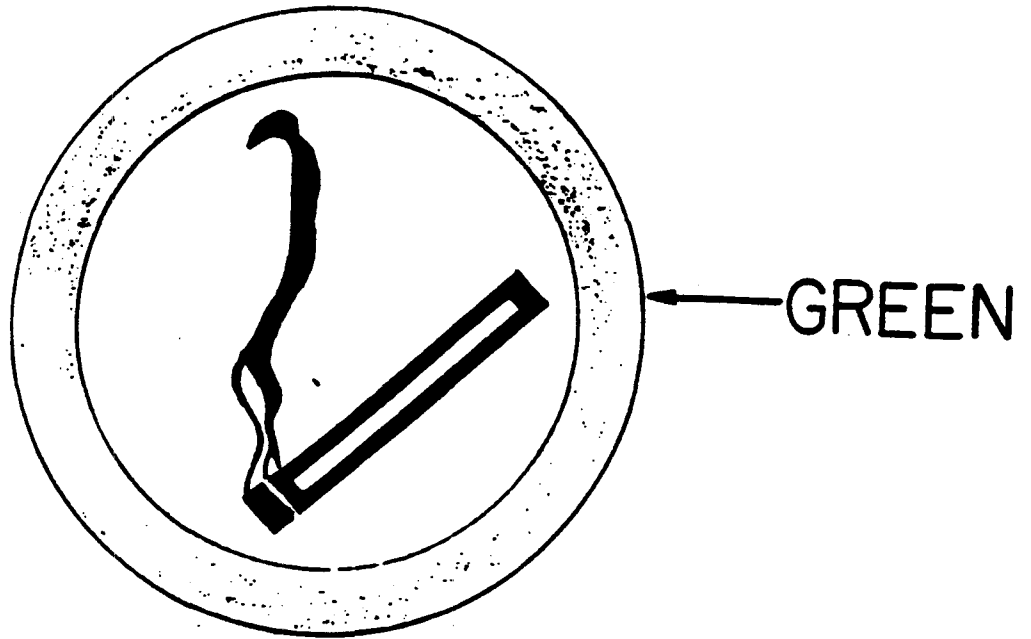
\$150.00

SCHEDULE "A"



NO SMOKING
CITY OF RED DEER

SCHEDULE "B"



THE CITY OF RED DEER

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

INSPECTIONS & LICENSING DEPARTMENT

P.O. Box 5008, 4914 - 48 Avenue, Red Deer, Alberta T4N 3T4
Telephone: (403) 342-8190 Fax: (403) 342-8200

FAX TRANSMITTAL

DATE: July 27, 2001 THEIR FAX NO: (403) 341-4699

FAX TO: WESTERNER PARK

ATTENTION JOHN HARMS

FROM: Ryan Strader

NUMBER OF PAGES INCLUDING THE COVER PAGE: 9

RE: LAND USE BYLAW AMENDMENT

As discussed, please find attached the "old" Bylaw and the "proposed" new Bylaw.
Please advise me with your thoughts or comments.

Thank you.

cc Kelly Kloss

CONFIDENTIALITY NOTICE

This communication is intended for the addressee only. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error, please telephone us immediately. Thanks.

THE CITY OF RED DEER

INSPECTIONS & LICENSING DEPARTMENT

P.O. Box 5008, 4914 - 48 Avenue, Red Deer, Alberta T4N 3T4

Telephone: (403) 342-8190 Fax: (403) 342-8200

FAX TRANSMITTAL

DATE: July 27, 2001

THEIR FAX NO: (403) 341-4899

FAX TO: _____

ATTENTION BRUCE WALLS

FROM: Ryan Strader

NUMBER OF PAGES INCLUDING THE COVER PAGE: 9

RE: LAND USE BYLAW AMENDMENT

As discussed, please find attached the "old" Bylaw and the "proposed" new Bylaw. Please advise me with your thoughts or comments.

Thank you.

cc Kelly Kloss

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Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: Environmental Advisory Board
FROM: City Clerk
RE: Smoking Bylaw 3286/2001

FILE

Reference Report:

City Clerk dated July 20, 2001

Bylaw Readings:

Smoking Bylaw 3286/2001 was given first reading with the change that the bylaw would come into force 12 months from the date of third reading. A copy of the bylaw is attached for your information.

Resolutions:

Resolved that Council of the City of Red Deer hereby agrees to hold a special Council meeting on Monday, September 17, 2001, commencing at 7:00 p.m. in the Council Chambers, City Hall, for the purpose of:

- 1) Holding a meeting with the public to allow public input on Smoking Bylaw 3286/2001.
- 2) Considering 2nd & 3rd reading of Smoking Bylaw 3286/2001.

Report Back to Council:

Yes. Monday, September 17, 2001 at 7:00 p.m.

Comments/Further Action:

This office will be:

- 1) Advertising for the September 17, 2001 meeting with the public
- 2) Asking the City Solicitor to provide a definition of retail establishment for inclusion in the bylaw as requested by Council.
- 3) Advising the David Thompson Health Region and the Red Deer Chamber of Commerce of Council's direction.



Kelly Kloss
City Clerk

/chk
attchs.

- c Director of Community Services
 Director of Development Services
 Recreation, Parks & Culture Manager
 Inspector Guertin
 City Solicitor



THE CITY OF RED DEER

P.O. Box 5008, Red Deer, Alberta T4N 3T4

Web Site: www.city.red-deer.ab.ca

City Clerk's Department (403) 342-8132

Email: cityclerk@city.red-deer.ab.ca

DATE: AUGUST 1, 2001

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO: Red Deer Advocate
Red Deer Express
Box 105/CHUB
CKGY/CIZZ
Our Community Magazine
RDTV
CFRN TV
Shaw Cable
Red Deer Morning News

FROM: Kelly Kloss

DEPARTMENT: City Clerk's

PHONE #: (403) 342-8132

MESSAGE AREA (if required):

For your information – Notice of a Special Meeting of Council to be held on Monday, September 17, 2001.

This telecopy is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. If you have received this telecopy in error, please notify us immediately by telephone and return the original transmission to us by mail, or destroy same without making a copy. Thank you for your assistance.

ORIGINAL TO FOLLOW: BY MAIL ☐ BY COURIER ☐
NO ORIGINAL WILL BE FORWARDED: ☒

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.

NOTICE TO MEDIA

SPECIAL MEETING OF RED DEER CITY COUNCIL

TO BE HELD ON

MONDAY, SEPTEMBER 17, 2001

AT 7:00 P.M.

COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL

This meeting was called as a result of a resolution passed at the July 30, 2001 Council Meeting as follows:

“Resolved that Council of the City of Red Deer hereby agrees to hold a special Council meeting on Monday, September 17, 2001, commencing at 7:00 p.m. in the Council Chambers, City Hall, for the purpose of:

- 1) Holding a meeting with the public to allow public input on Smoking Bylaw 3286/2001.
- 2) Considering 2nd & 3rd reading of Smoking Bylaw 3286/2001.”

**Kelly Kloss
City Clerk**

*** MULTI TX/RX REPORT ***

TX/RX NO 2048

INCOMPLETE TX/RX

TRANSACTION OK

[01]341 5545
[02]347 6333
[03]346 3336
[04]343 7191
[05]341 6560
[06]347 6620
[07]340 6414
[08]341 3230

CKGY RADIO Z99
BIG 105 CHUB RAD
RDTV
CFRN TV
RED DEER ADVOCAT
RED DEER EXPRESS
SHAW CABLE
MORNING NEWS

ERROR



THE CITY OF RED DEER

P.O. Box 5008, Red Deer, Alberta T4N 3T4

Web Site: www.city.red-deer.ab.ca

City Clerk's Department (403) 342-8132

Email: cityclerk@city.red-deer.ab.ca

DATE: AUGUST 1, 2001

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO: Red Deer Advocate
Red Deer Express
Box 105/CHUB
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Our Community Magazine
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CFRN TV
Shaw Cable
Red Deer Morning News

FROM: Kelly Kloss

DEPARTMENT: City Clerk's

PHONE #: (403) 342-8132

MESSAGE AREA (if required):

For your information – Notice of a Special Meeting of Council to be held on Monday, September 17, 2001.



Office of the City Clerk

FILE

August 1, 2001

Gail Foreman, Tobacco Reduction Team Leader
David Thompson Health Region – Authority #6
2845 Bremner Avenue
Red Deer, AB T4R 1S2

Dear Gail:

RE: SMOKING BYLAW NO. 3286/2001

At the City of Red Deer Council meeting of Monday, July 30, 2001, Council gave first reading to Smoking Bylaw No. 3286/2001. A copy of this bylaw is enclosed.

Council also passed the following resolution:

“Resolved that Council of the City of Red Deer hereby agrees to hold a special Council meeting on Monday, September 17, 2001, commencing at 7:00 p.m. in the Council Chambers, City Hall, for the purpose of:

- 1) Holding a meeting with the public to allow public input on Smoking Bylaw 3286/2001.
- 2) Considering 2nd & 3rd reading of Smoking Bylaw 3286/2001.”

We will be advertising, in the local newspapers, for the Special Council meeting to be held on Monday, September 17, 2001 commencing at 7:00 p.m. in the Council Chambers, City Hall.

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

Sincerely,


Kelly Kloss
City Clerk

KK/chk
/attach.

c Director of Community Services
Recreation, Parks & Culture Manager

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

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

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

August 1, 2001

Jan Fisher, Executive Director
Red Deer Chamber of Commerce
3017 – 50 Avenue
Red Deer, AB T4N 5Y6

Dear Jan:

RE: SMOKING BYLAW NO. 3286/2001

At the City of Red Deer Council meeting of Monday, July 30, 2001, Council gave first reading to Smoking Bylaw No. 3286/2001. A copy of this bylaw is enclosed.

Council also passed the following resolution:

“Resolved that Council of the City of Red Deer hereby agrees to hold a special Council meeting on Monday, September 17, 2001, commencing at 7:00 p.m. in the Council Chambers, City Hall, for the purpose of:

- 2) Holding a meeting with the public to allow public input on Smoking Bylaw 3286/2001.
- 2) Considering 2nd & 3rd reading of Smoking Bylaw 3286/2001.”

We will be advertising, in the local newspapers, for the Special Council meeting to be held on Monday, September 17, 2001 commencing at 7:00 p.m. in the Council Chambers, City Hall.

A copy of this letter and a copy of the Smoking Bylaw will be e-mailed to you should you wish to distribute this information to your members.

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

Sincerely,


Kelly Kloss
City Clerk

KK/chk
/attach.

c Director of Community Services
Recreation, Parks & Culture Manager
Mr. B. Olafson, Earl's Restaurant

Christine Kenzie

To: jfisher@reddeerchamber.com
Subject: Smoking Bylaw 3286/2001

Attached is a copy of a letter forwarded to you via mail along with a copy of Smoking Bylaw 3286/2001. City of Red Deer Council gave first reading to Smoking Bylaw 3286/2001 on Monday, July 30, 2001. A Special Council meeting with the public, will be held on Monday, September 17, 2001, at 7:00 p.m. in Council Chambers to allow public input prior to Council considering second and third readings of the Bylaw.

Please call if you have any questions.



August 1, 2001 Letter
to Jan Fisher Re S



Draft 3286-2001
Smoking Bylaw.doc

Christine Kenzie
City Clerks
342-8201
chrisk@city.red-deer.ab.ca

DATE: July 31, 2001

TO: Mayor
Councillors
City Manager
Directors
Department Heads
City Solicitor
City Planner

FILE

FROM: City Clerk

RE: Special Meeting of Council
Monday, September 17, 2001

There will be a special meeting of Council held on **Monday, September 17, 2001** at 7:00 p.m. in the Council Chambers.

At the July 30, 2001 Council meeting the following resolution was passed:

"Resolved that Council of the City of Red Deer hereby agrees to hold a special Council meeting on Monday, September 17, 2001, commencing at 7:00 p.m. in the Council Chambers, City Hall, for the purpose of:

- 1) Holding a meeting with the public to allow public input on Smoking Bylaw 3286/2001.
- 2) Considering 2nd & 3rd reading of Smoking Bylaw 3286/2001."



Kelly Kloss
City Clerk

KK/chk

MEMO

DATE: July 20, 2001

TO: KELLY KLOSS
City Clerk

FROM: RYAN STRADER, Manager
Inspections & Licensing Department

RE: SUBDIVISION SIGNS

At the January 15, 2001 Council meeting, consideration was given to a request by Strong Way Inc. dated November 30, 2000 to amend the Land Use Bylaw to allow billboard signs on lands zoned A1.

At that meeting the following resolution was introduced however subsequently tabled to allow a further review by the Administration of the issue of temporary signage.

Moved by Councilor Watkinson-Zimmer, seconded by Councilor Moffat:

"Resolved that Council of The City of Red Deer, having considered the request from Mr. Keith A. Schneider, Strong Way Inc. Re: Gencan Developments (Carolina Homes) / Johnstone Park Community /Billboard Style Signage hereby agrees that the request to allow billboard signs on lands zoned A1 be denied."

In accordance with these instructions we met with the development industry and builders to talk about "subdivision signs" and "residential construction signs". Over the course of several meetings we were able to come to an agreement on a recommended policy for Council's consideration. This recommendation has been reviewed by Parkland Community Planning as well who have made suggestions, which were incorporated, into the proposal.

The terms used are defined as:

Subdivision sign – contains general information (name of subdivision). Total area = 19 m²

Information sign - has specific information (map of area, name of builders). Total area = 6 m²

Construction sign - located on specific sites such as multi family or small commercial sites in a residential district. Maximum size = 3.25 m²

MEMO TO CITY CLERK**July 20, 2001****Page 2**

The terms for approval are:

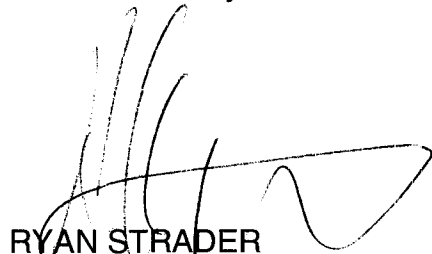
- ❖ Permits are required for subdivision and information signs.
- ❖ Construction signs do not require permits.
- ❖ All signs to be located on private property.
- ❖ One subdivision sign and one information sign per entrance to the subdivision.
- ❖ Subdivision signs and information signs are approved by the Development Officer for a five year timeframe with yearly extensions after that.
- ❖ All signs must be professionally designed and maintained., with the appearance to be approved by the Development Officer.
- ❖ One construction sign per one hectare site. If the site is a corner site or is over one hectare, two signs are permitted.
- ❖ A one-year phase in period will be extended to existing signs

A proposed Sign Bylaw amendment which incorporates the above is attached for Council's consideration. As well the Land Use Bylaw amendment is attached.

RECOMMENDATION:

That Council:

1. Withdrawn the previous resolution to deny Strong Way's request; and
2. Proceed with three readings of the Sign Bylaw amendment and first reading of the Land Use Bylaw amendment.



RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS:kb

Attach.



June 28 2001

TO: Ryan Strader

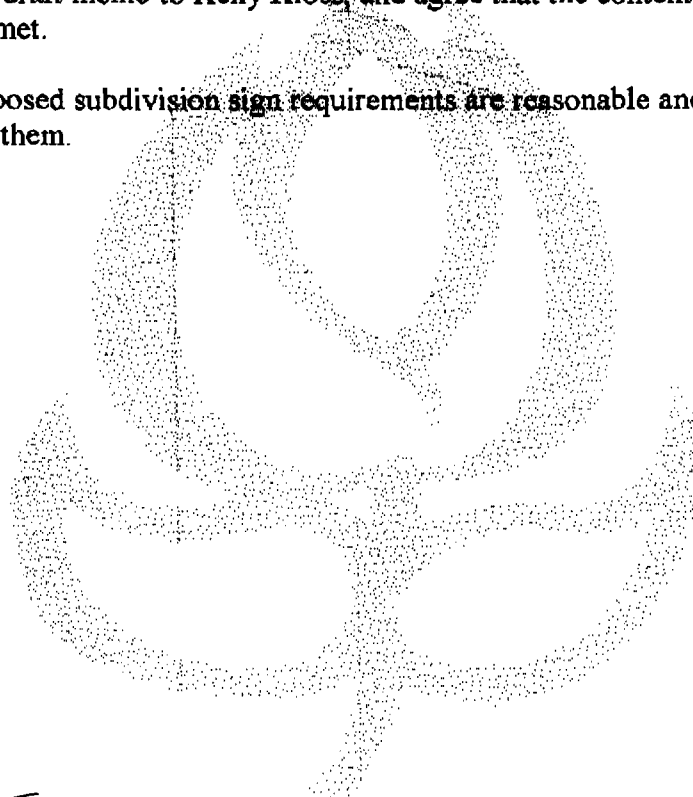
FROM: Gord Bontje

RE: Subdivision Signs

LAE BON DEVELOPMENTS LTD.
5128 - 52ND STREET
RED DEER, ALBERTA T4N 6Y4
TELEPHONE (403) 346-7273
FAX (403) 341-4165
laebon@telusplanet.net
www.laebon.com

I have reviewed your draft memo to Kelly Kloss, and agree that the contents are as we had agreed when we last met.

I think that these proposed subdivision sign requirements are reasonable and that our industry will be satisfied with them.



I JUST SPOKE TO GUY PELLETIER
AND HE AGREES WITH THIS COMMENT.
AND WILL NOT RESPOND TO YOU HIMSELF.

Comments:

We agree with the recommendations of the Inspections & Licensing Manager.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: Inspections & Licensing Manager
FROM: City Clerk
RE: Sign Bylaw Amendment 3163/A-2001

FILE

Reference Report:

Inspections & Licensing Manager – dated July 20, 2001

Bylaw Readings:

This bylaw was given two readings. A copy of the bylaw is attached.

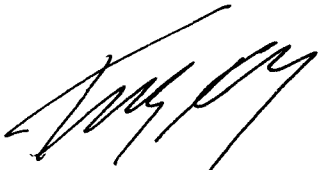
Report Back to Council: Yes – Within 4 to 6 weeks.

Comments/Further Action:

Council directed that before third reading you review the following:

- 1) Clarify the size of the sign and what control there is on its dimensions, e.g. could it be 4' x 50'.
- 2) Clarify that erection of these signs does not pertain to infill development and define what infill development is.
- 3) Clarify where these signs can go, the number per area/subdivision.
- 4) Reconsideration of the size of the sign as Council felt the maximum was too large. Councillor Dawson, Councillor Moffat and Councillor Hughes agreed to meet with Ryan and U.D.I. (Urban Development Institute) to discuss this.

Please set up a meeting with U.D.I. and the Councillors to discuss this issue. It is my understanding that this would come back to the August 27th or September 10th Council Meeting.



Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Parkland Community Planning Services

DATE: July 31, 2001
TO: City Council
FROM: City Clerk
RE: Sign Bylaw Amendment 3163/A-2001

History

At the Monday, July 30, 2001 Council meeting, Council considered the attached report from the Inspections and Licensing Manager dated July 20, 2001 re: Subdivision Signs and gave Sign Bylaw Amendment 3163/A-2001 first and second readings.

Prior to consideration of third reading, Council directed City Administration to review the following:

- 1) Clarify the size of the sign and what control there is on its dimensions, e.g. could it be 4' x 50'.
- 2) Clarify that erection of these signs does not pertain to infill development and define what infill development is.
- 3) Clarify where these signs can go and the number per area/subdivision.
- 4) Reconsideration of the size of the sign as Council felt the maximum seems excessive. Councillor Dawson, Councillor Moffat and Councillor Hughes agreed to meet with Ryan Strader and U.D.I. (Urban Development Institute) to discuss this.

Attached is the subsequent report from the Inspections and Licensing Manager.

Recommendations

That pending clarification of the above, Council proceed with third reading of Sign Bylaw Amendment 3163/A-2001.


Kelly Klöss
City Clerk

/chk



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

August 2, 2001

Mr. Keith A. Schneider
Strong Way Inc.
P.O. Box 99
Millarville, AB T0L 1K0

Dear Mr. Schneider:

**Re: Sign Bylaw Amendment 3163A-2001
Subdivision Signs –
Gencan Developments (Carolina Homes)
Johnstone Park Community / Billboard Style Signage**

As you will recall Council previously agreed to defer your request to retain two billboard signs pending a review by the City Administration. This review was completed and the attached Sign Bylaw Amendment 3163/A-2001 was considered by Council on July 30, 2001, with only the first and second of three readings required being given.

Council, before considering final passage of this Bylaw, has requested additional information from City Administration including the following:

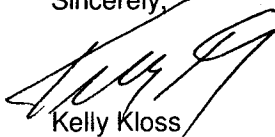
- 1) Clarify the size of the sign and what control there is on its dimensions, e.g. could it be 4' x 50'.
- 2) Clarify that erection of these signs does not pertain to infill development and define what infill development is.
- 3) Clarify where these signs can go and the number per area/subdivision.
- 4) Reconsideration of the size of the sign as Council felt the maximum size proposed seemed excessive.

It is my understanding that you have met with the Inspections and Licensing Manager to review the above points. It is planned that this would be brought back to Council for the August 13th, 2001 meeting.

With regard to your original request to allow your existing billboard signs to remain, this request was denied by Council. However, until the issue of this Bylaw is resolved, no action to move your signs is required at this time.

If you have any questions or require additional information, please contact the City's Inspection & Licensing Manager, Ryan Strader, at 342-8195.

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

c Inspections & Licensing Manager

Date: July 24, 2001
To: City Clerk
From: Engineering Services Manager
Re: **Proposed Construction of a Paved Lane as a
Local Improvement Project
Lane North of Kelly Street and East of Kerr Close**

At the October 10, 2000 Council Meeting, approval was given for the Administration to proceed with the design and to initiate a local improvement for the construction of above noted local improvement project.

The project has now been designed and the estimated the 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 May 29, 2001, in accordance with the Municipal Government Act, Notices of Intent to Construct a Local Improvement were mailed to the 55 property owners who would be required to pay for this project. The Notice advised that the property owners had 30 days (June 29, 2001) to submit a petition against the project. A copy of the notification to the property owners is appended hereto for your information.

At the expiration of the 30 day petition period, two property owners sent in a letter (copy attached) objecting to the local improvement. We have been in contact with the property owners objecting to the project and advised them that the Engineering Services Department would be recommending approval of the proposed Local Improvement By-law.

RECOMMENDATION

Based on the Administration's interpretation of the Municipal Government Act and an insufficient number of objections being received, we would recommend that Council approve construction of the noted local improvement project.



Ken G. Haslop, P. Eng.
Engineering Services Manager

SS/emr

Att.

c. Director of Corporate Services
City Assessor

May 29, 2001

[REDACTED]
[REDACTED]
Red Deer, Alberta [REDACTED]

Dear Lady/Gentleman:

**Re: Proposed Paved Lane Local Improvement Project
Lane North of Kelly Street and East of Kerr Close**

At the October 10, 2000 Council Meeting, Council approved the initiation of a local improvement for the construction of a paved lane. 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 City Clerk 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 City Clerk. 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 By-law, as outlined in the attached Notice, Council will likely consider approval of this By-law on July 30, 2001.

If Council approves the project, construction will likely occur in the summer of 2002.


The City will review the Local Improvement By-law rate once construction is complete and all costs are confirmed. Following the rate review, the Assessment and Tax Department will prepare a final notice confirming the amount to be paid by each

Page 2
May 29, 2001

property owner. The notice will be included with your 2003 Assessment and Tax Notices. Please do not submit any payments to The City until the Assessment and Tax Department has sent this notice to you.

If you have any questions, please call me or Sybren Spyksma at 342-8158.

Yours truly,

A handwritten signature in black ink, appearing to be 'Tom C. Warder', written over a horizontal line.

Tom C. Warder, P. Eng.
Acting Engineering Services Manager

SS/va
Att.

- c. Director of Corporate Services
City Clerk
City Assessor

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

PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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 | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | ██████████ |
| b. | Property Owner | ██ |
| c. | Mailing Address | 96 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 96 Kelly Street |
| e. | Legal Description | Lot 2, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 12.300 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$125.09 /annum |
| i. | Total One-time Payment Amount | \$1,378.71 |



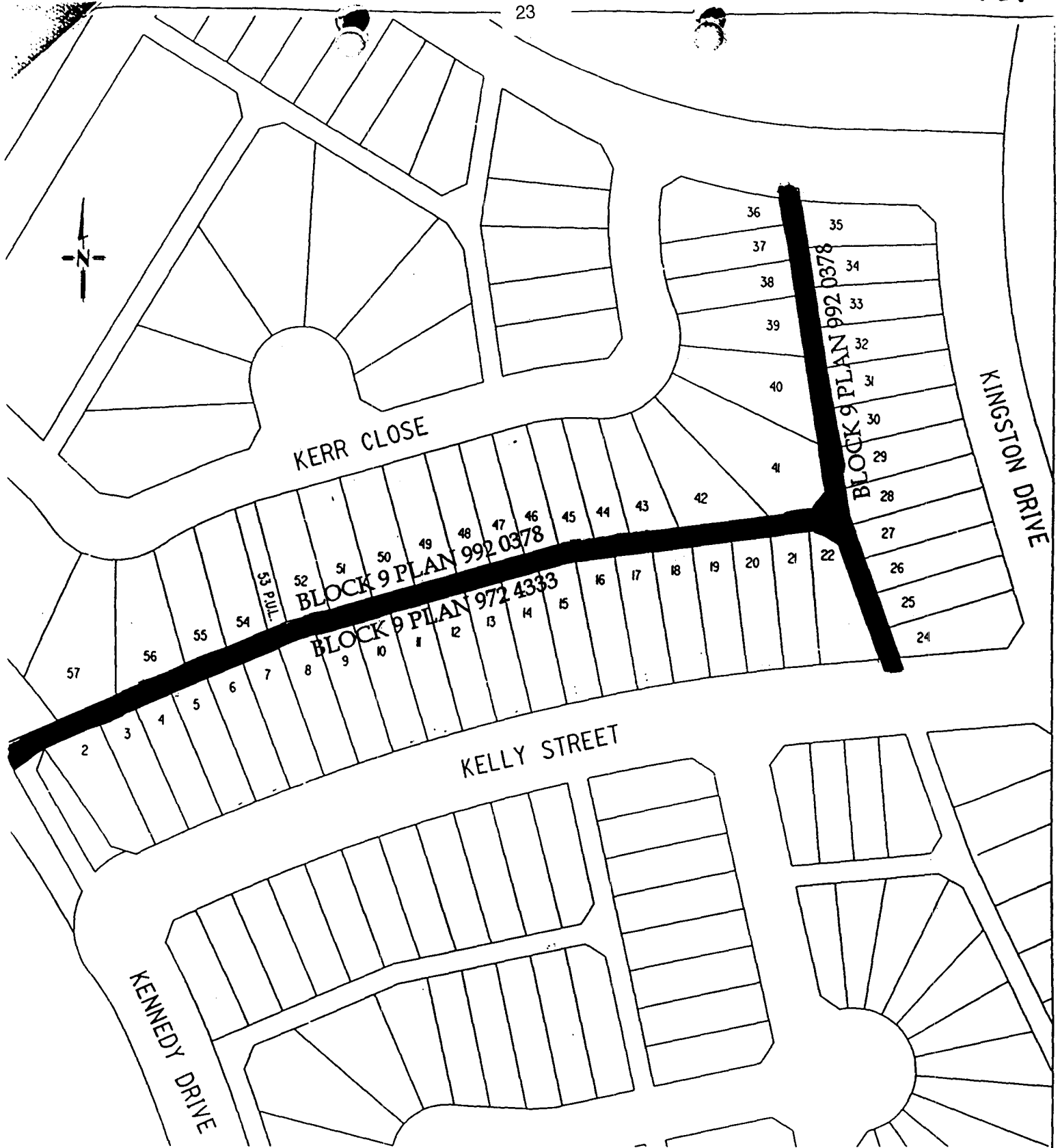
KINGSTON DR

KERR CL

KERR CL

KING CL

Scale 1" = 100'



PROPOSED LOCAL IMPROVEMENT BY-LAW
LANE NORTH OF KELLY STREET
BETWEEN KINGSTON DRIVE AND KENNEDY DRIVE

 PROPOSED PAVEMENT

SEPTEMBER 14 2000
SCALE 1:1500

June 4, 2001

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

Attention: Engineering Services Department

**Re: Proposed Paved Lane Local Improvement Project
Lane North of Kelly Street and East of Kerr Close**

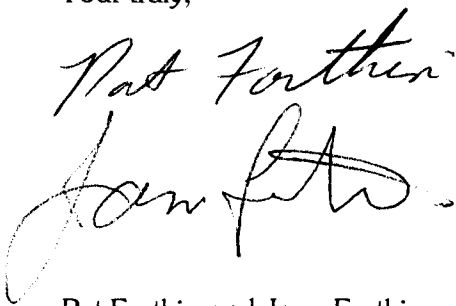
This letter is in response to your notice of May 29, 2001 (135-094) regarding the above proposal to pave our back lane. We do **not** want the local improvement to proceed.

The description of our property is as follows:

Pat and Jonn Forthin
67 Kerr Close, Red Deer, Alberta T4P 3V6

Legal Description: Lot 52, Block 9, Plan 992-0378

Your truly,

The block contains two handwritten signatures in black ink. The first signature, 'Pat Forthin', is written in a cursive style. Below it is a second signature, 'Jonn Forthin', also in cursive. The signatures are positioned to the left of the printed names.

Pat Forthin and Jonn Forthin

342-7645

cc: Tom Warder

To whom it may concern:

III. My name is NICOLAE COSOVAN, and I do not want the local improvement to proceed on lane north of Kelly St. and East of Kerr St.

Nicolae and Brighita Cosovan-

Tax roll no: 3213860

11 Kerr Close

Lot 38, Block 9, Plan 992-0378

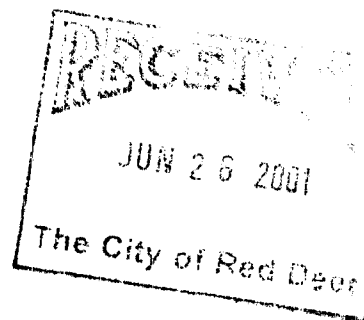
Date

06.23.01

Signature

Nicolae

C. Ken Hasless



Date: July 24, 2001
To: City Clerk
From: Director of Corporate Services
Re: **Proposed Local Improvement Project; Paving of
Lane North of Kelly Street and East of Kerr Close**

Council approval is requested for the above noted Local Improvement project located on Kelly Street and Kerr Close.

The financing for this local improvement will be from the Tax Rate Stabilization Reserve Account rather than debenture borrowing. The property owners will repay the local improvement over 20 years at 6.5% interest, which is the current 20-year debenture rate charged by the Alberta Municipal Financing Corporation for municipal debentures.

Subject to approval of all members of Council, the By-law can receive three readings at one meeting. Local Authorities Board approval is not required.

Requested Action

Pending final approval of the local improvement project, Approval of By-law No. 3287/2001 is requested.



Rod Burkard, C.A.
Director of Corporate Services

RB/
Att.

c. Engineering Services Manager

Comments:

We agree that Council proceeds with a Local Improvement Bylaw for the construction of this lane.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

May 29, 2001

"Property Owner"

"Address"

"City, Province, Postal Code"

Dear Lady/Gentleman:

Re: Proposed Paved Lane Local Improvement Project
Lane North of Kelly Street and East of Kerr Close

At the October 10, 2000 Council Meeting, Council approved the initiation of a local improvement for the construction of a paved lane. 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 City Clerk 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 City Clerk. 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 By-law, as outlined in the attached Notice, Council will likely consider approval of this By-law on July 30, 2001.

If Council approves the project, construction will likely occur in the summer of 2002.

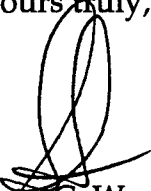
The City will review the Local Improvement By-law rate once construction is complete and all costs are confirmed. Following the rate review, the Assessment and Tax Department will prepare a final notice confirming the amount to be paid by each

Page 2
May 29, 2001

property owner. The notice will be included with your 2003 Assessment and Tax Notices. **Please do not submit any payments to The City until the Assessment and Tax Department has sent this notice to you.**

If you have any questions, please call me or Sybren Spyksma at 342-8158.

Yours truly,

A handwritten signature in black ink, appearing to be 'Tom C. Warder', written over a horizontal line.

Tom C. Warder, P. Eng.
Acting Engineering Services Manager

SS/va
Att.

c. Director of Corporate Services
City Clerk
City Assessor

**THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT**

**SUMMARY OF PROPERTY OWNERS FOR
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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	1	2	3			4
No.	Tax Roll Number	Property Owner	Mailing Address			Municipal Address
1	3212970	Darwin and Mary Graham	96 Kelly Street	Red Deer, Alberta	T4P 3S9	96 Kelly Street
2	3212975	Donna Marie Tibbett	92 Kelly Street	Red Deer, Alberta	T4P 3S9	92 Kelly Street
3	3212980	Beatrice Louise & Egon Ewald Engel and Shannon Louise Engel	88 Kelly Street	Red Deer, Alberta	T4P 3S9	88 Kelly Street
4	3212985	Chad and Rita Hooper	84 Kelly Street	Red Deer, Alberta	T4P 3S9	84 Kelly Street
5	3212990	Tyler and Joanne Hansen	80 Kelly Street	Red Deer, Alberta	T4P 3S9	80 Kelly Street
6	3212995	Hedley Randell and Valerie L. Rideout	76 Kelly Street	Red Deer, Alberta	T4P 3S9	76 Kelly Street
7	3213000	William Jonathon and Betty Elsie Joan Brunke	72 Kelly Street	Red Deer, Alberta	T4P 3S9	72 Kelly Street
8	3213005	Geoffrey Andrew and Aaryon Lee Clarke	68 Kelly Street	Red Deer, Alberta	T4P 3S9	68 Kelly Street
9	3213010	Steven and Shawna Spenst	64 Kelly Street	Red Deer, Alberta	T4P 3S9	64 Kelly Street
10	3213015	Murray and Charlene Larsen	60 Kelly Street	Red Deer, Alberta	T4P 3S9	60 Kelly Street
11	3213020	Shawn Woitas	56 Kelly Street	Red Deer, Alberta	T4P 3S9	56 Kelly Street
12	3213025	Eugene Toukam	52 Kelly Street	Red Deer, Alberta	T4P 3S9	52 Kelly Street
13	3213030	Cherie Chantelle Benton and Anthony David Braun	48 Kelly Street	Red Deer, Alberta	T4P 3S9	48 Kelly Street
14	3213035	Edward Ronald and Janet Louise Spafford	44 Kelly Street	Red Deer, Alberta	T4P 3S9	44 Kelly Street
15	3213040	Dale Brian and Carman Lyn Savostianik	40 Kelly Street	Red Deer, Alberta	T4P 3S9	40 Kelly Street
16	3213045	John Curtis Provo and Shalina Milligan	36 Kelly Street	Red Deer, Alberta	T4P 3S9	36 Kelly Street
17	3213050	Richard Thomas Staldeker	32 Kelly Street	Red Deer, Alberta	T4P 3S9	32 Kelly Street
18	3213055	Mark Szymanek	28 Kelly Street	Red Deer, Alberta	T4P 3S9	28 Kelly Street
19	3213060	Darcey Darnell and Sandra Darlene Wilson	24 Kelly Street	Red Deer, Alberta	T4P 3S9	24 Kelly Street
20	3213065	Sheldon Kulaway and Shauna Turcotte	20 Kelly Street	Red Deer, Alberta	T4P 3S9	20 Kelly Street

**THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT**

**SUMMARY OF PROPERTY OWNERS FOR
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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	1	2	3			4
No.	Tax Roll Number	Property Owner	Mailing Address			Municipal Address
21	3213070	Cameron Anderson and Melinda McLean	16 Kelly Street	Red Deer, Alberta	T4P 3S9	16 Kelly Street
22	3213790	Karl and Irene Baker	133 Kingston Drive	Red Deer, Alberta	T4P 3V4	133 Kingston Drive
23	3213795	Michael D. Nelson and Nita A. Johnson	137 Kingston Drive	Red Deer, Alberta	T4P 3V4	137 Kingston Drive
24	3213800	Carson Ellis and Krista Joie Pierce	141 Kingston Drive	Red Deer, Alberta	T4P 3V4	141 Kingston Drive
25	3213805	Kenneth John and Eva Labrador Saari	145 Kingston Drive	Red Deer, Alberta	T4P 3V4	145 Kingston Drive
26	3213810	Kenneth and Kim Routly	149 Kingston Drive	Red Deer, Alberta	T4P 3V4	149 Kingston Drive
27	3213815	David Wayne and Tammy Lee Bayduza	153 Kingston Drive	Red Deer, Alberta	T4P 3V4	153 Kingston Drive
28	3213820	David H. and Cheryl A. Prevost	157 Kingston Drive	Red Deer, Alberta	T4P 3V4	157 Kingston Drive
29	3213825	Nicholas, Helena, Arman and Audrey Goddu	161 Kingston Drive	Red Deer, Alberta	T4P 3V4	161 Kingston Drive
30	3213830	Curtis Myers	165 Kingston Drive	Red Deer, Alberta	T4P 3V4	165 Kingston Drive
31	3213835	Charles and Nicole Nowochin	169 Kingston Drive	Red Deer, Alberta	T4P 3V4	169 Kingston Drive
32	3213840	Karen and Ken Evans	173 Kingston Drive	Red Deer, Alberta	T4P 3V4	173 Kingston Drive
33	3213845	Antonio Benedetto and Mechelle Patricia Delcaro	177 Kingston Drive	Red Deer, Alberta	T4P 3V4	177 Kingston Drive
34	3213850	Daniel James Bergeron and Lori Ann Christine Dore	3 Kerr Close	Red Deer, Alberta	T4P 3V4	3 Kerr Close
35	3213855	Morris Gordon Pedersen	7 Kerr Close	Red Deer, Alberta	T4P 3V4	7 Kerr Close
36	3213860	Nicolae and Brighita Cosovan	11 Kerr Close	Red Deer, Alberta	T4P 3V4	11 Kerr Close
37	3213865	Tina Peiting Zhang	15 Kerr Close	Red Deer, Alberta	T4P 3V6	15 Kerr Close
38	3213870	Paul Lawrence and Tracey Dawn Gleason	19 Kerr Close	Red Deer, Alberta	T4P 3V4	19 Kerr Close
39	3213875	Alfred and Alice Stephenson	23 Kerr Close	Red Deer, Alberta	T4P 3V6	23 Kerr Close
40	3213880	Glen Joachim and Judy Ann Rosenow	27 Kerr Close	Red Deer, Alberta	T4P 3V6	27 Kerr Close

**THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT**

**SUMMARY OF PROPERTY OWNERS FOR
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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	1	2	3			4
No.	Tax Roll Number	Property Owner	Mailing Address			Municipal Address
41	3213885	Larry and Linda Poyntz	31 Kerr Close	Red Deer, Alberta	T4P 3V6	31 Kerr Close
42	3213890	Paul Lawrence and Tracey Dawn Gleason	19 Kerr Close	Red Deer, Alberta	T4P 3V6	35 Kerr Close
43	3213895	Laebon Developments Ltd.	1, 5128 52 Street	Red Deer, Alberta	T4N 6Y4	39 Kerr Close
44	3213900	Diane Webb	43 Kerr Close	Red Deer, Alberta	T4P 3V6	43 Kerr Close
45	3213905	Michael and Veronique Pettigrew	47 Kerr Close	Red Deer, Alberta	T4P 3V6	47 Kerr Close
46	3213910	Larry and Colleen Cooper	51 Kerr Close	Red Deer, Alberta	T4P 3V6	51 Kerr Close
47	3213915	Laebon Developments Ltd.	1, 5128 52 Street	Red Deer, Alberta	T4N 6Y4	55 Kerr Close
48	3213920	Gale Spendiff	59 Kerr Close	Red Deer, Alberta	T4P 3V6	59 Kerr Close
49	3213925	Pauline Watson	63 Kerr Close	Red Deer, Alberta	T4P 3V6	63 Kerr Close
50	3213930	John and Patricia Ann Forthin	67 Kerr Close	Red Deer, Alberta	T4P 3V6	67 Kerr Close
51	3213935	City of Red Deer	Box 5008	Red Deer, Alberta	T4N 3T4	69 Kerr Close
52	3213940	Laebon Developments Ltd.	1, 5128 52 Street	Red Deer, Alberta	T4N 6Y4	71 Kerr Close
53	3213945	Robert and Deborah Nedeljak	75 Kerr Close	Red Deer, Alberta	T4P 3V6	75 Kerr Close
54	3213950	Laebon Developments Ltd.	1, 5128 52 Street	Red Deer, Alberta	T4N 6Y4	79 Kerr Close
55	3213955	Laebon Developments Ltd.	1, 5128 52 Street	Red Deer, Alberta	T4N 6Y4	83 Kerr Close

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3212980 |
| b. | Property Owner | Beatrice Louise & Egon Ewald Engel and Shannon Louise Engel |
| c. | Mailing Address | 88 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 88 Kelly Street |
| e. | Legal Description | Lot 4, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

a.	Estimated Local Improvement Project Cost	\$71,000
b.	Interest Rate	6.50%
c.	Local Improvement Repayment Period	20 Years
d.	Annual Repayment Rate based on Assessable Frontage	\$10.17 /metre
e.	One-time Payment Amount based on Assessable Frontage	\$112.09 /metre

Part 2: Property Information

a.	Tax Roll Number	3212975
b.	Property Owner	Donna Marie Tibbett
c.	Mailing Address	92 Kelly Street Red Deer, Alberta T4P 3S9
d.	Municipal Address	92 Kelly Street
e.	Legal Description	Lot 3, Block 9, Plan 972-4333
f.	Additional Legal	N/A
g.	Assessable Frontage	10.900 metres
h.	Annual Payment Amount for Noted Repayment Period	\$110.85 /annum
i.	Total One-time Payment Amount	\$1,221.78

Part 1: Local Improvement Project Information

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

PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3212970 |
| b. | Property Owner | Darwin and Mary Graham |
| c. | Mailing Address | 96 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 96 Kelly Street |
| e. | Legal Description | Lot 2, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 12.300 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$125.09 /annum |
| i. | Total One-time Payment Amount | \$1,378.71 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3212985 |
| b. | Property Owner | Chad and Rita Hooper |
| c. | Mailing Address | 84 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 84 Kelly Street |
| e. | Legal Description | Lot 5, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|---|
| a. Tax Roll Number | 3212990 |
| b. Property Owner | Tyler and Joanne Hansen |
| c. Mailing Address | 80 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. Municipal Address | 80 Kelly Street |
| e. Legal Description | Lot 6, Block 9, Plan 972-4333 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 10.900 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
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NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3212995 |
| b. | Property Owner | Hedley Randell and Valerie L. Rideout |
| c. | Mailing Address | 76 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 76 Kelly Street |
| e. | Legal Description | Lot 7, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
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NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213000 |
| b. | Property Owner | William Jonathon and Betty Elsie Joan Brunke |
| c. | Mailing Address | 72 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 72 Kelly Street |
| e. | Legal Description | Lot 8, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
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NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213005 |
| b. | Property Owner | Geoffrey Andrew and Aaryon Lee Clarke |
| c. | Mailing Address | 68 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 68 Kelly Street |
| e. | Legal Description | Lot 9, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

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

PRELIMINARY COSTS FOR CONSTRUCTION OF A
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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|---|
| a. Tax Roll Number | 3213010 |
| b. Property Owner | Steven and Shawna Spens |
| c. Mailing Address | 64 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. Municipal Address | 64 Kelly Street |
| e. Legal Description | Lot 10, Block 9, Plan 972-4333 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 10.900 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213015 |
| b. | Property Owner | Murray and Charlene Larsen |
| c. | Mailing Address | 60 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 60 Kelly Street |
| e. | Legal Description | Lot 11, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|---|
| a. Tax Roll Number | 3213020 |
| b. Property Owner | Shawn Woitas |
| c. Mailing Address | 56 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. Municipal Address | 56 Kelly Street |
| e. Legal Description | Lot 12, Block 9, Plan 972-4333 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 10.900 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213025 |
| b. | Property Owner | Eugene Toukam |
| c. | Mailing Address | 52 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 52 Kelly Street |
| e. | Legal Description | Lot 13, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213030 |
| b. | Property Owner | Cherie Chantelle Benton and Anthony David Braun |
| c. | Mailing Address | 48 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 48 Kelly Street |
| e. | Legal Description | Lot 14, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
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NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213035 |
| b. | Property Owner | Edward Ronald and Janet Louise Spafford |
| c. | Mailing Address | 44 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 44 Kelly Street |
| e. | Legal Description | Lot 15, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|---|
| a. Tax Roll Number | 3213040 |
| b. Property Owner | Dale Brian and Carman Lyn Savostianik |
| c. Mailing Address | 40 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. Municipal Address | 40 Kelly Street |
| e. Legal Description | Lot 16, Block 9, Plan 972-4333 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 10.900 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. Total One-time Payment Amount | \$1,221.78 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213045 |
| b. | Property Owner | John Curtis Provo and Shalina Milligan |
| c. | Mailing Address | 36 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 36 Kelly Street |
| e. | Legal Description | Lot 17, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213050 |
| b. | Property Owner | Richard Thomas Staldeker |
| c. | Mailing Address | 32 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 32 Kelly Street |
| e. | Legal Description | Lot 18, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213055 |
| b. | Property Owner | Mark Szymanek |
| c. | Mailing Address | 28 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 28 Kelly Street |
| e. | Legal Description | Lot 19, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213060 |
| b. | Property Owner | Darcey Darnell and Sandra Darlene Wilson |
| c. | Mailing Address | 24 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 24 Kelly Street |
| e. | Legal Description | Lot 20, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213065 |
| b. | Property Owner | Sheldon Kulaway and Shauna Turcotte |
| c. | Mailing Address | 20 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 20 Kelly Street |
| e. | Legal Description | Lot 21, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.900 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. | Total One-time Payment Amount | \$1,221.78 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213070 |
| b. | Property Owner | Cameron Anderson and Melinda McLean |
| c. | Mailing Address | 16 Kelly Street
Red Deer, Alberta
T4P 3S9 |
| d. | Municipal Address | 16 Kelly Street |
| e. | Legal Description | Lot 22, Block 9, Plan 972-4333 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 12.200 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$124.07 /annum |
| i. | Total One-time Payment Amount | \$1,367.50 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213790 |
| b. | Property Owner | Karl and Irene Baker |
| c. | Mailing Address | 133 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 133 Kingston Drive |
| e. | Legal Description | Lot 24, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 13.000 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$132.21 /annum |
| i. | Total One-time Payment Amount | \$1,457.17 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|--|
| a. Tax Roll Number | 3213795 |
| b. Property Owner | Michael D. Nelson and Nita A. Johnson |
| c. Mailing Address | 137 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. Municipal Address | 137 Kingston Drive |
| e. Legal Description | Lot 25, Block 9, Plan 992-0378 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 10.560 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$107.40 /annum |
| i. Total One-time Payment Amount | \$1,183.67 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213800 |
| b. | Property Owner | Carson Ellis and Krista Joie Pierce |
| c. | Mailing Address | 141 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 141 Kingston Drive |
| e. | Legal Description | Lot 26, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.340 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.16 /annum |
| i. | Total One-time Payment Amount | \$1,159.01 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213805 |
| b. | Property Owner | Kenneth John and Eva Labrador Saari |
| c. | Mailing Address | 145 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 145 Kingston Drive |
| e. | Legal Description | Lot 27, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.390 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.67 /annum |
| i. | Total One-time Payment Amount | \$1,164.62 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
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NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213810 |
| b. | Property Owner | Kenneth and Kim Routly |
| c. | Mailing Address | 149 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 149 Kingston Drive |
| e. | Legal Description | Lot 28, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.340 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.16 /annum |
| i. | Total One-time Payment Amount | \$1,159.01 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|--|
| a. Tax Roll Number | 3213815 |
| b. Property Owner | David Wayne and Tammy Lee Bayduza |
| c. Mailing Address | 153 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. Municipal Address | 153 Kingston Drive |
| e. Legal Description | Lot 29, Block 9, Plan 992-0378 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 11.090 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$112.79 /annum |
| i. Total One-time Payment Amount | \$1,243.08 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
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NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213820 |
| b. | Property Owner | David H. and Cheryl A. Prevost |
| c. | Mailing Address | 157 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 157 Kingston Drive |
| e. | Legal Description | Lot 30, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.890 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.75 /annum |
| i. | Total One-time Payment Amount | \$1,220.66 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
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NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|--|
| a. Tax Roll Number | 3213825 |
| b. Property Owner | Nicholas, Helena, Arman and Audrey Goddu |
| c. Mailing Address | 161 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. Municipal Address | 161 Kingston Drive |
| e. Legal Description | Lot 31, Block 9, Plan 992-0378 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 10.920 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$111.06 /annum |
| i. Total One-time Payment Amount | \$1,224.02 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
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NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213830 |
| b. | Property Owner | Curtis Myers |
| c. | Mailing Address | 165 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 165 Kingston Drive |
| e. | Legal Description | Lot 32, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.890 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.75 /annum |
| i. | Total One-time Payment Amount | \$1,220.66 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|--|
| a. Tax Roll Number | 3213835 |
| b. Property Owner | Charles and Nicole Nowochin |
| c. Mailing Address | 169 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. Municipal Address | 169 Kingston Drive |
| e. Legal Description | Lot 33, Block 9, Plan 992-0378 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 10.900 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$110.85 /annum |
| i. Total One-time Payment Amount | \$1,221.78 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213840 |
| b. | Property Owner | Karen and Ken Evans |
| c. | Mailing Address | 173 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 173 Kingston Drive |
| e. | Legal Description | Lot 34, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.820 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$110.04 /annum |
| i. | Total One-time Payment Amount | \$1,212.81 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213845 |
| b. | Property Owner | Antonio Benedetto and Mechelle Patricia Delcaro |
| c. | Mailing Address | 177 Kingston Drive
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 177 Kingston Drive |
| e. | Legal Description | Lot 35, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 12.200 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$124.07 /annum |
| i. | Total One-time Payment Amount | \$1,367.50 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213850 |
| b. | Property Owner | Daniel James Bergeron and Lori Ann Christine Dore |
| c. | Mailing Address | 3 Kerr Close
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 3 Kerr Close |
| e. | Legal Description | Lot 36, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 13.000 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$132.21 /annum |
| i. | Total One-time Payment Amount | \$1,457.17 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213855 |
| b. | Property Owner | Morris Gordon Pedersen |
| c. | Mailing Address | 7 Kerr Close
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 7 Kerr Close |
| e. | Legal Description | Lot 37, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.400 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.77 /annum |
| i. | Total One-time Payment Amount | \$1,165.74 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213860 |
| b. | Property Owner | Nicolae and Brighita Cosovan |
| c. | Mailing Address | 11 Kerr Close
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 11 Kerr Close |
| e. | Legal Description | Lot 38, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.400 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.77 /annum |
| i. | Total One-time Payment Amount | \$1,165.74 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213865 |
| b. | Property Owner | Tina Peiting Zhang |
| c. | Mailing Address | 15 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 15 Kerr Close |
| e. | Legal Description | Lot 39, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 13.000 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$132.21 /annum |
| i. | Total One-time Payment Amount | \$1,457.17 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213870 |
| b. | Property Owner | Paul Lawrence and Tracey Dawn Gleason |
| c. | Mailing Address | 19 Kerr Close
Red Deer, Alberta
T4P 3V4 |
| d. | Municipal Address | 19 Kerr Close |
| e. | Legal Description | Lot 40, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 14.500 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$147.47 /annum |
| i. | Total One-time Payment Amount | \$1,625.31 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000.0 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|---|
| a. Tax Roll Number | 3213875 |
| b. Property Owner | Alfred and Alice Stephenson |
| c. Mailing Address | 23 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. Municipal Address | 23 Kerr Close |
| e. Legal Description | Lot 41, Block 9, Plan 992-0378 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 14.500 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$147.47 /annum |
| i. Total One-time Payment Amount | \$1,625.31 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213880 |
| b. | Property Owner | Glen Joachim and Judy Ann Rosenow |
| c. | Mailing Address | 27 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 27 Kerr Close |
| e. | Legal Description | Lot 42, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 14.500 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$147.47 /annum |
| i. | Total One-time Payment Amount | \$1,625.31 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213885 |
| b. | Property Owner | Larry and Linda Poyntz |
| c. | Mailing Address | 31 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 31 Kerr Close |
| e. | Legal Description | Lot 43, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.400 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.77 /annum |
| i. | Total One-time Payment Amount | \$1,165.74 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
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AS A LOCAL IMPROVEMENT PROJECT
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213890 |
| b. | Property Owner | Paul Lawrence and Tracey Dawn Gleason |
| c. | Mailing Address | 19 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 35 Kerr Close |
| e. | Legal Description | Lot 44, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.400 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.77 /annum |
| i. | Total One-time Payment Amount | \$1,165.74 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|---|
| a. Tax Roll Number | 3213895 |
| b. Property Owner | Laebon Developments Ltd. |
| c. Mailing Address | 1, 5128 52 Street
Red Deer, Alberta
T4P 3V6 |
| d. Municipal Address | 39 Kerr Close |
| e. Legal Description | Lot 45, Block 9, Plan 992-0378 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 10.400 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$105.77 /annum |
| i. Total One-time Payment Amount | \$1,165.74 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213900 |
| b. | Property Owner | Diane Webb |
| c. | Mailing Address | 43 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 43 Kerr Close |
| e. | Legal Description | Lot 46, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.400 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.77 /annum |
| i. | Total One-time Payment Amount | \$1,165.74 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213905 |
| b. | Property Owner | Michael and Veronique Pettigrew |
| c. | Mailing Address | 47 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 47 Kerr Close |
| e. | Legal Description | Lot 47, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.400 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.77 /annum |
| i. | Total One-time Payment Amount | \$1,165.74 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213910 |
| b. | Property Owner | Larry and Colleen Cooper |
| c. | Mailing Address | 51 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 51 Kerr Close |
| e. | Legal Description | Lot 48, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 10.400 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$105.77 /annum |
| i. | Total One-time Payment Amount | \$1,165.74 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|---|
| a. Tax Roll Number | 3213915 |
| b. Property Owner | Laebon Developments Ltd. |
| c. Mailing Address | 1, 5128 52 Street
Red Deer, Alberta
T4N 6Y4 |
| d. Municipal Address | 55 Kerr Close |
| e. Legal Description | Lot 49, Block 9, Plan 992-0378 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 12.800 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$130.18 /annum |
| i. Total One-time Payment Amount | \$1,434.75 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213920 |
| b. | Property Owner | Gale Spendiff |
| c. | Mailing Address | 59 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 59 Kerr Close |
| e. | Legal Description | Lot 50, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 12.800 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$130.18 /annum |
| i. | Total One-time Payment Amount | \$1,434.75 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | |
|---|-----------------|
| a. Estimated Local Improvement Project Cost | \$71,000.0 |
| b. Interest Rate | 6.50% |
| c. Local Improvement Repayment Period | 20 Years |
| d. Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | |
|---|---|
| a. Tax Roll Number | 3213925 |
| b. Property Owner | Pauline Watson |
| c. Mailing Address | 63 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. Municipal Address | 63 Kerr Close |
| e. Legal Description | Lot 51, Block 9, Plan 992-0378 |
| f. Additional Legal | N/A |
| g. Assessable Frontage | 12.800 metres |
| h. Annual Payment Amount for Noted Repayment Period | \$130.18 /annum |
| i. Total One-time Payment Amount | \$1,434.75 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213930 |
| b. | Property Owner | John and Patricia Ann Forthin |
| c. | Mailing Address | 67 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 67 Kerr Close |
| e. | Legal Description | Lot 52, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 12.800 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$130.18 /annum |
| i. | Total One-time Payment Amount | \$1,434.75 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|--|
| a. | Tax Roll Number | 3213935 |
| b. | Property Owner | City of Red Deer |
| c. | Mailing Address | Box 5008
Red Deer, Alberta
T4N 3T4 |
| d. | Municipal Address | 69 Kerr Close |
| e. | Legal Description | Lot 53PUL, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 6.000 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$61.02 /annum |
| i. | Total One-time Payment Amount | \$672.54 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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 | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213940 |
| b. | Property Owner | Laebon Developments Ltd. |
| c. | Mailing Address | 1, 5128 52 Street
Red Deer, Alberta
T4N 6Y4 |
| d. | Municipal Address | 71 Kerr Close |
| e. | Legal Description | Lot 54, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 12.800 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$130.18 /annum |
| i. | Total One-time Payment Amount | \$1,434.75 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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Part 1: Local Improvement Project Information

- | | | |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213945 |
| b. | Property Owner | Robert and Deborah Nedeljak |
| c. | Mailing Address | 75 Kerr Close
Red Deer, Alberta
T4P 3V6 |
| d. | Municipal Address | 75 Kerr Close |
| e. | Legal Description | Lot 55, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 12.800 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$130.18 /annum |
| i. | Total One-time Payment Amount | \$1,434.75 |

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

**PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE**

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 | \$71,000 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213950 |
| b. | Property Owner | Laebon Developments Ltd. |
| c. | Mailing Address | 1, 5128 52 Street
Red Deer, Alberta
T4N 6Y4 |
| d. | Municipal Address | 79 Kerr Close |
| e. | Legal Description | Lot 56, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 16.000 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$162.72 /annum |
| i. | Total One-time Payment Amount | \$1,793.44 |

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
NORTH OF KELLY STREET AND EAST OF KERR CLOSE

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 | \$71,000.0 |
| b. | Interest Rate | 6.50% |
| c. | Local Improvement Repayment Period | 20 Years |
| d. | Annual Repayment Rate based on Assessable Frontage | \$10.17 /metre |
| e. | One-time Payment Amount based on Assessable Frontage | \$112.09 /metre |

Part 2: Property Information

- | | | |
|----|--|---|
| a. | Tax Roll Number | 3213955 |
| b. | Property Owner | Laebon Developments Ltd. |
| c. | Mailing Address | 1, 5128 52 Street
Red Deer, Alberta
T4N 6Y4 |
| d. | Municipal Address | 83 Kerr Close |
| e. | Legal Description | Lot 57, Block 9, Plan 992-0378 |
| f. | Additional Legal | N/A |
| g. | Assessable Frontage | 18.000 metres |
| h. | Annual Payment Amount for Noted Repayment Period | \$183.06 /annum |
| i. | Total One-time Payment Amount | \$2,017.62 |

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: Engineering Services Manager
FROM: City Clerk
RE: Local Improvement Bylaw 3287/2001
Paved Lane – North of Kelly Street & East of Kerr Close

FILE

Reference Report:

Engineering Services Manager – dated July 24, 2001

Bylaw Readings:

Local Improvement Bylaw No. 3287/2001 was given three readings. A certified copy is attached.

Report Back to Council: NO

Comments/Further Action:



Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Corporate Services
City Assessor

BYLAW NO. 3287/2001

Being a By-law 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., 1994, as amended, that the Council shall issue a by-law 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 \$71,000;

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

AND WHEREAS the proposed construction will serve about 633.440 assessable metres of frontage;

AND WHEREAS pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 1994, 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 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 Tax Rate Stabilization Reserve Account will loan the sum of Seventy one thousand (\$71,000) of which amount the sum of \$675.00 is to be paid by The City at large and the sum of \$70,325 is to be collected by way of special assessment as herein provided in attached Schedule "A".
3. During the currency of the said debentures 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., 1994, 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 By-law 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 By-law shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 30 day of July 2001.

READ A SECOND TIME IN OPEN COUNCIL this 30 day of July 2001.

READ A THIRD TIME IN OPEN COUNCIL this 30 day of July 2001.


MAYOR


CITY CLERK
CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.


CITY CLERK

Schedule "A"

Special Frontage Assessment

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>	<u>SIDE</u>	<u>FRONTAGE</u>
Kelly Street	Kennedy Drive	Lane West of Kingston Drive	North Side	231.60 m
Kingston Drive	Kelly Street	Kerr Close	West Side	132.34 m
Kerr Close			East and South Side	269.50 m

- | | |
|---|----------------------------|
| 2. Total Frontage Area | 633.44 m |
| 3. Total Special Assessment against all properties | \$71,002.31 |
| 4. Annual Unit rate per metre of frontage to be payable for a period of 20 years calculated at 6.50% interest | \$10.17/m |
| 5. Total Yearly Assessment against all the above properties | \$6,442.09 |
| 6. Total One-Time Payment Special Assessment per front metre | \$112.09/ assessable metre |



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

July 31, 2001

Mr. A.C. Stephenson
23 Kerr Close
Red Deer, AB T4P 3V6

Dear Mr. Stephenson:

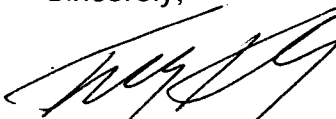
**Re: Local Improvement Bylaw 3287/2001
Paved Lane – North of Kelly Street & East of Kerr Close**

At the City of Red Deer Council meeting held Monday, July 31, 2001, three readings were given to Local Improvement Bylaw 3287/2001. A copy of the bylaw is attached for your information.

With the approval of this Local Improvement Bylaw, the City will now proceed with the paving of the lane.

Please do not hesitate to call me at (403) 342-8132 should you require any additional information or clarification regarding Council's decision in this regard.

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

c Director of Corporate Services
 Engineering Services Manager
 City Assessor
 Public Works Manager
 Tax Collector

BYLAW NO. 3287/2001

Being a By-law 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., 1994, as amended, that the Council shall issue a by-law 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 \$71,000;

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

AND WHEREAS the proposed construction will serve about 633.440 assessable metres of frontage;

AND WHEREAS pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 1994, 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 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 Tax Rate Stabilization Reserve Account will loan the sum of Seventy one thousand (\$71,000) of which amount the sum of \$675.00 is to be paid by The City at large and the sum of \$70,325 is to be collected by way of special assessment as herein provided in attached Schedule "A".
3. During the currency of the said debentures 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., 1994, 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 By-law 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 By-law shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 30 day of July 2001.

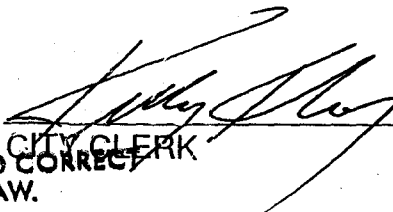
READ A SECOND TIME IN OPEN COUNCIL this 30 day of July 2001.

READ A THIRD TIME IN OPEN COUNCIL this 30 day of July 2001.


MAYOR

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.


CITY CLERK


CITY CLERK

Schedule "A"

Special Frontage Assessment

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>	<u>SIDE</u>	<u>FRONTAGE</u>
Kelly Street	Kennedy Drive	Lane West of Kingston Drive	North Side	231.60 m
Kingston Drive	Kelly Street	Kerr Close	West Side	132.34 m
Kerr Close			East and South Side	269.50 m

- | | | |
|----|--|----------------------------|
| 2. | Total Frontage Area | 633.44 m |
| 3. | Total Special Assessment against all properties | \$71,002.31 |
| 4. | Annual Unit rate per metre of frontage to be payable for a period of 20 years calculated at 6.50% interest | \$10.17/m |
| 5. | Total Yearly Assessment against all the above properties | \$6,442.09 |
| 6. | Total One-Time Payment Special Assessment per front metre | \$112.09/ assessable metre |

July 4, 2001

28

TO: City Council

FROM: City Clerk

**RE: Road Closure Bylaw 3285/2001
Lane Closure North of Lot 1, Block 2, Plan 982 3751
East of Allsop Avenue/Drive**

History

At the July 3, 2001 meeting of Council, Road Closure Bylaw 3285/2001 was given first reading.

The Road Closure results from the eastward extension of the Anders on the Lake Subdivision. This section of lane is not required from a property access viewpoint. It will eliminate a four-legged lane intersection and should reduce the amount of shortcutting traffic between Allsop Avenue/Drive and Asmundsen Avenue. As a water main and a storm sewer main are located within this lane right of way, it will be converted to a Public Utility Lot with provision for a walkway.

Also at the July 3, 2001 meeting, Council passed the following resolution outlining 3 conditions related to the Closure.

"Resolved that Council of the City of Red Deer, having considered the letter from Snell & Oslund Surveys (1979) Ltd., dated June 12, 2001, and the report from the Engineering Services Manager, dated June 26, 2001, re: Closure of Lane East of Allsop Avenue/Drive, hereby agrees to said closure subject to:

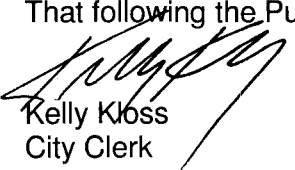
- 1) Passage of Road Closure Bylaw 3285/2001.
- 2) The developer to be responsible for all costs associated with the proposed lane closure including advertising, registration, lane removal, signing, landscaping, development of pedestrian walkway, and installation of post and cable.
- 3) The installation of a walkway on the lane to a size and standard satisfactory to the City Manager."

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 30, 2001, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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


Kelly Kloss
City Clerk

/chk

July 11, 2001.

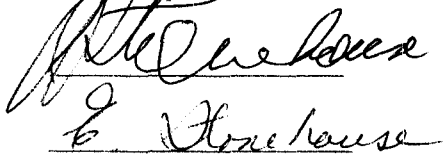
Office of the City Clerk,
City of Red Deer,
Box 5008,
Red Deer, Alberta.
T4N 3T4

Dear Sir:

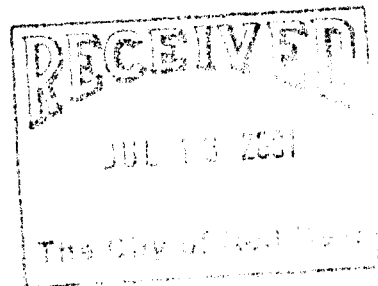
Re: Road Closure Bylaw 3285/2001.
Lane Closure North of Lot 1 Block 2 Plan 982 3751.
East of Allsop Avenue/Drive.

Please be advised that, as the City plan to provide for a walkway across the lane proposed for closure, we would have no objection to the closure of this laneway.

Your truly,

Handwritten signatures of Robert J. and Elizabeth M. Stonehouse. The first signature is in cursive and appears to be 'R. Stonehouse'. The second signature is also in cursive and appears to be 'E. Stonehouse'.

Robert J. and Elizabeth M. Stonehouse.
#4 Allsop Close,
Red Deer, Alberta.
T4R 1A3



Item. No. 1
Correspondence

Snell & Oslund Surveys (1979) Ltd.

LAND SURVEYORS AND PROFESSIONAL ENGINEERS
PHONE: (403) 342-1255 FAX: (403) 343-7025

D. VANDENBRINK, A.L.S., P.ENG.
D. RUTHERFORD, A.L.S.

#2, 5128 - 52 STREET
RED DEER, ALBERTA T4N 6Y4

June 12, 2001
Our File: 1584-004

The City of Red Deer
Box 5008
Red Deer AB T4N 3T4

ATTENTION: City Clerk

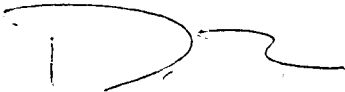
RE: Lane Closure North of Lot 1, Block 2, Plan 982 3751

By way of this letter, we respectfully request, on behalf of our client, a lane closure as illustrated on the attached plan. A description that should be acceptable to Land Titles Office is:

ALL THAT PORTION OF LANE, PLAN 5026TR AND LANE, PLAN 982 3751
LYING WITHIN PLAN _____, AND CONTAINING 0.025 HECTARES
MORE OR LESS

I trust the above to be in order.

Regards,



SNELL & OSLUND SURVEYS (1979) LTD.
Dirk VandenBrink, A.L.S., P. Eng.

DV/jdmb

Encl.

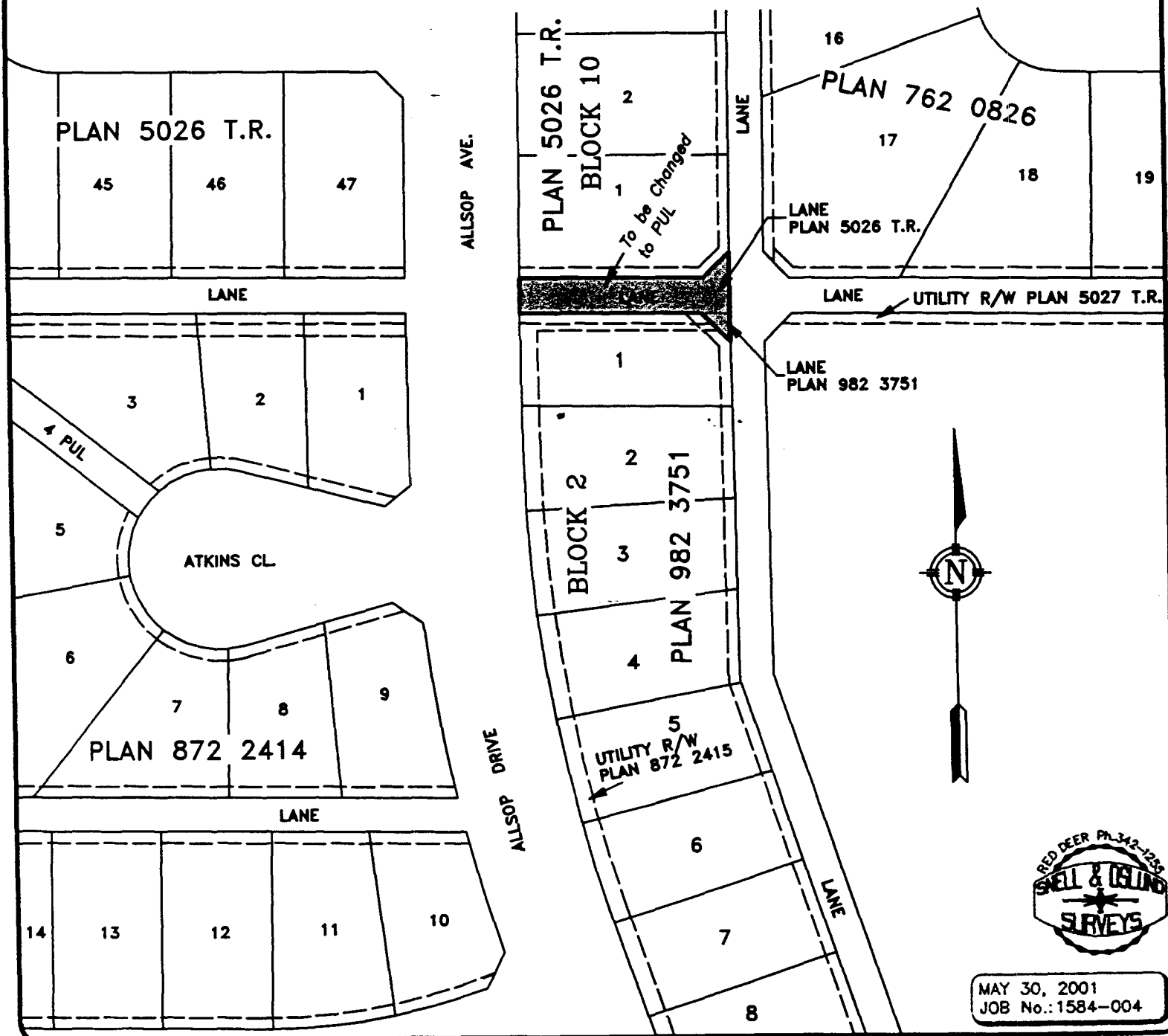
C: Garry Will, RedBrook Group 2
Neal Cormack, UMA – Red Deer
Dan Young, UMA – Calgary
Monoj N. Raythatha, UMA - Calgary

RED DEER
 Plan Showing Proposed Lane Closure
 of parts of
 LANE, PLAN 5026 T.R.
 in the
 S.W.1/4 SEC.10-38-27-4
 &
 LANE, PLAN 982 3751
 in the
 N.W.1/4 SEC.3-38-27-4

SCALE = 1:1000

BY: DIRK VANDENBRINK A.L.S.

0 10 20 40 60 80 100 Metres



Date: June 26, 2001
To: City Clerk
From: Engineering Services Manager
Re: **Closure of Lane East of Allsop Avenue/Drive**

A request to close the lane east of Allsop Avenue/Drive; between Lot 1, Block 10, Plan 762-0826 and Lot 1, Block 2, Plan 982-3751; was received from the Developer of the Anders on the Lake Subdivision in August 1999 (copy of letter attached). The Developer was advised to contact the adjacent property owners and submit a formal request to the City Clerk as outlined in the attached letter dated September 20, 1999.

Both adjacent property owners have since contacted our Department advising that they would be in favour of the proposed lane closure.

The request to close this lane results from the eastward extension of the Anders on the Lake Subdivision. This section of lane is not required from a property access viewpoint. It will eliminate a four-legged lane intersection and should reduce the amount of shortcutting traffic between Allsop Avenue/Drive and Asmundsen Avenue.

As a water main and a storm sewer main are located within this lane right of way, it should be converted to a Public Utility Lot, if closure is successful. The Developer will be responsible for all associated costs of closure, gravel lane removal, and landscaping of the Public Utility Lot.

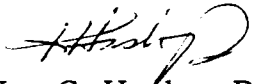
Correspondence from the Recreation, Parks, and Culture Department dated March 6, 2000, advises that this lane/public utility lot is not required for a walkway.

City Clerk
Page 2
June 26, 2001

RECOMMENDATION

We hereby recommend that

1. City Council initiate a Road Closure By-law for the closure of the lane as shown on the attached drawing and as identified in the attached correspondence from Snell and Oslund Surveys (1979) Ltd. and registering same as a Public Utility Lot.
2. The Developer be responsible for all costs associated with the proposed lane closure.


Ken G. Haslop, P. Eng.
Engineering Services Manager

SS/emr
Att.

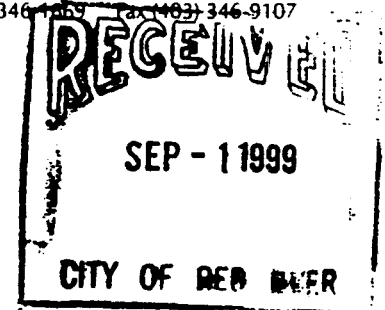
- c. Land and Appraisal Coordinator
Public Works Manager
Emergency Services Manager

SEP - 1 1999

**ANDERS ON THE LAKE**

101, 5330 - 47 Ave., Red Deer, AB. T4N 3R2 • Phone (403) 346-1169 Fax (403) 346-9107

Aug. 31, 1999



Mr. Tom Warder, P. Eng.
Engineering Services Department
City of Red Deer
Box 5008, 4914 - 48 Ave.
Red Deer, AB T4N 3T4

RE: Lane Closure - East of Allsop Avenue/Drive

Dear Tom:

We hereby request to proceed with the closure of the lane between Lot #1, Block #10, Plan #762 0826 and Lot #1, Block #2, Plan #982 3751 as per our Development Agreement for Phase II of Anders on the Lake, Part Three - Special Conditions, Item E.

We propose to complete this work at the same time as the construction of the back lane running parallel to Allsop Drive, Lots #1 to 13 inclusive, Block #2, Plan #982 3751. This work is scheduled to be completed this fall.

Please advise as to when we can proceed with the closure of this lane.

Sincerely,
REDBROOK GROUP 2 CORP.

Gerry Carriere

September 20, 1999

Gerry Carriere
Redbrook Group 2 Corp.
101 - 5330 - 47 Avenue
Red Deer, AB T4N 3R2

Dear Gerry:

RE: LANE CLOSURE - LANE EAST OF ALLSOP AVENUE/DRIVE

We have the following comments in reply to your letter of August 31, 1999:

1. Please discuss the proposed lane closure with the adjacent property owners to determine if they are in favor of the proposed closure and to determine if they are interested in leasing half or all of the new public utility lot.
2. UMA Engineering Ltd. should submit a drawing of the proposed lane revision and PUL landscaping for our approval.
3. Once the design is approved, please submit a letter to the City Clerk in accordance with the outline in the attached document prepared by the City Clerk's Department. The letter should describe the lane to be closed and outline the reasons for the requested closures. The description of the lane to be closed should read as follows:

"All that portion of the lane shown on Registered Plan 762-0826 located east of Allsop Avenue/Drive between Lot 1, Block 10, Plan 762-0826 and Lot 1, Block 2, Plan 982-3751."

Attached is a drawing which can be included with your letter to the City Clerk.

4. Construction of the approved improvements can commence once the third reading of the Lane Closure Bylaw is granted by City Council.

Redbrook Group 2 Corp.
Page 2
September 20, 1999

Please advise if any additional information is required.

Yours truly,

A handwritten signature in black ink, appearing to be 'T. Warder', written in a cursive style.

Tom C. Warder, P. Eng.
Streets and Utilities Engineer

SS/ccs

Atts.

c. Craig Suchy

DATE: March 6, 2000
TO: Sybren Spyksma, Subdivision Administrator
FROM: Greg Scott
Community Development & Planning Coordinator
RE: LANE CLOSURE - LANE EAST OF ALLSOP AVENUE/DRIVE

MAR - 8 2000

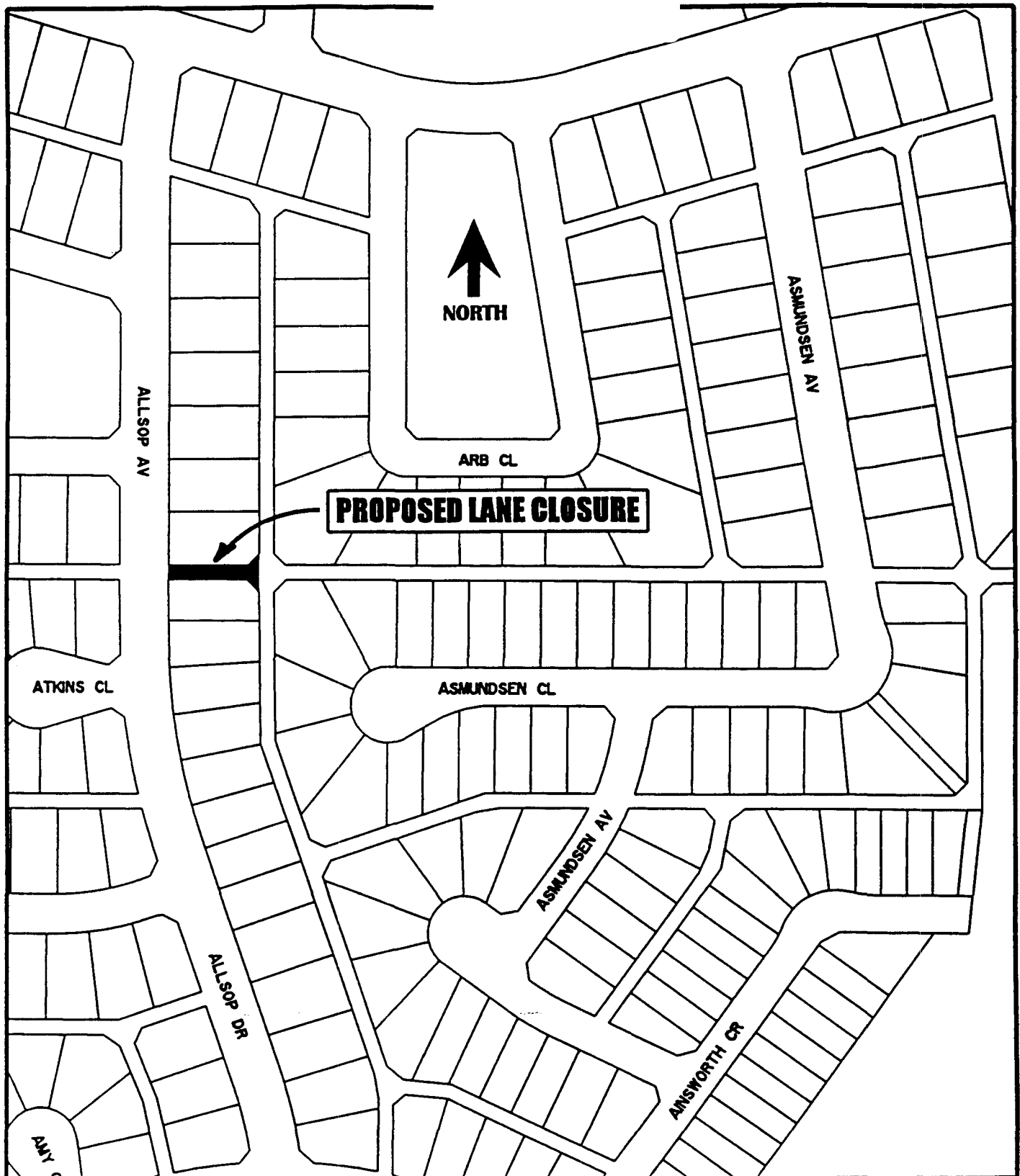
The Recreation, Parks & Culture Department has received the plans to close the lane east of Allsop Avenue/Drive. As this area is not connected to the official pathway network throughout the development and the fact that access to the east spills out into a lane, our department would not recommend a trail be developed through this area. Throughout neighbourhoods there are however, informal linkages that are not part of the official pathway system that are used for pedestrian travel. Based on information from the Chapmans, this area may fall into this category.



Greg Scott

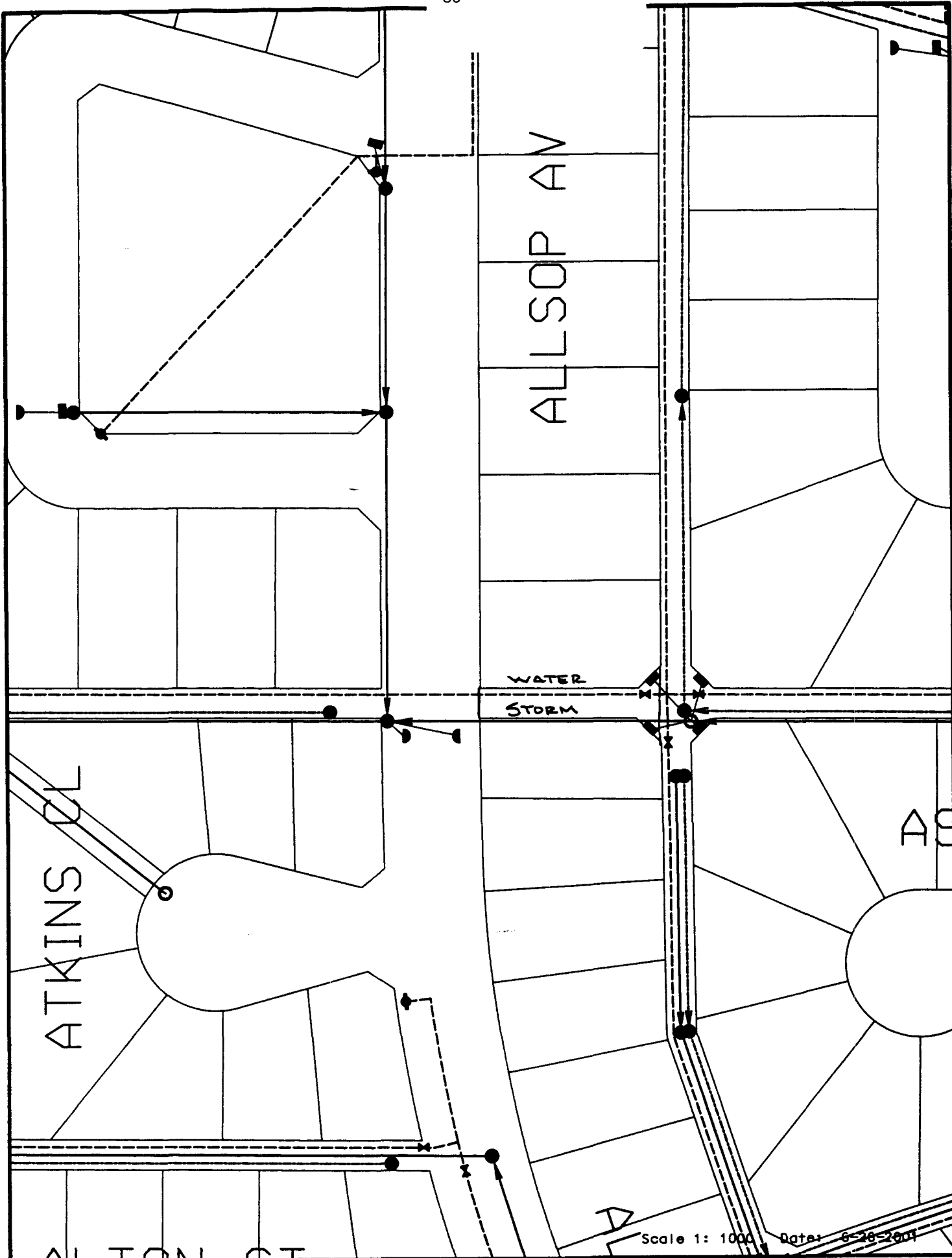
;jb

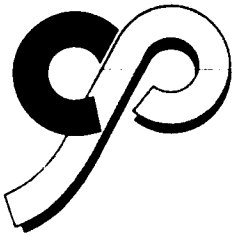
- c. Don Batchelor, Recreation, Parks & Culture Manager
Tom Warder, Streets and Utilities Engineer



PROPOSED LANE CLOSURE EAST OF ALLSOP DRIVE

September 14, 1999





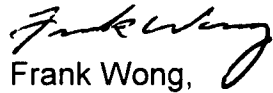
**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: June 25, 2001
To: Kelly Kloss, City Clerk
From: Frank Wong, Planning Assistant
Re: Proposed Lane Closure North of Lot 1, Block 2, Plan 982 3751

The subject portion of lane was an item of discussion during the preparation of the Anders South "Anders on the Lake" Neighbourhood Area Structure Plan. At that time there was a concern with the cross-intersection of two lanes and a commitment to review the situation in the future. With the development nearly completed in the area, the portion of lane should be closed. Planning staff supports the closure of the subject lane.

Sincerely,


Frank Wong,
Planning Assistant

LANE CLOSURE NORTH OF LOT 1, BLOCK 2, PLAN 982 3751
Road Closure Bylaw 3285/2001

DESCRIPTION: Closure of Lane East of Allsop Avenue/Drive

FIRST READING: July 3, 2001

FIRST PUBLICATION: July 13, 2001

SECOND PUBLICATION: July 20, 2001

PUBLI HEARING & SECOND READING: July 30, 2001

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT? YES ☒ \$ 400.- NO ☐ BY: Snell + Oslund / Red Brook

ACTUAL COST OF ADVERTISING:

1ST \$ 282.90 & 2ND \$ 282.90 TOTAL: \$ 565.80

MAP PREPARATION: \$ 36.60

TOTAL COST: \$ 602.40

LESS DEPOSIT RECEIVED: \$ (400.-)

AMOUNT OWING/ (REFUND): \$ 202.40

INVOICE NO.: 126586

(Account No. 59.5901)



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

July 6, 2001

Bylaw No. 3285/2001

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

Dear Sir/Madam:

**Re: Road Closure Bylaw
Lane Closure North of Lot 1, Block 2, Plan 982 3751
East of Allsop Avenue/Drive**

City Council is considering approval of a closure of the lane East of Allsop Avenue/Drive. As a property owner adjacent to the land, you will have an opportunity to ask questions and/or provide your comments regarding this closure.

Road Closure Bylaw 3285/2001 accommodates the eastward extension of the Anders on the Lake Subdivision. The lane being closed is not required from a property access viewpoint. It will eliminate a four-legged lane intersection and should reduce the amount of shortcutting traffic between Allsop Avenue/Drive and Asmundsen Avenue. As a water main and storm sewer main are located within this right of way, it will be converted to a Public Utility Lot with provision for a walkway. A copy of proposed Road Closure Bylaw 3285/2001 may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

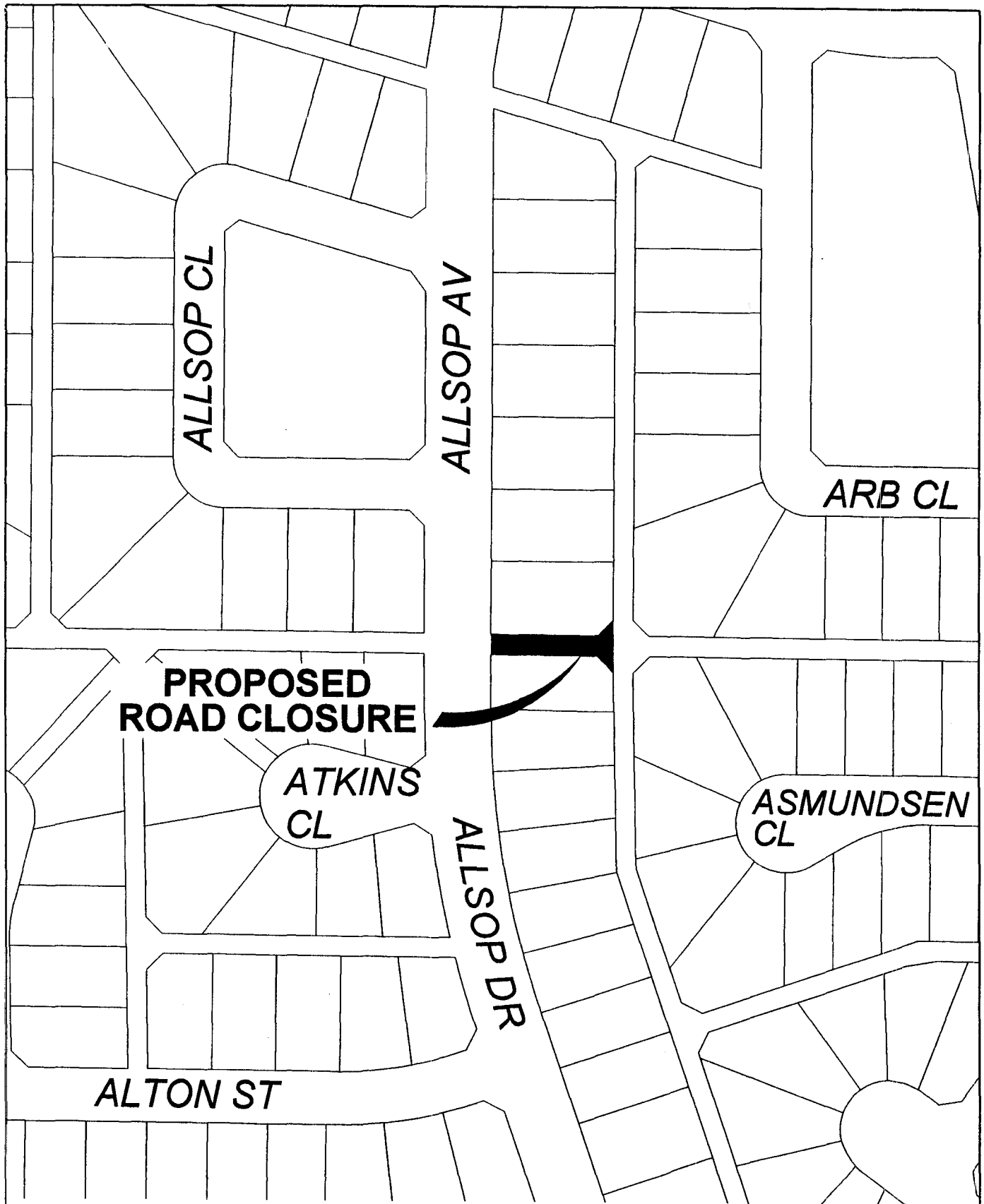
Prior to considering this bylaw, City Council will hold a Public Hearing, in the Council Chambers, 2nd Floor of City Hall on **Monday, July 30, 2001, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on **Monday, July 23, 2001.**

If you have any questions regarding the use of your letters or petitions for this Disposal of Municipal Reserve, please contact me at (403) 342-8132.

Yours truly,

Jeff Graves
Deputy City Clerk

/chk
/attach.



The City of Red Deer
Proposed Road Closure 3285/2001

July 5, 2001

FILE

DATE: July 4, 2001

TO: Norma Lovell, Assessment
Tony Woods, Graphics Administrator

FROM: Christine Kenzie
City Clerk's Office

RE: Road Closure Bylaw 3285/2001
Lane East of Allsop Avenue/Drive

Norma, please provide me with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map. Please forward the lists directly to me. Cheryl is on holidays this week.

Tony, could you please provide me with a map appropriate for advertising based on the attached information.

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

Thanks Norma and Tony.



Christine Kenzie
City Clerk's Office Advisory Committee

attach.

c Cheryl Adams

Item. No. 1
Correspondence

Snell & Oslund Surveys (1979) Ltd.

LAND SURVEYORS AND PROFESSIONAL ENGINEERS
PHONE: (403) 342-1255 FAX: (403) 343-7025

DIRK VANDENBRINK, A.L.S., P.ENG.
D. VANDENBRINK, A.L.S.

#2, 5128 - 52 STREET
RED DEER, ALBERTA T4N 6Y4

June 12, 2001
Our File: 1584-004

The City of Red Deer
Box 5008
Red Deer AB T4N 3T4

ATTENTION: City Clerk

RE: Lane Closure North of Lot 1, Block 2, Plan 982 3751

By way of this letter, we respectfully request, on behalf of our client, a lane closure as illustrated on the attached plan. A description that should be acceptable to Land Titles Office is:

ALL THAT PORTION OF LANE, PLAN 5026TR AND LANE, PLAN 982 3751
LYING WITHIN PLAN _____, AND CONTAINING 0.025 HECTARES
MORE OR LESS

I trust the above to be in order.

Regards,



SNELL & OSUND SURVEYS (1979) LTD.
Dirk VandenBrink, A.L.S., P. Eng.

DV/jdmb

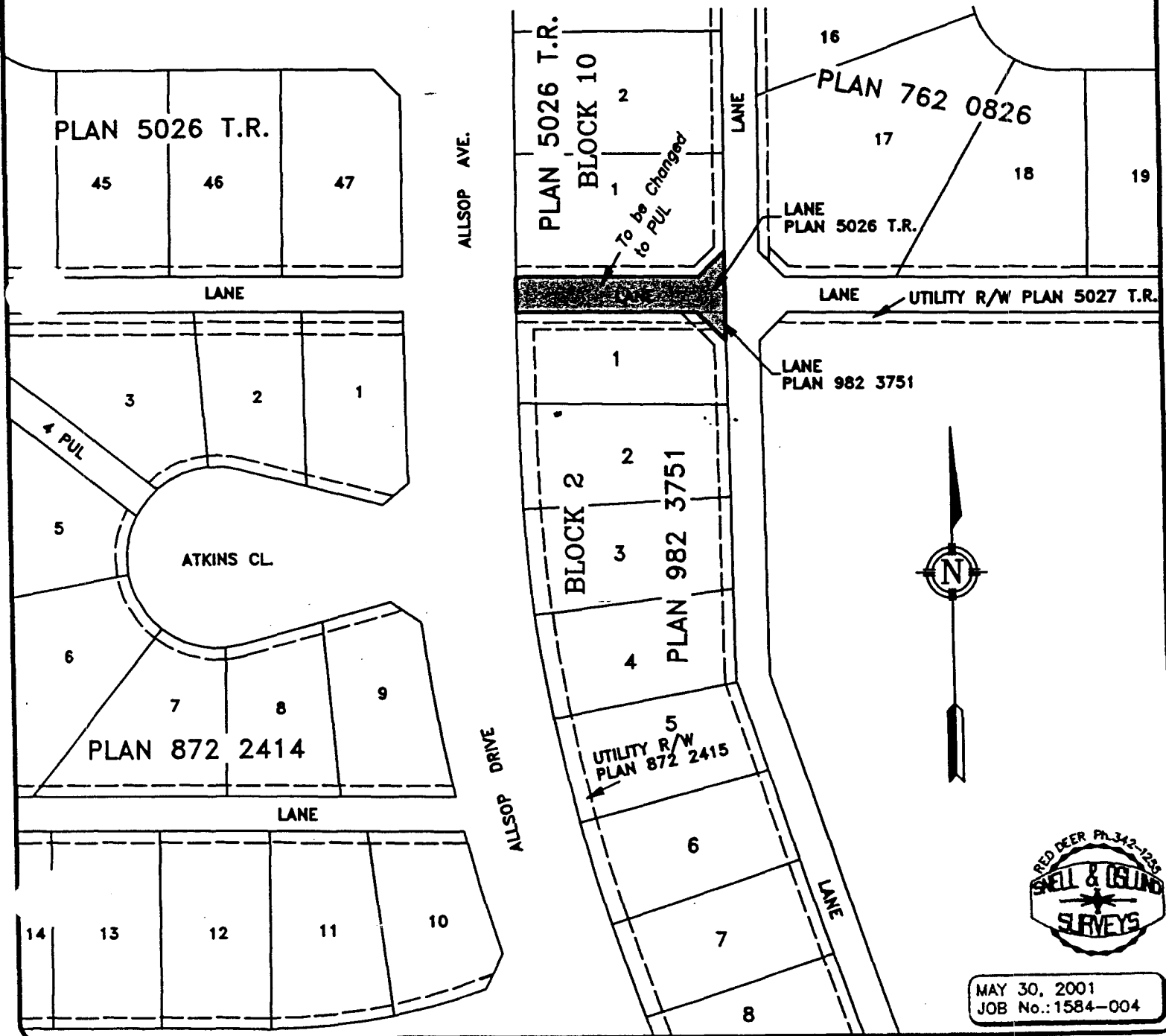
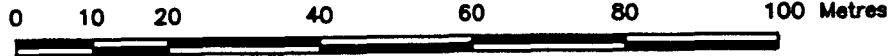
Encl.

C: Garry Will, RedBrook Group 2
Neal Cormack, UMA - Red Deer
Dan Young, UMA - Calgary
Monoj N. Raythatha, UMA - Calgary

RED DEER
 Plan Showing Proposed Lane Closure
 of parts of
 LANE, PLAN 5026 T.R.
 in the
 S.W.1/4 SEC.10-38-27-4
 &
 LANE, PLAN 982 3751
 in the
 N.W.1/4 SEC.3-38-27-4

SCALE = 1:1000

BY: DIRK VANDENBRINK A.L.S.



Christine Kenzie

From: Leigh-Ann Khoshaba
Sent: Thursday, July 05, 2001 10:55 AM
To: Christine Kenzie
Subject: RE: Map for Road Closure - Bylaw 3285/2001

We charge one hour of my time - \$36.60.

Leigh-Ann Khoshaba

**Graphic Designer
The City of Red Deer
Engineering Services Department
Box 5008, 4914 – 48 Avenue
Red Deer, Alberta T4N 3T4
(403)342-8151
(403)342-8211 fax
leighann@city.red-deer.ab.ca**

From: Christine Kenzie

Sent: July 05, 2001 10:51 AM

To: Leigh-Ann Khoshaba

Subject: Map for Road Closure - Bylaw 3285/2001

Reminder :

Can you e-mail me with the cost for doing this map as we have to charge the developer.

Thanks

***Christine Kenzie
City Clerk's
342-8201***



Office of the City Clerk

July 4, 2001

Fax: 343-7025

Mr. D. VandenBrink
Snell & Oslund Surveys (1979) Ltd.
#2, 5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Mr. VandenBrink:

**Re: Lane Closure North of Lot 1, Block 2, Plan 982 3751
Road Closure Bylaw 3285/2001**

At the City of Red Deer's Council meeting held Monday, July 3, 2001, the following resolution was passed and first reading was given to Road Closure Bylaw 3285/2001. A copy of the bylaw is attached for your information.

“Resolved that Council of the City of Red Deer, having considered the letter from Snell & Oslund Surveys (1979) Ltd., dated June 12, 2001, and the report from the Engineering Services Manager, dated June 26, 2001, re: Closure of Lane East of Allsop Avenue/Drive, hereby agrees to said closure subject to:

- 1) Passage of Road Closure Bylaw 3285/2001.
- 2) The developer to be responsible for all costs associated with the proposed lane closure including advertising, registration, lane removal, signing, landscaping, development of pedestrian walkway, and installation of post and cable.
- 3) The installation of a walkway on the lane to a size and standard satisfactory to the City Manager.”

Road Closure Bylaw 3285/2001 is required because of the eastward extension of the Anders on the Lake Subdivision. This section of lane is not required from a property access viewpoint. It will eliminate a four-legged lane intersection and should reduce the amount of shortcutting traffic between Allsop Avenue/Drive and Asmundsen Avenue. As a water main and a storm sewer main are located within this lane right of way, it would be converted to a Public Utility Lot, if closure is successful with provision for a walkway.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 30, 2001 at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

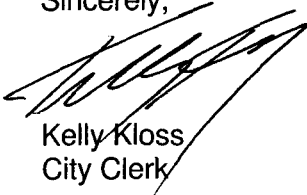
...2/

Snell & Oslund Surveys (1979) Ltd.
July 4, 2001
Page 2

You are required to deposit with the City Clerk, prior to public advertising an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by not later than 10:00 a.m., Wednesday July 11, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

/chk
attach.

c Engineering Services Manager
F. Wong, Parkland Community Planning Services
Brian Lutz, Assessment & Tax Department
C. Adams, Administrative Assistant
C. Kenzie, Administrative Assistant

CHB:12

Council Decision – Monday July 3, 2001

DATE: July 4, 2001
TO: Engineering Services Manager
FROM: City Clerk
RE: Road Closure Bylaw 3285/2001
Closure of Lane East of Allsop Avenue/Drive

Reference Report:

Engineering Services Manager, dated June 26, 2001 & Parkland Community Planning dated June 25, 2001.

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the letter from Snell & Oslund Surveys (1979) Ltd., dated June 12, 2001, and the report from the Engineering Services Manager, dated June 26, 2001, re: Closure of Lane East of Allsop Avenue/Drive, hereby agrees to said closure subject to:

- 1) Passage of Road Closure Bylaw 3285/2001.
- 2) The developer to be responsible for all costs associated with the proposed lane closure including advertising, registration, lane removal, signing, landscaping, development of pedestrian walkway, and installation of post and cable.
- 3) The installation of a walkway on the lane to a size and standard satisfactory to the City Manager."

Bylaw Reading:

Road Closure Bylaw 3285/2001 was given first reading. A copy is attached.

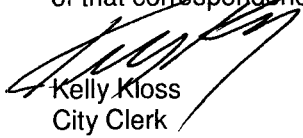
Report Back to Council:

Yes. A Public Hearing will be held on Monday, July 30, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

The Road Closure results from the eastward extension of the Anders on the Lake Subdivision. This section of lane is not required from a property access viewpoint. It will eliminate a four-legged lane intersection and should reduce the amount of shortcutting traffic between Allsop Avenue/Drive and Asmundsen Avenue.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Snell & Oslund Surveys (1979) Ltd. that they will be responsible for the advertising costs. I have attached a copy of that correspondence for your information.


Kelly Kloss
City Clerk
/chk
/attach.

c
Director of Development Services
Recreation, Parks & Culture Department
Land & Economic Development Manager
Inspections & Licensing Manager
Public Works Manager
Emergency Services Manager
F. Wong, Parkland Community Planning Services
C. Kenzie, Administrative Assistant

BYLAW NO. 3285/2001

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

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

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

“All that portion of lane, Plan 5026TR and lane, Plan 982 3751 lying within Plan _____, and containing 0.025 hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of July 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

MAYOR

CITY CLERK

DISPOSAL OF MUNICIPAL RESERVE
Land Use Bylaw Amendment 3156/BB-2001

DESCRIPTION: DMR – 71 Street & Johnstone Drive & LUB to
change from P1 Parks & Recreation to I1 Industrial
(Business Service) District

FIRST READING: July 3, 2001

FIRST PUBLICATION: July 13, 2001

SECOND PUBLICATION: July 20, 2001

PUBLI HEARING & SECOND READING: July 30, 2001

THIRD READING: July 30, 2001

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☒ BY: CITY 61000.7381.2510
(L+E Development)

ACTUAL COST OF ADVERTISING:

1ST \$ 241.08 & 2ND \$ 241.08 TOTAL: \$ 482.16

MAP PREPARATION: \$ —

TOTAL COST: \$ 482.16

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ 482.16

INVOICE NO.: N/A - billed directly
to above account #

(Account No. 59.5901)

6

Cheryl Adams

From: Ed Clermont
Sent: July 09, 2001 2:25 PM
To: Cheryl Adams
Cc: Howard Thompson
Subject: FW: Disposal of MR - Advertising costs

Cheryl -

The account to be used for the advertising portion is 61000.7381.2510.

Ed C.

From: Howard Thompson
Sent: July 09, 2001 2:22 PM
To: Ed Clermont
Cc: Cheryl Adams; May Mitchell
Subject: Disposal of MR - Advertising costs

Ed

As discussed can you please provide an account number to Cheryl from the sale of MR to Bruin's Plumbing/Shunda Construction in Edgar Industrial Park South to cover the cost of advertising the disposal of MR. There will also be a survey and subdivision cost and the net balance of funds will be credited to the reserve fund.
Thanks,
Howard

FILE

DATE: July 4, 2001

TO: Norma Lovell, Assessment
Tony Woods, Graphics Administrator

FROM: Christine Kenzie
City Clerk's Office

RE: Disposal of Municipal Reserve – Portion of Lot 6 MR, Block 6, Plan 002
1937
Land Use Bylaw Amendment 3156/BB-2001

Norma, please provide me with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map. Please forward the lists directly to me. Cheryl is on holidays this week.

Tony, could you please provide me with a map appropriate for advertising based on the attached information.

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

Thanks Norma and Tony.



Christine Kenzie
City Clerk's Office Advisory Committee

attach.

c Cheryl Adams

MEMO

DATE: June 25, 2001

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **DISPOSAL OF MUNICIPAL RESERVE AND REZONING OF
A PORTION OF LOT 6 MR, BLOCK 6, PLAN 002 1937**

Background:

The City of Red Deer entered into an Option and Land Sale Agreement with 358154 Alberta Ltd. for the purchase of Lot 5, Block 6, Plan 002 1937 with the transaction closing September 30, 2001. The principle companies involved in this site are Shunda Consulting and Construction Management Ltd. and Bruin's Plumbing & Heating Ltd. who intend to split the 8.6 acre site as shown on the attached proposed plan of subdivision. Bruin's has already received Municipal Planning Commission approval for their development on the north half of this lot and Shunda's development permit application is expected shortly.

This parcel of industrial land is on the east side of the CP Rail line and fronts onto the portion of Johnstone Drive that is being constructed this summer. Engineering Services have been working with Bruin's to ensure that the northerly access point into the Bruin's development, as shown on their attached site plan, aligns with the future 71st Street into Golden West Industrial Park. The Engineering Department requires this alignment for traffic safety purposes and the Recreation, Parks and Culture Department support the partial disposal of MR, totaling 1,162 sq. ft. \pm (108.0 m² \pm), for this access.

358154 Alberta Ltd. is prepared to purchase this additional triangle of Municipal Reserve at the same price as the original parcel and consolidate it with the original parcel. As the this sale of land has not been completed, should City Council approve the disposal of a portion of the MR and rezone this area to I1- Industrial (Business Service) District (see PCPS report), Land and Economic Development will then adjust the final purchase price to include this additional area of land.

Recommendation:

That City Council approves the disposal of the portion of Municipal Reserve described as follows:

"All that portion of Lot 6MR, Block 6, Plan 002 1937 lying within subdivision plan _____, and containing 0.011 hectares more or less".



Howard Thompson
Land & Economic Development Manager

Attach.

- c. Ken Haslop, Engineering Services Manager
- Don Batchelor, Recreation, Parks and Culture Manager

LAND USE DISTRICTS



BYLAW NUMBER - 3156/96

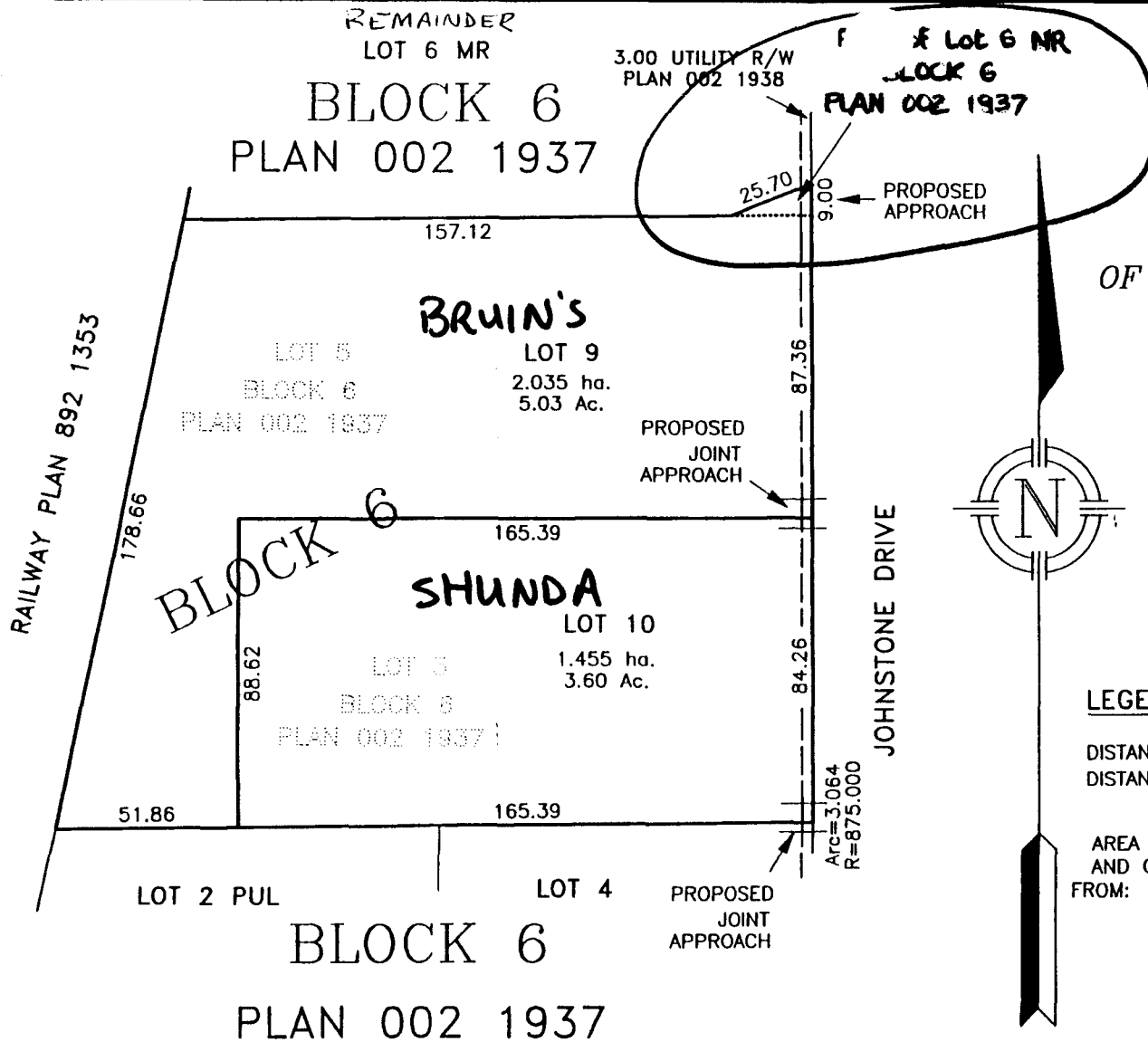
AMENDMENTS:

3156 / Z - 97 17 - Sep - 1997
3156 / B - 99 16 - Feb - 1999

**SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS**

B13	C13	D13
B12	C12	D12
B11	C11	D11

S.W. 1/4 -30-38-27-4



RED DEER

SKETCH SHOWING
PROPOSED SUBDIVISION
OF LOT 5 & LOT 6 MR, BLOCK 6
PLAN 002 1937
IN THE
N.W. 1/4 Sec.30-38-27-4
AND
S.W. 1/4 Sec.30-38-27-4

LEGEND & NOTES

DISTANCES ALONG A CURVE ARE ARC DISTANCES.
DISTANCES ARE IN METRES AND DECIMALS THEREOF.

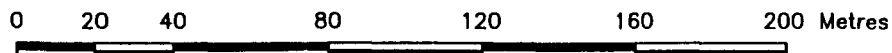
AREA TO BE REGISTERED IS OUTLINED THUS
AND CONTAINS AS FOLLOWS

FROM: LOT 5, BLOCK 6, PLAN 002 1937	= 3.479 ha.
LOT 6MR, BLOCK 6, PLAN 002 1937	= 0.011 ha.
TOTAL	= 3.490 ha.

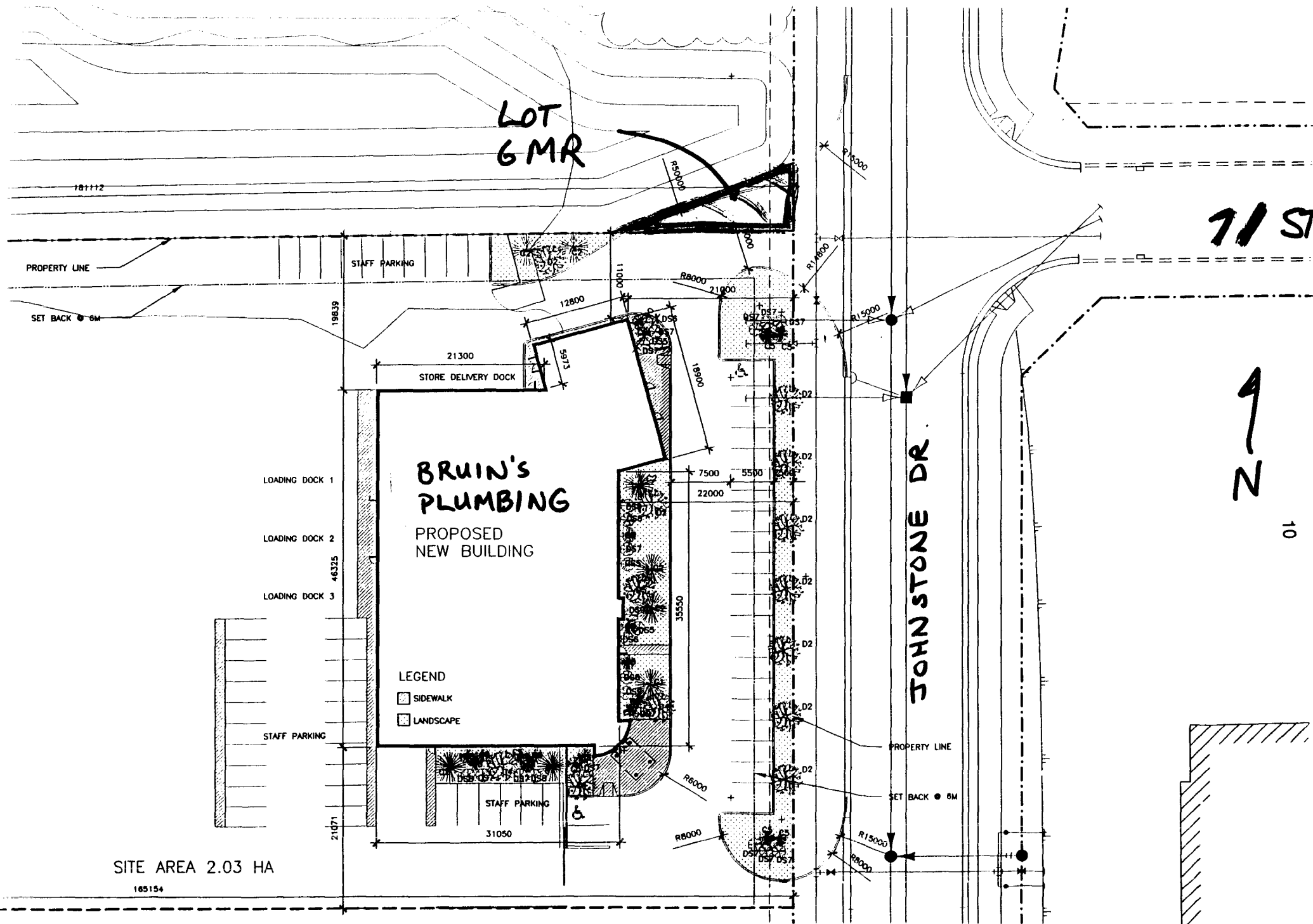
SCALE = 1: 2000

BY: DIRK VANDENBRINK

A.L.S.



JUNE 19, 2001
JOB No.:1077-005



FILE



Office of the City Clerk

July 6, 2001

Bylaw No. 3156/BB-2001

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

«OwnerAdd4»

Dear Sir/Madam:

**Re: Disposal of Municipal Reserve
Portion of Lot 6 MR, Block 6, Plan 002 1937
Land Use Bylaw 3156/BB-2001
NW ¼ Sec. 30-38-27-4, Edgar Industrial Park**

As a property owner adjacent to the above land, this letter is to inform you that Council of the City of Red Deer has passed a resolution agreeing to advertise and consider the proposed Disposal of Municipal Reserve as outlined on the attached map. City Council is also considering the approval of a rezoning of land in the Edgar Industrial Park

The proposed Disposal of Municipal Reserve is being initiated to accommodate the sale of 1,162 sq. ft (108.0 m²), more or less, to 358154 Alberta Ltd. The use of this property would be to ensure that the northerly access point into a proposed building aligns with the future 71st Street into Golden West Industrial Park. Land Use Bylaw Amendment 3156/BB-2001 redesignates this land from P1 Parks and Recreation District to I1 Industrial (Business Service) District to allow for access to the new building. A copy of proposed Land Use Bylaw Amendment 3156/BB-2001 may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

Prior to considering this bylaw, City Council will hold a Public Hearing, in the Council Chambers, 2nd Floor of City Hall on **Monday, July 30, 2001, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on **Monday, July 23, 2001.**

If you have any questions regarding the use of your letters or petitions for this Disposal of Municipal Reserve, please contact me at (403) 342-8132.

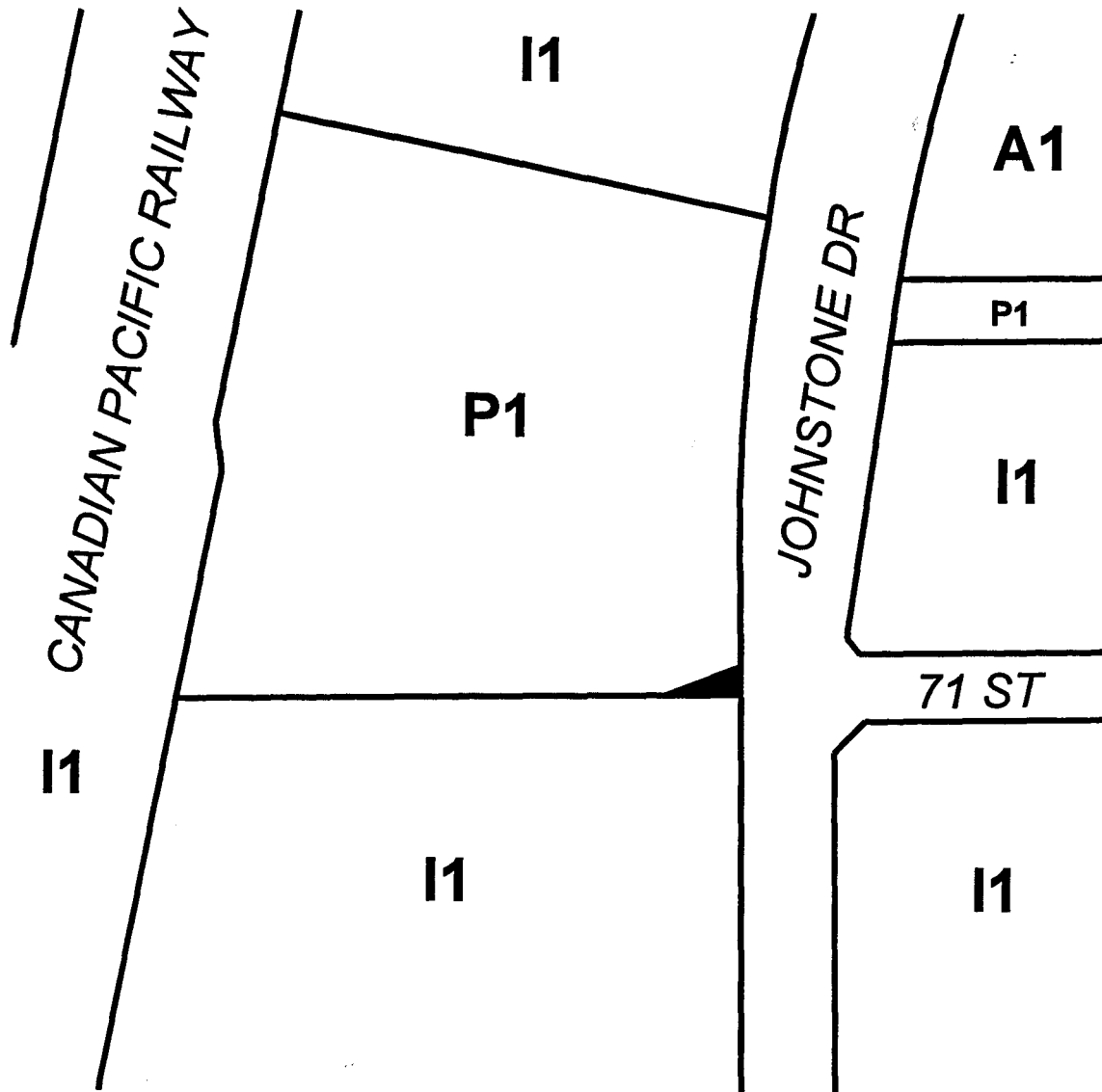
Yours truly,

Jeff Graves
Deputy City Clerk

/chk
/attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

P1 to I1 XXXXXXXXXX

AFFECTED DISTRICTS:

P1 - Parks and Recreation

I1 - Industrial (Business Service)

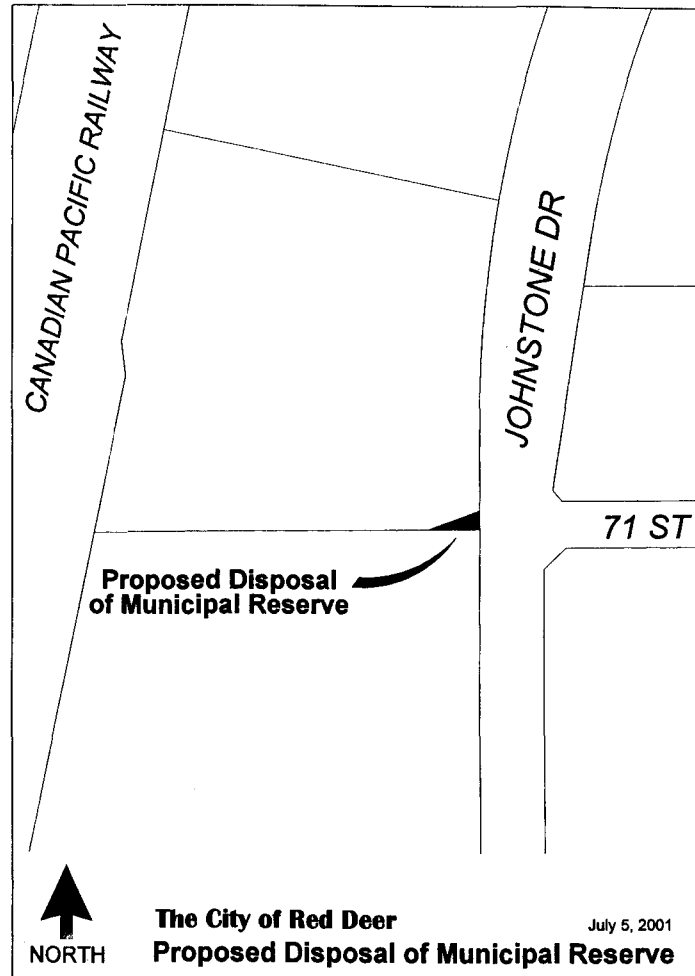
MAP No. 21 / 2001

BYLAW No. 3156 / BB - 2001

DOCS # 124524

SIGN WAS NOT
POSTED ON SITE - MAYNARD
FROM ASSESSMENT + REPORTED
OUT TO THE SITE +
IT WAS NOT DEVELOPED +
LIKELY NOONE WOULD EVEN
SEE IT. JEFF GRAVES AGREED
TO NOT POSTING SIGN IN
THIS INSTANCE.
07/06/01
CGR.

**THE CITY OF RED DEER
(BOX 5008) 4914 - 48 AVENUE
RED DEER, AB T4N 3T4**



**DISPOSAL OF MUNICIPAL RESERVE
71st Street & Johnston Drive
PORTION OF LOT 6 MR, BLOCK 6, PLAN 002 1937**

Council of the City of Red Deer, at its meeting of JULY 3, 2001, passed a resolution indicating its intention to dispose of the Municipal Reserve lands as outlined on the above map.

The proposed Disposal of Municipal Reserve will allow for the sale of 1,162 sq. ft. (108.0 m²) more or less, of land to 358154 Alberta Ltd. The use of this property would be to ensure that the northerly access into a proposed development aligns with the future 71st street into Golden West Industrial Park . This is required for traffic safety purposes.

Prior to considering the proposed Disposal of Municipal Reserve, City Council will hold a Public Hearing in Council Chambers, 2nd Floor of City Hall on MONDAY, JULY 30, 2001 at 7:00 p.m., for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them to the City Clerk by 4:30 p.m. on MONDAY, JULY 23, 2001.

Kelly Kloss
City Clerk



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

July 4, 2001

358154 Alberta Ltd.
c/o Mr. Ben Meyer
Shunda Consulting & Construction Management
#1, 7935 Edgar Industrial Drive
Red Deer, AB T4P 3R2

Dear Mr. Meyer:

**Re: Disposal of Municipal Reserve
Portion of Lot 6 MR, Block 6, Plan 002 1937
Land Use Bylaw Amendment 3156/BB-2001**

At the City of Red Deer's Council meeting held Tuesday, July 3, 2001, Council passed the following resolution and gave 1st reading to Land Use Bylaw Amendment 3156/BB-2001. A copy of the bylaw is attached for your information. This will now move the approval process to the Public Hearing stage.

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated June 25, 2001, re: Disposal of Municipal Reserve and Rezoning of a Portion of Lot 6 MR, Block 6, Plan 002 1937, hereby agrees that the following resolution be considered at the Council meeting of Monday, July 30, 2001 and to allow for the advertising of a Public Hearing to be held on Monday, July 30, 2001:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated June 25, 2001, re: Disposal of Municipal Reserve and Rezoning of a Portion of Lot 6 MR, Block 6, Plan 002 1937, hereby agreed to the disposal of municipal reserve lands described as:

"All that portion of Lot 6 MR, Block 6, Plan 002 1937 lying within subdivision plan _____, and containing 0.011 hectares more or less."

...2/

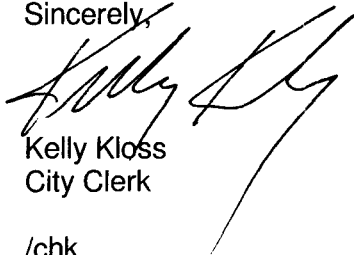
Shunda Consulting & Construction Management
July 4, 2001
Page 2

The Disposal of Municipal Reserve involves 1,162 sq. ft. \pm (108.0 m² \pm) of land to ensure that the northerly access point into the developed site aligns with the future 71st Street into Golden West Industrial Park. Land Use Bylaw Amendment 3156/BB-2001 redesignates the portion of land to be developed from P1 Parks and Recreation District to I1 Industrial (Business Service) District.

This office will now proceed with the advertising for Public Hearings to be held on Monday, July 30, 2001, at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting. The City will pay the cost of advertising in this instance.

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

Sincerely,



Kelly Kloss
City Clerk

/chk
attach.

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

Council Decision – Monday July 3, 2001

DATE: July 4, 2001

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

FROM: City Clerk

RE: Disposal of Municipal Reserve and Rezoning of
A Portion of Lot 6 MR, Block 6, Plan 002 1937
Land Use Bylaw Amendment 3156/BB-2001

Reference Report:

Land & Economic Development Manager, dated June 25, 2001 & Parkland Community Planning Services, dated June 25, 2001

Resolution:

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated June 25, 2001, re: Disposal of Municipal Reserve and Rezoning of a Portion of Lot 6 MR, Block 6, Plan 002 1937, hereby agrees that the following resolution be considered at the Council meeting of Monday, July 30, 2001 and to allow for the advertising of a Public Hearing to be held on Monday, July 30, 2001:

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated June 25, 2001, re: Disposal of Municipal Reserve and Rezoning of a Portion of Lot 6 MR, Block 6, Plan 002 1937, hereby agreed to the disposal of municipal reserve lands described as:

“All that portion of Lot 6 MR, Block 6, Plan 002 1937 lying within subdivision plan _____, and containing 0.011 hectares more or less.”

Bylaw Readings:

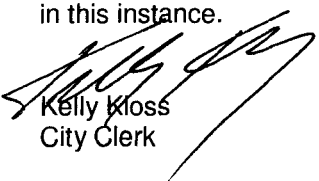
Land Use Bylaw Amendment 3156/BB-2001 was given first reading. A copy is attached.

Report Back to Council:

Yes, Public Hearings will be held Monday, July 30, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

The noted Disposal of Municipal Reserve and Land Use Bylaw Amendment are related to the sale of 0.011 ha (0.026 ac) of land for industrial use. The portion of land is being redesignated from P1 Parks and Recreation District to I1 Industrial (Business Service) District. The City will pay the advertising costs in this instance.


Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/BB-2001

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

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

- 1 The "Use District Map C13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

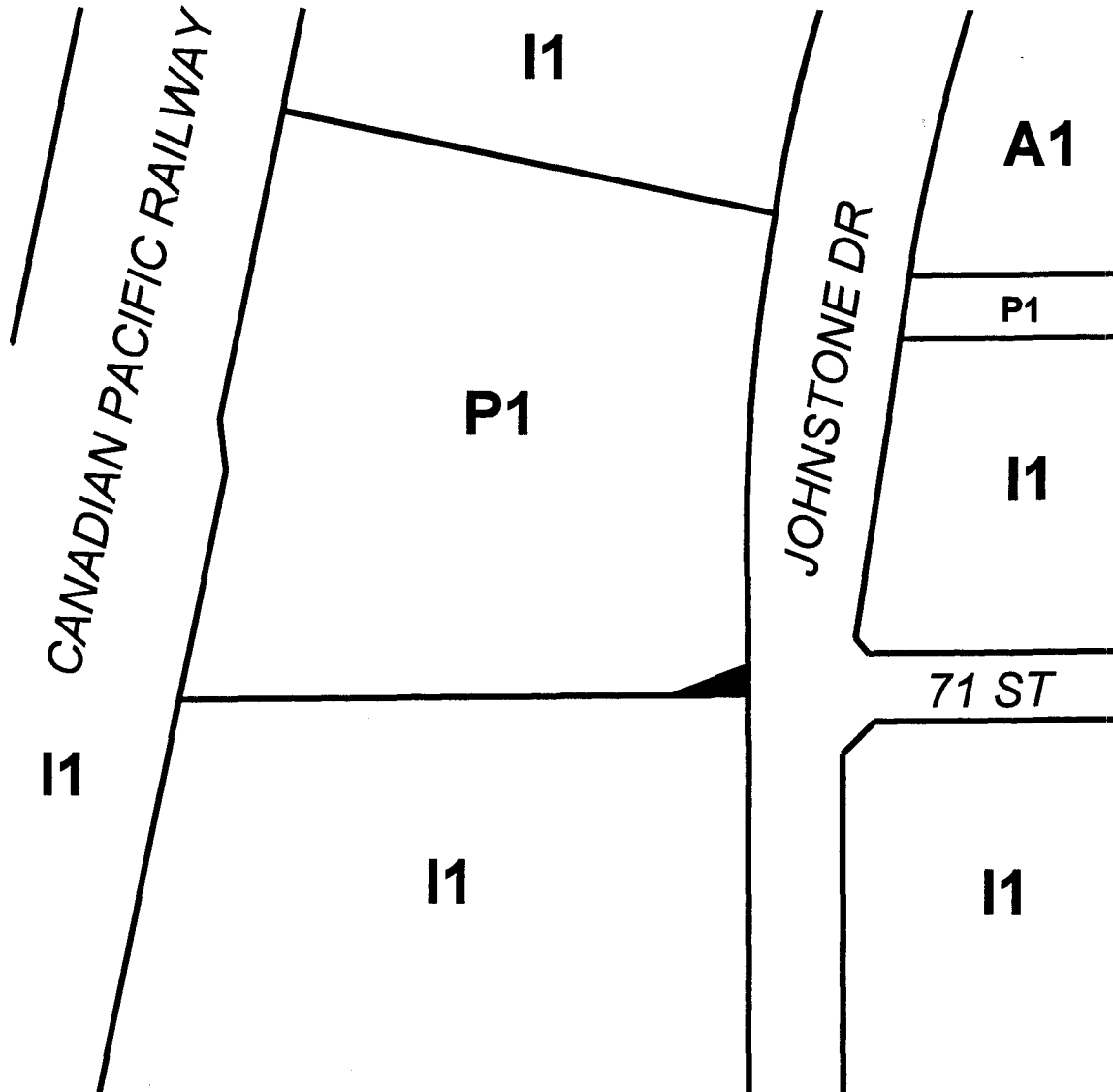
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

P1 to I1

AFFECTED DISTRICTS:

P1 - Parks and Recreation

I1 - Industrial (Business Service)

MAP No. 21 / 2001

BYLAW No. 3156 / BB - 2001

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: Engineering Services Manager
FROM: City Clerk
RE: Road Closure Bylaw 3285/2001
Lane Closure North of Lot 1, Block 2
East of Allsop Avenue/Drive

FILE

Reference Report:

City Clerk, dated July 4, 2001 and Engineering Services Manager, dated June 26, 2001

Bylaw Readings:

Road Closure Bylaw 3285/2001 was given second & third readings. A certified copy of the bylaw is attached.

Resolution:

"Resolved that Council of the City of Red Deer hereby agrees to amend the Council resolution of July 3, 2001 re: Closure of Lane East of Allsop Avenue/Drive as follows:

- 1) By deleting from Clause 2 the words "development of pedestrian walkway".
- 2) By deleting Clause 3 and substituting the following new Clause:

3 The lane to be landscaped in a manner that provides for an informal pedestrian walkway."

Subsequent to this resolution the original resolution as amended reads as follows:

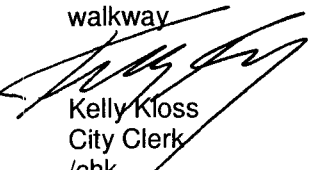
"Resolved that Council of the City of Red Deer, having considered the letter from Snell & Oslund Surveys (1979) Ltd., dated June 12, 2001, and the report from the Engineering Services Manager, dated June 26, 2001, re: Closure of Lane East of Allsop Avenue/Drive, hereby agrees to said closure subject to:

- 1) Passage of Road Closure Bylaw 3285/2001.
- 2) The developer to be responsible for all costs associated with the proposed lane closure including advertising, registration, lane removal, signing, landscaping, and installation of post and cable.
- 3) The lane to be landscaped in a manner that provides for an informal pedestrian walkway."

Report Back to Council:

Comments/Further Action:

Please provide the developer with guidance on the landscaping of this lane including closure and the informal walkway


Kelly Kloss
City Clerk
/chk
attchs.

c

Director of Development Services
Recreation, Parks & Culture Department
Land & Economic Development Manager
Inspections & Licensing Manager
Public Works Manager
Emergency Services Manager
F. Wong, Parkland Community Planning Services
D. Kutinsky, Engineering Services / Judy Olson, City Clerk's Clerk Steno

BYLAW NO. 3285/2001

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

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

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

"All that portion of lane, Plan 5026TR and lane, Plan 982 3751 lying within Plan _____, and containing 0.025 hectares more or less."

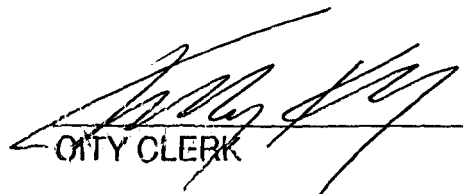
READ A FIRST TIME IN OPEN COUNCIL this 3rd day of July 2001.

READ A SECOND TIME IN OPEN COUNCIL this 30th day of July 2001.


READ A THIRD TIME IN OPEN COUNCIL this 30th day of July 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this 30th day of July 2001.


MAYOR


CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.


CITY CLERK



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

July 31, 2001

Mr. D. Vandenbrink
Snell & Osland Surveys (1979) Ltd.
#2, 5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Mr. Vandenbrink:

**Re: Road Closure Bylaw 3285/2001
Land Closure North of Lot 1, Block 2, Plan 982 3751
East of Allsop Avenue/Drive**

At the July 3, 2001 meeting of Council, Council passed the following resolution outlining three conditions related to the Closure and gave first reading to Road Closure Bylaw 3285/2001:

"Resolved that Council of the City of Red Deer, having considered the letter from Snell & Oslund Surveys (1979) Ltd., dated June 12, 2001, and the report from the Engineering Services Manager, dated June 26, 2001, re: Closure of Lane East of Allsop Avenue/Drive, hereby agrees to said closure subject to:

- 1) Passage of Road Closure Bylaw 3285/2001.
- 2) The developer to be responsible for all costs associated with the proposed lane closure including advertising, registration, lane removal, signing, landscaping, development of pedestrian walkway, and installation of post and cable.
- 3) The installation of a walkway on the lane to a size and standard satisfactory to the City Manager."

At the July 30, 2001 Council meeting the above resolution was amended to read as follows:

"Resolved that Council of the City of Red Deer, having considered the letter from Snell & Oslund Surveys (1979) Ltd., dated June 12, 2001, and the report from the Engineering Services Manager, dated June 26, 2001, re: Closure of Lane East of Allsop Avenue/Drive, hereby agrees to said closure subject to:

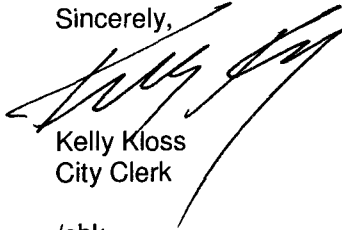
- 1) Passage of Road Closure Bylaw 3285/2001.
- 2) The developer to be responsible for all costs associated with the proposed lane closure including advertising, registration, lane removal, signing, landscaping, and installation of post and cable.
- 3) The lane to be landscaped in a manner that provides for an informal pedestrian walkway."

Also at this meeting, Road Closure Bylaw 3285/2001 was given second and third readings. A certified copy of the bylaw is enclosed for your information.

Snell & Osland Surveys (1979) Ltd.
July 31, 2001
Page 2

Please contact our Engineering Department to discuss the landscaping of this portion of lane. If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a long, sweeping horizontal line extending to the right.

Kelly Kloss
City Clerk

/chk
attach.

c: Engineering Services Manager
 Brian Lutz, Assessment & Tax Dept.

BYLAW NO. 3285/2001

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

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

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

"All that portion of lane, Plan 5026TR and lane, Plan 982 3751 lying within Plan _____, and containing 0.025 hectares more or less."

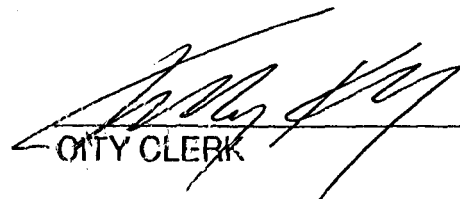
READ A FIRST TIME IN OPEN COUNCIL this 3rd day of July 2001.

READ A SECOND TIME IN OPEN COUNCIL this 30th day of July 2001.

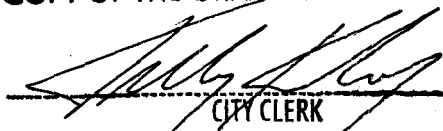
READ A THIRD TIME IN OPEN COUNCIL this 30th day of July 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this 30th day of July 2001.


MAYOR


CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.


CITY CLERK

DATE: July 4, 2001
TO: City Council
FROM: City Clerk
RE: Disposal of Municipal Reserve and Rezoning of
A Portion of Lot 6 MR, Block 6, Plan 002 1937
Land Use Bylaw Amendment 3156/BB-2001

History

At the July 3, 2001 meeting of Council, first reading was given to Land Use Bylaw Amendment 3156/BB-2001 and the following resolution was passed, regarding the above:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated June 25, 2001, re: Disposal of Municipal Reserve and Rezoning of a Portion of Lot 6 MR, Block 6, Plan 002 1937, hereby agrees that the following resolution be considered at the Council meeting of Monday, July 30, 2001 and to allow for the advertising of a Public Hearing to be held on Monday, July 30, 2001:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated June 25, 2001, re: Disposal of Municipal Reserve and Rezoning of a Portion of Lot 6 MR, Block 6, Plan 002 1937, hereby agreed to the disposal of municipal reserve lands described as:

"All that portion of Lot 6 MR, Block 6, Plan 002 1937 lying within subdivision plan _____, and containing 0.011 hectares more or less."

Public Consultation Process

The noted Disposal of Municipal Reserve and Land Use Bylaw Amendment are related to the sale of 0.011 ha (0.026 ac) of land for industrial use. The portion of land is being redesignated from P1 Parks and Recreation District to I1 Industrial (Business Service) District.

Public Hearings have been advertised for the above noted Land Use Bylaw Amendment and Disposal of Municipal Reserve, to be held on Monday, July 30, 2001, at 7:00 p.m. in the Council Chambers. In addition to the owners of the site, the owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendation

Following the Public Hearing, Council may

- 1) Pass a resolution agreeing to the Disposal of Municipal Reserve lands.
- 2) Consider 2nd and 3rd readings of Land Use Bylaw Amendment 3156/BB-2001


Kelly Kloss
City Clerk

MEMO

DATE: June 25, 2001

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **DISPOSAL OF MUNICIPAL RESERVE AND REZONING OF
A PORTION OF LOT 6 MR, BLOCK 6, PLAN 002 1937**

Background:

The City of Red Deer entered into an Option and Land Sale Agreement with 358154 Alberta Ltd. for the purchase of Lot 5, Block 6, Plan 002 1937 with the transaction closing September 30, 2001. The principle companies involved in this site are Shunda Consulting and Construction Management Ltd. and Bruin's Plumbing & Heating Ltd. who intend to split the 8.6 acre site as shown on the attached proposed plan of subdivision. Bruin's has already received Municipal Planning Commission approval for their development on the north half of this lot and Shunda's development permit application is expected shortly.

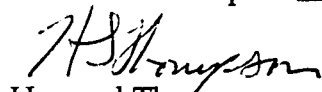
This parcel of industrial land is on the east side of the CP Rail line and fronts onto the portion of Johnstone Drive that is being constructed this summer. Engineering Services have been working with Bruin's to ensure that the northerly access point into the Bruin's development, as shown on their attached site plan, aligns with the future 71st Street into Golden West Industrial Park. The Engineering Department requires this alignment for traffic safety purposes and the Recreation, Parks and Culture Department support the partial disposal of MR, totaling 1,162 sq. ft. \pm (108.0 m² \pm), for this access.

358154 Alberta Ltd. is prepared to purchase this additional triangle of Municipal Reserve at the same price as the original parcel and consolidate it with the original parcel. As the this sale of land has not been completed, should City Council approve the disposal of a portion of the MR and rezone this area to I1- Industrial (Business Service) District (see PCPS report), Land and Economic Development will then adjust the final purchase price to include this additional area of land.

Recommendation:

That City Council approves the disposal of the portion of Municipal Reserve described as follows:

"All that portion of Lot 6MR, Block 6, Plan 002 1937 lying within subdivision plan _____, and containing 0.011 hectares more or less".

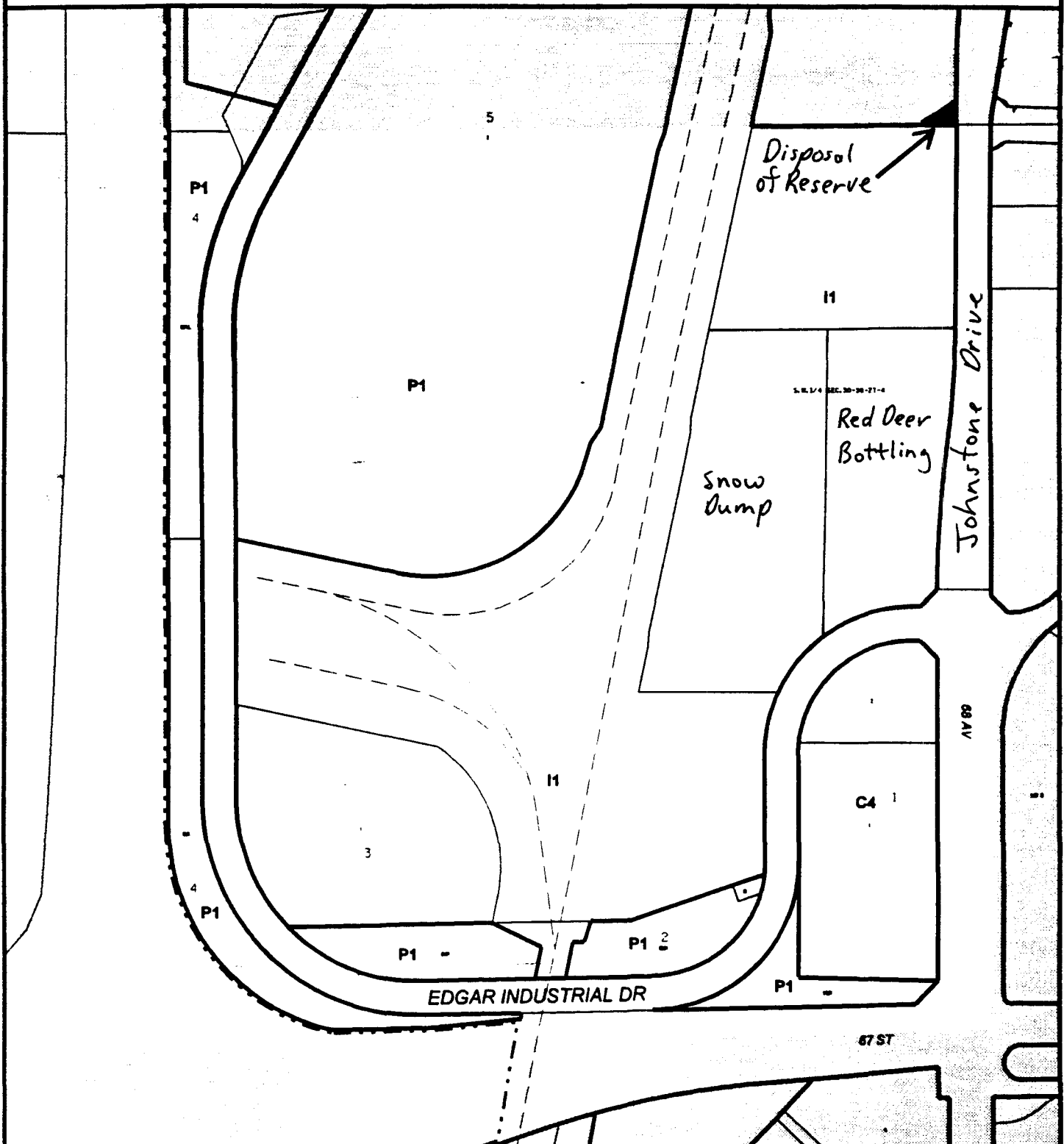


Howard Thompson
Land & Economic Development Manager

Attach.

- c. Ken Haslop, Engineering Services Manager
- Don Batchelor, Recreation, Parks and Culture Manager

LAND USE DISTRICTS



BYLAW NUMBER - 3156/96

AMENDMENTS:

3156 / Z - 97 17 - Sep - 1997
 3156 / B - 99 16 - Feb - 1999

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS

B13	C13	D13
B12	C12	D12
B11	C11	D11

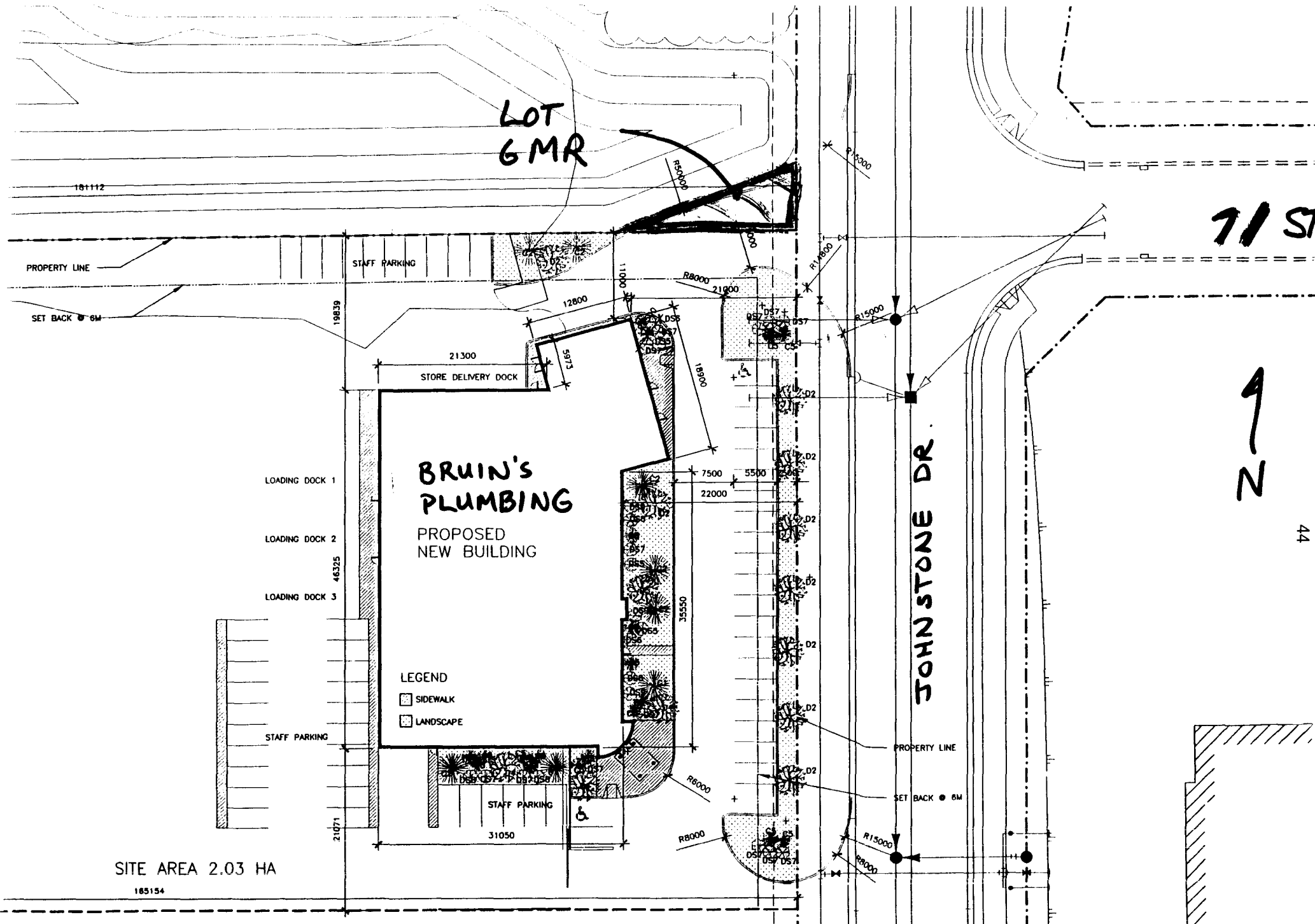
S.W. 1/4 -30-38-27-4



1:5,000
 25-FEB-1999

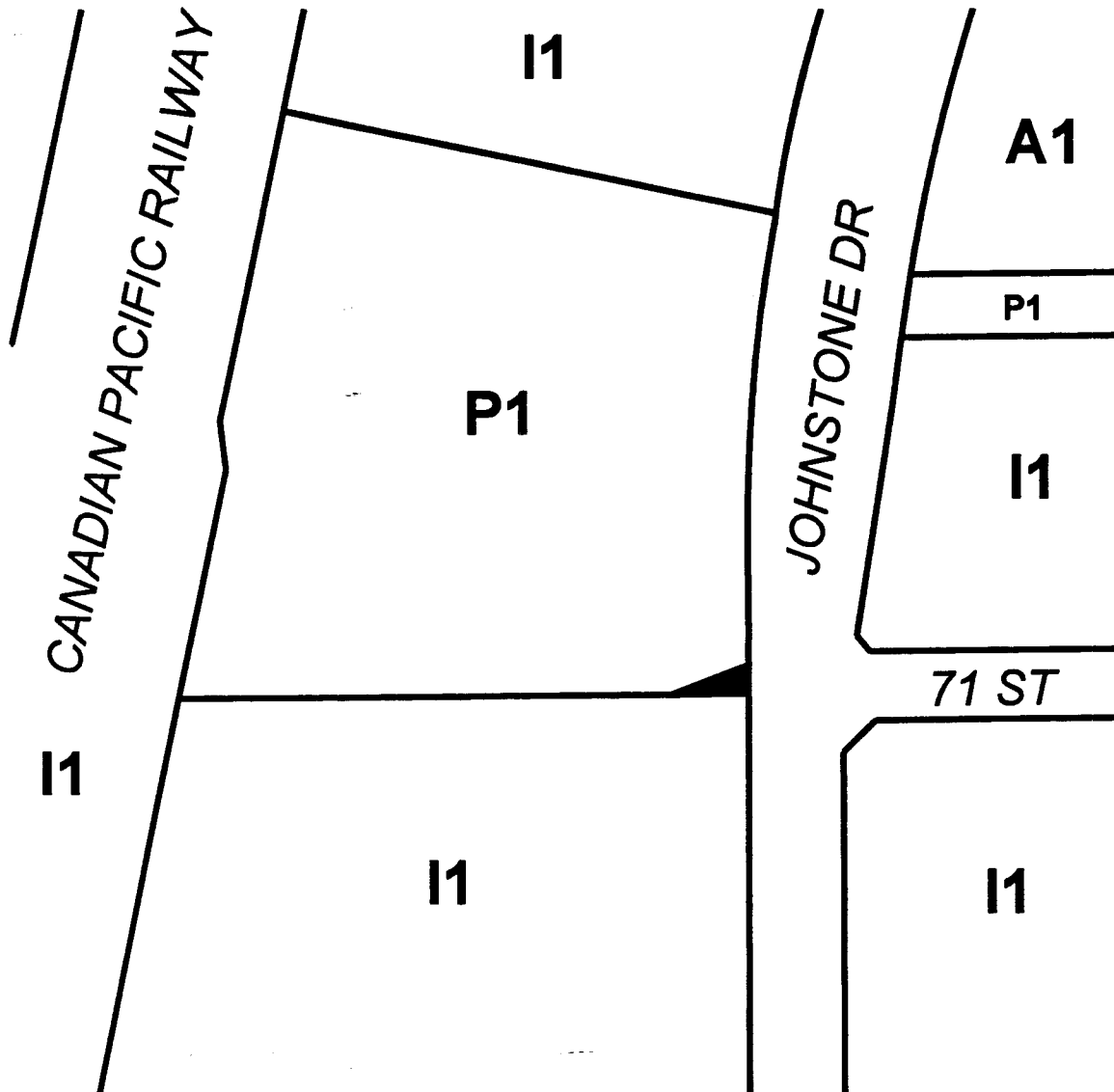
7/57

44



The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

P1 to I1

AFFECTED DISTRICTS:

P1 - Parks and Recreation

I1 - Industrial (Business Service)

MAP No. 21 / 2001

BYLAW No. 3156 / BB - 2001

Council Decision – Monday July 30, 2001

DATE: July 31, 2001

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

FROM: City Clerk

RE: Disposal of Municipal Reserve and Rezoning of
A Portion of Lot 6 MR, Block 6, Plan 002 1937
Land Use Bylaw Amendment 3156/BB-2001

FILE

Reference Report:

City Clerk, dated July 4, 2001, Land & Economic Development Manager, dated June 25, 2001 & Parkland Community Planning Services, dated June 25, 2001

Bylaw Readings:

Land Use Bylaw 3156/BB-2001 was given second and third readings. A copy of the bylaw is attached.

Resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated June 25, 2001, re: Disposal of Municipal Reserve and Rezoning of a Portion of Lot 6 MR, Block 6, Plan 002 1937, hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot 6, MR, Block 6, Plan 002 1937 lying within subdivision plan _____, and containing 0.011 hectares more or less”.

Report Back to Council: NO

Comments/Further Action:

The noted Disposal of Municipal Reserve and Land Use Bylaw Amendment are related to the sale of 0.011 ha (0.026 ac) of land for industrial use. The portion of land is being redesignated from P1 Parks and Recreation District to I1 Industrial (Business Service) District.

Please find attached for your information and use an Affidavit concerning the Disposal of Municipal Reserve.


Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
 Director of Community Services
 Director of Corporate Services
 Engineering Services Manager
 Inspections & Licensing Manager
 Recreation, Parks & Culture Manager
 D. Kutinsky, Engineering Services
 Judy Olson, City Clerk's Clerk Steno

C A N A D A

PROVINCE OF ALBERTA

TO WIT:

)
) IN THE MATTER OF SECTION 674
) OF THE MUNICIPAL GOVERNMENT
) ACT, 1994, CHAPTER M-26.1
)

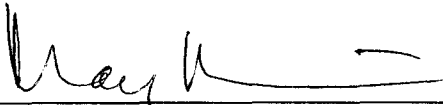
I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

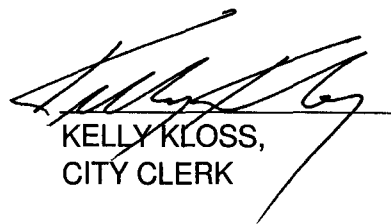
"All that portion of Lot 6, MR, Block 6, Plan 002 1937 lying within subdivision plan _____, and containing 0.011 hectares more or less".

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

DECLARED before me at the City of
Red Deer, in the Province of Alberta,
this 31st day of July,
A.D. 2001.



A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA


KELLY KLOSS,
CITY CLERK

May Mitchell, Commissioner for
Oaths in and for the Province of
Alberta. My Commission Expires
the 23 day of May, 2003

BYLAW NO. 3156/BB-2001

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

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

- 1 The "Use District Map C13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2001 attached hereto and forming part of the bylaw.

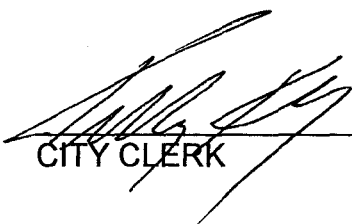
READ A FIRST TIME IN OPEN COUNCIL this 3rd day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

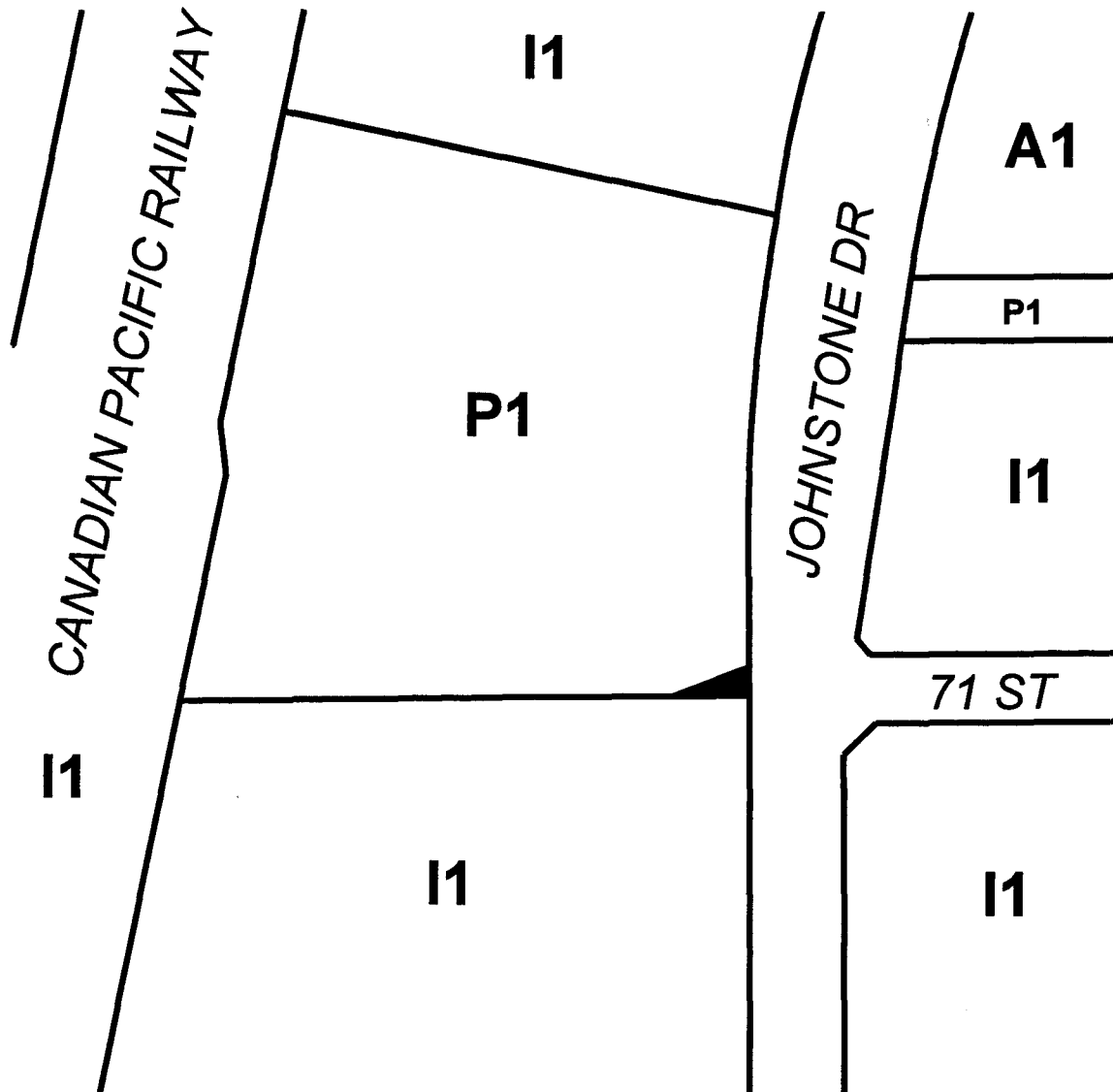
AND SIGNED BY THE MAYOR AND CITY CLERK this 30 day of July A.D. 2001.


MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

P1 to I1 

AFFECTED DISTRICTS:

P1 - Parks and Recreation

I1 - Industrial (Business Service)

MAP No. 21 / 2001

BYLAW No. 3156 / BB - 2001



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

July 31, 2001

358154 Alberta Ltd.
c/o Mr. Ben Meyer
Shunda Consulting & Construction Management
#1, 7935 Edgar Industrial Drive
Red Deer, AB T4P 3R2

Dear Mr. Meyer:

**Re: Disposal of Municipal Reserve
Portion of Lot 6 MR, Block 6, Plan 002 1937
Land Use Bylaw Amendment 3156/BB-2001**

At the City of Red Deer's Council Meeting held Monday, July 31, 2001, a Public Hearing was held with respect to the noted Disposal of Municipal Reserve and Land Use Bylaw Amendment. Following the Public Hearing, the noted resolution was passed:

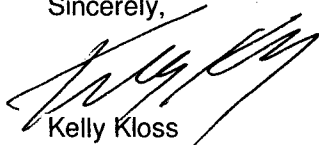
"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager dated June 25, 2001, re: Disposal of Municipal Reserve and Rezoning of a Portion of Lot 6 MR, Block 6, Plan 002 1937, hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot 6, MR, Block 6, Plan 002 1937
lying within subdivision plan _____, and
containing 0.011 hectares more or less".

The Disposal of Municipal Reserve involved 1,162 sq. ft. \pm (108.0 m² \pm) of land to ensure that the northerly access point into the developed site aligns with the future 71st Street into Golden West Industrial Park. Land Use Bylaw Amendment 3156/BB-2001 redesignates the portion of land to be developed from P1 Parks and Recreation District to I1 Industrial (Business Service) District. I have attached a copy of the legal affidavit outlining the Disposal of Municipal Reserve for your information and records.

Please do not hesitate to contact me should you have any questions or require further clarification regarding Council's decision. Mr. Howard Thompson, Land & Economic Development Manager, can be contacted at 342-8106 regarding the sale of the property.

Sincerely,



Kelly Kloss
City Clerk

/chk

/attach.

c Land & Economic Development Manager
City Planner

BYLAW NO. 3156/BB-2001

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

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

- 1 The "Use District Map C13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2001 attached hereto and forming part of the bylaw.

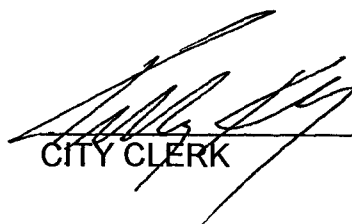
READ A FIRST TIME IN OPEN COUNCIL this 3rd day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

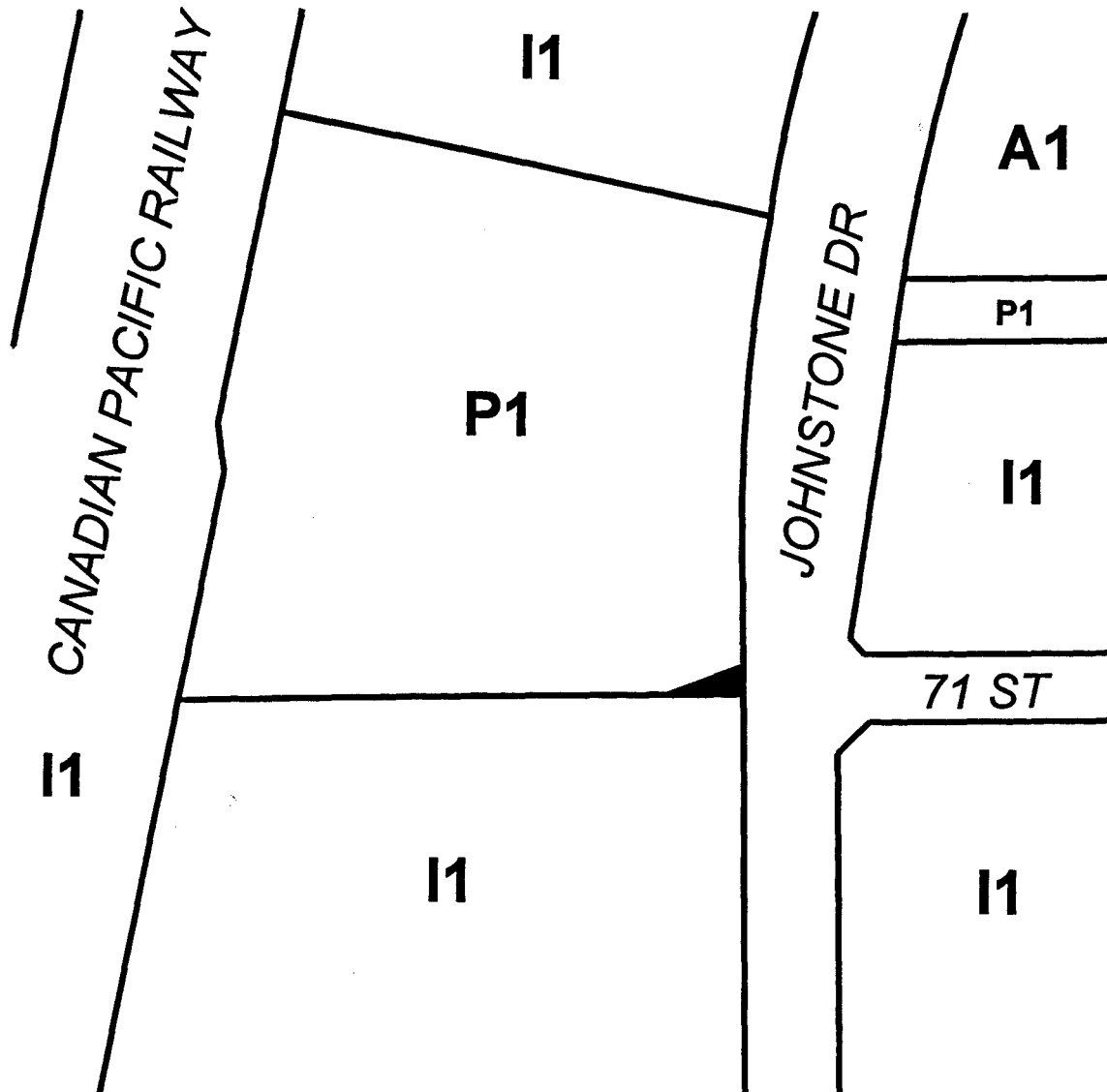
AND SIGNED BY THE MAYOR AND CITY CLERK this 30 day of July A.D. 2001.


MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

P1 to I1

AFFECTED DISTRICTS:

P1 - Parks and Recreation

I1 - Industrial (Business Service)

MAP No. 21 / 2001

BYLAW No. 3156 / BB - 2001

C A N A D A

PROVINCE OF ALBERTA

TO WIT:

)
) IN THE MATTER OF SECTION 674
) OF THE MUNICIPAL GOVERNMENT
) ACT, 1994, CHAPTER M-26.1
)

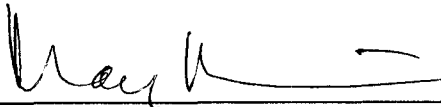
I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

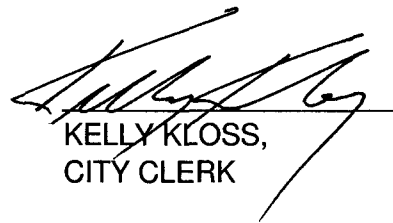
"All that portion of Lot 6, MR, Block 6, Plan 002 1937 lying within subdivision plan _____, and containing 0.011 hectares more or less".

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

DECLARED before me at the City of
Red Deer, in the Province of Alberta,
this 31st day of July,
A.D. 2001.



A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA


KELLY KLOSS,
CITY CLERK

May Mitchell, Commissioner for
Oaths in and for the Province of
Alberta. My Commission Expires
the 23 day of May, 2003

Date: July 5, 2001

To: Kelly Kloss, City Clerk

From: Colleen Jensen, Community Services Director
Barbara Jeffrey, Social Planning Manager

Re: Golden Circle Expansion Feasibility Study

Attached for your information is a copy of the Golden Circle Expansion Feasibility Study.

Background

In December 1999, the Golden Circle Expansion Committee hired a team of consultants to look at the feasibility of adding on to the Golden Circle. This project was the result of a 1998 Strategic Business Plan that the Golden Circle Management Board had completed. One of the goals within their plan was to ensure the most efficient use of the existing building, and a further goal was to explore the feasibility of expansion of the building.

The consulting team was under the leadership of John Hull Architect, with support from Peggy Birse Lough, and further assistance from Derryn Yeomans, Lorne Daniel and Denise Henne. The process used to develop the report was extensive and included:

- Documenting past and present use by program users, staff and other organizations.
- Meeting with neighbouring institutions, such as the Museum, Recreation and Parks.
- Using demographics.
- Visioning with all stakeholders, including staff, users, clubs, general community, funders and other related seniors' groups.
- Preparing a detailed site analysis, including the existing condition of the facility.

Once information was collected, a draft was presented at an Open House at the Golden Circle, and information was on display at other locations, such as the Public Library and the Downtown House. A total of 290 newsletters and questionnaires were also distributed; 65 surveys were returned.

It is also important to note that, while this study was being done, the Greater Downtown Action Plan was underway, and the Cultural Master Plan Steering Committee was in the process of having the Terms of Reference developed so that work on it could proceed. As part of the Greater Downtown Action Plan, one of the recommendations was that a total plan be done for the development of Rotary Recreation Park, including the Golden Circle.

The Outcome

As many of you may be aware, the final report on the Golden Circle Expansion Feasibility was completed in May 2000. It was presented to the Golden Circle Board in June 2000, where it was accepted with the understanding that there was still significant work to be done. The report recommends expansion and emphasizes that:

- The expansion be two levels, with the main level having a large multi-purpose hall that could also accommodate performing arts presentations. The main level would also see all of the administrative offices moved along the north side.
- The lower level accommodate the current music, games and craft rooms, and also leave approximately 4,450 square feet for future development, which could be for offices or other related seniors' services.
- That the current building be renovated at the same time as the expansion, with the consolidation of the kitchen, work area and storage area. The current front door could become an entrance for use by other related seniors' groups, and a suite of offices would be developed where the current administration offices exist. The washrooms would be reconfigured and a new entry corridor developed. An elevator to the lower level would also be added. The greenhouse and library would remain. A new heating, ventilation and air-conditioning system would also be installed.
- A new passenger drop-off zone should be built on the northeast corner of the existing parking lot.
- There should be additional handicapped and general parking to the northeast of the building.

The total estimated budget for the work as noted above is \$3.5 million.

At the September 2000 meeting of the Golden Circle Board, discussion was held with respect to the Feasibility Study and determined that:

- The board would hold off on any specific action until the Cultural Master Plan was complete.
- The board request to be part of the steering committee, should a plan be undertaken for the development of Rotary Recreation Park.
- The report be sent to Council for information, with a request for discussion on how the Golden Circle might best proceed. It was acknowledged that if expansion were to take place, then significant fundraising will need to be undertaken and this may take several years. Some of the funding could possibly come from the Alberta Legacies Grant Program.
- The expansion could be a 100th Anniversary Project, looking to completion in 2005.

Since the September meeting, the following has occurred:

- The Cultural Master Plan is well underway, with preliminary suggestion that there is a need for smaller performance spaces, such as might be available in the multi-purpose hall, should the Golden Circle Expansion Project proceed. The final draft of the Cultural Master Plan is expected to be completed in August 2001.
- Funding has been finalized in the 2001 City budget to undertake the Rotary Recreation Park development study.

Page 3

July 5, 2001

Golden Circle Expansion Feasibility Study

- The City has submitted an extensive application to the Alberta Legacies Grant Program for development of the Greater Downtown, including the 48th Street Promenade, and some work in Rotary Recreation Park. While the Golden Circle is mentioned in The City application, it is not included as one of The City's projects.
- The Golden Circle is interested in submitting an application to the Alberta Centennial Legacies Grant Program as a community non-profit, where they will indicate how their application fits nicely with The City's. Some preliminary background work has been done, but no application will be made until City Council has discussed the feasibility study.
- Council met with the Golden Circle Board and staff in late June 2001 to have preliminary discussions on the impact of any expansion on other projects, such as:
 - The implementation of the Cultural Master Plan;
 - The development of the plan for Rotary Recreation Park;
 - The implementation of the Downtown Action Plan (including the outcomes from the Alberta Centennial Legacies Grant application);
 - The updating of the Community Services Master Plan.
- The Golden Circle Board was advised to bring the proposed expansion of the Golden Circle to a meeting of Council.

All parties are aware that the expansion is in the preliminary stages and that community consultation, a capital fundraising plan and potential partnerships are some of the issues that will need to be addressed.

RECOMMENDATION

THAT Council of The City of Red Deer support the expansion of the Golden Circle in principle and encourage the Golden Circle Board to move forward with community consultation, a capital fundraising plan and potential partners.


Colleen Jensen
Community Services Director


Barbara Jeffrey
Social Planning Manager

:dmg

Att.

- c. Ron Bower, Chair, Red Deer Golden Circle Society
- David Murphy, Executive Director, Golden Circle

DATE: July 5, 2001
TO: Kelly Kloss, City Clerk
FROM: Barbara Jeffrey, Social Planning Manager
RE: Operation and Maintenance for the Expansion of the Golden Circle

Council is aware that the Golden Circle is a City-owned facility which is operated by a volunteer board of the Golden Circle Senior Society. The City of Red Deer provides funding to the Golden Circle for some programming and for facility maintenance.

The funding for programming is through the Family and Community Support Services Program and is directed toward the Outreach Program, volunteer coordination and the administration of the Home Maintenance Program. Funding for all other activities at the Golden Circle are provided through fees for service and very active fund raising.

In the late 1980's, Council instituted a comprehensive 10-year Maintenance Plan for city-owned facilities. The funding for the Plan has allowed the Golden Circle to be maintained in a condition conducive to the many events for seniors and for rentals for community meetings, receptions, etc.

The value of the maintenance used for the Golden Circle over the past seven years has ranged from \$4000 to \$45,000 with the average being \$14,780. The 2001 – 2010 Infrastructure Maintenance Plan, without the expansion, ranges from \$5000 to \$49,000 with the average being \$26,113. The proposed expansion more than quadruples the size of the building, from the present 6350 sq. feet to 26 715 sq. feet. The proposed cost of maintenance in the Study is \$15,000 per year. The Study (6-11) suggests that

“Operating efficiencies due to increased insulation levels, better windows, two story construction, better mechanical systems and controls result in a utilities multiplier of 2.25 rather than 3 based on area.”

In discussion with the Facilities Technical Services Coordinator for The City, Jerry Hedlund, and in consultation with Rich Roberts, former Facilities Coordinator, they suggest that the first 10 years of operation will not require significant maintenance other than wear and tear on the premises. Depending on choices and quality of flooring, etc., the largest expense in those first years would be painting, carpet replacement and hardwood refinishing. We are also advised that the life expectancy of some items is greater because of technological advances. The renovation of the existing building at the time of expansion would reduce the need for some maintenance in those first 10 years. For instance, roof re-shingling is scheduled for 2007 and estimated cost is \$30,000. Part of the existing roof may be replaced during renovations.

Based on the size of the new building, the average costs of maintenance on the existing building over the last 7 years and the rising costs of labour and materials, the estimate of maintenance from the Social Planning Department's point of view should be a yearly average of approximately \$60,000.

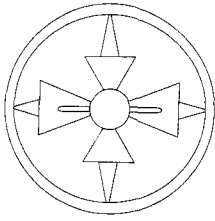
In discussion with the Golden Circle and with Colleen Jensen, Community Services Director, a decision has been made that the maintenance that will be carried out, should City Council

decide to support expansion, is only that which is necessary to keep the building safe and useable. If Council agrees, any funds now designated to maintenance but not used would be kept in reserve to use as matching for donations and grants such as the Community Facilities Enhancement Grant (CFEP). A copy of the 2001 – 2010 Infrastructure Maintenance Plan for the Golden Circle is available from the department.

If the expansion goes ahead, the Golden Circle will be encouraged to work toward the recovery of funds for ongoing maintenance from the programs and partners operating in the building. For example, any rental would have an amount inclusive in the fee that would be used for maintenance. The costs of maintenance would then be spread among the groups actually using the facility.

A handwritten signature in black ink, appearing to read "Jeffrey".

cc Colleen Jensen, Director, Community Services



GOLDEN CIRCLE SENIOR RESOURCE CENTRE

4620 - 47 AVENUE - RED DEER, ALBERTA T4N 6C3

Phone: (403) 343-6074 Fax: (403) 343-7977

E-mail: goldcirc@incentre.net

April 6th, 2001

City of Red Deer
Director, Community Services Division
Colleen Jensen
PO Box 5008
Red Deer, AB T4N 3T4

Dear Colleen:

Please find enclosed for your perusal the information on the operating costs of the proposed facility expansion, corresponding revenues and the long-term maintenance. The particular challenge in determining operating cost was in projecting utility and gas expenses. In discussing this with the energy companies they indicated until you know what the exact design of the building and what type of equipment that we will be using for heating and air conditioning it would make it difficult to determine the actual fuel consumption. In addition, the fuel rates in 2001 are high but in two years no one knows where those costs will be.

Our operating budget for the year 2000 was \$62,000. I am projecting that the annual operating budget for the expanded facility would be \$170,800. Which when you consider that the facility will increase to 30,000 square feet from 10,000 square feet then that's makes sense. In order to make this project viable there is a need for the Golden Circle to generate an additional \$109,000.

In looking at the projected revenue the following consideration was taken into account.

Kitchen

The kitchen will be enlarged so there should be an increase in the capacity to generate more sales. Thought has been given that our kitchen will be able to serve not only lunch but also for breakfast and potentially evening meals.

Offices

In order for this project to go forward it will be necessary to continue and have in place agencies that we will partner with. One of our goals at the Golden Circle is to provide one stop shopping of senior services for the older adult. In doing this groups using the facility as a permanent site would be charged a rent.

Room Rental/Multipurpose Room/Dining Hall

It is anticipated that more rooms will be available to rent out either during the day or in the evening. Since the multipurpose room will also act in the capacity for performing arts groups then associated revenue should be anticipated. It is normal practice in the performing arts area to charge a percentage for ticket sales this has been included.

Receptionist

There will be a need to have a full time receptionist at the facility. The cost of this will be shared amongst the partners in the facility that are renting offices.

Long term Maintenance

Once the expansion is completed for the most part there will little need for additional funding for this except in the area of preventive maintenance, which would be covered off by the maintenance budget and what has been budgeted in the ten-year maintenance plan. Currently the ten-year maintenance annual budget varies from 10- 35,000 dollars. . During the ten- year period the only consideration will be for the painting of the interior. Consideration will need to be given to what the cost will be after the ten years when it will be necessary to look at replacement costs. The annual maintenance budget could be as high as \$85,000. This will need to be budgeted for and is currently provided through the City of Red Deer operating budget.

I believe that the budget is realistic both in terms of operating costs and expected revenue for the potential expansion. In determining the budget I consulted with representatives from the city, John Hull and the energy companies. In order to achieve our budget goals it will be necessary to have the partnerships in place and to market the facility to community. Is this feasible? I would say yes. But this is only a starting point. A great deal of discussion needs to take place to make this expansion a reality. Our management board of the Golden Circle believes is at a point now where we need to have both the Social Planning Department and City Council provides us with the direction on how to proceed with this project. I look forward to the May 2nd, 2001 meeting when we present the feasibility plans and other thoughts to the Mayor and councilors of city council. Please contact me so we can discuss how this information will be presented to city council.


David Murphy
Executive Director

Projected Revenue to Offset Operating Cost of Expansion

Kitchen	10,000
CRDSS	20,000
Grants	5,000
Fundraising	4,000
Offices (5 groups @ \$400 a month)	24,000
Room Rental	10,000
Multipurpose room (30 @ \$400)	12,000
Ticket Sales	1,000
Dining Room (20 @ \$325)	6,500
Receptionist cost recovery	16,800

Subtotal	109,300
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Existing Budget Amount	61,564
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Total	170,864
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Operating Cost of the Expansion

Utilities (gas & electricity)	60,000
Parking Lot Share	6,000
City Building Maintenance Share	3,000
Maintenance & Upkeep	15,000
Telephone	5,000
Custodial Staff (2 staff)	60,000
Alarm	800
Receptionist	21,000
Total	170,800

Existing Building Costs

	1998	1999	2000	Projected
Utilities(gas & electricity)	12,620	17,287	17,500	60,000
Parking Lot Share	3,904	2,924	2,264	6,000
City Building Maintenance Share	1,700	1,700	2,000	3,000
Maintenance & Upkeep	13,697	6,370	8,400	15,000
Telephone			3,000	5,000
Custodial Staff	23,900	28,100	28,000	60,000
Alarm	400	400	400	800
Receptionist				21,000
 Total	 56,221	 56,781	 61,564	 170,800

Comments:

As noted in the attached feasibility report, the Golden Circle has identified the current inadequacy of their facilities to meet demand both now and in the future. We acknowledge the importance of developing a long-term plan for the Centre which will allow it to address those needs. The Golden Circle Board is currently requesting Council's support to go to the next concrete step in advancing an expansion project. In particular the development of a community consultation process and the initiation of a capital fund raising plan. Included in those steps would be an application to the Alberta Legacies Grant Program. We agree with the need to move to the next step and recommend that Council support this. We anticipate that an important part of that next stage will be the completion of a business plan which proves out the financial feasibility of the project, in particular the capability of the Centre to meet its operating costs and make an increased contribution to its building maintenance costs. Ultimately, as the business plan is finalized, it will need to include very clear indication for Council what the implications would be for any on-going support from the City including both operations and maintenance.

It should be noted that the application to the Alberta Legacies Grant Program will be a significant additional request to the Provincial Government following on the heels of the City's own request for a Legacies Grant to implement significant projects within the Greater Downtown Action Plan. We acknowledge that there is some potential for these two projects to be seen as competitive in their request for funds though, in fact, all the projects represent significant improvements in the Downtown and are complimentary in their ability to meet the future needs of the Downtown Action Plan. Should Council agree to encourage the Board to move through the next important steps in this process including a Grant application, we recommend that Council direct the Administration to prepare correspondence to the Province to be submitted with the Grant application making it clear that we see these projects as being complimentary rather than competitive, and that we would not want one Grant to negatively impact the other.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

COUNCIL MEETING OF JULY 30, 2001

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: GOLDEN CIRCLE
EXPANSION FEASIBILITY STUDY**



Golden Circle Resource Centre
Expansion Feasibility Study —

Submitted to: —

The Golden Circle
Building Expansion Steering Committee
May 16, 2000

Prepared by: —

John Hull Architect
Peggy Birse Lough

With assistance from:

Derryn Yeomans
Lorne Daniel
Denise Henne



**John Hull
Architect**

C8
5580 45th Street
Red Deer AB
T4N 1L1

Phone (403) 309 3690
Fax (403) 309 7292
Email
jharch@telusplanet.net

May 16, 2000

Golden Circle Resource Centre
4620 47th Ave
Red Deer AB
T4N 3P5

Attn: Ron Bower, Expansion Steering Committee Chair
Re: Golden Circle Expansion Feasibility Study

Dear Sir,

On behalf of the consultant team, I am pleased to present to you and your Committee the final report of the Golden Circle Expansion Feasibility Study.

We would like to thank the members of the Expansion Steering Committee for their effort and support:

Ron Bower, Chair, Circle of Red Deer Seniors' Society
Helen Mewha, Golden Circle Board
Vern Gairns, Central Lions Club
Ruby Martin, CRDSS Board
Darlene Yarish, DTHR Home Care
Jim Young, Kiwanis Club
Colleen Palichuk, Golden Circle Executive Director and
Colleen Jensen, City of Red Deer Social Planning Director
and more recently,
Wendy Klassen, Acting Executive Manager.

We feel the Report is a strong document that establishes extensive baseline information about current activities and opens the door to very feasible expansion possibilities.

The plans for renovations and expansion reflect what the consultants heard at meetings, workshop sessions, through survey responses and over coffee at several Express lunches.

We wish you luck in the next stages of your expansion project, and hope to continue our involvement with you.

John Hull

Peggy B. Lough

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1.0 Executive Summary

1.1 Introduction:

In December 1999, the Golden Circle Expansion Steering Committee hired a team of consultants to look at the feasibility of adding on to the Golden Circle Resource Centre.

The existing building was built in 1977, with funding and initiative taken by the City, the Province, and several local Service Clubs and Agencies (see Appendix H for more detail). The first addition, the Stuart Fleming Wing comprising the Greenhouse, Music and Craft rooms, was completed in 1980. The Golden Circle is owned by The City of Red Deer, and operated by a volunteer board of the Red Deer Golden Circle Society.

The need for additional programme space to meet the expanding requirements of Red Deer seniors was identified as far back as 1990 in a report commissioned by the Golden Circle.

In 1998, the Golden Circle Management Board prepared a Strategic Business Plan to focus and guide its activities. One of the goals of the Plan was to ensure the most efficient use of the existing building. A further goal was to explore the feasibility of adding an expansion to the building.

The 2000 Golden Circle Expansion Feasibility Study was carried out at the same time as a rewrite of Red Deer's Downtown Concept Plan was entering its Draft Plan stage and just prior to the awarding of a contract for another study, The City of Red Deer's Cultural Master Plan.

The Downtown Concept Plan recognizes Rotary Recreation Park, of which the Golden Circle is a part, as an important part of the fabric of Red Deer's developing Downtown. It recommends opening the Park to an easy flow of pedestrian movement, with lit trails linking an upgraded parking lot at the south

Golden Circle Guiding Principles

- ☐ Individuality
- ☐ The right to self-determination, dignity and respect
- ☐ Promoting healthy aging physically, emotionally, and mentally
- ☐ Services which enhance people's ability to live independently
- ☐ Ensuring people have the opportunity to participate in all decisions affecting their well-being
- ☐ Working with the network of community agencies to provide comprehensive, enhanced service
- ☐ Universal access to our services

end to 47th Street at the north. The Park would become a major north-south link from the perimeter trail system to the heart of the City. In this vision, the Golden Circle would be one of a number of attractions along a pedestrian trail, along with the Museum, Heritage Square, the Ghost sculpture, community BarBQ area and Farmers Market.

The Cultural Master Plan may identify needs in the community and Downtown which could, through strategic community partnering, be incorporated into the expansion plans of the Golden Circle and Museum.

The Terms of Reference for the Expansion Feasibility Study, as well as the Consultants' Work Plan called for a high degree of public and stakeholder involvement. A variety of strategies were developed to achieve this input throughout January, February and March 2000.

An active and knowledgeable Steering Committee reviewed and commented on the Consultants' research at regular monthly meetings.

1.2 Executive Summary

The general finding of this study is that the existing Golden Circle has serious inadequacies for the delivery of its current and proposed services to Red Deer seniors.

Even if the existing building were completely renovated, the space available would fall short of being able to support the full extent of the services that the Golden Circle Resource Centre projects it will provide in the future.

That said, the type of space being proposed in the addition is flexible and varied. If use decreases in the future, the Golden Circle could evolve and easily support other community functions.

Opportunities for strategic partnering should be explored, which will ensure diverse use of the building and will also assist through the fund-raising stage. This approach is recognized and endorsed by the membership.

Staff and users identified a number of problems with the existing building. Inadequate accessibility, cramped and insufficient programme spaces, lack of office space, poor kitchen layout, and lack of storage were some of the major issues raised.

They also identified additional long term needs that could not be accommodated by the existing building. There is a conflict between the use of the current main hall as a drop-in centre and dining room, and its use as a multi-purpose activity centre for such uses as dances, theatre, Tai Chi and cards.

As well, the development of the Golden Circle as a Resource Centre with expanding Outreach Services has brought a need for more offices and administration space.

The following exterior and site issues were identified: the need for better handicapped parking, a

Membership in the Golden Circle is through the sister organization, the Circle of Red Deer Seniors' Society, which at the end of 1999 had 1,000 members.

There is an urgent need for an all-purpose room and smaller rooms with size flexibility to accommodate the programming schedule.

passenger drop-off, more parking at peak times, easier access to the building, better lighting and accessible raised garden beds.

The Expansion Plan Proposal was presented to the Golden Circle membership in mid-March 2000. A well attended Open House, a newsletter describing the plans and process, a survey questionnaire and media reports offered the plan for community review in a number of ways.

The survey results strongly supported the basic design direction of the proposal.

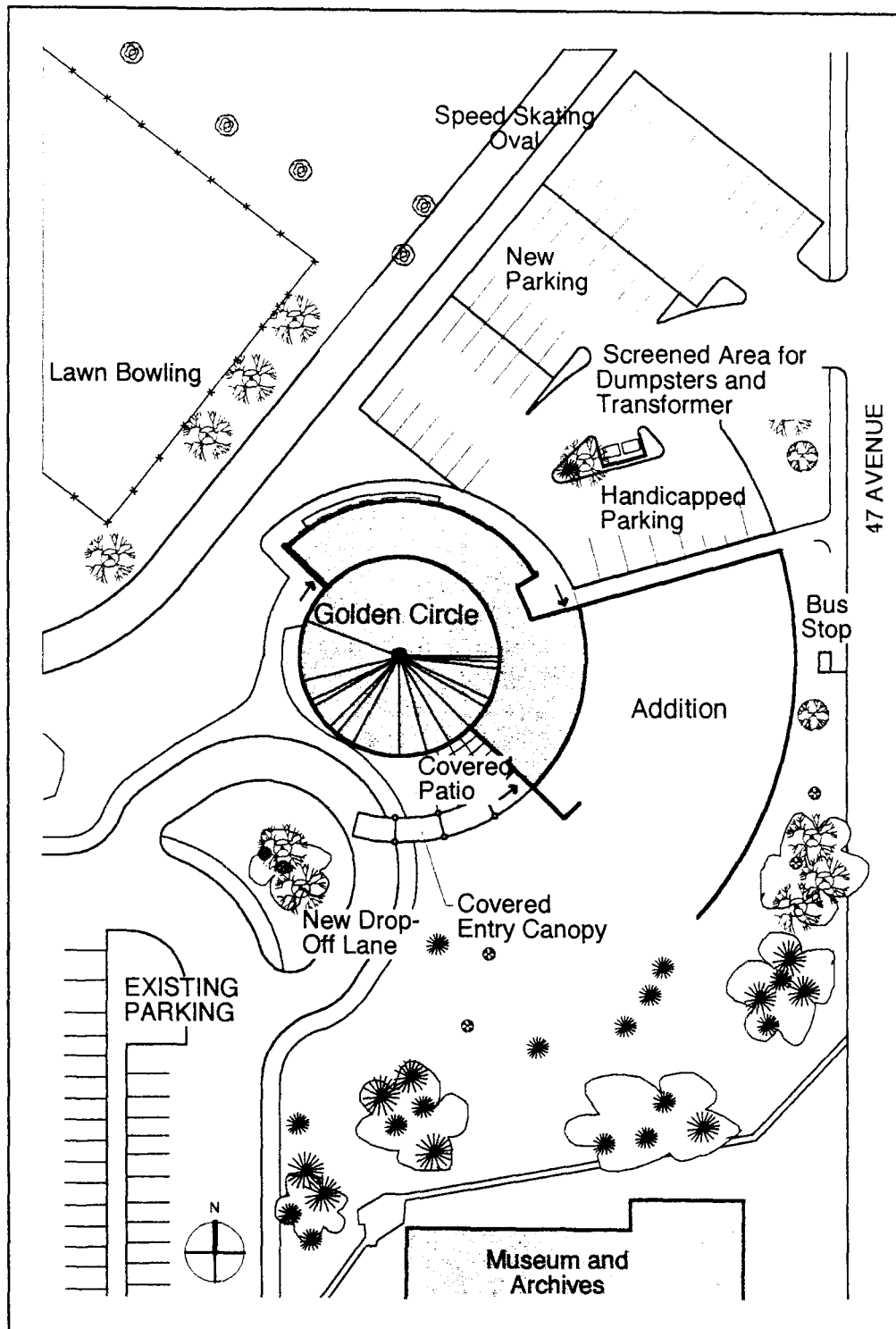
The following Site and Floor Plans show an expansion proposal, which has evolved, from the many issues presented to the Consultants during the planning process.

The Steering Committee did not set a construction budget to work towards for this study. The expansion proposal represents an attempt to incorporate the wishes and requirements of the seniors' community involved with the Golden Circle. A capital and operating budget estimate is included as requested in the Terms of Reference.

The total area of the proposed addition is 20,355 square feet on two floors (10,177 per floor). The total project budget estimate for the addition and renovations to the existing facility is \$3,510,000 (year 2000 dollars).

Proposed Site Plan

1-5

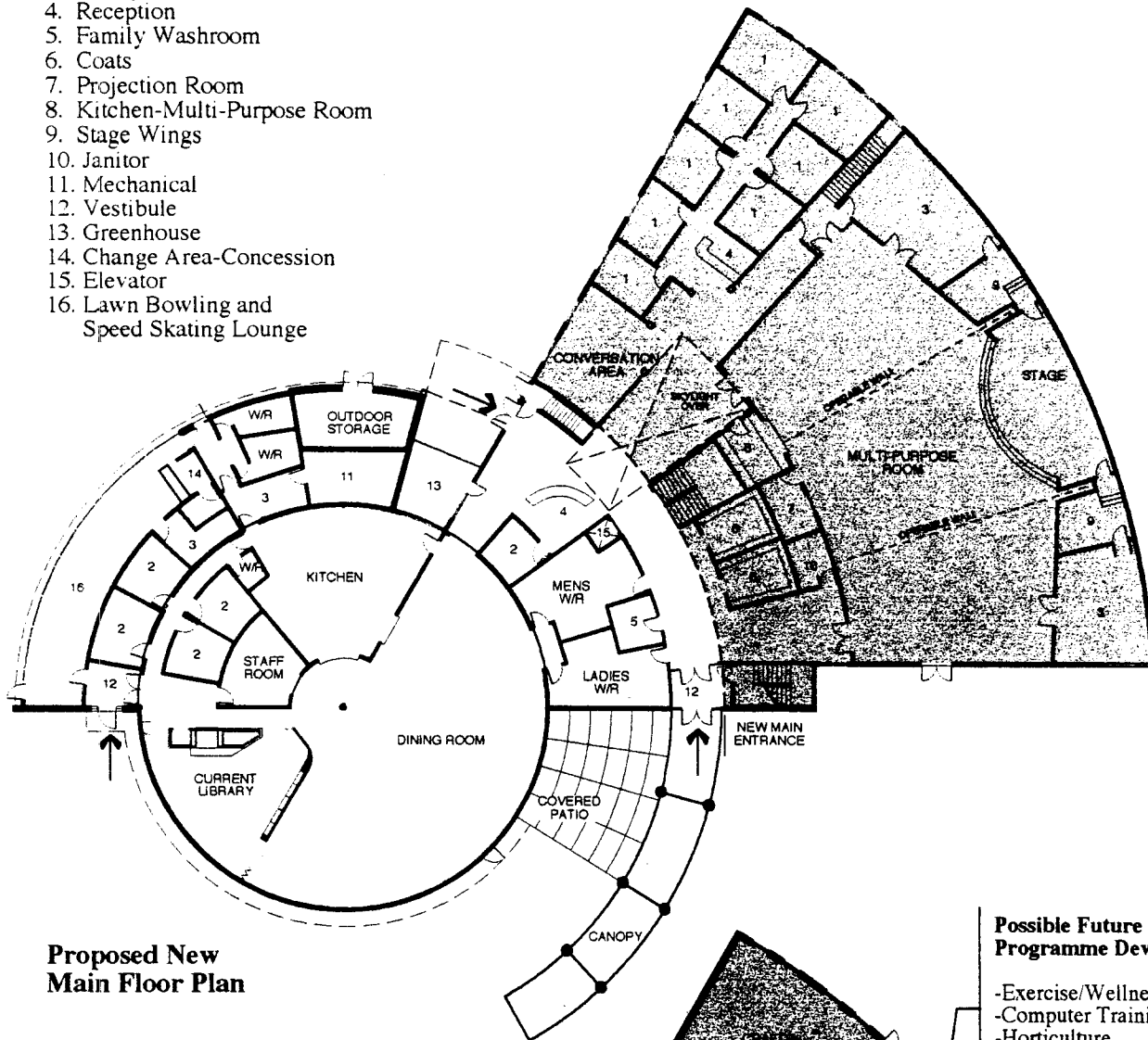


Proposed New Floor Plans

1-6

Legend:

1. Administration Offices
2. Offices
3. Storage
4. Reception
5. Family Washroom
6. Coats
7. Projection Room
8. Kitchen-Multi-Purpose Room
9. Stage Wings
10. Janitor
11. Mechanical
12. Vestibule
13. Greenhouse
14. Change Area-Concession
15. Elevator
16. Lawn Bowling and Speed Skating Lounge



Proposed New Main Floor Plan

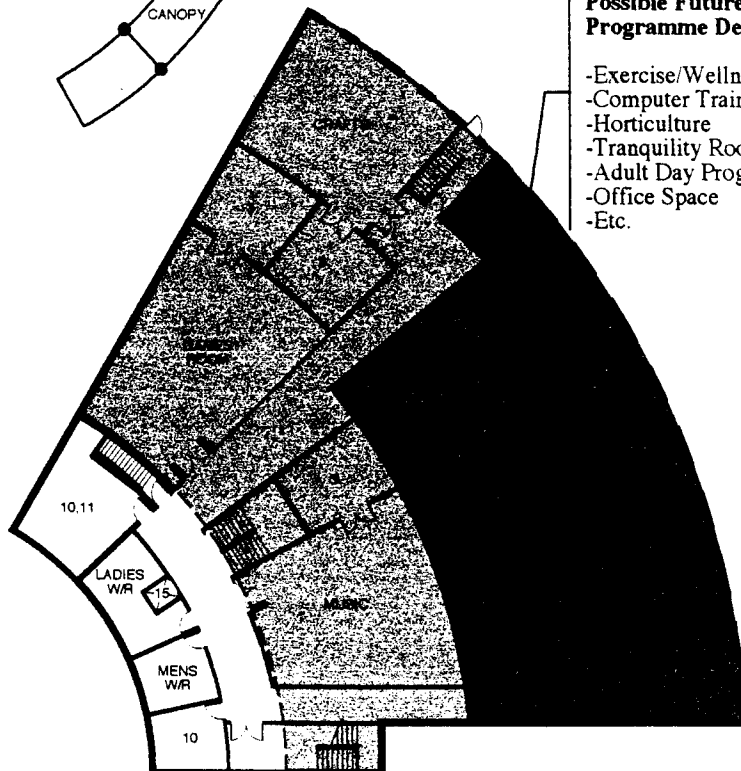
Legend:

- Existing Building
- Proposed Addition
- Proposed Future Development

Possible Future Programme Development:

- Exercise/Wellness Centre
- Computer Training
- Horticulture
- Tranquility Room
- Adult Day Program
- Office Space
- Etc.

Proposed New Lower Level



2.0 Methodology

Using a community development approach, the process of the Golden Circle Expansion Feasibility Study was as important as the product. This study included two components.

The social planning process included:

1. documenting increased usage over the past ten years and current usage of the Golden Circle by programme users, volunteers, staff, and other organizations
2. meeting with neighbouring institutions, and
3. using demographics and visioning as much as possible to forecast future needs for the next 20 years.

Using a community development approach, the process of the Golden Circle Expansion was as important as the product.

The architectural process involved a detailed site analysis, and included:

1. establishing the condition of the existing facility through interviews with current users and City Inspections, Engineering and Community Services,
2. reviewing existing drawings, and
3. assessing physical site conditions.

Research from the social and architectural components formed the basis for the expansion plan options: summary of room area needs, site options, schematic floor plan options, and preliminary budgets. Due to the scope of the research, the proposed plan is an optimal solution to identified problems without any budgetary constraints.

Throughout the process, the Consultant Team provided the opportunity for participation by and input from the key players, the funders, and the general public.

Throughout the process, the Consultant Team provided the opportunity for participation by and input from the key players, the funders, and the general public. In addition to conducting research for the potential expansion, the process served to inform users of the Golden Circle and the general public of the needs for additional space and the possibility of an expansion.

- The process included a variety of opportunities for the Expansion Steering Committee, staff, board members, general members, clubs, volunteers and organizations renting office space to discuss issues and concerns with the current space and to have input in the visioning session.
- On December 16th, the staff met with the Consultant Team to forecast future programming needs and the space requirements to meet those needs.
- In January, one large meeting brought together the stakeholders in Rotary Recreation Park. Representatives from the Museum, City Recreation Parks and Culture Department, the Tennis Club, the Speed Skating Club, the Farmers' Market and the Golden Circle met with the Consultant Team to review their respective roles in the Park.
- Also in January, the Consultant met with representatives of the clubs who use the Golden Circle to discuss their current and future space needs.
- The process also included consultation with other organizations in the community to document their needs and possible relocation of their programs.
- Consultations were conducted with the City of Red Deer, the owner and main funder, and an administrator and user of peripheral space to the Golden Circle.
- On January 27, Visioning 2020 encouraged a creative approach for 80 participants to forecast the diverse needs of seniors in the next twenty years and the types of services, activities and space requirements to address those needs.
- After an analysis of the existing site and building and the social needs survey, the architect

Golden Circle Mission Statement

To provide a resource and service centre for Red Deer and surrounding communities for the senior population.

prepared two possible expansion plans and revised them with feedback from the Expansion Steering Committee.

- On March 21, the Open House at the Golden Circle illustrated the current situation identifying problem areas to be addressed and a proposed expansion option.
- Newsletters and survey questionnaires for members and community residents were distributed during the Open House and at other facilities, including the Red Deer Public Library and Downtown House.
- The newsletter survey was a two-way information exchange, informing members and the public about the potential expansion as well as soliciting input on the possible options. (290 newsletters were distributed with 65 surveys returned, for a response rate of 22%. See Appendix D).
- Announcements and media releases for the Visioning Session and the Open House encouraged participation as well as informing the general public about the needs of the Golden Circle for a larger facility.
- The Consultant Team observed programs and events as they were happening at the Golden Circle and attended other seniors' activities in the community.

See Appendix B for Consultants' Work Plan and Appendix G for List of Interviewed User Groups and Stakeholders

"Get on with the possibilities. We have to move on. There's been tremendous change in the past 15 years."

Survey respondent

3.0 The Golden Circle Today

3.1 Existing Operations Analysis:

As of early 2000, the Golden Circle Resource Centre is a well-utilized multi-purpose facility serving seniors over 50 in Red Deer and surrounding areas. Built in 1977 and expanded with the Stuart Fleming Wing in 1980, it is owned by The City of Red Deer and operated by a volunteer board, the Red Deer Golden Circle Society. The Circle of Red Deer Seniors Society raises funds to supplement the operations. In 1999, there were more than 25,000 person visits to the Golden Circle, to participate in social, cultural, recreational and educational programs and services, including the popular food service, special events, regular club meetings, and meetings of community organizations. Membership in the Golden Circle is through the sister organization, the Circle of Red Deer Seniors' Society, which at the end of 1999 had 1,000 members.

Seven full-time and one half-time staff administer the programs and services, including 273 volunteers who provide reception and assistance with the food service, ongoing Outreach services, and spend countless hours in fund-raising to supplement the Centre's operations. The Golden Circle co-sponsors two programs with community partners to assist stroke survivors and caregivers. *The Post-stroke Wellness Group*, co-sponsored with the David Thompson Health Region, meets at the Golden Circle. Golden Circle Outreach Workers and staff from Red Deer Family Services provide the monthly evening sessions, *Strategies for Caregivers*, where participants learn coping mechanisms and are referred to other services.

In an effort to improve the quality of life for seniors, the Golden Circle works actively with a number of community partners on advocacy and the initiation of new services, including affordable housing for seniors. As well, the Golden Circle has partnered

Golden Circle Mandate

To enable individuals to remain in their own homes and be involved in their community for as long as is viable.

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In an effort to improve the quality of life for seniors, the Golden Circle works actively with a number of community partners on advocacy and the initiation of new services, including affordable housing for seniors.

with other organizations for fund-raising events. One example was the extremely successful dessert theatre production of *On Golden Pond*, in partnership with the Canadian Mental Health Association, which was rehearsed and performed in the Dining Room.

The Outreach and Home Maintenance programs fulfill the mandate of enabling individuals to remain in their own homes for as long as is viable. In the Outreach Program staff and volunteers provide services to 750 clients. The Outreach Workers conduct an initial home visit to assess needs, phone checks, an annual home visit and facilitate service provision. Volunteers provide grocery delivery, friendly visitors, help with forms, transportation to the doctor and to the weekly "Lunch Express."

The Home Maintenance Service is a brokerage service between low to moderate-income seniors and approved workers who provide homemaking and home maintenance services.

The Annual Reports to the Red Deer and District Family and Community Support Services (FCSS) includes comments from clients that emphasize the crucial role of the Outreach and Home Maintenance programs. When asked, "What do you think would happen if you did not have this service, many clients responded: "I would have gone to a nursing home years ago."

The Volunteer and Food Services programs, together with the wide range of educational, social, cultural and recreational programs, fulfill the mandate of enabling individuals to be involved in their community for as long as is viable. The Food Services program provides nutritious light lunches daily and a full-course "Lunch Express" on Wednesdays. In 1999, a total of 11,100 lunches were served. March of 2000 saw the highest monthly number of lunches served, 1,323 in total.

The Volunteer Service involves 273 volunteers who

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The Volunteer and Food Services programs, together with the wide range of educational, social, cultural, and recreational programs, fulfill the mandate of enabling individuals to be involved in their community for as long as is viable.

contributed 8,660 hours in 1999. The Volunteer Service enables the Golden Circle to offer the wide scope and variety of programming, including Outreach Services. The volunteer component is integral to the funding from Family and Community Support Services which funds organizations providing preventative social services with the involvement of volunteers.

Annual programming statistics show that in 1999, there were 575 persons registered in 34 courses (4-12 weeks in length) as diverse as Heritage and History and Dancercize. In addition, 300 people attended three special events organized by the Program Coordinator, 150 took advantage of the Income Tax Clinics, and 268 participated in bus tours. (These figures do not include attendance at club sponsored activities.)

To provide an integration of services, the Golden Circle currently rents office space to two organizations: the Alzheimer Society and the Citizen's Action Bus. As well, it provides space for visiting specialists, such as foot care, and runs the Income Tax Clinic for seniors every spring.

The Golden Circle has commissioned several studies to guide decisions on its future direction. In 1991, Group 2 Architects conducted an Expansion Feasibility Study. While this study identified the need for additional programme space, the recommendation was that "expansion, if required, should be in the future, 10 years from now... Present utilization rates would not support this expenditure."

In 1998, the Golden Circle commissioned consultant Derryn Yeomans to facilitate a strategic planning process to develop a Business Plan. For the past two years, this Plan has been guiding the board and staff as they have achieved goals for growth in membership and services and increased efficiency in delivering programs. The current Expansion Feasibility Study is one of the goals of that strategic planning process and Business Plan.

The Volunteer Services involves 273 volunteers who contributed 8,660 hours in 1999. The Volunteer Service enables the Golden Circle to offer the wide scope and variety of programming, including Outreach Services.

Annual programming statistics show that in 1999 575 persons were registered in 34 courses as diverse as *Heritage and History* and *Dancercize*.

The current Expansion Feasibility Study is one of the goals of the strategic planning process and Business Plan developed in 1998.

3.2 Increased Use of the Golden Circle

In 2000, the fact that “the Golden Circle is bursting at the seams” appears to be an understatement. Through its sister organization, the Circle of Red Deer Seniors Society, there were 1000 members at the end of 1999, an increase of 100 members from 1998, which had increased another 100 from 1997. Statistics on lunchtime meals served show these have doubled in the last three years. The number of lunches served was 5,952 in 1997, 8,628 in 1998, and 11,100 in 1999.

From September to December 1999, there were three evenings that the Golden Circle was not booked. The Dining Room is booked solid both in the mornings and afternoons. The increased usage creates scheduling problems for staff, time pressures for volunteers to set up the dining room between morning and afternoon programs, and a continual need to turn organizations down on requests for meeting space.

In the early ‘90s, a change in philosophy resulted in updated programming of interest to a younger age group, for persons aged 50 - 65, creating a larger membership and more groups using the building. The Outreach Program has extended knowledge of the services and programs to other agencies. As a contribution to the community, the Golden Circle offers its facility to other groups, resulting in repeat usage, spin-off meetings with other groups, and people returning to participate in programs.

Community perceptions have changed, so the Golden Circle is no longer considered a drop-in centre for seniors. Now, for example, some members bring their grandsons to play pool and many families bring children to special events, such as the fashion show. Through the outreach work, it functions as a resource centre. Offering rental space to complementary organizations such as the Citizen’s Action Bus and the Alzheimer Society has

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In the early “90s, a change in philosophy resulted in updated programming of interest to a younger age group, for persons aged 50 – 65, creating a larger membership and more groups using the building.

also increased traffic, in terms of both clients and vehicles, at the Golden Circle.

After the 1991 feasibility study recommended exploring the use of other facilities in the City, the Golden Circle had a year-long experiment in 1998 with satellite programming at the Dawe Recreation Centre, but seniors did not utilize this service. There has been a suggestion to transport groups to other sites from the hub of the Golden Circle. However, transportation is an issue and current users consider the Golden Circle as a home and prefer to have everything located there. In future, there may be a need to balance the outreach and extension approach with facility based activities.

Community perceptions have changed, so the Golden Circle is no longer considered a drop-in centre for seniors.

3.3 Organizations Renting Space at the Golden Circle

3.3.1 Alzheimer Society, Red Deer and Central Alberta

The Alzheimer Society began renting office space at the Golden Circle in 1999. Their clients are those with Alzheimer Disease and their partners, caregivers, and family members. The Alzheimer Society sees real advantages in locating their services there and shares the Golden Circle vision of referral of seniors within the building to all the services they need. Based on population figures, it is estimated there are 450 persons with Alzheimer Disease in Red Deer, with half currently in institutions. It is expected that those numbers will continue to rise.

The Alzheimer Society sees real advantages in locating their services there and shares the Golden Circle vision of referral of seniors within the building to all the services they need.

The Housing Development Study for persons with Alzheimer Disease and dementia has identified the need for a Dementia Resource Centre, which could be part of the Golden Circle expansion. The Alzheimer Society is a supporting partner with Red Deer Family Services for the Adult Day Program. As more people are diagnosed with Alzheimer Disease, there may be room in Red Deer for more than one Adult Day Program. The Alzheimer

Society's specific needs have been included in Section 4.3.

3.3.2 Red Deer Action Group: Citizen's Action Bus

The Red Deer Action Group administers the Citizens' Action Bus and rents two offices in the basement of the Golden Circle. While the space is adequate, it is not wheelchair accessible, an important issue for their clients. The Board of Directors uses a room for board meetings and the Golden Circle caters to their Christmas banquet.

The Citizens' Action Bus provided 42,000 rides in 1999 and the number will increase in 2000. In 1999, the registered users increased by 80 to 1,200 registered users. Buses operate seven days per week, but they can't keep up with demand and are looking to a ninth bus. The specific needs of the Red Deer Action Group are included in Section 4.3.



3.4 Use of the Golden Circle by Clubs

On January 20th, nine of the clubs and organizations that meet in the Golden Circle outlined their programs and projected needs for space for meetings and activities. The space needs identified have been incorporated in Section 4.3.

The following groups reported rising levels of participation: the Circle of Red Deer Seniors Society, Ho Downers Fun Band, Tuesday Cribbage, and the Green Thumb Club. The Golden Circle Singers and the Horseshoe Club reported stable levels of participation. The Lawn Bowlers reported declining levels of participation, although a bocci group is forming. The Golden Age Dance Committee reported that the bands are losing members and they expect a decrease in participation in the old time dances in the future. Both the Horseshoe Club and the Lawn Bowlers identified problems attracting new members to the sports and the difficulties of their aging members in trying to

keep up the maintenance required of them since 1993.

Due to relocation of the advanced Tai Chi classes to a second floor location downtown, there were fewer participants at the Golden Circle, though interest remains high and there are issues of accessibility with the new location.

Most of these user groups contribute money to the operations of the Golden Circle through programs, the sale of produce, weekly dances and special events, including concerts, the Treasure Sale, and the Strawberry Tea.

Participants also reported a decrease in the membership of the service clubs that contributed to the original capital campaign for the Golden Circle and are still represented on the Management Board.

3.5 Use of the Golden Circle by Other Groups

3.5.1 The City of Red Deer Recreation Parks and Culture Department.

The City has a keyed storage space on the ground floor and an external storage shed.

3.5.2 The Speed Skating Club.

While the oval was built in 1965, the change-room was later built onto the Golden Circle. This winter, the Speed Skating Club hired staff to manage the change-room for its members' practices. There was limited public access in the evening to the change-room. The Speed Skating Club also uses the Golden Circle for its annual provincial competition.



3.5.3 Senior Citizen's Sports and Recreation Association and Alberta Seniors Games.

Started 15 years ago and partially government funded, the purpose of the Alberta Senior Games is to keep seniors fit and active. There are approximately 200 members in Zone 4, Area 5 from Rocky Mountain House to Provost to Innisfail to Wetaskiwin. The province-wide Alberta Senior Games are held every two years, with the Gold Medallists going on to the Canada Senior Games. The Challenge Cup Games are held more regularly, with 8 Games per year. Some of the sports and activities include carpet bowling, five-pin bowling, cribbage, military whist, swimming, bike races, and running. The carpet bowling is held at the Golden Circle, but moves to the Legion when they need additional space.

3.6 The Financial Contributions of Food Service, Rentals and Fund-raising

In 1999, the total budget for the Golden Circle was \$328,575, of which \$301,273 was in the General Fund and \$27,073 was in Restricted Funds, funds granted for specific purposes such as projects. The City of Red Deer, the main funder of the Golden Circle, provides 52% of the revenues of the General Fund, specifically for the Outreach Services. The Golden Circle raises over one third of the general revenues through food sales (14%), fund-raising (12%), rentals (6%) and bingos (4%). Generally, the revenues from these sources have increased over the past three years. However, since the building is being used to capacity, it is unlikely that these increases can continue at the same rate.

Potential effects of the expansion on the revenue generation include:

- Increased meal service, possibly three meals per day and selling prepared meals to working families, generating increased revenues

The Golden Circle raises over one third of the general revenues through food sales, fund-raising, rentals, and bingos. Generally, the revenues from these sources have increased over the past three years, but since the building is being used to capacity, it is unlikely that these increases can continue at the same rate.

- Increased revenues from the rental of office space to complementary organizations
- Increased revenues from the rental of various sized meeting spaces
- Increased availability and space for performances and special events that generate revenue
- Space for larger catered functions, many of which are now turned down due to lack of capacity.

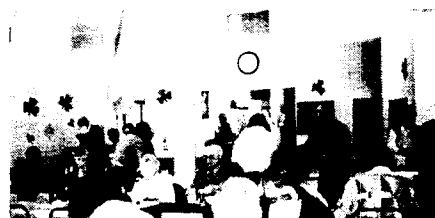
While a financial analysis was outside the terms of reference for this study, the potential for increased revenues from the expanded facility should be considered in relation to the increased operating costs.

The potential for increased revenues from the expanded facility should be considered in relation to the increased operating costs.

3.7 Restrictions Imposed by Current Space Problems

There are currently a number of space problems that restrict programming, services, the volunteer program and financial operations of the Golden Circle.

- The Dining Room is not accessible for drop-ins during the morning or afternoon when it is used for programming. It is only available at lunchtime.
- The heavy morning programming schedule in the Dining Room puts time pressures on volunteers to prepare for Lunch Express and other groups.
- The capacity in the Dining Room limits the food service program and the ability to rent it for catering contracts.
- Because of the open space, the sound factor must be considered when scheduling activities. Noise travels between the kitchen, greenhouse, and dining room and is also a problem in the offices, library and reception area.
- There is an urgent need for an all-purpose room and smaller rooms with size flexibility to accommodate the programming schedule.



- Currently there is limited space for recreational activities that raise money and bring people in for social issues.
- There is a critical need for additional, larger, and consolidated offices for the Golden Circle staff, as well as office space for complementary organizations.
- Problems with air-flow, heating and air conditioning cause problems for the seniors using the facility, as well as for staff of the Golden Circle and renting organizations.
- The Alzheimer Support Group is limited to holding one monthly evening meeting in the Music Room but if there were more space, it would meet more frequently, including during the day.
- Additional space is required if an Adult Day Program, such as the one currently offered at Red Deer Family Services, could be offered at the Golden Circle.
- Lack of storage has meant the loss of revenue-generating rental contracts with organizations like Ladies of the Royal Purple.
- The speed skaters, lawn bowlers, and horse shoe club all need more room in addition to storage space. The Speed Skating Club would like an administration office in the renovated Golden Circle.
- The Alberta Seniors Games must go to the Legion for bigger tournaments, but would prefer to stay at the Golden Circle.
- Parking is inadequate to accommodate the users of the Golden Circle and neighbouring buildings. There is insufficient parking for handicapped vehicles and buses -- currently three parking spots and a bus stop. Staff lack designated parking.

There is a critical need for additional, larger and consolidated offices for the Golden Circle staff, as well as office space for complementary organizations.

3.8 Consultations with Other Organizations

3.8.1 Red Deer Family Services Bureau: Adult Day Program

In partnership with the Alzheimer Society, the Red Deer Family Services Bureau has been operating an Adult Day Program as a pilot project since 1996. The Adult Day Program serves people with Alzheimer Disease and dementia who live in the community in their own homes. The program runs two days per week and has two components: one for persons with Alzheimer Disease and dementia and the other is a support group and respite service for partners and caregivers.

The size of the facility limits the number of participants to 15, with current participation reaching that level. With approximately 225 people with Alzheimer Disease still living at home, with the baby boomers aging, with medical treatments, and with growing awareness and acceptance, the need for the Adult Day Program will increase dramatically. As well, there is a growing awareness that caregivers need support, encouraging more of them to ask for help.

In partnership with the Alzheimer Society, the Red Deer Family Services Bureau has been operating an Adult Day Program as a pilot project since 1996. Additional space is required if an Adult Day Program could be offered at the Golden Circle.

3.8.2 Meals on Wheels

In 1993-94, there was a formal process to investigate the possibility of moving Meals on Wheels to the Golden Circle. This Joint Venture Exploration was facilitated by Rolyat Corp. Ltd. of Red Deer, and included a floor plan by Group 2 Architects and a list of requirements by McMullen's Refrigeration & Heating Ltd. However, a move did not occur at that time and Meals on Wheels is still operating from Valley Park Manor and receiving its meals from the Hospital.

In their current location, they can only accommodate up to 95 clients. They are currently considering alternative space for the future. FCSS encouraged both the Golden Circle and Meals on

With approximately 225 people with Alzheimer Disease still living at home, with the baby boomers aging, with medical treatments, and with growing awareness and acceptance, the need for the Adult Day program will increase dramatically.

Wheels to consider co-location and the organizations see benefits of a partnership for their clients. Whether this is appropriate or the most cost-effective way of delivering the service should be determined prior to the construction of the expansion, as Meals on Wheels has specific space and organizational needs as listed in Section 4.3.

3.8.3 Downtown House

Downtown House started in 1971 in Clarence Holden's home on Ross Street. It moved to a basement location and ten years ago to the current location in the Community Services Centre, formerly the old Provincial Building. When the Golden Circle was built in 1977, the members of Downtown House decided to continue to operate in their own location. In 1985, Bonnie Hutchinson Enterprises Inc. conducted an external review of the Golden Circle and Downtown House. That study found that, at that time, both organizations met community needs while serving different target groups or different needs.

The future of Downtown House has been as uncertain as the space they rent has recently been sold. They have been unable to find alternate accessible space suitable for a seniors' drop-in. In the past year, the membership decreased from 100 to 52. Activities include lunches, dances, special dinners, monthly potluck dinners and carpet bowling. It is the only facility in town for floor curling, with 2 rings. Dinner customers include families, seniors, and young handicapped persons who live downtown.

During the period of this study, a committee from both the Golden Circle and Downtown House met. The Golden Circle extended an invitation to the Downtown House to live at the Golden Circle as one of the clubs attached to that facility, utilizing space while maintaining their own identity and structure.

Family and Community Support Services (FCSS) encouraged both the Golden Circle and Meals on Wheels to consider co-location and the organizations see benefits of a partnership for their clients.

The Golden Circle extended an invitation to the Downtown House to live at the Golden Circle as one of the clubs attached to that facility, utilizing space while maintaining their own identity and structure.

4.0 The Future Golden Circle

4.1 Future Seniors' Social Issues: Demographics and Trends

Considering the pace and types of change experienced by seniors in the past 20 years, it is difficult to predict with certainty what Red Deer will look like in 2020. It is safe to say that Red Deer, with its regional hospital, excellent seniors' facilities, recreational opportunities, and convenient size, is a retirement destination of choice for seniors. The City of Red Deer Census and Nichols Applied Management have projected that in 2020, seniors 65 and older will form 14.2% of the population, compared to 9.6% in 2000. It is projected that male seniors will represent 49% of the total 80,860, while female seniors will represent 51%.

There is a concern for the growing disparity of incomes for seniors, with some retiring with substantial RRSPs and others relying on government pension plans with the uncertainty surrounding their availability. The expectation that people will have RRSPs or pensions for their retirement puts those without at a disadvantage. Also, there may be a gender imbalance in retirement incomes. While more women are retiring with income, there is a greater distance between those who are financially secure and those who are not. There are more women than men who rely solely on Old Age Security and Alberta Seniors' Benefits, currently an income of about \$800 plus \$200 per month.

Currently, there are more women than men using the services of the Golden Circle because they survive to an older age. While life expectancy is starting to even out, it is likely that more women than men will continue to use the Golden Circle.

Trends in voluntarism pose some concern for the programming and financial operations of the Golden Circle in the future. Staff have already noticed that there is a greater need for volunteers now than two

Red Deer, with its regional hospital, excellent seniors' facilities, recreational opportunities, and convenient size, is a retirement destination of choice for seniors.

years ago because there are more seniors needing help. At the same time they are losing volunteers due to issues of health or time. As well, it's more difficult getting program instructors to volunteer their time. This will continue to pose problems, as using volunteers to keep program costs low and universally accessible is one of the guiding principles of the Golden Circle. Volunteers in the future will likely be younger and have different needs for training and recognition.

It is likely that the seniors of 2020 will have differing needs from today's seniors. Already, Golden Circle staff are documenting increased calls for help with Alzheimer Disease and the need for an Adult Day Program for them and their caregivers. In the past seven years, the Golden Circle has been dealing with more mental health concerns and people with complex needs. Clients who need more than one service, particularly those who lack family support, are overwhelmed by the bureaucratic system and require greater support.

Many seniors involved in the Golden Circle are actively concerned about the availability and universal accessibility of medical services. Many can remember the days before Medicare and recognize the contribution that Medicare has made to the health of Canadians. Bill 11, a bill currently before the Alberta legislature regarding health care restructuring, has many seniors concerned about a substantial change in the provision of medical services.

4.2 Future Needs for Programming and Services

4.2.1 Projected Changes in Clients' Needs

On December 16th, the Consultant Team met with the staff to discuss their ideas of the changes in clients' needs and services in the future. They projected:

Trends pointing to declining numbers of volunteers pose some concern for the programming and financial operations of the Golden Circle in the future. This will continue to pose problems, as using volunteers to keep program costs low and universally accessible is one of the guiding principles of the Golden Circle.

In the past seven years, the Golden Circle has been dealing with more mental health concerns and people with complex needs.

Many seniors involved in the Golden Circle are actively concerned about the availability and universal accessibility of medical services.

- An increased need for outreach services and home maintenance to allow seniors to remain in their own homes.
- There will be more clients who are not appropriate for volunteers to serve.
- The Outreach Program will have a higher demand for volunteers, though volunteers will have different expectations and may not be there. Women who have been in the workforce all their lives may not want to volunteer in retirement. It is unlikely that the Golden Circle could replace volunteers in Outreach with paid staff.
- There will be increasingly more calls to help with persons with Alzheimer Disease. Their families and care providers need a Day Program for support and respite.
- The average age for users now is 75-80; in the future, it will likely be lower.

The average age of users now is 75 – 80; in the future, it will likely be lower.

4.2.2 Projected Changes in Programming Needs

In looking ahead to programming needs, the staff made the following projections:

- There will be more emphasis on wellness and healthy lifestyles.
- Programs like *Self-managed Care for Arthritis* will be more in demand and there will be a need for weight training in combating osteoporosis.
- There will be a need for an Adult Day Program to provide care for persons with Alzheimer Disease and other forms of dementia and respite for their caregivers.
- There may be a need for an employment program.
- Participants may be willing to pay more for courses, but will have higher expectations, and instruction by volunteer leaders will likely decrease.
- The library may become more of a resource library, with Internet connections.
- Programming may include overnight or weeklong trips.

In the future, there will be more emphasis on wellness and healthy lifestyles.

- Since younger seniors won't mind driving at night, there will be more demand for evening programming, including theatre.
- Although it's hard to predict interests, there will probably be more programming like Tai Chi and less programming for some current activities.

4.2.3. Projected Changes in Human Resources Needs

The current staff also anticipated changes in staffing and volunteer needs in the future:

- The Golden Circle will likely need a full-time Program Coordinator with specialized training.
- A commercial kitchen will need a certified cook and possibly a dietician. The kitchen service might be run as a partnership with another organization.
- An expanded facility that is open longer hours will require an additional custodian, more kitchen and outreach staff and possibly a full-time receptionist.
- The Golden Circle will use staff in different ways and may have to contract staff part-time for specific services. Instructors will likely be paid.
- They will need a replacement for the volunteer workforce. This may change services, as it is unlikely to be able to pay staff to deliver groceries.
- There will be a need for continuing training for staff and volunteers.
- Staff will need access to the Internet and E-mail to communicate with clients and other agencies and to give and receive information, including a Web page.

The Golden Circle will use staff in different ways and may have to contract staff part-time for specific services. They will need a replacement for the volunteer workforce. This may change services, as it is unlikely to be able to pay staff to deliver groceries.

4.2.4 Visioning 2020

On January 27, 80 people participated in Visioning 2020, to envision future needs of those over 50 years in Red Deer. In groups, participants created mandalas of seniors' needs, detailing a spectrum including mental, spiritual, physical, emotional,

financial, and social needs and needs for community involvement. It is important that future programming at the Golden Circle address the full spectrum of needs.

To meet physical needs, participants suggested a range of senior friendly programs that promote active living, wellness, good health, nutrition, and fitness. Some of these are indoor activities, such as Yoga, Tai Chi, and billiards; some are outdoor activities, such as horseshoes; and some may be done in both locations, such as bowling and gardening.

To address mental needs, there should be an acceptance of the concept of lifelong learning and provision of games and activities for intellectual stimulation. Seniors in the future will increase their use of computers and the Internet.

Addressing seniors' emotional needs requires caring caregivers and support for them, friendship visits, counselling and support groups, and the sense of being needed.

To address spiritual needs, it is important that seniors have time and quiet spaces for reflection, meditation, creativity, fellowship, study groups and devotional activities. Caring staff and caring members are important.

The list for financial supports was very lengthy, including having adequate income for basic needs, including medications, affordable housing, universal access, income tax programs, financial planning and money management courses, and the ability to avoid scams.

The list for seniors' needs for community was also long, including opportunities for leadership and meaningful voluntarism, information and referral, links to seniors' services, transportation, intergenerational focus, places to belong through membership, and being "part of the solution."

The Vision for the Golden Circle as a Resource Centre:

- **One-Stop Office:** to include other services that seniors and the public use, including:
- **Alzheimer Office, Citizen's Action Bus, CNIB, Canadian Mental Health, Meals on Wheels**
- **Integration of Outreach Services into programming**
- **Visiting office for CPP and Old Age Pension**
- **Incubator office for business start-ups**
- **Technology: Computer lab for Internet services**

Seniors' social needs can be met through a "Neighbourhood Place" concept with coordinated programs and services, intergenerational day care and elder care, affordable entertainment and recreation, and tours.

After creating the mandalas, participants of the Visioning Session worked in groups to visually represent their ideas about the activities and the space requirements for the Golden Circle in 2020.

It is important that future programming at the Golden Circle address the full spectrum of needs: mental, spiritual, physical, emotional, financial, and social needs and needs for community involvement.

4. 3 Identification of Space Needs for the Expansion

Through intensive consultations with the Expansion Steering Committee, the staff, the clubs, and the participants of the Visioning Session, the following needs were identified. As referenced previously, these needs were identified without any budgetary constraints.

- The Golden Circle would be fully ACCESSIBLE, with a driveway to the door and with an elevator to all levels. The expanded games room would be accessible to everyone. Hallways and doorways should be wider. The elevator would ensure the office for the Action Bus located downstairs is accessible, as well as other potential users for space to be developed in the future.
- There will be TWO ENTRANCES which would make them more accessible and less congested, with access to a coat check. It would be possible to drive to the door, and would avoid the long drive from the back around to the front. There would be more efficient information dispersal, eliminating the need for external pamphlets.
- TWO KITCHENS, a commercial kitchen and a drop-in kitchen. The commercial kitchen would have two ovens, a walk-in fridge and freezer, with a separate dishwashing room and cold room. The food service could include three meals per day and more take-out food, as the Outreach service grows. This would require a fast-cool freezer. There could be a partnership with Meals on Wheels.
- A DESIGNATED DINING ROOM, with a sound system and remote microphone, could be enlarged for special functions. A larger Dining Room would allow more catering for weddings and banquets.

"The long walk is indeed a difficult access for people who have difficulty in walking."

Survey respondent

- A MULTI-PURPOSE ROOM, with stage, dressing rooms, and lockers could be divided into smaller rooms for separate functions. Ideally it would have hardwood floors for line dancing, Tai Chi, and square dancing.
- MEETING ROOMS WITH ADEQUATE STORAGE, with versatility to seat up to 40 for programming, meetings or training. These rooms would also be available for rental by the hour or the day and would increase rental revenues. These sized rooms would accommodate the Post-stroke Wellness groups, currently with 30 people, some in wheelchairs. They would also be appropriate for playing cards and some activities currently held in the Dining Room. More space and more rooms will provide opportunities to share the facilities, staff and profits for some programs and events.
- The Golden Circle ADMINISTRATION AREA would have all the offices together, for efficiency in communications and use of machines. Soundproof offices would allow privacy for hearing impaired clients. Computers could be networked. (The administration and reception areas may both require photocopiers.)
- A STAFF ROOM large enough for 15 people, for meetings and meals, with a small kitchen equipped with microwave, and coffeepot, also easy chairs and lounge chairs.
- The HEALTH ROOM with lockable cupboard space would accommodate visiting office professionals, such as a podiatrist, an occupational therapist, nurses, and the RCMP.
- ENLARGED, ACCESSIBLE and PRIVATE WASHROOMS, including an accessible family washroom, to accommodate the largest functions in the dining room.

"As a member of the Golden Circle Ho-Downers, I welcome the idea of a stage. We put on a concert every year and have sold out. We would welcome an increase in seating as well as a proper stage on which to perform."

Survey respondent

- A LAUNDRY ROOM
- FLEXIBLE SPACE FOR FUTURE DEVELOPMENT to accommodate emerging program needs and partnerships, for example, space for an Adult Day Program
- In addition to the above, participants in VISIONING 2020 listed the following as potential space requirements: a computer lab with Internet, an Audio-Visual Room, a fitness room, gym, and spa, and rooms for art instruction and woodworking.
- PARKING. There would be adequate designated parking for staff and volunteers. An expansion to the Golden Circle, Museum and Recreation Centre will require many more regular and handicapped parking stalls
- LIGHTING. There is a need for improved outdoor and indoor lighting, including a lot of natural light: glass bricks, windows in doors, and possibly a solarium.
- The PATIO, well used by members and the public, needs a roof. There is a need for an additional patio.
- The ALZHEIMER SOCIETY, currently renting one office at the Golden Circle, needs a minimum of two offices for the Coordinator and the Volunteer Administrator or access to a consulting room, with storage for resource materials. They also require access to a shared support centre, including reception, waiting area, security, board room, photocopier, overhead projector, screen, video, and TV, storage space (at least 6' X 4') locked but accessible to Outreach, and a room for presentations for up to 110 people. It is important to have security to notice if people have left. Several other suggestions included a service entrance separate from the handicapped entrance and an Alzheimer

"I like the idea of a performance stage. However, it would be a good idea to consult with local theatre companies to check their needs for ceiling height and stage dimensions. This type of venue is scarce in Red Deer and it could prove profitable if it could accommodate theatrical productions."

Survey respondent

figure 8 garden and raised garden beds for stroke patients.

- If the DEMENTIA RESOURCE CENTRE being planned by the Alzheimer Society is located at the Golden Circle, it will have specific space requirements.
- THE ALZHEIMER SUPPORT GROUP needs a good size room with storage and comfortable chairs but no board table.
- THE ADULT DAY PROGRAM would require two meeting rooms, one for participants and one for caregivers, as well as a larger room for physical activities and access to a kitchen. The program requires resting space: some Lazy boy chairs and cots in a quiet area. Some people with dementia have had strokes and require accessibility - accessible washrooms, ramps, and storage. Longer respite or overnight care would need other resources. The Program Coordinator would require office space.
- The CITIZENS' ACTION BUS Group requires wheelchair accessible space, more space for the drivers' waiting area, and more parking space.
- MEALS ON WHEELS would need an office in sight of the kitchen for quality control, a steam table, and in the future may possibly need a belt line.
- The main need for the ALBERTA SENIORS GAMES is an increased space for two additional carpet-bowling lanes for a total of five for the monthly carpet bowling tournaments.
- The SKATING CHANGE-ROOM could be for the use of the community as well as the speed skaters. If operated by the Golden Circle or a Community Association, it could provide an intergenerational mix and revenues from the sale of food.

"I thought *On Golden Pond* was an excellent way of raising funds and would encourage more of these types of things."

Survey respondent

- It is important to avoid Sick Building Syndrome by having the current building checked. The renovations and expansion must be kind to members, clients, and employees.
- The renovations should be planned to create the least disruption to the users of the Golden Circle's services and programs.

4.3 Potential Future Partnerships with Other Organizations:

The Expansion Feasibility Report has been prepared in March 2000, with the expectation that there will be time spent in planning and fund-raising before construction begins. It is important that needs of the Golden Circle and other organizations be confirmed prior to construction to ensure the appropriate needs are considered.

In addition to organizations already discussed in this report, other possible partners have been identified as:

- The Heart and Stroke Foundation
- The Canadian Cancer Society
- The Canadian National Institute for the Blind
- The Canadian Mental Health Association
- The Arthritis Society (An Arthritis Day Program could use the Day Program space alternatively with the Alzheimer Program.)

"Considering that the Golden Circle isn't officially a seniors only facility, partnering with other organizations would be very appropriate, and could allow for even better facilities."

Survey respondent

5.0 Existing Site and Building Analysis

5.1 Overview

The original Golden Circle is a distinctive circular building built in 1977. Its main volume is structurally comprised of glulam beams radiating from a central steel column. The floor is slab-on-grade concrete.

A two storey addition to the east was completed in 1980 and contains the Offices, Music and Craft Rooms on the Main level and the Games room downstairs. The site drops away on the east side which allows access to the lower level from grade.

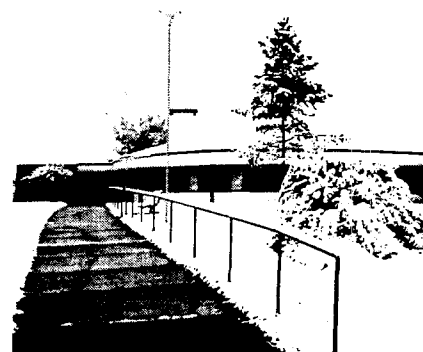
The building is owned by The City of Red Deer. It has been very well maintained and with few exceptions is in very good condition.

The biggest complaint from a systems point of view is the heating and ventilation of the building, which is handled by warm air distribution only. The furnaces are original equipment and are at or beyond their reasonable life expectancy. There is little zone control resulting in wide ranging thermal environments.

Perhaps the second most FREQUENT COMPLAINT is the ACOUSTIC QUALITY of the DINING ROOM which is very sharp. Sounds from the Dining Room reflect off the ceiling and into the Library area, offices, and meeting rooms in the back.

The EXISTING ELECTRICAL SYSTEM is LOADED to CAPACITY. A GENERAL ELECTRICAL UPGRADE (including an energy efficient lighting system) to the existing building should be carried out as part of the renovation programme.

The building is NOT SPRINKLERED and DOES NOT MEET CURRENT BARRIER-FREE CODE REQUIREMENTS. Both items would be corrected by the proposed renovations and addition.



The Circle itself is a major stakeholder in the large Downtown Park known as Rotary Recreation Park. This Feasibility Study was carried out concurrently with a re-write of Red Deer's Downtown Plan, which recommends enhanced north-south pedestrian linkages through the site.

As well, the Museum and Archives, located to the south, intend to expand in the near future and this was a consideration in the Golden Circle expansion proposal.

The following pages describe graphically the existing site and building:

5.1 Existing Building Analysis: Room Area Summary

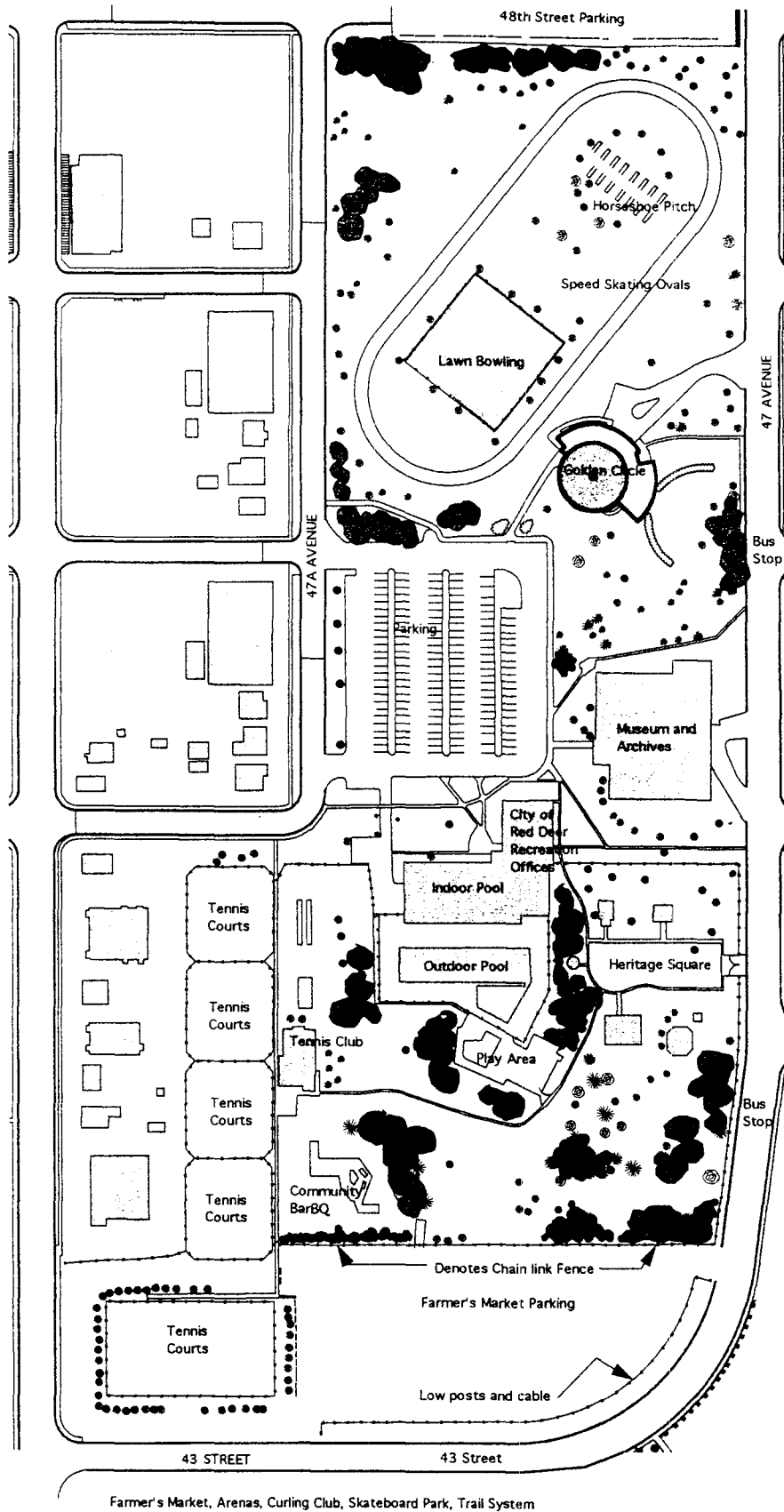
5.3 Existing Site Analysis: Rotary Recreation Park

5.4 Existing Building Analysis: Exterior

5.5 Existing Building Analysis: Interior

**EXISTING BUILDING:
AREA SUMMARY**

	AREAS IN SQUARE FEET	
	MAIN LEVEL	BASEMENT
ADMINISTRATION:		
7 OFFICES, RECEPTION, & STORAGE	888	
2 OFFICES & STORAGE		358
KITCHEN & RELATED STORAGE	665	
CIRCULATION, STAIRS & WALLS	1,785	342
MECHANICAL, WASHROOMS & COAT ROOMS	515	224
PROGRAMME SPACE:		
GREENHOUSE	175	
OUTDOOR STORAGE	256	
MUSIC & CRAFT ROOMS	1,086	
DINING / MULTI-PURPOSE	2,719	
LIBRARY	654	
GAMES		783
SKATING & LAWN BOWLING LOUNGE AND ASSOCIATED SPACES	1,218	
TOTAL EXISTING FLOOR AREA:	9,959	1,707
TOTAL EXISTING BUILDING AREA:	11,667	
SENIORS' AREA:		
(TOTAL AREA LESS SKATING & LAWN BOWLING LOUNGE AND ASSOCIATED SPACES)		
MAIN FLOOR	8,741	
BSMT:	1,707	
TOTAL SENIORS' AREA	10,448	



Golden Circle Expansion Feasibility Site Analysis: Rotary Recreation Park

The Golden Circle Expansion Feasibility: Rotary Recreation Park

Currently:

- The tennis courts are considered some of the best public courts in Western Canada and regularly host major provincial and regional events
- The speed skating oval is a world class outdoor rink
- Excellent indoor and outdoor swimming pools
- Adjacent to arenas, curling rink and skateboard park.
- The south-east corner is home to a wide range of specimen tree species
- Heritage Square preserves wonderful examples of our building history and culture and may add a Native Medicine Wheel to its collection
- The Farmer's Market draws thousands every weekend.
- The Museum is a hub of cultural life in the City
- The Golden Circle Resource Centre is a true activity and drop in centre for hundreds of Red Deer's senior citizens
- A major piece of the Ghost Project sits by the Pool Entry
- First class lawn bowling and horse shoe facilities
- All in a beautiful park setting in the heart of Downtown Red Deer



A beautiful downtown park

Options and Considerations:

- Expansion is being considered by the Golden Circle and the Museum. Is there some way to coordinate these additions for the increased benefit of each organization and the Park itself?
- Need more and better pedestrian trails and linkages through the park: sidewalks on 47th Ave. and 47A Ave. links through to existing perimeter trails and future Downtown routes
- Remove chain link fence around south and east sides of the park
- Better signage, lighting, trails and benches through the park
- Improve vehicle access to the area by opening up 48th St to 47 Ave.
- Optimize the public skating programme using the speed skating Oval (and Change Rooms)
- Establish a Recreation Park Stakeholders Group to meet and monitor development and issues in the park.
- Build Entry Gateways at major entry points to the Park
- Develop an arboretum at the south end: identify existing trees and add more species (Memorial Garden?)
- Possible location for covered Tennis courts.
- Opportunity for Community garden beds, some designed for the disabled.



Heritage Square

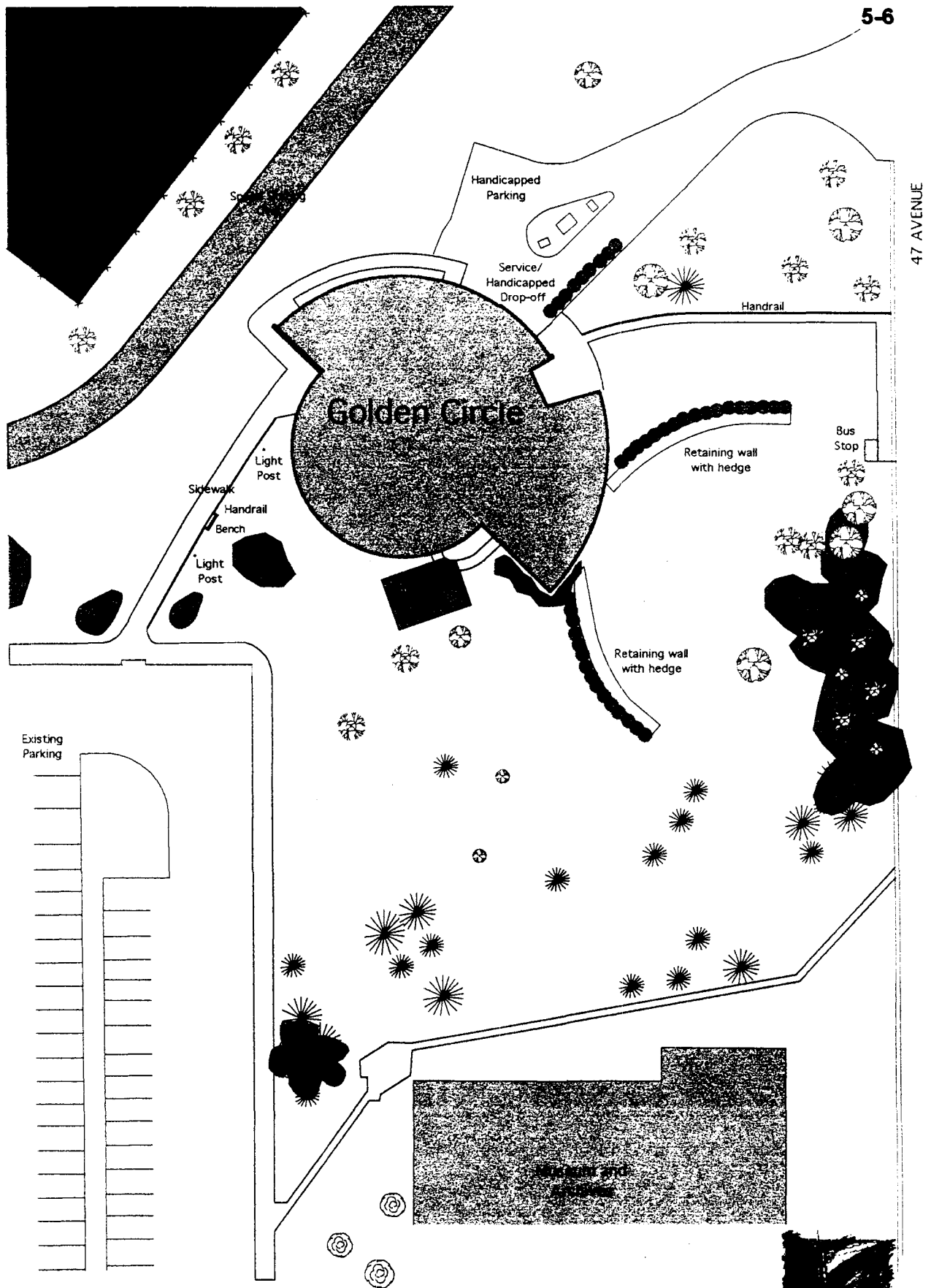


The fenced off park



Discontinuous pathways





Golden Circle Expansion Feasibility
Site Analysis: Existing Building Exterior

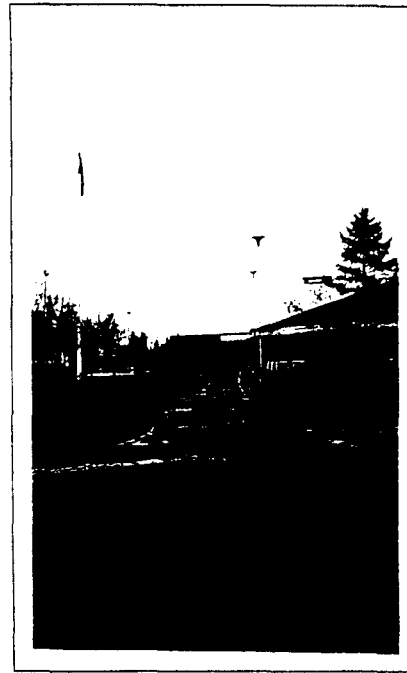

John Hull
Architect

The Golden Circle Expansion Feasibility: Building Site Analysis

Options and Opportunities:

- A distinctive, landmark building in the downtown community
- Very attractive park setting with good main exposure to south and west
- No convenient front door drop-off, especially awkward for wheel chair access
- Occasional shortage of parking
- Long, uphill, unsheltered sidewalk to front door, as well as from back door to 47 Ave
- Rear entry and parking lot from east of 47 Ave. is poorly designed with inadequate visitor parking, Handicapped and Citizen's Action Bus access to building
- Any future work will require upgraded exterior lighting for both user's safety and building security
- Could use better trails and walkways around the area (no continuous sidewalk on 47 Ave, discontinuous trails north to City Centre, awkward trail access to south etc)
- Poor site drainage at Games' Room (basement) doors
- Opportunities with Outdoor Patio to add roof, raised garden beds
- Minor difficulties with proximity of Skating Oval (scheduling, clean up, etc)
- A distinctive, landmark building in the downtown community

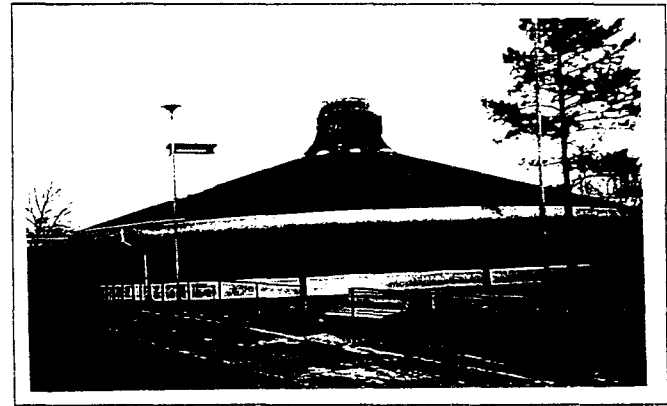
5-7



The loooooong walk uphill



The parking lot



A Downtown Red Deer landmark since 1977

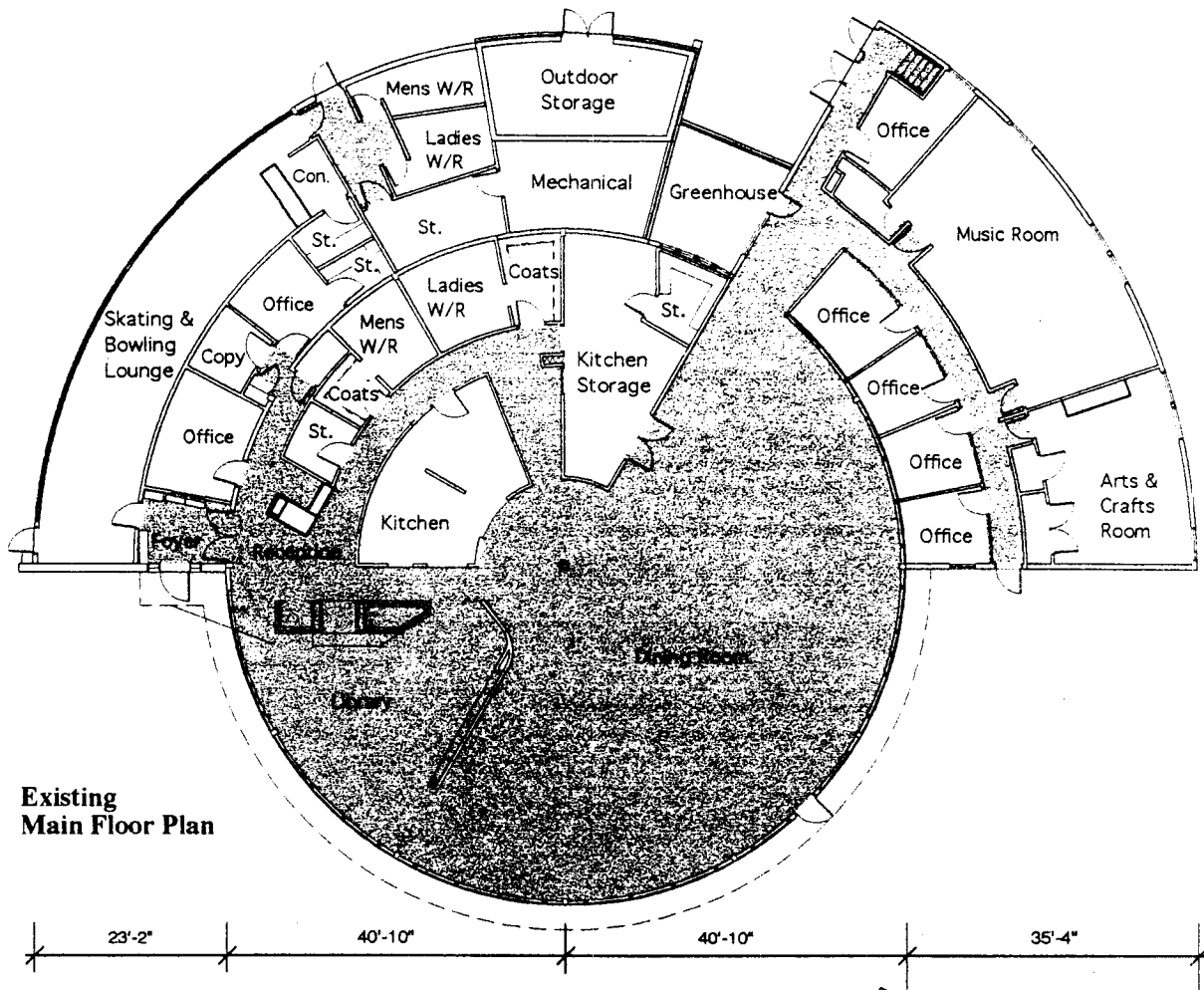


The back door - garbage pick up and wheelchair dropoff

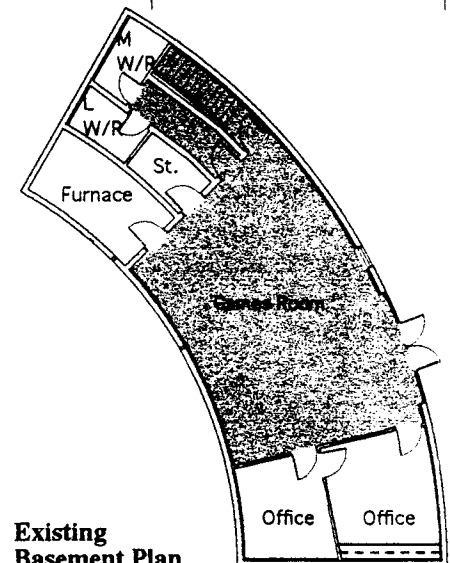


Looking into the skating oval with new apartments beyond





**Existing
Main Floor Plan**



**Existing
Basement Plan**

Golden Circle Expansion Feasibility Site Analysis: Existing Building Interior

A distinctive Red Deer landmark built in 1977 and added to in 1980.

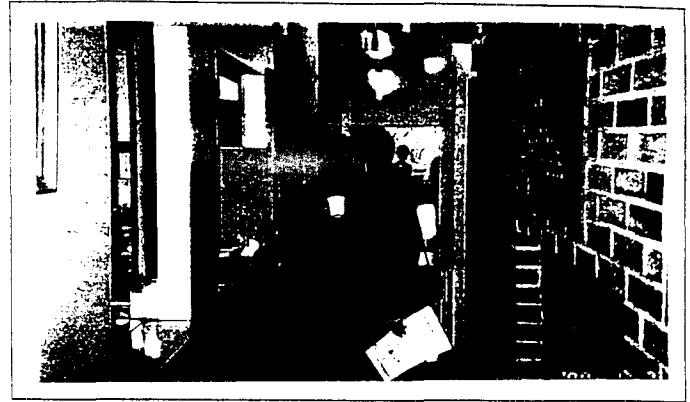
Currently provides five major functions for seniors:

- Drop-in centre: a casual, friendly, supportive place to shoot a game of pool or shoot the breeze, have a coffee, maybe a lunch and visit with friends and make new ones.
- Programme Delivery and Special Events: organized activities and classes of many kinds offered to groups of seniors including Tai Chi, arts and crafts etc. as well as special events like live theatre, regular lunches and community workshops.
- Club Facility: home to several strong ongoing clubs (many with long traditions): Choir, band, Green Thumbs, carpet bowling.
- Outreach Offices: administrative hub for providing outreach support to many higher-need seniors in the downtown and across the wider community area, who find it difficult to otherwise access the Centre's programmes.
- Seniors Support Services: administration centre and distribution point for several organizations with senior-centred activities, for example: the Alzheimer's Society, Citizens Action Bus, ...

Options and Considerations:

Increased participation and demand for programmes has created a pressing need for more space.

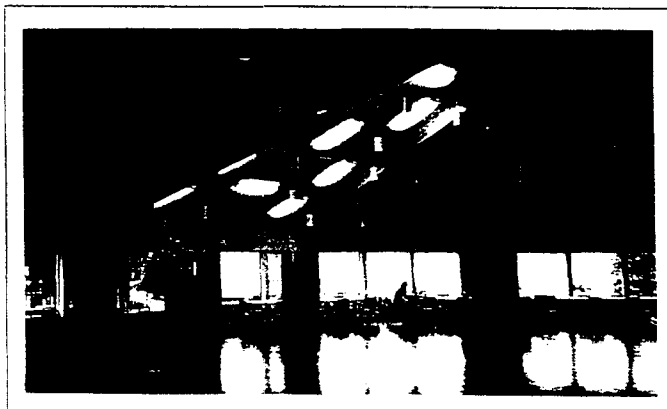
- The existing Dining Area is appreciated for its bright windows, vaulted ceiling, flowing lines and generous size, which accommodates many varied programmes. However, being the only good sized room in the Circle, it is currently often over-booked. There are conflicts with noise and the use of the room as a dining area as well a programme delivery hall: **It is not a flexible multi-purpose space.**
- There is no handicapped access between the two floors.
- The Reception Area is cramped and the narrow hall way to the Dining Room is inappropriate for a public building serving seniors.
- The Music Room is too small for the size of the programme, although it functions well as a meeting room.
- The Administration offices are small, overcrowded and scattered throughout the building.
- Storage generally is a problem and especially for the Kitchen. The Kitchen itself is undersized and inefficient for major meal delivery as well as being difficult to stock and supply.
- There are issues relating to the utilization of the Skate Change rooms: limited hours for public access, noise, cleanup, storage, "spill-over" to the Circle washrooms etc.



Cramped corridor



The Library



A wonderful space



A busy kitchen

6.0 Expansion Proposal

6.1 Site Development

A NEW PASSENGER DROP-OFF ZONE is established at the north-east corner of the existing parking lot. A protected canopy reaches out to the drop-off from a newly created Main entry to the Circle. Between this new canopy and the existing Dining Room is a RECONFIGURED OUTDOOR PATIO AREA.

ADDITIONAL HANDICAPPED and GENERAL PARKING is created to the north-east of the building, establishing the existing "back door" as a major second public access to the building.

The addition itself springs from the existing structural centre of the building as two radii extensions of the 1980 addition. This siting takes advantage of the site contours to allow WINDOWS at the LOWER LEVEL.



6.2 Existing Building Renovations

The proposal CONSOLIDATES the KITCHEN WORK AREA and STORAGE AREAS, which are now separated by a corridor. A new exterior access to the kitchen is created for the delivery of supplies.

The existing FRONT DOOR is CONVERTED to a STAFF or SPECIALIZED USER AREA, with a new main entry and canopy established at what is currently the south-west wall of the Craft Room.

Both main public entries come into what is currently the 1980 addition. This area is reconfigured to provide LARGE WASHROOMS accessible from both the Dining Room and the programme spaces of the Addition. The ENTRY CORRIDOR is WIDE and bright and forms the foyer for the NEW MULTI-PURPOSE HALL. A NEW ELEVATOR is installed off this main entry corridor.

The current LIBRARY remains as it is: a well-used, flexible space with a fireplace. The room would be acoustically separated from the noise of the Dining Room. The fireplace is blocked off on the corridor side.

A SUITE of OFFICES is DEVELOPED in what is now the Reception, Administration and washroom areas. These offices will be used for visiting health professionals and other agencies involved with the Golden Circle. This area also includes a staff room.



The GREENHOUSE REMAINS as is, as do the Mechanical and Outdoor Storage rooms.

A NEW HEATING, VENTILATING and AIR CONDITIONING SYSTEM will be installed in the existing building as part of the renovations. This would likely be a zoned hot water system combined with ventilation using the existing air distribution ductwork system.

6.3 New Construction, Main Level

The MAIN FEATURE of the addition is a 3,553 square foot MULTI-PURPOSE HALL. This Hall can be divided by electrically operated movable walls into three smaller programme areas. The Hall is shown with a built-in stage, wings and storage areas for props, tables and chairs. As well, a small kitchen/servery and projection booth are shown along its back wall.

The Hall is flexible and will accommodate many kinds of activity from Tai Chi and dancing to choral productions and dinner theatre. When set up in auditorium fashion, there is good seating for about 300 people.

Also on the main floor of the Addition are the NEW ADMINISTRATION OFFICES arrayed along the north side. A small lounge/meeting area is situated off the reception area and main entry corridor.

The main stairs down to the lower level are wide, well lit and open. The general flavour of the main public area is that of AN ATRIUM: bright, sky-lit and garden-like.

6.4 New Construction, Lower Level

The three major specialized functions of the current Golden Circle (MUSIC, GAMES and CRAFTS) ARE RELOCATED DOWNSTAIRS into the Addition with enlarged areas and lots of storage.

Approximately 4,458 square feet of lower level space is designated as space for "FUTURE PROGRAMME DEVELOPMENT".



From the public involvement and visioning process, many creative opportunities were proposed for the future of the Golden Circle. This plan allows for future growth and change by providing this space for future development (possible uses include a wellness/health centre, additional outreach or administration offices, a tranquillity room, adult day program, a senior's respite centre, computer training, more extensive horticulture projects, workshops etc.)

The following pages describe the addition and renovation proposal:

6.5 Proposed Site Plan

6.6 Proposed New Main Level Plan

6.7. Proposed New Lower Level Plan

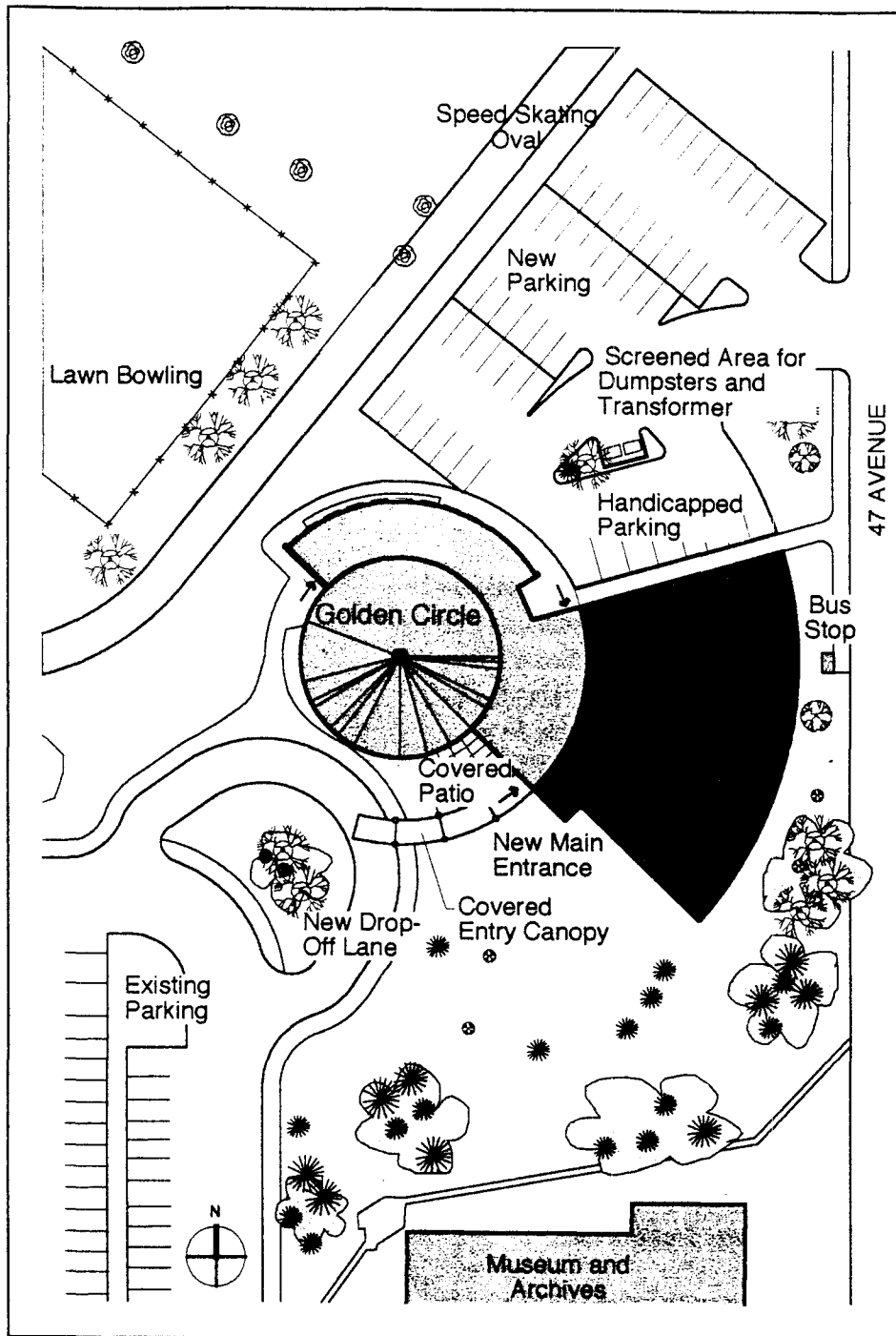
6.8 Area Summary: Existing, Renovated and New

6.9 Project Budget Estimate

6.10 Operations and Maintenance Cost Projections

Proposed Site Plan

6-4



Features of the Site Plan:



- Creates a new circular passenger drop off area and protective canopy at the new main entrance.
- Increases parking, including handicapped parking to the north-east (off 47th Ave.).
- Takes advantage of the site contours to allow light into the Lower Level.

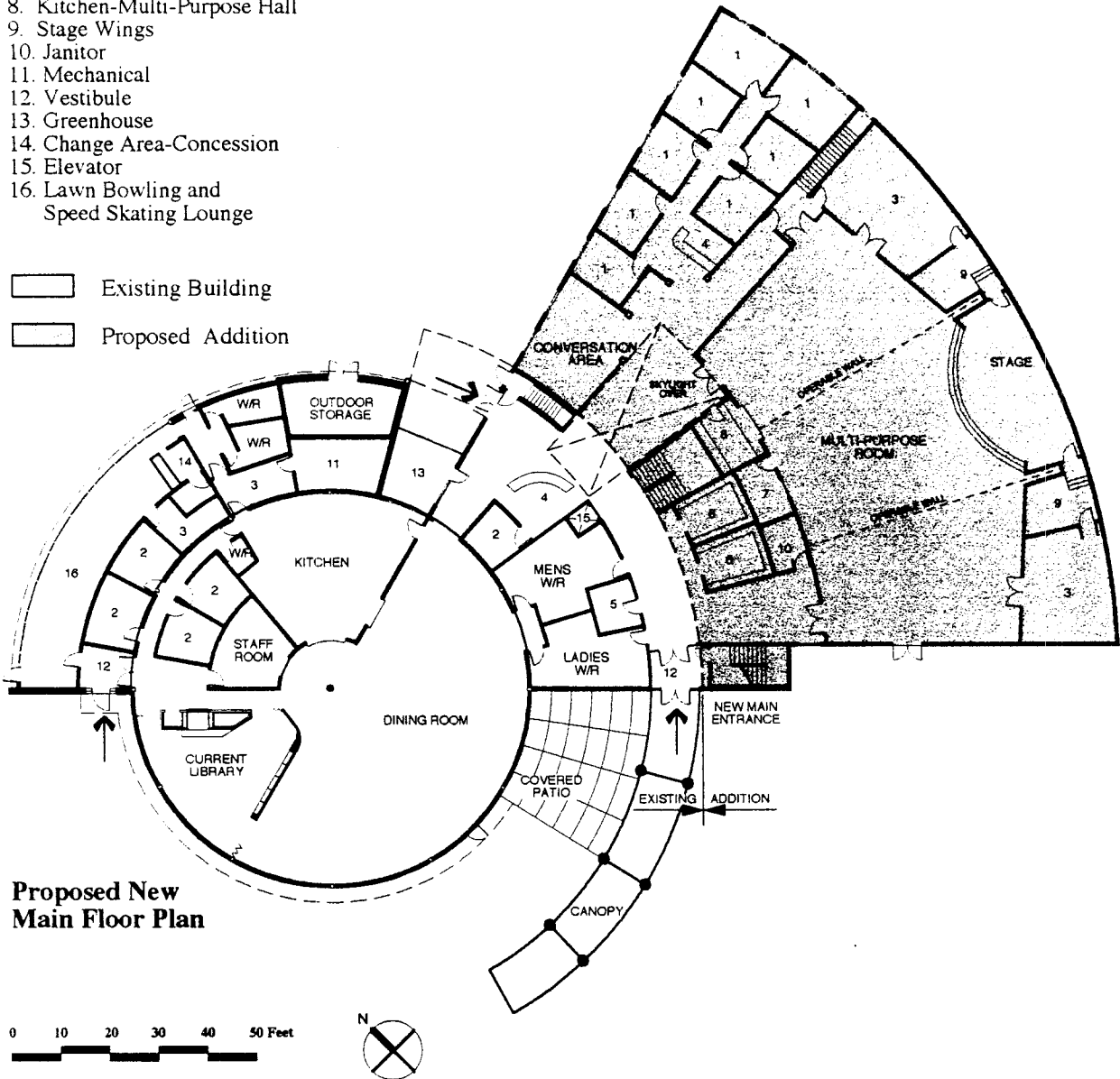
Proposed New Main Floor Plan

6-5

Legend:

1. Administration Offices
2. Offices
3. Storage
4. Reception
5. Family Washroom
6. Coats
7. Projection Room
8. Kitchen-Multi-Purpose Hall
9. Stage Wings
10. Janitor
11. Mechanical
12. Vestibule
13. Greenhouse
14. Change Area-Concession
15. Elevator
16. Lawn Bowling and Speed Skating Lounge

-  Existing Building
 Proposed Addition

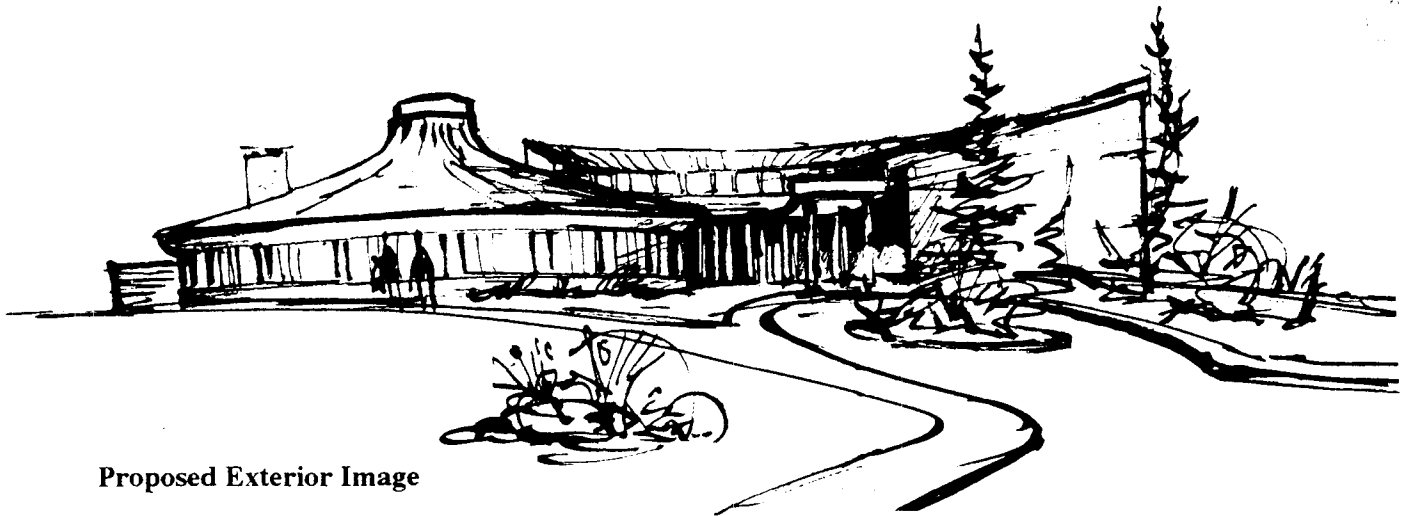


Features of the Main Floor:




- A new main entrance and passenger drop-off lane.
- A wide, skylit corridor linking the new main entrance to what is now the back door (2nd public entrance).
- A skylit Reception Area, Stairwell, and Conversation Area, forming a circulation hub between the new entries, the Administration Area, the Dining Room, and the new Multi-Purpose Hall
- A new Multi-Purpose Hall which can be divided by operable walls into three programme areas. The plan shows a stage and wings, chair and table storage, a projection booth and a small serving kitchen.
- An enlarged and consolidated kitchen with access directly to the outside.
- More office space for the Golden Circle staff, other organizations, and visiting professionals.
- Large, wheelchair accessible washrooms and a separate Family Washroom for those needing special attention
- Elevator to Lower Level

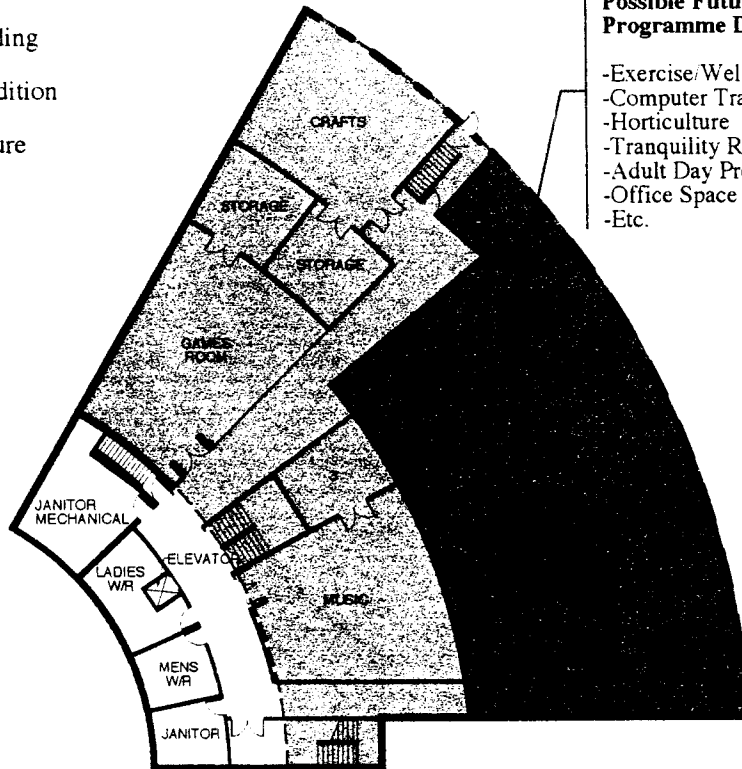
Proposed Exterior Image & New Lower Level

6-6



Proposed Exterior Image

-  Existing Building
-  Proposed Addition
-  Proposed Future Development



Possible Future Programme Development:

- Exercise/Wellness Centre
- Computer Training
- Horticulture
- Tranquility Room
- Adult Day Program
- Office Space
- Etc.

Proposed New Lower Level

0 10 20 30 40 50 Feet



Features of the Lower Level:

- A larger Music Room, Games Room and Craft Room, each with lots of storage.
- An elevator and wide, comfortable, skylit stairs to the Main Floor.
- Wheelchair accessible washrooms.
- Room for future programme development, with windows to the east.

**EXISTING BUILDING:
AREA SUMMARY**

	AREAS IN SQUARE FEET	
	MAIN LEVEL	BASEMENT
ADMINISTRATION:		
7 OFFICES, RECEPTION, & STORAGE	888	
2 OFFICES & STORAGE		358
KITCHEN & RELATED STORAGE	665	
CIRCULATION, STAIRS & WALLS	1,785	342
MECHANICAL, WASHROOMS & COAT ROOMS	515	224
PROGRAMME SPACE:		
GREENHOUSE	175	
OUTDOOR STORAGE	256	
MUSIC & CRAFT ROOMS	1,086	
DINING / MULTI-PURPOSE	2,719	
LIBRARY	654	
GAMES		783
SKATING & LAWN BOWLING LOUNGE AND ASSOCIATED SPACES	1,218	
TOTAL EXISTING FLOOR AREA:	9,959	1,707
TOTAL EXISTING BUILDING AREA:	11,667	
SENIORS' AREA:		
(TOTAL AREA LESS SKATING & LAWN BOWLING LOUNGE AND ASSOCIATED SPACES)		
MAIN FLOOR	8,741	
BSMT:	1,707	
TOTAL SENIORS' AREA	10,448	

**PROPOSED ADDITION:
RENOVATED AREA SUMMARY**

	AREAS IN SQUARE FEET	
	MAIN LEVEL	BASEMENT
OFFICE AREA (5) / STAFF ROOM	809	
KITCHEN / STORAGE	960	
DINING ROOM	2,719	
LIBRARY	654	
WASHROOMS	764	385
RECEPTION AREA	152	
MECHANICAL, JANITOR & STORAGE		505
CIRCULATION, STAIRS & WALLS	1,775	817
SKATING & LAWN BOWLING STORAGE	100	
TOTAL RENOVATED FLOOR AREA:	7,934	1,707
TOTAL RENOVATED AREA:	9,641	

NEW CONSTRUCTION AREA SUMMARY

	AREAS IN SQUARE FEET	
	MAIN LEVEL	BASEMENT
ADMINISTRATION / RECEPTION OFFICES	1,348	
CONVERSATION AREA	377	
MULTI-PURPOSE ROOM	3,553	
STAGE	638	
STAGE WINGS	324	
STAGE STORAGE	931	
COAT ROOMS	288	
SERVERY	129	
PROJECTION ROOM	99	
JANITOR	81	
GAMES ROOM & STORAGE		1,374
CRAFTS ROOM & STORAGE		1,132
MUSIC ROOM & STORAGE		2,386
FUTURE DEVELOPMENT		4,458
CIRCULATION, STAIRS & WALLS	2,410	827
TOTAL ADDITION FLOOR AREA:	10,177	10,177
TOTAL ADDITION AREA:	20,355	

**Golden Circle Renovations and Expansion Proposal:
Project Budget Estimate**

Based on Proposal Plans described in this report

- Renovated existing Circle; new Mechanical system
- New two storey addition, glulam and wood frame construction
- Concrete floors; masonry veneer and stucco walls, two ply SBS roof
- Full sprinkler system throughout
- Future Development Area left unfinished

A Hard Construction Costs:	Square Feet	Estimate
1 Renovate existing Circle:		
Reconfigure and upgrade Kitchen, offices, washrooms	6,350	\$480,000
2 Addition:		
As per plans (Future Development Area unfinished))	20,355	\$2,150,000
3 Sitework:		
Drop-off, new parking, landscaping, patio		\$350,000
Total Hard Construction Costs:		\$2,980,000
B Soft Construction Costs:		
4 Contingency		\$75,000
5 Professional Architectural and Engineering Fees		\$240,000
6 Project Disbursements (blueprints, copies etc)		\$5,000
7 Contractor's Administration and Profit		\$210,000
Total Soft Construction Costs:		\$530,000
TOTAL PROJECT ESTIMATE (A + B)		\$3,510,000

Note:

GST, Equipment and Furnishings not included in total project estimate.

May 16, 2000

**Golden Circle Renovations and Expansion Proposal:
Annual Operating and Maintenance Cost Projections:**

Existing Building Cost	1998	1999	Projected with Renovations and Addition
Utilities (n/i phone)	\$12,620	\$17,287	\$34,000
Parking Lot Share (snow removal)	\$3,904	\$2,924	\$6,000
Custodial Staff	\$23,900	\$28,100	\$50,000
City Building Management Share	\$1,700	\$1,700	\$3,000
Maintenance and Upkeep	\$13,697	\$6,370	\$15,000
Totals	\$55,821	\$56,381	\$108,000 (year 2000 dollars)

Notes:

The total floor area of the Circle with the addition would be approximately three times the area of the existing building.

Operating efficiencies due to increased insulation levels, better windows, two storey construction, better mechanical systems and controls result in a utilities multiplier of 2.25 rather than 3 based on area.

1998 and 1999 figures provided by the Golden Circle



**GOLDEN CIRCLE RESOURCE CENTRE
EXPANSION PROJECT
TERMS OF REFERENCE**

BACKGROUND

In the fall of 1998 a consultant was hired to prepare new business and strategic plans for the agency. The business plan/strategic plan was presented to our management board on November 16th, 1998. It included 16 recommended goals, all of which were adopted by the board. One of those goals was *"to expand the physical building."* In order to address this goal, the Board of Directors has established an Expansion Steering Committee to begin exploring expansion possibilities.

The Expansions Steering Committee has identified two distinct components to be addressed in this expansion feasibility study. They are the structural needs (physical building) and the social needs. It may be necessary for the successful contractor to work in a team format with another contractor/consultant to meet these requirements.

THE PROJECT OVERVIEW:

It is anticipated that a true partnership approach be used in implementation at the community level. A team approach will be encouraged to meet the requirements of the social needs and the project development needs.

1. Development of social needs information

- a) The project will provide the information necessary to make recommendations as the future requirements for the Golden Circle Resource Centre.
- b) Identify community program needs representative of adults in the 50+ age range.
- c) Identify prospective users and their needs/issues and future facility needs.

To determine the above, the contractor will

- consult with past and present users of the building,
- consult with present staff and Board members,
- consult with potential future users of the building,
- seek public response through a community meeting format,
- consult with others who may have relevant input.

2. Development of structural needs information

- develop a site analysis and plan that includes architectural drawings and concept drawings for the proposed facility expansion that illustrate the most appropriate and cost-effective method for development on site
- determine and provide a comprehensive financial analysis, including capital development costs, operating costs and potential revenue recovery rates
- provide a long-range capital plan that identifies construction costs

This assessment must provide the Expansion Steering Committee, the Red Deer Golden Circle Society, the Circle of Red Deer Seniors Society, Golden Circle member and City Council with sufficient information to make critical decisions and recommendations about proceeding with capital development.

In summary the information obtained from this assessment will include:

- ▶ a comprehensive review of the social needs requirements for the Golden Circle Resource Centre and the identification of the expansion required to meet these needs.
- ▶ a conceptual facility design layout, complete with architectural drawings and development costs for the designated area.
- ▶ possible alternative uses for the spaces should the Resource Centre no longer need such space.
- ▶ the final report will provide recommendations on the long term needs of the Golden Circle Resource Centre, and
- ▶ organization, documentation and prioritization of the various ideas / suggestions recommended.

3. Methodology

The methodology shall include, but not be limited to:

- a. Project initiation meeting with the Expansion Steering Committee and the Golden Circle Society Board to discuss work guidelines, timelines and resource material.
- b. A review of existing information including studies, plans, surveys and other documents and resource material.
- c. Identification and consultation with the potential facility users and current facility users.
- d. Consultation with appropriate staff.

4. Project Budget

The upper limit of the budget has been established at \$12,000. All hourly rates for staff are to be indicated. The consultant will supply and accept responsibility for all manpower and equipment necessary to complete this assignment.

5. Report of Results

The Golden Circle Resource Centre Expansion Feasibility Study is to be provided on 8 1/2" x 11" and cerloxed-bound format. An executive summary to be included. A supply of 15 copies, plus a master copy of computer disc (Word Perfect format) is required.

All reports, documents and other products completed as part of this project will become the property of the Golden Circle Resource Centre. The assessment, reports, documents and other products are considered confidential until accepted by the Expansion Steering Committee and the Red Deer Golden Circle Society Board.

6. Timeframe and Project Completion

Upon assignment and based on the projected timeline, the consultant is to have the project completed by no later than five months from the date of commencement.

7. Requirements

The successful consultant will be required to work with the Expansion Steering Committee and the Golden Circle staff toward the completion of this Terms of Reference. The Expansion Steering Committee will meet with the consultant over the course of the contracts, depending on the proposed work plan of the contractor.

The contract will be overseen by the Expansion Steering Committee with final approval of work coming from the Red Deer Golden Circle Society Board.

Copies of the Terms of Reference are being sent to the following:

- ▶ Group 2 Architects
- ▶ John Murray Architect Ltd.
- ▶ John Hull, Architect
- ▶ Derryn Yeomans
- ▶ W.B. Consulting

An advertisement will also be placed in the Red Deer Advocate.

The proposal shall include at least the following:

- ▶ a resume of education and experience of each project team member, highlighting those aspects which would benefit this project.
- ▶ a description of all previous projects, programs and needs assessments that have been completed which illustrate your ability to carry out this project.
- ▶ approach, methodology and techniques to be used in accomplishing this project as outlined in the Terms of Reference.
- ▶ Detailed work plan, including:
 - ▶ personnel and time (work days) to complete each phase of the project,
 - ▶ outline of how the project is to be managed,
 - ▶ how progress is to be measured.
- ▶ timing and scheduling of the project.
- ▶ a schedule of the upset fees and costs to be identified relating to the tasks and personnel outlined in the work plan.

Further information on these requirements and the Terms of Reference can be obtained by calling:

Colleen Palichuk, Executive Director, Golden Circle (403) 343-6074

A final report presentation will be scheduled for the consultant to present the study to the Expansion Steering Committee, the Red Deer Golden Circle Society Board and the Circle of Red Deer Seniors Society Board.

**GUIDELINE FOR THE EVALUATION OF PROPOSALS
GOLDEN CIRCLE RESOURCE CENTRE EXPANSION**

CONSULTANT: _____

PART ONE: MINIMUM PROPOSAL REQUIREMENTS

YES NO

1. Does the proposal include:		
a. a proposed work plan?		
b. expected contract fees?		
c. respondent's profile (resume)?		
d. three relevant references?		
2. Has the respondent included their experiences and qualifications?		
3. Does the proposal outline, in detail, the services required and the respondent's plan for compiling information needed from community sources?		
4. Does the proposal contain a conceptual and architectural drawing of the proposed addition?		
5. Is the proposal prepared in the format as requested in the Terms of Reference?		

PART TWO: DETAILED PROPOSAL EVALUATION

(Key: EX = excellent VG = very good AC = acceptable UN = unacceptable)

EX VG AC UN
10 5 3 0

A. Respondent's Profile				
1. Have they demonstrated an operational knowledge of the Golden Circle Resource Centre?				
2. Have they indicated knowledge of non-profit community agencies at an operational level?				
3. Have they demonstrated success in working with boards and community groups?				
4. Have they indicated experience in feasibility studies similar to this?				
5. Have they demonstrated ability in consensus building?				
6. Have they demonstrated ability in conceptual and architectural drawings with supporting documentation?				
B. Respondent's Proposal				
1. Does the respondent identify how they intend to develop in the information required with clear timelines and deliverables included?				
2. How well does the respondent cover the following in their plan:				
a. Clear understanding of the required end product?				
b. Relevant and reasonable research methodology?				
c. Clear description of how relevant information sources will be involved?				
d. Clear description of how the respondent would like to work with the Expansion Steering Committee and the Board				



A. Overview

Using a community development approach, the Golden Circle Expansion Feasibility Study is a process as well as a product. The process is comprised of both a social and an architectural planning component.

The social planning process includes:

- documenting usage of the Golden Circle by members, volunteers, and staff;
- interviewing neighbouring institutions,
- documenting potential conflicts involving the change process, and
- using demographics and visioning as much as possible to forecast future needs for the next 20 years.

The architectural process includes:

- establishing the condition of the existing facility
- reviewing existing building documentation
- assessing existing and projected physical site conditions
- developing a space programme for the existing building and proposed expansion based on the social planning research. This space programme is a chart summary of the space requirements to accommodate the current and anticipated functions of the Circle. It includes room areas, special requirements (such as acoustics, ceiling height, flooring material etc. and important relationships (for example, the kitchen's proximity to delivery and dining)
- developing floor plan options for presentation and discussion
- prepare presentation-quality plans, elevations and a construction budget for the preferred option

Research from the social and architectural components will form the basis for the expansion plan options: space programme, site options, schematic floor plan options, and preliminary budgets.

Throughout the process, it is essential that there be opportunity for participation and input from all stakeholders, the funders, and the general public. The final report will summarize the social needs, architectural proposals and budgets.

It is important to achieve "buy-in" by Golden Circle users, other organizations, the general public and the City of Red Deer. To achieve this buy-in,

- the process includes the opportunity for the expansion steering committee, staff, board members, general members and volunteers to have input in the visioning workshop session.
- the process includes consultation with other organizations that will be impacted by the expansion as well as several City of Red Deer representatives.
- a combination newsletter/survey of members will inform members about the potential expansion as well as solicit their input on the possible options.
- a public meeting to review the expansion options will be held

B. Work Plan Tasks

1. Review existing material and demographics
2. Chair regular monthly Steering Committee meetings
3. Conduct Interviews:

Golden Circle staff

City of Red Deer:

- Colleen Jensen, Manager, Social Planning Department
- Kim Newman, Community Worker: Updated City demographics and sources of demographics relating to seniors
- Parks and Recreation Department:
 - Lowell Hodgson, Director of Community Services
 - Don Bachelor, Recreation, Parks and Culture Manager
 - Greg Scott, Community Development Planning Coordinator (if required)
- City Councillors Morris Flewelling (former Executive Director of Normandeau Board) and Dennis Moffat (one of the prime movers in the establishment of the Farmers' Market)

Representatives of Clubs and Activities using the Golden Circle (group meeting):

- Lawn Bowlers, Carpet Bowlers
- Horse Shoe Club
- Green Thumb Club
- Music and Choral Groups
- Arts & Crafts
- Tai Chi
- Alzheimer Society
- Golden Circle Board
- Hoe Downers
- Golden Age Club
- Citizen's Action Bus
- Alberta Senior Citizens Sports and Recreation Association
- Service Clubs: Lions, Kiwanis

Representatives of major users of Recreation Park (group meeting):

- Red Deer & District Museum
- Kerry Dawson, Culture Superintendent, City of Red Deer
- Speed Skating Club
- Recreation Dept.
- Tennis Club
- Farmers Market

...continued

Interviews or meetings with other related community seniors' organizations:

- Meals on Wheels, Marg Hessel, Coordinator
- Downtown House
- Alberta Council on Aging, Bill McKendrick
- Red Deer Family Services, Adult Day Program:
Audrey Thompson, Coordinator;
Shauna Wilson, Home Support
- Twilight Homes Foundation etc.

4. Additional Workplan Items:

- Pass out information at several Lunch Expresses on Wednesdays
- Survey members and volunteers on their opinions of the proposed plan options through a newsletter/survey
- Conduct a Visioning Workshop for Expansion Steering Committee, Staff, Board, members and volunteers: develop a functional space programme based on assessed existing and projected needs
- Conduct a Public Meeting (open house) to review expansion options developed through evaluation of all stakeholder and public input.
- Prepare material for the display case at the Golden Circle
- tour Camrose Seniors Centre

5. Event Schedule

Dec 1 1999	Steering Committee 1: Project scope, schedule, priorities, Circle issues brainstorming
Dec 16, 1999	Golden Circle Staff Meeting: Staff issues re: facility; future projections
Jan 8, 2000	Site visit: Camrose Seniors Centre
Jan 12, 2000	Steering Committee 2: Review workplan and schedule
Jan 19, 2000	Meeting with Recreation Park stakeholders (tentative)
Jan 20, 2000	Meeting with Representatives of Clubs and Activities (tentative)
Jan 27, 2000	Visioning Workshop Golden Circle 1 to 4:30
Feb 16, 2000	Steering Committee 3: Summary of Initial Research Site analysis, existing building analysis, space programme, plan options (tentative)
Feb 24, 2000	Prepare and distribute Newsletter/Survey to membership
March 2, 2000	Open House to review Expansion Options (tentative)
March 15, 2000	Steering Committee 4: Present Draft Report
April 19, 2000	Steering Committee 5: Present Final Report

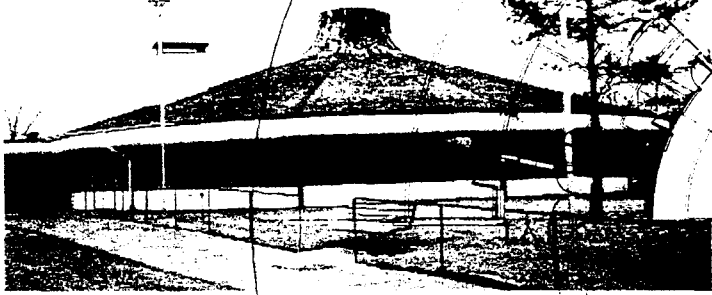
Prepared by John Hull and Peggy Lough

January 8, 2000

Presented to Steering Committee January 12, 2000

Vision 2020

Appendix-C



Help plan the future of the Golden Circle

All ages welcome!
Doorprizes!

Come to
**Vision
2020,**
a chance to
envision the
long-range needs
of the
Golden Circle and
Seniors in our
community

**January 27, 2000
from 1 to 4:30 pm
at the Golden
Circle Resource
Centre**

Phone Roxanna at
343-6074 for more
information



Golden Circle Expansion Study: *Newsletter and Survey*

In December, the Golden Circle Expansion Steering Committee hired a team of consultants to look at the feasibility of adding on to the Golden Circle Resource Centre.

The existing building was built in 1977 and the first addition, the Stuart Fleming Wing (Greenhouse, Music and Craft rooms), was completed in 1980. The Golden Circle is owned by the City of Red Deer, and operated by the volunteer board of the Red Deer Golden Circle Society.

The need for additional programme space to meet the expanding requirements of the Red Deer seniors community was identified as far back as 1990 in a report commissioned by the Golden Circle.

In 1998, the Golden Circle Management Board prepared a Strategic Business Plan to focus and guide its activities. One of the goals of the Plan was to ensure the most efficient use of the existing building. A further goal was to explore an expansion to the building.

In January and February, the consultants met with Golden Circle Staff, the Steering Committee, and representatives of the major groups that use the Circle.

One meeting brought together the stakeholders in Rotary Recreation Park and included representatives from the Museum, City Recreation Parks and Culture Department, the Tennis Club, the Speedskating Club, the Golden Circle and the Farmers' Market.

In late January, seventy-five people attended a lively workshop to imagine what the next twenty years might bring, and how the Golden Circle could accommodate these changes. The plans presented in this Newsletter try to reflect the vision from that workshop.

Staff and users identified a number of problems with the existing building. Inadequate accessibility, cramped programme spaces, lack of office space, poor kitchen layout, and lack of storage were some of the major themes.

They also identified additional needs that couldn't be accommodated by the existing building. There is a conflict between the use of the current main hall as a drop-in centre and dining room, and its use as a multi-purpose activity centre for dances, theatre, Tai Chi, cards, etc.

The development of the Golden Circle as a Resource Centre with Outreach Services has brought a need for more offices and administration space.

For the exterior, suggestions included: better handicapped parking, a passenger drop-off, more parking at peak times, easier access to the building, better lighting and accessible raised garden beds.

The Site and Floor Plans on the reverse show an expansion proposal which has evolved from the many things the consultants have heard over the last few months.

These plans are a proposal only at this stage. Construction may start in two or three years after all fundraising and approvals are in place.

Please take some time to look at the plans and answer a few questions on the Survey Form. Return your Surveys to the Golden Circle by Wednesday, March 29. If you have any questions, come to the Open House on Tuesday March 21, 1:00 pm to 4:30 pm at the Golden Circle. The Architect, John Hull, will be available to speak with you at this time.

Golden Circle Mission Statement:

To provide a resource and service centre for the seniors of Red Deer and the surrounding communities. The broad mandate is to enable individuals to remain in their own home and be involved in their community for as long as it is viable.

Guiding Principles:

Individuality and self-determination
Dignity and respect
Services for seniors' health, wellness and independence
Opportunity to participate in decisions affecting well-being
Partnering with related community agencies
Universal access to services



Expansion Steering Committee:

Chair: Ron Bower, Circle of Red Deer
Seniors' Society (CRDSS) Chair
Helen Mewha: Golden Circle Board
Vern Gairns: Central Lions Club
Ruby Martin: CRDSS Board
Darlene Yarish: David Thompson Home Care Area Manager
Colleen Palchuk: Golden Circle Executive Director
Colleen Jensen: City of Red Deer Social Planning Manager
Jim Young: Kiwanis Club

Consultant Team:

John Hull: John Hull, Architect
Peggy Birse Lough: Research Coordinator
Lorne Daniel: Bizwerx Communications
Derryn Yeomans: Special Advisor

**Open House to review the Plan:
Tuesday, March 21st in the
Golden Circle Dining Room
from 1:00 pm to 4:30 pm**

-
- The site plan illustrates the layout of the University of Toronto Scarborough Campus. Key features include:
- Golden Circle:** A central circular area with radial lines, likely a fountain or plaza.
 - New Main Entrance:** Located near the Golden Circle.
 - Covered Entry Canopy:** Situated near the New Main Entrance.
 - New Drop-Off Lane:** A designated area for drop-offs.
 - Covered Patio:** An outdoor seating area.
 - New Parking:** A large parking lot.
 - Speed Skating Oval:** A long, narrow oval-shaped facility.
 - Lawn Bowling:** An area for lawn bowling.
 - Screened Area for Dumpsters and Transformer:** A designated area for waste management.
 - H/C Parking:** A parking area for heavy construction vehicles.
 - Bus Stop:** A designated stop for buses.
 - 47 AVENUE:** The main road running along the right side of the campus.
 - Museum and Archives:** A building located at the bottom of the plan.

Proposed New Main Floor Plan

Key areas and features include:

- Dining Room** (Central circular area)
- Kitchen** (Surrounding the Dining Room)
- Staff Room** (Adjacent to Kitchen)
- Current Library** (Adjacent to Staff Room)
- Conversation Area** (Adjacent to Dining Room)
- Men's** and **Ladies** Restrooms
- Multi-Purpose Room** (Large room with a **Stage**)
- New Main Entrance** (Indicated by an arrow)
- Covered Patio** (Adjacent to the New Main Entrance)
- Numbered Rooms** (Various rooms are numbered, e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16)

- A new main entrance and passenger drop-off lane.
- A wide, skylit corridor linking the new main entrance to what is now the back door
- A skylit Reception Area, Stairwell, and Conversation Area, forming a circulation hub between the new entries, the Administration Area, the Dining Room, and the new Multipurpose Hall
- A new Multipurpose Hall which can be divided by operable walls into three programme areas. The plan shows a stage and wings, chair and table storage, a projection booth and a small serving kitchen.
- An enlarged and consolidated kitchen with access directly to the outside.
- More office space for the Golden Circle staff, other organizations, and visiting professionals.
- Large, wheelchair accessible washrooms and a separate Family Washroom for those needing special attention.

-

- A larger Music Room, Games Room and Craft Room, each with lots of storage.
- An elevator and wide, comfortable, skylit stairs to the Main Floor.
- Wheelchair accessible washrooms.
- Room for future programme development, with windows to the east.

The Golden Circle Expansion Study *Survey*

Please take a few moments to complete the questions below.

Drop the survey off at the Golden Circle by Wednesday, March 29, or fax them to 343-7977. It helps give your Steering Committee direction for the future.

If you have any questions about the plans, please phone John Hull at 309-3690.

Thank you.

Comments:

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical analysis performed.

3. The third part of the document presents the results of the study. It includes a series of tables and graphs that illustrate the findings of the research. The data shows a clear trend of increasing activity over time, which is consistent with the hypothesis.

4. The fourth part of the document discusses the implications of the findings. It suggests that the results have significant implications for the field of study and may lead to further research in this area.

5. The fifth part of the document concludes the study. It summarizes the key findings and provides a final statement on the importance of the research.

Survey Questions:

Agree Disagree

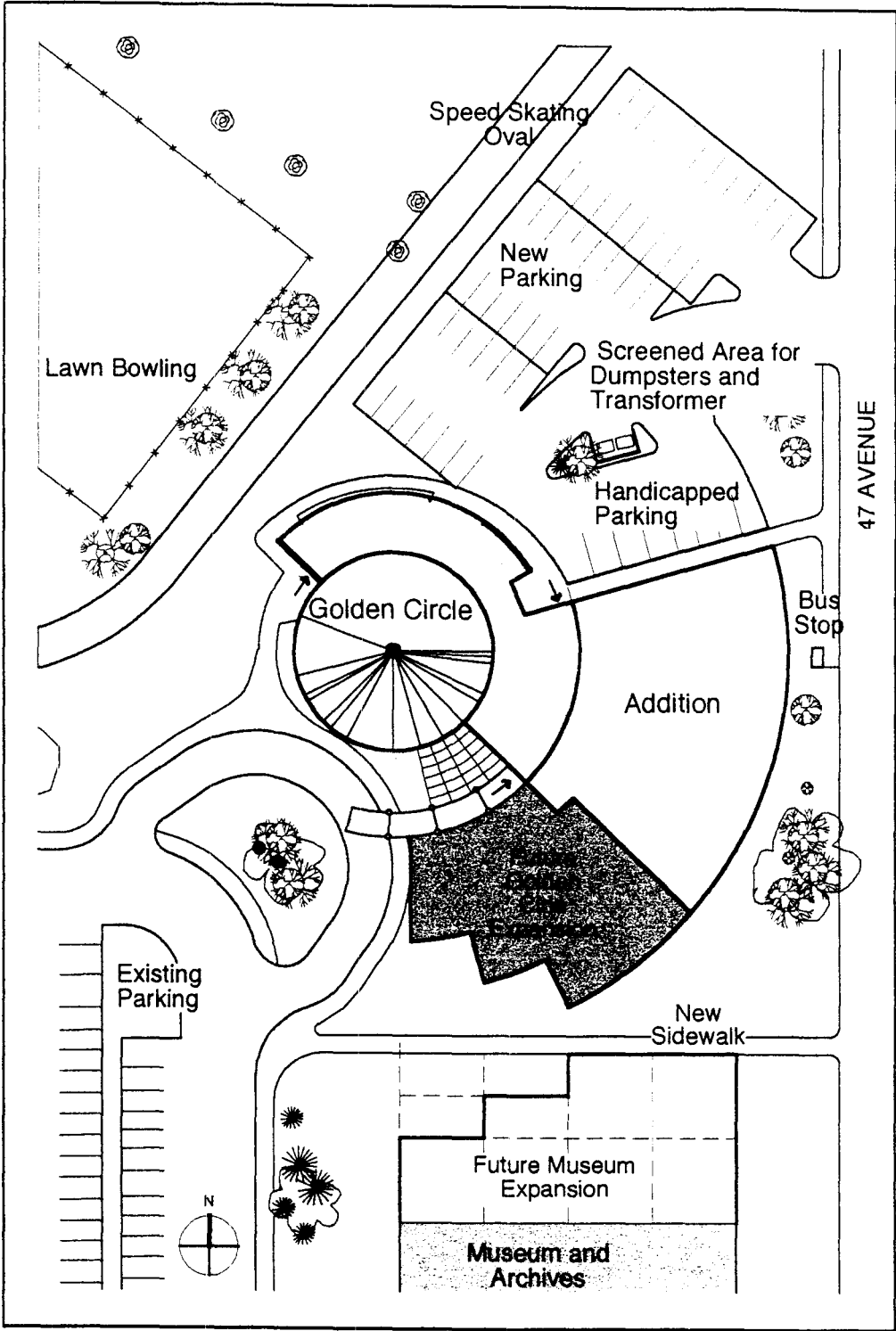
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|--|---|
| 1. Parking and easy accessibility are important to the success of a seniors' facility. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 2. The back (north) door to the Golden Circle should be considered as a major entry to the facility. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 3. Any expansion should allow the building to remain as a distinctive Red Deer landmark. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 4. The existing building has some functional problems that should be addressed in order to provide adequate seniors' services. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 5. To improve the usage and revenue of the Golden Circle, the Boards should explore opportunities to partner with other agencies in the City. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 6. It is a good idea to add on a new Multipurpose Hall so the existing Dining Room can be used mostly for meals and drop-in functions. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 7. A new Multipurpose Hall should provide a permanent stage for performances. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 8. The current Library area could be closed off from the Dining Room, while preserving the natural light. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 9. Greenhouse activities should expand to include a skylit "indoor garden" space. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| 10. Some programmes could be offered on a different floor level as long as there are well designed, comfortable stairs and an elevator between floors. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |

GOLDEN CIRCLE EXPANSION STUDY SURVEY RESULTS: **Appendix-E**

QUESTION #	AGREE		DISAGREE	
	COUNT	%	COUNT	%
1. Parking and easy accessibility are important to the success of a seniors' facility.	65	100	0	0
2. The back (north) door to the Golden Circle should be considered as a major entry to the facility.	54	89	7	11
3. Any expansion should allow the building to remain as a distinctive Red Deer landmark.	63	97	2	3
4. The existing building has some functional problems that should be addressed in order to provide adequate seniors' services.	59	95	3	5
5. To improve the usage and revenue of the Golden Circle, the Boards should explore opportunities to partner with other agencies in the City.	57	89	7	11
6. It is a good idea to add on a new Multipurpose Hall so the existing Dining Room can be used mostly for meals and drop-in functions.	61	95	3	5
7. A new Multipurpose Hall should provide a permanent stage for performances.	59	92	5	8
8. The current Library area could be closed off from the Dining Room, while preserving the natural light.	51	80	13	20
9. Greenhouse activities should expand to include a sky-lit "indoor garden" space.	54	84	10	16
10. Some programmes could be offered on a different floor level as long as there are well designed, comfortable stairs and an elevator between floors.	62	97	2	3

Site Plan: Future Development

Appendix-F



Groups and Individuals Consulted

Attendance at Visioning 2000, January 27: 80 participants

Open House, March 21

Attendance at January 19th Meeting of the Rotary Park Stakeholders:

Helen Mewha	<i>Golden Circle Board, Expansion Feasibility Committee</i>
Dennis Moffatt	<i>Farmers' Market</i>
Pierre Oberg	<i>Department of Recreation, Parks and Culture</i>
Brad Lashmar	<i>Red Deer Speed Skating Club</i>
Gord Deans	<i>Red Deer Speed Skating Club</i>
Greg Scott	<i>Department of Recreation, Parks and Culture</i>
Rich Roberts	<i>Department of Recreation, Parks and Culture</i>
Lorne Daniel	<i>Red Deer Tennis Club</i>
Gord Inglis	<i>Red Deer Tennis Club, also City of Red Deer Parks, Recreation, and Culture Board</i>
Wendy Martindale	<i>Red Deer and District Museum</i>
Colleen Palichuk	<i>Golden Circle Resource Centre</i>
John Hull	<i>John Hull Architect, Meeting Facilitator</i>
Peggy B. Lough	<i>Creative Insight Unlimited, Recorder</i>

Attendance at January 20th Meeting of Clubs who use the Golden Circle:

Merv Stein	<i>Ho Downers, also Tuesday Cribbage</i>
Nap Wyshynski	<i>Green Thumbs</i>
Ruth Stafford	<i>Golden Circle Singers</i>
Ev Waters	<i>Golden Circle Singers</i>
Bert Sanderson	<i>Horse Shoe Club</i>
Pat Lavery	<i>Lawn Bowlers</i>
Archie Pimm	<i>Golden Age Committee</i>
Donald Graham	<i>Golden Age Committee</i>
Howard Maki	<i>Red Deer Action Group: Citizen's Action Bus</i>
Helen Mewha	<i>Golden Circle Board, Expansion Feasibility Study</i>
Vern Gairns	<i>Golden Circle Board, Expansion Feasibility Study</i>
Ron Bower	<i>Golden Circle Board, Expansion Feasibility Study</i>
Colleen Palichuk	<i>Golden Circle Executive Director</i>
Peggy Lough	<i>Meeting Facilitator, Expansion Feasibility Study</i>

Individuals and Groups Interviewed:

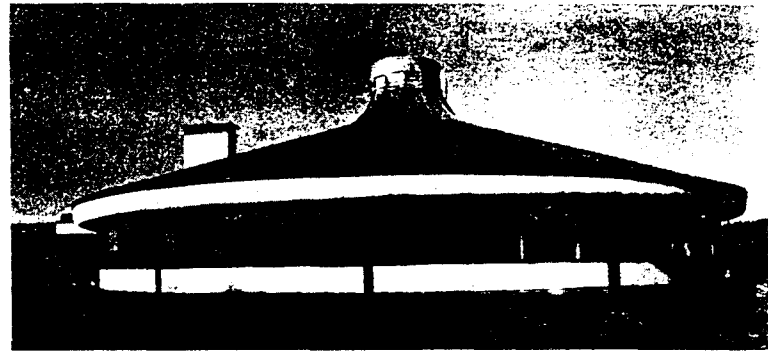
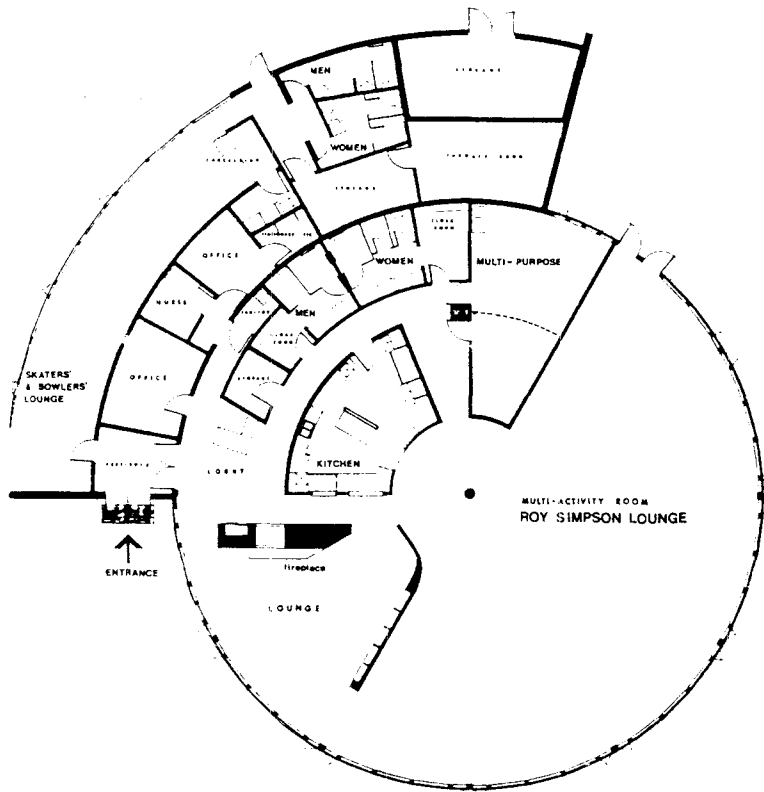
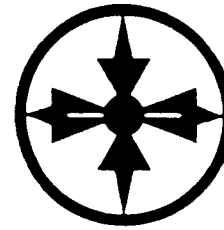
Derryn Yeomans	<i>Alzheimer Society</i>
Howard Maki	<i>Red Deer Action Group: Citizen's Action Bus</i>
Max vanden Brink	<i>Senior Citizen's Sports and Recreation Association</i>
	<i>Alberta Seniors' Games</i>
Marg Hessel	<i>Meals on Wheels</i>
Audrey Thompson	<i>Red Deer Family Services Adult Day Program</i>
Pat Grant	<i>Downtown House: President</i>
Kay Grant	<i>Downtown House</i>
Eileen Connelly	<i>Downtown House</i>
John Wittchen	<i>Downtown House</i>
Melonie Murphy	<i>Downtown House: Coordinator</i>
Lowell Hodgson	<i>Director of Community Services, City of Red Deer</i>
Don Batchelor	<i>Recreation, Parks and Culture Manager, City of Red Deer</i>
Colleen Jensen	<i>Social Planning Manager, City of Red Deer</i>
Kim Newman	<i>Community Worker, City of Red Deer</i>

Attendance at Meetings:

January 17	<i>Golden Circle Management Board Annual Meeting</i>
February 1	<i>Central Alberta Council on Aging Meeting</i>

Steering Committee Meetings:

December 1, 1999	<i>Scoping meeting</i>
January 12, 2000	<i>Work Plan</i>
February 16, 2000	<i>Summary of initial research</i>
March 15, 2000	<i>Architectural options</i>
April 19, 2000	<i>Draft report</i>
May 16, 2000	<i>Presentation to Golden Circle Annual General Meeting, Final report</i>



The GOLDEN CIRCLE Senior Citizens Centre

JUNE 15th, 1977
at 2:00 p.m.

PROGRAM

INTRODUCTION by Ed Barrett

O Canada

Stuart Fleming, M.C. — Remarks & Welcome

Introduction of Platform Guests

Remarks by:

1. Hon. Horst Schmid — Alberta Culture
2. Hon. Jim Foster — Attorney-General
3. Mayor Roy MacGregor
4. Mr. Tom Drinkwater — Deputy Minister, Recreation
Parks & Wildlife
5. Mrs. Mary Engleman — Bureau Director Senior Citizens
Dept., Alberta Social Services & Community Health
6. Mr. John Lackey — Director of P.S.S.
7. Mr. Bob Sewell — District Governor, Western Canada
District Kiwanis International

Presentation of Gifts:

G. H. Dawe Students

Entertainment:

M.C. Ed Barrett

Dedication Service:

Rev. N. Knoppers — Pres. of the Ministerial Association

Ribbon Cutting:

Hon. Horst Schmid, Mayor Roy MacGregor, Hon. Jim Foster

Plaque Unveiling:

Roy Simpson plaque — Ed Barrett and Mrs. Bert Simpson
Slim Cunningham plaque — Jim Muza and Mrs. Betty
Cunningham

Closing Remarks:

THE STORY OF THE GOLDEN CIRCLE

The Golden Circle is a senior citizens centre with additional facilities for skaters, lawn bowlers and horse shoe players. Our centre is concerned with the total needs of the elderly. Our goal is to help them lead rewarding, happy lives and to assist them to maintain independence and dignity. Thus one sees it as a social recreational, cultural and information centre. We trust the Golden Circle will become the hub and life blood of all older persons lives in Red Deer and district.

The need for such a centre was recognized by a recreation study in 1958, but had been repeatedly set aside because of priorities. The Recreation Department and the Red Deer and District Council on Aging started a temporary centre "The Downtown House" with the aid of an L.I.P. grant in 1974. This grant lasted six months. They rented and staffed a basement room on Ross Street. In November 1975 a larger space was acquired next door, funded by P.S.S. (80%) and the City of Red Deer (20%). Renovations were completed by the aid of a New Horizons Grant and furnishings and equipment were bought with the aim to help equip a new permanent centre. Downtown House was a popular meeting place, but its space was inadequate and the steep stairs limited its use. Ethel Taylor and Jeltje Wileman were the key persons in this project.

In 1975 the Kiwanis Club of Red Deer formed a committee to investigate a suitable project to commemorate their silver anniversary in Red Deer. After meeting with the Council on Aging in September the Kiwanis Club embarked on the project. They pledged \$100,000 to the cause. A large representative committee was formed including Kiwanis, the Central Lions, the City, the Recreation Department, the Preventive Social Service Department, the Red Deer Planning Commission, the Council on Aging and the Senior Citizens (25 members in all). Possible sites were discussed and investigated. A central location in the central core of downtown was inadequate and the price of the property prohibitive. A request for an option on a site in the recreation parks was granted by City Council in September, 1975. After much study and many meetings by the committee with senior citizens groups, architects, a preliminary plan evolved by December. An application for 40% of the construction cost thru the major Recreational or Cultural Facility Grant was passed by the Recreation Department, the City Council and forwarded to Alberta Government, December 31 to meet the deadline. The work of Don Moore and his department during this phase was much appreciated.

BUILDING COMMITTEE

The Members of Senior Citizens Drop-In Centre Building Committee

Stu Fleming — Chairman
Roy Simpson — Co-Chairman
Ed Barrett
Bill Keith
Gus Zelt
Pete Larsen
Jack Pallo
Ethel Taylor
Doug Willigar
Tony Hoogewoonink
Djamsid Rouhi
Jessie Janssen
Bert Andrews
Don Moore — Secretary
Mayor MacGregor
Norm Cruickshank
Fred Horn
Don Walls
George Sinclair
Art Megson
Jeltje Wileman
Ken Mattisz
Harold Hall
George Cowie
Roy Cassidy

Respectfully submitted,

Stuart Fleming
Chairman of the Building Committee
Chairman of the Management Board

During the early part of 1976 through input from many seniors and the building committee a final plan was approved. The committee would have liked to build a two storey building with space for future expansion, but due to escalating building costs, had to settle for an 8,000 square foot ground floor building. This was the original size quoted in Kiwanis' first letter to City Hall. During the interlude the committee completed the financing arrangements with great success as shown on the statistics page. Tenders were called in late June. Springer Construction was awarded the contract on July 23, thus was approved by City Council on August 3. The sod turning followed August 4, 1976. The building was under way.

Kiwanis now turned their attention to raise the balance of the \$100,000 they pledged. For six months they had been planning Red Deer's first Telethon under the chairmanship of the late Roy Simpson. As you all know the Telethon was a good show and financially successful. Many thanks to all the Kiwanians, the performers, CKRD and the media, and mostly the public who contributed so generously.

A name the centre contest drew 200 replies. Norman Bowles sent in the successful name "the Golden Circle". He and Frank Soehn had also developed a logo for our building and stationary. The good winter building weather enabled us to essentially complete the building by April 28. We had four days of open house (April 28 - May 1) for our social opening. An estimated 5,000 people visited the Circle during these days.

The Circle is staffed by a coordinator (Heather Barr), an assistant coordinator (Estelle Dueck), a part time cook (4 hours a day), and a part time janitor. The building contains a fireside lounge with fireplace and library, the Roy Simpson Lounge which can be subdivided into 3 areas by dividers or used as one for banquets and dances, a games room, a multi purpose room equipped for creative arts and crafts, or a small meeting room or discussion group room. There is a fully equipped kitchen for a daily meal service, an information centre where persons may have consultations regarding eligibility for Income Supplement and the Alberta Assured Income Plan, or legal advice. In addition there is a sick bay, storage rooms, business office, a skaters and bowlers lounge plus two sets of washrooms. As you can see the facility can handle many groups at the same time. The activities will be programmed to suit the wishes of the seniors and coordinated by our staff. Since our opening one month ago many activities have begun and the Circle is busy daily. Many thanks to our staff and program planning committee.

STATISTICS

Golden Circle Statistics — 1977

Cost: Building, Architect, Landscaping, Parking Lot,
Horse Shoe Pitches, Kitchen Equipment \$500,000

Furnishings: 32,000

Major Contributors:

Kiwanis Club of Red Deer	100,000
The Central Lions	30,000
The Red Deer and District Council on Aging	5,000
The Red Deer District Chamber of Commerce	50,000
The City of Red Deer	100,000
Government of Alberta	
Recreation Parks & Wildlife - Major	
Facility Grant (40%)	180,000
Preventive Social Services - Special Project	
Grant (Alta. Social Services & Community	
Health)	20,000
Alberta Culture (Project Cooperation)	14,908
Government of Canada - Under New Horizons	
Grant (Equipment & Furnishings)	32,000

Size of the Circle:

8,000 square feet, one storey circular design.

Activities of the Circle:

Fireside Lounge - Coffee, TV, Library.
Roy Simpson Lounge - Dancing, Banquets, Games,
Pool, Shuffleboard, Carpet Bowling, Food
Service Daily.
Multi-purpose Room - Creative Arts & Crafts,
Discussion Groups.
Kitchen - Fully equipped, daily food service.
Information Room - Supplementary Pension - 2 days a
week. To be started, Legal Service & Health and
Social Services.
First Aid Room.
Administration and Reception.
Bowlers, Skaters, and Horseshoe Players Lounge.
Washroom facilities for the Circle and the Park.

Finances:

The Circle will raise \pm 25% of its budget. United Way
Grant \$5,000. The balance is shared 80% by P.S.S. and
20% the City.

Management:

There is a 12 person board of management appointed
by the City; two from Kiwanis, 1 from City Council, 1
Central Lions, 5 Senior Citizens, 1 Council on Aging, 1
Recreation Department, and 1 Preventive Social Services
Department.

BOARD MEMBERS

The present board includes:

Stu Fleming	— Chairman
Harold Hall	— Vice-Chairman
Don Moore	— Secretary
Homer Withell	— Treasurer

Directors:

Ethel Taylor — Program	Harvey Cline — Skaters
Jeltje Wileman — Finance	Bert Andrews — Policy
Ed Barrett — Personnel	Bill Quilliams — Policy
Gus Zelt — Property	Mary Taylor — Food Services

Golden Circle Furnishings Donors

Canada Council	Sadie Spencer
Loyal Order of Moose, Lodge No.	Bill & Mollie Scott
1639	Mr. & Mrs Fred Kent
The Troubadours	Ken & Sue Gehrke
The Elks - B.P.O.E. No. 85	Ladies of the Moose
Red Deer Labour Council	Rich Soehn
Harper's Furniture	George McLevin
C. U. P. E.	Charlie & Jean Campbell
Royal Arch Masons, Keystone	Melvin Murphy
Chapter No. 12	Hugh Bownes
German Canadian Club	Ruther Gerwing
Downtown House	Ethel Taylor
Northwestern Utilities	Florence Aubuchon
Kiwanianes	Rocky Mountain Artists
G. H. Dawe Students	Linnie Belle Myers
Red Deer Horticulture Society	John Aubuchon
Dr. Stu Fleming & Staff	Pat Ives

Golden Circle Furnishings Committee

Ethel Taylor	Gus Zelt
Jeltje Wileman	Jessie Janssen
Mary Larsen	Berniece Andrews
George Cowie	Bill Keith
Harold Hall	Martha Beggs
Jessie Barrett	Harold Dawe
Roy Cassidy	Gwen Carney
Harry Price	Pat Ives

BIBLIOGRAPHY

GOLDEN CIRCLE DOCUMENTS:

RED DEER GOLDEN CIRCLE SOCIETY:

"1991 Expansion Feasibility Study" by M. B. Atkinson of Group 2 Architects

"Business Plan" prepared by Derryn Yeomans, November 1998

Financial Statements 1998 and 1999

Golden Circle Policy Manual

RED DEER GOLDEN CIRCLE RESOURCE CENTRE:

Annual Project Reports to FCSS, 1987, 1990, 1991, 1998 and 1999
Program Statistics 1999

Red Deer and District Directory of Services for Seniors, 1998-1999

Scrap books, photo albums, newspaper clippings from *The Red Deer Advocate, Life, and Express*, and Golden Circle brochures and newsletters

Slide Show

Files: 1998 Organizational Survey
Downtown House
History of Golden Circle
Meals on Wheels

BOOKS AND REPORTS:

Alberta Community Development, *Aging Together - Planning for the Future, Discussion Guide, Fall 1999*. Edmonton, AB, 1999. 1-800-642-3853

Alberta Community Development, *Programs for Seniors, 1999*, Edmonton, AB, 1999

Alberta Health and Wellness, *Healthy Aging: New Directions for Care. Part One: Overview*, Edmonton, AB, 1999

Website: <http://www.health.gov.ab.ca/key/keylong.html>

Bonnie Hutchinson Enterprises Inc., *A Review of Golden Circle and Downtown House*, Prepared for the Review Advisory Committee on behalf of Red Deer Family and Community Support Services, Camrose, AB, December 1985

Health Canada, *Communicating with Seniors: Advice, Techniques and Tips*, Ottawa, ON, 1999

Website: <http://www.hc-sc.gc.ca/seniors-aines>

City of Red Deer:

All About Red Deer, February 1999

Demographic Overview, 1998. Red Deer, AB, 1998

Red Deer and District Family and Community Support Services, *1998 FCSS Stories Booklet*

Red Deer's Demographic Statistics, 1998

Strategic Plan, July 1999. Red Deer, AB, 1999.

National Advisory Council on Aging, *1999 and Beyond: Challenges of an Aging Canadian Society*, Ottawa, ON, 1999

Website: www.hc-sc.gc.ca/seniors-aines

National Advisory Council on Aging, *Highlights 1999 and Beyond: Challenges of an Aging Canadian Society*, Ottawa, ON, 1999

Website: www.hc-sc.gc.ca/seniors-aines

Statistics Canada, *Portrait of Seniors in Canada*, Ottawa, ON, 1999, #89-519-XPE

WEBSITES:

Alberta Council on Aging: <http://www.compumart.ab.ca/acaging>

Health Canada: www.hc-sc.gc.ca/seniors-aines *Statistical Snapshots of Canada's Seniors*

National Advisory Council on Aging: www.hc-sc.gc.ca/seniors-aines

Statistics Canada: www.stat-can.ca/start.html

JOURNALS, MAGAZINES and NEWSPAPERS:

Lethbridge Senior Citizens Organization. *Lethbridge Senior Citizen: A Monthly Publication for Older Adults*. December 1999

Mahaffy, Cheryl. "The Grey Wave." *Alberta Views*, Vol. 3, No. 1, January/February 2000

Business in Calgary, August 1999. "Medican Developments Inc.: Sierras Luxury Adult Condominiums"

DRAWINGS:

Red Deer Senior Citizens Drop-In Centre prepared by Stevenson, Raines, Barrett, Hutton, Seton & Partners, Architects - Engineers & Interior Designers, Calgary, AB, June 1976.

Addition and Alterations to: The Golden Circle prepared by Stevenson, Raines, Barrett, Hutton, Seton & Partners, Architects - Engineers & Interior Designers, Calgary, AB, April 1980.

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: C. Jensen, Community Services Director
B. Jeffrey, Social Planning Manager
FROM: City Clerk
RE: Golden Circle Expansion Feasibility Study

FILE

Reference Report:

Community Services Director and Social Planning Manager, dated July 5, 2001

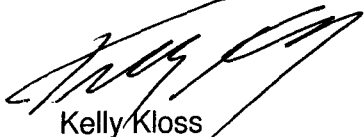
Resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director and Social Planning Manager, re: Golden Circle Expansion Feasibility Study, hereby supports the concept of expanding the Golden Circle Facility and proceeding to the following steps:

- (1) Community Consultation;
- (2) Completion of a business plan that:
 - (a) proves out the feasibility of the project,
 - (b) confirms the capability of the Centre to meet its operating costs and make an increased contribution to building maintenance costs,
 - (c) clearly identifies for Council what, if any, implications would be for on-going support from the City including both operations and maintenance;
- (3) Identification and commitment of potential partners;
- (4) City Administration corresponding with the Province to be submitted with the Alberta Legacies Grant Program application clarifying that the applications for the Golden Circle Expansion and the Greater Downtown Action Plan are complimentary rather than competitive.

Report Back to Council: Yes - once the final design, business plan, budget and consultation are completed.

Comments/Further Action:


Kelly Kloss
City Clerk
/chk

c Director of Corporate Services
Recreation, Parks & Culture Manager

Date: July 23, 2001
To: City Clerk
From: Director of Corporate Services
Subject: Auditor Appointment

Background

The firm of Craig Davies Collins, Chartered Accountants has just recently merged with the national firm of Collins Barrows. The firm has been the City's financial auditors since the 1960's when it was known as MacKenzie Sheridan Mathews. It is common practice to tender audit services at a point where a new perspective gives an opportunity for improvements, which may offset the additional administrative efforts of changing audit firms.

A newly appointed audit firm normally discounts their earnings in the first year of a audit engagement, because of the time required to prepare background files, and for audit staff to become familiar with the details and issues of the new client. In the case of an organization of the size and complexity of the City of Red Deer, this transition period is considerable. As a result, audit appointments should normally be for a fairly long period to ensure an adequate and viable transition is established.

Organizations are greatly impacted by a change in audit firms, because of the additional time spent with new auditors during the familiarization period. For the City of Red Deer, the major impact of audits falls on the staff of the Treasury Department, and the Director of Corporate Services. As a result of staff workload in Corporate Services, the term for our current audit firm has been extended on a year by year basis, for several years.

Issues for Discussion

In 2001, Treasury Services embarked on a major financial system upgrade, which has proven to be more challenging than first expected. This has been compounded by the retirement of the Director of Corporate Services, and to a lesser extent, by the retirement of the Director's Senior Secretary. In addition, two senior clerical staff took other positions at the City, adding risk to the financial system upgrade project.

Corporate Services, as a result of these issues, is in the midst of a detailed analysis of the tasks and duties of all Treasury staff, along with the Director of Corporate Services, and the Senior Secretarial position. The review and the resulting structuring of job duties will reflect the need for some re-assignment of the more detailed budgeting duties previously carried out by the Director. It will also address the issue of the expanding resource needs for insurance claims and risk management. As well, the audit recommendations on strengthening internal controls, which were reported to you in my letter of June 28, will be addressed.

In my view, the above mentioned details support retention of the current audit firm. This will allow Corporate Services to get beyond the major system changes, and to stabilize the organization, prior to tendering the audit. It is my opinion that the negative impact of a change of auditors at this time would far more than outweigh any gains that might be achieved by having a fresh perspective, or the possibility of a fee reduction. I have discussed this matter with the City Manager, and he is in agreement.

Collins Barrow has quoted a figure of \$38,500 for the 2001 audit, which is down from the 2000 billing of \$39,950. The accounting system upgrade in process will require extra work by the Auditors but a separate fee will be negotiated for that portion, once more details are known. The fee will depend on how much time Treasury staff has available to work with the Auditors. The standard fee for each year is negotiated annually, but if a longer arrangement was entered into, the fee arrangement for each year of the agreement could be negotiated at the time the agreement is entered into.

Requested Action

Recommend to Council that the firm of Collins Barrows, Chartered Accountants be appointed as auditors for fiscal years 2001 to 2003 inclusive.

A handwritten signature in black ink, appearing to read 'Rod Burkard', with a large, sweeping initial 'R'.

Rod Burkard, CA
Director of Corporate Services

Comments:

We agree with the recommendations of the Director of Corporate Services.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: Director of Corporate Services
FROM: City Clerk
RE: Auditor Appointment

FILE

Reference Report:

Corporate Services Director, dated July 23, 2001

Resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Director of Corporate Services, re: Auditor Appointments agrees to appoint the firm of Collins Barrows, Chartered Accountants as auditors for fiscal years 2001 to 2003 inclusive.

Report Back to Council: No

Comments/Further Action:

Council requested the following additional information:

1. a) Information on ours as well as private sector practices of engaging and/or tendering services such as auditors, banking and lawyers.
b) What is our current practice and are there any changes contemplated.
2. A copy of the response to the Auditor's management letter to be forwarded to each member of Council.



Kelly Kloss
City Clerk

/chk



**ARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: July 18, 2001

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/CC-2001
Lot 46 MR, Plan 012 _____ and part of NW ¼ Sec. 2-38-27-4
Lancaster Green Subdivision - The City of Red Deer

At their meeting of July 16, 2001 City Council passed the following resolution:

"Resolved that Council of the City of Red Deer, having considered the correspondence from the Red Deer Regional Catholic Division #39 dated July 10, 2001 and a report from Parkland Community Planning Services dated July 10, 2001, re: Rosedale School Site hereby agrees, subject to passage of Land Use Bylaw Amendment 3156/V-2001, as follows:

1. That Administration prepare a Land Use Bylaw Amendment to redesignate the Lancaster Green school site from A1 (Future Urban Development) to PS (Public Service) to allow for development of a school on that site. Administration is also directed to immediately obtain sufficient reserve land to accommodate the school."

The Land Use Bylaw amendment for the Lancaster Green School site is enclosed. The Bylaw proposes to rezone the storm detention pond, park area and the school site to PS Public Service (Institutional or Governmental) to signify that a school will be constructed.

In addition a portion of land at the east end of Lewis Close will also be rezoned from A1 Future Development to P1 Parks and Recreation to form a small informal park.

The location of the amendments is shown on the enclosed rezoning map as well as the Lancaster Green Neighbourhood Area Structure Plan. The proposed Land Use Bylaw amendment complies with the neighbourhood area structure plan.

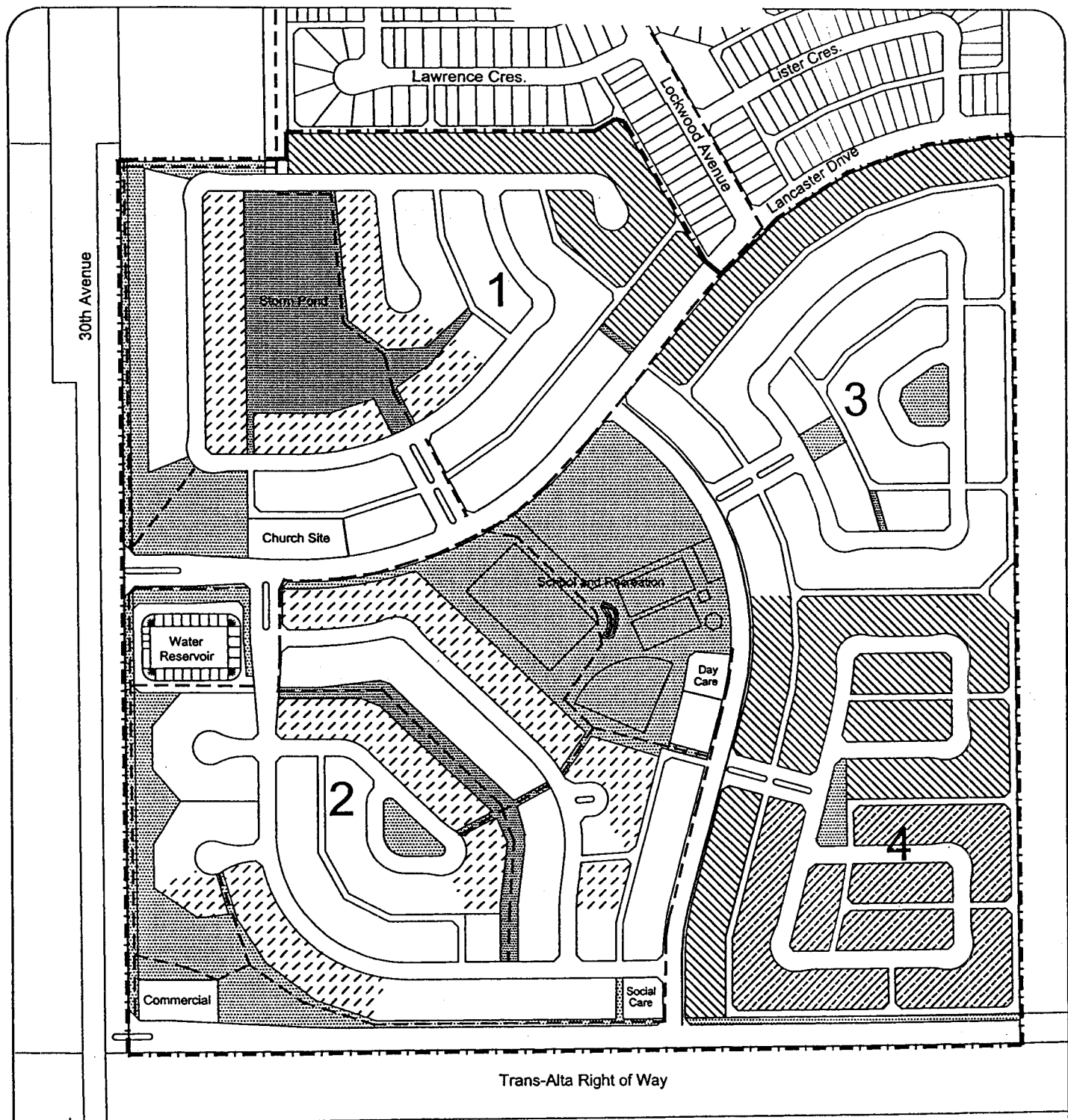
Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/CC-2001.

Sincerely,

Frank Wong,
Planning Assistant

Attachment



LANCASTER SOUTH OUTLINE PLAN

Figure 3 - Development Concept & Staging



Scale In Metres

0 50 100 200

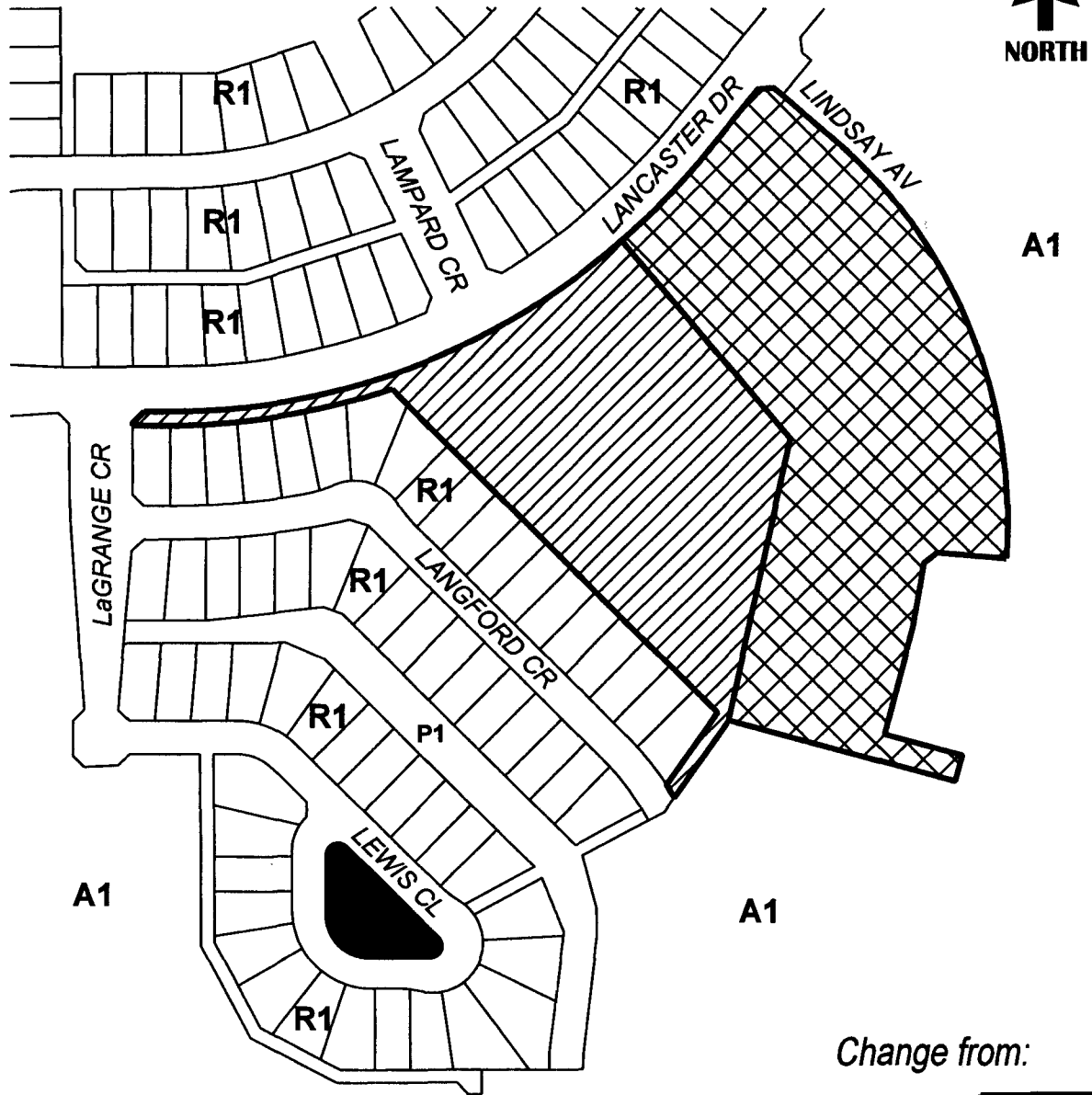
Prepared by: RD Engineering Services
and PCPS

July 15, 1998

- | | |
|--|--------------------------|
| --- Study Boundary | Parks and Recreation |
| R1 Residential | Public Utility Lot |
| R1 - R1A Residential | --- Pedestrian/Bike Path |
| R2 Medium Density Residential | 2 Staging Sequence |
| 2 Storey Residences With Walkout Basements Permitted | — Staging Boundary |

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to P1 

A1 to PS 

P1 to PS 

AFFECTED DISTRICTS:

PS - Public Service (Institutional or Government)

P1 - Parks and Recreation

A1 - Future Urban Development

MAP No. 22 / 2001

BYLAW No. 3156 / CC - 2001

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, August 27, 2001 at 7:00 p.m. in Council Chambers.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: F. Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/CC-2001
Lot 46 MR, Plan 012 _____ and part of NW ¼ Sec. 2-38-27-4
Lancaster Green Subdivision – The City of Red Deer

FILE

Reference Report:

Parkland Community Planning Services – dated July 18, 2001

Bylaw Readings:

Land Use Bylaw Amendment 3156/CC-2001 was given first reading. A copy of the bylaw is attached.

Report Back to Council:

Yes. A Public Hearing will be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/CC-2001 provides for the rezoning of the storm detention pond, park area and school site to PS Public Service (Institutional of Governmental) to signify that a school will be constructed in the Lancaster Green Subdivision. In addition a portion of land at the east end of Lewis Close will be rezoned from A1 Future Urban Development to P1 Parks and Recreation to form a small informal park. This Land Use Bylaw Amendment complies with the Lancaster Green Neighbourhood Area Structure Plan.

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



Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/CC-2001

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

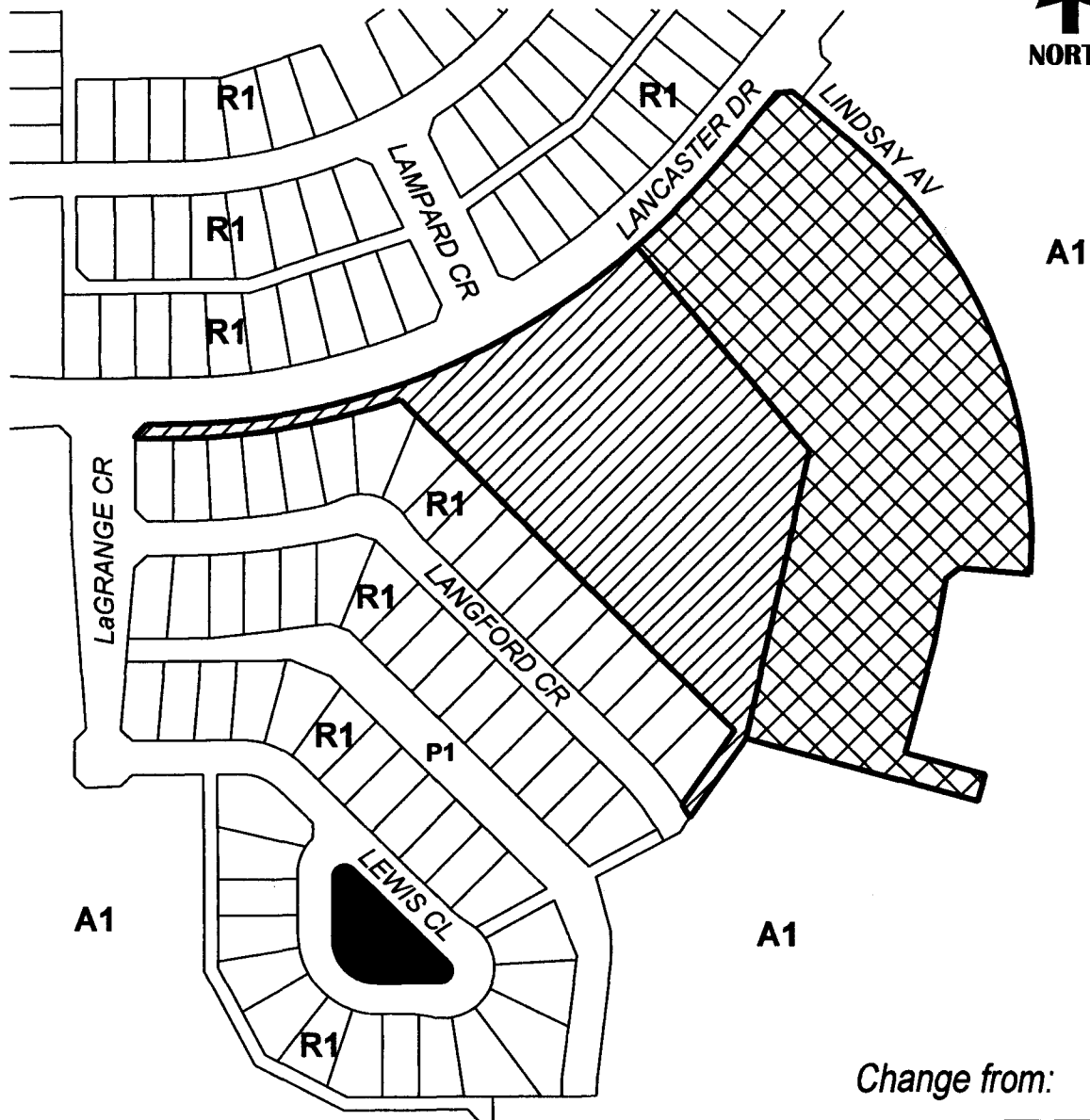
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to P1 

A1 to PS 

P1 to PS 

AFFECTED DISTRICTS:

PS - Public Service (Institutional or Government)

P1 - Parks and Recreation

A1 - Future Urban Development

MAP No. 22 / 2001

BYLAW No. 3156 / CC - 2001

DATE: July 31, 2001
TO: City Council
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/CC-2001
Lot 46 MR, Plan 012_____and part of NW ¼ Sec. 2-38-27-4
Lancaster Green Subdivision – The City of Red Deer

History

At the Monday, July 31, 2001 meeting of Council, Land Use Bylaw Amendment 3156/CC-2001 was given first reading.

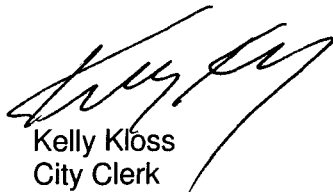
Land Use Bylaw Amendment 3156/CC-2001 provides for the rezoning of the storm detention pond, park area and school site to PS Public Service (Institutional of Governmental) to signify that a school will be constructed in the Lancaster Green Subdivision. In addition a portion of land at the east end of Lewis Close will be rezoned from A1 Future Urban Development to P1 Parks and Recreation to form a small informal park. This Land Use Bylaw Amendment complies with the Lancaster Green Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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



Kelly Kloss
City Clerk

/chk



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: July 20, 2001

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/GG-2001
Part of NE ¼ Sec. 3-38-27-4
Anders SE (Aspen Ridge) Subdivision

At their meeting of July 16, 2001 City Council passed the following resolution:

"Resolved that Council of the City of Red Deer, having considered the correspondence from the Red Deer Regional Catholic Division #39 dated July 10, 2001 and a report from Parkland Community Planning Services dated July 10, 2001, re: Rosedale School Site hereby agrees, subject to passage of Land Use Bylaw Amendment 3156/V-2001, as follows:

1. That Administration prepare a Land Use Bylaw Amendment to redesignate the Lancaster Green school site from A1 (Future Urban Development) to PS (Public Service) to allow for development of a school on that site. Administration is also directed to immediately obtain sufficient reserve land to accommodate the school."

In addition to addressing the above motion, Planning staff are proposing to redesignate all potential school sites on the east hill to PS Public Service. The Land Use Bylaw amendment for the Anders SE (Aspen Ridge) school site is attached as part of this initiative. The Bylaw proposes to rezone the entire school and park site to PS Public Service (Institutional or Governmental) to signify that a school will be constructed. This is being done in advance of the site being created through subdivision to provide additional notice of the possibility of a school to residents surrounding this site.

The location of the amendments is shown on the attached rezoning map. The proposed Land Use Bylaw amendment complies with the Anders SE (Aspen Ridge) Neighbourhood Area Structure Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/GG-2001.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

- c. Melcor Developments Ltd.



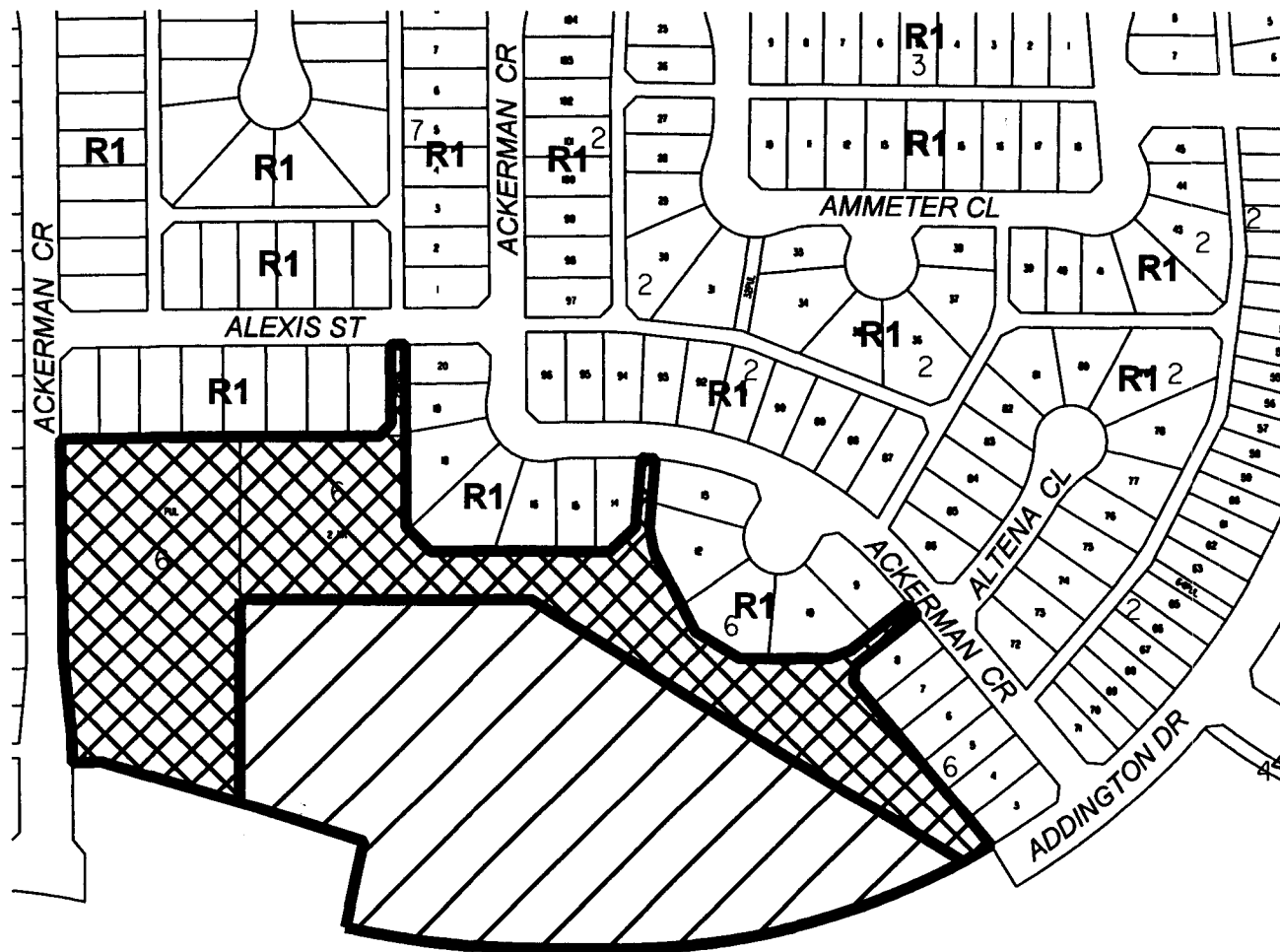
- | | | | |
|---|-----------|-----------|-------|
| TOTAL AREA OF ORIGINAL 1/4 SECTION | 64.878 Ha | 160.31 Ac | |
| 28th STREET and 30th AVENUE WIDENING | 4.827 Ha | 11.43 Ac | |
| DEVELOPABLE AREA | 60.249 Ha | 148.88 Ac | 100% |
| SINGLE FAMILY- DETACHED (R1) | 22.506 Ha | 55.81 Ac | 37.4% |
| SINGLE FAMILY- NARROW (R1-N) | 1.095 Ha | 2.69 Ac | 1.8% |
| MULTIPLE FAMILY (R2/R3) | 3.724 Ha | 9.20 Ac | 6.2% |
| MULTIPLE FAMILY (R2) | 2.965 Ha | 7.33 Ac | 4.9% |
| COMMERCIAL (C2) | 3.000 Ha | 7.41 Ac | 5.0% |
| EMERGENCY SERVICES/COMMUNITY FACILITY/
DUPLEX SITE (PS/R1-A) | 0.402 Ha | 0.99 Ac | 0.7% |
| DUPLEX LOTS (R1-A) | 5.382 Ha | 13.30 Ac | 8.9% |
| CHURCH SITE (R1-A) | 0.811 Ha | 2.00 Ac | 1.3% |
| DAY CARE SITE (R1-A) | 0.120 Ha | 0.30 Ac | 0.2% |
| SOCIAL CARE SITE (R1) | 0.121 Ha | 0.30 Ac | 0.2% |
| PUBLIC K-8 SCHOOL, PARK AND WALKWAYS (P1) | 4.530 Ha | 11.19 Ac | 7.3% |
| TREED AREA ALONG 30th AVENUE (P1) | 1.609 Ha | 3.98 Ac | 2.7% |
| STORM DETENTION POND (PS) | 1.016 Ha | 2.51 Ac | 1.7% |
| PUBLIC UTILITY LOTS (PS) | 0.258 Ha | 0.63 Ac | 0.4% |
| ROADS | 12.722 Ha | 31.43 Ac | 21.1% |

SCALE 1:5000

AL-TE37A

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service (Institutional or Government)

Change from:

A1 to PS 

P1 to PS 

MAP No. 26 / 2001

BYLAW No. 3156 / GG - 2001

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, August 27, 2001 at 7:00 p.m. in Council Chambers.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: F. Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/GG-2001
Part of NE ¼ Sec. 3-38-27-4
Anders SE (Aspen Ridge) Subdivision

FILE

Reference Report:

Parkland Community Planning Services – dated July 20, 2001

Bylaw Readings:

Land Use Bylaw Amendment 3156/GG-2001 was given first reading. A copy of the bylaw is attached.


Report Back to Council:

Yes. A Public Hearing will be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/GG-2001 provides for the rezoning of the entire school and park site to PS Public Service (Institutional or Governmental) to signify that a school will be constructed in the Anders SE (Aspen Ridge) Subdivision. This is being done in advance of the site being created through subdivision to provide additional notice of the possibility of a school to residents surrounding this site. The proposed Land Use Bylaw amendment complies with the Anders SE (Aspen Ridge) Neighbourhood Area Structure Plan.

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



Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/GG-2001

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

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

- 1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

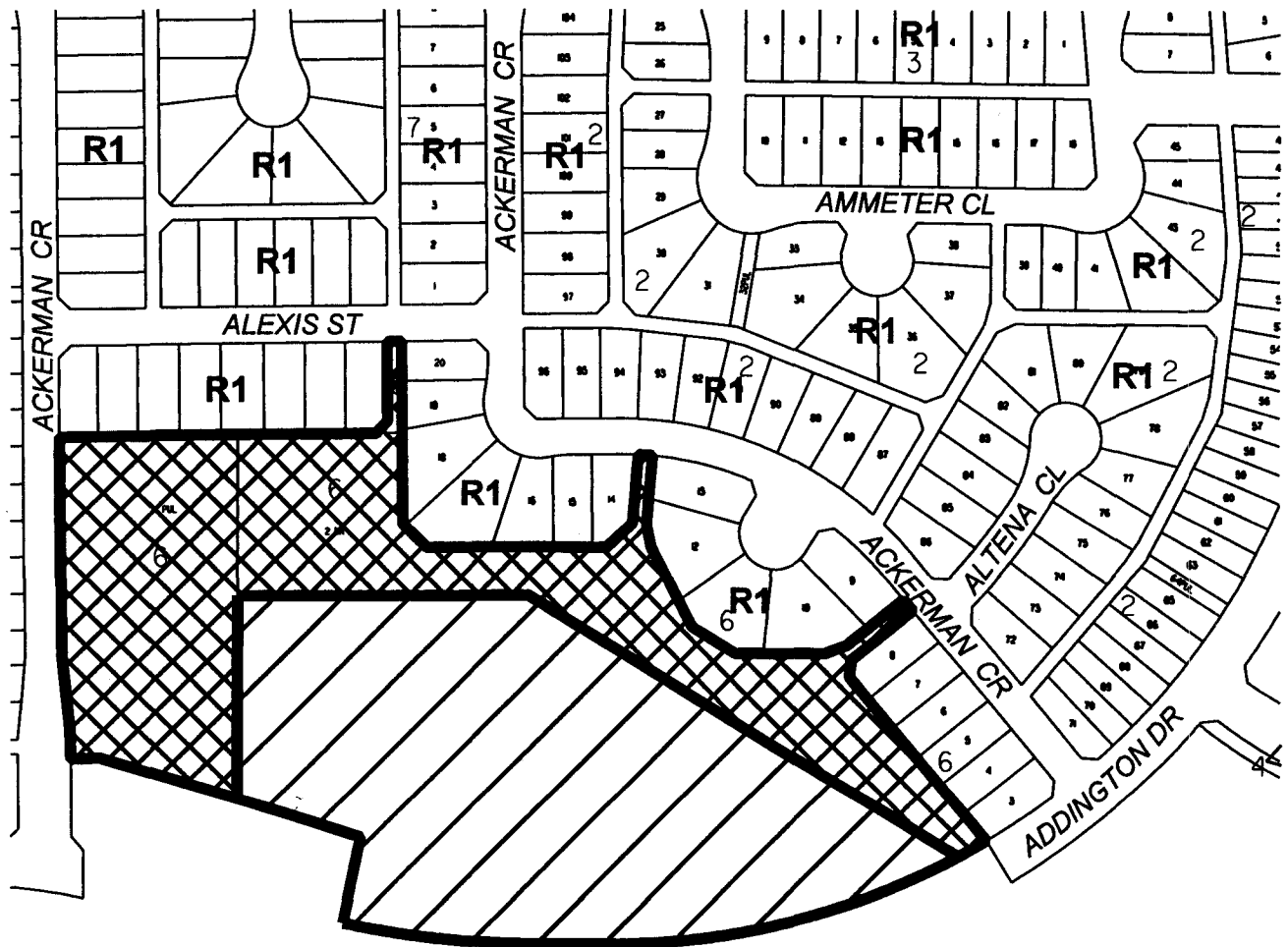
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service (Institutional or Government)

Change from:

A1 to PS 

P1 to PS 

MAP No. 26 / 2001

BYLAW No. 3156 / GG - 2001

DATE: July 31, 2001

TO: City Council

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/GG-2001
Part of NE ¼ Sec. 3-38-27-4
Anders SE (Aspen Ridge) Subdivision

FILE

History

At the Monday, July 31, 2001 meeting of Council, Land Use Bylaw Amendment 3156/GG-2001 was given first reading.

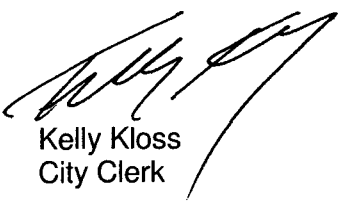
Land Use Bylaw Amendment 3156/GG-2001 provides for the rezoning of the entire school and park site to PS Public Service (Institutional or Governmental) to signify that a school will be constructed in the Anders SE (Aspen Ridge) Subdivision. This is being done in advance of the site being created through subdivision to provide additional notice of the possibility of a school to residents surrounding this site. The proposed Land Use Bylaw amendment complies with the Anders SE (Aspen Ridge) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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



Kelly Kloss
City Clerk

/chk



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: July 19, 2001

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/HH-2001
Part of SE ¼ Sec. 14-38-27-4
Deer Park NE (Davenport) Subdivision

At their meeting of July 16, 2001 City Council passed the following resolution:

"Resolved that Council of the City of Red Deer, having considered the correspondence from the Red Deer Regional Catholic Division #39 dated July 10, 2001 and a report from Parkland Community Planning Services dated July 10, 2001, re: Rosedale School Site hereby agrees, subject to passage of Land Use Bylaw Amendment 3156/V-2001, as follows:

1. That Administration prepare a Land Use Bylaw Amendment to redesignate the Lancaster Green school site from A1 (Future Urban Development) to PS (Public Service) to allow for development of a school on that site. Administration is also directed to immediately obtain sufficient reserve land to accommodate the school."

In addition to addressing the above motion, Planning staff are proposing to redesignate all potential school sites on the east hill to PS Public Service. The Land Use Bylaw amendment for the Deer Park NE (Davenport) school site is attached as part of this initiative. The Bylaw proposes to rezone the entire school and park site to PS Public Service (Institutional or Governmental) to signify that a school will be constructed. This is being done in advance of the site being created through subdivision to provide additional notice of the possibility of a school to residents surrounding this site.

The location of the amendments is shown on the attached rezoning map. The proposed Land Use Bylaw amendment complies with the Deer Park NE (Davenport) Neighbourhood Area Structure Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/HH-2001.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

- c. Parkside Holdings Ltd.

DAVENPORT AREA STRUCTURE PLAN

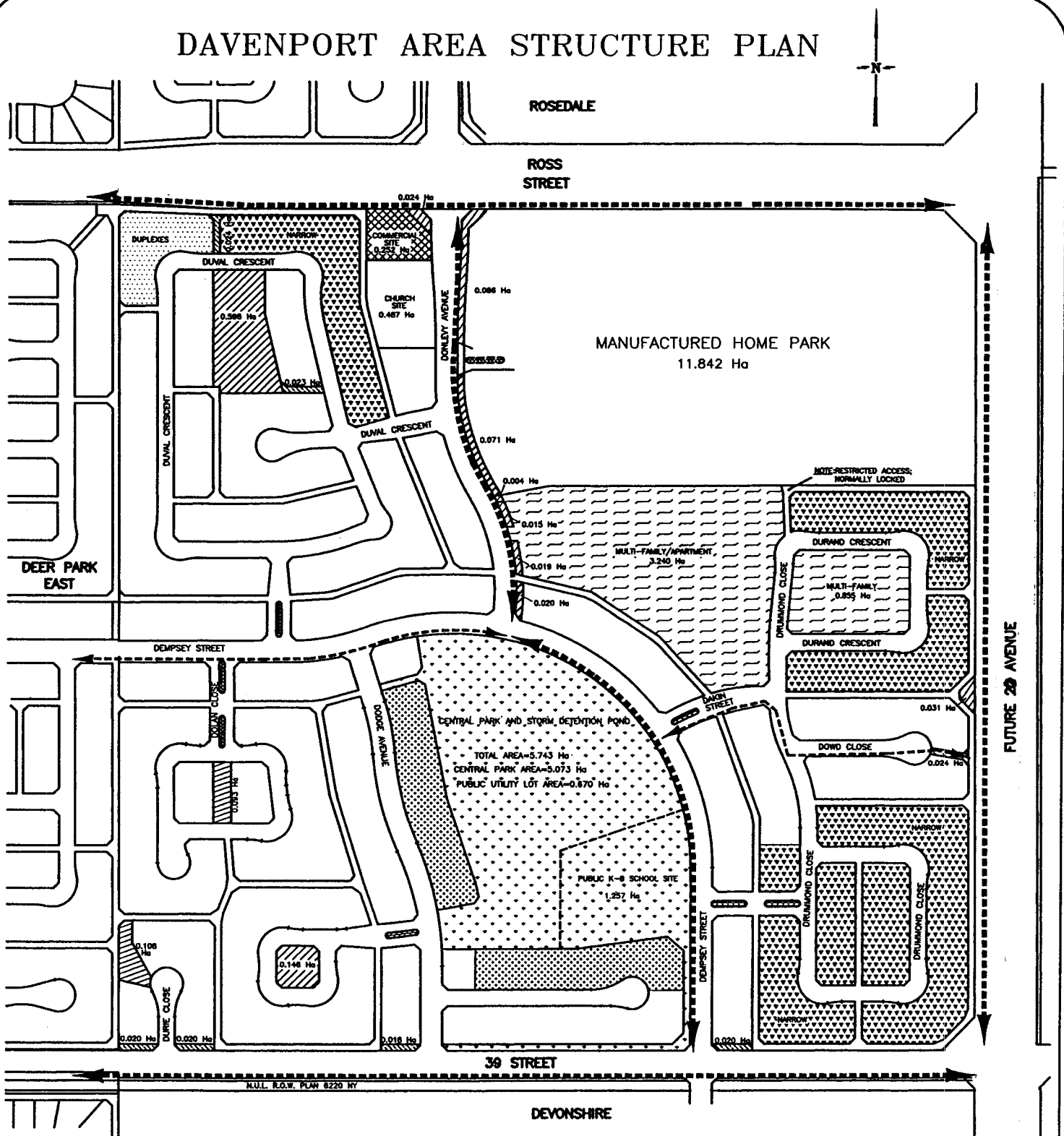


FIGURE 4
DEVELOPMENT CONCEPT

SCALE 1:5000

REVISED SEPT 22/98
REVISED JAN 21/00
REVISED MAR 30/00
REVISED APR 20/00
REVISED MAY 30/00
REVISED JULY 7/00
REVISED MAY 25/01

- LEGEND:**
- SINGLE FAMILY - DETACHED (R1)
 - SINGLE FAMILY - NARROW (R1-N)
 - SEMI-DETACHED (DUPLEXES) (R1-A)
 - MULTI-FAMILY (R2/R3)
 - TWO STOREY WALKOUT BASEMENTS (R1)
 - CENTRAL PARK
 - COMMERCIAL
 - PUBLIC UTILITY LOTS
 - WALKWAYS AND LOCAL PARKS
 - MAJOR WALKWAYS AND BIKE PATHS
 - MINOR WALKWAYS AND BIKE PATHS

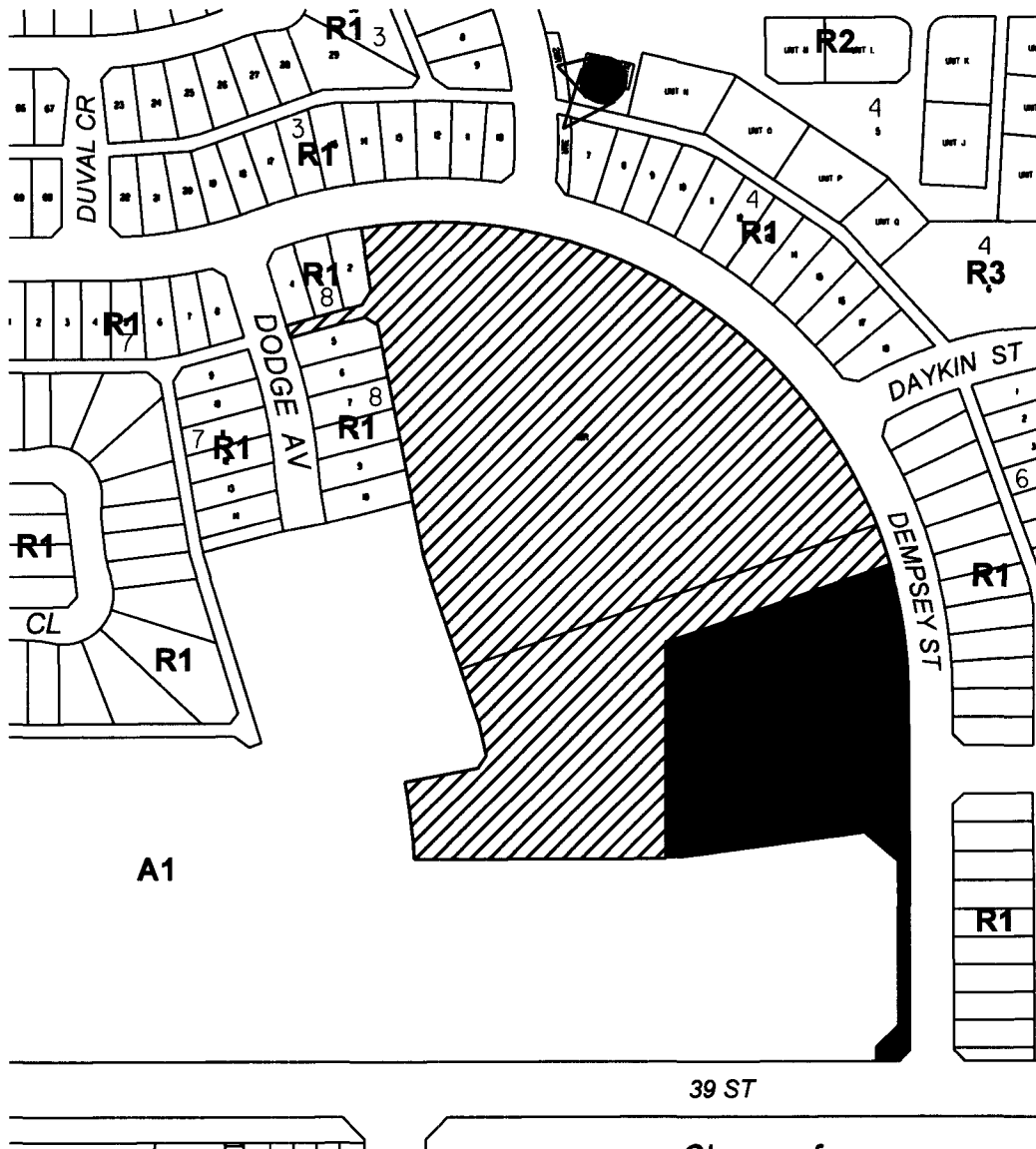
AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service

(Institutional or Governmental)

Change from:

A1 to PS



P1 to PS



MAP No. 27 / 2001

BYLAW No. 3156 / HH - 2001

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, August 27, 2001 at 7:00 p.m. in Council Chambers.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: F. Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/HH-2001
Part of SE ¼ Sec. 14-38-27-4
Deer Park NE (Davenport) Subdivision

FILE

Reference Report:

Parkland Community Planning Services – dated July 19, 2001

Bylaw Readings:

Land Use Bylaw Amendment 3156/HH-2001 was given first reading. A copy of the bylaw is attached.

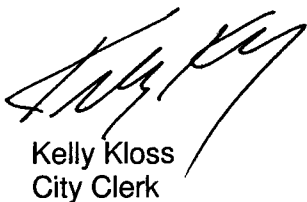
Report Back to Council:

Yes. A Public Hearing will be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/HH-2001 provides for the rezoning of the entire school and park site to PS Public Service (Institutional or Governmental) to signify that a school will be constructed in the Deer Park NE (Davenport) Subdivision. This is being done in advance of the site being created through subdivision to provide additional notice of the possibility of a school to residents surrounding this site. The proposed Land Use Bylaw amendment complies with the Deer Park NE (Davenport) Neighbourhood Area Structure Plan.

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



Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/HH-2001

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 27/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **30th** day of **July** A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

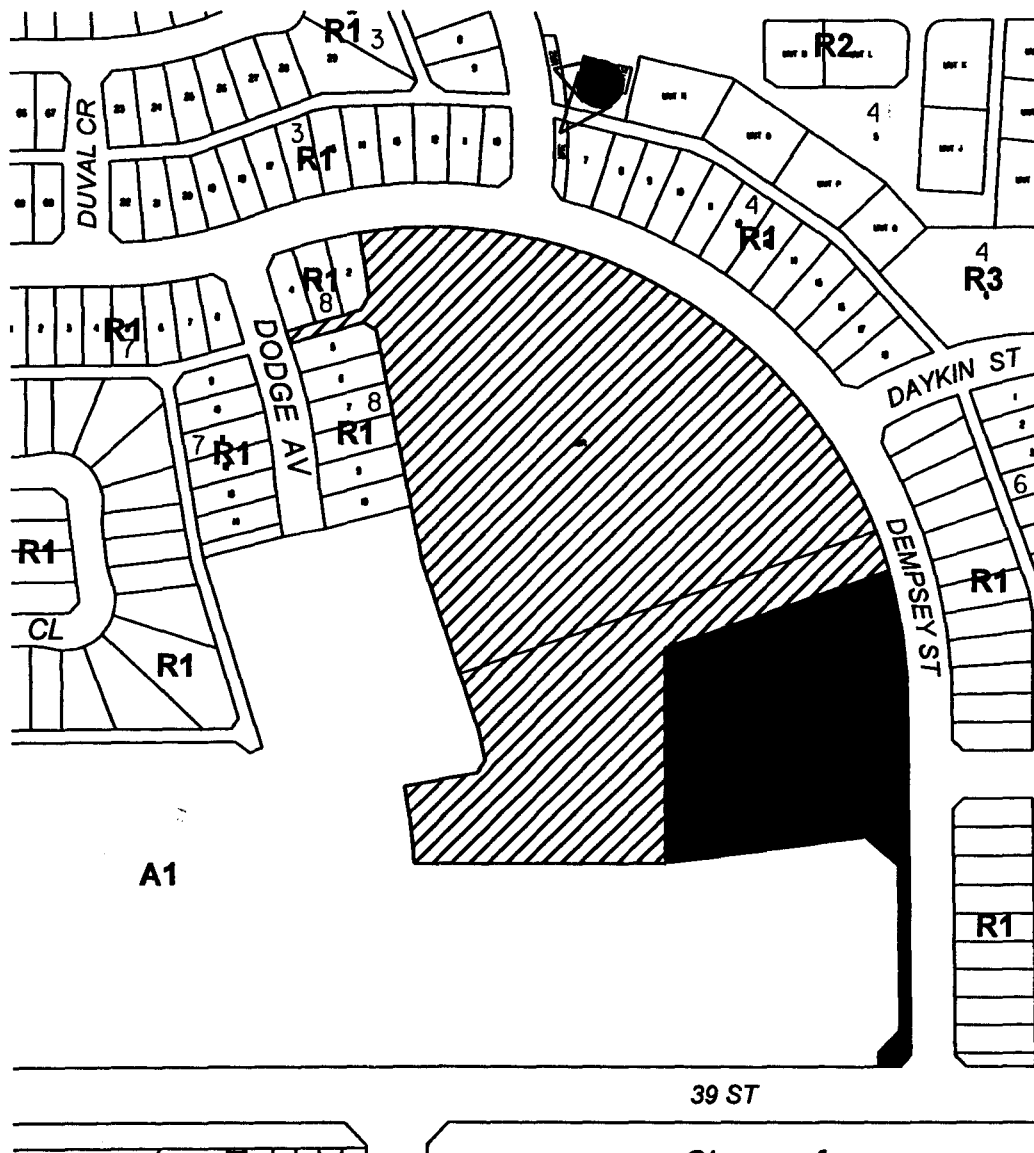
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service

(Institutional or Governmental)

Change from:

A1 to PS

P1 to PS



MAP No. 27 / 2001

BYLAW No. 3156 / HH - 2001

DATE: July 31, 2001

TO: City Council

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/HH-2001
Part of SE ¼ Sec. 14-38-27-4
Deer Park NE (Davenport) Subdivision

FILE

History

At the Monday, July 31, 2001 meeting of Council, Land Use Bylaw Amendment 3156/HH-2001 was given first reading.

Land Use Bylaw Amendment 3156/HH-2001 provides for the rezoning of the entire school and park site to PS Public Service (Institutional or Governmental) to signify that a school will be constructed in the Deer Park NE (Davenport) Subdivision. This is being done in advance of the site being created through subdivision to provide additional notice of the possibility of a school to residents surrounding this site. The proposed Land Use Bylaw amendment complies with the Deer Park NE (Davenport) Neighbourhood Area Structure Plan.

Public Consultation Process

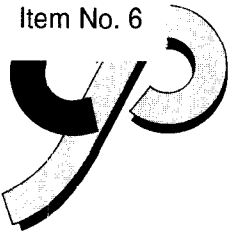
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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


Kelly Kloss
City Clerk

/chk



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: July 18, 2001

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/FF-2001
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders on the Lake – Phase 10
Redbrook Group 2 Corp.

Redbrook Group 2 Corp. is proposing to develop Phase 10 of the Anders South (Anders on the Lake) Subdivision. Phase 10 consists of 20 single family lots and 1 municipal reserve lot. The proposal redesignates approximately 2.132 ha (5.27 ac) of land from A1 Future Development to R1 Residential Low Density District and P1 Parks and Recreation District.

The proposed Land Use Bylaw amendment complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

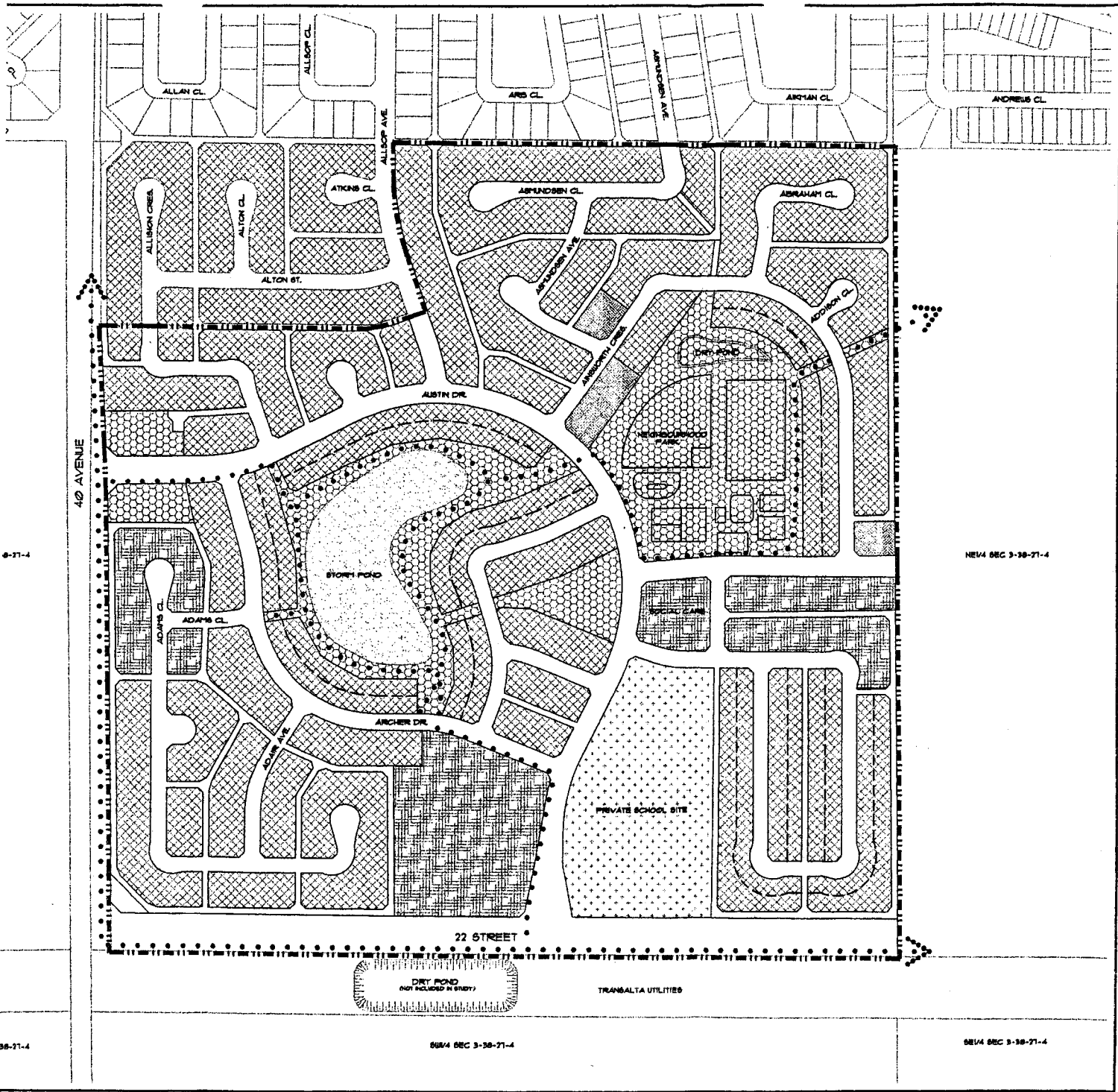
Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/FF-2001.

Sincerely,

Frank Wong,
Planning Assistant

Attachment



LEGEND

STUDY BOUNDARY

LAND USES

- (R1) RESIDENTIAL DISTRICT (LOW DENSITY)
- (R1A) RESIDENTIAL DISTRICT (SEMI-DETACHED DWELLING)
- (R2) RESIDENTIAL DISTRICT (MEDIUM DENSITY)
- (P1) PARKS AND RECREATION DISTRICT
- (PS) PRIVATE SCHOOL SITE
- (PUL) EXISTING STORM POND
- WALKOUT BASEMENTS PERMITTED
- PROPOSED TRAIL

STATISTICS

	ACRES	HECTARES	%
TOTAL AREA	143.81	582.0	100.0
(R1) RESIDENTIAL	67.98	27.51	47.2
(R1A) RESIDENTIAL	1.48	0.60	1.0
(R2) RESIDENTIAL	12.65	5.12	8.8
(P1) PARKS	17.53	7.26	12.3
(PS) SCHOOL SITE	8.42	3.41	5.9
(PUL) STORM POND	4.57	2.01	3.2
ROADS/LANES	30.37	12.29	21

uma

UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta
T2N 3S3

Project

ANDERS ON THE LAKE
PORTION OF NW 1/4 SECTION 3-38-21-4

PREPARED FOR: RED BROOK GROUP 2

Title

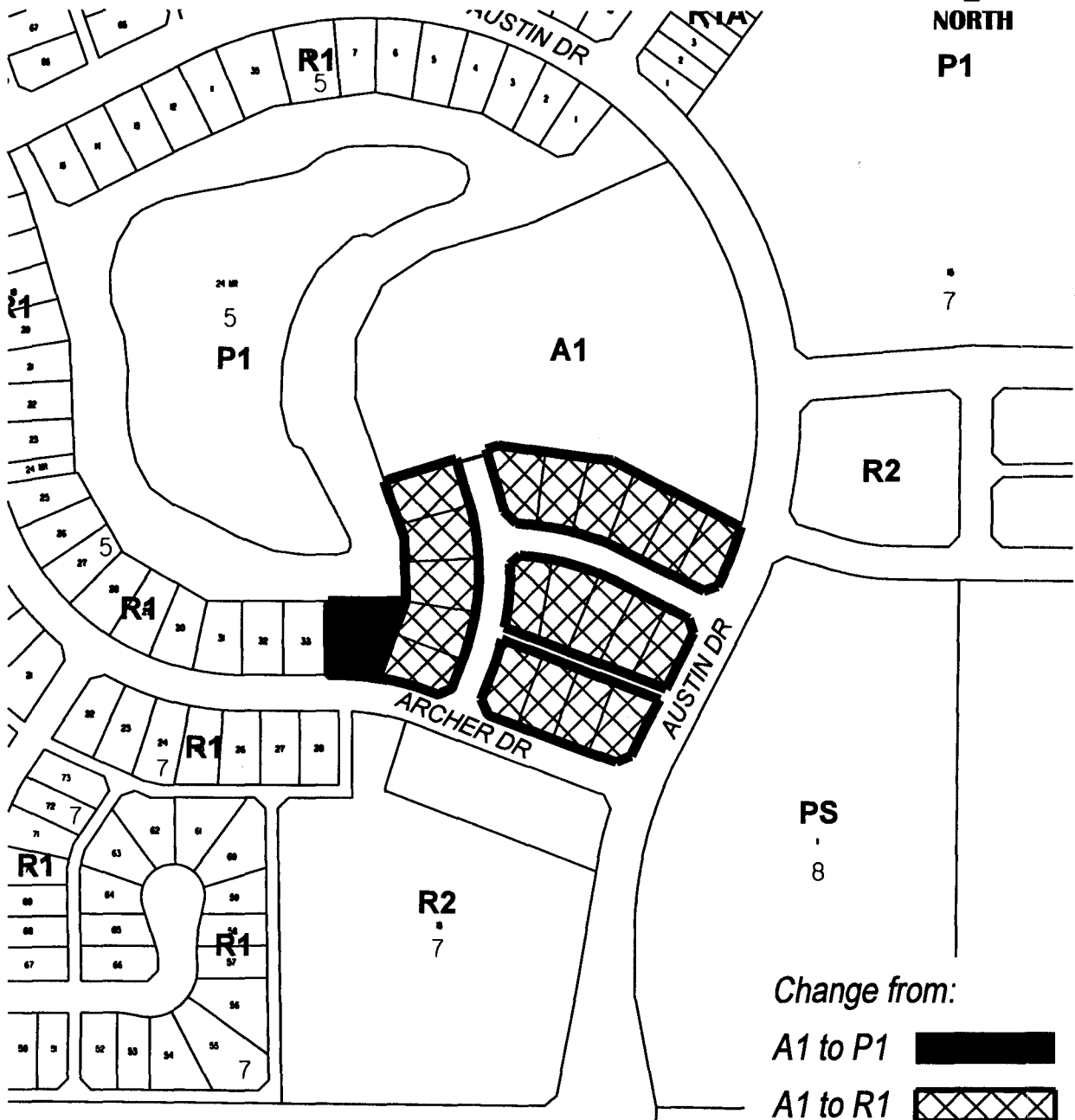
LAND USE CONCEPT

Date File Scale Fig. No.

04JAN01 2505 023 00 01 1:4000 2BW

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 25 / 2001

BYLAW No. 3156 / FF - 2001

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, August 27, 2001 at 7:00 p.m. in Council Chambers.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: F. Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/FF-2001
Lot 15, Block 7, Plan 982 3791, NW ¼ Sec. 3-38-27-4
Anders on the Lake – Phase 10
Redbrook Group 2 Corp.

FILE

Reference Report:

Parkland Community Planning Services – dated July 18, 2001

Bylaw Readings:

Land Use Bylaw Amendment 3156/FF-2001 was given first reading. A copy of the bylaw is attached.


Report Back to Council:

Yes. A Public Hearing will be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/FF-2001 redesignates approximately 2.132 ha (5.27 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District, to develop 20 single family lots and 1 municipal reserve lot in Phase 10 of Anders on the Lake Subdivision. The proposed Land Use Bylaw amendment complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Redbrook Group 2 Corp. will be responsible for the advertising costs in this instance. I have attached a copy of the letter forwarded to Redbrook in this regard.



Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/FF-2001

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

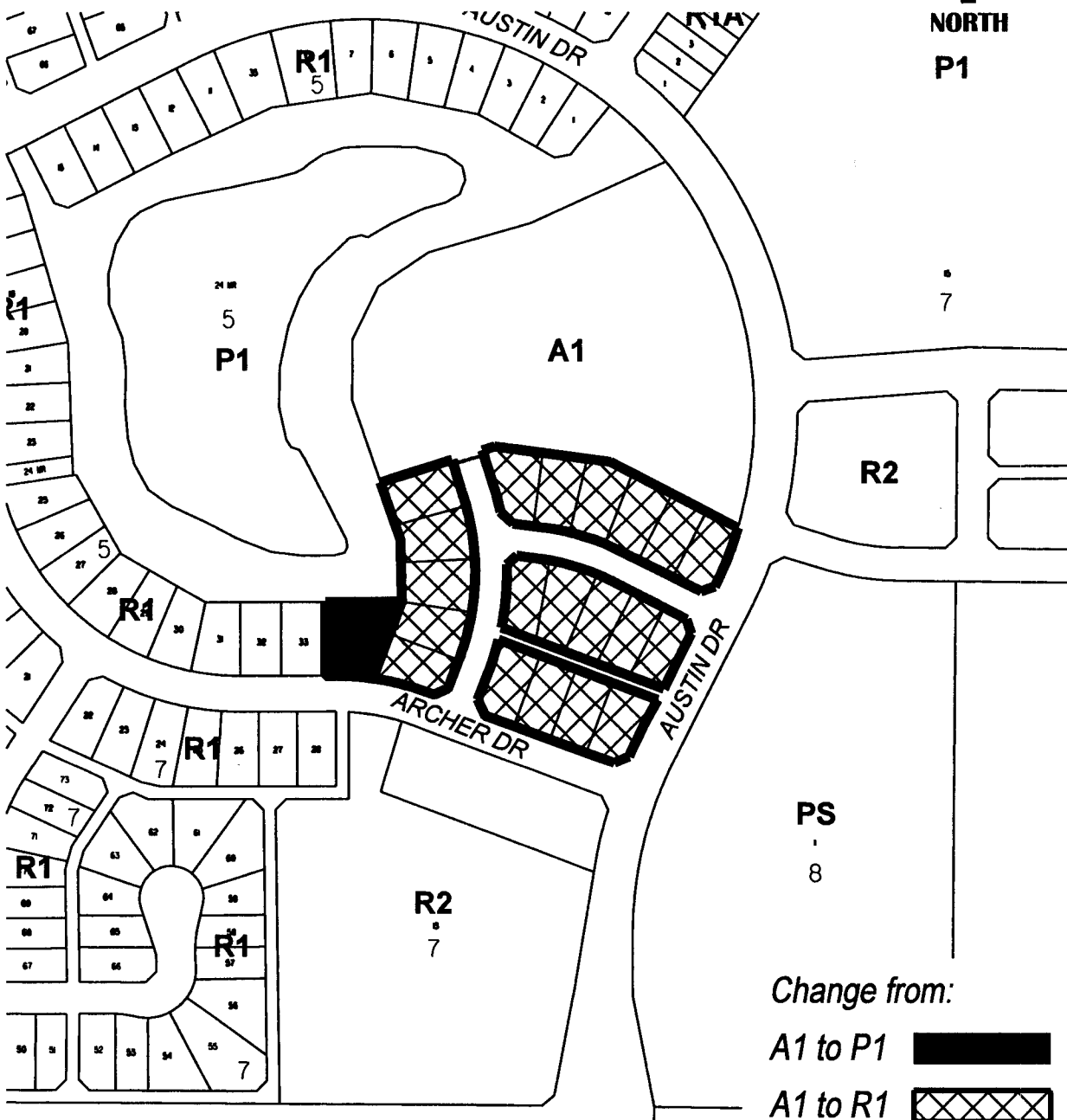
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from:

A1 to P1

A1 to R1

MAP No. 25 / 2001
BYLAW No. 3156 / FF - 2001



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

July 31, 2001

FILE

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/FF-2001
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-37-4
Anders on the Lake – Phase 10
Red Brook Group 2 Corp.**

At the City of Red Deer's Council meeting held Monday, July 30, 2001, first reading was given to Land Use Bylaw Amendment 3156/FF-2001. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/FF-2001 redesignates approximately 2.132 ha (5.27 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District, to develop 20 single family lots and 1 municipal reserve lot in Phase 10 of Anders on the Lake Subdivision. The proposed Land Use Bylaw amendment complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 27, 2001, at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, August 8, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss

/chk

attach.

c

F. Wong, Parkland Community Planning Services
C. Adams, Administrative Assistant
J. Olson, City Clerk's Office

BYLAW NO. 3156/FF-2001

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

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

- 1 The "Use District Map 15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

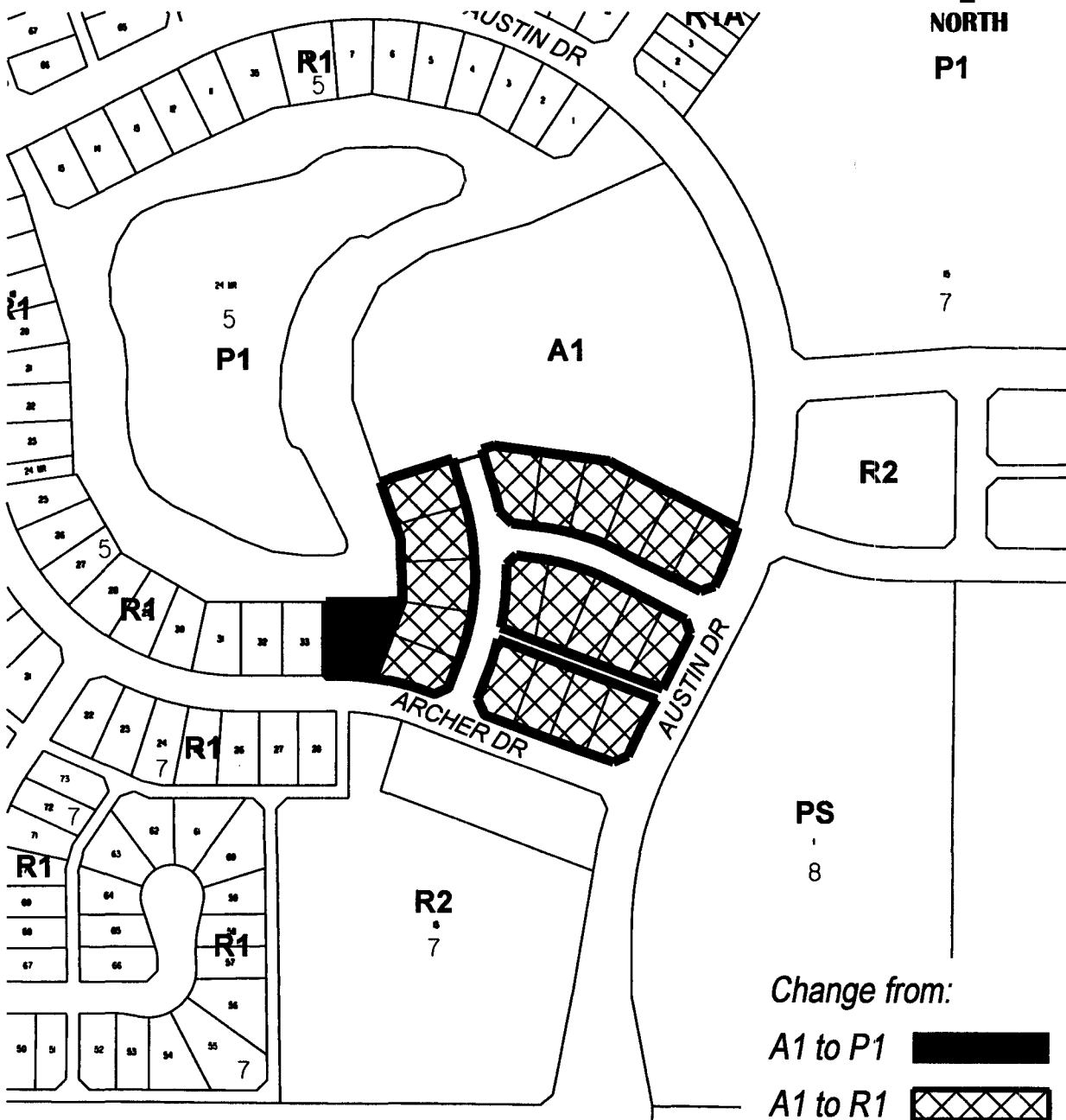
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to P1 

A1 to R1 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 25 / 2001

BYLAW No. 3156 / FF - 2001

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	2043
CONNECTION TEL	3469107
SUB-ADDRESS	
CONNECTION ID	
ST. TIME	07/31 15:16
USAGE T	00'54
PGS.	3
RESULT	OK

Office of the City Clerk

July 31, 2001

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sir:

Re: Land Use Bylaw Amendment 3156/FF-2001
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-37-4
Anders on the Lake -- Phase 10
Red Brook Group 2 Corp.

At the City of Red Deer's Council meeting held Monday, July 30, 2001, first reading was given to Land Use Bylaw Amendment 3156/FF-2001. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/FF-2001 redesignates approximately 2.132 ha (5.27 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District, to develop 20 single family lots and 1 municipal reserve lot in Phase 10 of Anders on the Lake Subdivision. The proposed Land Use Bylaw amendment complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 27, 2001, at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, August 8, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,


Kelly Klase

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

DATE: July 31, 2001
TO: City Council
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/FF-2001
Lot 15, Block 7, Plan 982 3791, NW ¼ Sec. 3-38-27-4
Anders on the Lake – Phase 10
Redbrook Group 2 Corp.

FILE

History

At the Monday, July 31, 2001 meeting of Council, Land Use Bylaw Amendment 3156/FF-2001 was given first reading.

Land Use Bylaw Amendment 3156/FF-2001 redesignates approximately 2.132 ha (5.27 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District, to develop 20 single family lots and 1 municipal reserve lot in Phase 10 of Anders on the Lake Subdivision. The proposed Land Use Bylaw amendment complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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



Kelly Kloss
City Clerk

/chk



Date: July 23, 2001

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/JJ-2001
Part of the SE ¼ Sec. 14-38-27-4
Deer Park NE (Davenport) – Phase 10
Parkside Holdings Ltd.

Parkside Holdings Ltd. is in proposing to develop Phase 10 of the Deer Park NE (Davenport) Subdivision. Phase 10 consists of 48 single-family lots, 1 municipal reserve lot, and 1 public utility lot. The proposal redesignates approximately 4.05 ha (10.0 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District.

The proposed Land Use Bylaw amendment complies with the attached Deer Park NE (Davenport) Neighbourhood Area Structure Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/JJ-2001.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

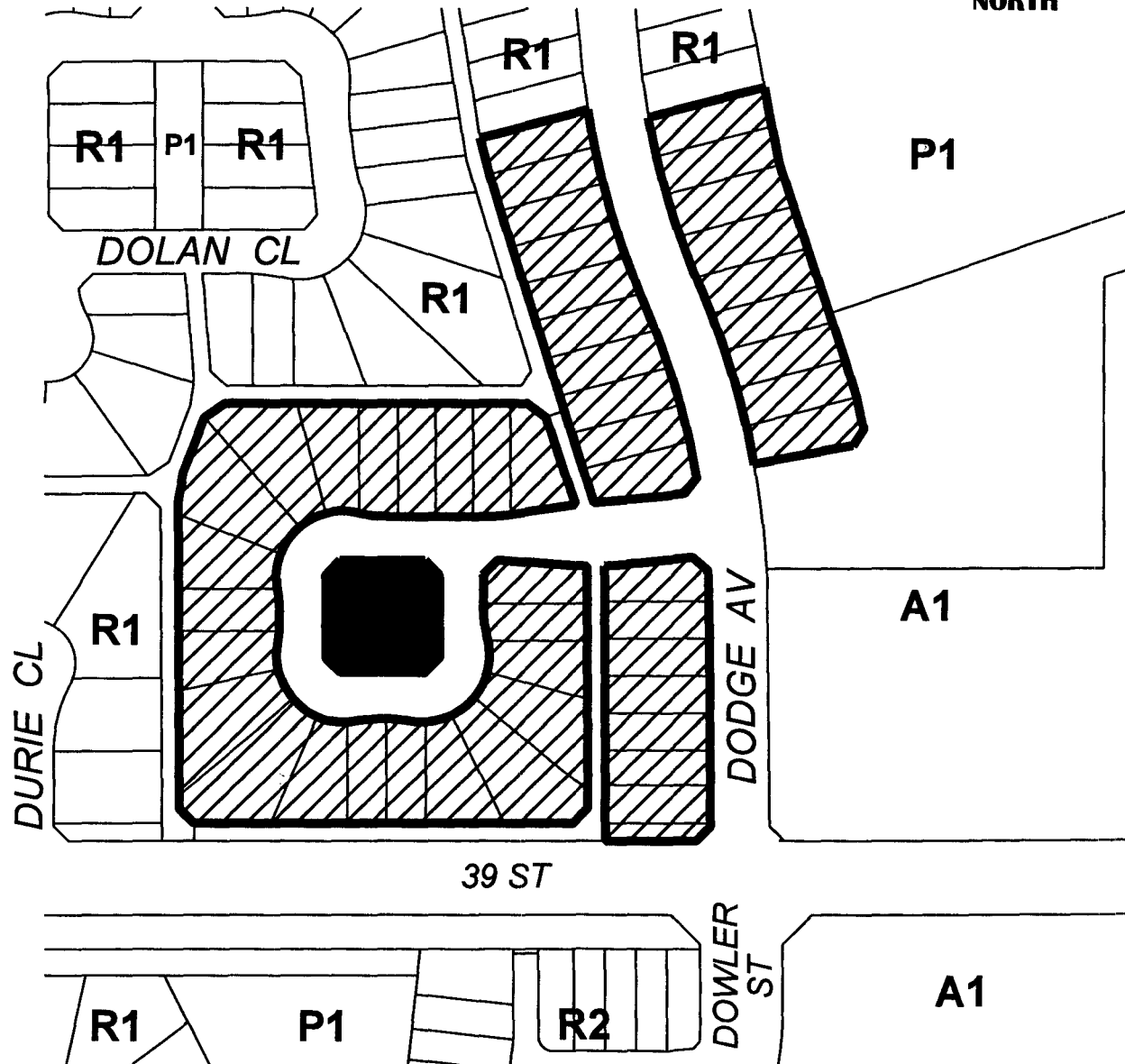


REVISED SEPT 22/98
REVISED JAN 21/00
REVISED MAR 30/00
REVISED APR 20/00
REVISED MAY 30/00
REVISED JULY 7/00
REVISED MAY 25/01

- AL-TERRA**
ENGINEERING LTD.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1- Residential (Low Density)

P1 - Parks and Recreation

Change from:

A1 to R1



A1 to P1



MAP No. 29 / 2001

BYLAW No. 3156 / JJ - 2001

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, August 27, 2001 at 7:00 p.m. in Council Chambers.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: F. Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/JJ-2001
Part of the SE ¼ Sec. 14-38-27-4
Deer Park NE (Davenport) – Phase 10
Parkside Holdings Ltd.

FILE

Reference Report:

Parkland Community Planning Services – dated July 23, 2001

Bylaw Readings:

Land Use Bylaw Amendment 3156/JJ-2001 was given first reading. A copy of the bylaw is attached.

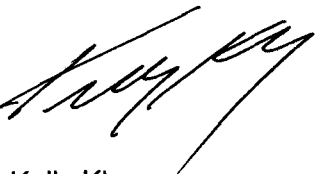
Report Back to Council:

Yes. A Public Hearing will be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/JJ-2001 redesignates approximately 4.05 ha (10.0 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to accommodate 48 single-family lots, 1 municipal reserve lot, and 1 public utility lot for the development of Phase 10 of the Deer Park NE (Davenport) Subdivision. The proposed Land Use Bylaw amendment complies with the Deer Park NE (Davenport) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Parkside Holdings Ltd. will be responsible for the advertising costs in this instance. I have attached a copy of the letter forwarded to Parkside in this regard.



Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/JJ-2001

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 30th day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

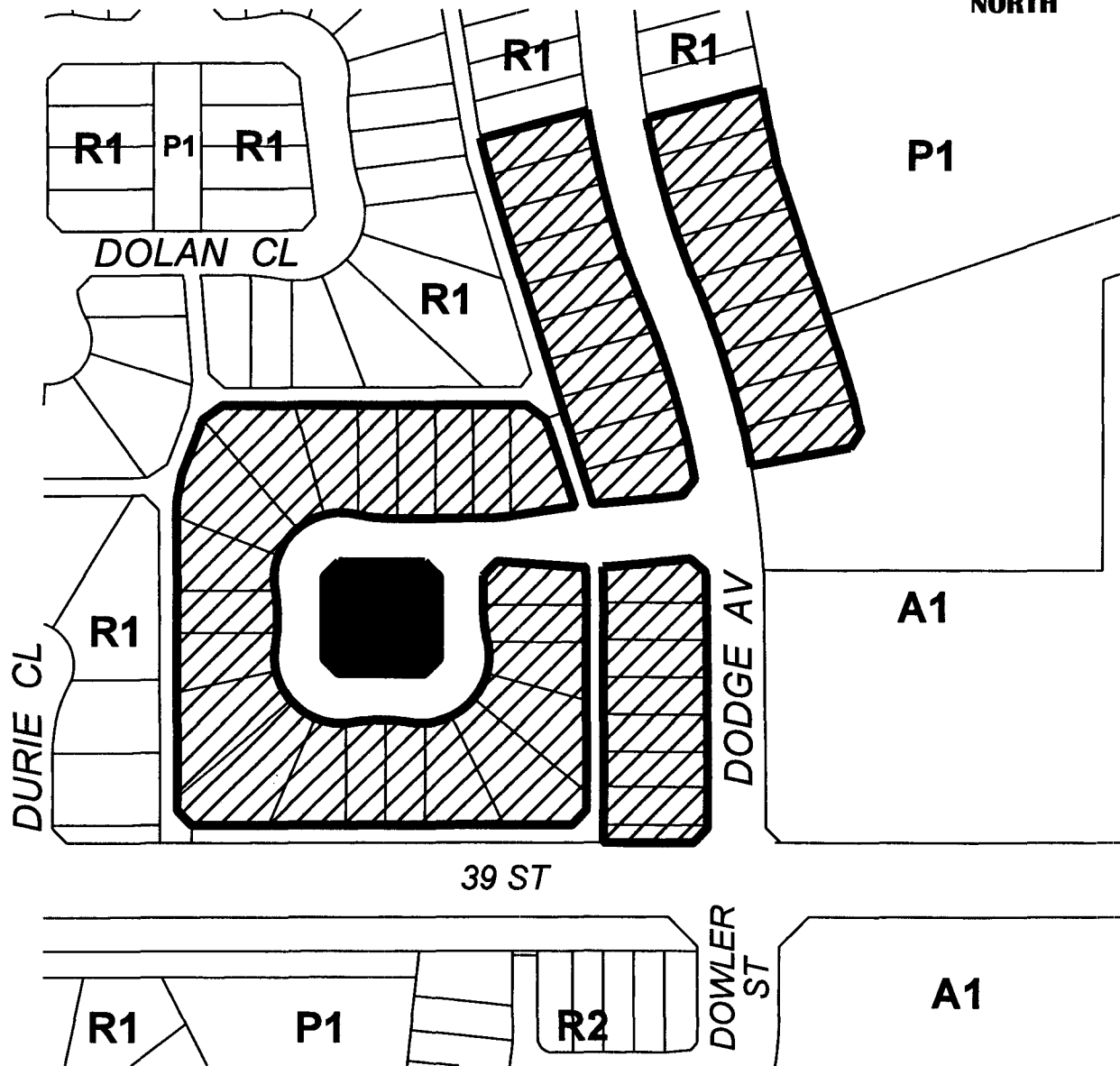
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1- Residential (Low Density)

P1 - Parks and Recreation

Change from:

A1 to R1



A1 to P1



MAP No. 29 / 2001

BYLAW No. 3156 / JJ - 2001



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

July 31, 2001

Fax: 342-5022

Parkside Holdings Ltd.
18, 7895 – 49 Avenue
Red Deer, AB T4P 2B4

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/JJ-2001
Part of the SE ¼ Sec. 14-38-27-4
Deer Park NE (Davenport) – Phase 10
Parkside Holdings Ltd.**

At the City of Red Deer's Council meeting held Monday, July 30, 2001, first reading was given to Land Use Bylaw Amendment 3156/JJ-2001. A copy of the bylaw is attached for your information.

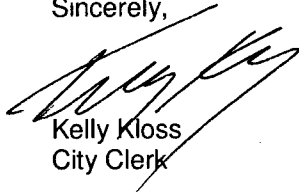
Land Use Bylaw Amendment 3156/JJ-2001 redesignates approximately 4.05 ha (10.0 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to accommodate 48 single-family lots, 1 municipal reserve lot, and 1 public utility lot for the development of Phase 10 of the Deer Park NE (Davenport) Subdivision. The proposed Land Use Bylaw amendment complies with the Deer Park NE (Davenport) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 27, 2001, at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, August 8, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

/chk

/attach.

c. F. Wong, Parkland Community Planning Services
C. Adams, Administrative Assistant
J. Olson, City Clerk's Office

BYLAW NO. 3156/JJ-2001

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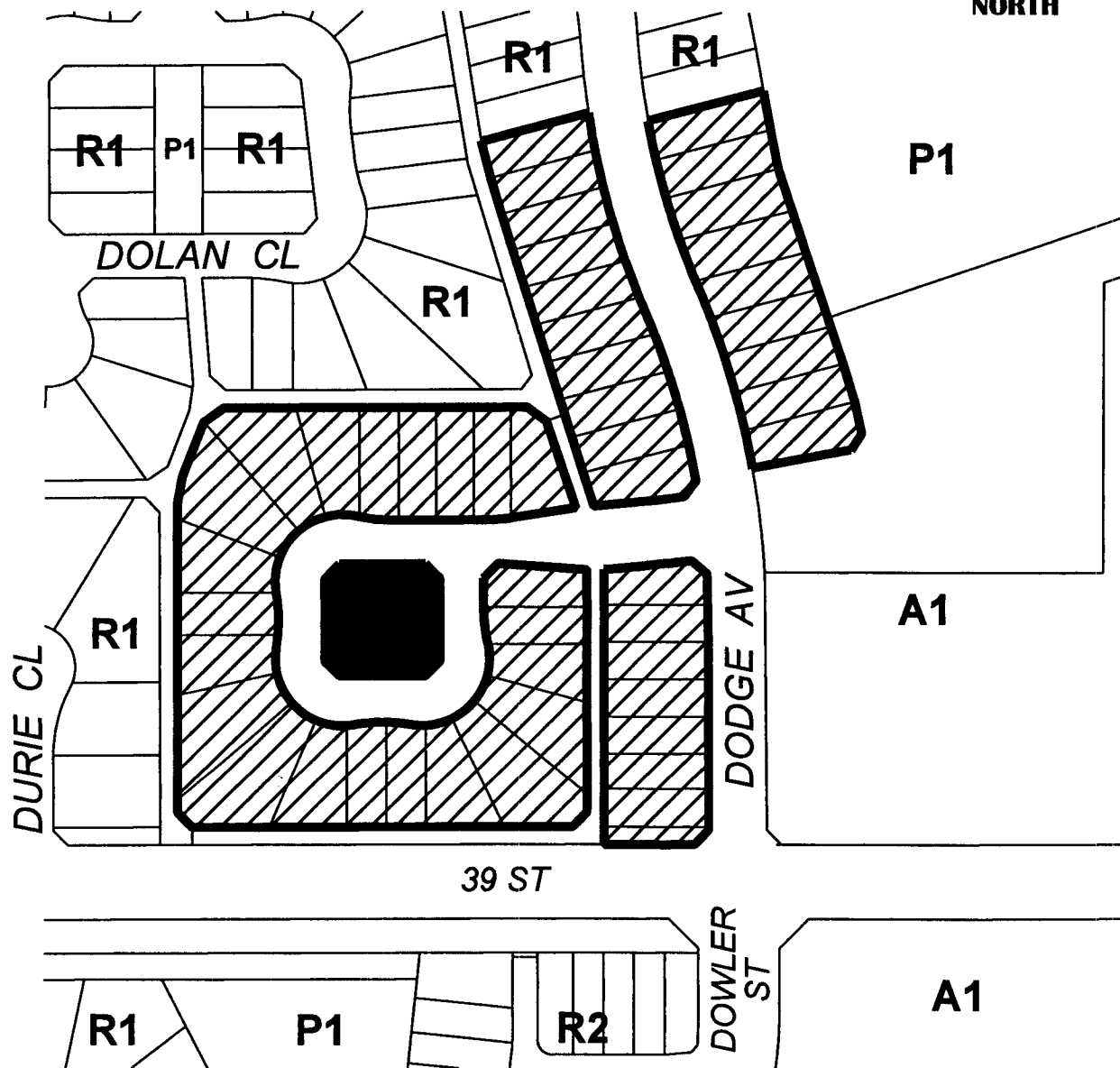
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1- Residential (Low Density)

P1 - Parks and Recreation

Change from:

A1 to R1



A1 to P1



MAP No. 29 / 2001

BYLAW No. 3156 / JJ - 2001

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	2045
CONNECTION TEL	3425022
SUB-ADDRESS	
CONNECTION ID	PARKSIDE HOLDING
ST. TIME	07/31 15:32
USAGE T	00'56
PGS.	3
RESULT	OK



Office of the City Clerk

July 31, 2001

Fax: 342-5022

Box 5008
Red Deer, Alberta
T4N 3T4

Parkside Holdings Ltd.
18, 7895 – 49 Avenue
Red Deer, AB T4P 2B4

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Part of the SE ¼ Sec. 14-38-27-4
Deer Park NE (Davenport) – Phase 10
Parkside Holdings Ltd.**

At the City of Red Deer's Council meeting held Monday, July 30, 2001, first reading was given to Land Use Bylaw Amendment 3156/JJ-2001. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/JJ-2001 redesignates approximately 4.05 ha (10.0 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to accommodate 48 single-family lots, 1 municipal reserve lot, and 1 public utility lot for the development of Phase 10 of the Deer Park NE (Davenport) Subdivision. The proposed Land Use Bylaw amendment complies with the Deer Park NE (Davenport) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 27, 2001, at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, August 8, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

The City of Red Deer

DATE: July 31, 2001
TO: City Council
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/JJ-2001
Part of the SE ¼ Sec. 14-38-27-4
Deer Park NE (Davenport) – Phase 10
Parkside Holdings Ltd.

E

History

At the Monday, July 31, 2001 meeting of Council, Land Use Bylaw Amendment 3156/JJ-2001 was given first reading.


Land Use Bylaw Amendment 3156/JJ-2001 redesignates approximately 4.05 ha (10.0 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to accommodate 48 single-family lots, 1 municipal reserve lot, and 1 public utility lot for the development of Phase 10 of the Deer Park NE (Davenport) Subdivision. The proposed Land Use Bylaw amendment complies with the Deer Park NE (Davenport) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

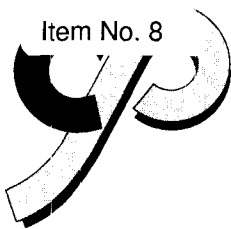
Recommendations

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



Kelly Kloss
City Clerk

/chk



Date: July 23, 2001

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/II-2001
Lot 3, Plan 962 4094
NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 4
Carolina Homes Inc.

Carolina Homes Inc. is proposing to develop the R3 multiple-family site and church site which are located on the west side of the Johnstone Park subdivision (see attached neighbourhood area structure plan). The church site has been on the market for over six months through Re/Max Realty and because it has not been sold, can be developed with the alternative multiple-family land use.

This Land Use Bylaw amendment proposes to redesignate the site totaling 2.02 ha (4.99 ac) from A1 Future Urban Development to R3-D155. The density restriction (D155) which is attached to the rezoning will ensure that there is not an overdevelopment on this site which could result in the neighbourhood density exceeding 45 persons per hectare. The Bylaw amendment also rezones land from P1 Parks and Recreation, A1 Future Urban Development and PS Public Service to ROAD for road widening of Johnstone Drive that will be used for landscape berming and to accommodate a pedestrian/bike system.

The proposed Land Use Bylaw amendment complies with the attached Johnstone Park Neighbourhood Area Structure Plan. The density restriction will ensure compliance with the Planning and Subdivision Guidelines.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/ II-2001.

Sincerely,

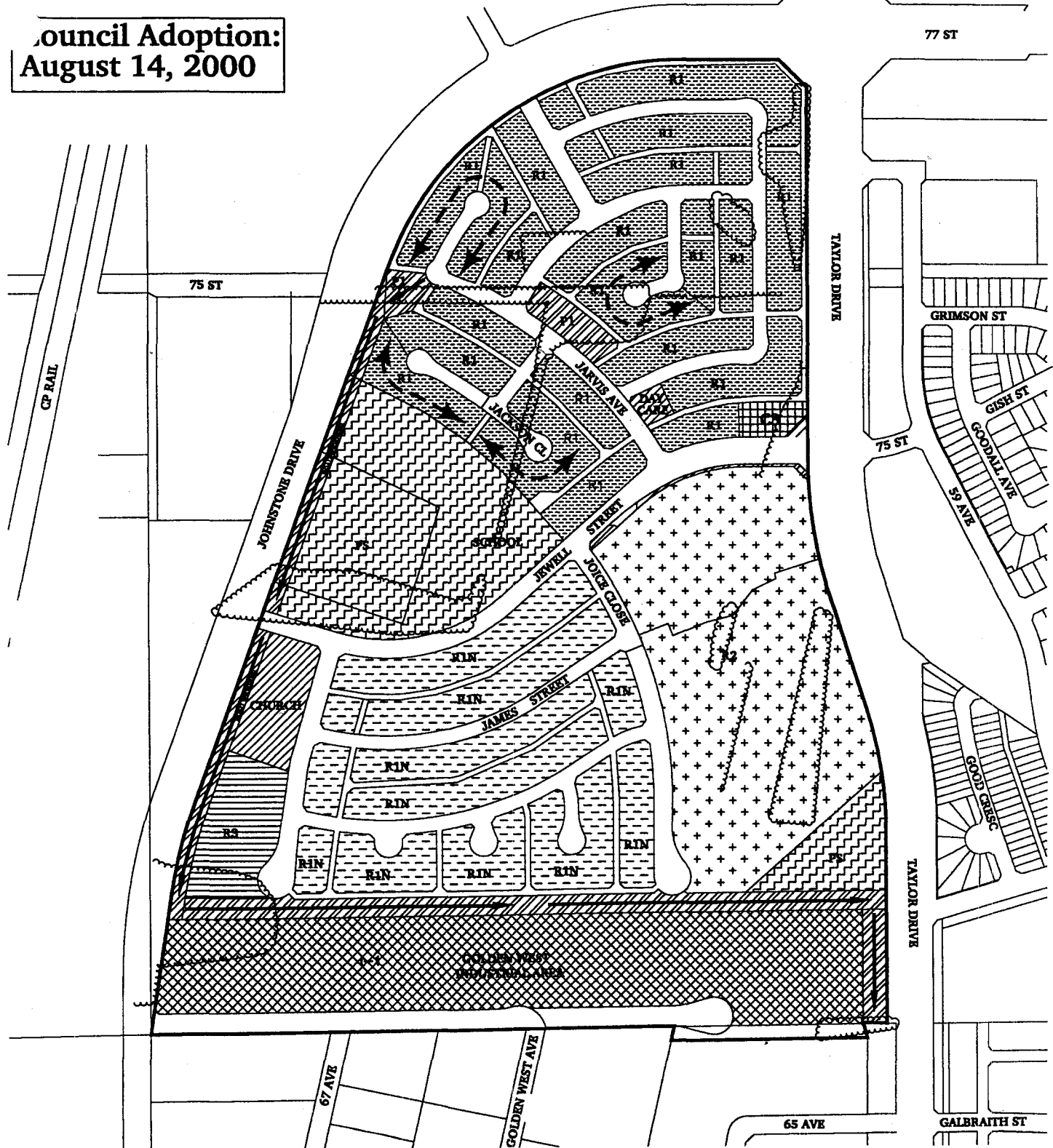
Frank Wong,
Planning Assistant

Attachment

- c. Carolina Homes Inc., #215, 340 Midpark Way SE, Calgary, Alberta T2X 1P1

GENCAN DEVELOPMENT LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

Council Adoption:
August 14, 2000



LEGEND:

OUTLINE BOUNDARY

TRIAN WALKWAYS
LIKE PATHS

2 STOREY DWELLINGS WITH
WALKOUT BASEMENTS

SINGLE FAMILY DETACHED RESIDENTIAL
RESIDENTIAL NARROW LOT DISTRICT

MULTI-FAMILY RESIDENTIAL

WALKWAYS & LOCAL PARKS

MEDIUM DENSITY RESIDENTIAL

INDUSTRIAL

PUBLIC UTILITY LOTS

SCHOOL SITE

COMMERCIAL SITE

DAYCARE, CHURCH & SOCIAL
CARE FACILITIES

+

+

+

+

+

+

+

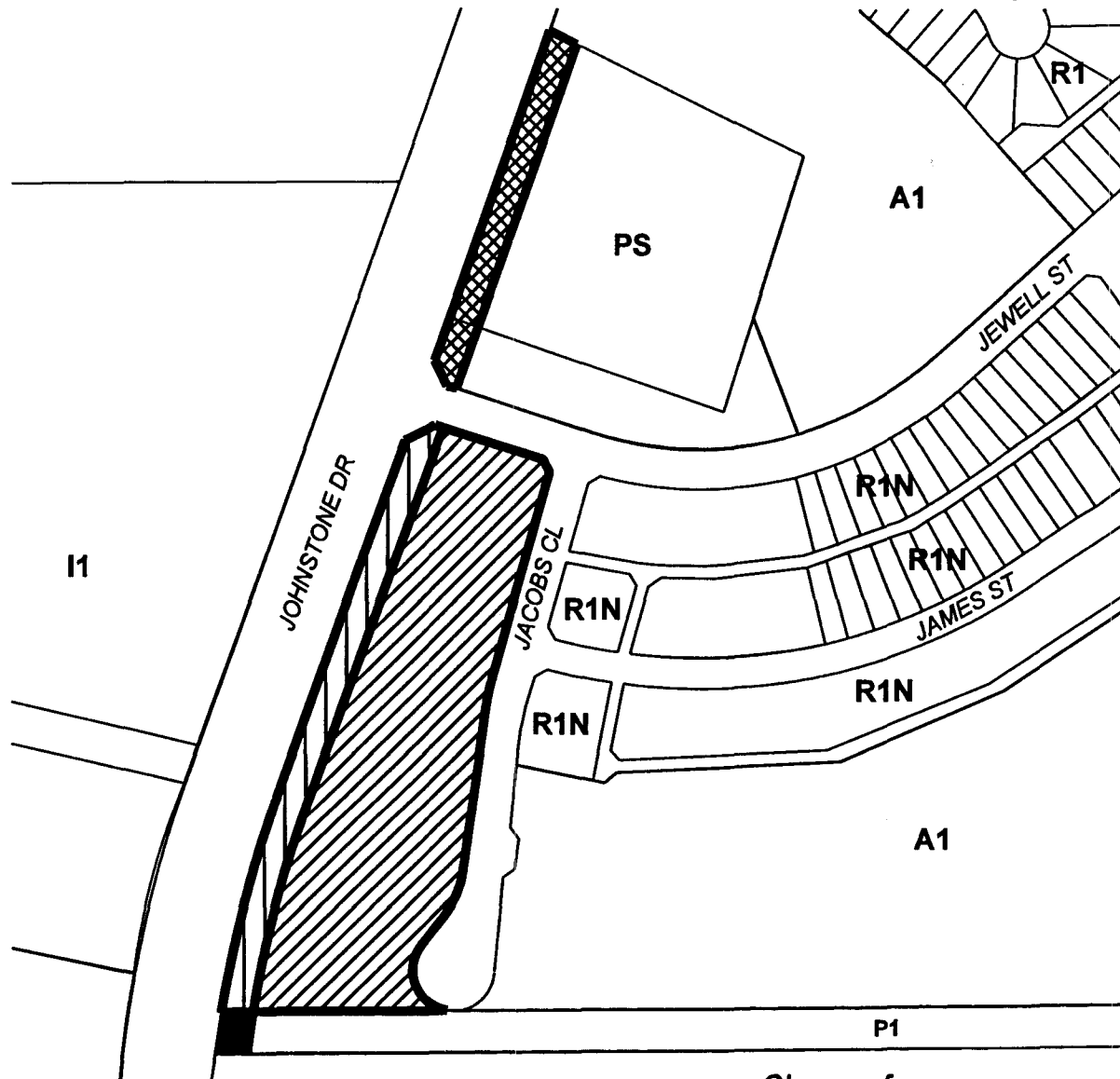
FIGURE 3 DEVELOPMENT PLAN

SCALE: N.T.S.

PREPARED BY:
AL-TERRA ENGINEERING LTD.
PREPARED JULY 2000

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R3-D155 - Residential (Multiple Family)

with density of 155 persons per hectare

P1 - Parks and Recreation

PS - Public Service

(Institutional and Governmental)

Change from:

A1 to R3-D155

A1 to Road

P1 to Road

PS to Road

MAP No. 28 / 2001

BYLAW No. 3156 / II - 2001

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, August 27, 2001 at 7:00 p.m. in Council Chambers.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: F. Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/II-2001
Lot 3, Plan 962 4094 / NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 4
Carolina Homes Inc.

FILE

Reference Report:

Parkland Community Planning Services – dated July 23, 2001

Bylaw Readings:

Land Use Bylaw Amendment 3156/II-2001 was given first reading. A copy of the bylaw is attached.


Report Back to Council:

Yes. A Public Hearing will be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/II-2001 redesignates approximately 2.02 ha (4.99 ac) of land from A1 Future Urban Development to R3 Residential Multiple Family District-D155 to accommodate an R3 multiple-family site and church site on the west side of the Johnstone Park subdivision. The church site has been on the market for over six months through a realtor and because it has not been sold, can be developed with the alternative multiple-family land use. The density restriction (D155) is to ensure that there is not an overdevelopment on this site which could result in the neighbourhood density exceeding 45 persons per hectare. This amendment also rezones land from P1 Parks and Recreation, A1 Future Urban Development and PS Public Service to ROAD for road widening of Johnstone Drive that will be used for landscape berming and to accommodate a pedestrian/bike system. The proposed Land Use Bylaw amendment complies with the Johnstone Park Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Carolina Homes Inc.. will be responsible for the advertising costs in this instance. I have attached a copy of the letter forwarded to Carolina Homes in this regard.



Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/II-2001

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

- 1 The "Use District Map D13" contained in "Schedule "B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 28/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 30th day of July 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

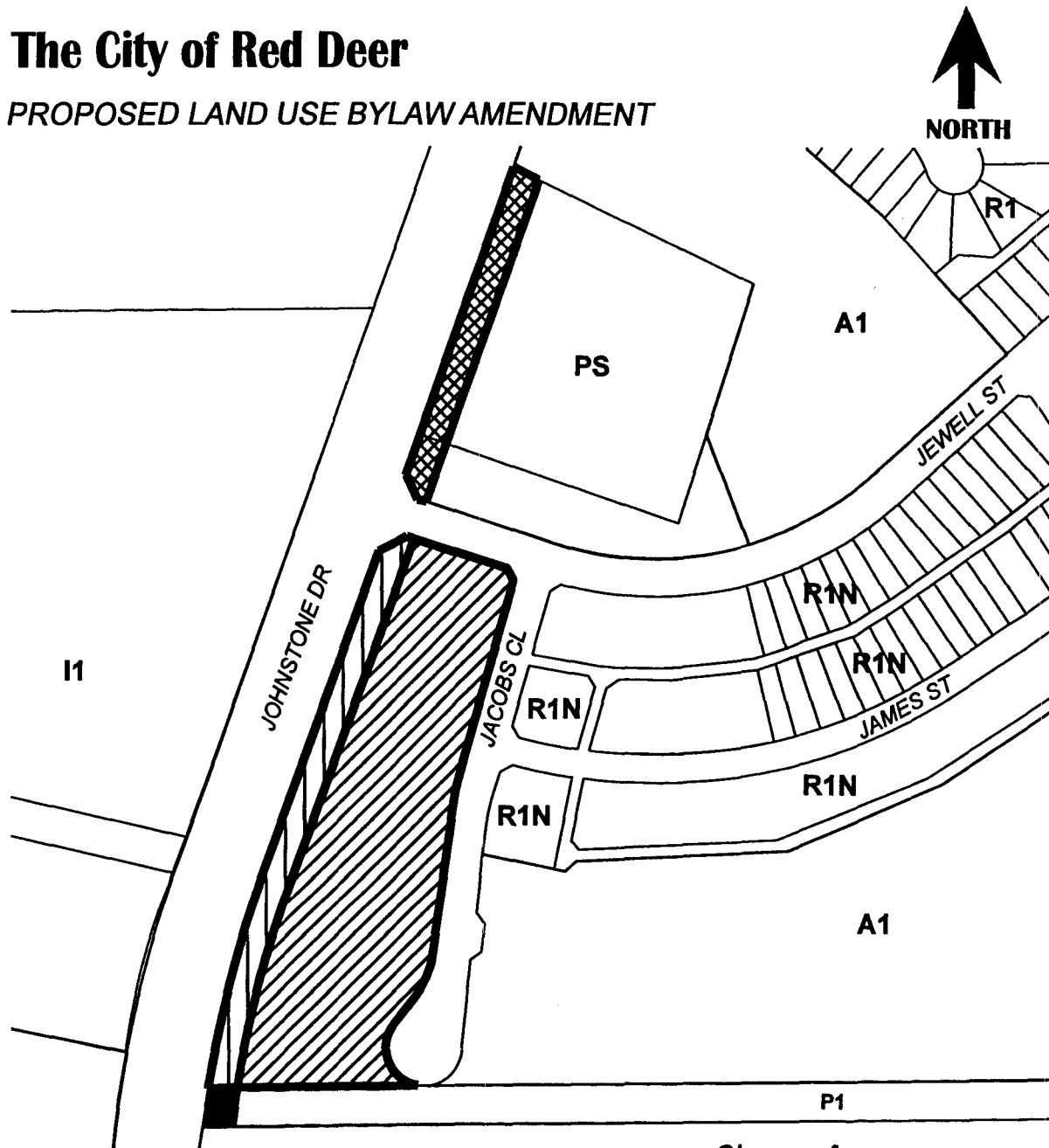
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

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

P1 - Parks and Recreation

PS - Public Service

(Institutional and Governmental)

Change from:

A1 to R3-D155

A1 to Road

P1 to Road

PS to Road



MAP No. 28 / 2001

BYLAW No. 3156 / II - 2001



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

July 31, 2001

Fax: (403) 256-7991

Carolina Homes Inc.
#215, 340 Midpark Way SE
Calgary, AB T2X 1P1

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/II-2001
Lot 3, Plan 962 4094
NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 4**

At the City of Red Deer's Council meeting held Monday, July 30, 2001, first reading was given to Land Use Bylaw Amendment 3156/II-2001. A copy of the bylaw is attached for your information.

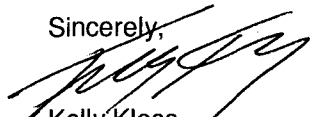
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This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 27, 2001, at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

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

Sincerely,



Kelly Kloss
City Clerk

/chk
/attach.

c F. Wong, Parkland Community Planning Services
C. Adams, Administrative Assistant
J. Olson, City Clerk's

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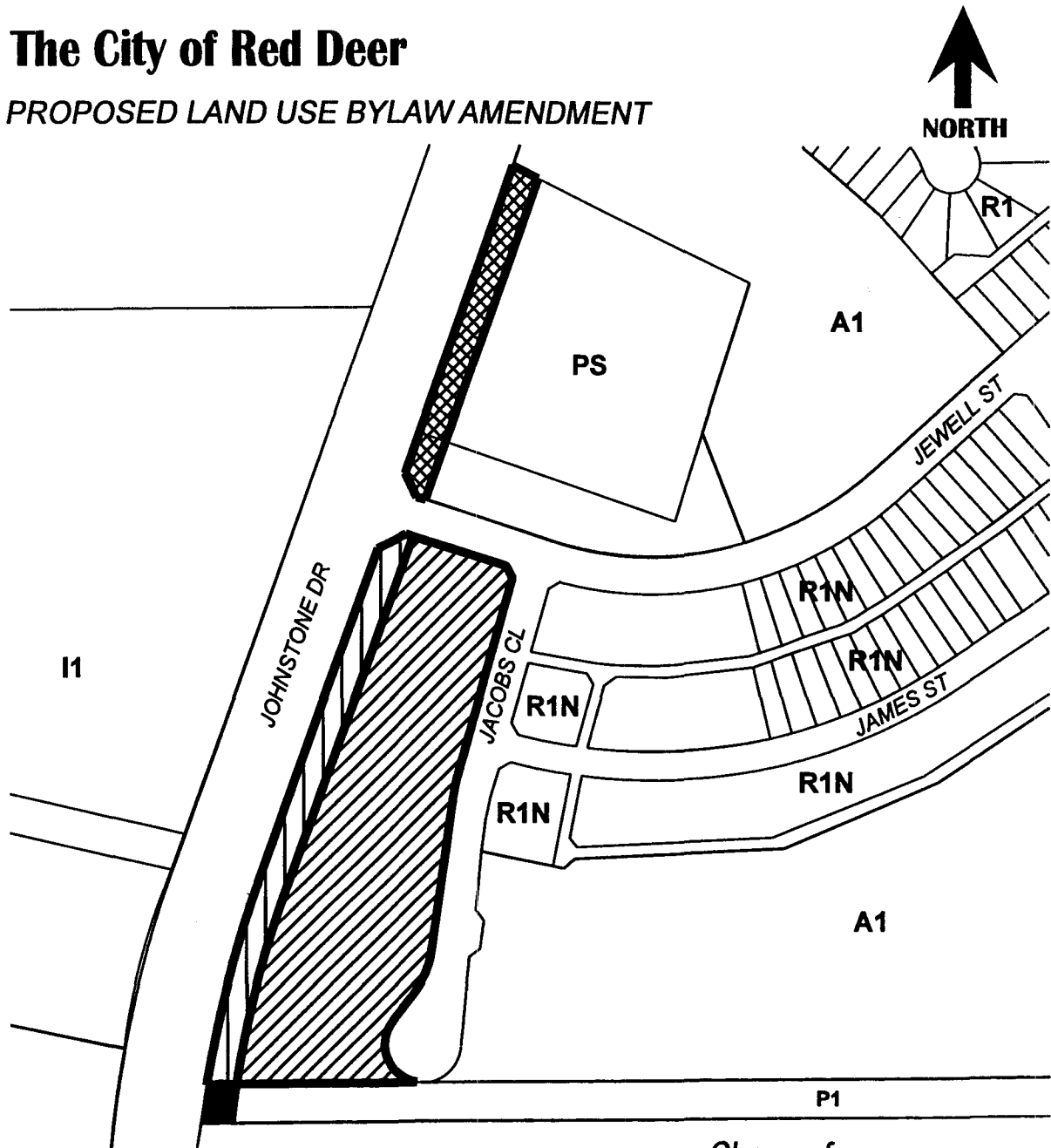
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MAYOR

CITY CLERK

The City of Red Deer

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A1 - Future Urban Development


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with density of 155 persons per hectare

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PS - Public Service

(Institutional and Governmental)

Change from:

A1 to R3-D155 

A1 to Road 

P1 to Road 

PS to Road 

MAP No. 28 / 2001

BYLAW No. 3156 / II - 2001

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 2046
CONNECTION TEL 14032567991
SUB-ADDRESS
CONNECTION ID CAROLINA HOMES
ST. TIME 07/31 15:42
USAGE T 00'59
PGS. 3
RESULT OK



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

July 31, 2001

Fax: (403) 256-7991

Carolina Homes Inc.
#215, 340 Midpark Way SE
Calgary, AB T2X 1P1

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DATE: July 31, 2001

TO: City Council

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/II-2001
Lot 3, Plan 962 4094 / NE ¼ Sec. 30-38-27-4
Johnstone Park – Phase 4
Carolina Homes Inc.

FILE

History

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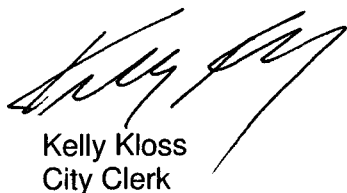
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Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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



Kelly Kloss
City Clerk

/chk

Item No. 9

Date: July 25, 2001

To: Kelly Kloss, City Clerk

From: Chapman Riebeek, Barristers & Solicitors
Inspections & Licensing Department
Parkland Community Planning Services

Re: City of Red Deer
Land Use Bylaw Update
Bylaw Amendment 3156/~~KK~~-2001

=====

After extensive review by the Development Officer, planning staff and Chapman Riebeek, a revised Land Use Bylaw is now ready to be presented to Council for consideration.

Background

The Land Use Bylaw undergoes constant revision and amendment. As specific land use issues come up, they are dealt with one at a time and over the course of time, internal inconsistencies of language inevitably arise. Other changes include the creation of new land use districts, the addition of permitted or discretionary uses, or the regulation of new types of activity such as Bed and Breakfasts or Low Impact Commercial. The cumulative impact of these piecemeal alterations is to result in a bylaw which is not totally consistent with itself and which may be difficult to read.

Objective

The guiding principles behind the re-drafting have been to create a bylaw that:

- a) is simple and clear;
- b) will serve as a single point of reference, i.e. will contain all information necessary to apply the bylaw without requiring a user to look at other sources for additional information;
- c) does not change the intent or general structure of the current bylaw.

Outline of Changes

The changes incorporated in this bylaw amendment are as follows:

- a) Wording: overall the wording of the bylaw has been modified to attempt to make it simpler, clearer and internally consistent. In addition, reference to outdated terms such as "building inspector" have been deleted and updated to the newer term "Safety Codes Officer";
- b) Definitions: definitions were substantially revised to (i) make the language clearer and simpler; (ii) eliminate unnecessary definitions (iii) add needed new definitions and (iv) ensure the definitions are consistent with the text of the bylaw;

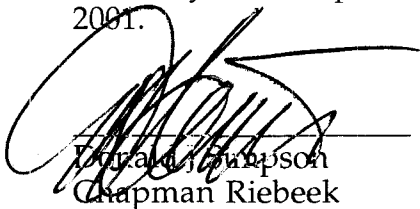
- c) Plans: the relationship between statutory Land Use Plans approved by Council and the Bylaw has been clarified to note that all uses are subject to the limitations on uses shown in the plans and that MPC may not make decisions contrary to plans. This change elevates the status of plans and will give added protection to anyone who builds or develops in reliance on provisions set out in the plans;
- d) Allows MPC to reconsider and modify development approvals when requested by the developer;
- e) Requires new developments to be completed within a specified time;
- f) Clarifies the rules regarding who is entitled to notice of development appeals to SDAB;
- g) Clarifies the method of calculating area with respect to shopping centres so as to ensure that there is adequate parking and appropriate site coverages, regardless of whether the shopping centre is owned singly or by way of multiple condominium titles.
- h) Establishes a requirement that all requests for amendments to the Land Use Bylaw be supported by reasons justifying the request;
- i) Adds public notice provisions regarding agricultural operations as required by the Farming Practices Protection Statute.
- j) Renumbering of sections;
- k) Meaning of "financial services" expanded;
- l) Campground added to PS/P1;
- m) Discretionary uses added for Red Deer College site;
- n) Modification of wording re uses for Westerner site;
- o) Council role in creating guidelines clearly stated (e.g. Communications Towers).

Conclusion

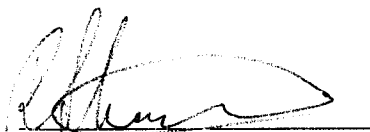
It is our view that while the changes being made are extensive, they are really changes in form and wording only and do not amount to any significant alteration of the rights of individual landowners or their property interests.

Recommendation


That City Council proceed with first reading of Land Use Bylaw Amendment 3156/~~KK~~-2001.



Donald Thompson
Chapman Riebeek



Ryan Strader
Inspections & Licensing



Tony Lindhout
Parkland Community
Planning Services

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. We recommend that in addition to advertising the Public Hearing, the City Clerk be directed to correspond with the Red Deer College, Westerner, Red Deer & District Real Estate Board, Central Alberta Home Builders Association and Urban Development Institute to advise them of the City's intent and providing them with a copy of the proposed Bylaw Amendment.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager

Ryan Strader

From: Joyce Boon
Sent: July 27, 2001 3:58 PM
To: Ryan Strader
Subject: FW: Changes to land use bylaw

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FYI

From: Bruce Wallace

Sent: July 27, 2001 3:41 PM
To: 'inspections@city.red-deer.ab.ca'
Cc: Doug Sharp; Elaine Vandale; John Chapman
Subject: Changes to land use bylaw

Attention Ryan Strader

I reviewed the proposed "new" land use bylaw with Doug Sharp and John Chapman. In our opinion, the new bylaw better reflects the current and projected land use activities of the College. We did notice, the new bylaw didn't make a reference to "educational services". We assume this falls under the permitted uses category - "Institutional service facility".

I have also forwarded a copy of your fax to Ron Woodward for his review and reference. Ron is away until August 7.

Thanks for keeping us informed of the proposed changes.

Bruce Wallace
Red Deer College

COUNCIL MEETING OF JULY 30, 2001

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: LAND USE BYLAW AMENDMENT
3156/KK-2001**

BYLAW NO 3156/KK-2001

Being a Bylaw of the City of Red Deer, Alberta to amend Land Use Bylaw 3156/96.

- 1 Council of the City of Red Deer in the Province of Alberta hereby amends Land Use Bylaw 3156/96 by deleting current sections 1 to 203 inclusive and replacing them with the attached new sections 1 to 224.
- 2 An appeal commenced in respect of a decision under Land Use Bylaw 3156/96 as it stood prior to the date of this amendment shall be continued to its conclusion as though this amendment had not come into force.
- 3 Any amendments to Land Use Bylaw 3156/96 which have not received third reading as of the date of this amendment shall be deemed to be renumbered so as to be consistent with the numbering of this amendment.

READ A FIRST TIME IN OPEN COUNCIL this day of 2001

READ A SECOND TIME IN OPEN COUNCIL this day of 2001

READ A THIRD TIME IN OPEN COUNCIL this day of 2001

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001

MAYOR

CITY CLERK

This Bylaw is provided as an attachment to the July 30, 2001 Agenda

PART ONE

TITLE, DEFINITIONS, GENERAL OPERATIVE CLAUSES

TITLE

- 1 This Bylaw shall be known as the “Land Use Bylaw”.

DEFINITIONS

- 2 In this Bylaw,

"Accessory Building" means a secondary building on a site, the use of which is subordinate and incidental to that of the principal building and includes a garage, carport or workshop.

"Accessory Use" means a use which is subordinate and incidental to that of the principal use.

"Act" means the *Municipal Government Act*.

"Adult Mini-Theatre" means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an accessory or similar use to some other business activity which is conducted on the premises, and wherein each separate viewing area has a capacity of less than 20 seats.

"Amusement Arcade" means any facility where four or more mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public for a fee.

"Animal Services" means the treatment, boarding, training, or grooming of animals and includes retail sales of associated products. This may include such uses as veterinary clinics, pet grooming salons, boarding and breeding kennels, impounding and quarantining facilities, and animal shelters, but does not include the sale of animals as a principal use.

"Appeal Board" means the Subdivision and Development Appeal Board.

"Arterial Road" means any roadway listed in Schedule “B” of the Transportation System Bylaw.

"Bed & Breakfast" means a detached dwelling occupied by the property owner or the

bed & breakfast host as a primary residence, in which overnight accommodation and a breakfast meal are offered for sale to guests.

"Boarding House" means a dwelling in which the proprietor lives on site and supplies for a fee sleeping accommodation with board for more than two persons, but does not include a bed and breakfast operation.

"Boundary" means the registered property line of a site.

"Boundary, Front" means the boundary of a site adjacent to a street. In the case of a corner site, the front boundary is deemed to be the shorter of the two boundaries which are common with the streets.

"Boundary, Rear" means the boundary of a site opposite the front boundary.

"Boundary, Side" means the boundaries of a site connecting the front with the rear boundary.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Building Inspector" means a Safety Codes Officer of the City.

"Collector Road" means any roadway listed in Schedule "C" of the Transportation System Bylaw.

"Commercial Entertainment Facility" means an enclosed facility in which:

- (a) a fee is charged to the public for the provision of a performance, or
- (b) a minimum fee is charged for admission to the facility or the sale of any item, food, or beverage therein, which includes the provision of a performance and,

without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult mini theatre or a facility in which lap dancing is performed, or a late night Club.

"Commercial Recreational Facility" means a facility in which the public participate in recreational activity, and without limiting the generality of the foregoing, may include amusement arcades, billiard or pool halls, bowling alleys, fairs, racquet courts, roller skating, gymnasiums and simulated golf.

"Commercial Service Facility" means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include a beauty shop, barber shop, commercial school, day care, dry cleaning or laundering outlet, funeral home, financial services outlet, real estate agency, small animal

veterinary clinic, tanning salon and travel agency.

"Commission" or **"M.P.C."** means the Municipal Planning Commission.

"Corner Site" means any lot which is adjacent to:

- (a) the intersection of two streets, or
- (b) the intersection of two lanes, or
- (c) the intersection of a lane and a street.

"Crematorium" means an establishment with one or more cremation chambers used only for the reduction of the human body to ashes by heat and where funeral services will not be permitted to be conducted.

"Dangerous Goods Occupancy", unless otherwise determined by the Fire Chief, includes, but is not limited to, any occupancy where dangerous goods, as defined in the Transportation of Dangerous Goods Control Act, are unloaded, loaded, stored, processed, or otherwise handled in quantities in excess of the amounts set forth in Schedule "C".

"Day Care Facility" means a facility providing care, and/or supervision for 7 or more children under the age of 12 (including the operator's own children) for more than 3 but less than 24 consecutive hours in a day.

"Detached Dwelling" means a free standing residential building constructed on site and containing one dwelling unit.

"Development" means:

- (a) an excavation or stockpile and the creation of either of them, or
- (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them, or
- (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

"Development Authority" includes:

- (a) a person appointed as a Development Officer under this Bylaw, and/or
- (b) the Commission.

"Discretionary Use" means a use of land, building or other structure that may be permitted by the Commission after due consideration is given of the impact of that use upon neighbouring land and other lands in the City, and includes accessory and similar uses approved by the Commission.

"District" means a land use district established under this Bylaw.

"Drinking Establishment" means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises. A drinking establishment includes any premises in respect of which a "Class A" Liquor License has been issued and where minors are prohibited by the terms of the license.

"Dwelling Unit" means a self contained building or a portion thereof used by a household, containing sleeping, cooking and sanitary facilities and intended as a permanent residence but does not include a retirement home or a social care residence.

"Financial Services" means the provision of services related to financial matters, including the deposit or lending of money, the sale of financial investments and the provision of financial planning services.

"Flood Fringe" means the outer portion of the flood risk area, adjacent to the floodway, wherein the water is generally shallower and flows more slowly than in the floodway.

"Flood Risk Area" means the area which would be inundated by the 1:100 year flood along the Waskasoo Creek and Red Deer River as identified on the Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program.

"Flood Risk Overlay" means the Flood Risk Overlay, Figures 7A and 7B adopted by this Bylaw, which identifies the flood risk and flood fringe areas mapped under the Canada-Alberta Flood Damage Reduction Program.

"Floodproofing" means with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.

"Floodway" means that part of the flood risk area where the flood waters are deepest, fastest and hence most destructive.

"Floor Area" of a building means the building footprint or area of the building calculated by reference to the perimeter of the exterior foundations of the building.

"Gaming or Gambling Establishment" means any premises wherein or whereon games of chance or percentage are the principal use of the premises and includes such premises as bingo halls and casinos.

"Garage" means a building or portion thereof which is designed and used for storage, parking or the maintenance of personal vehicles.

"Garden Suite" means a small temporary portable one bedroom dwelling unit limited to occupancy by elderly parents of the registered owner and located upon the same lot as an existing single detached residence occupied by such registered owner.

"Grade" means the lowest level of finished ground elevation adjoining a building at any exterior walls.

"Gross Leaseable Floor Area" means that floor area expressed in square metres designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any.

"Home Music Instructor/Instruction" means the instruction of students in musical instruments, voice and music theory for formal educational purposes from a dwelling unit, subject to section 65.4.

"Home Occupation" means the conduct of a business or business related activity from a residential site but does not include Bed and Breakfast operations.

"Household" means an individual, or two or more persons related by blood, marriage or adoption, or a group of up to five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities.

"Industrial Support Service" means development, excluding offices, providing support services to industry, but limited to the following uses: duplicating, photocopying and blueprinting services, building security, cleaning or maintenance services, engineering (with dangerous goods), industrial drafting, land surveyors, laboratories, oilfield services, project design and management services, construction trade or construction contractor.

"Institutional Service Facility" means the facility for the purposes of public administration and service, and without limiting the generality of the foregoing, may include libraries, museums, auditoriums, kindergartens, schools, colleges, places of worship or assembly, hospitals, private clubs, and facilities for government, fire and police protection, justice, institutional housing and related services.

"Lane" means a public roadway not exceeding 9.2 m in width, which provides a secondary means of access to a site.

"Landscaped Area" means an area designed, constructed and laid out as a lawn, with or without shrubs, trees or flowers or other ornaments incidental to a landscaped area.

"Lap Dancing" means a live performance by a nude or partially nude person, the main feature of which is the performance or simulated performance of sexual acts with another person or the touching of another person in any way during such performance.

"Late Night Club" means a facility, the primary purpose of which is to host late night events where:

- (a) no alcohol or alcoholic beverages are available on the premises for consumption or for sale;
- (b) 20 or more patrons are assembled at any time between 3:00 a.m. and 6:00 a.m.;
- (c) the event is held for the purpose of gain or profit;
- (d) tickets are sold or an entrance or attendance fee is charged for persons to attend; and
- (e) music, noise, or sound of any kind or source, including but not limited to amplified recorded or computer generated music, amplified recorded or computer generated sounds, live music sound or band music is performed or played.

"Low Impact Commercial Use" means the conducting of "merchandise sales", the operation of an "office" and/or the provision of "personal services" and/or "commercial services" from a detached dwelling in a residential district in a manner which, in the option of the Development Authority, does not adversely affect adjacent residential uses.

"Manufactured Home" means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities.

"Motor Vehicle Sales, Service or Repair" means the sales, servicing and repair of motor vehicles and includes service stations and car washes.

"Multi-attached Building" means a residential building containing three or more dwelling units which share common walls and each of which has a separate entrance, whether located on a single site or adjoining individual lots.

"Multiple Family Building" means a building containing three or more dwelling units.

"Office" means a development that provides professional, management, administrative, consulting, and health care services, such as the offices of doctors, lawyers, accountants, engineers, architects, clerical, secretarial, employment, telephone answering and similar office support services.

"1:100 Year Flood Elevation" means the water level reached during a 1:100 year flood as determined in accordance with technical criteria established for the Canada-Alberta Flood Damage Reduction Program.

"Outdoor Display" means the outdoor display of goods intended for sale or rent.

"Permitted Uses" means the use of land or a building which in a land use district table appears under the heading 'Permitted Uses'.

"Planning Department" means the department or agency providing planning services to the City.

"Principal Building" means a building which:

- (a) occupies the major or central portion of a site,
- (b) is the chief or main one amongst the buildings on the site, or
- (c) constitutes, by reason of its use, the primary purpose for which the site is used.

"Public and Quasi-Public" means any governmental or similar body and includes an agency, commission, board, authority, public corporation or department established by such a body.

"Residential Building" means a building which is designed or used exclusively for one or more dwelling units.

"Restaurant" means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A restaurant does not include a drinking establishment but does include any premises in respect of which a "Class A" Liquor License has been issued and where minors are not prohibited by the terms of the license.

"Retirement Home" means a residential building operating as a business which provides temporary or permanent accommodation for elderly persons, where each resident has a private bedroom or living unit and which has common facilities for the preparation and consumption of food, and in which common lounges, recreation facilities and medical care facilities for the occupants may also be provided.

"Secondary Suite" means a second dwelling unit in a detached dwelling.

"Semi-detached Dwelling Unit" means a dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having at least one separate entrance.

"Service Station" means any premises at which flammable or combustible liquids are put into the fuel tanks of vehicles and includes self-service outlets.

"Signs" - where any type of sign is referred to in this Bylaw, such sign shall have the definition set forth in the Sign Bylaw.

"Site" means any lot or parcel of land as defined in the Act, or, in the case of a shopping centre, the total area on which the shopping centre is located, whether divided into several lots or condominium parcels or not.

"Site, Corner" means a site abutting two streets. For the purpose of this definition, a street shall not include a lane, walkway, parking lot or other public place.

"Social Care Residence" means a dwelling unit where the occupant(s) are living on a temporary or short-term basis and are provided with specialized care in the form of supervisory, nursing, medical, counselling or homemaking services.

"Storey, first" means the floor of a building closest to grade at the front elevation and having its ceiling more than 1.7 m above grade.

"Street" means a registered street or public roadway and does not include a lane or walkway.

"Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including pavements, curbs, walks or open air surfaced areas.

"Temporary Building" means a building without any foundation below grade.

"Temporary Home Stay Accommodations" means the sale of overnight accommodation in a dwelling in a residential district, with or without a breakfast meal, as provided for in section 65.

"Tourist" means a person on vacation away from that person's ordinary place of residence.

"Trailer" means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used or intended for use as a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle but does not include a manufactured home.

"Transportation, Communication or Utility Facility" means a facility for bus depots, trucking, taxi or courier firms, telephone, radio or television production or transmission, and water, sewer or electrical energy transmission, or railway right of way.

"Utilities" means public utilities as defined in the Act, with the exception of waste management.

"Warehouse" means a building for the indoor storage of goods or merchandise but does not include a building the principal use of which is the sale of goods.

"Yard" means the open space on the same site as a building and unoccupied by buildings or structures. In determining yard measurements the minimum horizontal distance from the respective boundary shall be used.

"Yard, Front" means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.

"Yard, Rear" means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

"Yard, Side" means that part of a site which extends from a front yard to the rear yard between the side boundary of a site and the nearest wall or supporting member of a principal building.

GENERAL OPERATIVE CLAUSES

3 Purpose

The purpose of this Bylaw is to regulate and control or to prohibit the use and development of land and buildings within the City to achieve the orderly, economical and beneficial development use of land and patterns of human settlement for the overall greater public interest and for that purpose, amongst other things:

- (a) to divide the City into districts,
- (b) to prescribe for each district the one or more uses of land and buildings that:
 - (i) are permitted, with or without conditions,
 - (ii) may be allowed as discretionary uses, with or without conditions,
- (c) to establish the office of one or more development officers,
- (d) to establish a method of making decisions on applications for development permits and issuing development permits,
- (e) to provide the manner in which notice of the issuance of a development permit is to be given.

4 Application

- (1) This Bylaw applies to all buildings, land and development within the City, including signs, except:
 - (a) the use of a building or part thereof as a temporary campaign headquarters or polling station for a federal, provincial or municipal election or referendum,
 - (b) the construction and maintenance of:
 - (i) public utilities on public thoroughfare, utility easement, utility lot or parking areas; and
 - (ii) City transit shelters.
 - (c) a temporary building which is erected in connection with the construction or alteration of an approved development,

- (d) the temporary storage of construction material on a site near or adjacent to a site upon which a building is being erected or altered,
- (e) notices, signs, placards or bulletins required to be displayed under the provisions of federal, provincial or municipal legislation or displayed by or on behalf of the City or on behalf of a department, a commission, board, committee or official of the City authorized for such purposes,
- (f) notices or signs for the guidance, warning or restraint of persons in respect of the premises on which they are displayed,
- (g) a sign or notice offering a site on which it is placed or a building or part of a building thereon for rent or for sale, provided that the area of such sign or notice shall not exceed 1 m² in a residential district or 2.5 m² in any other district,
- (h) candidate's election signs on private property for the eight weeks prior to a federal, provincial, regional, municipal or school election,
- (i) the erection, construction or maintenance in residential districts of fences or other means of enclosure, or patios, provided that the same are not covered by roofs,
- (j) any non-structural alterations, renovations or maintenance in R1, R1A, R1N and R2 districts, other than residential basement developments.

ESTABLISHMENT OF DISTRICTS

- 5** **(1)** The City is divided into the following land use districts and such other land use districts as may be set out in this Bylaw from time to time:

- A1** Future Urban Development District
- A2** Environmental Preservation District
- C1** Commercial (City Centre) District
- C1A** Commercial (City Centre West) District
- C2** Commercial (Regional & District Shopping Centre) District
- C3** Commercial (Neighbourhood Convenience) District
- C4** Commercial (Major Arterial) District
- DC** Direct Control District (which may be subdivided into sub-districts designated by number)
- I1** Industrial (Business Service) District
- I2** Industrial (Heavy Industrial) District
- P1** Parks and Recreation District
- PS** Public Service (Institutional or Governmental) District
- R1** Residential (Low Density) District
- R1A** Residential (Semi-Detached Dwelling) District
- R1N** Residential Narrow Lot District
- R2** Residential (Medium Density) District
- R3** Residential (Multiple Family) District
- R4** Residential (Relocatable Dwelling Unit) District

- (2)** The following subdistricts are established, which may qualify or limit the uses in a land use district:

- D** Density (Persons Per Hectare) District
- HP** Historical Preservation District
- V** Height District

6 District Delineation Rules

- (1)** A district may be referred to by the letter or letters and the number set in front of the name of the district listed above.
- (2)** The boundaries of Land Use Districts shall be as set out in the Use District Maps attached as Schedule "B" and the parcels within such districts shall have the permitted and discretionary uses, and shall be subject to the building regulations which are set out in this Bylaw for that District.
- (3)** Where the application of the above rules does not determine the exact location of the boundary of a district as that applies to a specific parcel or parcels of land, the Council either on its own motion or upon written application by any person requesting the determination of the exact location of the boundary, shall fix the

portion of the district boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as the circumstances may require.

- (4) Where a parcel is located on or adjacent to an escarpment area and has more than one land use district applicable to the parcel, the boundary between the two land use districts shall be the top of the slope of the escarpment.
- (5) After the Council has fixed a district boundary under section 6(3), the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.
- (6) The decisions of the Council with respect to boundaries or portions thereof fixed by it shall be recorded and maintained by the City Clerk.
- (7) Notwithstanding the foregoing, the permitted and discretionary uses for any parcel of land shall be subject to such restrictions or limitations as may be contained in any Area Structure Plan or Area Redevelopment Plan which applies to that parcel. The following are examples of how this principle is intended to operate:
 - (1) in an R-1 zone, a two-storey home with a walkout basement is a permitted use. However, if a statutory Plan for a particular area shows two-storey homes with walkout basements being allowed only on certain designated R-1 parcels, then the permitted use for the parcels where two-storey homes with walkout basements are not shown on the plan shall be deemed to be restricted so as not to allow two-storey homes with walkout basements on those parcels;
 - (2) in a PS zone, institutional services facilities are a permitted use and that would include elementary, middle and high schools. However, if the intended use of a particular PS zone shown in a statutory plan is limited to an elementary school, then the permitted use of "school" for that particular parcel shall be deemed to be limited to an elementary school.

PART TWO

ADMINISTRATIVE DUTIES AND RESPONSIBILITIES PROCEDURE TO DEVELOP, AMENDMENTS

7 Development Officer

- (1) Council shall appoint one or more Development Officers, who shall be designated officers within the meaning of the Municipal Government Act.
- (2) The Commission may act in place of a Development Officer.

APPLICATION FOR DEVELOPMENT PERMIT

8 Permission Required for Development

Except as provided for in section 4, no person shall commence any development unless the development conforms to this bylaw and a development permit, if required, has been issued.

9 Method of Application

An application for a development permit shall be made to the Development Authority in writing in the form prescribed by the Development Officer.

10 Plans and Information Required

- (1) Every application for a development permit shall be accompanied by the following:
 - (a) site plans in the quantity specified by the Development Officer, showing the following information:
 - (i) north arrow,
 - (ii) scale of plan,
 - (iii) legal description of property,
 - (iv) municipal address,
 - (v) property lines shown and labelled,
 - (vi) Bylaw property line setbacks, shown and labelled,

- (vii) side yard requirements, shown and labelled,
 - (viii) location of sidewalks and curbs,
 - (ix) location of any building (dimensioned to property lines) or structure including utility poles, retaining walls, trees, landscaping and other physical features both existing and proposed on the site,
 - (x) dimensioned layout of parking areas, entrances and exits,
 - (xi) abutting streets, avenues and lanes shown and labelled,
 - (xii) existing utilities shown in streets, avenues and lanes,
 - (xiii) all easements shown and labelled,
 - (b) plans showing floor plans, elevations and perspective of the building, including a description of exterior finishing materials, in the quantity specified by the Development Officer,
 - (c) proof of ownership or authority to apply for development.
- (2) Notwithstanding the foregoing, the Development Officer may accept an application for consideration without all of the information listed above.
 - (3) The Development Officer may require that an application for a development permit be accompanied by four survey plans of the site prepared by an Alberta Land Surveyor.
 - (4) All drawings required to be submitted shall be drawn on substantial, standard drafting material to a scale of not less than 1:100 or such lesser scale as the Development Officer may approve and shall be fully dimensioned, accurately figured, explicit and complete.
 - (5) The Development Authority may require that an applicant for a Development Permit/Subdivision attend a public meeting in the manner required by the Development Authority to allow input on the intended development.

11 Decision on Application

- (1) The Development Authority is not required to examine the title to any land or to make any enquiry to discover whether or not the use of a building or land is affected by any City bylaw or any federal or provincial legislation or with any condition of any easement, covenant, building scheme or agreement.

- (2) An applicant whose development permit is approved nevertheless remains responsible to ensure that the development as constructed conforms to all applicable laws and regulations.

12 The Development Officer shall:

- (1) Approve applications for permitted uses which conform with this bylaw, with or without conditions as provided for in this bylaw, or
- (2) Consider and exercise discretion with respect to applications for development permits for discretionary uses, temporary uses, and temporary buildings, accessory uses and accessory buildings, and to approve such applications when in the Development Officer's opinion the proposed development meets the intent of this bylaw, and is consistent with previous decisions of the Commission, subject to such conditions as the Development Officer deems necessary or advisable.

- 13**
- (1) The Development Officer may deal with applications for discretionary uses, temporary uses, temporary buildings, accessory uses or accessory buildings or may, when the Development Officer deems it necessary or advisable, refer such applications to the Commission.

- (2) The Development Officer shall refer to the Commission those matters requiring the specific approval of the Commission under this bylaw and any other matter which in the opinion of the Development Officer does not comply with the intent of this bylaw.

- (3) The Commission may approve the application unconditionally, refuse the application or approve the application subject to such permanent or temporary conditions as it may deem advisable, provided the proposed development would not:

- (a) unduly interfere with the amenities of the neighbourhood, or
- (b) materially interfere with or affect the use, enjoyment or value of neighbouring sites, or
- (c) contravene the intent of a statutory plan

provided that the proposed development conforms with the use prescribed for the site in this bylaw.

- 14**
- (1) The Development Authority may require as a condition of issuing a development permit that the applicant enter into an agreement with the City to do all or any of the following:

- (a) to construct or pay for the construction of a road required to give access to the development,
 - (b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development, or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both.
 - (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development,
 - (d) to construct or pay for the construction of :
 - (i) off-street or other parking facilities, and
 - (ii) loading and unloading facilities,
 - (e) to pay an off-site levy or redevelopment levy.
- (2) In addition to the matters referred to in Section 650 of the Act, the Development Authority may require as a condition of issuing a development permit or as part of a development agreement, that the applicant:
- (a) pay to the City the costs incurred by the City or paid to its engineers, planners, or any other person, for the preparation or reviewing of site development plans, construction drawings, material testing, for inspections, for public hearings or public meetings and for any other engineering, planning, and legal costs and expenses to which the City is put in connection with the preparation, administration, and enforcement of the development agreement,
 - (b) to give security to ensure that the terms of the agreement under this section are carried out.
- 15 (1) If the Development Authority finds the proposed development will not comply with this or any other City bylaw, it shall refuse the application, notify the applicant in writing of the reasons why the development permit will not be issued and return one copy of the filed plans.
- (2) If the Development Authority finds that the erection or alteration of a building will comply in all respects with the provisions of this bylaw:

- (a) as applied for and not subject to conditions, or
- (b) with such changes and conditions as are necessary to ensure that such development will so comply,

it shall return one copy of the plans to the applicant, with the changes and conditions, of compliance if any are required endorsed thereon, and issue a development permit with any changes and conditions endorsed thereon or attached thereto.

- (3) The Development Authority may approve an application to make structural alterations to a non-conforming building, which will not result in the building being conforming, provided that the alterations are minor, such as the installation of doors, windows and awnings.

16 No development permit shall be issued while a decision of the Commission or any appeal from it is pending, or until the time for filing an appeal has expired.

17 Revocation

The Development Officer may revoke a development permit if:

- (a) there is a contravention of any condition under which such permit was issued,
- (b) the permit was issued in error,
- (c) the permit was issued on the basis of incorrect information.

18 Limit on Frequency of Applications – Development Permits and Discretionary Uses

- (1) When an application for a development permit for a discretionary use or building has been refused, another application for a permit on the same parcel of land and for the same or similar use of land may not be submitted by the same or any other applicant until at least 6 months after the date of the previous refusal.
- (2) Where there are reasonable grounds to do, the Development Authority may, in its sole discretion and at with the concurrence of an applicant, do any of the following:
 - (a) reconsider an approved site elevation;
 - (b) reconsider, review, modify or clarify the terms of the conditions attached to an approved development permit.

19 Failure to Commence Development

- (1) A development permit shall cease to be valid 12 months after the date on which it was issued unless, prior to the expiry of that time, the applicant has commenced development or the Development Authority grants an extension of time.
- (2) The Development Authority may grant an extension of a development permit for a period of not more than one year beyond the expiry date of the initial permit, provided that the proposed development still complies with the provisions of this bylaw. If the applicant has not commenced development within the extended time period, the development permit ceases to be valid.
- (3) Once work has been initiated in connection with a project approved by a development permit, the permit remains valid until the work is completed, provided that the project is substantially completed within 2 years of the date the permit was initially issued or within 2 years of the date that any extension of the permit is granted. If the work is not substantially completed within that time, then the permit shall be deemed to have expired.

20 Failure to Complete Development

A development must be completed to municipal standards within 2 years of the start of construction, failing which the Development Officer may direct that the site be returned to its original condition or to a state acceptable to the Development Officer.

21 Discretionary Uses

Notwithstanding anything in this bylaw, the right of any person to use land for a discretionary use approved by the Development Authority shall be deemed to have terminated 6 months after the date that such use ceased to be conducted upon the site.

22 Public Notification

- (1) When a Development approves an application for a development permit the Development Officer shall immediately cause a notice to be published once in a newspaper circulating in the City stating the location of the property for which the application has been made and the development approved.
- (2) Where recently annexed land is re-zoned to a land use district under this bylaw, the City Clerk shall cause notice to be given to adjacent land owners in accordance with the advertising provisions of the Municipal Government Act that the agricultural operations on that land may be allowed to continue.

23 Notice of Appeal Hearings

- (1)** The Subdivision and Development Appeal Board shall give written notice of the hearing of a development appeal to:

 - (a)** the parties specified in the Municipal Government Act;
 - (b)** the Applicant for the development permit, if such Applicant is not the appellant;
 - (c)** the owner of the land which is the subject of the development permit, if such owner is not the Appellant;
 - (d)** the development authority or subdivision authority whose order, decision, or development permit is the subject of the appeal; and
 - (e)** the owners of all parcels of land within 60 m of the land which is the subject of the development permit; and
 - (f)** any other persons who the Subdivision and Development Appeal Board considers to be affected by the appeal and who should be notified.
- (2)** If the Chairman of the Subdivision and Development Appeal Board is of the opinion that it is necessary or desirable, he or she may direct that notice of the hearing be published in a newspaper once a week for 2 consecutive weeks in a newspaper circulating in Red Deer.

CERTIFICATE OF OCCUPANCY

- 24** No person shall occupy a building or land for a permitted use or a use approved in a development permit unless an occupancy permit has been issued and remains in effect.
- 25** No development may be occupied before an occupancy permit has been issued and the conditions of such permit, if any, have been complied with. This provision applies to newly-constructed buildings, newly-renovated buildings and to existing buildings whose use has changed.
- 26** An occupancy permit must be issued before premises may be occupied, if:

 - (a)** the premises are newly-constructed or newly-renovated ; or
 - (b)** in the case of existing premises, the use has changed.
- 27** No occupancy permit shall be issued until:

- (a) the erection, alteration, or addition has been completed in accordance with the plans and specifications, and the applicable provisions of the Safety Codes Act,
 - (b) the terms and conditions of the building permit have been complied with.
- 28 On completion of a building or alterations and additions thereto, or in the event that the use of land is changed, the owner or occupant of the land shall apply to the Development Authority for an occupancy permit.
- 29 On receipt of an application for an occupancy permit, the Development Authority shall issue an occupancy permit if the building, alteration, addition or change in use, together with all ancillary works, have been completed in accordance with the approved plans and specifications, the applicable provisions of the Safety Codes Act and the terms and conditions of the development and building permits.
- 30 (1) An occupancy permit shall be in writing and shall contain the following information:
 - (a) the name of the owner,
 - (b) the municipal address of the property,
 - (c) the legal description of the property,
 - (d) a statement as to whether or not the development complies with an approved development permit or the permitted uses for the subject property and other requirements of this bylaw,
 - (e) the number of parking or loading spaces provided:
 - (i) on the site,
 - (ii) on an adjacent site with particulars thereof,
 - (iii) on a municipal parking lot,
 - (f) such other information as the Development Officer deems appropriate,
 - (g) signature of the Development Officer,
 - (h) date of issue.
- (2) An occupancy permit shall be displayed by the owner of a building in a conspicuous and easily accessible location within the building and the

Development Officer shall have the right to inspect such permit at any reasonable time.

- (3) The issuance of an occupancy permit shall not relieve an applicant from using a building as otherwise required by any law.
- (4) If the Development Officer finds that the proposed occupancy will comply with the provisions of this bylaw either unconditionally or subject to certain conditions, he shall furnish the applicant with a certificate to that effect with the conditions of the occupancy, if any, endorsed thereon or attached thereto and shall return to the applicant a copy of the plans obtained from him.

AMENDMENTS TO LAND USE BYLAW

31 Application to Amend this Bylaw

- (1) Proposed amendments to this bylaw shall be submitted in writing to the City Clerk, and in the case of a proposed amendment which affects a particular parcel or parcels rather than the municipality as a whole, shall be accompanied by the following supporting material:
 - (a) a letter from the registered owner(s) and any other person beneficially interested in the parcels particularly affected;
 - (b) a statement from the applicant containing reasons in support of the proposed amendment;
 - (c) traffic, market, land use or feasibility studies and neighbourhood surveys required by the Planning Department
 - (d) payment of all costs of advertising and holding any public meeting required by the Planning Department and all costs of advertising the public hearing;
 - (e) copies of any maps, documents or other material.
- (2) At the discretion of the Planning Department, the following additional material may be required, where appropriate:
 - (a) drawings done on standard drafting material, fully dimensioned, accurately figured, explicit and complete;
 - (b) a neighbourhood area structure plan or area redevelopment plan, including the affected area and showing a level of detail acceptable to the Planning Department.

- (3) Subsection (1) applies to Land Use Bylaw amendments initiated by the City or the Planning Department, except that no undertaking to pay the costs of public information meetings is required.
- (4) The City Clerk shall forward a copy of the application to amend this bylaw to all relevant City departments and the Planning Department for comment. The City Clerk shall confirm to the applicant that the application has been received and shall advise the applicant of the time and date Council will consider the application.
- (5) The City Clerk shall place the matter on the agenda of a Council meeting, together with supporting information, within 36 days of the date on which the application was received.

32 Decision of Council

The Council in considering an application to amend this bylaw, after examining the proposed amendment for content and considering the written comments and recommendation of the Mayor and/or City Manager and the Planning Department, may at its sole discretion:

- (a) refuse the application,
- (b) refer the application for further information,
- (c) pass first reading of an amending bylaw,
- (d) defeat first reading of an amending bylaw,
- (e) pass first reading of an alternative amendment to this bylaw.

33 Notice of Public Meeting and Hearing

- (1) Should first reading of an amending bylaw be passed, Council shall hold a Public Hearing respecting the amending bylaw in accordance with the provisions of the Municipal Government Act.
- (2) The applicant shall deposit with the City Clerk prior to scheduling a public meeting or any advertising, an amount equal to the estimated cost of the public meeting and any advertising costs.

34 Limit of Frequency of Applications to Amend

When an application for a change in land use designation has been refused, another application for a similar change in land use designation for the same parcel of land may not be made until at least 6 months after the date of refusal.

PART THREE

ENFORCEMENT

- 35**
- (1)** The provisions of this bylaw may be enforced by way of stop order, injunction or such other relief as may be available under the Municipal Government Act.
 - (2)** A designated officer may inspect premises in accordance with the provisions of the Municipal Government Act where there are reasonable grounds to believe that the premises are being used in contravention of this bylaw. Without limiting the generality of the foregoing, such reasonable grounds would include:
 - (a)** complaints from the public that premises are being used contrary to the bylaw;
 - (b)** the observations of a bylaw officer that there is excessive traffic, parking problems, accumulated debris in a yard or other apparent breach of this bylaw.
 - (3)** For the purpose of inspecting premises pursuant to this bylaw and the Municipal Government Act, the following shall be designated officers:
 - (a)** a bylaw officer;
 - (b)** a Safety Codes Officer;
 - (c)** the Development Officer or anyone designated by the Development Officer.

PART FOUR

GENERAL LAND USE REGULATIONS

COMPLIANCE WITH OTHER LEGISLATION

BUILDINGS

36 Building Heights

- (1) The height of a building is the vertical distance measured from the average grade to the highest point of the building.
- (2) The highest point of a building shall be determined without considering an elevator housing, roof stairway entrance, water tank, ventilating fan, skylight, steeple, chimney, smokestack, fire wall, parapet wall, roof sign, aerial array, flag pole or similar device or feature not structurally essential to the building.

ADDITIONAL SETBACKS

37 Setbacks from Streets

- (1) The minimum front and side yard setbacks of sites abutting the streets listed below, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12 m street right of way:

ROADWAY SEGMENT

49 Street (52 Avenue to 46 Avenue)

45 Street (51 Avenue to 48 Avenue)

43 Street (Taylor Drive to 48 Avenue)

Gaetz Avenue (Red Deer River to 52 Street)

Gaetz Avenue (45 Street to 42 Street)

49 Avenue (55 Street to 43 Street)

48 Avenue (55 Street to 43 Street)

(See Schedule A - Figure 1)

- (2) Notwithstanding subsection 37(1), the additional front and side yard requirements of a site abutting the following streets shall be as shown on the attached maps:

55 Street (Gaetz Avenue to 42A Avenue) - See Schedule A - Figures 2A, 2B and 2C,

Ross Street (45 Avenue to the West Boundary of N.E. 15-38-27-4) - See Schedule A - Figures 3A, 3B and 3C,

40 Avenue (44 Street to 52 Street) - See Schedule A - Figures 4A and 4B,

45 Street (Taylor Drive to 51 Avenue) - See Schedule A - Figure 5.

- (3) Subsection 37(1) shall not apply to a lot in respect of which the owner has transferred title to the City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with the City.

38 Distance from Overhead Electrical Wiring

- (1) Any part of a building which exceeds 3.8 m in height shall be set back a minimum of 4.21 m from any property boundary which is adjacent to existing or proposed overhead electrical wiring.
- (2) Any part of a building which is 3.8 m or less in height shall be set back a minimum of 2.5 m from any property boundary which is adjacent to existing or proposed overhead electrical wiring.
- (3) In order to accommodate electrical wiring and equipment, the Development Authority may require the registration of an easement as a condition of the issuance of a development permit.
- (4) Where there is a difference between the setback required under this section and the setback required under Part Six of this bylaw, the greater distance shall prevail.

UTILITY REGULATION STATIONS

- 39 The Commission may approve the erection of a gas, electricity or waterworks pumping, regulating, transformer or storage building or equipment, on a site, notwithstanding that such development does not conform to the area or side yard requirements of this bylaw.

RESTRICTIONS ON CORNER SITES (SIGHT LINES)

- 40** **(1)** No person shall erect, place, allow or permit any building, fence, vehicle or trailer, screening material or object, and no person shall plant or permit to grow any hedges, trees or vegetation which exceeds 0.9 m in height on a portion of a corner site determined as follows:
(See Schedule A - Figure 6)
- (a)** where the corner site is at the intersection of two streets or at the intersection of two lanes, within a triangular area two sides of which shall be 4.5 m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary, or
- (b)** in the case of a corner site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be 3 m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary.
- (2)** On the front yard of a site in a residential district, no fence or hedge more than 90 cm in height shall be permitted within 6 m of the intersection of a driveway or lane and a road.

ROOF DRAINAGE

- 41** All roof drainage shall be directed onto the site or as specified by the Development Authority.

PROJECTION OVER YARDS

- 42** Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.
- 43** The portions of, and attachments to, a principal building, which may project over or on a minimum yard are:
- (a)** On a site in a residential district:
- (i)** Front Yard: An unenclosed veranda, porch, balcony, or chimney, which projects not more than 1.5 m over or on a minimum front yard,

- (ii) Rear Yard: An unenclosed veranda or balcony, which projects not more than 3 m over or on a minimum rear yard,
- (iii) Side Yard:
 - (A) a canopy, eaves, or chimney, which projects not more than one half of the minimum side yard required for the site,
 - (B) unenclosed steps, including a landing, not more than 0.6 m above grade, which project not more than 0.9 m into the minimum side yard; except, that no steps, landings, or balconies may project into a 3.0 metre side yard required in a laneless subdivision, unless provisions are made for a garage or carport, or vehicular access to the rear of the property,
- (b) On sites in commercial and/or industrial districts, a canopy if:
 - (i) the canopy is at least 3.6 m above the surface of the yard, and
 - (ii) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard,
- (c) On a site in any district, an exterior fire escape not more than 1.2 m wide, provided that in commercial districts an exterior fire escape must be constructed at least 3.6 m above grade.

OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- 44 Except for one commercial vehicle of tare weight not exceeding 2,040 kg which may be parked in the rear yard; no motor vehicle other than a passenger vehicle shall be parked on a site in any residential district for longer than is necessary to load or unload the same.
- 45 No person shall allow:
 - (a) a commercial motor vehicle or trailer to remain or be parked in a front yard of a site in a residential district, except for trailers which may be parked on a constructed parking pad in the front yard between the first day of May and the thirtieth day of September of any year,
 - (b) a motor vehicle used for stock car races, or which has all or part of its superstructure removed, or which is in a dilapidated or unsightly condition to remain or be parked in any yard of a site in a residential district.

- 46 In any residential district, not more than one trailer shall be parked on any site.
- 47 (1) Except as provided in subsections (2) and (3) hereof, no occupant of a site shall allow or permit a trailer parked on such site to be used for living or sleeping accommodation. This section does not apply to any approved campground.
- (2) A trailer parked on a site in a residential district may be used for living and sleeping accommodation by a tourist for a period not exceeding 48 hours between the first day of May and the thirtieth day of September of any year.
- (3) A trailer parked on a site in a residential district may be used for living and sleeping accommodation by a tourist for a continuous period in excess of 48 hours between the first day of May and the thirtieth day of September, providing:
- (a) the owner of the land obtains approval from the Development Officer,
 - (b) the tourist does not pay rent for the use of the site or facilities,
 - (c) the period shall in no circumstances exceed thirty days without prior approval of the Development Officer.

PARKING SPACES AND AREAS

48 Parking Requirements

- (1) Except in the C1 (City Centre District) an owner or occupant of land must provide for not less than the number of on-site parking spaces for the applicable land use(s) as specified below, notwithstanding the provisions of Part 6:

<u>Uses</u>	<u>Spaces</u>
Churches	1.0 per 8 seats
Auditorium, Arena	1.0 per 10 seats
Health Care (excluding Hospitals)	2.5 per 93 m ²
Hospitals, Sanatoriums, Convalescent Homes or similar use	1.0 per 93 m ² of gross floor area
Commercial & Industrial	
Adult Mini-Theatre	1.0 per 3 seats with a minimum of 1 space for each individual viewing

	area containing 3 seating spaces or less
Commercial Recreation Facility	
Racquet Sports Facility	4 per court
Gaming Establishments/Bingo	1 per 2.3 seats
Bowling Alleys	5 per alley plus 5 for staff
All other uses	1 per 2 participants (at maximum capacity) plus 1.0 per 20 m ² (gross leaseable floor area)
Commercial Entertainment Facility	1.0 per 5 seats
Commercial Service Facility, excluding Funeral Homes	2.5 per 93 m ²
Drinking Establishment	1.0 per 4 seats
Funeral Homes	1.0 per 5 seats
Hotels, Motels and Hostels	1.0 per guest room
Local Convenience Shopping Centres	5.1 per 93 m ² (gross leaseable floor area)
Manufacturing and Industrial Plants, Wholesale Servicing and Repair Establishments, Research Laboratories, and Transportation, Communication or Utility Facility Authority may vary this	3.0 per 93 m ² , but not less than 4 spaces per tenant or establishment (The Development regulation to accommodate more labour intensive uses)
Warehousing, Storage Buildings And Yards	1.0 per 93 m ² , but not less than 4 spaces per tenant or establishment
Merchandise Sales and/or Rentals:	
sales/rental areas	5.1 per 93 m ²
office areas	2.0 per 93 m ²

warehouse	1.0 per 93 m ²
warehouse sales	5.1 per 93 m ²
Offices	2.0 per 93 m ²
Regional & District Shopping Centres	5.1 per 93 m ² (gross leaseable floor area)
Repair Services	2.0 per 93 m ²
Restaurants	1.0 per 4 seats
Vehicle and Equipment Sales	2.0 per 93 m ²
<u>Schools</u>	
Public or Private Elementary and Junior High Schools	1.0 space for each classroom
Public or Private Senior High Schools	0.3 space for each student
Colleges, Business or Commercial or Technical Schools	1.0 per 10 seats, plus auditorium requirements where applicable
<u>Residential</u>	
Detached Dwelling	2.0 per unit
Semi-Detached	2.0 per unit
Multi-attached Building	2.0 per unit
Multiple Family Building	1.0 per one bedroom unit; 1.5 per two bedroom unit; 2.0 per three bedroom unit plus 1.0 space for every 5 units which must be clearly identified as guest parking
Lodging and Boarding Houses	1.0 per 2 persons being accommodated

Senior Citizen Housing

1.0 per 2 persons being
accommodated

- (2) Notwithstanding section 48(1), all residential development in the C1 District shall meet the residential parking standards as specified above.
- (3) The parking requirement for any use not specified herein shall be as determined by the Development Authority, having regard to similar uses for which parking requirements are established.
- (4) Where there are multiple uses of a site within a shopping centre, parking shall be calculated on the basis of total shopping centre parking space requirements, rather than calculating the parking requirements for each individual use.
- (5) In all other cases where there are multiple uses of a site, the Development Authority shall calculate the parking required for each individual use and the total shall be deemed to be the required parking for the site.
- (6) Where the applicant can demonstrate that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements, the Development Authority may reduce the parking requirement.

49 Parking Standards

- (1) All parking areas must have access to individual parking spaces by means of unobstructed maneuvering aisles satisfactory to the Development Authority.
- (2) A parking space must be located either:
 - (a) on the same site as the building or use in respect of which it is required; or
 - (b) with the approval of the Development Authority, on another site not more than 100 m away (herein called “adjacent site”) from the building or use in respect of which it is required.
- (3) Where some or all of the required parking is to be provided on an adjacent site, the Development Authority may require the owner of the land to provide such parking in perpetuity and to secure such parking by way of restrictive covenant or other obligation secured against the title to the adjacent site and enforceable by the City.
- (4) In calculating the parking space requirement, a fractional number will be taken to the next higher number.
- (5) A parking space shall be at least 2.6 m in width and 5.5 m in depth.

- (6) Parking areas required for multi-attached buildings and multiple family buildings shall be paved.
- (7) Parking aisle width shall be at least 6 m in width.

50 Vehicular Access to Lots from Public Roadways

- (1) The location and number of proposed entrances to and exits from a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.
- (2) Where a development permit for an R2 or R3 development authorizes access from the parking area of the development to a lane which is adjacent to a residential district, the owner of the property being developed shall be required, as a condition of the granting of the development permit, to enter into an agreement:
 - (a) to pay for a proportionate share of the cost of constructing a paved lane servicing the development and the adjacent residential area, which share shall be calculated pursuant to the City Policy in effect from time to time for local improvements of that nature; and
 - (b) agreeing not to oppose the passage of a Local Improvement Bylaw for the construction of the paved lane.
- (3) Where access from a lane adjacent to an R1, R1A, R1N, R2, R3 or R4 District is required to give access to a commercial use in a C1, C1A, C2, C3 or C4 land use district adjacent to such lane, the Development Authority may require the owner of such commercial site, as a condition of the granting of the development permit or as a provision of a development agreement:
 - (a) to pay for up to 100% of the cost of the construction of a paved lane; or
 - (b) if the owner chooses, to hire an engineering firm licensed to practice in Alberta to design and construct a paved lane to City standards in which event the owner shall provide security to the City for up to 100% of the cost of the construction of the paved lane; or
 - (c) to enter into an agreement:
 - (i) to pay for a proportionate share of the cost of constructing a paved lane servicing the said commercial site, which share shall be calculated pursuant to the City Policy in effect from time to time for local improvements of that nature; and

- (ii) agreeing not to oppose the passage of a Local Improvement Bylaw to provide for the construction of the paved lane.

LOADING SPACES

51 Minimum Required Number of Loading Spaces

- (1) In C1, C1A, C2, C3 and C4 districts, one loading space opposite each loading door with a minimum of one shall be provided.
- (2) In I1 and I2 districts, one loading space opposite each loading door with a minimum of one for each 1,858 m² of floor space shall be provided.

52 Loading Space Standard

- (1) A loading space shall be located on the same site as the building or use in respect of which it is required.
- (2) A loading space situated within a setback distance from a street or lane shall not be counted for the purposes of this section.
- (3) A loading space shall be designed, located and constructed so that:
 - (a) it is reasonably accessible to any vehicle intended to be accommodated there,
 - (b) it can be properly maintained, and
 - (c) it is satisfactory to the Development Authority in size, shape, location and construction.
- (4) A loading space shall be at least 2.6 m wide, having an area of at least 28 m², and have an overhead clearance of at least 3.6 m.
- (5) A loading space and the driveway which provides access thereto shall be surfaced as directed by the Development Authority and be properly maintained.

REGULATION OF SIGNS

- 53 No sign shall be erected, enlarged, changed or structurally altered except in conformity with this bylaw and the Sign Bylaw.

EXCEPTIONS RESPECTING LAND USE

54 Areas specifically designated for a particular use

- (1) On those sites, or portions thereof, designated by a cross as shown on the Use District Map which abut the intersections herein listed: service station, car wash and drive-in food establishments, may, with the approval of the Commission, be permitted in addition to the uses otherwise allowed by this bylaw and in such case, the Commission shall determine the floor area, yard requirements, building height, parking and loading requirements:

40 Avenue and Ross Street (south side only)	Motor Vehicle Service and Repair (no sales), car wash and drive-in food establishment
41 Avenue and Ross Street (southeast corner only)	Motor Vehicle Service and Repair (no sales), car wash and drive-in food establishment

- (2) In addition to the list of discretionary uses set out in the applicable land use district, the sites described below shall have the discretionary uses shown:

40 Avenue and Ross Street	Motor Vehicle Service and Repair (no sales), car wash and drive-in food establishments
41 Avenue and Ross Street	(southeast corner only)

- (3) Notwithstanding the foregoing, no outside storage of vehicles may be permitted for longer than one week and sales of vehicles from the above sites is not permitted.

- (4) On those sites listed below, medical offices and related facilities and related commercial services are a discretionary use provided that such offices shall not be located on any floor of the building which contains a dwelling unit.

- (a) Block 4, Plan 6564 E.T.
- (b) Lot 1, Block J, Plan 3999 R.S. (3939-50 A Avenue)
- (c) Lot 2, Block J, Plan 3999 R.S. (3947-50 A Avenue)

- (5) On Lot 58, Block 14, Plan 792-0555 (88 Howarth Street), the development of C2 uses, except lounges, bars and amusement arcades may be allowed as discretionary uses, provided that landscaped buffers of 10 m and 3 m be developed along Howarth Street and the lane respectively, and be subject to all other provisions of the C2 District.

- (6)** On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses:
- (a)** one basement dwelling in a detached dwelling in addition to the uses listed in the R1 use table on:
 - (i)** Lot 3C, Block E, Plan 792-3164 (5831-71 Street)
 - (b)** Alberta Amateur Hockey Association Training Program and distribution of materials on:
 - (i)** Bays #1 - 4, Lot 4, Block 4, Plan 792-3149 (#1,7875 - 48 Avenue)
 - (c)** Use by Youth and Volunteer Centre on:
 - (i)** W 1/2 of Lot 39, Lot 40, Block B, Plan K8 (4633-49 Street)
 - (ii)** Lots 41-42, Block B, Plan K8 (4637-49 Street)
 - (d)** basement dwelling suite on:
 - (i)** Lot 1, Block 4, Plan 4194 M.C. (414 Terrace Park)
 - (e)** Office by Canadian Paraplegic Association on:
 - (i)** Lots 3-4, Block 5, Plan 762-0870 (#4,7803 - 50th Avenue)
 - (f)** Tea house, lodging and boarding house, and gift store in association with a bed and breakfast operation on:
 - (i)** Lots 38-40, Block A, Plan K8 (4631-50 Street)
 - (g)** A security quarters suite:
 - (i)** in the vehicle wash facility on part of Lot 1, Block 2, Plan 822-2274 (1738-49 Avenue)
 - (h)** Dry waste disposal site on:
 - (i)** The portion of the N.E. 1/4 of Section 33-38-27-4 which lies west of Railway Plan No. 1813 M.C. and the portion of Lot R5, Block 4, Plan 772-0064 which lies in the S.E. 1/4 of Section 33-38-27-4
 - (i)** Sales and service of mobile homes and mobile home park, for a period of time to expire on June 30, 2001.

- (i) Lot 1, Plan 800 H.W. (7920 Gaetz Avenue)
- (5) On those sites or portions thereof herein listed, the following uses may be allowed as discretionary uses:
 - (a) Semi-detached dwellings and duplexes on:
 - (i) Lots 6, 7 & 8, Block 48, Plan K4 (5302 to 5314-46 Avenue), and
 - (b) Apartments on:
 - (i) Lot 2, Registered Plan No. 5711 H.W., Lot 3, 4 and west 15 feet of Lot 5, Block F, Registered Plan No. 3427 L (4313-55 Street), and
 - (ii) Lots 21 and 22 inclusive, Block H, Registered Plan No. 3427 L (5126 and 5130-44 Avenue), and
 - (iii) Lots 1 to 5 inclusive, Block G, Registered Plan No. 3427 L (5144-45 Avenue) and Lot A, Registered Plan No. 5711 H.W. (4515-53 Street), and
 - (iv) Lots 18 and 19, Block G, Registered Plan No. 3184 I (5301-46 Avenue), and
 - (v) Lot 11A, Block G, Registered Plan No. 1500 R.S. (4511-55 Street)
 - (c) Upholstery business on:
 - (i) Lots 21 and 22, Block 25, Plan 7604 S (5826 and 5824-51 Avenue)
 - (d) Semi-detached dwelling on:
 - (i) Lot 7, Block 2, Plan 619 HW (6009 - 63 A Street) subject to the front elevation of each unit (half) being significantly different from each other thereby resembling a single family dwelling.
 - (e) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing buildings as well as a new 12.2 metre x 36.6 metre building and a 36.6 metre x 21.4 metre extension to the welding shop:
 - (i) Lot 1, Block 7, Plan 952-0967.
- (6) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses in the existing structure only:

- (a) Prosthetic services on:
 - (i) Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)
- (b) Photographic studio on:
 - (i) Lot 7, Block E, Plan K9 (4419 - 55 Street)
- (c) Hair salon on:
 - (i) Lot 9, Block 43, Plan 157 H.W. (4407-48 Avenue)
- (d) detached dwelling with 2 basement suites on:
 - (i) Lot 21, Block F, Plan K9 (5311 - 44 Avenue)
- (e) Contractor's business on:
 - (i) Lot 10C, Block 5, Plan 792-1541 (7887 - 50 Avenue).
- (f) one basement dwelling suite on:
 - (i) Lot 13, Block 36, Plan 5187 KS (5702 West Park Crescent).
- (7) On those sites, or portions thereof herein listed, the following uses may be allowed as discretionary uses in the existing structure only:
 - (a) office for a utility locating service on:
 - (i) Lot 4, Block 42, Plan K5 (4507 - 48 Avenue)
 - (b) a skateboard/snowboard shop as an ancillary use to the adjacent oilfield service business on:
 - (i) Lot 20, Block 2, Plan 2241 KS (#7, 6841 - 52 Avenue)
- (8) (a) On Lots 1A, 1B, 2A, 2B, 3A, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, and 8B, Block 2, Plan 748TR; Lots 18, 19, and 20, Block D, Plan 1846TR; Lot 1A, Block 2, Plan 1030NY; Lots 8A and 8B, Block 8, Plan 456NY; Lots 2A, 2B, 3A, 3B, 5A, 5B, 6A, 6B, 7A, and 7B, Block 8, Plan 6241MC; lots 4A and 4B, Block 8, Plan 222NY; lots 21 and 22, Block 2, Plan 8721703; Lots 1-2, 6-10, and 11-13, Block 2, Plan 934AJ; Lots 18, 19A, and 19B, Block 2, Plan 7621867; Lots 22-30, Block D, Plan 9520065; Lots 1-9, Block 4, Plan 4963TR; Lots 15-25, Block 1, Plan 9520065; Lots 3-9, Block 2, Plan 506AH; Lots 4, 5, and 5A, Block 10, Plan 6795MC; lots 1-9, Block 10, Plan 5325MC; or portions thereof designated R1,

development of semi-detached dwellings may be allowed as a discretionary use subject to the guidelines and objectives as stated in Riverside Meadows Area Redevelopment Plan Bylaw No. 3261/2000.

- (b) In addition to the foregoing sub-section 8(a), all legally existing uses, within the Riverside Meadows Area Redevelopment Plan (Bylaw 3162/2000) which are in existence at the time of passage of Land Use Bylaw Amendment 3156/NN-2000, (January 15, 2001) are deemed henceforth to be discretionary uses under the bylaw provided that they are carried out in a building which was in existence as of January 15, 2001.
- (c) Notwithstanding the land use district in which it is situated, where a residential building within the Riverside Meadows Area Redevelopment Plan, in existence at the time of passing of this bylaw (January 15, 2001), is partially or fully destroyed by accidental means, it may be replaced subject to the design and elevations being acceptable to the Development Authority.
- (9) Notwithstanding any other provision of this bylaw, a low impact commercial use may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street, subject to the provisions of Section 60.

55 Areas Specifically Exempted from a Particular Use

- (1) No new or used car lot or trailer sales establishment shall be permitted on any site situated on any of the following areas.

<u>Abutting</u>	<u>Between</u>	<u>And</u>
Ross Street	48 Avenue	51 Avenue
Gaetz Avenue	47 Street	53 Street
49 Avenue	Lane south of: 49 Street	Lane north of: 51 Street

- (2) On those sites in the Heritage Business Park or portions thereof herein listed, the following uses will not be allowed:

- (a) a gaming or drinking establishment:
 - (i) Lot 3, Block 13, Plan 832-2275 (6290-67A Street)
 - (ii) Lot 6, Block 13, Plan 912-1753 (6284-67A Street)
 - (iii) Lot 8, Block 13, Plan 952-4412 (6264-67A Street)
 - (iv) Lot 7, Block 13, Plan 952-4124 (6104-67A Street)

PART FIVE

SPECIAL PERMITS, USE REGULATIONS AND PERFORMANCE STANDARDS

SPECIAL PERMITS

56 Similar Use Permit

The list of discretionary uses for any land use district shall be deemed to include any use which is in the opinion of the Commission consistent with the overall intent of the land use district and similar to a listed permitted or discretionary use.

57 Building Moving Permit

- (1) No person shall cause any building to be moved from or to a site within the City without a moving permit issued by the Development Officer, and such permit may not be issued until:
 - (a) notice of intent to move has been given to the owners or occupants of all parcels located within 60m of the site(s);
 - (b) MPC has approved the move.
- (2) An application for a moving permit may be made to the Development Officer and shall include a complete description of the building, its intended use and such other information as may reasonably be required by the Development Officer.
- (3) When issuing a permit, the Development Officer may make the permit subject to such reasonable conditions as are necessary to ensure the safe movement of the building.

58 Permits for Temporary Building

- (1) A temporary building may not be erected without the permission of the Development Authority which may be granted as follows:
 - (a) any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Development Authority,
 - (b) a residential land use district provided that:
 - (i) no such temporary building shall exceed 9.5 m², and

- (ii) the building is completed in accordance with terms stipulated by the Development Authority, provided that the temporary building permit shall expire at the end of 12 months, unless renewed by the Development Authority for a further term, and that such building will comply with this Bylaw and all other City bylaws.
- (2) If an owner fails to comply with the terms and conditions of a temporary building permit, the Development Authority may remove or cause to be removed such building as the case may be, the costs of which shall be charged against the lands upon which the temporary building is situated and shall be payable by the owner to the City on demand.
- (3) A temporary building may not be used as a dwelling.

SPECIAL REGULATIONS

59 Home Occupations

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

- (7) Where any of the provisions of this Bylaw dealing with home occupations are breached, the Development Officer may take such action as may be available to him under the law, including revocation of a home occupation license or the issuance of a notice under the provisions of the Municipal Government Act requiring the person to cease the home occupation ('Stop Order').
- (8) The issuance of a Stop Order is appealable to the Subdivision and Development Appeal Board in accordance with the provisions of the Municipal Government Act.
- (9) Pursuant to the License Bylaw, the revocation of a home occupation license by the License Inspector is appealable to Council, provided that such appeal must be made within 30 days of the date of the revocation. Council's decision on the Appeal shall be final.
- (10) The following regulations apply to all home occupations:
 - (a) A home occupation shall not be staffed by any person other than a resident of the home.
 - (b) Not more than two adult residents of the home are permitted to work in the home occupation.
 - (c) No advertising may be posted at the site of a home occupation, nor shall there be any evidence of the home occupation which is noticeable from the exterior of the property, whether visual or otherwise.
 - (d) A home occupation may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odour, smoke, electronic interference, bright lights, or other nuisance.
 - (e) Outside storage of equipment material or goods in connection with a home occupation is prohibited.
 - (f) Not more than one commercial vehicle used in conjunction with the home occupation may be parked on the site or any street adjacent thereto.
 - (g) There shall be no storage or use of hazardous and or noxious and or dangerous goods in connection with any home occupation.
 - (h) A home occupation shall be confined to a maximum of 30 square metres (322 square feet) or 20% of the net floor area of the dwelling unit, whichever is less.

- (i) A home occupation may be accommodated in a private garage, provided however, that it does not prevent the continued use of the garage for the intended purpose of parking motor vehicles and that the parking requirements of any bylaw continue to be met.
 - (j) An accessory building may not be constructed or used for the sole purpose of a home occupation.
 - (k) A home occupation which is allowed as a permitted use shall not generate additional traffic subsequent to the date of approval.
- (11) Notwithstanding section 59 (1) or any other provision of this bylaw, the holder of a Home Occupation License (the "Licensee") may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:
- (a) the Licensee shall notify the Inspections and Licensing Department two weeks prior to the date of the proposed sale;
 - (b) the sale may run for one day only;
 - (c) admission to the sale shall be by invitation only and the sale may not be generally advertised;
 - (d) the retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.
- (12) Prior to the sale date, the Licensing Inspector shall place an A-board sign on the property giving notice of the sale.
- (13) Sections 59 (11) and (12) shall expire and be of no further force and effect on and after January 1, 2002 unless this subsection is sooner repealed.

60 Low Impact Commercial Uses

- (1) No person shall operate a low impact commercial use without first obtaining approval from the Development Authority in terms of this Land Use Bylaw and/or the Business License Bylaw.
- (2) Low impact commercial uses are intended to provide a transition between the downtown low density residential and commercial land use district, and as such are intended to allow certain types of commercial uses in specified areas of these transitional low density residential districts, provided that the overall low density residential character of the area and the detached dwelling appearance of the particular lot are maintained, and provided that the low impact commercial uses do not adversely affect the amenities of the residential neighbourhood.

- (3) The Development Authority shall exercise its discretion with regard to the type of use that qualifies as a low impact commercial use, which may include, but are not limited to, professional offices, antique stores, boutiques, art studios/galleries, photography studios, beauty and hair salons and/or florist shops.
- (4) The following uses shall not be allowed as low impact commercial uses:
 - (a) businesses whose normal operating hours are earlier than 8:00 a.m. or later than 6:00 p.m.;
 - (b) businesses which cause nuisances including noxious emissions, odors, or excessive noise;
 - (c) businesses which generate delivery vehicle traffic earlier than 8:00 a.m. or later than 6:00 p.m.;
 - (d) any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood, including, but not limited to: parking lots, drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, gaming establishments, any industrial or warehousing uses and motor vehicle sales or service or repair.
- (5) Residential uses in conjunction with low impact commercial uses are encouraged.
- (6) Low impact commercial uses shall be allowed in detached dwellings structures only and shall meet the following conditions:
 - (a) existing mature trees and hedgerows should be retained and preserved as far as possible;
 - (b) parking spaces shall be provided on-site at the rates indicated below:

Use Component	Parking Spaces Required
Office	The greater of 4 parking spaces per 93m ² or 1.25 parking spaces per staff member
Commercial Service and Personal Service and Merchandise Sales	The total of 2.5 parking spaces per 93m ² plus 0.75 parking space per staff member

In the event that a residential use is retained on the site, two parking spaces shall be provided on-site for the residential use in addition to any parking spaces required for the low impact commercial use as outlined

above. Parking shall be provided in rear yard only and access to the parking area shall be off the lane only;

- (c) notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed one metre by 1.2 metres in size and may not exceed a maximum height of 1.8 metres. Within these maximums, the size, appearance, and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of color and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting;
 - (d) lighting of the premises shall not impose upon the privacy and enjoyment of adjacent properties or the area in general;
 - (e) waste containers shall be located in a rear yard only and be appropriately screened to the satisfaction of the Development Officer;
 - (f) outside storage and/or display of any kind shall not be permitted.
- (7) On receipt of an application for a low impact commercial use, the Development Officer shall notify adjacent landowners and the relevant Community Association of the details of such application.

61 Outdoor Storage and Maintenance

- (1) Where the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste is permitted on a site, such storage shall be concealed from sight from adjacent sites, streets or lanes by a fence or wall of appropriate design, and sufficient dimension and position so that such materials are not visible from any point 2.0 m or less above grade on any adjacent site, street or lane. Fencing and screening are subject to approval by the Development Authority.
- (2) This section shall not limit the customary display of any commodities or goods intended and permitted to be sold on the site, or the storage of fuel, oil or gas in tanks connected to a heating plant on the premises.
- (3) Storage of any materials as cited in this section shall not be permitted in the required front yard setback of any site.
- (4) No storage of any kind shall be permitted in the side yard of site in the C1, C1A, C2, C3, C4, and DC Districts.

62 Accessory Building Regulations

- (1)** An accessory building shall not:
 - (a)** be erected or placed on the rear yard of a site closer to the side boundary which is a common boundary with a street than the minimum side yard for the site,
 - (b)** be placed over a gas line.
- (2)** No accessory building or buildings designed or intended to be used for a workshop shall be erected on a site in a C1 District if the ground floor area of such accessory building or buildings exceeds 40% of the ground floor area of the principal building on the site.
- (3)** In addition to the requirements of subsection 62(1) when allowed in a residential land use district an accessory building shall not:
 - (a)** exceed one story or 4.5 m in height,
 - (b)** occupy more than two thirds of the width of the rear yard of any site,
 - (c)** be erected less than 18 m, from the boundary of the street upon which the site fronts, except for a private garage,
 - (d)** be erected or placed in the rear yard of a site within 0.9 m of the side or rear boundary of the site, provided that in the case of an accessory building erected on and serving two abutting sites, such building may be erected on the side boundary common to such sites,
 - (e)** be used as a dwelling.
- (4)** Where an accessory building is allowed to be located over a sewer or water line it shall be a condition of such approval that:
 - (a)** the owner provides at his expense an agreement registered by caveat on the title to the site, releasing the City from, and agreeing to indemnify the City for, any damage to such service lines or buildings on or adjacent to the site, and
 - (b)** an accessory building shall not enclose the service valves or shut off valves of that line.
- (5)** A private garage, or carport, in addition to the other provisions of this section and section 40 shall comply with the following:

- (a) where the vehicle entrance to the garage or carport face a lane, the building setback shall be either 6 m or 0.9 m from the lane, except in those cases where an easement has been placed along the rear property line, in which event the building setback shall be either 6 m or the width of the easement plus 0.5 m from the lane,
- (b) where the vehicle entrance to the garage or carport face the side boundary of the site which is not a common boundary with a street, the building shall be not less than 6 m from the side boundary which the entrance faces. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,
- (c) where the vehicle entrance to the garage or carport face the side boundary of the site which is a common boundary with the street, the building shall be not less than 6 m from the nearest edge of the sidewalk abutting such side boundary and where there is no sidewalk, not less than 2.4 m from such side boundary of the site. If there is an easement, the building setback at its closest point shall be the width of the easement plus 0.5 m from the lane,
- (d) notwithstanding subsections 62(5)(a), (b) and (c), a garage which is within the following tolerances of the requirements therein stated shall be deemed to comply with those subsections namely: The distance: not less than 90% or more than 10% of the required distance, provided the garage does not encroach on an easement.

(6) Satellite Dish Antennas

- (1) No satellite dish antenna:
 - (a) shall be located in a front or side yard abutting a street,
 - (b) shall be illuminated,
 - (c) shall exhibit or display any advertising.
- (2) Satellite dish antennas greater than 0.8 m in diameter may not be erected in any residential district in such a manner that any part thereof is more than 3 m above the grade level, without the approval of the Development Authority.
- (3) Satellite dish antennas 0.8 m in diameter or less:
 - (a) in the case of a residential structure with a pitched roof, no portion of the satellite dish antenna may be located above the highest point

of the pitched roof, without the approval of the Development Authority.

- (b) in the cast of a residential structure with a flat roof, may be attached to the building's fascia or soffit or any lower location.

63 Other Accessory Residential Structures

- (1) Notwithstanding sections 62, 177, 183, 188, 193 and 201, other accessory structures such as patios, sundecks, carports and similar structures where permitted, except fences, shall not contravene the following regulations:
 - (a) All such structures must be set back from the street in line with the dwelling or minimum required front yard,
 - (b) All such structures must comply with the following side yard requirements, namely a minimum of 1.5 m if the structure is attached to the residential building and,
 - (i) the side adjacent to the side property line is to be enclosed for more than 50% of the wall area, or
 - (ii) the top is enclosed with a roof.

64 Bed & Breakfast

- (1) A bed & breakfast is allowed as an accessory use to a detached dwelling, within those land use districts in Part Six of this bylaw in which it is listed as a discretionary use.
- (2) Application for a discretionary use development permit and a business license to establish and operate a bed & breakfast may be made at the Inspections & Licensing Department at City Hall. Upon approval of a discretionary use development permit for the establishment of a bed & breakfast in terms of these regulations, the applicant shall apply for an occupancy certificate with the Inspections & Licensing Department prior to opening the bed and breakfast facility.
- (3) In addition to providing such information as the Inspections & Licensing Department may require, the applicant shall pay the fees prescribed by bylaw.
- (4) Prior to the application being submitted to the Development Authority, the Applicant shall have an open house hosted by the City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Inspections & Licensing Department. Where applicable the neighbourhood Community Association, if one exists, and the Heritage Preservation Committee,

when a building or site that appears on the City's inventory list is the application site, will be involved.

- (5) The Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (6) The following additional regulations shall apply to all bed & breakfasts:

 - (a) the property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence;
 - (b) no full-time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises. Casual labour may be hired for yard cleaning, repair work, housekeeping services, etc. in the usual manner;
 - (c) the planning, operation and appearance of the bed and breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the appearance of a detached dwelling;
 - (d) except under such site-specific circumstances as the Development Authority may find applicable, a bed & breakfast may not occupy more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (outside access is optional);
 - (e) notwithstanding the above, at no time shall more than eight registered guests be accommodated;
 - (f) guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available for the use of the guests to prepare meals;
 - (g) except under such site-specific circumstances as the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements in terms of this bylaw;
 - (h) no meals may be served on the premises of a bed & breakfast, with the exception of breakfast and tea/coffee served to overnight guests only;

- (i) no other services or retail sales may be offered at or from the same premises than that of a bed & breakfast. and no home occupation is permitted on the premises of a bed & breakfast;
- (j) there shall be no secondary dwelling on the premises of a bed & breakfast, such as a basement suite or garden suite;
- (k) a bed & breakfast shall have one sign (approximately 0.27m² in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principle building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting.

65 Temporary Home Stay Accommodations

- (1) Temporary Home Stay Accommodations are permitted in any residential district but only during such period of time as may be specified in a declaration issued by the Mayor. The Mayor may issue such a declaration but only where the following has occurred:
 - (a) The Red Deer Visitor and Convention Bureau has advised the Mayor that a survey of the hotels, motels and commercial bed and breakfast operations in the Red Deer Area has satisfied the Red Deer Visitor and Convention Bureau that hotels, motels and commercial bed and breakfast operations in the Red Deer area are substantially booked.
 - (b) An event is being held in the Red Deer area, for which additional overnight accommodation is required and therefore the Visitor and Convention Bureau has requested that the Mayor make the necessary declaration to allow the operation of a temporary home stay accommodation.
- (2) For the purposes of this section, the term 'Red Deer area' means the City of Red Deer, County of Red Deer, County of Lacombe and the town and villages therein.

66 Drinking Establishment

- (1) In considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment as an ancillary use or as the main use, the Development Authority shall proceed as follows:
 - (a) refer the application to the RCMP for comment,

- (b) require the developer to:
 - (i) demonstrate provision of adequate parking within 150 m of the site,
 - (ii) provide adequate outside lighting in the area, and
 - (iii) if the proposed development abuts a residential area or a lane or reserve, which abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood.
- (2) A drinking establishment may only be considered if it meets the following criteria:
 - (a) gross floor area not to exceed a maximum of 557 m²;
 - (b) building occupancy not to exceed a maximum of 300 persons; and
 - (c) a minimum separation distance of 150 m from the boundary of any lot containing an existing drinking establishment that is greater than 186 m².

67 Late Night Clubs

- (1) In considering an application for a new late night club or for renovations to an existing late night club (whether as a principal use or ancillary use), the Development Authority shall obtain and consider a report from the RCMP and where an application is granted, the Development Authority shall require the developer to:
 - (a) demonstrate provision of adequate parking within 150 m of the site;
 - (b) provide adequate outside lighting in the area; and
 - (c) if the proposed development abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise and visual impacts from the late night club will not negatively affect the adjoining neighbourhood;
- (2) A late night club shall meet the following regulations:
 - (a) gross floor area not to exceed a maximum of 557m²;

- (b) building occupancy not to exceed to a maximum of 300 persons; and
- (c) shall be located on a lot the boundary of which is not less than 150m from the boundary of a lot containing an existing drinking establishment or late night club if either of which has a gross floor area greater than 186m.

68 Home Music Instructor/Instruction

- (1) No person shall undertake home music instruction without being the holder of a valid and subsisting discretionary use development permit and/or a business license.
- (2) "Home music instructor/instruction", notwithstanding its inclusion in any land use district as a permitted use or as a discretionary use, constitutes a conditional use right, provided that such use must be in accordance with the regulations contained in this section.
- (3) Where home music instructor/instruction is a discretionary use the Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to an application being considered by the Commission.
- (4) The following requirements shall be met:
 - (a) home music instruction which is allowed as a permitted use shall not involve more than two students simultaneously, and home music instruction which is allowed as a discretionary use shall not involve more than six students simultaneously;
 - (b) advertising may not be posed at the site;
 - (c) home music instruction shall not be allowed to constitute a principle use on any property;
 - (d) home music instruction shall not cause excessive vehicular traffic and/or on-street and/or off-street parking that are uncharacteristic to the particular residential neighbourhood, nor shall home music instruction in any other way cause nuisances that interfere with, detract from or disturb the character of the residential neighbourhood;
 - (e) A private garage may not be used for the purpose of home music instruction, unless, to the satisfaction of the Development Authority, alternative provisions have been made for the accommodation of the required minimum two parking spaces for residential properties and adequate provisions have been taken to contain noise.

- (f) A home music instructor may hold an annual recital at the site.

PERFORMANCE STANDARDS

69 Industrial Standards Definitions

Industrial Standard I

- (1) Industrial Standard I includes any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material which shall conform to the following standards:
 - (a) emit no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place,
 - (b) no process involving the emission of smoke is permitted, except the use of waste disposal incinerators of a design approved by the Development Authority,
 - (c) no process involving the emission of dust, flying ash or other particulate material is permitted,
 - (d) emission of any odour or gas is prohibited,
 - (e) the emission of toxic gases or other toxic substances is prohibited,
 - (f) no industrial operation shall be carried out that would produce glare of heat discernible beyond the property line of the lot concerned,
 - (g) external storage of goods or material is permitted if kept in a neat and orderly manner or suitable enclosed by a fence or wall to the satisfaction of the Development Officer,
 - (h) no waste which does not conform to the standards established by the City Utility Bylaw shall be discharged into any sewer.

Industrial Standard II

- (2) “Industrial Standard II” means an industrial operation, including production, processing, cleaning, testing, repairing, storage or distribution of any material, which does not create a nuisance discernible beyond the property line of the lot concerned, but might produce noxious emissions.

70 General Industrial Performance Standards

- (1) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the requirements of the respective industrial district rests with the applicant.

- (2) In addition to meeting the requirements of section 69, development of an industrial site shall comply with the following:
 - (a) the minimum front yard of a site in any industrial district may be used only for:
 - (i) landscaped areas and pedestrian walkways which, together, unless otherwise provided in the Regulations shall comprise not less than 40 per cent of the area of the minimum front yard,
 - (ii) driveways having access to a street or streets at locations to be approved by the Commission,
 - (iii) subject to the approval of the Commission loading and parking areas having a combined area not exceeding 60 per cent of the area of the said minimum front yard, provided that vehicles can enter and leave the site without reversing or maneuvering on the right of way of a registered street,
 - (iv) display purposes provided that no display is located within the minimum required landscaped area of the front yard and subject to the approval of the Development Officer.
 - (b) if the front yard of a site in any industrial district exceeds the minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:
 - (i) paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority, or
 - (ii) landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or
 - (iii) a combination of (i) and (ii) hereof.
- (3) If the street or boulevard abutting a site in an I1 or I2 District is not paved or not landscaped, the Development Authority may permit an extension of not more than 12 months following notification by the City of completion of such paving or landscaping within which the owner shall comply with this Bylaw, provided that the registered owner of the site enter into an agreement in writing satisfactory to the City to complete such works. The City may register a caveat on the title to the site to protect the agreement.

71 Garden Suite Building Regulations

- (1) A Garden Suite shall:

- (a) not be located in the front yard,
- (b) not exceed one storey in height,
- (c) maintain a minimum side yard of 1.5 m,
- (d) maintain a rear yard of:
 - (i) 2.0 m when there is a lane,
 - (ii) 2.0 m when there is no lane and the garden suite has a blank wall facing the rear parcel line,
 - (iii) 3.0 m when there is no lane and the garden suite has a window opening on the wall facing the rear parcel line.
- (e) have a minimum separation distance of 2.4 m from the principal building and 1.5 m from all other buildings on the same site,
- (f) not to be located on any site which contains two or more permanent dwelling units.

(2) Garden Suites

- (a) are a temporary use and are subject to annual review,
- (b) shall not be occupied by any person other than a parent or parents or cognitively impaired adult, of the registered owner of the lot upon which it is situate,
- (c) shall not, in combination with the principal residence, result in site coverage in excess of 40% of the area of the lot,
- (d) shall be located on the lot in a location approved by the Development Authority.

(3) The registered owner shall remove the Garden Suite from the lot within 6 months;

- (a) upon the occupant for whom such dwelling unit was approved ceasing to occupy it, and
- (b) upon the registered owner ceasing to occupy the principal building on the lot.

- (4) Approval of a Garden Suite shall be subject to an agreement between the registered owner of the lot and the City, satisfactory to the City, to enforce performance of the requirements of this section.

BUILDING AND LANDSCAPE DESIGN STANDARDS FOR DEVELOPMENT ON MAJOR ENTRY AREAS

72 General Purpose

The general purpose of these standards is to establish architectural, landscaping and site planning development criteria for the purpose of ensuring that development along major commercial corridors leading into the City is visually attractive and does not prejudice pedestrian and traffic safety and the function of the adjacent public roadways.

73 Application

- (1) All lands situate within the Major Entry Areas identified in Schedule A - Figure 8, shall be subject to the Landscaping Regulations of this section which shall be applied in conjunction with the requirements of other sections of this Bylaw, provided however, that where the provisions of the Landscaping Regulations conflict with any other section of this Bylaw, the Landscaping Regulations shall take precedence.
- (2) The Development Authority shall apply the Landscaping Regulations in conjunction with a development permit application involving new development or when any existing development is, in the opinion of the Development Authority, substantially enlarged or increased in intensity.
- (3) Where a development permit was issued for the use, building or development prior to September 14, 1992, such use, building or development shall be deemed conforming to the Landscaping Regulations, however, any subsequent extension, enlargement or addition of uses, buildings or developments shall conform to such regulations.

74 Building Regulations

All buildings on a lot shall be constructed using similar architectural theme and exterior finishes/colours, unless the function of individual buildings dictates a specific style or image associated with a company. In such instances, development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Authority.

- 75** All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.
- 76** (1) Any business premises or multiple occupancy building having a gross floor area greater than 2,000 m² or a single wall length greater than 30 m visible from an adjacent public road, other than a lane, shall comply with the following design criteria, to the satisfaction of the Development Authority:
- (a) the roof line and building facade shall include design elements that reduce the perceived mass of the building and add architectural interest,
 - (b) the use of landscaping adjacent to exterior walls which are visible from adjacent public roads, other than lanes, to minimize the perceived mass of the building and to create visual interest.
- 77** (1) Vehicular entrances and exits, as well as on site and off site traffic and pedestrian routes shall be located and designed in a manner that provides a clearly defined, efficient and convenient on site and off site vehicular traffic and pedestrian circulation pattern.
- (2) Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
- (3) Development on adjoining lots shall be integrated by direct on site access connections to provide opportunities for convenient and free flowing traffic movements between lots where such integration is advantageous, in the opinion of the Development Authority, due to the existing or potential type of adjacent development and where such access is not prohibited due to such factors as grade elevations, site configurations and location of existing buildings.
- 78** Notwithstanding any other provision of this Bylaw, no billboard signs shall be permitted on lands situate in the Major Entry Areas.
- 79** (1) Notwithstanding any other provision of this Bylaw, individual business identification signs located on the facades of buildings upon lands situate in the Major Entry Areas shall be similar as to proportion, construction materials and placement.
- (2) The design and placement and scale of the sign shall be to the satisfaction of the Development Authority so as to ensure that the signage does not detract from the overall appearance of the development and the Major Entry Area, and is not obtrusive.

80

Gas bars, minor and major service stations and drive-through fast food services shall be developed in accordance with the following additional criteria:

- (a) the design, finishing, and siting of development, including the orientation of gas pump island, queuing aisles and service bays, shall be to the satisfaction of the Development Authority having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off site and on site, and
- (b) any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal buildings, with the overall height and scale of the canopy to be to the satisfaction of the Development Authority, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.

LANDSCAPING REGULATIONS

81 Developer Responsibility

The Developer shall submit detailed landscape design plans with the application for development for approval by the Development Authority in compliance with the Landscaping Regulations specified herein, which shall include the lands proposed for development as well as all adjacent boulevards and municipal reserves.

82 (1) In addition to the requirements of section 10, the landscape design plan shall include the following additional information:

- (a) common botanical names,
 - (b) planting standards - excavation for all plantings shall be 50% larger volume than the soil ball and filled with acceptable topsoil. The minimum planting excavation will be 0.6 m x 0.6 m, and
 - (c) number of trees and shrubs.
- (2) The detailed landscape design plans shall include landscape details, specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year round effect.
- (3) Landscape details shall consist of not less than the following standards:
- (a) deciduous trees - minimum caliper 75 mm (measured 450 mm from ground level),
 - (b) coniferous trees - minimum height 2.5 m,
 - (c) deciduous shrubs - minimum 0.6 m height,
 - (d) coniferous shrubs - minimum 0.4 m height or spread.

83 (1) In the Major Entry Area, the following minimum standards shall be met:

- (a) one tree is required for each 40 m² of landscape area,
- (b) the proportion of deciduous and coniferous shall be approximately 50:50,
- (c) where new tree plantings are otherwise required, existing trees having a height of 2.5 m may be used if the earth under the normal spread of branches for the species (measured as an equilateral triangle from the top

of the tree) remains undisturbed during construction and final grades are not significantly changed,

- (d) two deciduous shrubs are required for each 100 m² of landscape area,
 - (e) the proportion of deciduous to coniferous shrubs required shall be approximately 2:1,
- (2) Notwithstanding the above requirements, minimum landscaping area scheme will require the following:
- (a) 4 trees - 2 deciduous and 2 coniferous,
 - (b) 6 shrubs - 4 deciduous and 2 evergreen.
- (3) The use of landscaping is required adjacent to exterior walls which are visible from adjacent public roads, other than lands, to minimize the perceived mass of the building and to create visual interest; and
- (4) The landscaping of boulevard and front yards shall include a mixture of coniferous/deciduous tree and shrubs.
- 84** (1) Where off street parking for 25 or more vehicles is required and is being provided at grade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to break up large areas of parking into smaller cells.
- (2) The landscaping treatment shall be in the form of landscaped islands, particularly at the termini of long rows of parking; tree lines separating facing rows of parking stalls; or some other form or combination of landscaping treatments.
- (3) The location, extent and type of plantings and other landscaping treatments shall be to the satisfaction of the Development Authority.
- 85** The applicant shall, as a condition of Development Permit approval, provide an Irrevocable Letter of Credit to the City equal to 100% of the estimated landscaping costs, with the conditions of the security being that:
- (a) if the landscaping is not completed in accordance with the provisions of this Bylaw and the approved landscaping plan within one growing season after the completion of the development, then the amount specified in the Irrevocable Letter of Credit shall be paid to the City on demand for its use absolutely, and
 - (b) the Development Authority shall not release the Irrevocable Letter of Credit until an inspection of the site has demonstrated that the landscaping

has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Authority within four weeks from the date of receiving a written request for the applicant to perform said inspection.

PART SIX

LAND USE DISTRICTS

A1 FUTURE URBAN DEVELOPMENT DISTRICT

86 General Purpose

The general purpose of this District is to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the Municipal Development Plan and recognizing that agricultural operations of the types described in the use tables below should be allowed to continue until the land is rezoned.

87 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1)** Growing of crops and produce, market gardens or other agricultural uses which may include stands for the sale of produce grown or produced on the site but shall not include feedlots, abattoirs, or the packing or processing of meat or poultry products.
- (2)** Greenhouse or Landscape Nursery - stock farms including ancillary sales.
- (3)** Identification and local advertising on the following types of signs:
 - (a)** Awning signs,
 - (b)** Canopy signs,
- (4)** Home occupations - office only.

88 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1)** Home Occupations.
- (2)** Residential uses: one detached dwelling or one manufactured home.
- (3)** Utilities and Sanitary Landfill.
- (4)** Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
- (5)** Identification and local advertising on free standing signs.

- (6) Bed & Breakfast, subject to section 64.

89 Regulations

- | | | | |
|------|-------------------------|---------|---|
| (1) | Floor Area: | maximum | n/a |
| | | minimum | detached dwellings – 75 m ² |
| (2) | Building Height: | maximum | 10 m measured from the average of the lot grade |
| | | minimum | n/a |
| (3) | Front Yard: | minimum | 15.0 m |
| (4) | Side Yard: | minimum | 7.5 m |
| (5) | Rear Yard: | minimum | 7.5 m |
| (6) | Landscape Area: | | subject to Commission approval |
| (7) | Parking Space Required: | | Subject to section 48 |
| (8) | Loading Spaces: | | subject to Commission approval |
| (9) | Site Area: | minimum | 1.2 ha |
| (10) | Frontage: | | subject to Commission approval |

A2 ENVIRONMENTAL PRESERVATION DISTRICT

90 The general purpose of this District is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses.

91 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

(1) Natural Vegetation,

(2) Parks.

92 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

(1) Recreational and sports activities and facilities provided that the use is compatible with the natural characteristics of the site.

(2) Home occupations.

(3) Growing of crops and produce, market gardens or other agricultural uses which may include stands for the sale of produce grown or produced on the premise but shall not include feedlots, abattoirs, meat or poultry products, packing or processing.

(4) Cemetery.

(5) Utilities.

93 Regulations

(1) Floor Area: - subject to Commission approval

(2) Building Height: - subject to Commission approval

(3) Front Yard: - subject to Commission approval

(4) Side Yard: - subject to Commission approval

(5) Rear Yard: - subject to Commission approval

(6) Landscape Area: - subject to Commission approval

(7) Parking Spaces Required: - subject to Commission approval

(8) Loading Spaces Required: - subject to Commission approval

- (9) Site Area: - subject to Commission approval
- (10) Frontage: - subject to Commission approval

94 Special Provisions and Regulations

- (1) After the passing of this Bylaw, no permanent building shall be erected on any site in this district,
- (2) Trees shall not be cut, felled or removed without prior approval of the Commission.
- (3) No aggregate extraction will be allowed.

C1 COMMERCIAL (CITY CENTRE) DISTRICT

95 General Purpose

The general purpose of this District is to facilitate the development of a unique area of land uses, which includes the main office centre for the City, and a wide variety of other commercial, institutional, cultural and residential development. Generally, the land uses are to serve the City and the region as a whole.

96 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1)** Commercial recreation facility,
- (2)** Commercial service facility,
- (3)** Dwelling units above the ground floor,
- (4)** Hotel, motel or hostel,
- (5)** Institutional service facility,
- (6)** Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery,
- (7)** Office,
- (8)** Service and repair of goods traded in the C1 district, excluding motor vehicles,
- (9)** Signs:
 - (a)** A-Board signs,
 - (b)** Awning and canopy signs,
 - (c)** Under canopy signs,
 - (d)** Fascia signs,
 - (e)** Free standing signs,
 - (f)** Neighbourhood Identification signs,
 - (g)** Projecting sign,
 - (h)** Existing billboards.

(10) Restaurant.

97 Discretionary Uses (subject to any applicable Area Structure Plan or Area Redevelopment Plan)

- (1) Accessory building or use.
- (2) Detached dwellings and their accessory buildings existing legally at the time of adoption of this Bylaw.
- (3) Home occupations.
- (4) Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery.
- (5) Multiple family building, including ground floor dwelling units.
- (6) Parking lot/parking structure.
- (7) Signs:
 - (a) Roof signs,
 - (b) Painted wall signs,
 - (c) Wall signs.
- (8) Transportation, communication or utility facility.
- (9) Above ground storage tanks for motor fuel products including propane and used oil.
- (10) Dangerous goods occupancy.
- (11) Drinking Establishments.
- (12) Commercial Entertainment Facility.
- (13) Late Night Club.

98 Regulations

- (1) Floor Area:

(a)	Residential	minimum maximum	dwelling units 37 m ² three times site area
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(b) Commercial: Nil			
(2)	Building Height:	maximum	- controlled by maximum floor area ratio
(3)	Front Yard:	Commercial: minimum	- nil, subject to sections 37 and 38
		Residential: minimum	- 7.5 m or as required by the Commission
(4)	Side Yard:	Commercial: minimum	nil, subject to sections 37 and 38 unless the side yard abuts a lane, in which case it shall be 1.5 m
		Residential: minimum	as required by the Commission
(5)	Rear Yard:	Commercial: minimum	1.5 m, subject to sections 37 and 38
		Residential: minimum	as required by the Commission
(6)	Landscape Area:		
		Commercial: minimum	nil
		Residential: minimum	15% unless otherwise required by the Commission
(7)	Parking:		subject to section 48
(8)	Loading Spaces:		
		minimum:	one opposite each loading door with a minimum of one
(9)	Site Area:	minimum	278 m ²
(10)	Frontage:	minimum	7.5 m

99 Site Development

- (1)** The Development Authority will consider the lot configuration as well as the standards in corresponding residential districts when evaluating the site plan for a residential development in the C1 District.
- (2)** 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.
- (3)** Where a drinking or gaming establishment is proposed as an ancillary use or as the main use and where it would abut a residential area or a lane or reserve which abuts a residential area, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the proposed establishment will not negatively affect the adjoining neighbourhood.
- (4)** All buildings in the C1 District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes).

100 The minimum rear yard setback of 1.5 m required under subsection 98(5) shall not apply to a lot in respect of which the owner has transferred title to the City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with the City.

101 The minimum side yard setback of 1.5 m required under subsection 98(4) shall not apply to a lot in respect of which the owner has transferred title to the City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with the City.

C1A COMMERCIAL (CITY CENTRE WEST) DISTRICT

102 General Purpose

The general purpose of this District is to facilitate the development of a unique area of land uses, which includes office and a combination of commercial, industrial, institutional, cultural and residential development. Generally, the land uses are to serve the City and the region, as a whole. This district is distinct from, and includes higher standards of development than, the C1 District.

103 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1)** Commercial recreation facility.
- (2)** Commercial service facility.
- (3)** Restaurant.
- (4)** Institutional service facility.
- (5)** Office.
- (6)** Signs:
 - (a)** A-Board signs,
 - (b)** Awning and canopy signs,
 - (c)** Under canopy signs,
 - (d)** Fascia signs,
 - (e)** Free standing signs,
 - (f)** Neighbourhood Identification signs,
 - (g)** Projecting signs,
 - (h)** Existing billboards.
- (8)** Warehouse in the existing structure.
- (9)** Service or repair of any articles.
- (10)** Merchandise sales and/or rental.

104 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1)** Accessory building or use.
- (2)** Drinking Establishment.
- (3)** Multiple family building.
- (4)** Manufacturing of any articles.
- (5)** Parking lot/parking structure.
- (6)** Signs:
 - (a)** Free standing signs,
 - (b)** Painted wall signs,
 - (c)** Roof signs,
 - (d)** Wall sign.
- (7)** Transportation, communication or utility facility,
- (8)** Hotel, motel or hostel,
- (9)** Home occupations,
- (10)** Any development legally existing or legally approved prior to the passing of this bylaw is deemed to be a discretionary use duly approved by the Development Authority,
- (11)** Dangerous goods occupancy.
- (12)** Late Night Club.

105 Regulations

(1)	Floor Area:	minimum	dwelling units 37 m ²
		maximum	one third of site area (ground floor)
(2)	Building Height:	maximum	as approved by the Commission
(3)	Front Yard:		6 m
(4)	Side Yard:	minimum	nil, when there is a constructed lane
			3.8 m on one side when there is no constructed lane
			3.0 m when it abuts a street
(5)	Rear Yard:	minimum	3 m
(6)	Landscape Area:		15% of site area
(7)	Parking:		subject to section 48
(8)	Loading Spaces:	minimum	one opposite each loading door with a minimum of one
(9)	Site Area:	minimum	900 m ²
(10)	Frontage:	minimum	20 m

106 Site Development

- (1) 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.
- (2) Where a drinking or gaming establishment is proposed as an ancillary use or as the main use and where it would abut a residential area or a lane or reserve which abuts a residential area, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the proposed establishment will not negatively affect the adjoining neighbourhood.

- (3) All buildings in the C1A District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes).

**C2 COMMERCIAL
(REGIONAL AND DISTRICT SHOPPING CENTRE) DISTRICT**

107 General Purpose

- (1) The general purpose of a Regional Shopping Centre District is to facilitate the development of regional trade centres, which also include services, offices and dwelling units as secondary functions, generally to serve the City and the region, as a whole.
- (2) The general purpose of a District Shopping Centre is to facilitate the development of district trade centres, which also include services, offices and dwelling units as secondary functions, to serve residential districts or non-commercial areas of the district in which they are situate only.

108 Permitted Uses - Regional Shopping Centre, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Commercial service facility.
- (2) Restaurant.
- (3) Merchandise sales and/or rental excluding all motor vehicles, machinery, and fuel.
- (4) Office, in total not to exceed 5% of the gross leaseable area of the whole shopping centre.
- (5) Service and repair of goods traded in the C2 (regional shopping centre) district, excluding motor vehicles.
- (6) Signs:
 - (a) Fascia signs,
 - (b) Awning, canopy signs,
 - (c) Free standing signs,
 - (d) Projecting signs.

109 Discretionary Uses - Regional Shopping Centre, subject to any applicable Area Structure Plan or Area Redevelopment Plan)

- (1) Accessory building or use.
- (2) Commercial entertainment facility.
- (3) Commercial recreation facility.
- (4) Dwelling units above the ground floor.
- (5) Restaurant.
- (6) Home occupations.
- (7) Motor vehicle sales, service and repair, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery.
- (8) Office, in total not to exceed 5% of the gross leaseable area of the whole shopping centre.
- (9) Parking lot.
- (10) Signs:
 - (a) A-Board signs,
 - (b) Under canopy signs,
 - (c) Painted wall signs.
- (11) Transportation, communication or utility facility.
- (12) Above ground storage tanks for motor fuel including propane and used oil.
- (13) Dangerous goods occupancy.
- (14) Drinking Establishment.

110 Permitted Uses - District Shopping Centre (subject to any applicable Area Structure Plan or Area Redevelopment Plan)

- (1) Commercial service facility,
- (2) Merchandise sales and/or rental excluding all motor, machinery, fuel and liquor, beer or wine sales,
- (3) Service and repair of goods traded in the C2 (District Shopping Centre) district, excluding motor vehicles;
- (4) Signs:
 - (a) Fascia signs,
 - (b) Awning, canopy signs,
 - (c) Free standing signs,
 - (d) Projecting signs.

111 Discretionary Uses - District Shopping Centre, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Accessory building or use.
- (2) Commercial recreation facility.
- (3) Dwelling units above the ground floor.
- (4) Restaurant.
- (5) Home occupations.
- (6) Motor vehicle service and repair, including the sale of fuel, but excluding agricultural or industrial motor vehicles or machinery.
- (7) Office, in total not to exceed 10% of the gross leaseable area of the whole shopping Centre.
- (8) Parking lot.
- (9) Signs:
 - (a) A-Board signs,

- (b) Under canopy signs,
- (c) Painted wall signs.
- (10) Transportation, communication or utility facility.
- (11) Liquor, beer or wine sales.
- (12) Dangerous goods occupancy.
- (13) Drinking Establishment

112 Regulations

(1) Floor Area:

Dwelling Units:	minimum	55 m ²
Regional or District Shopping Centre	maximum	gross leaseable floor area shall not exceed one third of site area

(2) Building Height: maximum three storeys

(3) Front Yard: minimum 9.0 m

(4) Side Yard: minimum 9.0 m

(5) Rear Yard: minimum 9.0 m

(6) Landscape Area: minimum 15% of site area

(7) Parking: Commercial 5.1 spaces for every 93 m² of gross leaseable floor area, subject to section 48

Residential subject to section 48

(8) Loading Space Required: minimum one opposite each loading door with a minimum of one per building, subject to section 51

(9) Site Area:

Regional Shopping Centre	minimum	3.0 ha
District Shopping Centre	minimum	1.0 ha
District Shopping Centre	maximum	3.0 ha

113 Site Development

- (1)** 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.
- (2)** If strict adherence to section 112 prohibits an effective relationship between buildings, structures and open spaces on the site and adjoining property the Commission may relax the requirements of section 112.
- (3)** Where a gaming establishment is proposed as an ancillary use or as the main use and where it would abut a residential area or a lane or reserve which abuts a residential area, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the gaming establishment will not negatively affect the adjoining neighbourhood.

C3 COMMERCIAL (NEIGHBOURHOOD CONVENIENCE) DISTRICT

114 General Purpose

The general purpose of this District is to facilitate the development of local convenience trade centres, which also include services, dwelling units and medical offices as secondary functions. The land uses are to serve adjacent residential neighbourhoods or non-commercial areas only.

115 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Merchandise sales and/or rental (servicing the neighbourhood only) excluding all motor vehicles, machinery, fuel and liquor, beer or wine sales,
- (2) Service and repair of goods traded in the C3 district (serving the neighbourhood only),
- (3) Signs:
 - (a) Awning, canopy signs,
 - (b) Fascia signs,
 - (c) Projecting signs.

116 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Accessory building or use (serving the neighbourhood only).
- (2) Commercial service facility (serving the neighbourhood only).
- (3) Dwelling unit above the ground floor.
- (4) Restaurant.
- (5) Home occupations,
- (6) Motor vehicle service, including the sale of fuel but excluding agricultural or industrial motor vehicles or machinery (serving the neighbourhood only).
- (7) Office - medical (serving the neighbourhood only).
- (8) Signs:

- (a) Under canopy signs,
 - (b) Free standing signs.
- (9) Transportation, communication or utility facility (serving the neighbourhood only).
 - (10) Above ground storage tanks for motor fuel products including propane and used oil.
 - (11) Dangerous goods occupancy where required in association with a dry cleaning business.

117 Regulations

(1)	Floor Area:	Dwelling Units	minimum	55 m ²
		Local Convenience Centres	maximum	one third of site area
(2)	Building Height:		maximum	one storey, not exceeding 4.6 m, unless the approval allows dwelling units above the ground floor, in which case a second storey is allowed
(3)	Front Yard:		minimum	6.0 m
(4)	Side Yard:		minimum	1.5 m, unless the side yard abuts a residential parcel, in which case it shall be 3.0 m
(5)	Rear Yard:		minimum	3.0 m, unless the rear yard abuts a lane, in which case it may be reduced to 1.5 m
(6)	Landscape Area:		minimum	15% of site area

(7)	Parking:	Commercial	minimum	5.1 spaces for every 93 m ² of gross leaseable floor area, subject to section 48
		Residential	minimum	subject to section 48
(8)	Loading Space:		minimum	one opposite each loading door with a minimum of one, which may be used as a parking space, subject to approval by the Development Authority
(9)	Site Area:		minimum	378 m ²
			maximum	2500 m ²
(10)	Frontage:		minimum	7.5 m

118 Site Development

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.

C4 COMMERCIAL (MAJOR ARTERIAL) DISTRICT

119 General Purpose

The general purpose of this District is to facilitate the development of the primary location for trade and service related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally, to serve the City and the region, as a whole.

120 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1)** Commercial recreation facility.
- (2)** Commercial service facility.
- (3)** Restaurant.
- (4)** Merchandise sales and/or rental (minimum floor area for a building or a comprehensively designed group of buildings - 929 m² there is no minimum floor area for the units within the building(s)).
- (5)** Service and repair of goods traded in the C4 district.
- (6)** Signs:
 - (a)** Awning, canopy signs,
 - (b)** Under canopy signs,
 - (c)** Fascia signs,
 - (d)** Free standing signs,
 - (e)** Painted wall signs,
 - (f)** Projecting signs,
 - (g)** Roof signs,
 - (h)** Existing billboards.

121 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Accessory building or use.
- (2) Hotel, motel or hostel.
- (3) Merchandise sales and/or rental (no minimum floor area for a building or a unit within the building).
- (4) Outdoor display of goods traded in the district.
- (5) Signs:
 - (a) Billboard signs except on sites fronting:
 - (i) Gaetz Avenue and Taylor Drive between 28th Street and the southern boundary of the city,
 - (ii) Gaetz Avenue between 77th Street and the northern boundary of the city,
 - (iii) 67th Street between 59th Avenue and the western boundary of the city, and
 - (iv) 19th Street between Gaetz Avenue and Taylor Drive.
- (6) Transportation, communication or utility facility.
- (7) Warehouse.
- (8) Above ground storage tanks for motor fuel products including propane and used oil.
- (9) Dangerous goods occupancy.

122 Regulations

- | | | | |
|-----|------------------|---------|---------------------------------------|
| (1) | Floor Area: | maximum | one third of site area |
| (2) | Building Height: | maximum | three storeys |
| (3) | Front Yard: | minimum | 15.0 m |
| (4) | Side Yard: | minimum | nil, when there is a constructed lane |

			3.8 on one side when there is no constructed lane 3.0 m when it abuts a street
(5)	Rear Yard:	minimum	3.0 m
(6)	Landscape Area:	minimum	40% of the minimum front yard, however, if it is determined by the Development Authority that landscaping is required elsewhere on the site, then 15% of the site area may be required to be provided
(7)	Parking:		subject to section 48
(8)	Loading Space:	minimum	one space opposite each loading door with a minimum of one per building, subject to section 51
(9)	Site Area:	minimum maximum	1393 m ² 4.0 ha
(10)	Frontage:	minimum	30.0 m

123 Site Development

- (1) 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.
- (2) If strict adherence to section 122 prohibits an effective relationship between buildings, structures and open space on the site and adjoining property, the Commission may relax the requirements of section 122.
- (3) The relationship of the use to adjacent residential areas will be a factor in considering the size, site plan and architectural treatment of the building.

124 Special Regulations

- (1)** Notwithstanding sections 122 and 123, a freestanding gaming establishment or licensed lounge in a C4 District shall not be located where it would abut a residential area or a lane or reserve, which abuts a residential area. Where a licensed lounge or gaming establishment is proposed as an ancillary use, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the lounge or gaming establishment will not negatively affect the adjoining neighbourhood.

DC DIRECT CONTROL DISTRICT

125 General Purpose

- (1) The general purpose of this District is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in other land use districts. This District is not intended to be used in substitution of any other land use district in this Bylaw that could be used to achieve the same result.
- (2) All land use applications in the District shall be evaluated on their merits by Council.
- (3) Council will establish the appropriate development standards or may delegate this responsibility to the Municipal Planning Commission.

DC(1) Direct Control District No. 1 (See Map G6)

126 Permitted Uses

The following uses are allowed on existing lots:

- (1) Accessory use,
- (2) Commercial recreation facility,
- (3) Financial services,
- (4) Institutional service facility (excluding institutional housing),
- (5) Media and related production services,
- (6) Merchandise sales (indoor only),
- (7) Offices,
- (8) Restaurants (no drive through windows),
- (9) Service and Repair of goods traded in this district,
- (10) Signs: Identification and local advertising on the following types of signs:
 - (a) Awning, canopy signs,
 - (b) Under canopy signs,
 - (c) Fascia signs,

- (d) Free standing signs,
- (11) Trade/Commercial School (indoor only),
- (12) Any similar use that is approved by Council.

127 Regulations

The following development standards shall apply:

- | | | | |
|-----|--|---------|--|
| (a) | Signs: | maximum | one free standing sign per lot |
| (b) | Site Area: | minimum | 1.26 hectares or existing lot size at the date of adoption of this Bylaw |
| (c) | Parking: | | Subject to section 48, no front yard parking (except that which exists at the date of adoption of this bylaw) |
| (d) | Front Yard: | minimum | 18.0 m |
| (e) | Building Height: | maximum | two storeys to a maximum of 10 m measured from the average of the lot grade |
| (f) | Landscaping: | | Entire front yard except for access roadways and walkways. Side yards adjacent to a road are to be landscaped. |
| (g) | 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 Commission. | | |
| (h) | All other standards to be determined by the Commission. | | |

DC(2) Direct Control District No. 2 (See Map E12)

128 Permitted Uses

Mail sorting and distribution centre.

129 Discretionary Uses

- (1) Accessory Use.
- (2) Identification and local advertising on the following types of signs:
 - (a) Awning, canopy signs,
 - (b) Under canopy signs,
 - (c) Fascia signs,
 - (d) Free standing signs,
 - (e) Painted wall signs,
 - (f) Projecting signs,
 - (g) Roof signs,
 - (h) Wall signs.

DC(2) Direct Control District No. 2**130 Regulations**

- (1) Notwithstanding any provision of this Bylaw, all development within this District shall be in accordance with the following regulations:

(a)	Floor Area:	Maximum	46% of site area
(b)	Building Height:	Maximum	2 storeys
(c)	Front Yard:	9m	
(d)	Side Yard:	4m	
(e)	Rear Yard:	3m	
(f)	Landscaped Area:	15% of site area	
(g)	Parking Spaces:	3 spaces per 93m ²	
(h)	Loading Spaces:	1 space opposite each loading door with a minimum of 1 space per 1860m ² of floor area.	
(i)	Site Area:	minimum	0.4 ha
		maximum	1.2 ha
(j)	Frontage:	minimum	30m

- (2) Any outdoor storage must be screened to the satisfaction of the Development Authority.

131 Site Development

- (1) 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 or the Commission.

DC(3) Direct Control District No. 3 (See Maps F9, F10)

132 Permitted Uses

The uses allowed in this District are:

- (1) Any use legally existing within an existing building in the area at the time this use district comes into effect is deemed to be a discretionary use,
- (2) Any use approved by the Council for the land within this use district having regard to the adopted Area Redevelopment Plan.

133 Regulations

- (1) The regulations applicable to I1 district apply to the site known as the West Yards, and the regulations applicable to C1 district apply to the site known as the J. D. Byrider site.

DC(4) Direct Control District No. 4 (See Map G7)

134 Permitted Uses

- (1) Two Restaurants in the existing building;
- (2) Existing Tele-theatre Racetrack Betting Facility.

135 Discretionary Uses

Any use approved by Council.

136 Regulations

- (1) Traffic: In order to ensure that the site is suitable for any Discretionary Uses, the owner shall submit a traffic study completed by a qualified traffic engineer.
- (2) Site Development: Any redevelopment proposal for this site shall be accompanied by a complete set of elevations for Council review; these elevations shall feature a high degree of architectural quality, particularly in terms of the north and south elevations.
- (3) Landscaping: Any redevelopment of the site shall include extensive landscaping and shall not be less than that required in adjacent C4 sites.
- (4) Parking Standards: Parking standards shall be as required in the C4 District.
- (5) Other Standards: Council may impose any other conditions necessary to ensure the satisfactory redevelopment of this site.

DC(5) Direct Control District No. 5 (See Map F4)

137 Permitted Uses

Any uses approved by Council.

138 Regulations

The Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

DC(6) Direct Control District No. 6 (See Map F10)

139 Permitted Uses

The uses allowed in this District are:

- (1) Industrial uses in the existing buildings provided such uses, in the opinion of the Commission, do not jeopardize the intent of the Area Redevelopment Plan,
- (2) Temporary buildings and uses which will not, in the opinion of the Council, prejudice the land use and development provisions of the Riverside Meadows Area Redevelopment Plan,
- (3) Multi-attached building,
- (4) Multiple family building,
- (5) Buildings and uses accessory to high density residential uses,
- (6) Social care residences and day care facilities within a high density residential development,
- (7) Home occupations,
- (8) Utilities.

140 Regulations

- (1) The yards, landscaping and parking requirements and layout, egress and ingress, building heights and architectural treatment of existing buildings for uses (1) and (2) of section 139 shall comply with this Bylaw.
- (2) Uses (3) through (9) of section 139 shall comply with the regulations of sections 181 through 183 as determined by the Development Authority.

DC(7) Direct Control District No. 7 (See Map F11)

141 Permitted Uses

- (1) Planned group of buildings as per the attached development plans.

142 Regulations

- (1) Landscaping shall consist of mature vegetation with minimum 4.5 metre high trees located on the north and west sides of the development; fencing on the north and west sides shall be chain link. Any other landscaping or development details which are not clearly specified in the attached development plans are subject to the approval of the development authority.

DC(8) Direct Control District No. 8 (See Map F9)

143 Site Development

- (1) All aspects of development in this Direct Control District including land use, development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by City Council. Land uses may be developed either as sole uses or in various combination in a single building or on a single site.
- (2) **Uses that will be considered by City Council:**
 - (a) Commercial recreation facility;
 - (b) Commercial entertainment facility;
 - (c) Commercial service facility;
 - (d) Restaurant, excluding against a portion of this site:
 - (i) any fast food outlet or restaurant specializing in the sale of hamburgers (restrictive covenant placed by McDonalds Restaurants of Canada Ltd.);
 - (e) Institutional service facility;
 - (f) Office;
 - (g) Merchandise sales, excluding:
 - (i) agricultural and industrial vehicles or machinery, and fuel;
 - (ii) a food store, a pharmacy or a drug store (restrictive covenant placed by 422984 Alberta Ltd. / Westfair Foods against this entire site);
 - (h) Hotel or motel;
 - (i) Multiple Family building;
 - (j) Home occupations;
 - (k) Parking lot or parking structure in conjunction with any of the above uses;
 - (l) Accessory building or use to any of the above;

- (m)** Signs; identification and local advertising on the following types of signs;
 - (i)** awning, canopy and marquee signs;
 - (ii)** under canopy signs;
 - (iii)** fascia signs;
 - (iv)** free standing signs;
 - (v)** painted wall signs;
 - (vi)** projecting signs.
- (n)** Drinking Establishment.

(3) Regulations

The following development standards shall apply:

- (a)** All development to be based on a common theme representative of heritage era buildings in downtown Red Deer. The following architectural guidelines must be incorporated into all buildings:
 - (i)** high quality exterior building materials that utilize the use of stone work and/or other natural like finishes common to heritage era buildings, containing some stucco and limited use of metal finishes;
 - (ii)** pedestrian oriented store fronts emphasizing special window and entrance treatments;
 - (iii)** incorporation of cantilevers and canopies;
 - (iv)** tasteful colour schemes,
 - (v)** aesthetics of each building must be pleasing from all elevations and shall feature street oriented design elements including street level windows for all elevations visible from adjacent public roadways.
- (b)** Warehouse type building are not permitted;
- (c)** No outdoor storage areas are permitted;

- (d) All waste containers must be enclosed, screened and/or be fully integrated into the overall building or site development;
- (e) Development must be complementary to the downtown and emphasize uses that would attract patrons, both during the day and evening;
- (f) Development should strive to produce a seamless connection to the area south of 48th Street which will include a City park site;
- (g) Development should facilitate and encourage pedestrian movement within the site and to adjacent developments. Site to include sidewalks incorporating the use of paving stones and public area landscaping, lighting and street furniture;
- (h) All signage, lighting and street furniture must complement the overall building theme;
- (i) Landscaping:
 - (i) Must be of high quality, incorporating mature plantings;
 - (ii) Perimeter of site must be landscaped including all adjoining road boulevard areas surrounding the site; in lieu of the boulevard landscaping required by the developer, the minimum onsite landscaping requirement is 10% of site area rather than the 15% of site area required on adjoining properties in the area;
 - (iii) All perimeter and boulevard landscaping must be a continuation of the overall onsite landscaping plan;
 - (iv) Landscaping should be comprehensive throughout the development and appear seamless among the various components of the development
 - (v) Landscaping should be designed to screen parking areas and tie public areas to the commercial areas.
- (j) Vehicle access to site:
 - (i) All vehicle site access is restricted to either 52nd Avenue or 48th Street;
 - (ii) Vehicle access from 52nd Street is restricted to a common access point with, and adjoining, the existing McDonalds restaurant access;

- (iii) Vehicle access from 48th Street will be restricted to one common access point located approximately midway between 52nd Avenue and Taylor Drive.
- (k) Prospective developers of the site are encouraged to be innovative in their site design. They should examine opportunities for such features as landscaped covered parking which could maximize the use of the site, use of decorative and/or unique fencing, feature walls, flags, banners, sculptures, and extensive use of hard and soft landscaping.
- (l) Building Height as approved by City Council
- (m) Front Yard minimum 6 m
- (n) Side Yard 6 m when it abuts a street
- (o) Rear Yard minimum 6 m
- (p) Landscaped Area 10% of site area
- (q) Parking subject to Section 48
- (r) Loading Spaces one required opposite each loading door
- (s) Site Area minimum 900 m²
- (t) Frontage minimum 20 m
- (u) Residential Unit minimum 37 m² per dwelling unit.

DC(9) Direct Control District No. 9 (See Map G9)

144 (1) General Purpose

This District is created to allow the temporary use of a hair replacement salon in the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue). The long term use of this site is intended to be multiple family residential.

(2) Site Development

All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission.

(3) Permitted Uses

- (a)** Hair Replacement Salon in the existing building;
- (b)** Any Permitted Use listed in the R3 Residential (Multiple Family) District.

(4) Discretionary Uses

Any Discretionary Use listed in the R3 Residential (Multiple Family) District.

DC (10) Direct Control District No. 10 (See Map F6)

145 (1) General Purpose

This District is created to allow an apartment/hotel on the west portion of Lots 2B and 3C, Plan 842-1872 while allowing commercial use on the remainder of the site.

(2) Site Development

All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission. The C4 and R3 District will be used as a guide for the Municipal Planning Commission.

(3) Permitted Uses

- (a)** One Multiple Family Building
- (b)** Hotel units as the only commercial use in the Multiple Family Building
- (c)** Any Permitted Use listed in the C4 Commercial (Major Arterial) District provided it is not located in the Multiple Family Building.

(4) Discretionary Uses

- (a)** Any Discretionary Use listed in the C4 Commercial (Major Arterial) District provided it is not located in the Multiple Family Building, with the exception of warehouse, outdoor display of goods traded in the district, gaming establishment, dangerous goods occupancy and restaurant.
- (b)** Restaurant.
- (c)** A drinking or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority to ensure that noise or visual impacts from the drinking or gaming establishment will not negatively impact the adjacent residential use.

DC (11) Direct Control District No. 11 (See Map F8)

146 (1) General Purpose

This District is created to allow a high quality residential apartment development and park development on a site in the downtown between 52 Avenue and Taylor Drive.

(2) Site Development

All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture or landscaped areas, and the parking layout shall be subject to approval of City Council. The R3 District will be used as a guide by City Council in considering standards for the multiple family building; the P1 District will be used as a guide by City Council in considering standards for the park development.

(3) Permitted Uses

(a) One multiple family building

(b) Park

(4) Discretionary Uses

Any ancillary uses approved by City Council.

DC (12) Direct Control District No. 12**147 (1) General Purpose**

This District is created to permit the development of a high quality seniors' residential development consisting of a maximum 120 unit manor house building, 18 semi-detached units and one triplex for a total maximum of 141 units as shown on the development plans forming part of this District. Municipal reserve land (park) will be dedicated to the City of Red Deer to retain and protect a portion of the existing stand of mature trees.

(2) Permitted Uses

- (a) Planned group of buildings as per attached development plans.
- (b) Park.

(3) Discretionary Uses

- (a) Any ancillary uses approved by the Development Authority.

(4) Regulations

- (a) Minimum age limit restrictions, to be enforced by a restrictive covenant, for at least one occupant per unit shall be as follows:
 - (i) Manor House = 60 years of age.
 - (ii) Semi-detached/Triplex = 55 years of age.
- (b) All development standards including building setbacks from Ross Street and 30th Avenue, landscaping and parking shall be subject to the approval of the Development Authority.
- (c) Space required for sufficient back/side slope cuts and/or terracing along the north and east sides of the manor house due to site excavation shall be subject to the approval of the Development Authority.
- (d) The Development Authority in considering standards for the semi-detached and triplex portion of the development will use the R2 District as a guide.
- (e) Landscaping shall include a berm and enhanced vegetation on the west side of the site between the manor house and Carpenter Street consisting of extensive tree and shrub plantings.

- (f) Any landscaping or development details, which are not clearly specified in the attached development Plans, are subject to the approval of the Development Authority.

DC (13) Direct Control District No. 13

148 (1) General Purpose

This District is created to allow "Place of Worship" in addition to uses allowed under the C2 Commercial (District Shopping Centre) District.

(2) Site Development

All development standards will be as stated in the C2 Commercial (District Shopping Centre) District.

(3) Permitted Uses

(a) Permitted uses listed under the C2 Commercial (District Shopping Centre) District.

(4) Discretionary Uses

(a) Discretionary uses listed under the C2 Commercial (District Shopping Centre) District.

(b) Place of Worship.

(c) Institutional Service Facility.

(5) For the purposes of this District, a Place of Worship is defined as a Church, Temple or Mosque and includes ancillary uses but does not include a permanent shelter offering overnight accommodation or a permanent facility where meals are served to homeless or destitute individuals.

DC (14) Direct Control District No. 14

149 (1) General Purpose

This District is created to permit the development of commercial uses in a manner that will facilitate and recognize a transition zone between existing residential areas and the more intensely developed commercial core.

(2) Permitted Uses

- (a)** Commercial Service Facility.
- (b)** Dwelling units above the ground floor.
- (c)** Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery, and fuel.
- (d)** Office.
- (e)** Service and repair of goods traded in the district, excluding motor vehicles,
- (f)** Signs:
 - (i)** A-Board signs,
 - (ii)** Awning and canopy signs,
 - (iii)** Under canopy signs,
 - (iv)** Fascia signs,
 - (v)** Free standing signs,
 - (vi)** Neighbourhood identification signs,
 - (vii)** Projecting sign.

(3) Discretionary Uses

- (a)** Accessory building or use.
- (b)** Detached dwelling and their accessory buildings, existing legally at the time of adoption of bylaw.
- (c)** Home occupations.

- (d) Multiple family building.
- (e) Multi-attached building.
- (f) Parking lot.
- (g) Signs:
 - (i) painted wall signs,
 - (ii) wall sign.

(4) Regulations

- | | |
|------------------------------|--|
| (a) Minimum Floor Area: | Residential - 37 M2 / unit
Commercial - Nil |
| (b) Maximum Building Height: | four storeys |
| (c) Minimum Front Yard: | 6m subject to sections 37 & 38 |
| (d) Minimum Side Yard: | Residential - as required by MPC

Commercial - Nil, subject to Sections 37 & 38 unless the side yard abuts a public roadway, in which case it shall be 1.5 m |
| (e) Minimum Rear Yard: | Residential - 7.5 m
Commercial - 1.5 m subject to sections 37 & 38 |
| (f) Minimum Landscaped Area: | 15% |
| (g) Parking: | Subject to section 48 |
| (h) Loading Spaces: | Residential - n/a
Commercial - minimum of one, opposite each loading door |
| (i) Minimum Site Area: | Residential - as required by MPC
Commercial – 278 m ² |
| (j) Minimum Frontage: | Residential - 22 m or 6.1 m per unit
Commercial - 7.5 m ² |

(5) Site Development

- (a)** 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.
- (b)** All buildings in the DC(14) District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). The rear elevation and roof lines must complement the adjoining residential area. These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding roadways (excluding lanes).
- (c)** The minimum rear yard setback of 1.5 m required for commercial uses under subsection (4)(e) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.
- (d)** The minimum side yard setback of 1.5 m required for commercial uses on a corner lot under subsection (4)(d) shall not apply to a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback, provided that, where the setback or any portion of it is occupied by a building, the owner has also entered into a License to Occupy agreement with The City.

DC (15) Direct Control District No. 15**150 (1) General Purpose**

The general purpose of this district is to provide for residential redevelopment which enhances the area's proximity to the river and permits a blend of destination type retail or commercial uses, while maintaining an active residential neighbourhood. This will be accomplished by incorporating appropriate building orientation, architectural design, and provision of community amenities. The district is to permit a mix of small scale commercial developments that includes developments in which the proprietor both lives and works on site and boutique style uses, as well as a blend of residential uses. Development will be consistent with the objectives of the Riverside Meadows Area Redevelopment Plan.

(2) Site Development

All development must comply with the guidelines provided in the Riverside Meadows Area Redevelopment Plan including Appendix C.

Development should generally be consistent with the R2 Residential Medium Density District requirements with attention paid to careful integration of compatible, low impact commercial uses in residential style buildings.

(3) Permitted uses, subject to any applicable Area Redevelopment Plan approved by Council:

- (a)** Detached dwelling.
- (b)** Private Garage.
- (c)** Home Occupations.

(4) Discretionary uses, subject to any applicable Area Redevelopment Plan approved by Council:

- (a)** Multiple Family building.
- (b)** Office, personal service and commercial service uses provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building.
- (c)** Restaurants provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building.
- (d)** Merchandise sales and/or rental provided that they are contained in structure which has the appearance (from the street) of a single detached

residential building but excludes sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer or wine stores.

- (e) Service and repair of goods traded within the Direct Control District, provided that they are contained in a structure which has the appearance (from the street) of a single detached residential building.
- (f) Any combination of uses (b) through (e) on the ground floor of a multiple family building.
- (g) All uses in existence at January 15, 2001 are deemed to be discretionary uses under this bylaw provided that the use does not expand, takes place in a building that is existing at the time the bylaw is passed, and that the use is continuous. Discontinuance of a use for 6 months or more will render such use in non-compliance of this bylaw.

(5) Development Standards

- (a) Maximum Building Height: three storeys, unless the additional requirements of the Riverside Meadows Area Redevelopment Plan are met.
- (b) Council delegates its authority with respect to all other development standards to the Development Authority.
- (c) All development applications must be referred to the Community Association for comment.

DC (16) Direct Control District No. 16

151 (1) General Purpose

The general purpose of this district is to accommodate development of a place of worship and/or redevelopment of residential and mixed commercial-residential uses in a manner that is compatible with the neighbourhood and the Riverside Meadows Area Redevelopment Plan.

(2) Site Development

The site plan, the architectural treatment of buildings, the provision of landscaped open space, and the parking layout are to comply with the intent and recommendations of the Riverside Meadows Area Redevelopment Plan.

All commercial development or mixed commercial-residential development shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). The elevations and roof lines must complement the adjoining residential area. These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other neighbouring buildings. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding roadways (excluding lanes).

In addition, all residential development shall generally follow the requirements of the R2 Residential (Medium Density) District with specific site plans approved by the Development Authority.

All commercial or mixed commercial-residential development shall generally be subject to the requirements of the C3 district with specific site plans approved by the Development Authority.

(3) Permitted Uses, subject to any applicable Area Redevelopment Plan approved by Council:

- (a)** Place of Worship.
- (b)** Multi-attached building

(4) Discretionary Uses, subject to any applicable Area Redevelopment Plan approved by Council:

- (a)** Mixed use residential-commercial development which may consist of dwelling units above the ground floor and ground floor office, personal service uses, or commercial service uses.
- (b)** Home Occupations.

(5) Regulations

- (a)** Minimum Floor Area: Multi-Attached Residential - 60 m² / unit
Residential above ground floor - 37 m² /unit
Commercial - Nil
- (b)** Maximum Building Height: three storeys
- (c)** Minimum Landscaped Area: 25%
- (d)** Parking: Subject to section 48
- (e)** Council delegates its authority with respect to all other development standards to the Development Authority.

I1 INDUSTRIAL (BUSINESS SERVICE) DISTRICT

152 General Purpose

The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of subsection 69(1), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

153 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Manufacture, processing, distribution, repair, servicing, and/or rental of any articles,
- (2) Warehouse and storage,
- (3) Service stations,
- (4) Accessory buildings or uses excluding sales,
- (5) Accessory sales related to manufacturing, processing, and/or distribution of any article,
- (6) Industrial support services,
- (7) Identification, local advertising and general advertising on the following types of signs:
 - (a) Awning, canopy signs,
 - (b) Under canopy signs,
 - (c) Fascia signs,
 - (d) Free standing signs,
 - (e) Painted wall signs,
 - (f) Projecting signs.
- (8) A-Board Signs located within the boundaries of the lot, provided that:
 - (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.
- (9) Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.

154 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1) Transportation, communication or utility facility,
- (2) Trade/commercial schools (maximum capacity of 60 persons),
- (3) Restaurant,
- (4) Sale of large trucks over 10,000 Kg, heavy construction equipment and machinery,
- (5) Dangerous goods occupancy,
- (6) Auction marts (excluding livestock),
- (7) Animal services,
- (8) Billboard signs, except on sites fronting:
 - (a) Gaetz Avenue between 28th Street and the southern boundary of the City,
 - (b) Gaetz Avenue between 77th Street and the northern boundary of the City,
 - (c) on 67th Street between 59th Avenue and the western boundary of the City, and
 - (d) on sites adjacent to Highway 2 within the City boundary.
- (9) Sign identification and local advertising on the following types of signs:
 - (a) Wall signs,
- (10) Above ground storage tanks for motor fuel products including propane and used oil.
- (11) Sale of horse, stock, and light flatdeck and cargo trailers.

155 Regulations

155 Regulations

(1)	Floor Area:	n/a	
(2)	Building Height:	n/a	
(3)	Front Yard:	minimum:	6 m, except Edgar Industrial Drive which is 9 m
(4)	Side Yard:	minimum	6 m on one side
(5)	Rear Yard:	minimum	3 m
(6)	Landscape Area:	minimum	40% of minimum front yard
(7)	Parking Space:		subject to section 48
(8)	Loading Space:		subject to subsection 51(2)
(9)	Site Area:	minimum	929 m ²
(10)	Frontage:	minimum	22 m

156 Site Development

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.

157 Special Regulations

Notwithstanding Section 155, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

I2 INDUSTRIAL (HEAVY INDUSTRIAL) DISTRICT

158 General Purpose

The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods within the performance standards of section 69(2) in which nuisance factors have a high probability of occurring.

159 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan Approved by Council

All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services.

160 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1) All uses listed as discretionary in the I1 Industrial (Business Service) District,
- (2) Manufacturing, processing, distribution, repair, servicing, and/or rental facilities,
- (3) Auction Mart, including livestock.

161 Regulations

- | | | |
|-----|-------------------------|--|
| (1) | Floor Area: | n/a |
| (2) | Building Height: | n/a |
| (3) | Front Yard: | minimum 15 m |
| (4) | Side Yard: | minimum 3.8 m |
| (5) | Rear Yard: | minimum 3 m |
| (6) | Landscape Area: | minimum 20% of the minimum front yard |
| (7) | Parking Space Required: | subject to section 48 |
| (8) | Loading Space Required: | subject to subsection 51(2) |
| (9) | Site Area: | 1.2 hectares unless otherwise approved by the Commission |

(10) Frontage: n/a

162 Site Development

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 of the Development Authority.

163 Site Location

The location of any discretionary use on a site within the land use district and the relationship of the site to the rest of the City and surrounding environs, shall be subject to approval by the Commission.

P1 PARKS AND RECREATION DISTRICT

164 General Purpose

The general purpose of this District is to provide land for parks and recreation areas and facilities for the use and enjoyment of the public at large.

165 Permitted Uses

Formal parks including trees, shrubs, flowers, lawns, pedestrian walks, statuary, ornamental ponds and fountains and any other use normally comprised in a formal floral or ornamental garden and campgrounds.

166 Discretionary Uses

- (1) Parks, picnic areas or open space facilities for use by the general public, playgrounds or tot lots,
- (2) Bowling greens,
- (3) Tennis courts,
- (4) Sports fields,
- (5) Golf courses or golf driving ranges,
- (6) Community centres,
- (7) Outdoor rinks,
- (8) Enclosed hockey, ice skating or roller skating rinks,
- (9) Curling rinks,
- (10) Swimming pools,
- (11) Sports stadiums,
- (12) Exhibition buildings or amphitheatres,
- (13) Parking ancillary to a permitted or discretionary use,
- (14) Identification information on the following types of signs:
 - (a) Awning, canopy signs,

- (b) Under canopy signs,
- (c) Fascia signs,
- (d) Projecting signs,
- (e) Free standing signs,
- (15) Utilities,
- (16) Day Care facilities,
- (17) Above ground storage tanks for motor fuel products including propane and used oil.

167 Regulations

- | | | |
|------|------------------|---|
| (1) | Floor Area: | n/a |
| (2) | Building Height: | n/a |
| (3) | Front Yard: | minimum 15 m |
| (4) | Side Yard: | minimum 15 m from any street,
otherwise 7.5 m |
| (5) | Rear Yard: | minimum 15 m from any street,
otherwise 7.5 m |
| (6) | Landscape Area: | as required by the Recreation, Parks
and Culture Manager |
| (7) | Parking: | subject to section 48 |
| (8) | Loading: | subject to Commission approval |
| (9) | Site Area: | n/a |
| (10) | Frontage: | n/a |

168 Site Development

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.

**PS PUBLIC SERVICE
(INSTITUTIONAL OR GOVERNMENTAL) DISTRICT**

169 General Purpose

The general purpose of this District is to provide land for those uses that are public or quasi-public in nature.

170 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1) Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large,
- (2) Any use for National Defence purposes which does not prejudice the character or value of the surrounding property,
- (3) Institutional service facility,
- (4) At the Westerner Exposition Site situate upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 L.Z.:
 - (a) The holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto,
 - (b) Agricultural, animal, machinery or automotive shows, rodeos, circuses, concerts, racing and sporting events,
 - (c) The rental of facilities for banquets, weddings, meetings and events.

171 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan Approved by Council

- (1) Rehabilitation and corrective centres,
- (2) Parking ancillary to any permitted or discretionary use,
- (3) Offices for community oriented groups which have recreation as part of their programs,
- (4) Retail sales of goods required in connection with a use approved under this table,
- (5) Concession booths for the sale of food or beverages to members and guests of a group approved under this table,
- (6) Identification signs of the following types:

- (a) Awning, canopy signs,
 - (b) Under canopy signs,
 - (c) Fascia signs,
 - (d) Projecting signs,
 - (e) Free standing signs,
- (7) Utilities,
- (8) Private clubs or organizations,
- (9) At the Westerner site:
 - (a) any use similar to the uses permitted at the Westerner site;
 - (b) any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use.
- (10) At the Red Deer College site, situate upon the following lands, namely:
 - LOT 1, BLOCK 1, PLAN 012 0303

residence, nursing home, research facility, diagnostic services, work placement services, and/or technical or administrative support related to education of students at Red Deer College.
- (11) Social Care Residence,
- (12) Day Care facilities,
- (13) Campground.

172 Regulations

- | | | |
|------|------------------|--------------------------------|
| (1) | Floor Area: | n/a |
| (2) | Building Height: | n/a |
| (3) | Front Yard: | subject to Commission approval |
| (4) | Side Yard: | subject to Commission approval |
| (5) | Rear Yard: | subject to Commission approval |
| (6) | Landscape Area: | subject to Commission approval |
| (7) | Parking: | subject to section 48 |
| (8) | Loading: | subject to Commission approval |
| (9) | Site Area: | n/a |
| (10) | Frontage: | n/a |

173 Site Development

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.

R1 RESIDENTIAL LOW DENSITY DISTRICT

174 General Purpose

The general purpose of this District is to provide land which will be used for low density residential development.

175 Permitted Uses, (subject to any applicable Area Structure Plan or Area Redevelopment Plan)

- (1) Detached dwelling,
- (2) Accessory building,
- (3) Neighbourhood identification signs,
- (4) Home occupations which, in the opinion of the Development Officer, will not generate traffic,
- (5) Home music instructor/instruction (two students), subject to section 68.

176 Discretionary Uses (subject to any applicable Area Structure Plan or Area Redevelopment Plan):

- (1) Home occupations which will generate additional traffic,
- (2) "Existing Special Residential" (approved prior to December 7, 1998):
 - (a) Churches,
 - (b) kindergartens,
 - (c) schools,
 - (d) social care residences,
 - (e) day care facilities.

For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.

- (3) Sales of new homes from a show home,
- (4) Municipal services limited to Police, Emergency Services and/or Utilities,
- (5) Garden Suite.
- (6) Day Care Facilities, Social Care Residences or Retirement Home on sites which are so designated in a Neighbourhood Area Structure Plan,

(7) Home music instructor/instruction (six students), subject to section 68,

(8) Bed & Breakfast, subject to section 64.

177 Regulations

(1) Floor Area: minimum frontage in m x 6 m
but not less than 72 m².

(2) Site Coverage: maximum 40% (includes garage and
accessory buildings)

(3) Building Height: maximum two storeys with a
maximum of 10 m
measured from the
average of the lot grade

(4) Front Yard: minimum 6.0 m

(5) Side Yard:

Detached dwelling: minimum 1.5 m

Notwithstanding the setbacks noted above,
where the building flanks a public roadway, the
setback on the flanking side shall not be less than
2.4 metres.

(6) Rear Yard: minimum 7.5 m

(7) Lot Depth: minimum 30 m

(8) Landscaping: minimum 35% of site area

(9) Parking: subject to section 48

(10) Loading: n/a

(11) Lot Area:

Detached dwelling: minimum 360 m²

(12) Frontage:

Detached dwelling minimum 12 m

178 Special Regulations

- (1) Notwithstanding section 177 where an approved subdivision plan or a proposed subdivision plan within this use district comprises of at least 5 sites, the Development Authority shall establish the front yard setbacks required.
- (2) Notwithstanding section 177 in laneless subdivisions, one of the side yards for a detached dwelling shall be:

 - (a) 1.5 m where a garage or carport is attached to or is an integral part of the principal building, or
 - (b) 3 m where a garage or carport is to be provided in the rear yard of the said land, or
 - (c) 5 m where a garage or carport is to be attached to the principal building at a later date,
 - (d) in the event that the front building line of the said lands is 21 m in length or greater, the minimum side yard in one side of the site shall be ten per cent of such building line. The minimum side yard on the other side of the site in the case subsection (a) hereof applies, ten per cent of the said building line; in the case subsection (b) or (c) applies, 3 m or 5 m respectively as the case may be.
- (3) Notwithstanding section 177, the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with section 177, namely:

 - (a) Not less than 90% of the minimum: Front Yard
Side Yard
Rear Yard
Site Area, or
Frontage,
 - (b) Not less than 95% of the minimum floor area,
 - (c) Not less than 98% of the minimum landscaping area.
- (4) In calculating the minimum floor area for an odd and irregular shaped site:

 - (a) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
 - (b) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

179 Redevelopment in Existing Neighbourhoods

Notwithstanding Section 177, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

R1A RESIDENTIAL (SEMI-DETACHED DWELLING) DISTRICT

180 General Purpose

The general purpose of this District is to provide land which will be used for low density residential development including semi-detached dwelling units.

181 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1) Semi-detached dwelling unit,
- (2) Detached dwelling,
- (3) Private garage;
- (4) Neighbourhood identification signs,
- (5) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic,
- (6) Home music instructor/instruction (two students) subject to Section 68.

182 Discretionary Uses, subject to applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1) Home occupations which will generate additional traffic,
- (2) Existing Special Residential (approved prior to December 7, 1998):
 - (a) Churches,
 - (b) kindergartens,
 - (c) schools,
 - (d) social care residences,
 - (e) day care facilities.

For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.

- (3) Sales of new homes from a show home,

- (4) Municipal services limited to Police, Emergency Services and/or Utilities,
- (5) Retirement Home,
- (6) Day Care Facilities, Social Care Residences or Retirement Home on sites which are so designated in a Neighbourhood Area Structure Plan;
- (7) Home music instructor/instruction (six students) subject to Section 68,
- (8) Bed & Breakfast, subject to Section 64.

183 Regulations

- | | | | |
|-----|--|---------|--|
| (1) | Floor Area: | | |
| | Detached dwelling | minimum | Frontage in m x 6 m
but not less than 72 m ² |
| | Semi-detached dwelling | minimum | 72 m ² for each unit |
| (2) | Site Coverage: | maximum | 40% (includes garage and
accessory buildings) |
| (3) | Building Height: | maximum | two storeys with a
maximum of 10 m
measured from the
average of the lot grade |
| (4) | Front Yard: | minimum | 6.0 m |
| (5) | Side Yard: | | |
| | Detached dwelling: | minimum | 1.5 m |
| | Semi-detached dwelling unit
(without side entry): | minimum | 1.5 m |
| | Semi-detached dwelling unit
(with side entry): | minimum | 2.4 m |
| | Special residential: | minimum | 3.0 m |

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Figure 9.

(6)	Rear Yard:	minimum	7.5 m
(7)	Lot Depth:	minimum	30 m
(8)	Landscaping:	minimum	35% of site area
(9)	Parking:		subject to section 48
(10)	Loading:		n/a
(11)	Lot Area:		
	Detached dwelling:	minimum	360 m ²
	Semi-detached dwelling unit:	minimum	232 m ² per dwelling unit
(12)	Frontage:		
	Detached dwelling:	minimum	12 m
	Semi-detached dwelling unit	minimum	7.6 m per unit

184 Special Regulations

- (1) Notwithstanding Section 183 where an approved subdivision plan or a proposed subdivision plan within this use district comprises at least 5 sites, the Development Authority shall establish the front yard setback required.
- (2) Notwithstanding Section 183 in a laneless subdivision, one of the side yards for a semi-detached dwelling unit shall be:
 - (a) 1.5 m where a garage or carport is attached to or is an integral part of the principal building, or
 - (b) 3 m where a garage or carport is to be provided in the rear yard of the site, or
 - (c) 5 m where a garage or carport is to be attached to the principal building at a later date,
 - (d) if the front building line of the said lands is 21 m in length or greater, the minimum side yard in one side of the site shall be 10 per cent of such building line. The minimum side yard on the other side of the site in the case subsection (a) hereof applies, 10 per cent of the said building line; in the case subsection (b) or (c) applies, 3 m or 5 m respectively, as the case may be.

- (3) Where each half of a semi-detached dwelling unit is to be contained in a separate parcel or title no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.
- (4) Notwithstanding Section 183, the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 m by the Development Officer provided that the front yard of the adjoining dwelling unit meets the minimum requirements of this section.
- (5) Notwithstanding Section 183, the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with Section 183 namely:
 - (a) Not less than 90% of the minimum:
 - Front Yard
 - Side Yard
 - Rear Yard
 - Site Area, or
 - Frontage,
 - (b) Not less than 95% of the minimum floor area,
 - (c) Not less than 98% of the minimum landscaping area.
- (6) In calculating the minimum floor area for an odd and irregular shaped site:
 - (a) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot, and
 - (b) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.
- (7) **Redevelopment in Existing Neighbourhoods**

Notwithstanding Section 183, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

R1N RESIDENTIAL NARROW LOT DISTRICT**185 General Purpose**

The general purpose of this District is to provide land which will be used for narrow lot single family residential development in new neighbourhoods.

186 Permitted Uses (subject to any applicable Area Structure Plan or Area Redevelopment Plan)

- (1) Detached dwellings,
- (2) Accessory buildings,
- (3) Neighbourhood identification signs,
- (4) Home occupations which, in the opinion of the Development Officer, will not generate traffic,
- (5) Home music instructor/instruction (2 students) subject to Section 68.

187 Discretionary Uses (subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council)

- (1) Home occupation which will generate additional traffic,
- (2) Sales of new homes from a show home,
- (3) Municipal services limited to Police, Emergency Services and/or Utilities.
- (4) Home music instructor/instruction (6 students) subject to Section 68.

188 Regulations

- | | | | |
|-----|------------------|---------|--|
| (1) | Floor Area | minimum | Frontage in m x 6m |
| (2) | Site Coverage: | maximum | 45% (including garage and accessory buildings) |
| | | minimum | 6m x frontage |
| (3) | Building Height: | maximum | two storeys with a maximum of 8.5 m measured from the average of the lot grade |

(4)	Front Yard:	minimum	5 m
(5)	Side Yard: Detached Dwellings:	minimum	1.2 except where the building flanks a public roadway (excluding a lane or walkway) where the sideyard on the flankage side shall be 2.4 m
(6)	Rear Yard:	minimum	7.5 m
(7)	Lot Depth:	minimum	36.6 m
(8)	Landscaping:	minimum	35% of site area
(9)	Parking:		two stalls in back of the lot
(10)	Lot Area: Detached Dwelling:	minimum	380 m ²
(11)	Frontage: Detached Dwelling:	minimum	10.4 m
(12)	Lot width at rear of lot		9.2 m

189 Special Regulations

- (1) In order to ensure that there is not an excessive amount of on street parking, a two vehicle parking pad, shall be constructed in the back of the lot to at least a gravel standard. All locations shall be approved by the Development Authority.
- (2) In order to ensure a pleasing neighbourhood appearance, there shall be a common architectural theme, with the house oriented to the street with such features as front decks for any narrow lot development. The proposed theme shall be approved by the Development Authority.
- (3) The Development Authority, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.
- (4) Identical houses with similar front elevations must be separated by a minimum of one lot unless finishing treatments (colour/front elevations) are substantially different to the satisfaction of the Development Authority.

- (5) The Development Authority shall require a graduated transition between different house styles which shall be accommodated by varied roof lines, architectural projections, and/or the interjection of bi-level or split level designs between bungalow and two-storey designs. House setbacks shall be staggered.
- (6) Side windows shall be arranged to keep the incidence of windows facing each other to a minimum in above grade storeys. No window shall face directly into a bedroom. Obscured glass shall be used in any bathroom where it faces a window in an adjoining residence.
- (7) In order to ensure that the front landscape is not dominated by either garages or driveways, there shall be no front driveways or front yard garages allowed in this district.
- (8) In order to ensure that there is access to the rear yard, all lots in this District shall have rear lane access.
- (9) The front yard shall have a tree or shrub plantings.
- (10) No more than 33% of the total developable area in a Neighbourhood Area Structure Plan shall consist of narrow lot housing (R1N).
- (11) For the purposes of this section, “total developable area” means the total area of land which is designated residential in the Neighbourhood Area Structure Plan.
- (12) Notwithstanding Section 188, the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with Section 188, namely:
 - (a) Not less than 95% of the minimum:
 - Front Yard
 - Side Yard
 - Rear Yard
 - Site Area, or
 - Frontage,
 - (b) Not less than 95% of the minimum floor area,
 - (c) Not less than 98% of the minimum landscaping area.

R2 RESIDENTIAL (MEDIUM DENSITY) DISTRICT

190 General Purpose

The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with both neighbourhood, the immediate site and the growth policies of the General Municipal Plan.

191 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1) Detached dwelling,
- (2) Secondary Suite,
- (3) Neighbourhood identification signs,
- (4) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic,
- (5) Home music instructor/instruction (two students) subject to Section 68.

192 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council

- (1) Semi-detached dwelling unit,
- (2) Multi-attached building,
- (3) Multiple family building,
- (4) Home occupations which will generate additional traffic,
- (5) Accessory residential structure,
- (6) Existing Special Residential (approved prior to December 7, 1998):
 - (a) Churches,
 - (b) kindergartens,
 - (c) schools,
 - (d) social care residences,
 - (e) day care facilities.

For greater certainty, where approval for any Special Residential Use has been

given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.

- (7) Municipal Services limited to Police, Emergency Services and/or Utilities,
- (8) Public and quasi-public buildings,
- (9) Garden Suite,
- (10) Retirement Home,
- (11) Home music instructor/instruction (six students) subject to Section 68.
- (12) Bed & Breakfast subject to Section 64.

193 Regulations

- | | | | |
|-----|------------------------|---------|--|
| (1) | Floor Area: | | |
| | Detached dwelling | | frontage in m x 6 m |
| | Semi-detached dwelling | minimum | 65 m ² for each unit |
| | Multi-attached | minimum | 60 m ² for each unit |
| | Multi-family | minimum | 60 m ² for each unit |
| (2) | Site Coverage: | maximum | 40% (includes garage and accessory buildings) |
| (3) | Building Height: | maximum | two storeys with maximum of 10 m measured from the average of the lot grade except apartments which shall be allowed three storeys |
| (4) | Front Yard: | minimum | 6 m except multi-family buildings which shall have a |

minimum setback
of 7.5 m

(5) Side Yard:

Detached dwelling	minimum	1.5 m
Semi-detached dwelling (without side entry)	minimum	1.5 m
Semi-detached dwelling (with side entry)	minimum	2.4 m
Multi-attached (without side entry)	minimum	1.8 m
Multi-attached (with side entry)	minimum	2.4 m
Multi-family	minimum	66% of building height and in no case less than 3 m
Special Residential	minimum	3 m

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

(6) Rear Yard:	minimum	7.5 m
(7) Lot Depth:	minimum	30 m
(8) Landscaping:	minimum	35% of site area
(9) Parking:		subject to section 47
(10) Loading:		n/a
(11) Lot Area:		
Detached dwelling	minimum	360 m ²
Semi-detached dwelling-	minimum	232 m ² per dwelling unit
Multi-attached	minimum	150 m ² per internal

		unit
	minimum	186 m ² per end unit
Multi-family		
(no separate bedroom)	minimum	74 m ² per dwelling unit
(one bedroom)	minimum	111 m ² per dwelling unit
(more than one bedroom)	minimum	139 m ² per dwelling unit
(12) Frontage:		
Detached dwelling	minimum	12 m
Semi-detached dwelling	minimum	7.6 m per dwelling unit
Multi-attached building	minimum	16.5 m, 6.1 m per each unit
Multiple family building	minimum	19.5 m

194 Special Regulations

- (1)** Notwithstanding Section 193 where an approved subdivision plan or a proposed subdivision plan within this use district comprises of at least 5 sites the Development Authority shall specify the front yard setback required.
- (2)** Notwithstanding Section 193, in a laneless subdivision, one of the side yards for a detached dwelling and the side yard for a semi-detached dwelling unit shall be:
 - (a)** 1.5 m where a garage or carport is attached to or is an integral part of the principal building, or
 - (b)** 3 m where a garage or carport is to be provided in the rear yard of the site, or
 - (c)** 5 m where a garage or carport is to be attached to the principal building at a later date, and
 - (d)** if the front building line of the site is 21 m in length or greater, the minimum side yard in one side of the site shall be 10 per cent of such

building line. The minimum side yard on the other side of the site in the case subsection (a) hereof applies, 10 per cent of the said building line; in the case subsection (b) or (c) applies, 3 m or 5 m respectively, as the case may be.

- (3) (a) Where each half of a semi-detached house is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.
- (b) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.
- (4) Notwithstanding Subsection 193(4) the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 m by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.
- (5) Notwithstanding Section 193, the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with Section 193, namely:
 - (a) Not less than 90% of the minimum:
 - Front Yard
 - Side Yard
 - Rear Yard
 - Site Area, or
 - Frontage,
 - (b) Not less than 95% of the minimum floor area,
 - (c) Not less than 98% of the minimum landscaping area.
- (6) In calculating the minimum floor area for an odd and irregular shaped site:
 - (a) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
 - (b) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

195 Site Development

Notwithstanding Section 193, 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.

196 Site Location

- (1) Notwithstanding Section 193, a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.
- (2) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.

197 Redevelopment in Existing Neighbourhoods

Notwithstanding Section 193, in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

R3 RESIDENTIAL (MULTIPLE FAMILY) DISTRICT

198 General Purpose

The general purpose of this District is to accommodate and control medium and high density residential development.

199 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Multi-attached building up to a maximum density of 90 persons per hectare (D90),
- (2) Multiple family building up to a maximum density of 90 persons per hectare (D90),
- (3) Private garage,
- (4) Neighbourhood identification signs,
- (5) Social care residences,
- (6) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic,
- (7) Home music instructor/instruction (two students) subject to Section 68.

200 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Detached dwelling,
- (2) Semi-detached dwelling unit,
- (3) Home occupations which will generate additional traffic,
- (4) Accessory building,
- (5) Existing Special Residential (approved prior to December 7, 1998):
 - (a) Churches,
 - (b) kindergartens,
 - (c) schools,
 - (d) social care residences,
 - (e) day care facilities.

For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.

- (6) Neighbourhood and housing identification signs,
- (7) Utilities,
- (8) Secondary Suite, in a detached dwelling
- (9) Multi-attached building,
- (10) Multiple family building,
- (11) Additional units in an existing multi-attached building or multiple family building,
- (12) Retirement Home,
- (13) Home music instructor/instruction (six students) subject to Section 68.
- (14) Bed & Breakfast subject to Section 64.

201 Regulations

- (1) Floor Area:

Detached dwelling	minimum	frontage in m x 6 m
Semi-detached dwelling	minimum	85 m ² for each unit
Multi-attached	minimum	60 m ² for each unit
Multi-family	minimum	37 m ² for each unit
- (2) Site Coverage: maximum 40% (includes garage and accessory buildings)
- (3) Building Height: maximum two storeys with maximum of 10 m measured from the average of the lot grade except apartments
- (4) Front Yard: subject to sections 37 and 38, minimum 6 m except multi-family buildings which shall have a minimum setback

			of 7.5 m
(5)	Side Yard:		subject to Sections 37 and 38
	Detached dwelling	minimum	1.5 m
	Semi-detached dwelling (without side entry)	minimum	1.5 m
	Semi-detached dwelling (with side entry)	minimum	2.4 m
	Multi-attached (without side entry)	minimum	1.8 m
	Multi-attached (with side entry)	minimum	2.4 m
	Multi-family	minimum	66% of building height and in no case less than 3 m
	Special Residential	minimum	3 m
(6)	Rear Yard:	minimum	7.5 m
(7)	Landscaping:	minimum	35% of the site area
(8)	Parking:		subject to Section 48
(9)	Loading:		n/a
(10)	Lot Area:		
	Semi-detached dwelling	minimum	232 m ² per unit
	Multi-attached building	minimum	200 m ² internal unit, 240 m ² end unit
	Multiple family building:		
	(No separate bedroom)	minimum	55 m ² per unit
	(One bedroom)	minimum	82 m ² per unit
	(More than one bedroom)	minimum	102 m ² per unit subject to Section 202(2)

(11) Lot Frontage:

Detached dwelling	minimum	12.0
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202 Site Development

- (1)** Notwithstanding Section 201, 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.
- (2)** Notwithstanding the minimum site area requirements of Subsection 201(10), when an area has a density designation in accordance with Section 211, the minimum site area is subject to approval of the Commission.

203 Notwithstanding Section 201, where an approved subdivision plan or a proposed subdivision plan within this use district comprises of at least 5 sites, the Development Authority shall establish the front yard setbacks required.

R4 RESIDENTIAL DISTRICT (MANUFACTURED HOME)**204 General Purpose**

The general purpose of this District is to provide land for manufactured homes and manufactured home communities.

205 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Manufactured Home,
- (2) Manufactured Home Park,
- (3) Home music instructor/instruction (2 students) subject to Section 68.

206 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan

- (1) Manufactured home park,
- (2) Manufactured Home,
- (3) Home occupations which will generate additional traffic,
- (4) Neighbourhood identification signs.
- (5) Home music instructor/instruction (6 students) subject to Section 68.

207 Regulations for Manufactured Home Parks

- | | | | |
|-----|------------------|---------|---|
| (1) | Floor Area: | minimum | 55 m ² |
| (2) | Building Height: | minimum | one storey |
| | | maximum | one storey |
| (3) | Front Yard: | minimum | 6 m |
| (4) | Side Yard: | minimum | 1.5 m on right side facing lot from street; 2.35 m on left side |
| (5) | Rear Yard: | minimum | 6 m |
| (6) | Landscape Area: | minimum | 35% of site area |

- (7) Parking: Manufactured Home Park
as required by the Development Authority
- (8) Loading Space: n/a
- (9) Site Area: Manufactured Home Park
as required by the Development Authority
- (10) Frontage: Manufactured Home Park
minimum 11 m

208 Regulations for Manufactured Home Units (Subdivision or Condominium Sites)

- (1) Floor area minimum 55 m²
- (2) Building height maximum one storey
- (3) Front Yard 6 m per setback list
- (4) Side Yard 1.5 m on right side, facing lot
from street, 2.35 m on left side
- (5) Rear yard 6 m
- (6) Landscaping 35% of lot area
- (7) Parking two stalls on site
- (8) Loading space n/a
- (9) Site Area:
 - Single Wide minimum 350 m²
 - Double Wide minimum 418 m²
- (10) Frontage:
 - Single Wide minimum 11 m
 - Double Wide minimum 14 m

209 Special Regulations

- (1) Notwithstanding Section 208, the site plan of a Manufactured Home Park shall be subject to approval by the Commission.

PART 7

SPECIAL DISTRICTS

DENSITY (PERSONS PER HECTARE) DISTRICT

210 General Purpose

The general purpose of this District is to establish the maximum number of units and people which may be allowed on residential sites.

211 Method of Application

- (1) The maximum number of persons permitted per hectare in a Density District is indicated by the number following the letter "D" on the site in district map.

Example for illustration purposes only:

“R3.D40” means any permitted or discretionary R3 uses may not exceed a maximum density of 40 persons per hectare.

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

$$(a) \quad \text{Site Area} \times \text{Persons per Hectare} = \text{Maximum Persons per Site}$$

$$(b) \quad \frac{\text{Maximum Persons per Site}}{\text{Persons per Unit for Proposed Development}} = \text{Maximum Units per Site}$$

- (3) In the above calculation the persons per unit standard to be used is as follows:

(a) <u>Unit Type</u>	<u>Persons Per Unit Standard</u>
Detached dwelling	3.4
Semi-detached dwelling	3.3
Multi-attached dwelling	3.0
Multiple family dwelling	
- Bachelor	1.6
- One bedroom	2.4
- Two or more bedrooms	3.0

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

212 Transfer of Density

In calculating the maximum allowable density for a multiple family site where the dedication of land to the City is involved, the total area of the site before dedication, and after accepting thereout dedications required for municipal and environmental reserves, may be considered in the calculation.

FLOOD PLAIN PROVISIONS

213 Flood Risk Overlays

- (1) Schedule A - Figures 7A and 7B, shall apply to any site included in Flood Fringe and Floodway areas identified therein.
- (2) The general purpose of these provisions is to provide for the safe and efficient use of lands within the defined Floodway and Flood Fringe of the Waskasoo Creek and a portion of the Red Deer River by way of prohibiting the construction of new buildings or structures in the Floodway and allowing development and redevelopment of buildings or structures in the Flood Fringe, only if these facilities are satisfactorily floodproofed.

214 Floodway Uses

- (1) The only uses permitted in the Floodway are private open space, environmental reserve, natural areas and formal parks.
- (2) Notwithstanding the foregoing, existing uses, buildings or structures shall be deemed to be permitted uses, provided that they are listed as permitted or discretionary uses for the district in which the site is located and the use was approved by the Development Authority prior to the passing of this Bylaw.

215 Flood Fringe Uses

In the Flood Fringe area, the permitted and discretionary uses listed in the district in which the site is located shall continue to apply. Where the provisions of the Flood Risk Overlay appear to be in conflict with the Regulations of such district, the provisions of the Overlay shall take precedence and be applied in addition to the Regulations of the district.

216 Regulations

- (1) No new buildings will be allowed in the Floodway.
- (2) Before a development permit is issued for the construction of any development within the Flood Fringe, the Development Authority may require that the

applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been incorporated in the building and lot:

- (a) Canadian Mortgage and Housing Corporation guidelines for building in flood susceptible areas,
 - (b) the floodproofing of habitable rooms, electrical panels and heating units, and openable windows,
 - (c) basement drainage and site drainage, and
 - (d) information on grade elevation in relation to the 1:100 year flood elevation.
- (3) Except as provided in subsections (4) and (5), the Development Authority shall not issue a development permit until it is satisfied that adequate floodproofing exists.
- (4) The Development Authority shall permit minor renovations and repairs to an existing building, whether structural or not, in the Flood Fringe without requiring the floodproofing of a building.
- (5) The Development Authority may allow additions to an existing building in the Flood Fringe without requiring the floodproofing of the existing building(s).

HP HISTORICAL PRESERVATION DISTRICT

217 General Purpose

The general purpose of this District is to maintain the basic historical character of an area in terms of building appearance, and where the degree of activity and other aspects of the operation would not be incompatible with such district, and subject to such regulatory standards as are necessary to ensure such compatibility and historical preservation.

218 Permitted Uses

Those uses listed as permitted in the underlying use district.

219 Discretionary Uses

Those uses which, in the opinion of Council, will maintain and achieve the general purpose of this District.

220 Regulations

- (1) Buildings shall not be demolished, added to, structurally altered or the exterior renovated unless approved by the Commission.
- (2) 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 Commission.

HISTORICAL PRESERVATION BUILDINGS AND SITES

PROPERTY NUMBER	BUILDING OR SITE	MUNICIPAL ADDRESS	LEGAL DESCRIPTION	DESIGNATION
HP – 1	1. Old Court House	4836 Ross Street	Lots 1-4, Block 28, Plan K	Provincial
HP – 2	2. C.P.R. Station	5000 - 51 Avenue	Lot 19, Plan 952 4241	Provincial
HP- 3	3. St. Luke's Anglican Church	4929-54 Street	Lots 9-11, Block 14, Plan K	Registered
HP- 4	4. Allen Bungalow	6300 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Registered
HP – 5	5. North Red Deer Cottage School	5704-60 Street	Lot S, Plan 4596 NY	Registered
HP – 6	6. Parsons House	4801-49 Street	Lots 42 & 43, Block 26, Plan 982-1122	Registered
HP – 7	7. C. P. R. Rail Bridge	Red Deer River	SE of Plan 952 3190	Registered
HP – 8	8. Cronquist House	Great Chief Park	Lot 1MR, Block 1, Plan 832 2386	Municipal
HP – 9	9. Red Deer Armoury (Fire Hall No. 1)	4905 - 49 Street	Lot 1, Block 27, Plan 1339 RS	Municipal
HP – 10	10. Presbyterian Ladies College	5300 - 39 Avenue	Lot 1, Block 10, Plan 892 0192	Municipal
HP – 11	11. J.J. Gaetz House	35A Avenue & 55 Street	Lot 3, Block 1, Plan 792 1758	Municipal
HP – 12	12. Clark House	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal
HP – 13	13. McIntosh House	4631 - 50 Street	Lots 38-40 Block A, Plan K8	Municipal

Note: Provincial and Registered Designations are designations assigned by the Province of Alberta to provincially significant historic resources.

HISTORIC SIGNIFICANCE DISTRICT

- 221 (1)** The district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or

historical significance of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

- (2) It is not the intent of this bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this land use bylaw.

- (3) **Permitted Uses**

The uses listed as permitted in the underlying use district.

- (4) **Discretionary Uses**

The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

- (5) The owner must give 45 days notice to the City of the proposed demolition of any of the buildings or the disturbance of sites listed in Section 221(7). The City will cause a historical evaluation to be carried out through the Heritage Preservation Committee. If the building or site is deemed significant and a candidate for preservation, the Heritage Preservation Committee will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Preservation Committee will make an appropriate recommendation to the Development Authority. If the owner and the Development Authority are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.
- (6) If the building or site is deemed not significant or not a suitable candidate for preservation, or in the case of an emergency situation requiring immediate demolition, the Development Authority may waive or reduce the 45 day review period, based upon advice received from the Heritage Preservation Committee.
- (7) The buildings and/or sites, which are included in this district, are listed as follows:

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES

PROPERTY NUMBER	HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
HS – 1	A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402-55th Street	Parcel C, Plan 837 H.W.	Historic Significance
HS – 2	Arlington Hotel	4905-51st Ave	Lots 1-5 Block 10, Plan H	Historic Significance
HS – 3	Bank Manager's Residence	4742-56th Street	Lot 12, Block C, Plan K1	Historic Significance
JS – 4	Bawtinheimer Garage	4925-48 Street	Lot 12 (part) 13, Block 20, Plan K.	Historic Significance
HS – 5	Botterill Residence	4637 Ross Street	Lots 41-43, Block A, Plan K-8	Historic Significance
HS – 6	Bower Barn Gothic Roof Barn (Sunnybrook Farm)	4701-30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
HS – 7	Bower Residence (Sunnybrook Farm)	4701-30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
HS – 8	Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H	Historic Significance
HS – 9	Capitol Theatre	4924 Ross Street	Lot 8-9, Block 17, Plan H	Historic Significance
HS – 10	Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Ave	Lot 45, Block 12, Plan 972 0467	Historic Significance
HS – 11	Cenotaph	4900 Block, Ross Street	No Legal	Historic Significance
HS – 12	Cole/G.W. Smith Residence	5142-44th Street	Lot 15, Block 1, Plan 6077 HW	Historic Significance
HS - 13	Dawe Residence	4124-52nd Street	Lots 8 & 9, Block 12, Plan 3586AE	Historic Significance
HS – 14	Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230-58th Street	Lot D1, Plan 4154 R.S.	Historic Significance

PROPERTY NUMBER	HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
HS 15	Drill Hall #2 (Red Deer Memorial Centre)	4214-58th Street	Lot E, Plan 3962 H.W.	Historic Significance
HS – 16	Eaton's Store (former)	4807 Gaetz Ave	Lots 3 - 8, Block 19, Plan H	Historic Significance
HS – 17	Eilertson Sculpture (Victory Park)	4540 Ross Street	Part Lot X, Plan 4900	Historic Significance
HS – 18	Eventide Funeral Home (St. Luke's Hall)	4930-54th Street	Lots 1 - 3, Block 13, Plan K (only south 12' of 3)	Historic Significance
HS – 19	Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS	Historic Significance
HS – 20	Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331 AJ	Historic Significance
HS – 21	F.W. Galbraith Residence	5810-45th Ave	Lot 1, Block 5, Plan 961 H.W.	Historic Significance
HS – 22	Gaetz Manufacturing Building	4840-51th Street	Lots 1 & 2 Block 29, Plan K	Historic Significance
HS – 23	Gaetz Memorial United Church	4758 Ross Street	NW 1/4, 16-38-27-4 and Lot 1, Block 37 Plan 6275 H.W.	Historic Significance
HS – 24	Grandview Lodge (Senior Citizens Home)	5011-43rd Ave	Lot 8, Block 6, Plan 5470 HW	Historic Significance
HS – 25	Greene Block	5001 Ross Street	Lots 18 - 19 Block 10, Plan H	Historic Significance
HS – 26	Hallman Residence (Parkvale Area)	4617-48th Street	Lot 32-33, Block C, Plan K8 (excluding E. 10' of Lot 32)	Historic Significance
HS – 27	Hamilton Block	5211 Gaetz Ave	Lots 5 & 6 Block 15, Plan K	Historic Significance
HS – 28	Heritage Square	4600 Block 47th Avenue	Lot 1, Block C, Plan 842-2029	Historic Significance

PROPERTY NUMBER	HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
HS – 29	Huestis Residence	5201-47th Ave	Lots 9-11, Block N Plan 6901 R	Historic Significance
HS – 30	J. Weddell Residence (Waskasoo Crescent)	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544	Historic Significance
HS – 31	Johnstone Residence	5509-48A Ave	Lot B Block A, Plan 1995 ET	Historic Significance
HS – 32	La France Residence	4922-55th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.	Historic Significance
HS – 33	MacKenzie/Ellis Residence	5343-46th Ave	Lot 10A, Block G, Plan 1500 R.S.	Historic Significance
HS – 34	Maple Leaf Block	5020 Gaetz Ave	Lot 17, Block 11, Plan 795 HW	Historic Significance
HS – 35	McGregor Parson's Residence	5140 – 43rd Avenue	Lot 12, Block 14, Plan 6393 MC	Historic Significance
HS – 36	McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.	Historic Significance
HS – 37	Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH	Historic Significance
HS – 38	Mitchell & Jewell Building	4812 Gaetz Ave	Lot 16, Block 9, Plan H	Historic Significance
HS – 39	William Moore Residence	5555-45th Ave	Lot 8, Block A, Plan 955 M.C.	Historic Significance
HS – 40	Murrin/Routledge Residence	4736-56th Street	Lot 15, Block C, Plan 5947 AM	Historic Significance
HS – 41	Nachtman Residence	4630-45th Street	Lot 9, Block E, Plan 3591 P	Historic Significance
HS – 42	New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801-48th Street	Lots 21-22, Block 25, Plan K	Historic Significance
HS – 43	The Old Mill/ Hayhoe Building	5028 Gaetz Ave	Lot 18, Block 11, Plan 795 HW	Historic Significance
HS – 44	Palace Livery	5007-49th Street	Lot C, Block 9, Plan 1323 KS	Historic Significance
HS – 45	Payne Residence	4634-49th Street	Lots 5 - 8, Block A, Plan K-8	Historic Significance

PROPERTY NUMBER	HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
HS – 46	Pettepher Residence	5045-45th Ave	Lots 3 & 4, Block 1, Plan K9	Historic Significance
HS – 47	Piper Creek/ Twilight Lodge	4820-33rd Street	Lot 2, Block 8 Plan 1621 NY	Historic Significance
HS – 48	Pollock Residence	4629-46th Street	Lots 37-40, Block E, Plan 3591 P	Historic Significance
HS – 49	Old Post Office/ Federal Building	4909 Ross Street	Lots 20-29, Block 18, Plan H	Historic Significance
HS – 50	Prairie Business	5032 Gaetz Ave	Lots 19-21, Block 11, Plan 795 HW South 20' of 21	Historic Significance
HS – 51	Old Provincial Building	4935 - 51st Street	Lots 38 & 39, Block 17, Plan H	Historic Significance
HS – 52	Raymond Gaetz Residence	4763- 56th Street	Lot 30, Block A, Plan 647 K.S.	Historic Significance
HS – 53	Red Deer Bottling Co.	4601 Gaetz Ave	Lot 27, Block 21, Plan 962 3342	Historic Significance
HS – 54	Red Deer College Arts Centre	5700-32nd Street	Lot 3, Plan 812 2461	Historic Significance
HS – 55	A.H. Russell Residence	5938-45th Ave	Lot 1 & 2, Block 3, Plan 1292 A.O.	Historic Significance
HS – 56	Scott Block/Old Horsley's Hardware	4816-4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS	Historic Significance
HS – 57	Simpson Residence	5820-45th Ave	Lot 2, Block 5, Plan 961 H.W.	Historic Significance
HS – 58	Snell Gardener's Cottage	5521-50th Ave	Lot B, Plan 4337 HW	Historic Significance
HS – 59	St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Ave	Lot 1A, Plan 2473 N.Y.	Historic Significance
HS – 60	Telning Residence	4520-46th Street	Lot 12 & 13, Block J, Plan 4900 R	Historic Significance
HS – 61	Thatcher Residence	5401-48th Avenue	Lot 1, Block 33, Plan 656 NY	Historic Significance

PROPERTY NUMBER	HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
HS – 62	Trump Residence	5035 - 45th Ave	Lot 2, Block 1, Plan 4735 K.S.	Historic Significance
HS – 63	Tucker Residence	3534-45th Ave	Lot 5A, Block 5, Plan 78 RS	Historic Significance
HS – 64	Wallace Residence	4755-56th Street	Lots 25-26, Block A Plan KI	Historic Significance
HS – 65	Wartime Homes	36-38 Street block Between 41-42 Ave Mountview Neighbourhood	Lots 5-8 and 10-27, Block 9, Plan 1514 HW	Historic Significance
HS – 66	Water Tower (Horton Spheroid)	3536-46th Ave	Lot 9, Block 22, Plan 1919 KS	Historic Significance
HS – 67	Wong Block Apartment	5101 Gaetz Ave	Lots 1 & 2, Block 16, Plan H	Historic Significance
HS – 68	49A Avenue Houses	5511-49A Ave	Lots 7-9, Block 3, Plan 7075 AE	Historic Significance
		5514-49A Ave	Lots 7-9, Block 2, Plan 7075 AE	Historic Significance
		5517-49A Ave	Lots 10-11, Block 3, Plan 7075 AE	Historic Significance
		5520-49A Ave	Lots 16 & 17, Block 2, Plan 002-3098	Historic Significance
		5521-49A Ave	Lots 12-13, Block 3, Plan 7075 AE	Historic Significance
		5526-49A Ave	Lots 13-15, Block 2, Plan 7075 AE	Historic Significance
		5525-49 A Ave	Lot 19, Block 3 Plan 922-3300	Historic Significance
		5527-49A Ave	Lot 20, Block 3, Plan 922 3300	Historic Significance
HS – 69	A.C.R. Bridge Abutment	Taylor Drive	Lot R-1, Block 10 Plan 3231 TR	Historic Significance
HS – 70	Ceremonial Trees Central School	5100 Block 47th Avenue		Historic Significance
HS – 71	Ceremonial Trees Coronation Park	4500 Block Ross Street		Historic Significance
HS – 72	Ceremonial Trees Cronquist House	Bower Ponds		Historic Significance
HS - 73	Ceremonial Trees Red Deer & District Museum	4525-47A Ave		Historic Significance

PROPERTY NUMBER	HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
HS – 74	Ceremonial Trees Pioneers' Lodge	4600 Block 47th Avenue		Historic Significance
HS – 75	Chestnut Tree	45th Ave and 55th Street	Lot 22, Block G Plan 822-2078	Historic Significance
HS – 76	City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S	Historic Significance
HS – 77	'Crossing' School Site Marker	60th Ave and Cronquist Drive	SE 1/4, 18-38-27-4	Historic Significance
HS – 78	Fire Hall Trees Centennial 1967	4900 Block, 48th Street		Historic Significance
HS – 79	Gaetz Lake Sanctuary			Historic Significance
HS – 80	Great West Lumber Co. Site	Bower Ponds		Historic Significance
HS – 81	Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939	Historic Significance
HS – 82	Oak Tree	55th Street and 46th Ave	Lot 25, Block 1 Plan 1292 A.O.	Historic Significance
HS – 83	Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S	Historic Significance
HS – 84	Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4 Lot R3, Plan 762-1616	Historic Significance
HS – 85	Site of the ACR Silver Spike	Gaetz Ave and 35th Street	Lot 16, Block 1 Plan 8324 ET	Historic Significance
HS – 86	Snell Residence Site	4915-48th Ave	Lot 14, Block 38 Plan 832 0062	Historic Significance
HS – 87	Stone Wall, Everglades Apartments	4319-51st Ave	Lot 15B Block 6, Plan 862 2144	Historic Significance
HS – 88	Towers at Checkmate Court	4902-37th Street	Plan 902 1647	Historic Significance
HS – 89	Willow Tree	4700-55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952	Historic Significance
HS – 90	Wishart Cabin Site	Gaetz Lake Sanctuary		Historic Significance

V HEIGHT DISTRICT

222 General Purpose

The general purpose of this sub-district is to establish the maximum permitted height on any site in any use district.

223 Method of Application

- (1)** If a site does not possess a V designation, the maximum permitted height shall be determined by the regulation of the applicable use district.
- (2)** In a district with a V designation, the maximum permitted height of a building, expressed in metres, is determined by the number following the letter "V" on the Use District Map.

The following example is for illustrative purposes:

R 3.V18 means R 3 uses are permitted and the building shall not exceed a height of 18 m above grade.

PART EIGHT

GUIDELINES

- 224** Council may by resolution establish guidelines as to the procedure to be followed or factors to be considered by the Development Authority with respect to particular types of development, including but not limited to Communications Towers and Redevelopment in Existing Neighbourhoods.

Council Decision – Monday July 30, 2001

DATE: July 31, 2001

TO: City Solicitor
Inspections & Licensing Manager
T. Lindhout, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/KK-2001
Land Use Bylaw Update

FILE

Reference Report:

Chapman Riebeek, Inspections & Licensing Manager and Parkland Community Planning Services ,
dated July 25, 2001

Bylaw Readings:

Land Use Bylaw Amendment 3156/KK-2001 was given first reading.

Report Back to Council:

Yes. A Public Hearing will be held on Monday, August 27, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance. This office will be corresponding with the Red Deer College, Westerner, Red Deer & District Real Estate Board, Central Alberta Home Builders Association, Urban Development Institute, and the Red Deer Chamber of Commerce to advise them of the City's intent and provide them with a copy of the proposed Bylaw Amendment.

The following questions were put forth:

- 1) Section 4 (1) (h) dealing with election signs. Does the word "regional" refer to the Health Authority?
- 2) Section 19 (3). The word "connected" in the first line should be "connection".


Kelly Kloss
City Clerk

/chk

- c
- Director of Development Services
 - Director of Corporate Services
 - Director of Community Services
 - Land & Economic Development Manager
 - C. Adams, Administrative Assistant
 - J. Olson, City Clerk's Clerk Steno



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

July 31, 2001

Mr. Ron Woodward, President
Red Deer College
Box 5005
Red Deer, AB T4N 5H5

Dear Mr. Woodward:

**Re: City of Red Deer
Land Use Bylaw Update
Bylaw Amendment 3156/KK-2001**

At the City of Red Deer Council Meeting held on Monday, July 30, 2001, Council gave first reading to Land Use Bylaw Amendment 3156/KK-2001. A copy of the bylaw is enclosed for your information.

Land Use Bylaw Amendment 3156/KK-2001 proposes to redraft the Land Use Bylaw to create a bylaw that is simple and clear, that will serve as a single point of reference and does not change the intent or general structure of the current bylaw.

The changes incorporated in this amendment are as follows:

- ☐ Wording - overall the wording of the bylaw has been modified to make it simpler, clearer and internally consistent;
- ☐ Definitions - definitions were substantially revised to: (i) make the language clearer and simpler; (ii) eliminate unnecessary definitions; (iii) add needed new definitions; and (iv) ensure the definitions are consistent with the text of the bylaw;
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- ☐ Allows the Municipal Planning Commission to reconsider and modify development approvals when requested by the developer;
- ☐ Requires new developments to be completed within a specified time;
- ☐ Clarifies the rules regarding who is entitled to notice of development appeals to Subdivision & Development Appeal Board;
- ☐ Clarifies the method of calculating area with respect to shopping centres to ensure there is adequate parking and appropriate site coverages, regardless of whether the shopping centre is owned separately or by way of multiple condominium titles.
- ☐ Establishes a requirement that all requests for amendments to the Land Use Bylaw be supported by reasons justifying the request;
- ☐ Adds public notice provisions regarding agricultural operations as required by the Farming Practices Protection Statute;
- ☐ Meaning of "financial services" expanded;
- ☐ Campground added to Public Service/Parks & Recreation;
- ☐ Discretionary uses added for Red Deer College site;
- ☐ Modification of wording re uses for Westerner site;
- ☐ Council's role in creating guidelines clearly stated (e.g. Communications Towers).

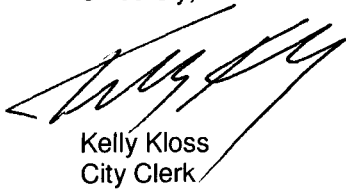
Red Deer College
July 31, 2001
Page 2

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If you have questions regarding the Land Use Bylaw amendment, please call the City's Inspections and Licensing Manager, Ryan Strader, at 342-8195 or the City Planner, Tony Lindhout, at 343-3394.

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

c Inspections & Licensing Manager
 City Planner



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

July 31, 2001

Mr. John Harms, General Manager
Westerner Park
4847A – 19 Street
Red Deer, AB T4R 2N7

Dear Mr. Harms:

**Re: City of Red Deer
Land Use Bylaw Update
Bylaw Amendment 3156/KK-2001**

At the City of Red Deer Council Meeting held on Monday, July 30, 2001, Council gave first reading to Land Use Bylaw Amendment 3156/KK-2001. A copy of the bylaw is enclosed for your information.

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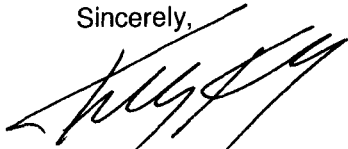
Westerner Park
July 31, 2001
Page 2

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If you have questions regarding the Land Use Bylaw amendment, please call the City's Inspections and Licensing Manager, Ryan Strader, at 342-8195 or the City Planner, Tony Lindhout, at 343-3394.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

Kelly Kloss
City Clerk

KK/chk
/attach.

c Inspections & Licensing Manager
 City Planner



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

F. L. E

Office of the City Clerk

July 31, 2001

Jan Fisher, Executive Director
Red Deer Chamber of Commerce
3017 – 50 Avenue
Red Deer, AB T4N 5Y6

Dear Ms Fisher:

**Re: City of Red Deer
Land Use Bylaw Update
Bylaw Amendment 3156/KK-2001**

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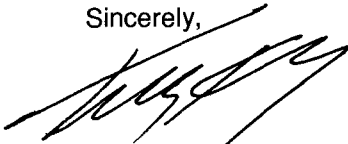
Red Deer Chamber of Commerce
July 31, 2001
Page 2

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Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

Kelly Kloss
City Clerk

KK/chk
/attach.

c Inspections & Licensing Manager
 City Planner



MAIL  POSTE

 02.05

CANADA

METER
COMPTEUR

H 2061919

RETURN TO SENDER
RENOI À L'EXPÉDITEUR

☐ Unclaimed
 non réclamé

☐ No such address
 Adresse inexistante

☐ Address moved
 Adresse déplacée

☐ Address incomplete
 Adresse incomplète

☐ Address, address unknown
 Adresse, adresse inconnue

☐ Return card blank address
 Carte retour sans adresse

☐ No such person
 Personne inexistante

☐ Addressed by addressee
 Adressé par le destinataire

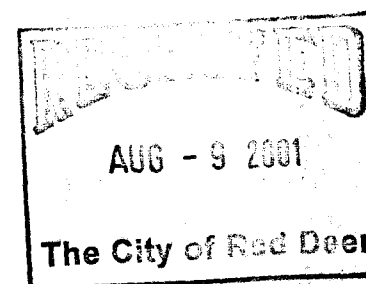
☐ Damaged
 Endommagé

☐ Unknown
 Inconnu

Mr. Curry
 Urban De

→ AUG 9/01
REDIRECTED TO:
GUY PELLITIER, CHAIRMAN
40 MELCOR DEVELOPMENTS,
502, 4901- 48 STREET
RED DEER, T4N 6M4
(Call)

Business does not
exist at this address.



The City of Red Deer

Christine Kenzie



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

July 31, 2001

Mr. Guy Pellitier, Chairman
Urban Development Institute Red Deer Chapter
#4, 5551 – 45 Street
Red Deer, AB T4N 1L2

Dear Mr. Pellitier:

**Re: City of Red Deer
Land Use Bylaw Update
Bylaw Amendment 3156/KK-2001**

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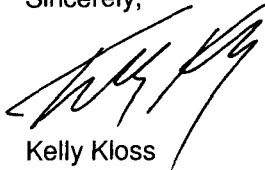
Urban Development Institute Red Deer Chapter
July 31, 2001
Page 2

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Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

c Inspections & Licensing Manager
 City Planner



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

July 31, 2001

Mr. P. Kennedy, Executive Director
Central Alberta Home Builder's Association
10, 7895 – 49 Avenue
Red Deer, AB T4P 2B4

Dear Mr. Kennedy:

**Re: City of Red Deer
Land Use Bylaw Update
Bylaw Amendment 3156/KK-2001**

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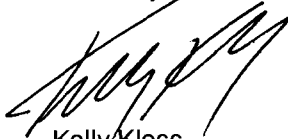
Central Alberta Home Builder's Association
July 31, 2001
Page 2

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Sincerely,

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Kelly Kloss
City Clerk

KK/chk
/attach.

c Inspections & Licensing Manager
 City Planner



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

July 31, 2001

Nancy Dingman, Executive Director
Red Deer & District Real Estate Board Co-op Ltd.
4922 – 45 Street
Red Deer, AB T4N 1K6

Dear Ms Dingman:

**Re: City of Red Deer
Land Use Bylaw Update
Bylaw Amendment 3156/KK-2001**

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Red Deer & District Real Estate Board Co-op Ltd.
July 31, 2001
Page 2

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Sincerely,

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Kelly Kloss
City Clerk

KK/chk
/attach.

c Inspections & Licensing Manager
 City Planner

Date: July 25, 2001
To: City Clerk
From: Director of Development Services
Re: 48 Street Extension - 52 Avenue to Taylor Drive

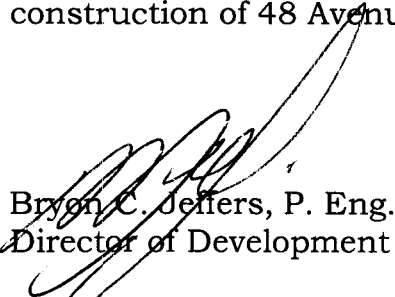
The 2001 Capital Works Program identified the construction of 48 Street, from 52 Avenue to Taylor Drive. The original budget for this project was \$350,000. Public tenders were called resulting in one bid being received. The Tender price contained higher than anticipated Contractor and material pricing. The bid; when included with other project costs such as engineering design, contract supervision, streetlighting, and materials testing; now pushes the total project budget to \$500,000.

Funding for the project is solely through sales of the former Downtown CPR lands. There are sufficient funds available to cover the additional cost. The final payment for the Trademark land sale is anticipated prior to the end of July 2001.

The City has committed to constructing this road extension by September 30, 2001, as per conditions of the land sale to Trademark. In order to meet this commitment, it is necessary for the Contractor to start no later than August 2, 2001.

Recommendation

We respectfully request Council approve award of the Contract for the construction of 48 Avenue. The total budget cost is \$500,000.



Bryon C. Jeffers, P. Eng.
Director of Development Services

BCJ/emr
c. City Manager
Director of Corporate Services
Land & Economic Development Manager
Engineering Services Manager
Streets and Utilities Engineer

Comments:

We concur with the recommendations of the Director of Development Services.

"B. Jeffers"
Acting City Manager

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: Director of Development Services
FROM: City Clerk
RE: 48 Street Extension – 52 Avenue to Taylor Drive

FILE

Reference Report:

Director of Development Services, dated July 25, 2001

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Director of Development Services, re: 48 Street Extension – 52 Avenue to Taylor Drive, approves the construction of the 48th Street Extension – 52 Avenue to Taylor Drive in the amount of \$500.000.

Report Back to Council: NO

Comments/Further Action:



Kelly Kloss
City Clerk

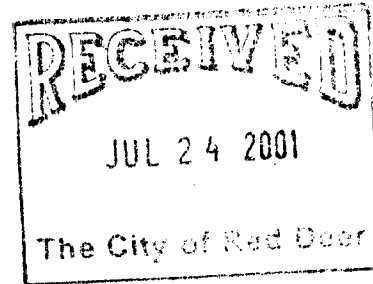
/chk

c City Manager
 Director of Corporate Services
 Land & Economic Development Manager
 Engineering Services Manager
 Streets & Utilities Engineer



July 21, 2001

Mayor and Council
City of Red Deer
City Hall
4914 – 48 Ave.
Red Deer, AB.,
T4N 3T4



Dear Mayor and Council;

Re: Development approval for commercial site
Civic Address : " Old Windsor Parking Lot"
Legal Description : Lot 17, Plan 922-0308

We have been requested by our client Quantum III Developments Inc. (Mr. David Everett - President) to seek approval from Council for the proposed commercial development located at the above-referenced site.

As a brief background note, Mr. Everett purchased this property which is zoned C-1A, from the City. A condition of sale required that, prior to receiving a Development Permit, the Council must first approve of the proposed project.

The Owner now wishes to proceed with development under the C-1A zoning guidelines, and retained BEARDEN to prepare the plans. This process is underway, and a copy of the site and floor plans as well as elevation drawings is attached for your reference.

The site layout, building configurations and intended uses all meet the requirements of the by-law. No relaxations or concessions are required. As you can see from the elevation drawings, the buildings are designed to support the architectural style of the Old CPR Railway Station. Architectural finishes will be of high quality including cultured stone, stucco and clay tile roofing. Parking, access, egress and landscaping all comply with the By-law.

We have submitted 5 sets of drawings to Mr. Ryan Strader, Development Officer, for distribution and comments.

FOUNDING PARTNERS

Terry Bearden, B.Sc., M.A.Sc., P.Eng. / Steve Chow, B.Sc., P.Eng.
Members of the Association of Alberta Architects

BEARDEN to Mayor and Council / 072001

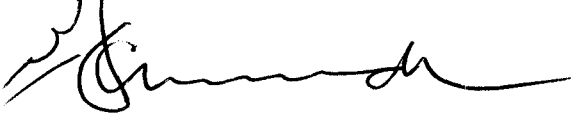
To date, several prospective clients have expressed interest in locating there, and a major financial services firm has already made plans to "anchor" the project.

Our client is prepared to commence site work by mid-August, and therefore seeks your approval so that all permits to proceed can be obtained in the shortest possible time.

We trust that you will appreciate the merits of this project, which we are certain will significantly enhance its neighborhood and contribute to the overall redevelopment of Downtown Red Deer.

Thank you for your careful attention to these materials.

Yours truly,
BEARDEN ENGINEERING CONSULTANTS



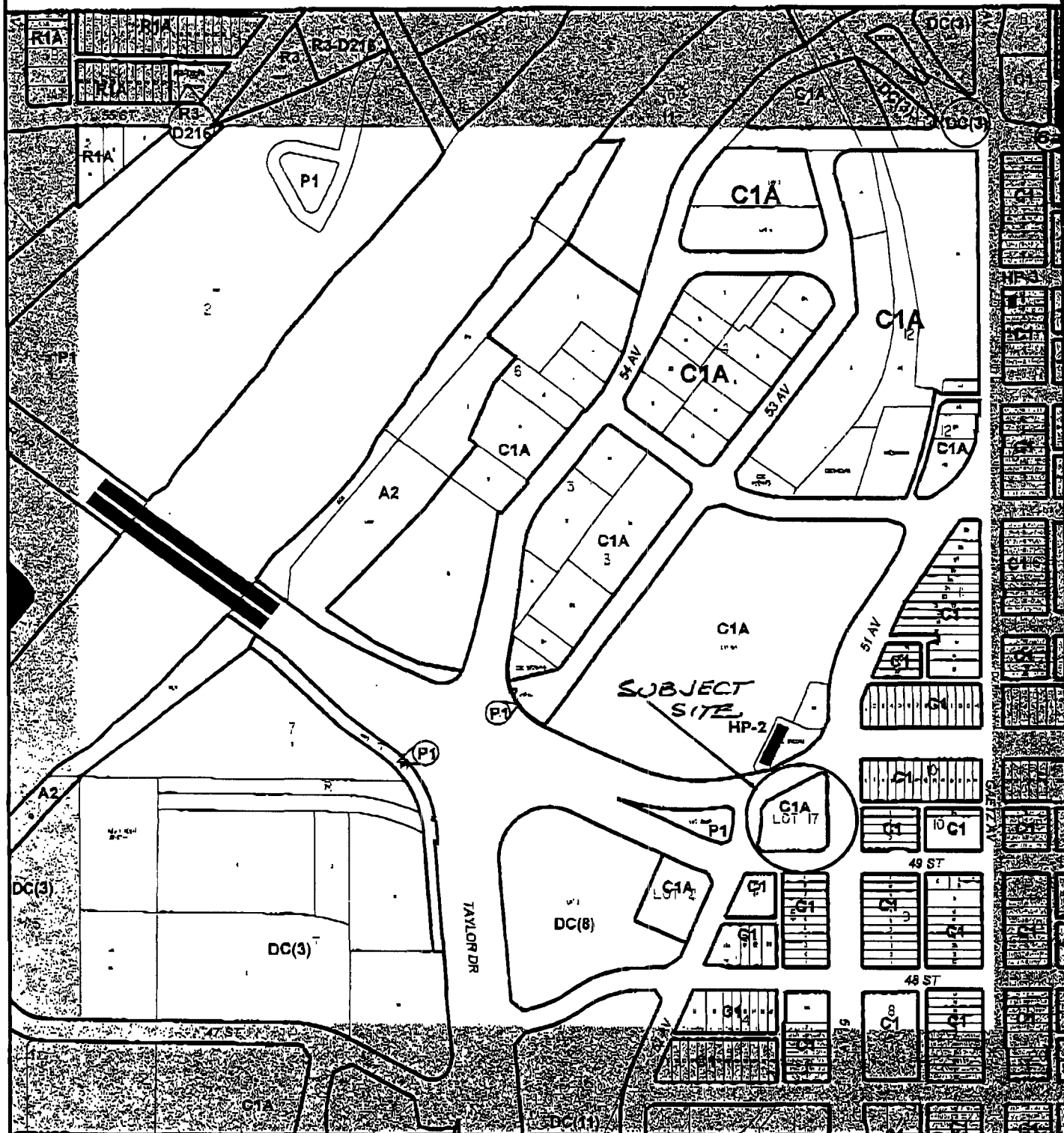
Marty Schmidt, B.A., M.A.
Business Development Manager

CC / Quantum III Developments Inc. (Attn: Mr. David Everett / President)
Attach.

THE CITY OF RED DEER - LAND USE BYLAW

LAND USE DISTRICTS

F9



BYLAW NUMBER - 3156/96

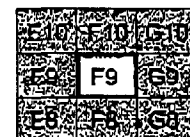
AMENDMENTS:

3156 / E - 99 15 - Mar - 1999

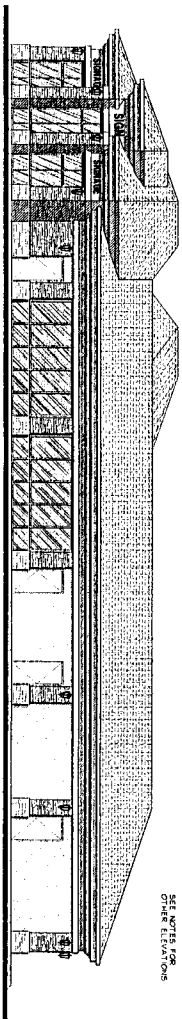
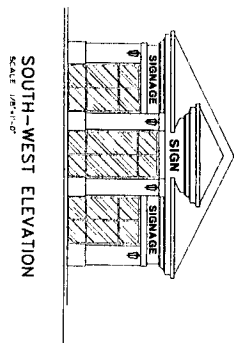
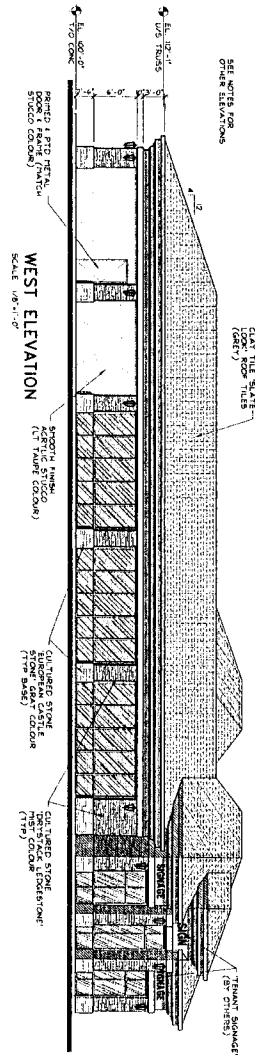
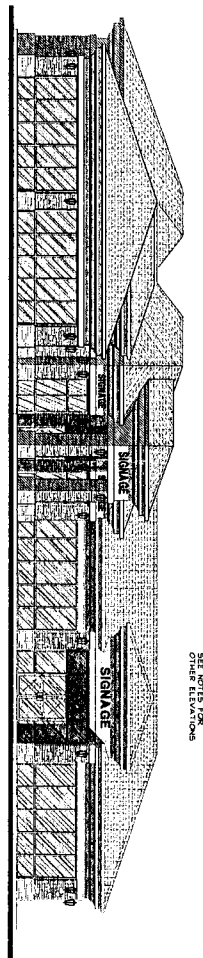
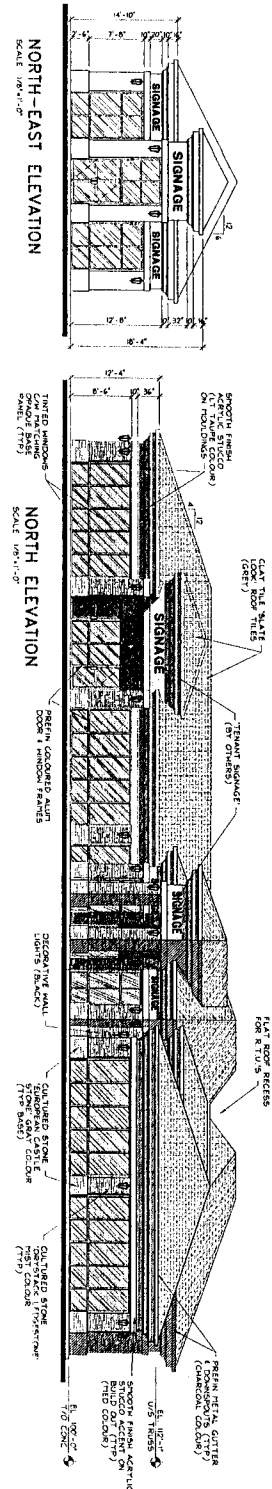


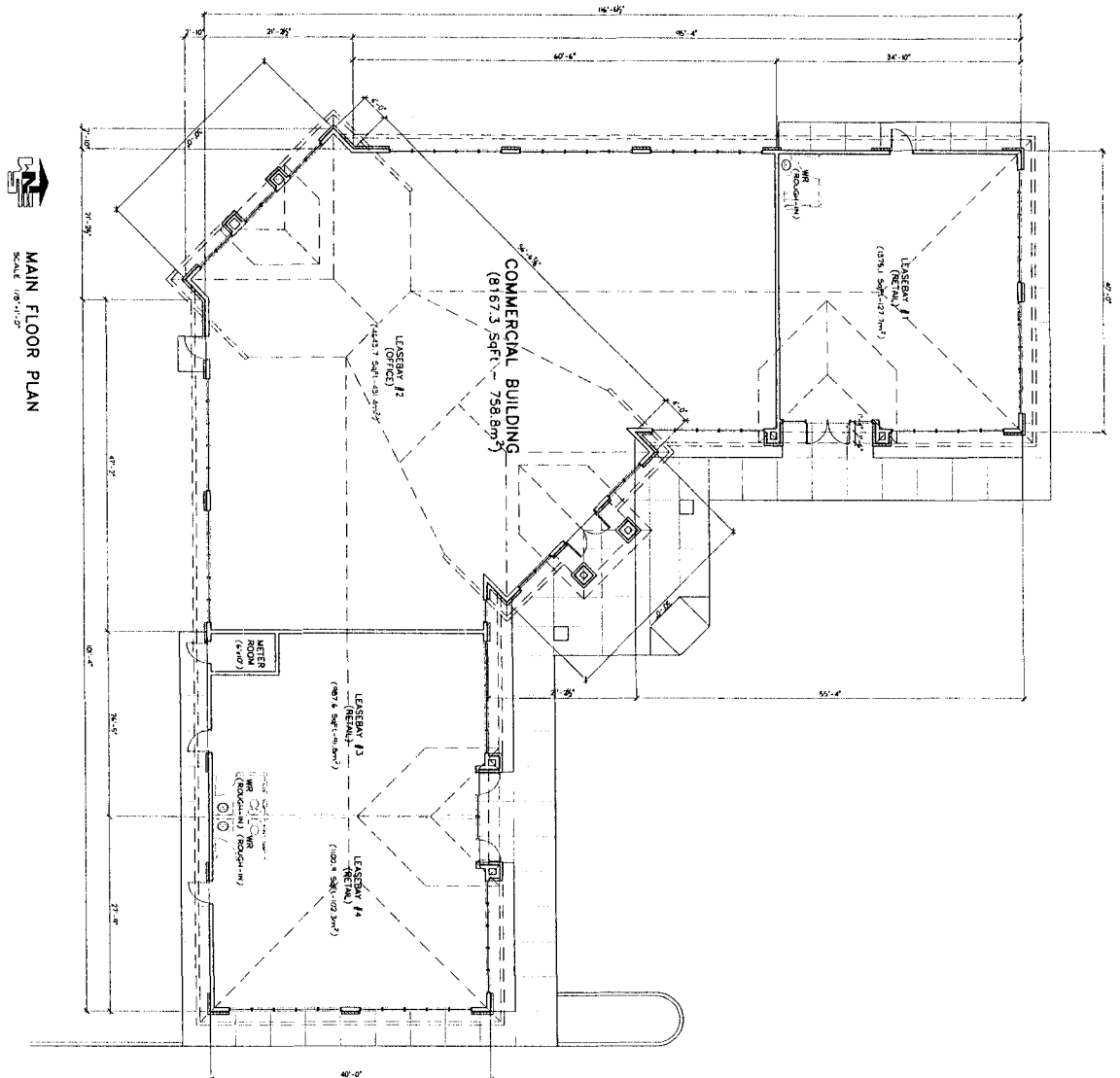
1:5,000
17-SEP-1999

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS



N.E. ¼ -17-38-27-4





MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

JOB No. 01-220
PROJECT
PROPOSED
8167 SqFt COMMERCIAL
DEVELOPMENT
RED DEER, ALBERTA
FLOOR PLAN
A2
OF 3
DWG No. DRAWING TITLE



819
32

PRELIMINARY
NOT FOR CONSTRUCTION

STAMP9

DRAWN	CHKD	SCALE
AES		1/8" = 1'-0"
Jul 17, 2008 - 08:00 - A2P3.DWG		
A (NOT FOR DEVELOPMENT) PERMITS 07/17/2008		
No.	REVISION	DATE

MEMO

DATE: July 23, 2001

TO: KELLY KLOSS
City Clerk

FROM: RYAN STRADER, Manager
Inspections & Licensing Department

RE: 4940 – 51 AVENUE
LOT 17, PLAN 992-0308

Legislative History:

In 1993, Council agreed that the site owned by The City and formerly known as the Windsor parking lot be advertised for sale, with every proposal received to provide for replacement parking.

In 1997, Council approved the sale of this site to David Everett, subject to a Sales Agreement that:

- 1) Required development to be of high standard and subject to approval by Council,
- 2) Prohibited the development of a gas bar or free standing fast food restaurant on the site.

In September of 2000, a request for approval of development for a car wash on this site was approved by City Council subject to development details being approved by the Municipal Planning Commission.

This application did not proceed.

Discussion:

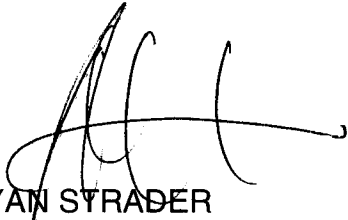
A Development Application for a 758m² - Retail/Office building has been received. The plans are currently circulating for comment prior to an application being considered by the Municipal Planning Commission. However, prior to the Municipal Planning Commission dealing with this application, Council must first approve the development. Our review of the plans indicates that it meets the standards for the District C1A for parking and landscaping. The building elevations and materials will, in our opinion, result in a very attractive development.

..... /2

4940 – 51 Avenue
July 23, 2001
Page 2

Recommendation:

That Council approves this application for development. The applicant to be aware that the details, as mentioned, are subject to the Municipal Planning Commission's approval.

A handwritten signature in black ink, appearing to be 'RS', with a long horizontal stroke extending to the right.

RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS:ldr

Date: July 25, 2001

To: Joyce Boon
Inspections and Licensing

From: Brian Johnson
Engineering Services

Re: **Proposed Office and Retail Space
4940 - 51 Avenue
Lot 17, Plan 922-0308**

We have the following comments:

- a) The Developer to apply and pay for the installation of sanitary, storm and water services.
- b) The Developer to apply and pay for the installation of new drive-way crossings and sidewalk construction, as well as the closing of existing unused crossings.
- c) No access to site from Ross Street will be permitted.
- d) 51 Avenue access to be shifted to approximately the middle of the block (near the existing crossing).
- e) Developer responsible for the cost of constructing the sidewalk along 49 Street.
- e) The one way access from 49 Street to be revised, the details of the revised access are to be submitted to the Engineering Services Department for review and approval. The access revisions should include:
 - Increase throat length to 15 m;
 - Increase turning radius & taper length;
 - Eliminate Southbound lane within access throat;
 - Sidewalk crossing required;
 - Installation of 'Do Not Enter' signs as well as a one way arrow and pavement markings. These are to ensure southbound traffic on the site does not attempt to travel the wrong way on the one way access.

Inspections and Licensing

Page 2

July 25, 2001

- f) A site drainage plan to be submitted to Engineering Services for our review and approval.
- g) Roof drainage to be directed by downspouts to splash pads.



Brian Johnson, C.E.T.
Customer Service Administrator

CB/nrc

c. Kelly Kloss

Comments:

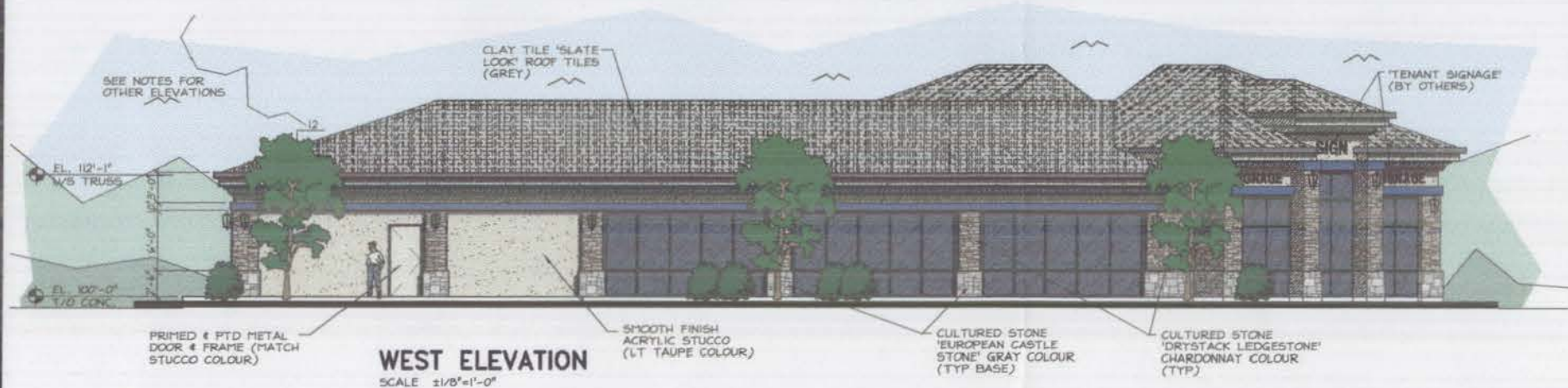
As Council will recall, this particular lot was designated as one that Council would take a more specific role given the lot's exposure to all of the major through-fares in the Downtown and the importance of its overall aesthetic appeal to Downtown redevelopment. As a result, we are requesting Council review the proposed development in terms of its appropriateness and appearance. Council was particularly concerned that the building had attractive finishings and that it be aesthetically pleasing from all angles. We believe that the proposed elevations meet these requirements and recommend that Council agree that the project proceed to the Municipal Planning Commission for consideration of detailed development plans.

"G.D. Surkan"
Mayor

"B. Jeffers"
Acting City Manager



NORTH-EAST VIEW
SCALE $\pm 1/8"=1'-0"$



BEARDEN ENGINEERING
ARCHITECTURAL & ENGINEERING CONSULTING

21, 4545 Riverside Drive, Red Deer, Alberta T4N 8Y5
Phone: (403) 343-8850 Fax: (403) 343-2152
E-mail: info@beardenengineering.com
Web: www.beardenengineering.com

Submitted To City Council
Date: July 30, 2001

Jul 26, 2001 -16:54- A3_PRES.DWG

DRAWINGS ARE TO BE READ NOT SCALED AND ARE THE PROPERTY OF BEARDEN ENGINEERING AND MAY NOT BE REPRODUCED WITHOUT PERMISSION FROM THE FOREMENTIONED



SITE PLAN

SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION

LOT: 17
PLAN: 922-0308
(WINDSOR PARKING LOT)
RED DEER, AB.

52nd AVENUE (TWO WAY)

ROSS (50th) STREET (ONE WAY WESTBOUND)

51st AVENUE (ONE WAY SOUTHBOUND)

49th STREET (ONE WAY EASTBOUND)

COMMERCIAL BUILDING
(8167.3 SqFt - 758.8m²)

LEASEBAY #1
(RETAIL)
(1576.1 SqFt - 147.1m²)
(7 STALLS REQ'D)

LEASEBAY #2
(OFFICE)
(1648.7 SqFt - 153.4m²)
(10 STALLS REQ'D)

LEASEBAY #3
(RETAIL)
(107.6 SqFt - 9.9m²)
(6 STALLS REQ'D)

LEASEBAY #4
(RETAIL)
(1000.9 SqFt - 92.9m²)
(6 STALLS REQ'D)

METER ROOM

TENANT PYLON SIGN

LANDSCAPING LEGEND

OVERALL PLANTINGS

-NEW GRASS AREAS - SODDED

SHRUBS & BUSHES

- A - DOGWOOD (CORNUS ALBA)
(MIN 600mm (2'-0") HT. or SPREAD)
- B - JUNIPER (JUNIPERUS HORIZONTALIS)
(MIN. 600mm (2'-0") SPREAD)
- C - UPRIGHT JUNIPER (J. COMPLANATA)
(MIN. 900mm (3'-0") HT.)
- D - SHRUBBY CINQUEFOIL (POTENTILLA FRUTICOSA)
(MIN. 600mm (2'-0") HT. or SPREAD)
- E - COTONEASTER (COTONEASTER ACUTIFOLIUS)
(MIN. 600mm (2'-0") HT. or SPREAD)

TREES

- T1 - MIN. 75mm (3") CALIPER DECIDUOUS
- CHOCCHERRY (PRUNUS VERGINIANA 'SCHUBERT')
- T2 - MIN. 2.5m (8'-0") H. CONIFEROUS
- SCOTCH PINE (PINUS SYLVESTRIS)
- T3 - MIN. 75mm (3") CALIPER DECIDUOUS
- MOUNTAIN ASH (SORBUS AMERICANA)
- T4 - MIN. 2.5m (8'-0") H. CONIFEROUS
- BLUE SPRUCE (PICEA PUGENSIS 'GLAUCA')
- T5 - MIN. 75mm (3") CALIPER DECIDUOUS
- BIRCH (BETULA TRUNK CLUMP) (BETULA PAPERIFERA)
- TX - EXISTING 'CITY' TREE TO REMAIN

NOTES:

- AREA OF SHRUB GROUPINGS TO HAVE MIN. 150mm (6") OF TOPSOIL, WEED CONTROL BARRIER (POLY or FABRIC), AND MIN. 50mm (2") OF CEDAR BARK CHIP GROUND COVER. THE USE OF BARK MULCH IS NOT ACCEPTABLE.
- ANNUAL PLANTING BEDS SHALL HAVE NATURAL STERILIZED BLACK LOAM TO MIN. 150mm (6") DEPTH.
- GRASS AREAS SHALL BE SEPARATED FROM PLANTING BEDS & SHRUB GROUPINGS BY PRE-MOULDED LANDSCAPE EDGING SET INTO THE TOPSOIL.
- ALL TREES ARE TO BE PLANTED LEVEL WITH THE ADJACENT GROUND AND HAVE A 100mm (4") SOIL LIP AROUND PLANTING BULB, AND BE STAKED & SUPPORTED WITH 3 GUT WIRES, IMMEDIATELY AFTER PLANTING.
- GRASS AREAS ARE TO HAVE 150mm (6") OF TOPSOIL, GRADED & ROLLED TO ENSURE PROPER DRAINAGE AND BE SODDED WITH NURSERY SOD.

BYLAW INFORMATION

- ZONING: C1A - COMMERCIAL (CITY CENTRE WEST) DIST.
- SITE SIZE: 3362.5m² (36,086.2 SqFt)
- SITE COVERAGE: REQUIRED: MAX 33% OF SITE AREA
PROVIDED: 22% COVERAGE
- BUILDING HEIGHT: REQUIRED: BY M.P.C.
PROVIDED: ONE STOREY, 7.4m (24'-0")
- FRONT YARD: REQUIRED: 6.0m
PROVIDED: 14.48m (47'-5")
- REAR YARD: REQUIRED: 3.0m
PROVIDED: 3.65m (11'-4")
- SIDE YARD: REQUIRED: 3.0m
PROVIDED (N): 4.74m (15'-6")
PROVIDED (S): 3.6m (11'-8")
- LANDSCAPING: REQUIRED: 15% OF SITE AREA = 504.38m² (5412.9 SqFt)
PROVIDED: 664.6m² (7146.1 SqFt) = 19.1%
- PARKING: REQUIRED: 2 per 40m² (OFFICE) = 10 STALLS
REQUIRED: 5.1 per 40m² (RETAIL) = 14 STALLS
REQUIRED: TOTAL = 24 STALLS
PROVIDED: 46 STALLS, 2.7m x 5.5m
- LOADING ZONE: REQUIRED: 1 per BUILDING = 1 STALL(5)
PROVIDED: 1 STALL(5), 10.6m x 6.0m

JOB No. 01-220

PROPOSED
8167 SqFt COMMERCIAL
DEVELOPMENT
RED DEER, ALBERTA
PRESENTATION SITE PLAN

BEARDEN ENGINEERING
ARCHITECTURAL & ENGINEERING CONSULTING
4044 Riverside Drive, Red Deer, Alberta T4N 8Y5
Phone: (403) 243-1888 Fax: (403) 243-1722
E-mail: info@bearden-engineering.com

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN: CHKD: SCALE: 1/8"=1'-0"

DATE	REVISION	NO.
07/17/2001		1

DWG No.

DRAWING TITLE

STAMPS

Submitted To City Council

Date: July 30, 2001

Council Decision – Monday July 30, 2001

DATE: July 31, 2001

TO: Inspections & Licensing Manager

FROM: City Clerk

RE: 4940 – 51 Avenue
Lot 17, Plan 992-0308
Development Approval for Commercial Site / Quantum III Developments Inc.

FILE

Reference Report:

Inspections & Licensing Manager, dated July 25, 2001

Resolutions:

Resolved that Council of the City of Red Deer, having considered the correspondence from Bearden Engineering, dated July 23, 2001 - Re: Development Approval for Commercial Site located at 4940 – 51 Avenue, Quantum III Developments Inc., hereby approves the development concept as presented.

Report Back to Council:

Comments/Further Action:



Kelly Kloss
City Clerk

/chk

c Director of Development Services



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

July 31, 2001

Mr. Marty Schmidt
Bearden Engineering
#1, 4646 Riverside Drive
Red Deer, AB T4N 6Y5

Dear Mr. Schmidt:

**RE: *Development Approval for Commercial Site
 4940 – 51 Avenue
 Lot 17, Plan 922-0308
 Quantum III Developments Inc.***

At the July 30, 2001 meeting of Council, Council passed the following resolution regarding approval of the Commercial Site located at 4940 – 51 Avenue:

"Resolved that Council of the City of Red Deer, having considered the correspondence from Bearden Engineering, dated July 23, 2001 - Re: Development Approval for Commercial Site located at 4940 – 51 Avenue, Quantum III Developments Inc., hereby approves the development concept as presented."

The project may now proceed to the Municipal Planning Commission for consideration of detailed development plans.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk

c Inspections & Licensing Manager

Date: August 3, 2001

To: Joyce Boon
Inspections and Licensing

From: Brian Johnson
Engineering Services

Re: **Proposed Office and Retail Space (REVISION)**
4940 - 51 Avenue
Lot 17, Plan 922-0308

We have the following comments:

- a) The Developer to apply and pay for the installation of sanitary, storm and water services.
- b) The Developer to apply and pay for the installation of new drive-way crossings and sidewalk construction, as well as the closing of existing unused crossings.
- c) Exit only to Ross Street will be allowed.
- d) Entrance only from 49 Street will be allowed.
- e) Developer responsible for the cost of constructing the sidewalk along 49 Street.
- f) A site drainage plan to be submitted to Engineering Services for our review and approval.
- g) Roof drainage to be directed by downspouts to splash pads.


Brian Johnson, C.E.T.
Customer Service Administrator

CB/nrc

c. Kelly Kloss

Item No. 1
Bylaws

BYLAW NO. 3156/BB-2001

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

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

- 1 The "Use District Map C13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of July A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

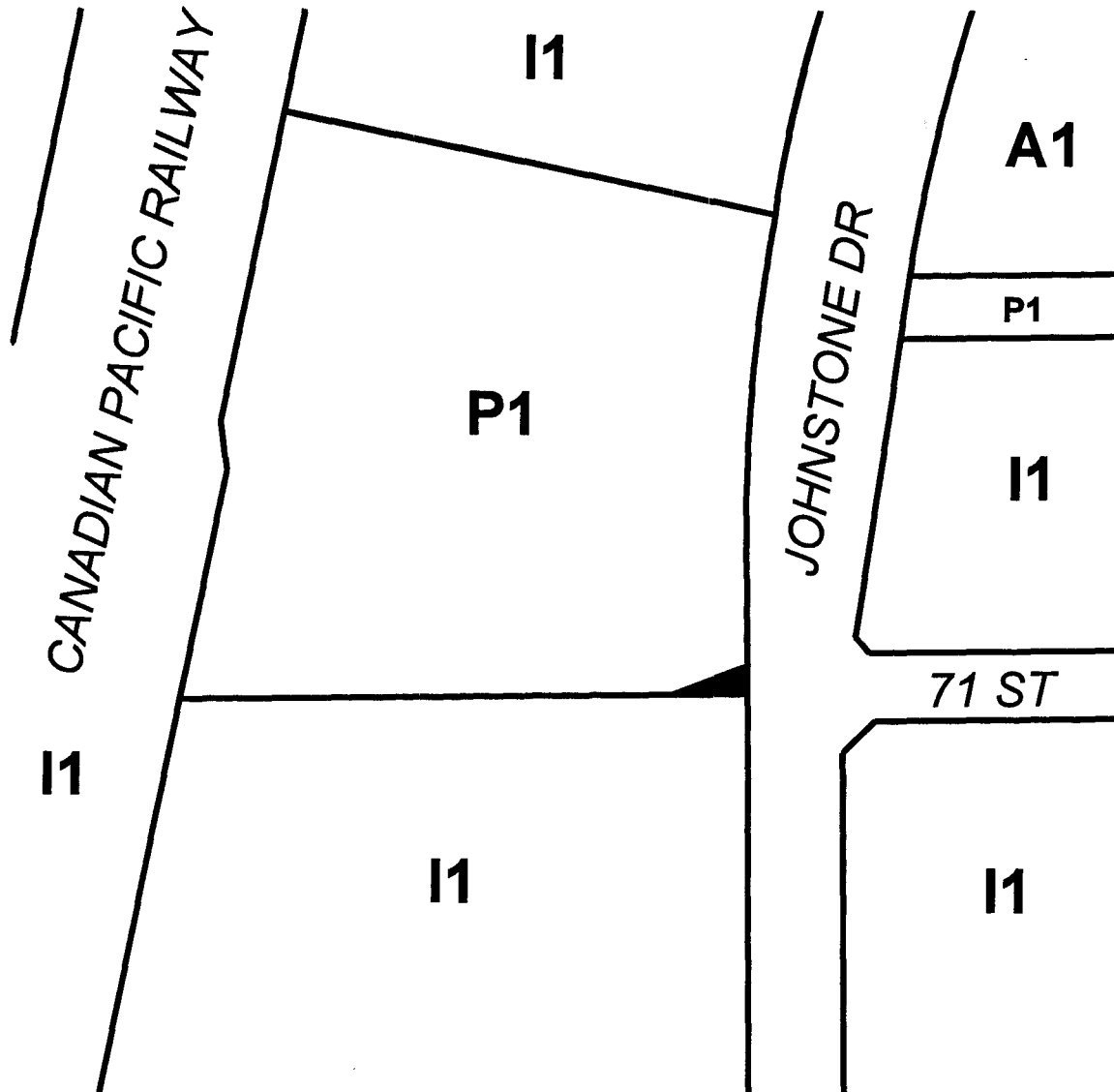
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

P1 to I1

AFFECTED DISTRICTS:

P1 - Parks and Recreation

I1 - Industrial (Business Service)

MAP No. 21 / 2001

BYLAW No. 3156 / BB - 2001

BYLAW NO. 3156/CC-2001

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

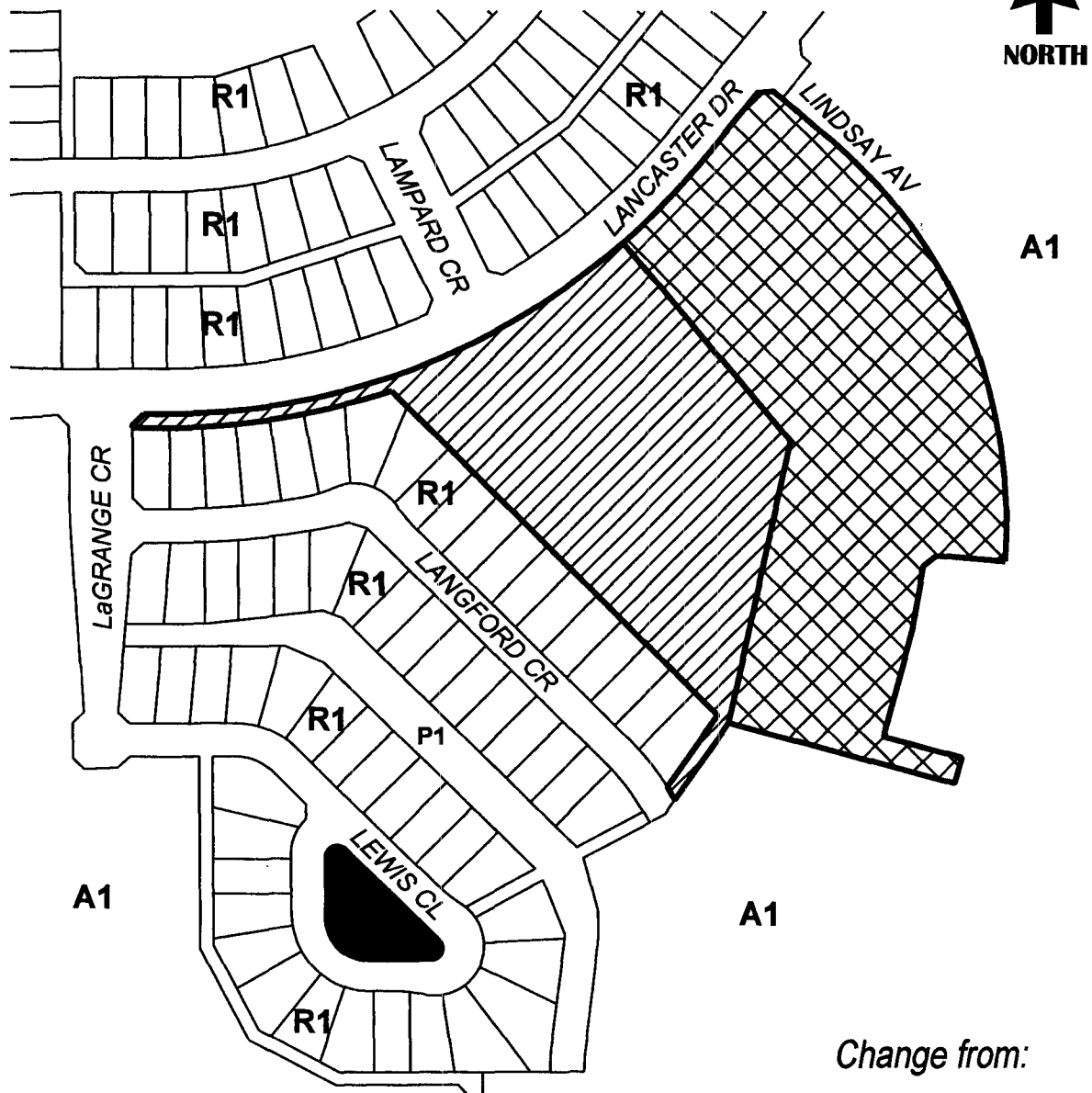
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to P1 

A1 to PS 

P1 to PS 

AFFECTED DISTRICTS:

PS - Public Service (Institutional or Government)

P1 - Parks and Recreation

A1 - Future Urban Development

MAP No. 22 / 2001

BYLAW No. 3156 / CC - 2001

Item No. 3

BYLAW NO. 3156/FF-2001

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

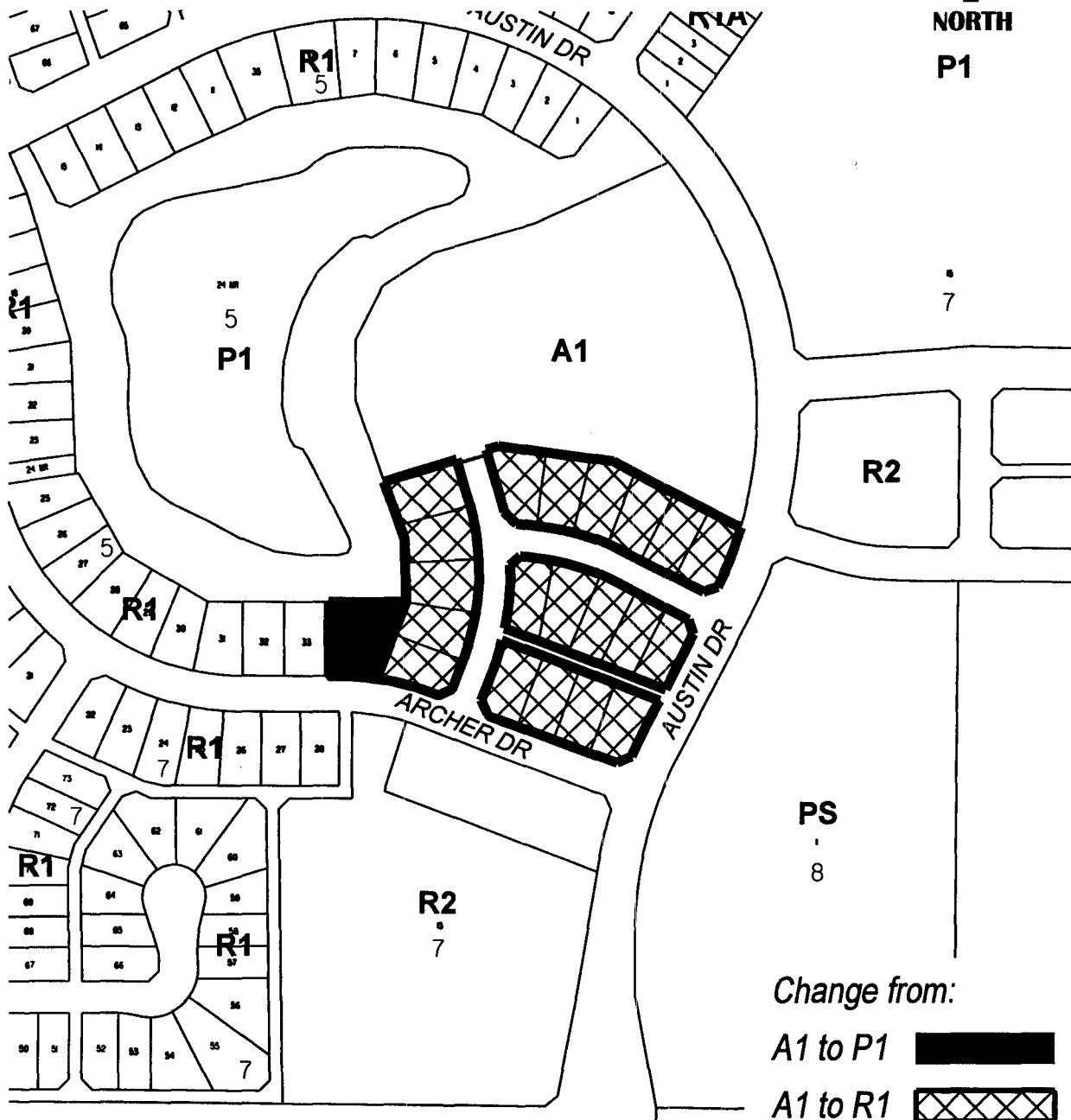
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 25 / 2001

BYLAW No. 3156 / FF - 2001

Item No. 4

BYLAW NO. 3156/GG-2001

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

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

- 1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

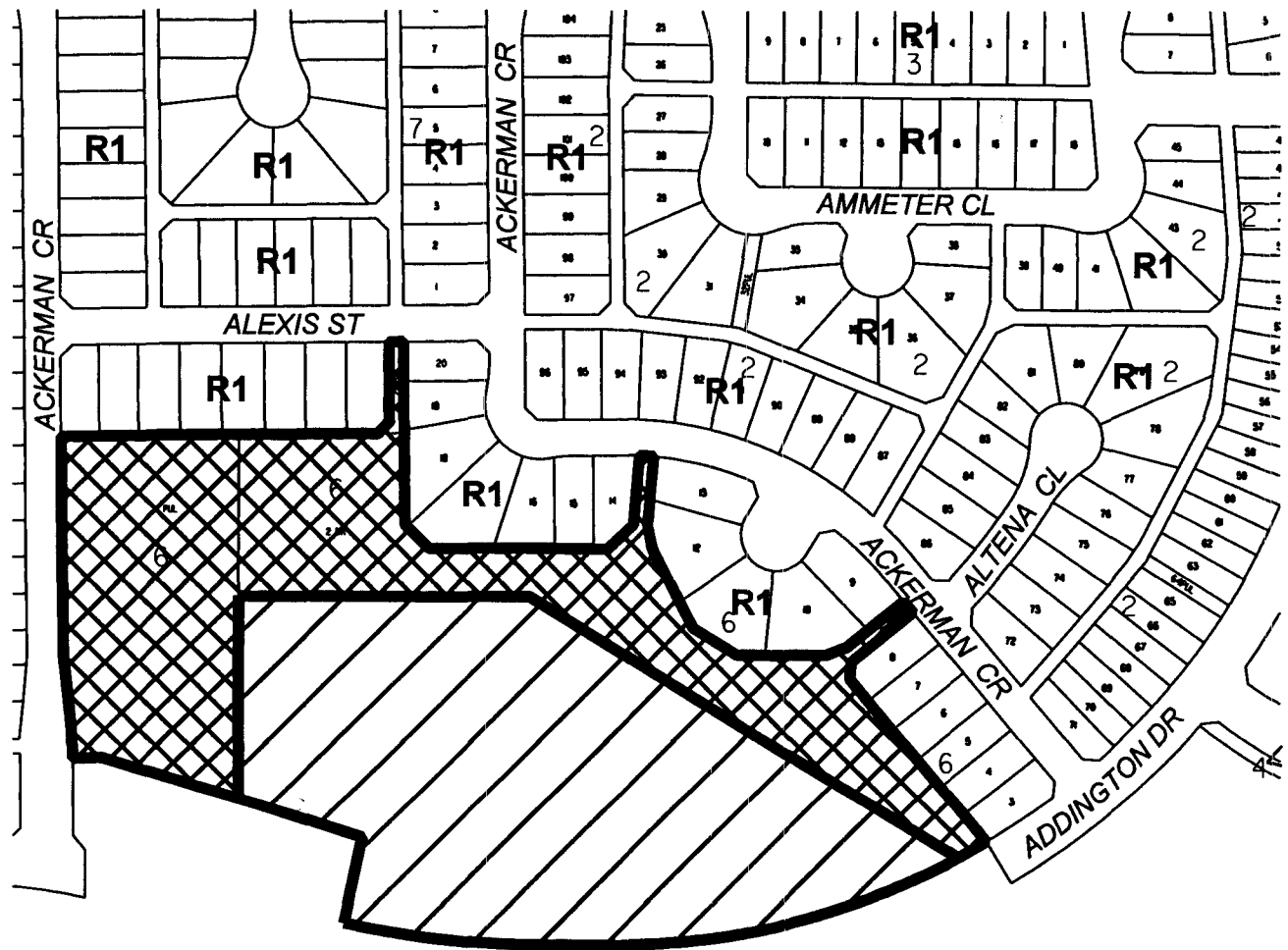
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service (Institutional or Government)

Change from:

A1 to PS 

P1 to PS 

MAP No. 26 / 2001

BYLAW No. 3156 / GG - 2001

Item No. 5

BYLAW NO. 3156/HH-2001

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 27/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

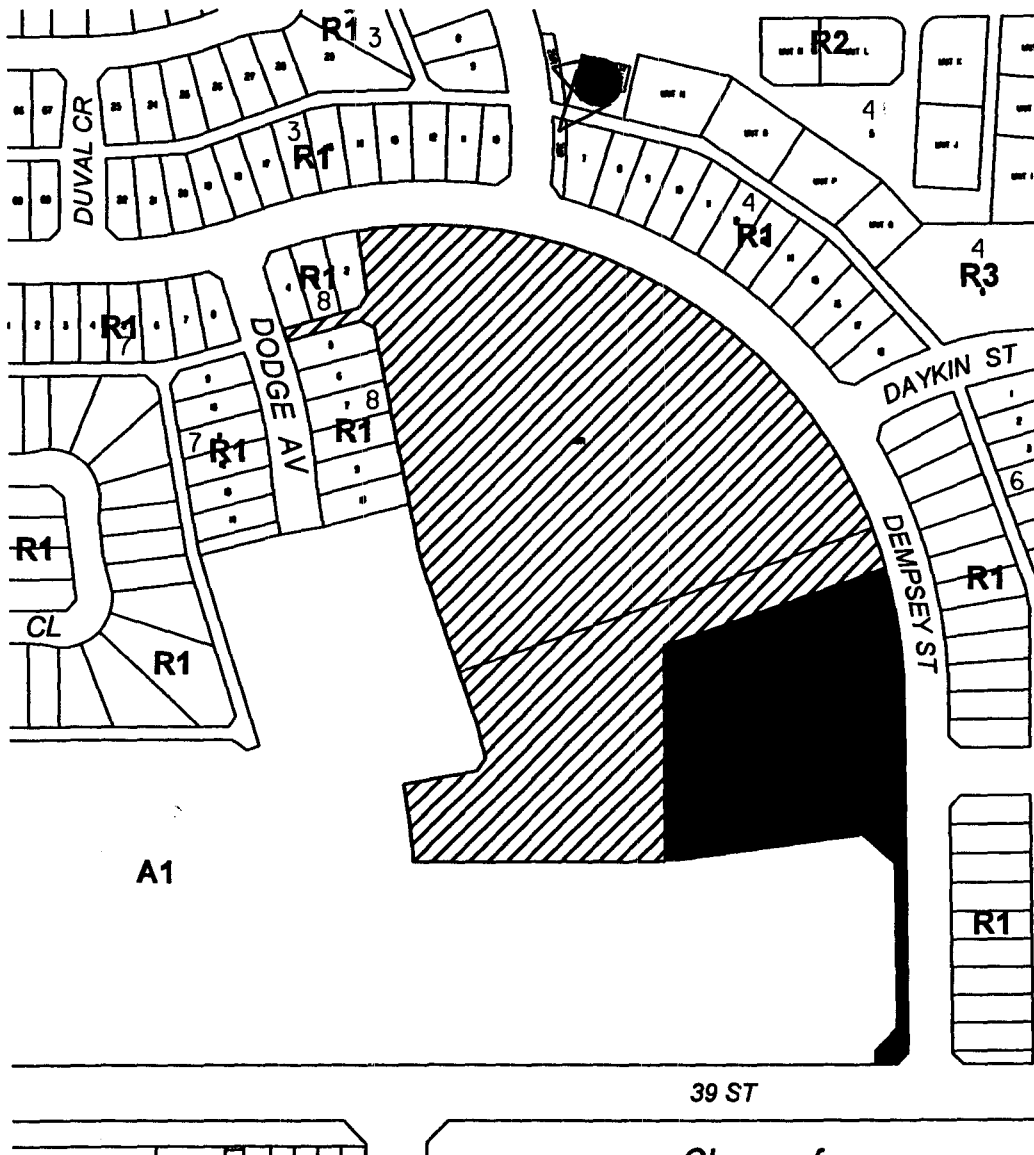
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service

(Institutional or Governmental)

Change from:

A1 to PS



P1 to PS



MAP No. 27 / 2001

BYLAW No. 3156 / HH - 2001

BYLAW NO. 3156/II-2001

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

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

- 1 The "Use District Map D13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 28/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

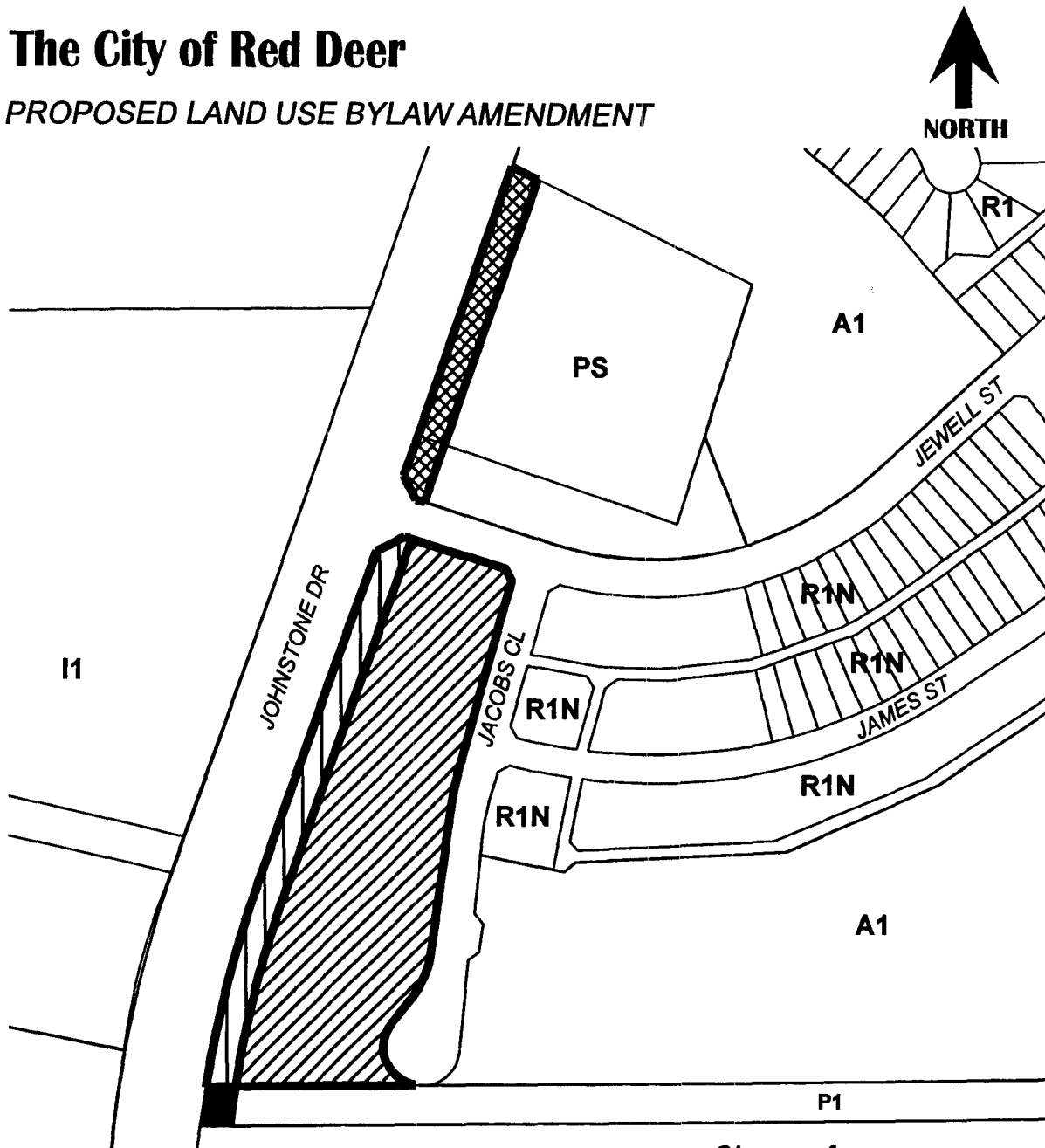
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

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

P1 - Parks and Recreation

PS - Public Service

(Institutional and Governmental)

Change from:

A1 to R3-D155



A1 to Road



P1 to Road



PS to Road



MAP No. 28 / 2001

BYLAW No. 3156 / II - 2001

Item No. 7

BYLAW NO. 3156/JJ-2001

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

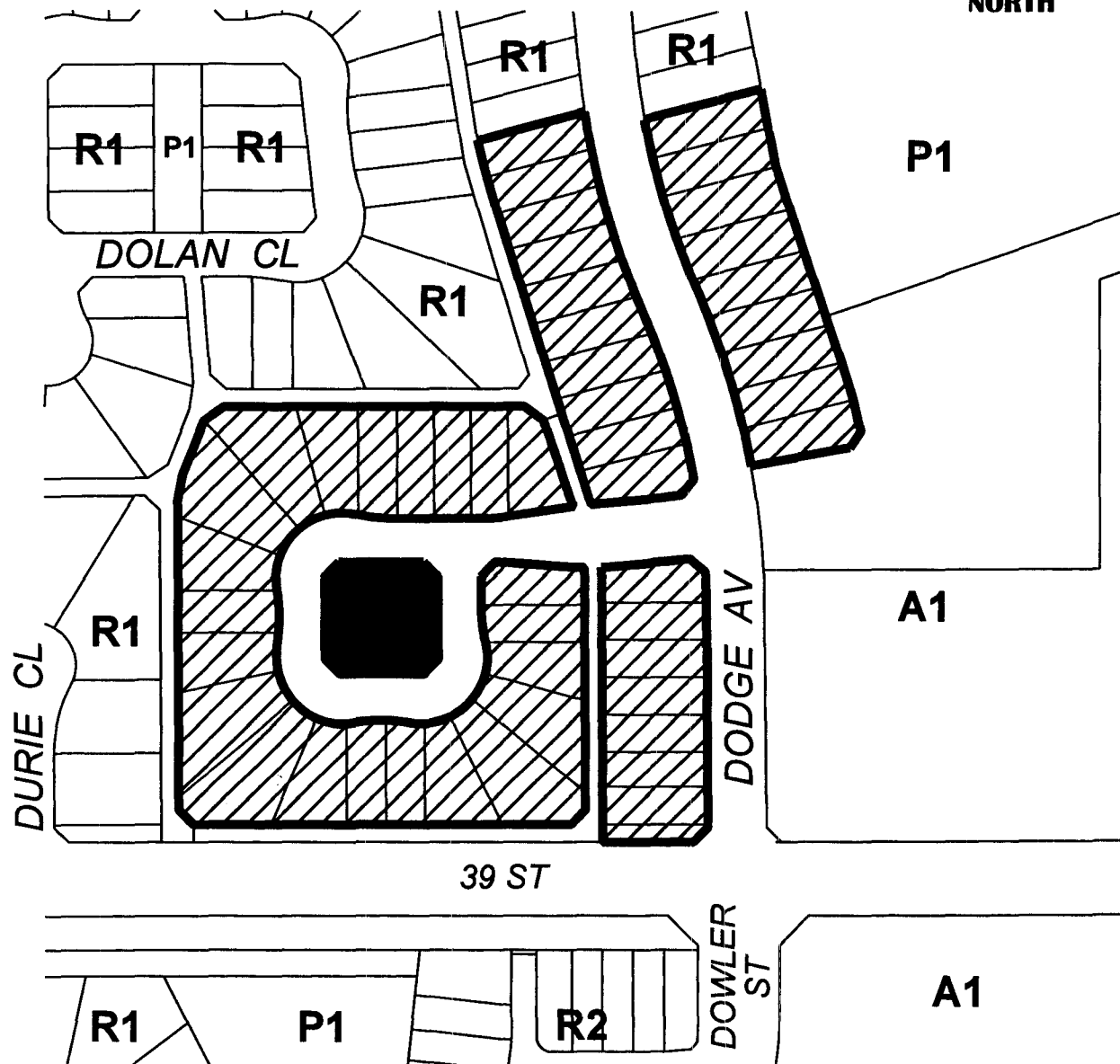
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1- Residential (Low Density)

P1 - Parks and Recreation

Change from:

A1 to R1



A1 to P1



MAP No. 29 / 2001

BYLAW No. 3156 / JJ - 2001

Item No. 8

BYLAW NO 3156/KK-2001

Being a Bylaw of the City of Red Deer, Alberta to amend Land Use Bylaw 3156/96.

- 1 Council of the City of Red Deer in the Province of Alberta hereby amends Land Use Bylaw 3156/96 by deleting current sections 1 to 203 inclusive and replacing them with the attached new sections 1 to 224.
- 2 An appeal commenced in respect of a decision under Land Use Bylaw 3156/96 as it stood prior to the date of this amendment shall be continued to its conclusion as though this amendment had not come into force.
- 3 Any amendments to Land Use Bylaw 3156/96 which have not received third reading as of the date of this amendment shall be deemed to be renumbered so as to be consistent with the numbering of this amendment.

READ A FIRST TIME IN OPEN COUNCIL this day of 2001

READ A SECOND TIME IN OPEN COUNCIL this day of 2001

READ A THIRD TIME IN OPEN COUNCIL this day of 2001

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001

MAYOR

CITY CLERK

This Bylaw is provided as an attachment to the July 30, 2001 Agenda

Item No. 9

BYLAW NO. 3163/A-2001

Being a bylaw to amend Bylaw No. 3163/96, the Sign Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3163/96 is hereby amended as follows:

- 1 By adding the following new definitions to Section 2 (1) in alphabetical order:

“‘Construction Sign’ means a sign located on a site where construction is planned and which contains general information about the intended construction.

‘Information Sign’ means a sign containing information about the construction taking place in a new subdivision, such as the identity of the builder or a map of the subdivision.

‘Subdivision Identification Sign’ means a sign containing general information about a new subdivision such as the name of the subdivision or the name of the developer.”

- 2 The following new subsection (r) is added to Section 12:

“(r) Construction Signs must conform to the following requirements:

- (i) may not exceed a size of 3.25 square meters;
- (ii) may only be located on a lot in a residential district or on a C3 lot on which construction is intended to take place;
- (iii) only one construction sign may be erected for each construction site of an area of one hectare or less; except in the case of a corner site in which case a maximum of two construction signs may be allowed;
- (iv) two construction signs are permitted for construction sites larger than one hectare;

- (v) must be professionally designed and maintained and the appearance of the sign is subject to the approval of the Manager;
- (vi) may be erected within a period starting not earlier than six months before the date of intended construction and ending three months following the completion of construction, or a maximum total time period of 18 months, whichever is less."

3

New sections 31.2, 31.3 and 31.4 are added as follows:

"31.2 'Information Sign'

An information sign must conform to the following requirements:

- (a) must be professionally designed and well maintained;
- (b) the appearance and contents of the sign must be approved by the Manager;
- (c) must be located on private property adjacent to the entry of the subdivision;
- (d) may not exceed six square meters in area;
- (e) may be approved for a period of up to five years;
- (f) the Manager may approve one-year renewals of the permits for an Information Sign after the initial five-year term, provided that the sign remains properly maintained, there are still lots available for sale and the continued presence of the sign will not adversely affect any municipal interests in the land on which the sign is erected.

31.3 'Subdivision Identification Sign'

A Subdivision Identification Sign:

- (a) must be professionally designed and maintained;
- (b) the appearance and contents of the sign must be approved by the Manager;
- (c) must be located on private property adjacent to the entry of the subdivision;

- (d) may not exceed 19 square meters in area;
- (e) not more than one sign for each entrance to the subdivision;
- (f) may be approved for a period of up to five years;
- (g) the Manager may approve one-year renewals of the permit for a Subdivision Identification Sign after the initial five-year term, provided that the sign remains properly maintained, there are still lots available for sale and the continued presence of the sign will not adversely affect any municipal interests in the land on which the sign is erected.

31.4 'Existing Signs'

Existing Information and Subdivision Identification signs which do not comply with the above provisions may nevertheless remain in place for a maximum period of one year after the date this bylaw amendment is passed. Thereafter, all signs must be made to comply with the foregoing standards. "

READ A FIRST TIME IN OPEN COUNCIL this	day of	2001.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2001.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2001.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2001.

MAYOR

CITY CLERK

Item No. 10

BYLAW NO. 3285/2001

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

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

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

"All that portion of lane, Plan 5026TR and lane, Plan 982 3751 lying within Plan _____, and containing 0.025 hectares more or less."

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of July 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

MAYOR

CITY CLERK

Item No. 11

BYLAW NO. 3286/2001

Being a bylaw of The City of Red Deer to regulate smoking.

WHEREAS Section 7 of the *Municipal Government Act* allows Council to pass bylaws respecting health and welfare of people.

AND WHEREAS it has been determined that second-hand tobacco smoke is a health hazard and discomfort to the inhabitants of The City of Red Deer;

AND WHEREAS it is desirable in the interest of promoting the health and welfare of the inhabitants of The City of Red Deer to prohibit and regulate smoking in the City of Red Deer as set out herein.

NOW THEREFORE COUNCIL ENACTS AS FOLLOWS:

Short Title

1 This bylaw may be cited as "The Smoking Bylaw".

Definitions

2 In this bylaw:

"Beverage Room" or "Lounge" means any premises which have been licensed for the sale of liquor pursuant to the provisions of the Liquor Control Act of Alberta;

"Health Care Facility" includes any place in which medical, dental, optical, physiotherapy, chiropractic or other similar health services are provided or arranged;

"Hospital" means an institution operated for the care of diseased, injured or sick people, and shall include the common public areas of nursing homes or senior citizen homes;

"No Smoking Area" means an area in which smoking is prohibited pursuant to this bylaw, including an area designated by a proprietor as a no smoking area;

"Place of Employment" means any indoor place of work other than:

- (i) a private home which also serves as a place of work, or
- (ii) a place of work occupied solely by an independent contractor or only by the partner to a partnership,

and includes any parts of a retail shop used exclusively by the employees of such premises, but does not include a reception area;

"Place of Public Assembly" means any building or portion thereof where the public may gather for such purposes as entertainment, recreation, education, deliberation, business or amusement, but does not include

- (i) a place where a private social function is being held,
- (ii) pool halls, bowling alleys, games arcades, bingo halls,
- (iii) restaurants,
- (iv) beverage rooms, or
- (v) school buildings;

"Post" means the erection or placing of a sign and includes the act of keeping continuously displayed;

"Private Social Function" means a special social event for which an entire room or hall has been exclusively reserved, and at which attendance is limited to people who have been specifically invited or designated by the sponsor thereof, but does not include events which are held privately for the purpose of business, sales or education;

"Proprietor" means

- (i) the occupant or owner of premises referred to in to this bylaw and includes any person in charge thereof or who controls, governs or directs the activity carried on therein. In respect of a building occupied by more than one occupant, "owner" shall mean, in respect of the common areas of the premises, the legal owner or his agent or representative;
- (ii) the owner or driver of a taxi-cab;
- (iii) the owner of a public bus or other form of public transportation;
- (iv) the owner or driver of a school bus;
- (v) the Board of Trustees of a school, college or hospital;

"Public Washrooms" means any washroom or lavatory open to the general public;

"Restaurant" means any place of business where food or refreshments are prepared to order and sold for human consumption on the premises and includes a restaurant, lunch counter or cafeteria but does not include an outdoor dining area or outdoor food stall;

"School Building" means a building provided or managed by a Board of Directors or Trustees or independent persons or organizations for the education of persons to and including the grade 12 level;

"Seating Capacity" means the number of seats provided for use by patrons or customers for the consumption of food while seated;

"Service Line" means an indoor line of two or more persons awaiting service of any kind, regardless of whether or not such service involves the exchange of money, including but not limited to sales, provision of information, transactions, or advice, and transfers of money or goods, but does not include a service line at a private social function;

"Smoke or Smoking" means the inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe or other lighted smoking equipment burning tobacco or any other weed or substance, but does not include smoking by actors as part of a stage or theatrical performance;

"Smoking Area" means an area, designated by the proprietor, in which smoking is permitted;

"Taxicab" means any taxicab licensed pursuant to the provisions of the City Taxi Business Bylaw to carry on business in the City.

General Smoking Prohibition As To Minors

- 3 (1) No person shall smoke nor shall anyone permit smoking in any indoor place accessible to the public where individuals under the age of 18 are allowed. There shall be no exemptions to this smoking ban based upon seating capacity or for any other reason.
- (2) Without limiting the generality of the above, indoor places includes restaurants, places of employment, retail shops and commercial establishments, hospitals and health care facilities, places of public assembly, public washrooms, school buildings, elevators, escalators, and stairways.
- (3) If smoking is permitted in any portion of a building or premises where individuals under the age of 18 are permitted, such portion must be separated from the non-smoking area by floor to ceiling walls with entry through its own doors and ventilated so as to prevent smoke from drifting into the non-smoking portion of the building or premises.
- (4) The proprietor of any place to which these provisions apply may elect to prohibit smoking and allow individuals under the age of 18 entry during daytime business hours, but allow smoking and prohibit the entry of individuals under the age of 18 during evening hours. Proprietors so electing must clearly post the hours during which smoking is prohibited and must notify the License Inspector for the City of Red Deer in writing of the hours it is permitting and prohibiting smoking.

Posting Of Signs

- 4 The proprietor of any place to which Section 3 applies shall conform with Section 14 of this Bylaw and post a "no smoking" sign in general

conformity with Schedule "A" to this Bylaw at each entrance thereto and post additional signage as necessary so as to clearly indicate that smoking is prohibited.

Designated Smoking Areas

- 5 The proprietor of a hospital or a health care facility, school buildings, places of employment, shopping malls or retail establishments may designate smoking areas provided that no person under the age of 18 shall be allowed in such smoking area, such areas be separated from the non-smoking area by floor to ceiling walls with entry through its own doors and ventilated so as to prevent smoke from drifting into the non-smoking portion of the building or premises and such areas shall bear a sign or signs in general conformity with Schedule "B" annexed hereto indicating smoking in this area only, as well as conforming with Section 14 of this Bylaw.

Taxi Cabs

- 6 (1) No proprietor or other person shall smoke in a taxi cab when such cab is in service.
- (2) For the purposes of this section, a taxi cab shall be "in service" during the period of time from when the taxi cab is available for hire and is being driven on the way to pick up a passenger until the time at which such passenger is delivered to his destination.
- (3) The proprietor of a taxi cab shall post a "no smoking" sign in general conformity with Schedule "A" in a conspicuous position in the taxi cab and clearly visible to the passengers therein.

Restaurants Where Minors Are Not Allowed

- 7 The proprietor of a restaurant where individuals under the age of 18 are not allowed, may permit smoking subject to the following:
- (a) the proprietor of a restaurant having a seating capacity of more than 20 persons shall designate in one location not less than 35% of the floor area thereof used for the seating and service of customers as a no smoking area;
 - (b) post a no smoking sign in the no smoking area, or place a no smoking sign on each table in the no smoking area;
 - (c) post a sign at the entrance to the restaurant containing the words "smoking permitted only in smoking areas"; and
 - (d) not place ashtrays on tables in non-smoking areas.

Places Of Public Assembly

- 8 In places of public assembly where individuals under the age of 18 are not allowed, the following applies:
- (a) no person shall smoke in those parts of a place of public assembly which are used as a concert hall, auditorium, gymnasium, swimming pool, indoor sporting area, library, classroom, lecture hall or in the seating area of a theatre or motion picture house, music hall or in a display area in a museum or art gallery, or in any portion of a place of public assembly designated as a no smoking area;

- (b) the proprietor of a place of public assembly shall designate not less than 50% of the floor area of the building, structure, place, or area such as a lobby, foyer or concourse that is generally open to the public to enter and assemble, as a non-smoking area provided that any area described in Section 8(a) shall not be used in the calculation of the floor area for the purposes of this section;
- (c) the proprietor of a place of public assembly shall post a no smoking sign in each area wherein smoking is prohibited pursuant to this bylaw or which is designated as a no smoking area by the proprietor, and shall post smoking signs in smoking areas;

Common Public Areas

- 9 (1) Notwithstanding any other provision of this bylaw, no person may smoke:
 - (a) in an elevator, escalator, inside stairway or public washroom, in any building generally open and accessible by the public;
 - (b) in a school bus, public bus or other form of public transportation; or
 - (c) in a service line.
- (2) The proprietor of a public bus, school bus or other form of public transportation, and of any building or premises containing a service line, or any of the areas described in Section 9(1)(a) shall post a no smoking sign in each such areas.

Health Care Facilities

- 10 In health care facilities where individuals under the age of 18 are not allowed, the following applies:
- (a) the proprietor of a hospital or a health care facility may designate all or any part of such premises as a no smoking area, and may designate smoking areas;
 - (b) upon designating no smoking areas, the proprietor shall post a no smoking sign at the entrance doors to each no smoking area;
 - (c) upon designating smoking areas, the proprietor shall post a sign at the main entrance containing the words "smoking permitted only in smoking areas" and shall post smoking permitted signs in the smoking areas.

School Buildings

- 11 In school buildings where individuals under the age of 18 are not allowed, the following applies:
- (a) the proprietor of a school building may designate all or any part of such building as a no smoking area;
 - (b) upon electing to designate all or any portion of a school building as a no smoking area, the proprietor:
 - (i) shall post at each entrance thereto a no smoking sign, or a sign containing the words "smoking permitted only in smoking areas";

- (ii) shall post smoking permitted signs in smoking areas;
- (iii) may post no smoking signs in the school building.

Places Of Employment

- 12 In places of employment where individuals under the age of 18 are not allowed, the following applies:
- (a) no person shall smoke in a place of employment except in a smoking area;
 - (b) the proprietor of a place of employment may designate all or any part of such premises as a smoking area;
 - (c) the proprietor of a place of employment shall:
 - (i) post a no smoking sign at each of the entrances thereto;
 - (ii) upon designating a smoking area shall post a sign at each of the entrances to the place of employment containing the text "smoking permitted only in smoking areas" and shall post smoking permitted signs in such smoking area.

General Areas

- 13 Where any individuals under the age of 18 are not allowed in any building, or other indoor premises not specifically listed in this bylaw, the proprietor and may designate all or any portion of such premises as a no smoking area, by posting therein no smoking signs in accordance with this bylaw.

Signs

- 14 (1) Where this bylaw permits a smoking area to be designated by a proprietor, such smoking area:
- (a) shall be identified by means of signs provided for in this bylaw;
 - (b) shall be designed, constructed or arranged to ensure that smoke or gas resulting from smoking shall not drift into adjacent no-smoking areas;
 - (c) shall not exceed the size limitations imposed by any other section of this bylaw;
 - (d) shall not include any part of the premises to which non-smokers may need access; and
 - (e) shall not include any area in which smoking is prohibited pursuant to any fire bylaw, regulation or statute.
- (2) Signs prohibiting smoking shall:
- (a) be in a form in general conformity with Schedule "A" annexed hereto, and may include the words "City of Red Deer Health Bylaw", or
 - (b) be a written sign including the words "no smoking", such text to be not less than 1" in vertical height, or
 - (c) be a combination of (a) and (b) above.

- (3) A sign permitting smoking shall:
 - (a) be in a form in general conformity with Schedule "B" annexed hereto;
 - (b) be a written sign including the text "smoking area" such text to be not less than 1" in vertical height, or
 - (c) be a combination of (a) and (b) above.
- (4) Signs shall consist of at least two contrasting colours, or if the lettering is to be applied to a clear panel then the lettering shall contrast to the colour of the background against which the sign is posted.
- (5) No person shall remove, alter, conceal, deface or destroy any sign posted by any person pursuant to this bylaw.
- (6) The proprietor of any premises in which smoking is prohibited pursuant to this bylaw shall post a no smoking sign within the building in proximity to the main public entrance of such place and conspicuously in at least one location on each floor therein.
- (7) All signs used to identify smoking or no smoking areas shall be placed at a height and location easily seen by a person in the premises, and shall not be obscured in any way.

Penalties

- 15 (1) No person shall smoke in a no smoking area designated by a proprietor, or established pursuant to this bylaw. No person, proprietor, occupant or

owner shall permit smoking in a no smoking area designated by a proprietor or established pursuant to this bylaw.

(2) Any person who breaches any section of this bylaw is guilty of an offence and is liable to:

(a) upon the issuance of an offence ticket the specified penalty listed in Schedule "C";

(b) upon the issuance of a summons for any other breach of this bylaw a maximum fine of \$500.00, exclusive of costs.

16 Should any provision of this bylaw be found to be invalid it is the express wish of the Council for the City that such invalid portion be severed and that the remainder of the bylaw be maintained.

17 Bylaw 2934/87 is hereby repealed upon this bylaw coming into full force.

18 This bylaw shall come into force on January 1, 2002.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2001

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001

MAYOR

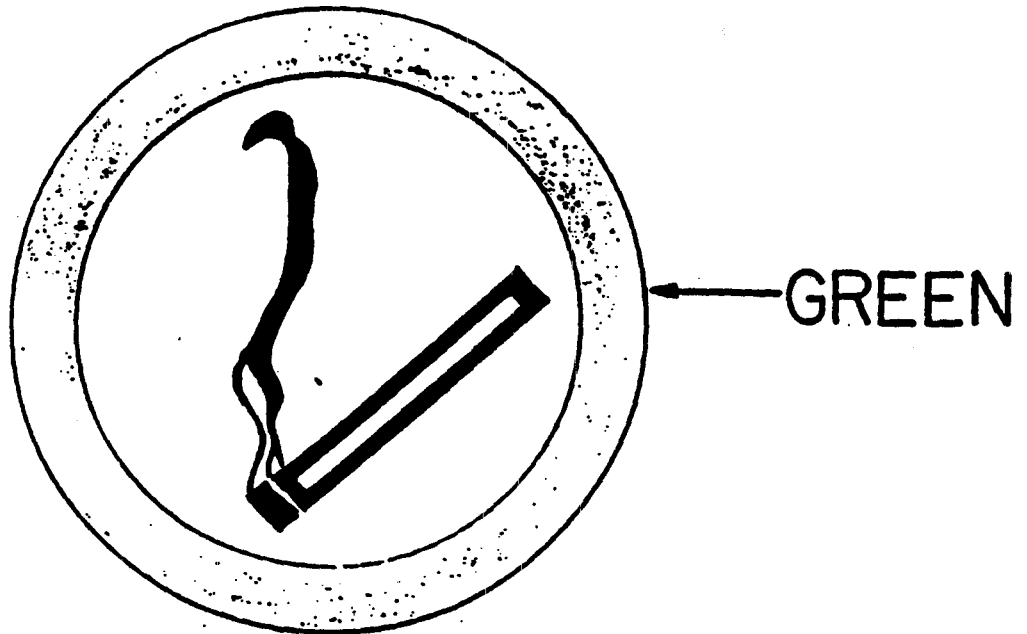
CITY CLERK

SCHEDULE "A"



NO SMOKING
CITY OF RED DEER

SCHEDULE "B"



SCHEDULE "C"OffenceFine

Smoking in any no smoking area

\$150.00

BYLAW NO. 3287/2001

Being a By-law 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., 1994, as amended, that the Council shall issue a by-law 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 \$71,000;

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

AND WHEREAS the proposed construction will serve about 633.440 assessable metres of frontage;

AND WHEREAS pursuant to the provisions of Section 393 (1) of the Municipal Government Act, R.S.A., 1994, 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 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 Tax Rate Stabilization Reserve Account will loan the sum of Seventy one thousand (\$71,000) of which amount the sum of \$675.00 is to be paid by The City at large and the sum of \$70,325 is to be collected by way of special assessment as herein provided in attached Schedule "A".
3. During the currency of the said debentures 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., 1994, 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 By-law 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 By-law shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this day of 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

MAYOR

CITY CLERK

Schedule "A"**Special Frontage Assessment****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>	<u>SIDE</u>	<u>FRONTAGE</u>
Kelly Street	Kennedy Drive	Lane West of Kingston Drive	North Side	231.60 m
Kingston Drive	Kelly Street	Kerr Close	West Side	132.34 m
Kerr Close			East and South Side	269.50 m

- | | |
|---|----------------------------|
| 2. Total Frontage Area | 633.44 m |
| 3. Total Special Assessment against all properties | \$71,002.31 |
| 4. Annual Unit rate per metre of frontage to be payable for a period of 20 years calculated at 6.50% interest | \$10.17/m |
| 5. Total Yearly Assessment against all the above properties | \$6,442.09 |
| 6. Total One-Time Payment Special Assessment per front metre | \$112.09/ assessable metre |

ADDITIONAL AGENDA

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 30, 2001

COMMENCING AT ***4:30 P.M.***

- | | | |
|----|--|------|
| 1. | Director of Development Services – Transit Transfer Facility | .. 1 |
|----|--|------|

Date: July 27, 2001
To: City Clerk
From: Director of Development Services
Re: Transit Transfer Facility Tender Summary

Tenders for the construction of the Transit Transfer Facility closed on Thursday, July 26, 2001, wherein two bids were received. The tender included the construction of the foundation component for a future parkade above the Transit Facility. The costs are outlined in the attached table.

Council will recall that in May of this year, Administration presented Council with five options for their consideration relating to this project. A copy of that report is attached. Council directed the Administration to proceed with Option 3. This Option contemplated full construction of the Transfer Facility and construction of the necessary foundation components to construct a parkade at a future date. Doing the parkade foundation work at the time of the Transit Facility work will reduce disruption to the Transit Facility when the parkade proceeds in the future.

In the May report, the estimate to construct the Transit Facility and parkade foundations was \$2,950,000; inclusive of construction, engineering, contingencies, related work, and GST. This cost does not include expenditures already incurred to date and indicated on the table. The lowest bid was from Timcon Construction. Their bid, with all other associated costs, is \$3,201,000. This exceeds the approved budget by \$251,000.

As can be seen in the accompanying table, the work required for the parkade came in \$220,000 under budget, while the costs for the Transfer Facility were \$471,000 over budget. The reasons for the cost overrun were determined to be:

1. Increased shelter and structure roofing costs. In the first tender these buildings were under the parkade.
2. Increase lighting costs. Again because there is no parkade, the design must be different.
3. Stormwater accommodation.
4. Other utility relocations.

The parkade project is not being funded through any external funding source; therefore, the \$220,000 is a real saving of City dollars. The Transit Facility is \$471,000 over budget; however, because it is eligible for 75% funding, the additional cost to The City is approximately \$117,000. City funding, either from the Parking Fund or the Capital Project Reserve, is approximately \$100,000 less than projected in May.

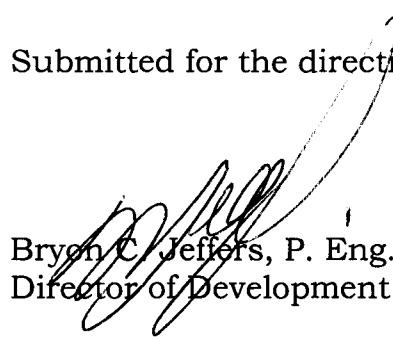
We are expending more Provincial funding dollars than originally budgeted that could be applied to other projects. We anticipate that there is sufficient Provincial funding for the next five years to accommodate planned projects. The estimates for these projects are very preliminary and, if they increase or other projects surface, we may have to reschedule some projects.

Should Council approve the project at the present costs, the Administration will work with the Consultant and the Contractor to identify cost savings. One significant cost item is the construction of the public washrooms as part of the Facility. The cost of these washrooms is approximately \$120,000. The Transit Facility would function effectively without these facilities. They will be an ongoing maintenance cost. The City of Red Deer does not presently offer any public washroom facilities in the Downtown. Many cities our size or smaller, do offer such facilities. We would appreciate Council's opinion on this issue.

Recommendation

While disappointed that the costs are higher than originally anticipated, we believe we have received a competitive bid. We would respectfully recommend that Council approve the award of the Contract to Timcon Construction to construct the Transit Transfer Facility at a budgeted total cost of \$3,201,000.

Submitted for the direction of Council.



Bryon C. Jeffers, P. Eng.
Director of Development Services

BCJ/emr
Att.

- c. City Manager
- Transit Manager
- Inspections and Licensing Manager
- Director of Community Services
- Director of Corporate Services

TRANSIT TERMINAL AND PARKADE FOUNDATIONS				
	Land & Costs to Date	May Budget	July Tender	Budget Change under/(over)
<u>EXPENDITURES</u>				
Parkade				
General Contract		\$950,000	\$750,000	\$200,000
Engineering	\$200,000	\$50,000	\$40,000	\$10,000
Contingencies		\$50,000	\$40,000	\$10,000
Smith Building	\$625,000			
Lease payout	\$175,000			
Parkade Expenditures:	\$1,000,000	\$1,050,000	\$830,000	\$220,000
Transit Terminal				
General Contract		\$1,650,000	\$2,002,000	(\$352,000)
Engineering	\$75,000	\$100,000	\$100,000	\$0
GST			\$63,000	(\$63,000)
Contingencies		\$100,000	\$110,000	(\$10,000)
Power, Telephone, Gas		\$50,000	\$96,000	(\$46,000)
P5 Lot	\$600,000			
Transit Expenditures:	\$675,000	\$1,900,000	\$2,371,000	(\$471,000)
PROJECT COST	\$1,675,000	\$2,950,000	\$3,201,000	(\$251,000)
<u>REVENUES:</u>				
Parkade				
P5 Credit		(\$600,000)	(\$600,000)	
Parking Fund		(\$450,000)	(\$230,000)	(\$220,000)
Parkade Revenues:		(\$1,050,000)	(\$830,000)	(\$220,000)
Transit Terminal				
Less Provincial Funding	(\$506,250)	(\$1,425,000)	(\$1,778,250)	\$353,250
Capital Project Reserve	(\$168,750)	(\$475,000)	(\$592,750)	\$117,750
Transit Revenues:	(\$675,000)	(\$1,900,000)	(\$2,371,000)	\$471,000
PROJECT REVENUES	(\$675,000)	(\$2,950,000)	(\$3,201,000)	\$251,000

Date: May 1, 2001
To: City Clerk
From: Director of Development Services
Director of Community Services
Re: Options for Development of a Transit Terminal and/or Parkade

At a special meeting on March 6, 2001, City Council resolved that the Transit Terminal and Parkade project as originally designed was "...not economically feasible..." and "that the project not proceed". Council also resolved that "...The City Administration take the required measures to enhance passenger and pedestrian safety at the on-street transit transfer site along 49 Street and 48 Avenue." In addition, Council asked that The City Administration consider options for the construction of an off-street transit terminal. This report is intended to address these issues.

A. PASSENGER SAFETY AND MOVEMENT AT CURRENT ON-STREET TRANSFER SITE

As indicated above, City Council has expressed concern about passenger and pedestrian safety at the current Transit transfer site. Some of the steps that we have taken or are considering in the short term to improve safety and passenger movement are outlined below.

1. An additional supervisor is on patrol during the afternoon peak period attending to crowd control in this area on a more regular basis.
2. Removal of parking on 49 Street, between the current bus zone and 49 Avenue, and closing of the north entrance to Parking Lot P6 is being considered. This would add two to three bus stalls and improve passenger movement and visibility along 49 Street.
3. Increased lighting and installation of security cameras could be considered. Investment in these installations may be inappropriate depending on what is decided with respect to an off-street facility.

These steps do not address the danger of jaywalking between buses to and from the transfer area. Placing intermittent barricades along the sidewalk has inherent risks and is not expected to be effective. Parking buses bumper to bumper is not feasible due to the bike racks on the fronts of some buses and the need for some routes to exit prior to others.

City Clerk
Page 2
May 1, 2001

B. OFF-STREET TRANSIT TERMINAL OPTIONS

We have evaluated four Transit terminal development options for consideration of Council. The options are intended to provide Council with a range of choices for deliberation. The options are conceptual in nature and *costs are order of magnitude only*. Additional design work would have to be undertaken on the favoured option in order to establish a more accurate budget figure.

The City has invested approximately \$800,000 to purchase the building and lot west of the RCMP office and approximately \$275,000 for engineering design and tendering related to the original terminal and parkade option. As these costs are common to all options, they have been excluded from the option comparison outlined below. In other words, only new costs will be used to compare the options.

It should also be noted that for funding purposes, the \$600,000 value of parking Lot P5 will be assessed as a cost to the Transit terminal and will come back to The City as revenue to the Parking Fund and eventually to the parkade. The net cost to The City for this land is, therefore, zero, but is shown as a cost to the Transit terminal.

Table 1 attached outlines the estimated cost of each option broken into two parts; cost to date and new costs. It also provides a further breakdown of costs related to Transit and parking respectively. Table 2 outlines the potential revenue sources for each option. Actual funding allocation would be subject to Council approval.

1. Option 1 - Temporary Transit Terminal

A temporary Transit terminal could be constructed on the P5 parking lot. The site would be regraded and paved. Curbing would be constructed to define passenger waiting and bus parking areas. The site layout would be similar to the original design, but would not include any shelters, office space, washrooms, or provision for a future parkade. The existing office building would be demolished to make way for additional parking. The site would accommodate parking of 15 buses and approximately 60 cars.

The temporary facility could be utilized for the next 5 to 10 years until a combination Transit terminal/parkade was more viable. The construction cost would be in the order of \$600,000 plus land and costs incurred to date. Provincial funding will not likely be available for this project, as it is a temporary facility.

A temporary terminal would function adequately for bus transfers, but would not provide washrooms for the public or staff. Some temporary shelters may be relocated to the site from the current transfer terminal. When a permanent Transit terminal is developed, the buses would have to be relocated during construction; likely for a period of 6 to 8 months, depending on the development option chosen at that time.

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2. Option 2 - Permanent Transit Terminal

A permanent Transit terminal, without provision for a future parkade, could be constructed on the P5 parking lot. The site would be regraded and a concrete Transit terminal would be constructed, complete with shelters, office, and public washrooms. The design could be similar to the original design, excluding the parkade. The existing office building would be demolished to make way for additional parking. The site would accommodate parking of 15 buses and 60 cars.

The cost to construct this option would be in the order of \$1.95 million plus land and costs to date. The Provincial share of this cost would be approximately \$1.84 million including land.

This option would be a permanent solution for bus transfers and would provide public access to washrooms and space for staff administration. The facility would not be covered, but shelters would be provided for patrons waiting for their bus connection. Landscape features could be added to enhance the aesthetics of the site. Diesel odours would not be an issue, as they would exhaust to the open air.

This option would eliminate the opportunity to utilize a common site for the Transit terminal and parkade. Another site, such as the Post Office parking lot or the RCMP/City Hall parking lots would have to be used when/if a parkade is developed.

3. Option 3 - Transit Terminal with Foundations for Future Parkade

A permanent Transit terminal could be constructed on the P5 parking lot with provision to build a future parkade over top of it. The site would be regraded, foundations for the future parkade would be built, and a concrete Transit terminal would be constructed, complete with shelters, office, and public washrooms. The original design would be used, excluding construction of the parkade, ramp, and stairwells. The design of the building roofs would be modified to shed rainfall. The existing office building would be demolished to make way for additional parking and the future parkade ramp. The site would accommodate parking of 15 buses and 30 cars.

The cost to construct this option would be in the order of \$2.95 million plus land and costs to date. The Province would contribute approximately \$1.87 million toward the cost of developing the Transit terminal.

This option would be a permanent solution for bus transfers and would provide public access to washrooms and space for staff administration. The facility would not be covered, but shelters would be provided for patrons waiting for their bus connection. Diesel odours would exhaust to the open air until the parkade is built. This option would retain the opportunity to utilize a common site for the Transit terminal and parkade, although the buses would be displaced for a 4 to 6 month period when/if the parkade is built.

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4. **Option 4 - Transit Terminal with 260 Stall Parkade**

A permanent transit terminal could be constructed on parking Lot P5 with two floors of the parkade over top of it. This is essentially the original parkade design, excluding the top floor. The facility would include 260 parking stalls, 15 bus stalls, Transit office, public shelters, and washrooms.

The cost to construct this option would be in the order of \$7.5 million plus land and costs to date. The Province would contribute approximately \$1.87 million toward the cost of developing the Transit terminal.

This option would be a permanent solution for bus transfers, public access to washrooms, space for staff administration, and provision of parking in the Downtown. A ventilation system would be installed to exhaust diesel odours to the outside. The foundation, columns, and stairwell design would allow for two floors of parking (270 stalls) to be added in the future.

The construction cost for the parkade (i.e. excluding Transit and land, but including engineering costs to date) would be approximately \$22,500 per stall, although future floors of parking would be much less expensive.

5. **Original Design (Option 5) - Transit Terminal with 420 Stall Parkade**

For comparison with the other options, the original Transit terminal and parkade provided for 420 parking stalls, 15 bus stalls, Transit office, public shelters, and washrooms. Provision was made in the design to add a fourth floor of parking (150 stalls) in the future.

The cost to construct this option was approximately \$8.4 million plus land and costs to date (\$10.1 million in total). The Province would contribute approximately \$1.83 million toward the cost of developing the \$2.44 million Transit terminal. The construction cost for the parkade (i.e. excluding Transit and land, but including engineering costs to date) would be approximately \$16,200 per stall.

6. **Option Overview**

Options 1 to 5 define a range of choices for developing a Transit terminal and/or parking facility on the P5 parking lot; from Option 1 being the minimal cost, temporary facility, to Option 5 being the original design of a combined parkade/Transit facility.

Although Option 1 is the least cost option, it would not retain any permanent value and would not meet the needs of Transit in the short term. This option does not address the need for public or staff washrooms, heated shelters, phone access, Transit administration, or security (e.g. lighting, cameras).

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Option 2 would meet the needs of Transit, but would displace the future parkade to another site. This would eventually result in occupying two sites, one for Transit and one for a parkade. The future parkade could potentially be located on the site adjacent to the old Post Office or on the existing RCMP/City Hall parking lot. The main disadvantage to this option is the potential loss of tax revenue from a future development on the second site. Operating and maintenance costs related to two sites may also be higher.

Option 3 would meet the needs of Transit and would retain the ability to build a future parkade on the site. This option is more expensive than Option 2 (mainly due to the extra foundation costs), but it is significantly less than the original proposal that included the Transit facility and parkade. The parking component can be funded entirely through the parking fund (including the Transit facility purchase of Lot P5), and should not require a draw against the capital project reserve or the Federal-Provincial Infrastructure Program. The major drawback to this option is that it will result in a disruption to Transit at some point in the future when the parkade is constructed.

Option 4 would meet the needs of Transit and would more than double the amount of parking presently on the site. However, its cost is estimated to be only about \$1.0 million less than the original terminal/parkade design, which was considered to be economically unfeasible.

C. PARKING REPLACEMENT

An issue that is common to all options is the displacement of the existing 116 parking spaces within Lots P5 and P6. Under Options 1 and 2, 60 stalls would be retained. Because the Transit configuration in Option 3 is slightly wider to accommodate future parkade columns, only 30 stalls would be retained.

There are currently 60 long-term parking passes issued in Lot P5. Lot P6 has eight stalls dedicated to the RCMP for customer parking and related uses. Several lots in the Downtown area are under utilized at present; two of which are noted below:

- Lot P7 behind the former Sutter Club has a total of 85 stalls
- Lot P8 behind the Gaetz United Church has a total of 65 stalls

With some minor modifications the current tenants of Lot P5 could relocate to either or both of these lots. We suggest that monthly passes be offered in Lot P7 only. Lot P8 is closer to the Downtown and should be primarily used for short-term parking.

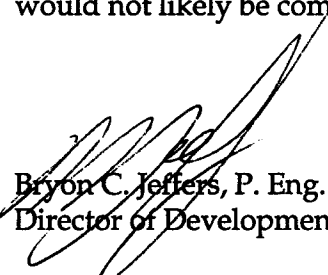
Another option is to relocate The City staff from their present location, which has 79 stalls. These vehicles could be re-assigned to Lots P7 and P8 and the P5 tenants could be relocated to the current City staff parking area.

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D. RECOMMENDATIONS

We respectfully recommend that Council approve Option 3, construction of a permanent Transit Terminal on the Lot P5 site including foundation work to accommodate a future parkade. We also recommend that the parking displaced from Lot P5 would be relocated to parking lots P7 and P8.

If Council concurs with this recommendation, we would have our Consultant amend the preliminary design and prepare a cost estimate for budget purposes. A concept design and budget would be brought back to Council for review and approval prior to detailed design, tender, and construction. Although construction could be initiated this summer, the project would not likely be completed until spring 2002.



Bryon C. Jeffers, P. Eng.
Director of Development Services

TCW/emr
Att.

c. Inspections and Licensing Manager
Transit Manager



Colleen Jensen
Director of Community Services

TABLE 1 - TRANSIT TERMINAL AND PARKADE OPTION COMPARISON						
ORDER OF MAGNITUDE COST ESTIMATES						
Option	Land & Costs To Date		New Construction Costs			Total Project Cost Estimate
	Transit	Parking	Transit	Parking	Subtotal	
1 Temporary Transit Terminal and 60 parking stalls						
- land	\$600,000	\$800,000				
- construction			\$450,000	\$90,000		
- engineering	\$75,000	\$200,000	\$50,000	\$10,000		
Totals:	\$675,000	\$1,000,000	\$500,000	\$100,000	\$600,000	\$2,275,000
2 Permanent Transit Terminal and 60 parking stalls						
- land	\$600,000	\$800,000				
- construction			\$1,750,000	\$90,000		
- engineering	\$75,000	\$200,000	\$100,000	\$10,000		
Totals:	\$675,000	\$1,000,000	\$1,850,000	\$100,000	\$1,950,000	\$3,625,000
3 Transit Terminal with Foundations for future Parkade (30 parking stalls)						
- land	\$600,000	\$800,000				
- construction			\$1,800,000	\$1,000,000		
- engineering	\$75,000	\$200,000	\$100,000	\$50,000		
Totals:	\$675,000	\$1,000,000	\$1,900,000	\$1,050,000	\$2,950,000	\$4,625,000
4 Transit Terminal with 260 stall Parkade						
- land	\$600,000	\$800,000				
- construction			\$1,750,000	\$5,550,000		
- engineering	\$75,000	\$200,000	\$75,000	\$100,000		
Totals:	\$675,000	\$1,000,000	\$1,825,000	\$5,650,000	\$7,475,000	\$9,150,000
5 Transit Terminal with 420 stall Parkade						
- land	\$600,000	\$800,000				
- construction			\$1,712,000	\$6,550,000		
- engineering	\$75,000	\$200,000	\$50,000	\$100,000		
Totals:	\$675,000	\$1,000,000	\$1,762,000	\$6,650,000	\$8,412,000	\$10,087,000
Notes:						
a. The purchase of parking lot P5 is a cost to the transit terminal (\$600,000), but will show up as revenue to the Parking Fund, which can be used to fund the development of parking facilities.						
b. Costs to date are approximately \$800,000 for the purchase of the office building and \$275,000 for engineering. Some of the current engineering work can be utilized, depending on the option chosen.						

TABLE 2 - TRANSIT TERMINAL AND PARKADE OPTION COMPARISON									
FUNDING SOURCES									
Option	Total Project Cost Estimate	TRANSIT			PARKING				
		Reserves	Prov Grant	Total	P5 Credit	Parking Fund	Fed/Prov Infr	Reserves	Total
1 Temporary Transit Terminal and 60 parking stalls	\$2,275,000	\$1,175,000	\$0	\$1,175,000	\$600,000	\$500,000	\$0	\$0	\$1,100,000
2 Permanent Transit Terminal and 60 parking stalls	\$3,625,000	\$687,500	\$1,837,500	\$2,525,000	\$600,000	\$500,000	\$0	\$0	\$1,100,000
3 Transit Terminal with Foundations for future Parkade (30 parking stalls)	\$4,625,000	\$700,000	\$1,875,000	\$2,575,000	\$600,000	\$1,450,000	\$0	\$0	\$2,050,000
4 Transit Terminal with 260 stall Parkade	\$9,150,000	\$625,000	\$1,875,000	\$2,500,000	\$600,000	\$2,000,000	\$3,469,000	\$581,000	\$6,650,000
5 Transit Terminal with 420 stall Parkade	\$10,087,000	\$609,250	\$1,827,750	\$2,437,000	\$600,000	\$2,000,000	\$3,469,000	\$1,581,000	\$7,650,000

Transit Terminal Location Meeting

Date: Aug 2

Questions & Answers Regarding The Core Transfer Area

Q – Why do we need so many buses downtown?

A – *There needs to be 1 bus at city centre to cover each regular route, 1 through 8, plus route 30. During the busier times in the morning and afternoon there is a requirement for the regular routes to be overloaded. This adds 4 buses and along with 3 buses from the high schools with a total of 16 buses circulating in the core area in the afternoon peak period. This number of buses is required with a radial system that uses city centre as the main focal point.*

Q – Could the city operate the Transit system differently avoiding so many buses in the core area?

A – *There are several different models of service which would utilise less inflow to city centre, however the 1989 transit study by Delcan Engineering clearly and overwhelmingly recommends the continuation of the Radial system with city centre as its focal point until the city population exceeds 120,000. This study was accepted in principle by City Council as the guide to offer transit service. Current realities and ridership counts indicate that 60% of passenger destinations remain in the core area. We have some problems with the number of overload buses particularly in the PM. We have to have them stay out of the core stop at times because of overcrowding.*

Q – Have there been other sites looked at?

A – *Yes, there were six sites looked at in previous studies. Of these sites several were too small, and were beyond 400 meters from the core area. They were rejected on that basis. Of the remaining sites only 2 are workable and can be utilised today. The site we have proposed as well as the site behind the RCMP building. It must be noted that the site behind the RCMP in the study stretches completely between 48 & 49 Avenues.*

Q – Is there room to park the buses on the RCMP & city staff parking areas?

A – *We estimate there is only enough room to park 6 buses on site because of the room required for manoeuvring on the lot. This would require a minimum of 9 buses parked on street in some form or another during peak periods.*

Q – Why is the chosen site the best, and why is the current central location needed?

A – *The site we have chosen is best firstly as it can accommodate enough buses to run the system as we require without having to resort to onstreet parking. City council has*

resolved that there would be no onstreet parking in the terminal, 2001. The site behind the RCMP building is far too small to accommodate our needs. There would be enough room if it were extended West beyond the end of the existing Smith building all the way to 49 Avenue. This however would leave less parking available than our current proposal going from over 115 stalls to around 75. There would be less land used, overall, with the chosen site. The central location downtown is City Hall, All of the other locations were beyond 400 meters of core area, meaning the majority of passengers would need to transfer twice, once outside the core area then travel again to city centre; there would still be a need for bus stops in the core area taking up more parking (several midblock sized zones)

Q – What type of problems will having an off street terminal help or solve?

A – *There are a number of problems an off street terminal will help with. As listed below:*

Scheduling (Core Walking Distance) – *We currently have buses parked around the corner from each other. This causes some passengers transferring to have to walk the equivalent of 9 bus lengths to reach their bus. A terminal will have most of the transfers made crossways across an island or no more than 3 full bus lengths. This cuts transfer time in half.*

Crowding – *The sidewalks we currently park at are at the maximum limit for width. Pedestrians are forced to walk through the patrons waiting for buses. Many times they have to step into the street to get around which has caused a number of close encounters between buses pulling in and the person who steps off the curb in front of them. The engine in a bus is at the rear and can't be heard by the pedestrian. An offstreet terminal will have a wider waiting area giving those who have to walk on it more room, the fact that persons not needing a bus will be able to walk on the sidewalk unhindered is also an advantage. The problem of pedestrians stepping out between the buses to cross the street will also be eliminated.*

Security – *It is a fact that many riders do not use the service in the evening because they are intimidated by many undesirable individuals who hang about within the transfer area on the sidewalk. We have been told repeatedly by the RCMP that we are unable to move these people along even if they do not use the bus because they are on a public sidewalk. The transfer terminal will be transit property and as such we can enact bylaws to limit the people on the site to active transit users. There are also provisions for security cameras, pa systems etc, to be in place for us to use as a tool to improve the safety of our customers. Also helping in this matter will be having the Operations Supervisor on site in an office at certain times. The lighting on the street at the current transfer point is insufficient for the type of activity going on, this would be rectified in a terminal.*

***Convenience** – Operators have no place to store lunches or other materials, no place to go to the washroom after certain times of the eve. They are forced to leave their bus unattended on occasion to do so. This is also a security concern. The transfer terminal almost eliminates this problem.*

In summary changing the location for the Transit Terminal as suggested is not suitable for the needs of the Transit Department. It is not large enough to service the amount of buses we require. The Transit Department can not support any change to the location, which has already been approved.

Roger Bouchard
Transit Operations Superintendent

LETTERS

Delay bus terminal till after election

It would appear that city council is determined to forge ahead and commit Red Deer taxpayers to a major expenditure in the downtown without a public consultation process.

There are sound reasons why a downtown 430-stall, \$7.7-million transit terminal and parkade should not be built at this time.

Fifteen years ago, Medicine Hat built a downtown transit terminal and parkade with 289 stalls — 86 on the main level.

A city centre task force study last year revealed:

- Annual revenues total \$10,000.
- Average occupancy rate is 15 per cent.
- People, including property and business owners, shoppers, and workers, feel they should be able to come downtown and park within 25 metres of the front entrance of any business or service they wish to visit or work at.

● Graffiti and use of the ramps for skateboarding has drastically diminished since the development of a skateboard park.

Twenty years ago, the Lloydminster Co-op Association built a downtown store and parkade with over 300 parking stalls, based on forecasted future downtown growth that never materialized.

It was to be user pay, but that concept was revised six weeks before the

grand opening, to encourage usage.

It is still free parking. Its occupancy rate is 20 per cent, made up mostly of downtown professionals and their staff, who take advantage of free parking. That frees up on-street parking for shoppers and their clients.

As a concrete structure, it is subject to deterioration and now requires safety inspections of its integrity every two years.

Speculation is that it will be closed and torn down in the next four to eight years.

The Co-op recently opened a new store outside of the Lloydminster downtown core with flat parking.

Sales are up 50 per cent. An in-store survey of present customers indicates 88 per cent did not shop at the downtown store because of lack of parking.

Even in major centres, flat parking appears to be the parking of choice, when available.

There is a perceived safety risk that makes most women and seniors uncomfortable in a parkade.

Bus user safety and car-pedestrian incidents are a different issue and a major concern in Red Deer's downtown transfer point area.

Building a \$4.9-million, Taj-Mahal-type transit terminal with supporting foundations for an anticipated future parkade is an overexpenditure of taxpayer dollars, better used for current

city infrastructure costs or city-donated lands for low rental housing or Habitat for Humanity housing.

An architecturally designed, esthetically pleasing, permanent 2,500 square foot convenience-store-type building with a three-lane canopy, washrooms, a transit office and transfer point can be built for \$450,000.

An asphalt overlay, if required for a parking lot, would cost approximately \$65,000.

The City of Red Deer 2000 annual report indicates a \$2.17 million operating deficit for Red Deer's 15-bus transit system, without consideration of excessive expenditures for a downtown terminal.

Despite the amount of information available to council that points to caution, five councillors continue to support the projects, without input from shoppers, parking end users, workers, downtown visitors, bus riders and taxpayers.

Possibly in 10 years, population growth and development of the downtown core may dictate the need for a parkade and integrated Plus-15 concept, with no free parking or flat parking competition in the downtown core.

Meanwhile, many people would say the final decision should be delayed for a proper consultation process after the October municipal election.

It could be a valuable exercise.

Dalton McCambley
Red Deer

COUNCILLOR
JASON VOLK

36 ENGLAND CREEK
RED DEER AB
T4R 2G7

AUG 31/01

MAY I HAVE YOUR PERSONAL COMMENTS
ON THE ABOVE ISSUE, BY RETURN RS?

JASON SENT INDIVIDUALLY DALT
TO MAYOR & ALL COUNCILLORS
DALT

Council Decision – Monday July 30, 2001

DATE: July 31, 2001
TO: Director of Development Services
FROM: City Clerk
RE: Transit Transfer Facility – Tender Summary

FILE

Reference Report:

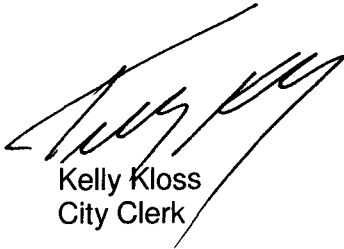
Director of Development Services, dated July 25, 2001

Resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Director of Development Services re: Transit Transfer Facility Tender Summary, hereby amends the budgeted total of the Transit Transfer Facility to \$3,201,000.

Report Back to Council: No

Comments/Further Action:



Kelly Kloss
City Clerk

/chk

c Director of Corporate Services
Director of Community Services
Transit Manager
Inspections & Licensing Manager