

# **CITY COUNCIL**

## **AGENDA**

Tuesday, September 02, 2014 – Council Chambers, City Hall

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

### **1. MINUTES**

- 1.1. Confirmation of the Minutes of the August 18, 2014 Regular Council Meeting

(Agenda Pages 1 – 11)

- 1.2. Confirmation of the Minutes of the August 19, 2014 Mid-Year Budget Meeting Minutes

(Agenda Pages 12 – 19)

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

### **3. BYLAWS**

- 3.1. Appeal Boards Bylaw Amendment 3487/A-2014  
To allow appeals from the Chicken Bylaw  
Consideration of Second and Third Reading of the Bylaw

(Agenda Pages 20 – 35)

- 3.1.a. Consideration of Second Reading of the Bylaw

- 3.1.b. Consideration of Third Reading of the Bylaw

- 3.2. Bylaw Amendment 3217/C-2014  
Proposed Evergreen Neighbourhood Area Structure Plan (NASP)  
Consideration of First Reading

(Agenda Pages 36 – 139)

#### **4. PUBLIC HEARINGS**

- 4.1. Land Use Bylaw Amendment 3357/P-2014  
To Rezone Temporary Care Site in Timber Ridge to R1N Residential (Narrow Lot))  
Consideration of Second and Third Reading  
(Agenda Pages 140 – 144)

4.1.a. Consideration of Second Reading of the Bylaw

4.1.b. Consideration of Third Reading of the Bylaw

- 4.2. Land Use Bylaw Site Exception Amendment 3357/L-2014  
To Provide for a Canopy Dynamic Sign at Red Deer College City Center Stage  
at 4922 49 Street  
Consideration of Second and Third Reading  
(Agenda Pages 145 – 159)

4.2.a. Consideration of Second Reading of the Bylaw

4.2.b. Consideration of Third Reading of the Bylaw

#### **5. ADJOURNMENT**





## **U N A P P R O V E D - M I N U T E S**

**of The Red Deer City Council Regular Meeting  
held on Monday, August 18, 2014  
commenced at 2:30 p.m.**

### **PRESENT:**

Mayor Tara Veer  
Councillor Buck Buchanan  
Councillor Paul Harris  
Councillor Ken Johnston  
Councillor Lawrence Lee  
Councillor Lynne Mulder  
Councillor Frank Wong  
Councillor Dianne Wyntjes

City Manager, Craig Curtis  
Director of Corporate Transformation, Lisa Perkins  
Acting Director of Communications & Strategic Planning, Tara Shand  
Director of Community Services, Sarah Cockerill  
Director of Corporate Services, Paul Goranson  
Director of Development Services, Elaine Vincent  
Director of Human Resources, Kristy Svoboda  
Director of Planning Services, Kim Fowler  
City Clerk, Frieda McDougall  
Deputy City Clerk, Samantha Rodwell  
Project Coordinator, Christine Kenzie  
Corporate Meeting Coordinator, Ashley Eistetter  
City Planning Manager, Tara Lodewyk  
City Planner, Dayna Facca  
Social Planning Supervisor, Roxana Neilson-Stewart

### **ABSENT:**

Councillor Tanya Handley



## **I. MINUTES**

### **1.1. Confirmation of the Minutes of the July 21, 2014 Regular Council Meeting**

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby approves the Minutes of the July 21, 2014 Regular Council Meeting as transcribed.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

## **2. UNFINISHED BUSINESS**

### **2.1. Re-Naming Request of Memorial Centre**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the Memorial Centre Re-Naming Request report.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston



Resolved that Council of The City of Red Deer, having considered the report from Recreation, Parks and Culture dated July 17, 2014 re: Memorial Centre Re-Naming Request hereby denies the request to change the name of the Memorial Centre for the following reasons:

- 1) The potential loss of the importance of the word "Memorial" to the naming of the building is of great significance to our veterans,
- 2) The proposed name change implies a memorial to the arts rather than to our veterans,
- 3) The significance of a war memorial for our veterans outweighs the desire to enhance the marketability of the building.

**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

**3. REPORTS**

**3.1. Approval of Council Meeting Dates for 2014 / 2015**

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated August 1, 2014 hereby approves the Council meeting dates for 2014/2015 as follows:

Council Meeting Dates  
November 10, 2014 To December 21, 2015

Monday	November 10, 2014	Regular Council Meeting	2:30 P.M.
Monday	November 24, 2014	Regular Council Meeting	2:30 P.M.
Tuesday	November 25, 2014	Capital Budget Meeting	9:00 A.M.
Monday	December 8, 2014	Regular Council Meeting	2:30 P.M.
Monday	December 22, 2014	Regular Council Meeting	CANCELLED



City Council Regular Meeting Minutes -  
UNAPPROVED - Monday, August 18, 2014

Monday	January 5, 2015	Regular Council Meeting	2:30 P.M.
Tuesday	January 6, 2015	Operating Budget Meeting	1:00 P.M.
Wednesday	January 7, 2015	Operating Budget Meeting	1:00 P.M.
Thursday	January 8, 2015	Operating Budget Meeting	1:00 P.M.
Friday	January 9, 2015	Operating Budget Meeting	1:00 P.M.
Monday	January 12, 2015	Operating Budget Meeting	1:00 P.M.
Tuesday	January 13, 2015	Operating Budget Meeting	1:00 P.M.
Wednesday	January 14, 2015	Operating Budget Meeting	1:00 P.M.
Monday	January 19, 2015	Regular Council Meeting	2:30 P.M.
Monday	February 2, 2015	Regular Council Meeting	2:30 P.M.
Tuesday	February 17, 2015	Regular Council Meeting	2:30 P.M.
Monday	March 2, 2015	Regular Council Meeting	2:30 P.M.
Monday	March 16, 2015	Regular Council Meeting	2:30 P.M.
Monday	March 30, 2015	Regular Council Meeting	2:30 P.M.
Monday	April 13, 2015	Regular Council Meeting	2:30 P.M.
Monday	April 27, 2015	Regular Council Meeting	2:30 P.M.
Monday	May 11, 2015	Regular Council Meeting	2:30 P.M.
Monday	May 25, 2015	Regular Council Meeting	2:30 P.M.
Monday	June 8, 2015	Regular Council Meeting	CANCELLED
Monday	June 22, 2015	Regular Council Meeting	2:30 P.M.
Monday	July 6, 2015	Regular Council Meeting	2:30 P.M.
Monday	July 20, 2015	Regular Council Meeting	2:30 P.M.
Tuesday	August 4, 2015	Regular Council Meeting	CANCELLED
Monday	August 17, 2015	Regular Council Meeting	2:30 P.M.
Tuesday	August 18, 2015	Mid-Year Budget Review	9:00 A.M.
Monday	August 31, 2015	Regular Council Meeting	2:30 P.M.
Monday	September 14, 2015	Regular Council Meeting	2:30 P.M.
Monday	September 28, 2015	Regular Council Meeting	2:30 P.M.
Tuesday	October 13, 2015	Regular Council Meeting	2:30 P.M.
Monday	October 26, 2015	Organizational Meeting & Regular Council Meeting	2:30 P.M.
Monday	November 9, 2015	Regular Council Meeting	2:30 P.M.
Monday	November 23, 2015	Regular Council Meeting	2:30 P.M.
Tuesday	November 24, 2015	Capital Budget Meeting	9:00 A.M.
Monday	December 7, 2015	Regular Council Meeting	2:30 P.M.
Monday	December 21, 2015	Regular Council Meeting	CANCELLED



**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Paul Harris

MOTION CARRIED

### **3.2. 2019 Canada Winter Games - Additional Resolution Required**

Moved by Councillor Ken Johnston, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer, having considered the report from the Recreation Parks & Culture Department, dated July 30, 2014, re: Canada Winter Games Additional Resolution Required, hereby understands and agrees that Bid Communities have the authority and power to grant local community sponsors certain rights and opportunities, as outlined in the 2019 Bid Community Sponsorship Grant of Rights and Exclusions.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

## **4. BYLAWS**

### **Appeal Boards Bylaw Amendment 3487/A-2014 Consideration of First Reading of the Bylaw**

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

**FIRST READING:** That Bylaw 3487/A-2014 (Appeal Boards Bylaw Amendment – to allow appeals from the Chicken Bylaw) be read a first time



**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

## 5. REPORTS - Continued

### 5.1. Community Housing Advisory Board: Youth Homelessness Pilot Project

Dustin Lendvay, Chair, Community Housing Advisory Board was present and spoke to this item.

Moved by Councillor Lynne Mulder, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer, having considered the report from Social Planning, dated July 17, 2014 re: Community Housing Advisory Board: Youth Homelessness Pilot Project hereby supports the recommendation of the Community Housing Advisory Board to allocate \$124,344 to McMan Youth, Family and Community Services Association to implement a Youth Homelessness Pilot Project to be funded as follows:

- 1) \$87,147 from the OSSI grant
- 2) \$37,197 from the Homelessness Phase I Program Account.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



## **5.2. Community Housing Advisory Board: Winter Emergency Response Funding**

Dustin Lendvay, Chair, Community Housing Advisory Board was present and spoke to this item.

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered the report from Social Planning dated July 17, 2014 re: Community Housing Advisory Board – Winter Emergency Response Funding, hereby supports the recommendation of the Community Housing Advisory Board to allocate \$13,000 to the Safe Harbour Society from the Outreach and Support Services Initiative Grant in order to enact a Winter Emergency Response for the community of Red Deer from November 1, 2014 to April 30, 2015.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Lee left Council Chambers at 3:55 p.m. and returned at 3:59 p.m.

## **6. BYLAWS - Continued**

### **6.1. Land Use Bylaw Site Exception Amendment 3357/L-2014 Red Deer College Canopy Dynamic Sign at 4922 - 49 Street Consideration of First Reading of the Bylaw**

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

**FIRST READING:** That Bylaw 3357/L-2014 (Land Use Bylaw Amendment – to provide for a Canopy Dynamic Sign at Red Deer College at 4922 49 Street) be read a first time.



**IN FAVOUR:** Mayor Tara Veer, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Buck Buchanan

MOTION CARRIED

**6.2. East Hill Major Area Structure Plan (MASP), Bylaw Amendment  
3499/A-2014  
To Incorporate the Proposed Section 26 Multi-Neighbourhood Plan  
Consideration of First Reading of the Bylaw**

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

**FIRST READING:** That Bylaw 3499/A-2014 (Amendment to the East Hill Major Area Structure Plan to Incorporate the Proposed Section 26 Multi-Neighbourhood Plan) be read a first time.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**6.3. Proposed Northeast High Schools and Play Fields Area Structure  
Plan, Bylaw 3217/B-2014  
Consideration of First Reading of the Bylaw**

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

**FIRST READING:** That Bylaw 3217/B-2014 (An Amendment to the proposed Northeast High Schools and Play Fields Area Structure Plan to





provide policy framework for how the high school sites and play fields will be developed) be read a first time.

Councillor Harris left Council Chambers at 4:42 p.m. and returned at 4:44 p.m.

Councillor Mulder left Council Chambers at 4:51 p.m. and returned at 4:52 p.m.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Frank Wong

MOTION CARRIED

**6.4. Land Use Bylaw Amendment 3357/P-2014  
Rezone Temporary Care Site in Timber Ridge  
to RIN Residential Narrow Lot  
Consideration of First Reading of the Bylaw**

Moved by Councillor Frank Wong, seconded by Councillor Dianne Wyntjes

**FIRST READING:** That Bylaw 3357/P-2014 (Land Use Bylaw Amendment - To rezone temporary care site in Timber Ridge to RIN Residential (Narrow Lot)) be read a first time.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**6.5. Land Use Bylaw Amendment and Road Closure for Westlake**



**Formerly Known as Riverview Park  
Road Closure Bylaw 3518/2014  
Land Use Bylaw Amendment 3357/O-2014  
Consideration of First Reading of the Bylaws**

Councillor Wyntjes left Council Chambers at 5:03 p.m. and returned at 5:04 p.m.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

**FIRST READING:** That Bylaw 3518/2014 (Road Closure Bylaw for an Unused Road Allowance in West Lake Formerly Known as Riverview Park) be read a first time.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

**FIRST READING:** That Bylaw 3357/O-2014 (Land Use Bylaw Amendment - to establish Direct Control of DC District which outlines the zoning of development for Westlake formerly known as Riverview Park) be read a first time.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

**7. ADJOURNMENT**



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City Council Regular Meeting Minutes -  
UNAPPROVED - Monday, August 18, 2014

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to adjourn the August 18, 2014 Regular Council Meeting of Red Deer City Council at 5:45 p.m.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

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MAYOR

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CITY CLERK



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

**of The Red Deer City Council Mid-Year Budget Review  
held on Tuesday, August 19, 2014  
commenced at 9:08 a.m.**

### **PRESENT:**

Mayor Tara Veer  
Councillor Buck Buchanan  
Councillor Tanya Handley  
Councillor Paul Harris  
Councillor Ken Johnston  
Councillor Lawrence Lee  
Councillor Lynne Mulder  
Councillor Frank Wong  
Councillor Dianne Wyntjes

City Manager, Craig Curtis  
Director of Corporate Transformation, Lisa Perkins  
Acting Director of Communications & Strategic Planning, Tara Shand  
Director of Community Services, Sarah Cockerill  
Director of Corporate Services, Paul Goranson  
Director of Development Services, Elaine Vincent  
Director of Human Resources, Kristy Svoboda  
Director of Planning Services, Kim Fowler  
City Clerk, Frieda McDougall  
Deputy City Clerk, Samantha Rodwell  
Chief Financial Officer, Dean Krejci

**I. OVERVIEW**

City Manager, Craig Curtis provided an introduction to the mid-year budget process.

**2. ENTERPRISE BUSINESS PLANNING****2.1. Council Resolutions from Operating and Capital Budget 2014**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer, having considered the report from Corporate Services dated August 12, 2014 re: Council Resolutions from Operating and Capital Budget 2014 hereby agrees that:

- 1) Sport Field Strategy – be considered in conjunction with the 10 year capital plan and consider the Community Amenities project, Canada Winter Games, and other growth related priorities
- 2)
  - a) A report from the Traffic Safety Committee documenting the recommended strategies for a Traffic Safety Plan by the end of Q4 2014.
  - b) A report from the Audit Committee documenting recommendations related to Fine Revenue Shortfall by the end of Q4 2014.
- 3) Downtown Reserve – be considered complete
- 4) Enterprise Business Planning Resolution Point #8 – received for information.

**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

Council recessed at 10:53 a.m. and reconvened at 11:06 a.m.



## **2.2. EBP/Budget Open House/Corporate Efficiencies/Service Levels**

Paul Goranson, Director of Corporate Services, provided an overview of the above noted initiatives.

## **3. STRATEGIC IMPLEMENTATION AND CHARTER UPDATES**

Councillor Wyntjes left Council Chambers at 10:32 a.m. and returned at 10:33 a.m.

Lisa Perkins, Director of Corporate Transformation, provided an overview of Strategic Implementation and Charter Updates.

## **4. FINANCIAL UPDATE**

Councillor Wyntjes left Council Chambers at 12:03 p.m. and returned at 12:05 p.m.

Dean Krejci, Financial Services Manager, provided a financial update.

Council recessed at 12:19 p.m. and reconvened at 1:04 p.m.

## **5. EMERGENT BUDGET ITEMS**

### **5.1. Municipal Census**

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from the Legislative Services department, dated July 22, 2014, re: Annual Municipal Census, approve one-time funding of \$169,500 to be funded from the Operational Reserve – Tax Supported.

#### **IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor



Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**5.2. Mid-Year Budget Request: Northeast Servicing – Expanded Scope of Servicing Project**

Moved by Councillor Paul Harris, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from Engineering Services, dated August 14, 2014 re: Mid-Year Budget Request: Northeast Servicing – Expanded Scope of Servicing Project hereby approves:

- 1) An increase to the 2014 Capital Budget of \$6,543,000 for the storm trunk extension and Pond H5, funded through Storm Offsite long term debt.
- 2) An increase to the 2014 Capital Budget of \$2,350,000 for the sanitary trunk extension, funding through Sanitary Offsite long term debt.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Frank Wong

MOTION CARRIED

**Storm Off-Site Levy Borrowing Bylaw Amendment 3510/A-2014**

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

**FIRST READING:** That Bylaw 3510/A-2014 (A Borrowing Bylaw for the Storm Off-Site Levy) be read a first time.



**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Frank Wong

**MOTION CARRIED**

### **Sanitary Off-Site Levy Borrowing Bylaw Amendment 3509/A-2014**

Moved by Councillor Paul Harris, seconded by Councillor Lawrence Lee

**FIRST READING:** That Bylaw 3509/A-2014 (A Borrowing Bylaw for the Sanitary Off-Site Levy) be read a first time.

**IN FAVOUR:** Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Dianne Wyntjes

**OPPOSED:** Councillor Frank Wong

**MOTION CARRIED**

### **5.3. High Intensity Residential Fire Compliance - Emergency Services**

Moved by Councillor Ken Johnston, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer having considered the report from Emergency Services dated August 13, 2014 re: High Intensity Residential Fire Compliance hereby approves the Following:

- 1) Increase to the 2014 Capital Budget of \$201,000 for the design of Station 4 funded through the Capital Projects Reserve; and
- 2) \$201,000 for the design of Station 3 funded through the Capital Projects Reserve.



**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**5.4. Mid-Year Budget Request: Fire Training Facility**

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer, having considered the report from Emergency Services, dated August 13, 2014 re: Mid-Year Budget Request: Fire Training Facility hereby approves the following:

- 1) The increase to the 2014 Capital Budget of \$34,000 for the Confined Space Simulator, with \$26,000 coming from the Central Alberta Fire Training Association grant; and
- 2) \$8,000 coming from the Capital Projects Reserve.

**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**5.5. Mid-Year Budget Request: Dispatch Consoles**

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Emergency Services, dated August 13, 2014 re: Mid-Year Budget Request: Dispatch Consoles hereby approves the following:

- 1) An increase to the 2014 Capital Budget of \$46,000 for the purchase of two



dispatch consoles, funded through the Capital Projects Reserve.

**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

**5.6. Transit Conventional Community Shuttle Bus Pilot**

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from the Transit Department dated July 28, 2014 re: Transit Conventional Community Shuttle Bus Pilot hereby approves the following:

- I) \$72,600 to implement a Community Shuttle Bus Pilot from September 1, 2014 to January 31, 2015 with the funding sources as outlined below:
  - a) \$58,080 be allocated in 2014 from the Operating Reserve – Tax Supported
  - b) \$14,520 in 2015 from the Operating Reserve – Tax Supported.

**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

**6. SUMMARY OF MID-YEAR BUDGET DECISIONS**

Dean Krejci, Financial Services Manager, provided a summary of the Mid-Year Budget decisions.

**7. ADJOURNMENT**



Moved by Councillor Paul Harris, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to adjourn the August 19, 2014 Mid-Year Budget Review of Red Deer City Council at 2:05 p.m.

**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

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MAYOR

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CITY CLERK



August 25, 2014

## Appeals Board Bylaw Amendment 3487/A-2014

To allow appeals from the Chicken Bylaw

Consideration of Second & Third Reading

Legislative Services

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

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#### Summary:

The attached report is being brought forward from the Monday, August 18, 2014 Regular Council meeting.

#### **Recommendation:**

That Council consider giving second and third readings to Appeals Board Bylaw Amendment 3487/A-2014.

### **City Manager Comments:**

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Council's consideration of second and third reading for Appeals Board Bylaw Amendment 3487/A-2014, to allow appeals from the Chicken Bylaw.

Craig Curtis  
City Manager

## Report Details

### **Background:**

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At the Monday, August 18, 2014 Regular Council Meeting, Council gave first reading to Appeals Board Bylaw Amendment 3487/A-2014. Appeals Board Bylaw Amendment 3487/A-2014 is an amendment to allow for appeals from the Chicken Bylaw.



Report originally submitted to the  
August 18, 2014 Regular Council  
Meeting

July 15, 2014

## Red Deer Appeal & Review Board

### Bylaw 3487/A-2014

Legislative Services

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

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A bylaw amendment is required to give the Red Deer Appeal & Review Board authority to hear appeals under the Chicken Bylaw.

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

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I support the recommendation of Administration to give first reading to Bylaw 3487/A-2014. As no advertising is required for this bylaw, and if first reading of the bylaw amendment is given, this bylaw will come back to the Tuesday, September 2, 2014 Council Meeting for consideration of second and third reading.

Craig Curtis  
City Manager

#### **Proposed Resolution:**

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That Council consider first reading of Bylaw 3487/A-2014.



## Report Details

### **Background:**

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Bylaw #3478/2012 establishes the Red Deer Appeal & Review Board and grants it the authority to hear appeals arising under the following bylaws:

- (a) Alarm Bylaw;
- (b) Dog Bylaw;
- (c) Drinking Establishment Licensing Bylaw;
- (d) Escort Services Bylaw;
- (e) Firearms Bylaw;
- (f) Land Use Bylaw;
- (g) License Bylaw;
- (h) Limousine and Sedan Bylaw;
- (i) Taxi Bylaw; and
- (j) Utility Bylaw.

At its regular meeting of July 7, 2014 Council adopted The Chicken Bylaw (#3517/2014). Section 9 of the bylaw states:

*"If the City Manager refuses to grant or renew a Chicken License, the applicant may appeal the decision to the Red Deer Appeal & Review Board, in accordance with the procedures set out in the City of Red Deer Appeal Boards Bylaw."*

### **Analysis:**

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A Bylaw amendment is required to give the Red Deer Appeal & Review Board authority to hear appeals arising from section 9 of the Chicken Bylaw.

**BYLAW NO. 3487/A-2014**

Being a bylaw of the City of Red Deer, in the Province of Alberta, to amend the Appeal Boards Bylaw of the City of Red Deer.

WHEREAS on July 07, 2014, the City of Red Deer enacted Bylaw 3517/2014 to regulate and control the keeping of chickens within urban areas in the City of Red Deer;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. This Bylaw shall be called the "Appeal Boards Amending Bylaw".
2. Bylaw #3487/2012 is amended as follows:
  - (a) Section 17(3)(k) is added:  
"The Chicken Bylaw"

READ A FIRST TIME IN OPEN COUNCIL this	18 <sup>th</sup> day of	August	2014.
READ A SECOND TIME IN OPEN COUNCIL this	day of		2014.
READ A THIRD TIME IN OPEN COUNCIL this	day of		2014.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of		2014.

---

MAYOR

---

CITY CLERK

**BYLAW NO. 3487/2012**

Bylaw 3487/2012 with proposed  
amendment highlighted in red

Being a bylaw of The City of Red Deer to establish the Appeal Boards.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

**Short Title**

1. The short title of this bylaw is "The Appeal Boards Bylaw".

**Definitions**

2. (1) In this bylaw:
  - (a) "Appellant" means a person who has served a written Notice of Appeal as set out in Division 10 of Part 17 of the *Municipal Government Act* or subordinate legislation or authorized person acting on behalf of the Appellant;
  - (b) "Applicant" means a person who made the initial application upon which an appeal is based or authorized person acting on behalf of the Applicant;
  - (c) "Board" means either the Subdivision and Development Appeal Board or Red Deer Appeal and Review Board as established by Council, and in a section of this bylaw relating to a specific Board, means that specific Board;
  - (d) "Citizen Representative" means a person appointed by Council who does not represent a specific organization;
  - (e) "Clerk" means a person appointed by The Chief Administrative Officer of the City of Red Deer (or designate) to assist the Boards in fulfilling their mandates and legislative requirements.
  - (f) "Member" means a member of the Board;
  - (g) "MGA" means the *Municipal Government Act* of Alberta, RSA 2000, Ch. M-26, as amended;
  - (h) "Organizational Meeting" means the organizational meeting of Council as required under the MGA; and



- (i) “Resident” means a resident of the City of Red Deer;
  - (j) “Subordinate legislation” means any bylaw or regulation that supplements the MGA.
- (2) The titles or headings used in this bylaw are inserted for convenience of reference only and will not affect the interpretation or construction of this bylaw.

### **Establishment of Boards**

- 3. (1) The following Boards are established:
  - (a) Red Deer Appeal and Review Board; and
  - (b) Subdivision and Development Appeal Board.

### **Membership**

- 4. (1) Council will establish the Membership composition of Boards including whether a Board requires Council, Citizen Representatives, or agency representation.
- (2) In selecting Board Members, preference may be given to local residents; however, it is also recognized that non-residents who own property or have a business in the City also have a stake in the community.
- (3) Former Members, former Council Members, and former City employees may apply for appointment to a Board after a two year hiatus from that capacity, with exceptions to be made at the discretion of Council.

### **Terms of Appointment**

- 5. (1) Unless otherwise stated in this bylaw, Members are appointed at the Organizational Meeting of Council as follows:
  - (a) All Members are appointed for two-year terms;
  - (b) Where a Board position is left vacant for any reason, Council may appoint a replacement for the remainder of that term;
  - (c) A Member may be re-appointed to a Board at the expiration of the Member’s term but may not serve more than three consecutive terms;

- (d) A Member may resign from a Board at any time by giving written notice to the Legislative Services Manager;
- (e) Council may remove any Member from a Board at any time on the recommendation of the Mayor and City Manager; and
- (f) Council may alter the terms of appointment of any Member.

### **Chairperson**

- 6. (1) The Chairperson will be:
  - (a) Chosen annually from among Members;
  - (b) Will preside over and be responsible for the conduct of hearings;
  - (c) May limit a submission if it is determined to be repetitious or in any manner inappropriate; and
  - (d) Will vote on matters submitted to the Board unless otherwise disqualified.

### **Attendance at Hearings**

- 7. (1) Any Member absent from three consecutive hearings of the Board, unless such absence is authorized by resolution of the Board, will automatically forfeit his/her membership as of the date of the third consecutive hearing.
- (2) Any Member forfeiting his/her Membership may be eligible for reappointment in the future but not for the unexpired portion of the term forfeited.

### **Hearings**

- 8. (1) Hearings will be held at such time and place as determined by the Board.
- (2) Public notice of a Board hearing will be given in the manner provided for in the MGA and subordinate legislation.
- (3) The proceedings of the Board must be conducted in public except where the Board deals with information protected from disclosure under the provisions of the *Freedom of Information and Protection of Privacy Act*.

**Quorum and Voting**

9. (1) Quorum is a majority of Members.
- (2) The Board must not sit in even numbered panels.
- (3) All members must vote on all matters before the Board unless a pecuniary interest or a conflict of interest is declared.
- (4) The majority vote of those Members present and voting constitutes the decision of the Board.

**Clerk**

10. (1) The Clerk will:
  - (a) Consult with the Board to set policies, procedures and directives governing hearing processes, Member conduct and other Board matters.
  - (b) Issue instructions to independent legal counsel for the Boards when required.
  - (c) At the request of the Chairperson, sign orders, decisions and documents issued by the Board
- (2) The Clerk will maintain a Record of Hearing which will include:
  - (a) The appeal form;
  - (b) All documentary evidence filed in the matter;
  - (c) A list of witnesses who gave evidence at the hearing;
  - (d) A transcript or recording of the hearing or, in the absence of a transcript or recording, a summary of all testimonial evidence given at the hearing;
  - (e) All written arguments presented at the hearing;
  - (f) A written list that is prepared at the end of the hearing that identifies those matters or issues from the appeal form about which evidence was given or argument was made at the hearing; and
  - (g) The decision of the Board.

**Rules of Procedure**

11. (1) The Board will conduct hearings in accordance with:
- (a) The express provisions of the MGA and related regulations;
  - (b) Principles of natural justice and procedural fairness; and
  - (c) Policies and procedures approved by the Board.

**Public Hearing**

12. (1) Notice of a public hearing may be given by the Board in such form as it shall determine from time to time and shall include the following information:
- (a) Name and address of the person to whom the notice is directed;
  - (b) Appeal number;
  - (c) Date, time, and location of the appeal hearing; and
  - (d) Substance of the issue being appealed.
- (2) The Board may in its discretion grant adjournments of a hearing for such purposes as it feels necessary to ensure proper consideration of the issues before it, including:
- (a) Allowing a party to obtain additional information or plans; and
  - (b) Allowing the Board to obtain a legal opinion or other professional guidance.
- (3) After a hearing of an appeal or a review by the Board, the Clerk shall:
- (a) Under direction of the Chairperson, prepare the decision or order of the Board and the reasons for the decision in compliance with the MGA and subordinate legislation; and
  - (b) Arrange for the order or decision of the Board to be signed; and distributed in accordance with the requirements under the MGA.

**Remuneration**

13. (1) The remuneration and expenses payable to each Member shall be established by Council resolution.

**Conflict of Interest**

14. (1) Where a Member of the Board is of the opinion that he or she has a conflict of interest with respect of a matter before the Board, the Member must disclose the conflict of interest by:
- (a) Declaring that he or she has a conflict of interest; and
  - (b) Describing in general terms the nature of the conflict of interest.
- (2) For the purposes of this provision, a Member has a conflict of interest in a respect of a matter before the Board when he or she is of the opinion that:
- (a) He or she has a personal interest in the matter which would conflict with his or her obligation as a Member to fairly consider the issue; or
  - (b) Doubt as to the ethical integrity of the Member would be raised in the minds of a reasonable observer, if that Member were to participate in the consideration of that matter.

**Pecuniary Interest**

15. (1) The pecuniary interest provisions of the MGA apply to all Members while attending hearings of the Board, as though they were Councillors.
- (2) A Board Member who fails to declare a pecuniary interest in a matter before the Board, or fails to absent himself or herself from proceedings dealing with such a matter, ceases to be a Member.

**Power of Authority**

16. (1) No Member has:
- (a) Power to pledge the credit or course of action of the City or enter into any agreement on behalf of the Board or the City;

- (b) Power to authorize any expenditure to be charged against the City without prior approval by Council; and
- (c) Authority to act administratively except as delegated by the City Manager.

**Red Deer Appeal and Review Board**

17. (1) The Red Deer Appeal and Review Board membership consists of five Members as follows:
- (a) One Councillor;
  - (b) Four Citizen Representatives;
  - (b) One alternate Councillor and;
  - (c) One alternate Citizen Representatives.
- (2) The alternate Councillor and Citizen Representative will serve respectively in the place of a Councillor or Citizen Representative who is unable to participate in a hearing.
- (3) The duty and purpose of the Red Deer Appeal and Review Board is to hear and to make decisions on appeals for which it is responsible under any City bylaw and in particular, arising under the following bylaws:
- (a) Alarm Bylaw;
  - (b) Dog Bylaw;
  - (c) Drinking Establishment Licensing Bylaw;
  - (d) Escort Services Bylaw;
  - (e) Firearms Bylaw;
  - (f) Land Use Bylaw;
  - (g) License Bylaw;
  - (h) Limousine and Sedan Bylaw;
  - (i) Taxi Bylaw;
  - (j) Utility Bylaw;
  - (k) **Chicken Bylaw.**
- (4) In addition, the Board shall exercise the power of Council in respect of applications for review arising under s. 547 of the MGA.

- (5) An appeal or a review is commenced by:
  - (a) Mailing or delivering to the Clerk of the Board at Red Deer City Hall a Notice of Appeal or a Request to Review in the form established by the Board from time to time,
  - (b) By paying the applicable fee:
    - (i) Filing Fee: Seventy-Five (\$75.00) dollars; and
    - (ii) When required by the Board to be advertised: Seventy-Five (\$75.00) dollars.
  - (c) There is no fee for applications for Review arising under s. 547 of the MGA.
- (6) The Notice of Appeal or Request to Review must be received by the Clerk at the Red Deer City Hall within the time frames set out in the MGA or subordinate legislation.
- (7) Where there is no time frame set out in the MGA or subordinate legislation, the Notice of Appeal must be received by the Clerk at Red Deer City Hall within fourteen (14) days of the date the Appellant was notified of the issue to which an appeal is sought.
- (7) When considering the merits of an appeal or a review, the board shall have regard to:
  - (a) The need to maintain the integrity of the policies which the applicable bylaw and statutes are intended to promote;
  - (b) The potential cost implications to the City of Red Deer of the decision of the Board; and
  - (c) The need to treat fairly the persons affected by the order or decision under appeal.
- (8) Where in the opinion of the Board a Request to Review under section 547 of the MGA involves a matter of significant public policy or potential substantial cost to the City of Red Deer, the Board shall refer the review to Council.
- (9) Where the parties to an appeal consent to an adjournment of the hearing, such adjournment may be granted by the Chairperson after consultation with the Members individually (whether in person, by telephone, or by email) without the need to convene a formal hearing. In such a case, the



Board is deemed to have convened and the hearing is deemed to have commenced as of the date of such consultation.

**Subdivision and Development Appeal Board**

18. (1) In this section, the following words and terms are defined as follows:
- (a) “Development Authority” means:
    - (i) The Development Officer and any employee of the City of Red Deer to whom the City Manager has delegated authority to carry out duties or functions of a Development Officer; or
    - (ii) The Municipal Planning Commission in respect of any matter assigned to it under the Land Use Bylaw, by Council, or referred to it by the Development Officer. Municipal Planning Commission is the subdivision authority of the City of Red Deer.
  - (2) The Subdivision and Development Appeal Board membership consist of five Members as follows:
    - (a) One Councillor;
    - (b) Four Citizen Representatives;
    - (b) One alternate Councillor and;
    - (c) One alternate Citizen Representatives.
  - (3) The alternate Councillor and Citizen Representative will serve in the place of a Councillor or Citizen Representative who is unable to participate in a hearing.
  - (4) The Board has the authority to hear and decide upon appeals from the decisions of the Development Authority in respect of development or subdivision matters, in accordance with the provisions of the MGA.
  - (5) A subdivision or development appeal is commenced by:
    - (a) Mailing or delivering to the Clerk at Red Deer City Hall a Notice of Appeal in the form established by the Board from time to time, within the time specified in the MGA; and
    - (b) By paying the applicable fee:
      - (i) Where the Appellant is also the Applicant: Seventy-Five (\$75.00) dollars; and

- (ii) When required by the Board to be advertised: Seventy-Five (\$75.00) dollars.
  - (c) Where a person may be affected by the subdivision or development but does not have a legal or equitable claim in the site, or is not the agent of the person having such interest: there is no fee.
- (6) Where the parties to an appeal consent to an adjournment of the hearing, such adjournment may be granted by the Chairperson after consultation with the Members individually (whether in person, by telephone, or by email) without the need to convene a formal hearing. In such a case, the Board is deemed to have convened and the hearing is deemed to have commenced as of the date of such consultation.

### **Repeal**

19. (1) Bylaw 3432/2009 is repealed.

### **Transitional**

20. (1) Board Members holding office at the date this bylaw comes into full force shall continue to hold office until the expiry of their terms in accordance with their appointment under the Committees Bylaw and Subdivision and Development Appeal Board or until new Members are appointed under this bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	29 <sup>th</sup>	day of	October	2012.
READ A SECOND TIME IN OPEN COUNCIL this	29 <sup>th</sup>	day of	October	2012.
READ A THIRD TIME IN OPEN COUNCIL this	29 <sup>th</sup>	day of	October	2012.
AND SIGNED BY THE MAYOR AND CITY CLERK this	29 <sup>th</sup>	day of	October	2012.

“Morris Flewwelling”  
 \_\_\_\_\_  
 Mayor

“Frieda McDougall”  
 \_\_\_\_\_  
 City Clerk

**FILE COPY**

**DATE:** September 3, 2014

**TO:** Jackie Kurylo, Appeals Coordinator

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

**SUBJECT:** Appeal Boards Bylaw Amendment 3487/A-2014  
To allow appeals from the Chicken Bylaw  
Consideration of Second and Third Reading of the Bylaw

---

**Reference Report:**

Legislative Services, dated August 25, 2014.

**Bylaw Readings:**

At the Tuesday, September 2, 2014 Regular Council Meeting, Council gave second and third readings to Appeal Boards Bylaw Amendment 3487/A-2014 – An amendment to allow appeals from the Chicken Bylaw. A copy of the Bylaw is attached.

**Report back to Council:** No



Frieda McDougall  
Manager  
/attach.

c. K. Fowler, Director of Planning Services

**BYLAW NO. 3487/A-2014**

**FILE COPY**

Being a bylaw of the City of Red Deer, in the Province of Alberta, to amend the Appeal Boards Bylaw of the City of Red Deer.

WHEREAS on July 07, 2014, the City of Red Deer enacted Bylaw 3517/2014 to regulate and control the keeping of chickens within urban areas in the City of Red Deer;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. This Bylaw shall be called the "Appeal Boards Amending Bylaw".
2. Bylaw #3487/2012 is amended as follows:
  - (a) Section 17(3)(k) is added:  
"The Chicken Bylaw"

READ A FIRST TIME IN OPEN COUNCIL this 18<sup>th</sup> day of August 2014.  
READ A SECOND TIME IN OPEN COUNCIL this 2<sup>ND</sup> day of September 2014.  
READ A THIRD TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of September 2014.  
AND SIGNED BY THE MAYOR AND CITY CLERK this 2<sup>nd</sup> day of September 2014.

"Tara Veer"

"Frieda McDougall"

---

MAYOR

---

CITY CLERK



August 14, 2014

## Proposed Evergreen Neighbourhood Area Structure Plan

### Bylaw 3217/C-2014

Planning Department

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

---

The Planning Department has received an application from Melcor Developments Ltd. for a new neighbourhood development in northeast Red Deer. The proposed *Evergreen Neighbourhood Area Structure Plan (NASP)* is located within the northwest quarter of Section 26 and is bounded by the extension of 30<sup>th</sup> Avenue and Northland Drive.

The *Evergreen NASP* complies with the *East Hill MASP*, the *Section 26 Multi-Neighbourhood Plan*, and the *Neighbourhood Planning and Design Standards*.

The Planning Department recommends Council give first reading of Bylaw 3217/C-2104 to adopt the *Evergreen Neighbourhood Area Structure Plan*.

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

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I support the recommendation of Administration that Council consider first reading of Bylaw Amendment 3217/C-2014, a bylaw to adopt the *Evergreen Neighbourhood Area Structure Plan*. If first reading of the bylaw is given, a Public Hearing will be advertised for two consecutive weeks to be held on Monday September 29, 2014 at 6:00 p.m. during Council's regular meeting.

Craig Curtis  
City Manager

#### **Proposed Resolution**

---

That Council consider first reading of Bylaw 3217/C-2014 to adopt the *Evergreen Neighbourhood Area Structure Plan*.



## Report Details

### Background:

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The proposed *Evergreen Neighbourhood Area Structure Plan (NASP)* falls within the boundaries of the *East Hill Major Area Structure Plan (MASP)*. Evergreen is within phase one of the proposed development sequence for East Hill. Therefore, services i.e. water, sanitary, stormwater will be available to this area prior to other areas which fall within subsequent phases.

The proposed *Evergreen Neighbourhood Area Structure Plan* is informed by various documents, including the *East Hill MASP*, the *Section 26 Multi-Neighbourhood Plan*, and the *Neighbourhood Planning and Design Standards*.

#### East Hill Major Area Structure Plan

The *East Hill MASP* provides broad planning direction for development on the east side of Red Deer. The *East Hill MASP* encourages neighbourhoods which are identifiable by their compact land use pattern, sustainable environment, walkable streets, and green spaces linking neighbourhoods to commercial sites, natural areas, parks, school sites, and other community gathering areas. The *East Hill MASP* envisions a neighbourhood that supports mixed mobility, provides a mix of housing types, and reflects a unique image and character. Trails tie the neighbourhood network to the regional trail network and to places of interest throughout the community. A variety of active and passive parks, from large neighbourhood parks to linear parks, are strategically located throughout the neighbourhood, creating linkages and a sense of community. Preservation of the environment is diligently practiced, and rest areas, look-outs, and interpretive sites are incorporated into the neighbourhood design.

For the proposed Evergreen neighbourhood, the *East Hill MASP Generalized Land Use Concept* identifies the area as residential, including a regional trail and a potential natural area.

#### Section 26 Multi-Neighbourhood Plan

The *Section 26 Multi-Neighbourhood Plan* is a high level conceptual plan that outlines broad land uses, including environmental reserve and open space, and arterial and collector road patterns.

For the proposed Evergreen neighbourhood, the *Section 26 Multi-Neighbourhood Plan* identifies residential development, a central node and water feature, and trail connections. The section plan also outlines key considerations for neighbourhood development. Considerations which are relevant to the *Evergreen NASP* include:

- Neighbourhood nodes will provide medium and high density housing alongside neighbourhood commercial uses.





- Transition from higher density to lower density development, focused around the nodes.
- Protect, connect & integrate key natural features of the site.
- Create ecological connections via a looped trail.
- Create a network of off-street trails for pedestrians and cyclists, connecting the regional trail system to Commercial District centres.
- Create a variety of park types, and link to open spaces.
- Incorporate diverse housing types: single family, duplexes, townhouses, apartments, etc. Allow developers to create and apply their own styles, building materials, and architecture.

#### Neighbourhood Planning and Design Standards

The *Neighbourhood Planning and Design Standards (NPDS)*, approved in 2013, help to achieve the City's *Strategic Direction* to "support a healthy, vibrant, and sustainable community," and establish great neighbourhoods within Red Deer.

The NPDS are informed by nine *Neighbourhood Planning Principles*. The principles and the standards are intended create communities which are sustainable, walkable, vibrant, social, and livable.

The proposed *Evergreen NASP* achieves both the *Neighbourhood Planning Principles* and the NPDS. Refer to the "Vision" section of the *Evergreen NASP* for information on how Evergreen will address each neighbourhood principle.

#### **Discussion:**

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The proposed *Evergreen NASP* provides the policy framework, land use design, and development objectives for the northwest quarter of Section 26.

The Evergreen neighbourhood is characterized by natural water features, green spaces, and mature woodlands. It will be designed for exploration and outdoor recreation. The *Evergreen NASP* is primarily residential development. It proposes a mix of housing types, to accommodate a range of incomes, demographics, and preferences, and other land uses such as a neighbourhood commercial area, to serve the everyday needs of residents, and a place of worship and social care site.

A key feature of the neighbourhood is the centrally located water body which will provide multiple recreational opportunities for residents and surrounding communities. To ensure this amenity can be enjoyed by all residents and visitors, a public trail and associated park space will be provided around the water body. This trail will be connected to the regional trail network.





Several gathering spaces have been specifically designed and located throughout Evergreen to allow residents and guests to gather, experience, and enjoy the neighbourhood. Picnic tables, playgrounds, and look-out areas will be incorporated into the park space near the centrally located water feature. Other community amenities include a variety of trail networks and pedestrian paths to accommodate a variety of transportation modes, such as, vehicular, transit, walkers, joggers, cyclists, etc.

#### Land Use Summary

The proposed *Evergreen NASP* incorporates different residential land use districts to accommodate a range of incomes, demographics, and preferences:

- R1 Residential (Low Density)
- RIWS Residential (Wide Shallow)
- R1G Residential (Small Lot)
- R1A Residential (Semi-Detached)
- R2T Residential (Townhouse)
- R2 Residential (Medium Density)
- R3 Residential (Multiple Family)

The proposed *Evergreen NASP* also includes a neighbourhood node, which consists of C3 Neighbourhood Convenience and a community amenity facility. The types of commercial businesses envisioned for the node include a coffee shop, small restaurant, doctors office, child minding, hair salon, or similar. The community amenity site could accommodate uses such as: a temporary care or assisted living facility, adult or regular day care, or a place of worship. There is an additional community amenity site identified in the northern area of Evergreen adjacent to the ravine. The alternate uses for the community amenity sites are R3 Residential Multiple Family and RIWS Residential Small Lot.

A neighbourhood park is also identified within Evergreen. The neighbourhood park could include amenities such as walking trails, children's play structures, picnic areas, pond lookouts, and two stormwater management facilities. Municipal reserve and environmental reserve are also evident within the plan area.

#### Movement and Connectivity

The proposed *Evergreen NASP* has been planned to facilitate the integrated movement of residents throughout the community and provide connections to destinations outside of Evergreen. A multi-modal transportation network of trails, sidewalks, roadways, and transit stops has been incorporated to accommodate a variety of transportation modes including walking, rolling, riding, and driving.

#### Neighbourhood Character

Evergreen has been designed around the central stormwater management facilities and the natural areas which surround them. Evergreen is intended to connect residents and visitors



within the neighbourhood and to the trail network. Built form may take design elements from nature, focusing on visual and physical connections to outdoor spaces.

#### Servicing

The proposed Evergreen neighbourhood will be serviced by the stormwater and sanitary trunks recently installed up to the intersection of 30 Avenue and Northland Drive. The stormwater and sanitary trunks will extend south along 30 Avenue, in conjunction with the intersection improvements proposed for 30 Avenue and 67 Street, and the Evergreen development will connect to these trunks.

There is an existing water main located at the intersection of 30 Avenue and Carrington Drive. When the water main is extended north, up 30 Avenue, the Evergreen development will connect to this service.

#### Phasing

The plan area is divided into six development phases. The initial phases of development are expected to start around the main gateway road into Evergreen and proceed to the south, north, and west.

### **Analysis:**

---

The proposed *Evergreen NASP* was submitted to the City in December 2013 for review and consideration of approval. The NASP Review Team has been working with the applicant to align the *Evergreen NASP* with City regulations and statutory documents.

The proposed *Evergreen NASP* was referred to external agencies for comment. No objections were received.

The Planning Department held a public open house on June 26, 2014.

- Notices were sent to 19 adjacent landowners and a public news release was posted on the City's website.
- A link was posted on the City's website to allow the public the opportunity to review the Evergreen discussion paper and provide comments. No comments were received.

There were 46 attendees at the open house. One comment was submitted regarding the proposed *Evergreen Neighbourhood Area Structure Plan*. The table below summarizes the comment received and an administrative response. Information (i.e. discussion paper and comment sheet) provided to the attendees of the open house are attached to the Council agenda.



## Comment from Public Open House

Comment	Administrative Response
Request for additional access points into adjacent quarter to the east.	Wording has been added to the NASP under the Phasing Section.
Evergreen appears to be divided into an east/west neighbourhood with no road connectivity from the east to west.	<p>As the design of Evergreen is focused around the existing central water bodies, there is limited opportunity for roadway connections east/west; however, the design of Evergreen does provide significant off-street trail connections around the central water bodies to facilitate active transportation connectivity east/west.</p> <p>The main collector roadway running through Evergreen does provide an east/west connection for vehicular traffic.</p>

The Planning Department supports the proposed *Evergreen Neighbourhood Area Structure Plan* because it complies with the *East Hill MASP*, the *Section 26 Multi-Neighbourhood Plan*, and the *Neighbourhood Planning and Design Standards*.

The Planning Department recommends Council give first reading of Bylaw 3217/C-2104 to adopt the *Evergreen Neighbourhood Area Structure Plan*.

**BYLAW NO. 3217/C-2014**

Being a Bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

Bylaw no. 3217/98 is hereby amended as follows:

1. Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding the new Evergreen Neighbourhood Area Structure Plan attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2014.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2014.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2014.

\_\_\_\_\_  
MAYOR

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



# EVERGREEN

## Neighbourhood Area Structure Plan

Melcor Developments Ltd.



**EVERGREEN**

*Naturally Exquisite*

City of Red Deer

Approved \_\_\_\_\_

Bylaw \_\_\_\_\_

Version - August 21, 2014

Prepared by:  
Stantec Consulting Ltd.  
Executive Place  
#1100, 4900 Ross St  
Red Deer, AB



**Stantec**

**MELCOR**  
DEVELOPMENTS LTD.

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# executive summary

## HISTORY

The NW quarter of Section 26-38-27-W4M, hereafter referred to as the Evergreen “Plan Area”, has historically been agricultural land. This property has been owned by the Larratt family since 1948, when David Larratt purchased the land from Robert Lund. Since 1975 the Plan Area has been owned by Mr. Larry Larratt.

### Shadow Plan

In the northwest portion of the quarter section there is an existing, privately-owned, country residential property. The Developer intends to purchase a portion of this property for inclusion in Evergreen, as such, this area has been incorporated into the NASP boundary shown as “shadow plan”. If the Developer is unsuccessful in the purchase of this property, the Evergreen concept will be revised to ensure adequate traffic movement and access to the residential areas adjacent to this area.

## EVERGREEN’S VISION

The Evergreen neighbourhood will be a vibrant residential community in northeast Red Deer that is home to approximately 2,212 residents. Evergreen will respect the unique natural features in an effort to protect wildlife habitats, enabling residents and visitors to enjoy beautiful natural surroundings. As a result of its unique open space features, access to primary roadways, and proximity to nearby amenities; Evergreen will be one of the most desirable residential areas in the entire City.

Located approximately 7.0km from Red Deer’s downtown, 8.0km from Highway 2, and 5.0km from Highway 11; Evergreen is a convenient place to call home for those employed both in and out of town. In addition, Evergreen attracts new residents by providing a wide range of residential and recreation opportunities based on its extensive open space network and connections to

neighbouring park spaces.

The Land Use Concept for the Evergreen creates a predominantly residential community that supports residents in accessing their daily needs by using alternative methods such as walking or cycling. Access to employment areas, larger-scale retail, destination leisure and cultural spaces is facilitated by excellent pedestrian, transit, cycling, and road connections.

## PLANNING PROCESS

The NASP has evolved through a visioning process involving both the Developer and the City’s Administration. Through this process, detailed policies and guidelines were developed that were used to direct land use through subdivision and development permit stages. Applications during this time will be developed to collectively shape the development as outlined in Evergreen’s Vision.

## NASP PURPOSE

The Evergreen Neighbourhood Area Structure Plan (NASP) refines and implements the strategic objectives and policies identified within the Section 26 Multi-Neighbourhood Plan, East Hill Major Area Structure Plan, Neighbourhood Planning and Design Standards, City of Red Deer Municipal Development Plan, and many other plans as previously prepared. It is also informed by specific engineering and transportation studies and servicing constraints in the area.

### Interpretation

All images as shown in this NASP have been included for visioning purposes only and should not be used to identify exact locations or be considered an indication of what will be constructed.

# background

The purpose of the Evergreen Neighbourhood Area Structure Plan is to describe the land use framework and development objectives for the NW quarter of Section 26-38-27-W4M, which is intended to accommodate residential, commercial, community, and recreational uses.

## RELEVANT PLANNING DOCUMENTS

As shown on **Figure A1 - Plan Hierarchy**, the Evergreen NASP has been created to function with and respect existing planning documents. The following relevant documents have been reviewed and referenced in preparation of this NASP:

- Province of Alberta - Municipal Government Act (2000)
- Stantec Consulting Ltd – Northland Drive/20 Avenue Functional Planning Study (2008)
- The City of Red Deer – 2004 Growth Study (2005)
- The City of Red Deer - 2012/2014 Strategic Direction (2011)
- The City of Red Deer – Commercial Opportunities Study (2010)
- The City of Red Deer – East Hill Major Area Structure Plan (2005/2012)
- The City of Red Deer - Intermunicipal Development Plan (2007)
- The City of Red Deer – Land Use Bylaw (2006)
- The City of Red Deer - Mobility Playbook (2013)
- The City of Red Deer – Municipal Development Plan (2008)
- The City of Red Deer – Neighbourhood Planning and Design Standards (2013)
- The City of Red Deer - River Valley and Tributaries Park Concept Plan (2010)
- The City of Red Deer - Section 26 Multi-Neighbourhood

Plan (2013)

- The City of Red Deer – Trails Master Plan (2005)

### Municipal Government Act (2000)

The Municipal Government Act (MGA) of Alberta outlines the purpose and powers of Municipalities. One of these powers is to require an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. As stated in s633(2), an Area Structure Plan must describe:

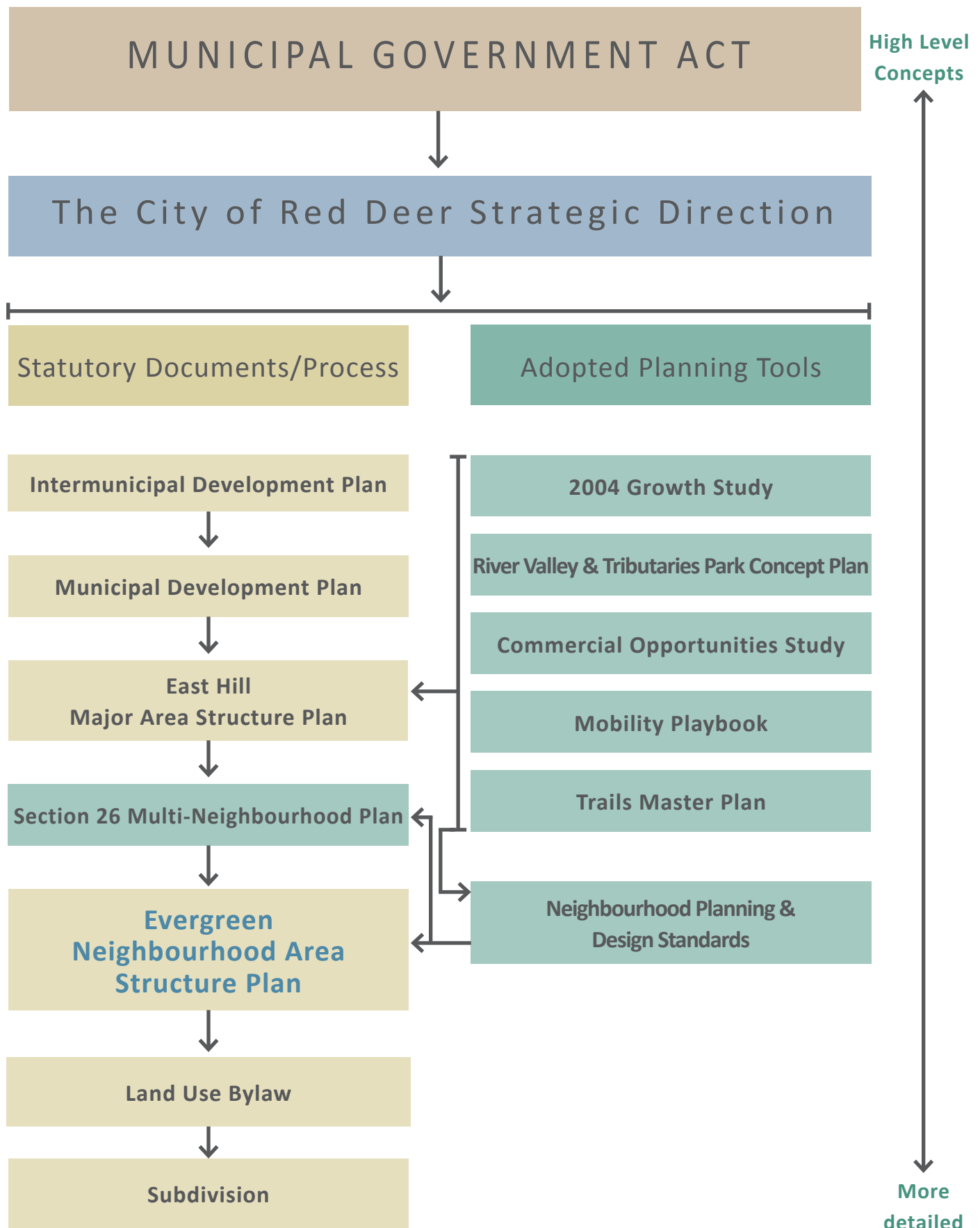
- the **sequence of development** proposed for the area,
- the **land uses** proposed for the area, either generally or with respect to specific parts of the area,
- the **density of population** proposed for the area either generally or with respect to specific parts of the area, and
- the **general location of major transportation routes and public utilities.**
- and may contain **any other matters** the council considers necessary.

### 2012-2014 Strategic Direction (2011)

*The City of Red Deer's Strategic Direction* guides the City along a path and provides focus and purpose. It is the City's most important plan as it shapes the organization, the municipal programs, and services they provide. In 2011, the strategic direction for 2012-2014 was created which strived to make Red Deer a healthy community.

*A healthy and happy community is sustainable when people have opportunities for meaningful work and volunteerism, have great relationships, and take pride in the place they call home. Well-used and popular amenities exist for active living and for formal and informal interaction. People*

Figure A1 - Plan Hierarchy.



*regularly participate in physical activity and intellectual experiences.*

*Red Deer's community wellness is fundamentally founded on a balanced, proactive, and responsive approach to environmental health, cultural health, economic health, and social well-being -- our pillars of sustainability.*

The following are two of six themes from the City's Strategic Direction highlighted for their direct impact on the Evergreen NASP:

## Design

*Design and plan our community to reflect our character and values.*

*Our City's planning and urban design has resulted in a welcoming, more walkable and environmentally sustainable community which accurately reflects our character and values. It provides housing options, pedestrian routes, and allows for alternate forms of transportation and deliberate connections to our parks, trails, and well designed public spaces where people can meet and interact and feel a sense of belonging.*

## Movement

*Design for and facilitate integrated movement.*

*Our deliberate decision to create viable alternatives to single occupant vehicle travel in our transportation network encourages healthy active lifestyles, environmental stewardship, supports safety for people of all ages, increases use of our public and green spaces, and integrates our sidewalks, trails, bike lanes, transit service, rail, and roads with our built environment.*

## Intermunicipal Development Plan (2007)

*The City of Red Deer/Red Deer County Intermunicipal Development Plan (IDP) establishes a broad growth framework. It provides policy direction for the preservation of Natural Capital, areas of common land use planning interest, long range planning, infrastructure and services provision (including opportunities for cooperation), and Annexation Areas for The City.*

As identified in the IDP, the Evergreen Plan Area is located within the City of Red Deer's Growth Area.

## Municipal Development Plan (2008)

*The City of Red Deer Municipal Development Plan (MDP) outlines broad policies for guiding growth and changes in the City for the next twenty-five years. Among many other things, the MDP sets out the following policies regarding neighbourhood designs:*

- Density in new neighbourhoods shall ensure a minimum of 14.80 dwelling units per net developable hectare.
- The City shall continue to require a mix of housing types and forms in all residential neighbourhoods.

The Evergreen Plan Area is identified in the MDP for future residential development; there are no constraints listed for the development.

## 2004 Growth Study (2004)

The purpose of the *2004 Growth Study* was to focus on land absorption rates and future land inventory requirements for industrial, residential, and commercial land uses within the City of the following 50 years. The Study was also to consider future need to open space, environmental preservation areas, and public service uses. In this Study, the Evergreen Plan Area was identified in Growth Sector B, for future residential development at the population threshold of 90,000-115,000.

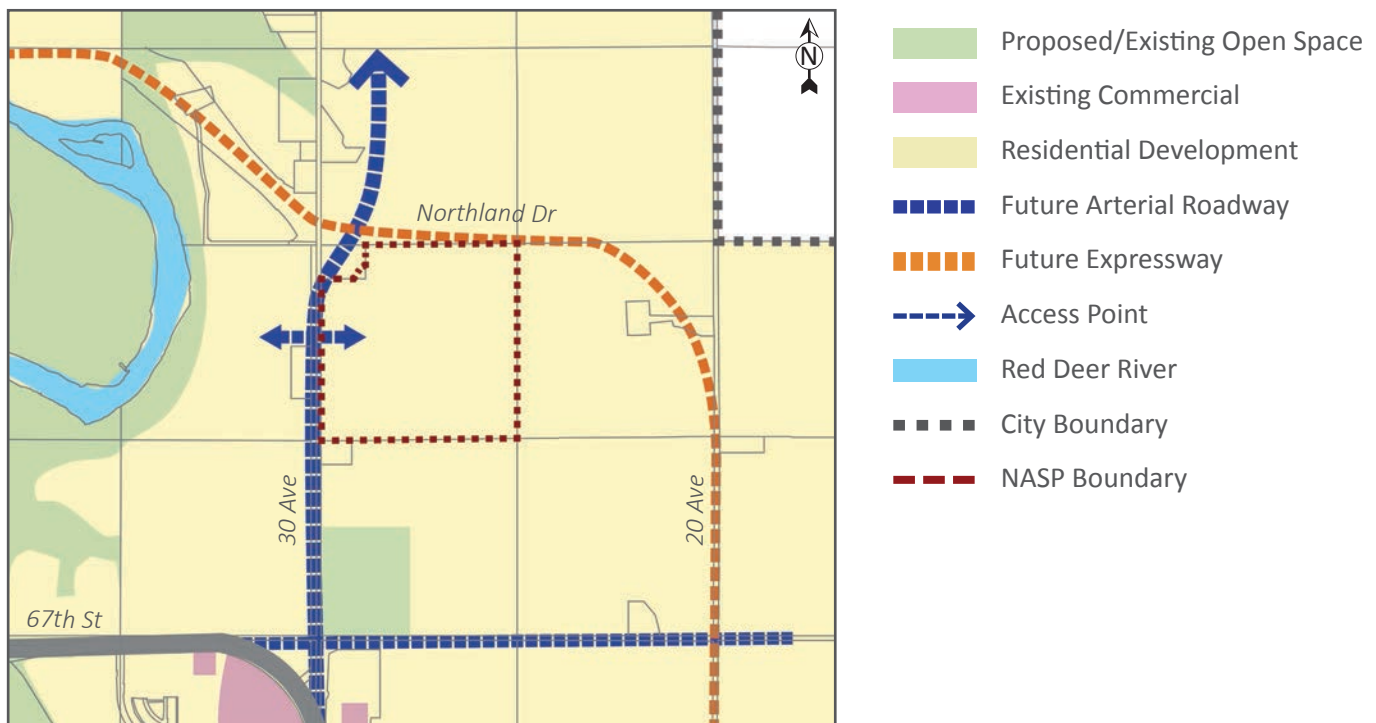
## River Valley & Tributaries Park Concept Plan (2010)

*The Red Deer River and Tributaries Park Concept Plan* identifies lands that are best suited for potential trails and parks within the City of Red Deer Growth Area. This Plan identifies the Evergreen Plan Area as a wetland with associated streams. This area is also identified as "East Hill Park" a minor park node.

## Commercial Opportunities Study (2010)

*The City of Red Deer Commercial Opportunities Study* defines a vision for commercial growth for the City of Red Deer and aids in the forecasting of retail/service/office development. The Evergreen Plan Area was identified

Figure A2 - Municipal Development Plan and Northland Drive Alignment.



as a possible location of a District Centre; however, that direction was not reflected in the East Hill MASP or Section 26 Conceptual Plan.

## Mobility Playbook (2013)

The *Red Deer Mobility Playbook* is a user-friendly tool to identify the strategies and actions needed to provide Red Deerians with more mobility choices. The following action items were identified in the playbook:

- Put pedestrians first by using human scaled streets
- Create walkable hubs
- Build quality footpaths and maintain them
- Place transit stops where other things are happening
- Ensure access for pedestrians, motorists, cyclists
- Improve the transit waiting experience
- Tie urban networks into recreation
- Plan with the entire street cross-section in mind
- Create a Red Deer model for cycling
- Establish new housing standards
- Require transit-oriented development
- Enforce and provide incentives for minimum density targets

- Define a set of street typologies based on the desired end users
- Balance the network with all users in mind
- Ensure drivers have a place without infringing on quality for other models

## Trails Master Plan (2005)

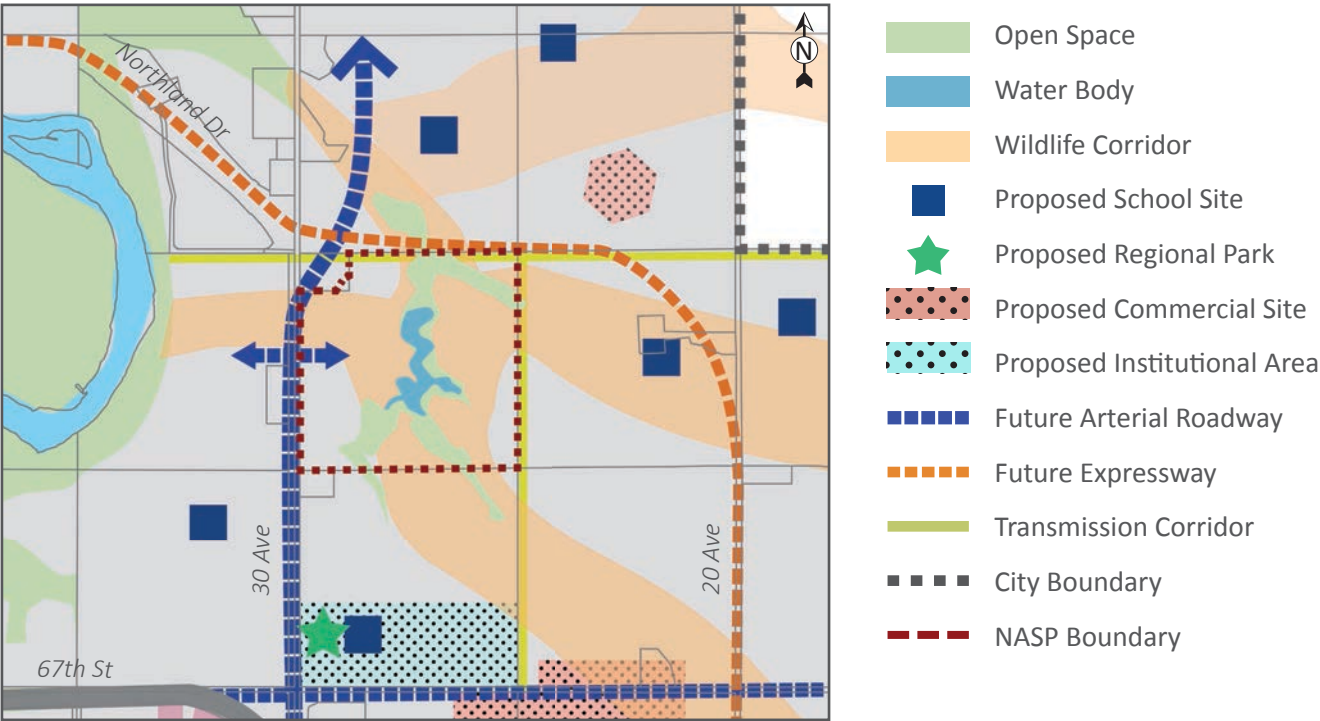
The *City of Red Deer Trails Master Plan* does not identify future trails near the Evergreen Plan Area; however, a proposed extension of Waskasoo Trail is shown along the east bank of the Red Deer River. This extension would span 3,860m from Mackenzie Recreation Area to River Bend Golf Course and consist of a 3.0m asphalt trail with furnishings and wayfinding signage.

## Highway 11A/Northland Drive/20th Avenue/McKenzie Road Functional Planning Study

The City of Red Deer prepared a Functional Planning Study for the Highway 11A/Northland Drive/20th Avenue/ McKenzie Road corridors from Highway QE2 north to Highway QE2 south. In preparation of the Evergreen Concept Plan, the *Northland Drive/20 Avenue Functional Planning Study* was reviewed for its potential road alignment and to ensure an adequate right-of-way



Figure A3 - East Hill Major Area Structure Plan.



in the Plan Area. The roadway improvements and various intersection options for 30th Avenue/Northland Drive have been incorporated into the Concept Plan.

**East Hill Major Area Structure Plan (2013)**  
The City of Red Deer East Hill Major Area Structure Plan (MASP) sets out the broader transportation and land use objectives for multiple quarter sections in east Red Deer.

The following elements were shown within the MASP which may affect the planning of the Evergreen Lands Plan Area.

Transportation

30th Avenue

30th Avenue runs along the west boundary of the Plan Area; this roadway is currently constructed to a paved rural standard utilized primarily to access rural residential homes and the River Bend Golf and Recreation Area. The East Hill MASP identifies 30th Avenue as a major north-south arterial roadway which will require upgrading to meet such a standard.

Northland Drive

Northland Drive is an expressway that will run along the northern boundary of the Plan Area. As part of

this roadway, a major intersection is envisioned to be located at its crossing with 30th Avenue. The Evergreen Plan Boundary has been designed to accommodate this intersection.

Transmission Corridors

Two transmission corridors are proposed to run along the Plan Area boundary. The right-of-way to the east will be utilized by the City of Red Deer’s Electrical Light and Power department. The right-of-way to the north will run along Northland Drive and be registered to AltaLink.

These transmission rights-of-way, along with the roadways along the north and west will also act as firebreaks in support of Alberta’s FireSmart design principles.

School Site

A school and major recreation site has been identified for location one quarter section south of the Plan Area. It is anticipated that this site will contain city-wide sports fields and high school sites for the Catholic, Francophone, and Public School authorities. Although located off-site of the Evergreen Plan Area, providing connections toward this area will be importance for the neighbourhood.

# Neighbourhood Planning and Design Standards (2013)

The City of Red Deer’s Neighbourhood Planning Design Standards states the following matters must be considered when preparing a Neighbourhood Area Structure Plan:

- Major Area Structure Plan
- Natural, historical, and constructed features
- Lane versus laneless subdivision
- Street classification and layout
- Oil wells, gas wells, and pipelines
- Traffic, rail, industrial, and/or commercial noise
- Traffic volume, capacities, and constraints
- Drainage routing and detention
- Erosion and sediment control
- Municipal Reserve parcels
- Transit system
- Development phasing
- Community mailboxes
- Enhances optional subdivision amenities

In addition, nine guiding principles are identified for all neighbourhoods. This principles are as listed below and are discussed throughout the remainder of this NASP.

1. Natural areas and ecosystem enhancement
2. Mixed land uses
3. Multi-modal choice and connectivity
4. Compact urban form and density
5. Integrated parks and community spaces
6. Housing opportunity and choice
7. Resilient and low impact neighbourhoods
8. Safe and secure neighbourhood
9. Unique neighbourhood identify

# Section 26 Multi-Neighbourhood Plan (2014)

The City of Red Deer undertook a planning exercise to examine the entire Section 26 area.

The purpose of a Multi-Neighbourhood Plan was noted as to establish a high level conceptual plan that achieves the 9 Neighbourhood Planning Principles, as identified in the Neighbourhood Planning and Design Standards; identifies synergies, features, and connections; and creates distinct neighbourhood character.

The Section 26 Multi-Neighbourhood Plan outlines broad land uses, including environmental reserve and open space, and arterial and collector road patterns. Although Neighbourhood Area Structure Plans may vary in design and layout from the Section 26 Multi-Neighbourhood Plan, the intent is that the overall multi-neighbourhood plan is retained.

The following are a few of the key directions identified for guiding the development of the Section. Evergreen has been designed to be consistent with this Multi-Neighbourhood Plan.

## Key Directions

### Natural Areas

- Protect, connect, and integrate the key natural features of the site
- Create ecological connections via a looped trail

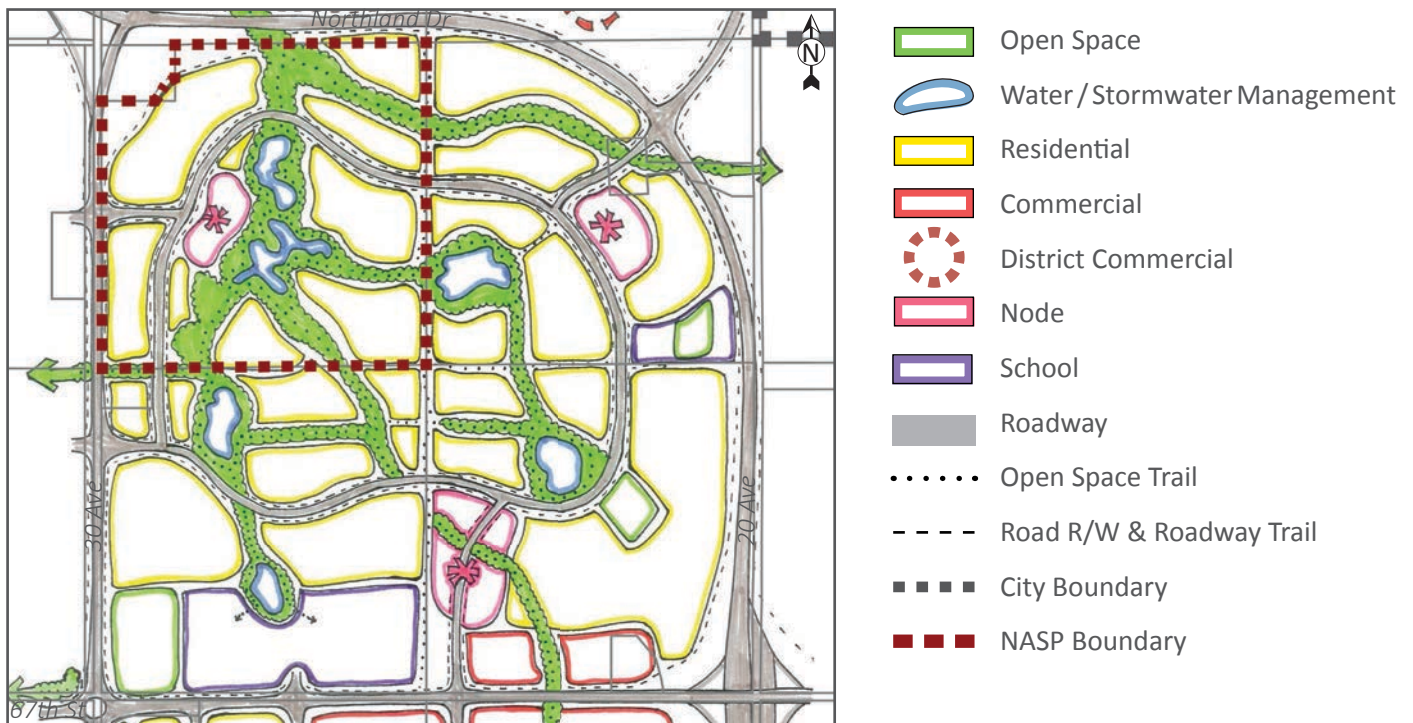
### Mixed Land Uses

- Create three neighbourhood nodes, featuring housing with easy access to daily services, and schools. Apply a family of public design elements
- Neighbourhood nodes will provide medium and high density housing alongside neighbourhood commercial uses.

### Multi-modal Choice

- Create a connected network of off-street trails for pedestrians and cyclists, connecting regional trail system to Commercial District
- Strive for a grid-like network of streets and trails, while avoiding large, unattractive parking lots
- Strong connections between proposed high

Figure A4 - Section 26 Multi-Neighbourhood Plan.



schools and adjacent properties will make schools an integral part of the neighbourhood

### Compact Urban Form and Density

- Create small, tight blocks to improve connectivity
- Transition from higher density to lower density development focused around the nodes

### Integrated Parks and Open Spaces

- Create a variety of park types, and link to open spaces
- Emphasize high quality park design and diversity rather than amount of park space achieved

### Housing Opportunity and Choice

- Incorporate diverse housing types: single family, duplexes, townhouses, apartments.
- Mitigate visual impacts of the ELP sub-station

### Resilient, Low Impact Neighbourhoods

- Manage stormwater on the surface and use features to create resilient, low impact neighbourhoods

### Safe and Secure Neighbourhoods

- Use environmental design principles that naturally reduce speeds, create safe on-street pedestrian trails, and utilize effective crime prevention

### Unique Neighbourhoods

- Allow Developers to create and apply their own styles, building materials, and architecture

### Concept Plan Elements

The following elements were identified in the Section 26 concept plan for location within the Evergreen Plan Area.

#### Open Space

Evergreen is shown focused around the existing central water body with enhanced open space connections surrounding. These open spaces will be developed with trails to provide pedestrian short cutting to community nodes and destinations.

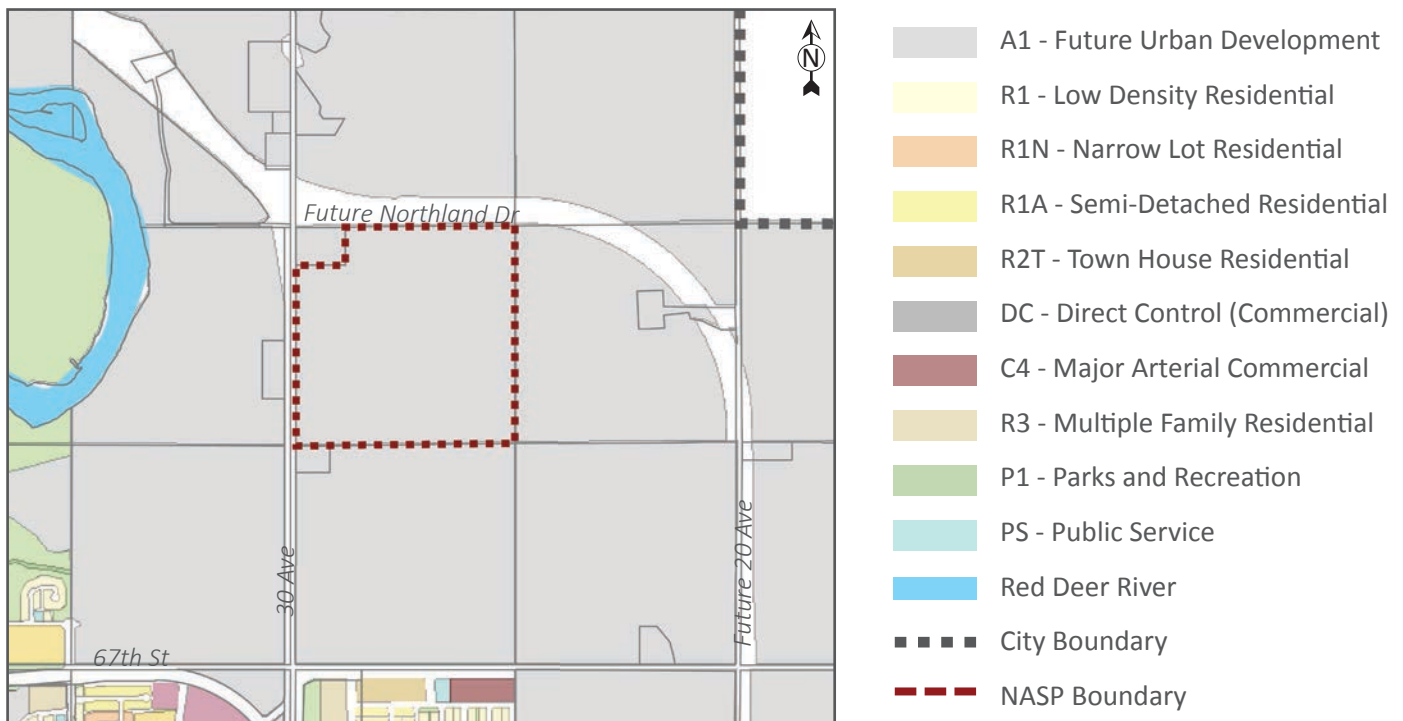
A north-south open space connection is shown along the east boundary of the Plan Area via the use of the utility transmission corridor.

#### Amenities

A community node is shown at the terminus of the main gateway road adjacent the open space.



Figure A5 - Existing Land Use Bylaw Designation.



## Land Use Bylaw (2006, 2013)

The City of Red Deer Land Use Bylaw (LUB) describes all available land use districts to be utilized throughout the City and identifies any potential land use constraints available at the time of its creation. There are no constraints listed for the development of the Plan Area in LUB. This Plan has been developed to conform to the bylaw and all its land use regulations.

Subsequent to NASP approval, the Land Use Map will be amended to redesignate the Evergreen Plan Area to the land uses as described in this Plan.

**On behalf of Melcor Developments Ltd., Stantec Consulting Ltd. has prepared this NASP; which meets the requirements as previously identified.**

# setting



Figure 1 - Location Plan.

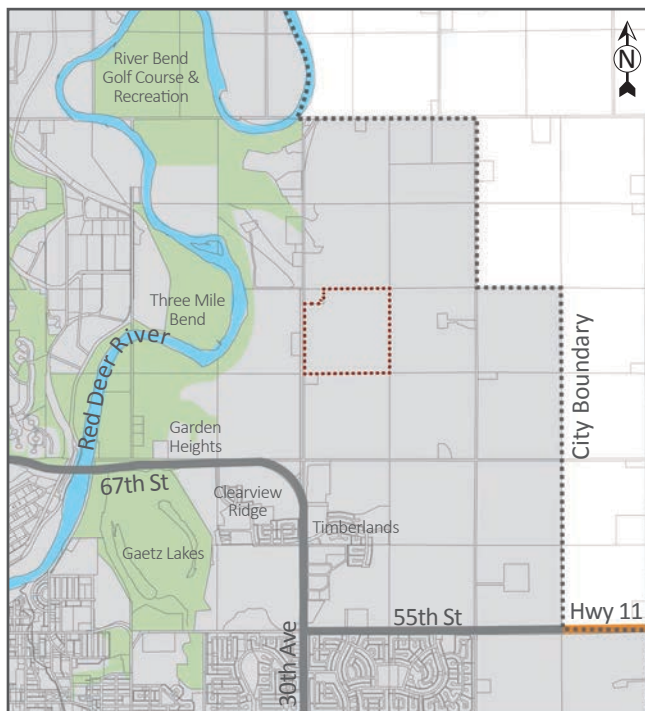


Figure 2 - Existing Conditions



## LOCATION

The Evergreen Plan Area is located in northeast Red Deer within the northwest quarter of Section 26-38-27-W4M. This area is located northeast of the 67th St/30th Ave intersection and is sized at 153.2ac (62.0ha).

## NATURAL ENVIRONMENT

The most prominent feature of this site is a water body located in the center of the Plan Area. This water body was caused by the introduction of a levee restricting natural flow patterns and is recorded as not naturally occurring.

In addition, a ravine runs at a diagonal across the northeast corner of the Plan Area. This ravine consists of mature tree growth and surrounds a seasonal stream.

### Topography

The site is relatively flat with a gentle slope toward the central water body and in the northeast corner surrounding the ravine. Overall, the site drains into the central water body.

### Vegetation

The existing vegetation located on site is agricultural in nature with the exception of that surrounding the water body and the northeast ravine.

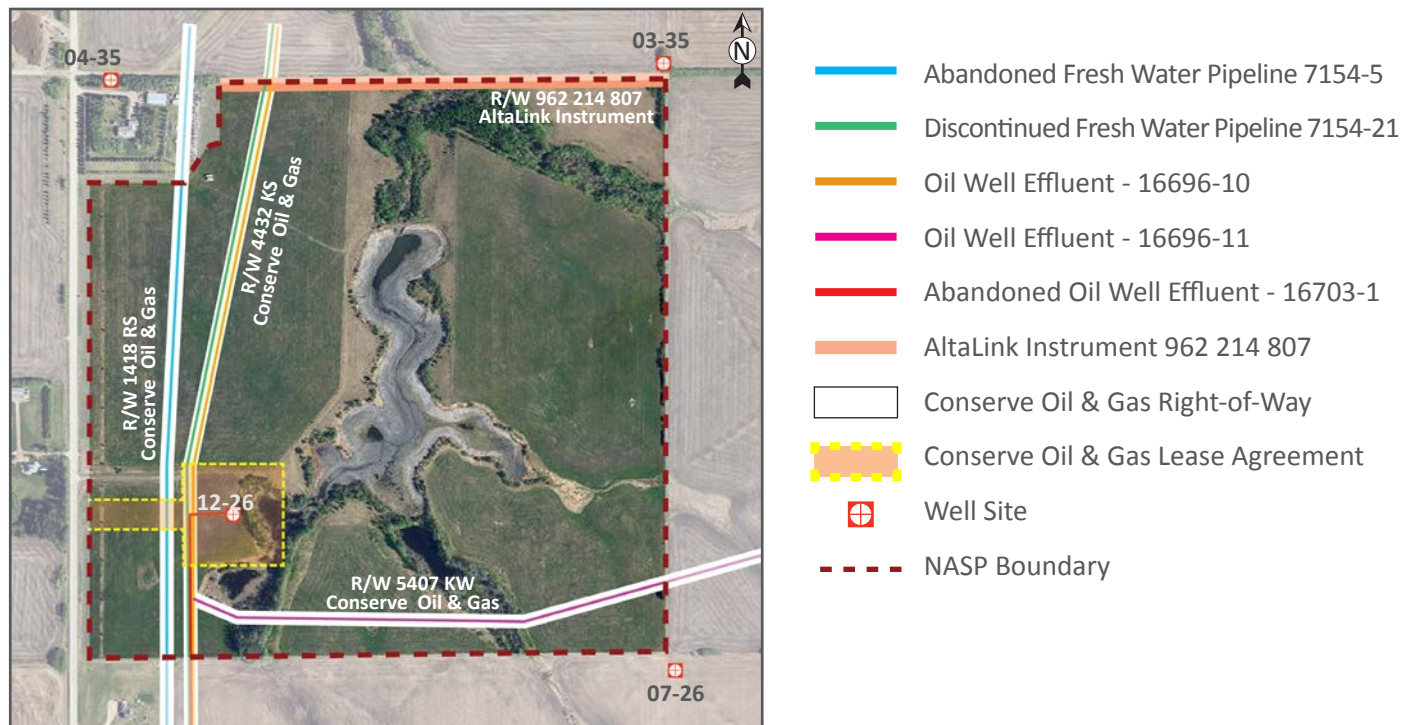
As noted in the Environmental Site Assessment completed for the Plan Area, vegetation on the property includes cultivated agricultural grasses and plant species which are representative of the Aspen Parkland.

### Conservation

The Evergreen neighbourhood has been designed to support existing natural vegetation, minimize potential negative impacts, and enhance the overall community by maintaining ties to the natural environment.

Steps will be taken during construction to minimize the impact on the previously noted water body and vegetation.

Figure 3 - Pipelines and Wells



## BUILT ENVIRONMENT

### Buildings

One temporary structure is located in the northwest portion of the Plan Area.

### Utilities

As shown on **Figure 3.0 - Nature Resources**, there are several natural resource rights-of-way running through the Plan Area. The following descriptions of these utilities are based on a Phase One Environmental Site Assessment, completed in 2012 by ParklandGEO, the Abacus Datagraphics database, and the property's land title.

### Pipelines

At time of submission, all Conserve Oil & Gas pipelines listed below are in the process of being removed from the Evergreen Plan Area. The Developer will provide confirmation that the pipelines have been removed, the caveat removed from land titles, and a pipeline amendment has been submitted to Alberta Energy Regulator (AER).

#### R/W Plan 1418 RS - 7154-5

Caveat 2178RJ, registered to Conserve Oil & Gas No. 11 Corporation is a blanket Caveat over the entire quarter section for an easement. This Caveat possibly pertains to the R/W Plan 1418 RS which contains one abandoned fresh water pipeline registered to Conserve Oil & Gas (7154-5). This right-of-way is not listed on the title of the property.

#### R/W Plan 4432KS - Multiple Pipelines

This right-of-way contains three pipelines registered to Conserve Oil & Gas No. 11 Corporation:

- Discontinued fresh water pipeline - 7154-21
- Abandoned oil well effluent - 16703-1
- Oil well effluent, level II pipeline - 16696-10

#### R/W Plan 5407 KW - 16696-11

This right-of-way contains an oil well effluent pipeline registered to Conserve Oil & Gas No. 11 Corporation (16696-11) that ties into the 16696-10 line running north-south.

#### Instrument 962 214 807

This right-of-way runs along the north boundary and is 7.5m in width. It is registered to AltaLink Management Ltd.

### Outside of Plan Area

Two rights-of-way run parallel outside the northern boundary of the Plan Area:

- R/W 832 0928
- R/W 565J KS

### Well Sites

#### Abandoned Well Site (12-26)

This former well site was owned by Conserve Oil and Gas. It was abandoned in 1991. Remediation of impacted soil at this site was completed in the summer of 2012 (Rec. Cert. No 1130). The environmental risk associated with the facility is considered to be low to moderate as impacts are considered to be limited to the Lease Area. A Lease Area surrounds this well which has not been in use since the well's abandonment in 1991.

The Developer will provide written confirmation that the Licensee has been contacted and the exact well location confirmed and temporarily marked prior to any construction (includes top soil stripping).

#### WELL SITE ACCOMMODATION

The Evergreen concept plan has been designed to accommodate the well site using a 5.0m radius development setback and providing a convenient access to the site via the collector roadway and open space systems. This 5.0m radius setback has been provided using a 10.0m wide linear park, approximately 34.0m in length, which will allow for future access to the well and associated working room, if needed. This setback will also ensure minimal disruption to the surrounding areas and prevent accidental contact of construction equipment with the well.

The requirements regarding development setbacks surrounding abandoned wells are outlined in the Alberta Energy Regulator's *Directive 079: Surface Development in Proximity to Abandoned Wells* (2012).

### Outside of Plan Area

- **Abandoned Well Site (07-26)**  
Registered by Chevron Canada Limited, this well site was abandoned in 1953 and was reported to be reclamation certificate exempt.

- **Abandoned Well Site (04-35)**  
Registered by Chevron Canada Limited, this well site was abandoned in 1952 and was reported to be reclamation certificate exempt.
- **Abandoned Well Site (03-35)**  
Registered by Chevron Canada Limited, this well site was abandoned in 1953 and was reported to be reclamation certificate exempt.

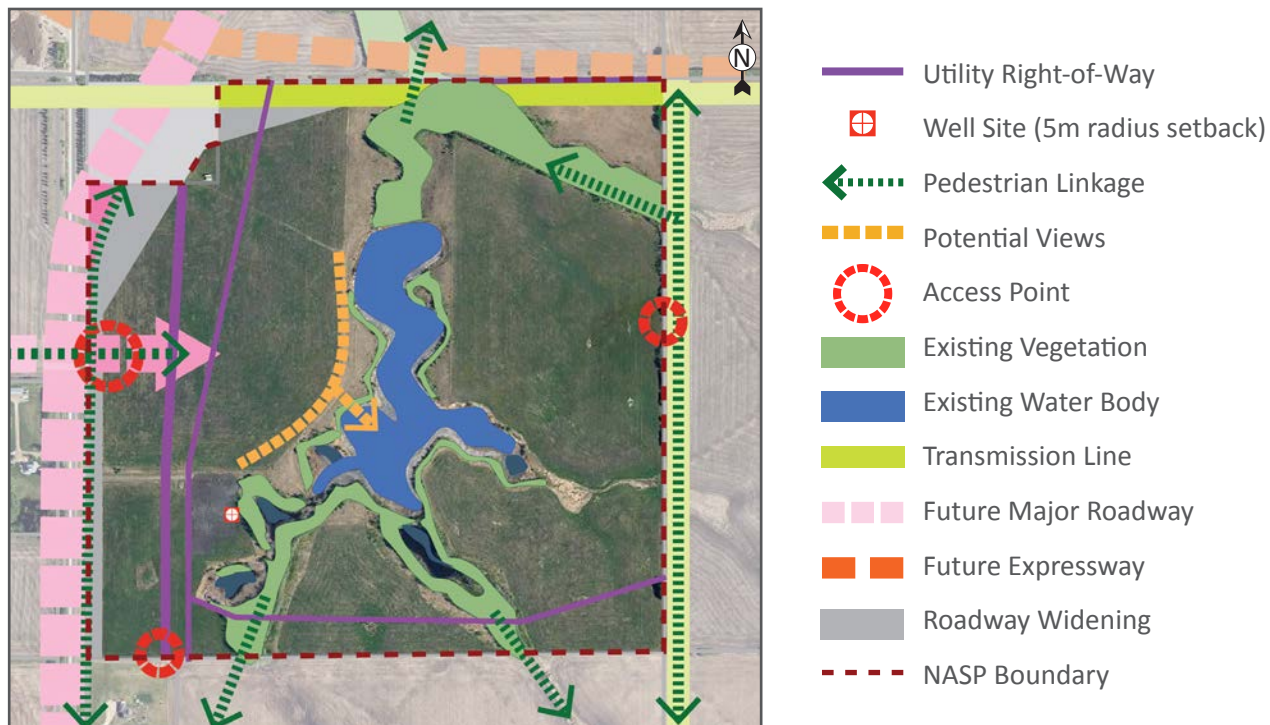
## ENVIRONMENTAL SITE ASSESSMENT

The 2012 Environmental Site Assessment completed for the Evergreen Plan Area by Parkland GEO identified three areas of potential environmental concern that would necessitate further investigation prior to subdivision:

- Completion of remediation efforts for the abandoned lease area located on the Subject Property within LSD 12-26-38-27-W4M.  
» *This well site was reclaimed in 2012.*
- Identification and investigation of the two former well sites owned by Chevron Canada Limited were located southeast and northeast of the Plan Area. Investigation should be looking for typical impacts associated with lease areas such as possible sumps and flare pits. A phased drilling program is recommended to verify the presence or absence of environmental impacts.  
» *The Developer will contact Chevron Canada to recommend further testing during the pre-design and detailed design stage of Evergreen.*  
» *All testing will be completed by Chevron Canada in coordination with the land owners as listed below.*
  - *The northwest well site is located within the City of Red Deer's Northland Drive right-of-way.*
  - *The southwest well site is located on the quarter section southeast of Evergreen, within the AltaLink transmission right-of-way.*



Figure 4 - Opportunities &amp; Constraints.



### Other

A minor pipeline release of crude oil was reported by the ERCB on the southwestern portion of the Property in 1999. The environmental site assessment provides no further detail regarding where this spill was; however due to the low volume (0.1 m<sup>3</sup>) of the release, the environmental risk relating to the spill is considered to be low.

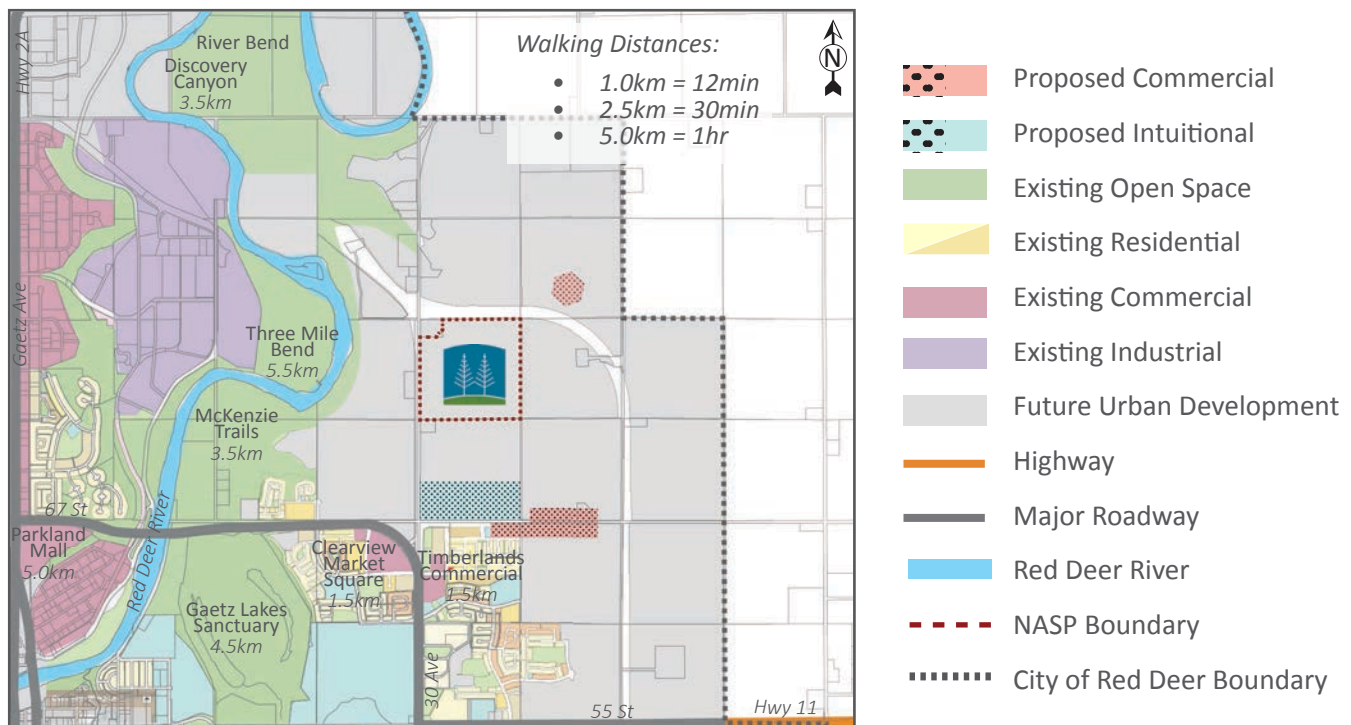
A remediation certificate from Alberta Energy Regulator (AER) is required by the City to confirm that the contaminated area has been remediated and is suitable for the proposed land use. Development approvals will not be issued until a remediation certificate has been issued (includes top soil stripping).

## OPPORTUNITIES & CONSTRAINTS

The Evergreen Plan Area provides an opportunity for a unique residential development with ties to the existing open space network. Many trail connections are possible throughout the central and west portion of the Plan Area, as well as along 30th Avenue and Northland Drive.

Several constraints exist on site as previously noted including limited vehicle accessibility due to the eastern transmission line and Northland Drive. In addition, there are three utility rights-of-way with pipelines that will require removal, and one well site which will require a 5m radius development setback.

Figure 5 - Surrounding Uses.



## SURROUNDING LAND USES

Land in all directions of the Plan Area is currently undeveloped, utilized for agricultural farming purposes with residential homesteads and accessory buildings. Both the Plan Area and lands surrounding have been identified for future residential development in both the City of Red Deer's MDP and East Hill MASP.

### Nearby Amenities



#### Open Space and Trails

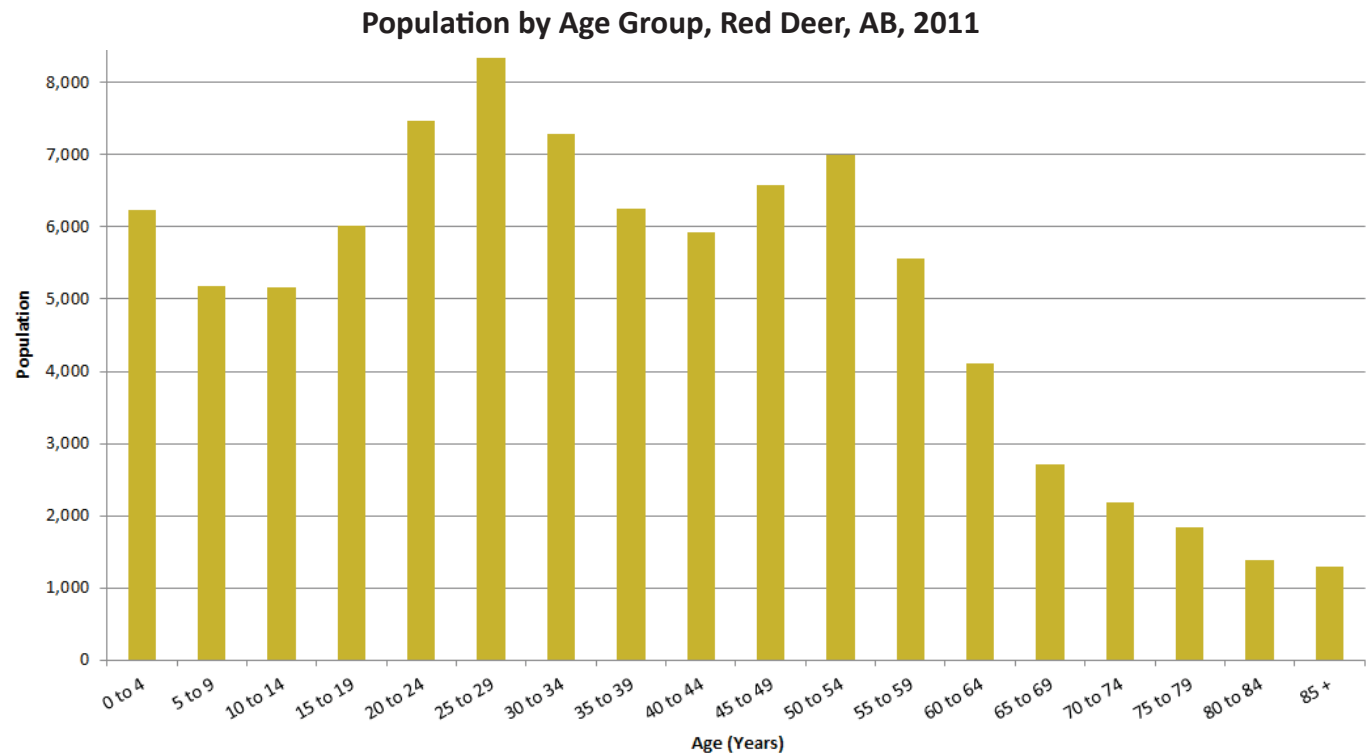
Located approximately 400m west of the Plan Area is the Red Deer River which will provide opportunities for trail linkages into the Waskasoo Trail network that runs throughout the City and Red Deer River Valley.

The River Bend Golf and Recreation Area is located approximately 3.5km (42min walk) northwest of the Plan Area. This area is a recreational destination in Red Deer and includes River Bend Golf Course, Discovery Canyon - a naturalized water tube park, cross-country ski trails, a biathlon

range, wooded hiking trails, canoeing and fishing areas, a boat launch, and extensive outdoor passive recreation space.

#### Commercial

The Clearview Market Square, a large commercial area, is located south of the Plan Area at the corner of 67th Street and 30th Avenue. The Timberlands commercial area is not currently constructed; however, it has been approved for development and will include 6.7ha of mixed use and arterial commercial space. Additional areas for commercial development have also been identified for location in the quarter section immediately south of the Plan Area running along 67th Street. This area is located 1.5km south of the Plan Area (18min walk).



# DEMOGRAPHICS

The following information is based on the City of Red Deer’s 2013 Municipal Census, and 2011 Statistics Canada Information.

The demographics of Red Deer demonstrate that Red Deerians are generally younger, with smaller families, and a higher income than average Canadians. This information can be utilized to determine what types of land uses or housing types would be best suited in Evergreen.

## Population

In 2013 the City of Red Deer was the third largest city in Alberta with a population of 97,109. Located directly between Calgary and Edmonton, Red Deer is at the center of the Calgary/Edmonton Corridor, one of the fastest growing regions in Canada. Red Deer’s population has steadily increased at a compound growth rate of 2.94% over the past 10 years, from 72,691 persons in 2003. According to Statistics Canada, the two main factors of growth in this area are: migration from other provinces, and natural increase.

The City’s population was recorded as being 49.4% female and 50.1% male with an average age of 32 and a mode age (age most frequently recorded) of 25; lower

than the provincial average of 36 and national average of 40. Red Deer’s younger population may result in more single residents or young families.

## Income

In 2010 Red Deer’s families experienced a median after-tax income that was almost \$10,000 above the Canadian average. In addition, the percentage of after-tax low-income families was 11.6% in Red Deer compared to 14.9% Canada-wide.



## Household Information

Based on the 2013 Municipal Census, Red Deer’s total private dwelling unit count was 40,893; more than half of which were single-detached dwellings.

Confirmed by the 2011 Federal Census, this makes Red Deer’s average household size 2.4 persons per dwelling unit. Also recorded by the census was an average of 1 child at home per census family, primarily under 14 years of age.

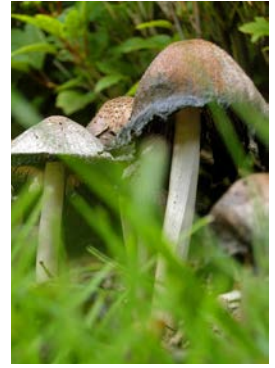
In 2011 the home ownership rate in Red Deer was 67.5% meaning only 32.5% of the population were living in rental units.



# vision







## IMPORTANCE OF VISIONING

Visioning early in the process is an important part of planning any community or area. The vision for a community lays the foundations from which goals, objectives, and principles can be formed. A clear and concise vision provides the project team with a record to check-back with as the project moves forward.

### Visioning Process

The Evergreen project team met on several occasions to form a vision for the community, including meetings to review past projects both inside and outside the region, municipal standards, local trends; as well as site visits to explore the site's natural opportunities and constraints. This information formed the basis of discussion during the final visioning process.

### Characteristics

The following characteristics were identified during the visioning process:

#### Overall Feel

- Natural or "earthy"
- Simple, elegant, and refined
- Sophisticated
- High-end (in location, finish, and style)
- Wildlife-friendly and areas where residents may encounter wildlife

#### Special Features

- Stormwater runoff reduction
- Wildlife crossing
- High level architectural details
- Open space amenities utilizing natural characteristics

## "NATURALLY EXQUISITE"

Taking its cue from the simplicity of nature, Evergreen is the destination for relaxed living. Embracing the natural beauty of water features, native green spaces, and mature woodlands; this sustainable neighbourhood is designed for exploration and outdoor recreation. With modern architecture reflecting the natural surrounding and contemporary amenities nearby, you'll have the best of both worlds. Find yourself grounded in the serenity of Evergreen - *naturally exquisite*.

Figure 6 - Perspective Massing Illustration.



*Additional massing illustrations are located in Appendix A.*

## Community Features

### Natural Environment

Evergreen will showcase strong ties to the natural environment through its inclusion of an extensive open space network that spans from north to south. This open network will include the only naturalized pond in Red Deer and will provide residents with scenic recreation spaces and alternative transportation routes.

### Amenities

Evergreen's close proximity to neighbouring amenities such as the Waskasoo Trail network, River Bend Recreation Area, Clearview Market Square, and future school sites will afford residents the opportunity to conveniently access daily services while enjoying the privacy and comfort of suburban living.

In addition, a neighbourhood commercial area, located at the entry of the community and near the central park, will provide local services and areas for residents to meet and mingle.

## Population

Approximately 2,212 residents will call Evergreen home, living in a mix of housing types comprised of 896 dwelling units. The variety of housing types in Evergreen will allow young couples to find starter homes, college students to find affordable rental units, professionals to grow their families, and empty-nesters to retire comfortably.



Figure 7 - Land Use Concept Plan.



### Legend




 R1 Low Density	 Community Amenity Sites	 Potential PUL or Lane
 R1WS Wide Shallow	 C3 Neighbourhood Convenience	 Potential Transit Stop
 R1G Small Lot	 Municipal Reserve (MR)	 Protected Parking Area
 R1A Semi-Detached	 Environmental Reserve (ER)	 Road Widening
 R2T Town House	 Public Utility Lot (PUL)	 Shadow Plan
 R2 Medium Density	 Stormwater Management (PUL)	 NASP Boundary
 R3 Multiple Family	 Well Site	

Figure 8 - Land Use Concept Plan over Aerial.



### Legend

	R1 Low Density		Community Amenity Sites		Potential PUL or Lane
	R1WS Wide Shallow		C3 Neighbourhood Convenience		Potential Transit Stop
	R1G Small Lot		Municipal Reserve (MR)		Protected Parking Area
	R1A Semi-Detached		Environmental Reserve (ER)		Road Widening
	R2T Town House		Public Utility Lot (PUL)		Shadow Plan
	R2 Medium Density		Stormwater Management (PUL)		NASP Boundary
	R3 Multiple Family		Well Site		



# PLANNING PRINCIPLES

The following are planning principles for the development of new communities, as identified by the City of Red Deer. Many of these principles have been used to create development objectives for Evergreen.



## 1. Natural Areas

Evergreen has been designed around its existing natural environment. The neighbourhood preserves its significant existing vegetation and utilizes its natural drainage pattern.

### Support environmentally sensitive areas.

#### Preserve the existing water body where possible.

Although the existing water body was not naturally made, it is currently home to a variety of aquatic plant materials and attracts water fowl. For this reason, the northern portion of the water body will be conserved. To increase circulation and health of the water, the water body will be reshaped to remove areas where the water tends to be stagnant.

#### Preserve existing areas of significant vegetation

Areas of existing, healthy, vegetation have been identified for preservation. These areas are intended to contribute to the overall health of the water body and provide shelter to wildlife.

### Accommodate wildlife.

#### Create areas of aquatic habitat.

Areas of aquatic habitat will also be constructed during the landscape design surrounding the water body. This will include planting additional vegetation that provides the water with oxygen and nutrients.

#### Provide wildlife corridor linkages.

Although the Plan Area is not officially recognized as a wildlife corridor, the location of its water body and large stands of trees makes it a safe area for animals to travel to and from the Red Deer River Valley. To minimize the impact the development has on these animals, and their

impact on residents, corridor linkages will be provided for the animals to safely pass through the community to the River Valley.



## 2. Mixed Land Uses

A mix of land uses has been identified in Evergreen to provide residents a range of residential options and access to commercial and recreational areas. A community node has been identified at the terminus of the primary gateway roadway which branches off of 30th Avenue to blend residential, commercial, community, and recreation uses.



## 3. Multi-Modal Choice

In addition to motorized vehicle routes, an extensive trail network has been created in Evergreen to provide connectivity for pedestrians, bicyclists, and alternative transportation modes such as scooters, wheelchairs, skateboards, or rollerblades.



## 4. Compact Urban Form & Density

Evergreen increased its density and decreased the footprint of the development by increasing the amount of developable area. This has been done by preserving much of the neighbourhood as open space, minimizing areas consumed by lanes, reducing roadway widths, and reducing overall lot depths.



## 5. Integrated Parks & Community Spaces

Evergreen has been designed around public open spaces. These areas range from natural areas surrounding the water body and ravine, to more programmed areas where residents can gather for picnics and social get-togethers. These open spaces are linked to the surrounding residential areas by linear park connections.

### Provide community gathering areas.

The provision of public or private gathering areas is an important part of creating communities, it allows residents to relate to one another on common ground

and build social capital.

Social capital is the understanding that social networks have a real value. In residential communities, this is typically seen through neighbours offering mutual support, providing child-minding to one another, borrowing tools or supplies, carpooling to school, or working together for a common purpose like fund-raising for a cause or event. By being part of the community, residents are provided the opportunity to build this social capital and benefit emotionally and financially from this network of neighbours.

### **Provide public access to the wetland area.**

To ensure this amenity can be enjoyed by all residents and visitors, a public trail and associated park space will be provided circumnavigating the water body. This trail will be connected to the overall City of Red Deer trail network and utilized for recreational purposes.



## **6. Housing Opportunity & Choice**

A mix of housing options is envisioned for Evergreen to provide a range of single family and multi-family homes. Each type of home has been considered with regards to its location near a community amenity such as the gateway street with increased landscaping or near public open spaces.

### **Provide a range of housing options.**

#### **Create housing options for a variety of age groups, income levels, and lifestyles.**

Providing a variety of homes to suit different lifestyles allowing residents the opportunity to stay within the community as they age.

#### **Maximize the amount of premium lots.**

Many times there are certain areas in neighbourhoods that are considered to be 'premium lots' due to their view, proximity to open space, lot size, etc. In this community, the idea of premium lots is taken one step further to share these features across the neighbourhood and

ensure the type of lots that would typically be considered as 'premium' are a variety of housing styles at a range of price points.

### **Provide residential areas with views of the wetland.**

There is a very small amount of lots within the City of Red Deer that provide views to a water body. Although the water body located in Evergreen will be accessible to the public, it will also provide scenic views for lots surrounding it.

### **Provide lots fronting onto public spaces.**

Public spaces are intended to be enjoyed and used. By locating homes along public spaces, residents are encouraged to extend their activities into these spaces. This proximity also encourages residents to provide visual surveillance of the park sites.



## **7. Resilient & Low Impact Neighbourhood**

Evergreen has been designed to work with the natural environment by utilizing the existing vegetation and drainage of the site. The central water body will be used for stormwater management purposes and, where possible, overland drainage will transport stormwater into the pond thereby filtering the stormwater naturally prior to its eventual release into the Red Deer River.

In addition to these design features, home builders and residents will be encouraged to construct their homes and yard in energy and water efficient manners.

### **Increase economic efficiency.**

#### **Utilize energy efficient lighting throughout the neighbourhood.**

Choosing efficient lighting can reduce the amount of electricity used and amount of infrastructure required for maintenance; as well as increase the quality of lighting throughout the neighbourhood. Lighting in Evergreen will be chosen with these ideas in mind during the detailed design stage.

### **Provide enhanced amenities by collecting ongoing funding for their maintenance.**

The Evergreen community will be run via a Home Owners Association that will collect funds from residents on an ongoing basis to support maintenance of the neighbourhood's enhanced amenities.

An agreement with the City of Red Deer will be required to identify what the role of the HOA will be in association City will be, describe what the standard level of service in the City is, and how the HOA can supplement that service level. Although Evergreen's amenities will be partially funded by an HOA, access of the open space system and trails will be open to everyone.

### **Reduce environmental impact. Provide incentives to home builders for green construction.**

Canada has several guidelines that can be utilized for builders to construct 'green' homes, including the LEED Canada Rating System and Build Green Alberta. The highlights of each program include maximizing water and energy efficiency to reduce environmental impacts, decrease costs to home owners, and elongate the life of the home.

Working with a selected group of builders to construct housing in Evergreen provides the Developer with an opportunity to work closer to achieve green building standards.

### **Provide educational information regarding how to utilize hearty plants in yard landscaping.**

Utilizing hearty plants which are accustomed to Red Deer's climate can reduce the amount of excessive watering and pesticides necessary to have a thriving yard.

Implementing this technique is an aesthetically pleasing alternative which is also beneficial to the environment and can save home owners money from the reduced maintenance required.

Suggested plant materials include: Colorado Blue Spruce, Blue Juniper, Red Osler Dogwood, Creeping Juniper, Thyme, Purple Coneflowers, and many more.



## **8. Safe and Secure Neighbourhood**

Evergreen has been designed with pedestrians and residents in mind by enhancing sidewalks, pedestrian crossings, and public park spaces. The location of homes surrounding public open spaces, as well as the use of low level lighting throughout, provides increased safety and passive surveillance in parks.



## **9. Unique Neighbourhood Identity**

Evergreen is truly unlike any other neighbourhood in the City of Red Deer. The preservation of an existing water body, community branding, wayfinding signage, high quality landscaping, unique play equipment, and diverse public gathering spaces will set this neighbourhood apart.

### **Provide creative outdoor spaces. Incorporate a natural playground.**

Natural playgrounds are consistently being recognized for their benefits to the improved health and wellbeing of children of all ages by providing opportunities to incorporate native landscapes and land forms into a play space. Natural playgrounds introduce ecological processes, diversity, and new and challenging play opportunities back into urban landscapes, thus engaging children in these natural processes and promoting more creative and spontaneous play.

Incorporating a natural playground into Evergreen will not only reflect the natural theme of the community but will also encourage children to explore the outdoors during play times and throughout their lives.

Evergreen's natural playground is discussed further on page 36.

### **Require a high level of public landscaping.**

Locations with a strong sense of place have a recognizable character, which can be seen visually. By requiring a high level of public landscaping, a character can be showcased throughout the community.



### **Encourage outdoor activity by using winter city design.**

If there is one thing that Red Deer is guaranteed, it is dark winters. Throughout the course of the year, Red Deer sees an average of 12hrs of sunlight: between Mid-March to late September, Red Deer's hours of sunlight increase from 11.5 up to around 16.5 and back down, dropping over the winter to around 7.5 in December.

Regardless of the weather, winters can keep even the most active people inside due to the dark. The outdoor world can become more enjoyable by using simple winter city design technique to manage dark days and nights, provide shelter from the wind, and encourage snow-based activities.

As part of a winter city design, Evergreen's outdoor realm may be designed using a variety of lighting in public spaces, including in street trees and along park pathways.

Evergreen's winter city design is discussed further on page 54.

### **Create a visually striking community.**

#### **Create a theme that is reflective of the community's vision.**

To build on the Evergreen vision, as previously described, a theme will be created. This theme will guide the visual aesthetic of the neighbourhood toward the community's vision: naturally exquisite.

#### **Create a set of guidelines that provide requirements and recommendations to builders and home owners.**

A set of community guidelines, for use by the Developer, and Architectural Guidelines, for use by home builders, will be created for this community to thoroughly outline the neighbourhood's theme and detail how the public and private realm can be shaped to reflect the theme. Utilizing and adhering to the guidelines throughout the community will provide a continuity throughout the streetscape, open spaces, and community as a whole.

More information regarding these guidelines is provided on page 67.

# land use & housing



# RESIDENTIAL USES

## Overview

The Evergreen neighbourhood has been designed to create highly desirable properties for residents of all age, lifestyle, and income. By providing a variety of lot sizes and housing types, a range of residents will be able to call Evergreen home.

Table 1 - Housing Mix.

Housing Mix	Hectares	Acres	# of Dwelling Units
<b>Total Housing Stock</b>	<b>31.02</b>	<b>76.65</b>	<b>923</b>
R1 Residential (Low Density) District	15.78	38.99	362
*R1 Secondary Suites (15% of R1 units)	--	--	54
R1G Residential (Small Lot) District	3.96	9.80	100
R1WS Residential (Wide/Shallow Lot) District	3.87	9.57	106
R1A Residential (Semi-Detached Dwelling)	1.76	4.34	51
R2 Residential (Medium Density) District	2.78	6.86	101
R2T Residential (Town House) District	1.87	4.63	65
R3 Residential (Multiple Family) District	0.99	2.45	84

## Types of Housing

### Single Family



Single-detached house with recessed garage.



Single-detached house with front garage.

### R1 Single Detached

Though the majority of lots within Evergreen have been zoned using the R1 Residential Low Density District, housing types in these areas may vary from standard single family homes to those listed below. The location of these particular housing types shown on **Figure 9 - Residential Concept Plan**.

#### APPROPRIATE HOUSING STYLES

##### Standard

The assumed average size of a single detached home lot in Evergreen is 464.0m<sup>2</sup>; although, the minimum lot area is 360.0m<sup>2</sup> with a minimum width of 12.0m and depth of 30.0m respectively. The majority of these homes will be constructed with front attached garages.

Design of standard single family homes should consider a high level of architectural detail in particular to minimize the impact of the front garage.





*Reverse house fronting onto open space.*



*Reverse house fronting onto open space.*



*Reverse house rear garages.*



*Walk-out basement.*

### *Reverse Housing*

Typically homes are designed with their primary entrance off the front public roadway and secondary entrance from the rear of the property. The front door typically enters into an entryway whereas the rear door enters directly into a living space such as a dining area, living room, or kitchen. Unlike typical homes, reverse housing is just that - the primary entrance into the home faces the rear property and is designed to enter into an entryway or boot room rather than living space. The secondary entrance into the house is then off of the public road or lane, which is also designed to include a small entryway.

This type of design is commonly used in cottage homes where the home highlights views and access to the area behind the house, away from the roadway. To facilitate this reverse home style, houses are constructed with dual facades of equal architectural design: one facing the front street, and one facing the rear property.

Reverse housing has been located in areas with open space between the homes to create a public park space that will extend the outdoor amenity area of each home by visually connecting their lots to public green space. This style of housing appeals to a variety of residents including those who enjoy the immediate physical and visual access to the open space along their property.

### *Walk-Out Basements*

Homes located on slopes or along open spaces are often designed with walk-out basements. These type of homes will be designed with a deck off the main floor, and a door to the backyard from the basement. Walk out basements appeal to a variety of residents for different reasons including: an increased amount of natural light in basements making the space more livable, the ability to have bedrooms in the basement with full size windows, and increased air quality/reduced moisture in the basement.

### *Secondary Suites*

Secondary suites are self-contained dwelling units located inside single-detached dwellings. These suites have a separate entrance either from a common area or outside. Secondary suites are an increasingly popular and make housing more affordable both for the renter and the home owner.



*Walk-out basement.*



*Secondary suite entrance.*

### **DENSITY**

The maximum density in this district is 27.7 du/ha; however, it is estimated that density will be approximately 23.0 du/ha. This assumption is based on an assumed average lot size of 435.2m<sup>2</sup>.

### **HEIGHT**

The maximum height for homes in this district will be 2 storeys or 10m measured from the average lot grade.

### **PARKING**

The majority of parking in the R1 district will be via front attached garage and driveway. As per the City's LUB, two on-lot parking spaces will be provided per home. Additional parking will be available on-street.

### **ACCESS**

Access to R1 homes will be via the front street. Some R1 lots will also be accessible via the rear lane for municipal servicing purposes; this will also allow for additional rear parking or storage of recreation vehicles.

### **SECONDARY SUITES**

Secondary suites will be accommodated as per the City of Red Deer Land Use Bylaw which states that the maximum for any neighbourhood is 15%.

Homes with secondary suites will require additional parking as per the

City's LUB. For this reason, secondary suites are not envisioned in reverse housing as it may not be possible to meet additional parking requirements in these areas.

### R1WS Wide-Shallow Homes

Wide-shallow lots provide a similar home to a wide R1 lot, with a shallower yard. The increased width of the home itself minimizes the prominence and appearance of the garage while allowing more interaction between the home and the streetscape via windows, porch areas, etc. This increased frontage also provides for a more diverse and appealing streetscape. The wide-shallow housing style is more affordable than an R1 lot by offering a reduced lot size while still including a single or double-car attached garage.

The City of Red Deer's Land Use Bylaw contains several building design regulations which must be followed for building these types of homes. Regulations include those addressing the garage size, driveway width, windows along the front street, use of porch, and other design features such as gables.



*Wide-shallow lot house with no garage.*



*Wide-shallow 2-storey with front garage.*



*Wide-shallow lot house and side garage access.*

#### APPROPRIATE HOUSING TYPES

Housing types in this district could include bungalow, bi-level, or two-storey homes.

#### DENSITY

The maximum density in this district is 34.7 du/ha; however, it is estimated that density will be approximately 27.6 du/ha. This assumption is based on an assumed average lot size of 362.1m<sup>2</sup>.

#### HEIGHT

The maximum height for homes in this district will be 2.5 storeys or a 12m height measured from the average lot grade.

#### PARKING

Parking in the R1WS District will be via front attached garage and driveway. As per the City's LUB, two on-lot parking spaces will be provided per home. Additional parking will be available on-street.

#### ACCESS

Access to R1WS homes will be via the front street. A portion of these lots will also be accessible via the rear lane for municipal servicing purposes; this will also allow for additional rear parking or storage of recreation vehicles.

#### SECONDARY SUITES

Although secondary suites are permitted in this land use district; most R1WS housing in Evergreen will not have rear lanes which will not allow for the additional parking required by secondary suites.



## R1G Small Lot Front Garage

Small Lot housing with attached front garages offer a more affordable attached-garage housing option to residents due to the decreased lot width. At a minimum of 10.5m, housing in this district has less interaction between the house and streetscape; for this reason architectural controls are important to enhance the visual appeal of the garage.



*Small lot 2-storey with front attached garage.*



*Small lot 2-storey with front attached garage.*



*Small lot 2-storey with front attached garage.*

### APPROPRIATE HOUSING TYPES

Housing types in this district could include bi-level, or two-storey homes.

### DENSITY

The maximum density allowable in this district is 31.2 du/ha; however, it is estimated that density will be approximately 25.4 du/ha. This assumption is based on an assumed average lot size of 393.7m<sup>2</sup>.

### HEIGHT

The maximum height for homes in this district will be 2 storeys or a 10m height measured from the average lot grade.

### PARKING

Parking in the R1G District will be via front attached garage and driveway. As per the City's LUB, two on-lot parking spaces will be provided per home.

### ACCESS

Access to R1G homes will be via the front street; however, some will also be accessible via the rear lane for municipal servicing purposes; this will also allow for additional rear parking or storage of recreation vehicles.

### SECONDARY SUITES

As per the City's LUB, secondary suites are not permitted in this land use area.



## Multi-Family

### R1A Semi-Detached

Semi-detached housing is a popular housing option for those looking for a more affordable solution that still offers a private yard. These houses are constructed as two independent dwelling units attached side-by-side with a common wall extending from the foundation to the roof.

A minimal amount of semi-detached homes are anticipated for development in the Evergreen neighbourhood. This type of housing will be located south of the main gateway street and along the east boundary of the Plan Area.



*Semi-detached housing without front garage.*



*Small lot 2-storey semi-detached housing.*



*Semi-detached housing with front garage.*

#### APPROPRIATE HOUSING TYPES

Appropriate housing types for this district include bungalow, bi-level, or two-storey semi-detached housing. These units may or may not include front garages.

#### DENSITY

The maximum density allowable in this district is 43 du/ha; however, it is anticipated that the density will be approximately 29.2 du/ha. This assumption is based on an assumed average lot size of 342.04m<sup>2</sup>.

#### HEIGHT

The maximum height for homes in this district will be 2 storeys or a 10m height measured from the average lot grade.

#### PARKING

The majority of parking in the R1A district will be via front attached garage and driveway. As per the City's LUB, two parking spaces will be provided per home.

#### ACCESS

Access to R1A homes will be via the front street. Those lots located along the west boundary of the Plan Area will also be accessible via the rear lane for municipal servicing purposes; this will also allow for additional rear parking or storage of recreation vehicles.

#### SECONDARY SUITES

As per the City's LUB, secondary suites are not permitted in this land use area.



## R2T Townhouse/Row Homes

As based on the definition provided by Statistics Canada, row homes are essentially three or more dwellings joined side-by-side which do not have dwellings either above or below. Often called town houses, these structures include common walls extending from the foundation to the roof.

Row homes provide an alternative and more affordable housing form suitable to a range of residents. Row homes will be located along the gateway collector roadway to provide massing and a continuous, consistent building form with high architectural controls.



2-storey row homes with front garage.



2-storey row homes with rear garage.



Row home rear garages.



2-storey row homes with park frontage.

### APPROPRIATE HOUSING TYPES

Appropriate housing types for this district include bungalow, bi-level, two-storey, or two and half storey row homes. These units may be developed in a tradition row fashion or clustered condo-style development with an internal roadway. R2T homes may or may not include front garages.

### DENSITY

The maximum density allowable in this district is 54.0 du/ha; however, it is anticipated that the density will be approximately 35.0 du/ha. This assumption is based on the City of Red Deer's recommendations.

### HEIGHT

The minimum height for homes in this district is 2 storeys, with a maximum height of 2.5 storeys or a 12m height measured from the average lot grade.

### PARKING

All resident parking in the R2T district will be at the rear of the lot. As per the City's LUB, 2 parking spaces will be provided per home. Rear lanes in these areas will be paved to facilitate and encourage residents to utilize rear parking.

Limited protected parking will be provided along the main gateway roadway to provide some visitor parking to guests of homeowners along this road as continuous on-street parking will not be permitted.

### ACCESS

Access to R2T homes will be primarily via the rear lane where garages will be located. The majority of these lots will also be accessible via the front street which will allow for pedestrian access and guest parking.

### SECONDARY SUITES

As per the City's LUB, secondary suites are not permitted in this land use area.

## R2 Medium Density

The medium density residential district is intended to provide a range of compatible housing types such as single detached homes and multi-unit buildings.



*2-storey rowhomes with rear parking.*



*2-storey single family without attached garage.*



*2-storey row homes with rear parking.*

### APPROPRIATE HOUSING TYPES

Housing types in this area may include single family dwellings, semi-detached structures, multi-attached, or multi-family buildings.

### DENSITY

The maximum density allowable in this district is 54.0 du/ha; however, it is anticipated that the density will be approximately 36.4 du/ha. This density is an average of densities associated with the possible housing types envisioned for development in this area (semi-detached, row homes, or low rise multi-family buildings). The actual density will be completely dependant on which type of housing is constructed.

### HEIGHT

The maximum height for single detached homes in this area is 2 storeys or a 10m height measured from the average lot grade; however, multi-family buildings may be over this limit.

### PARKING

All parking will be determined by what type of units are constructed; however, all will be located on-site as per the City of Red Deer's Land Use Bylaw.

### ACCESS

Access to the R2 sites will be via the front roadway.

### SECONDARY SUITES

Secondary suites will be permitted in detached dwelling units only. Secondary suites require 1 parking space for suites with 2 or fewer bedrooms, and 2 parking spaces for suites with greater than 2 bedrooms.

### R3 Multiple Family

R3 Multiple Family areas can take a variety of forms as further described below. This type of housing provides a more affordable residential option that appeals to a variety of residents including but not limited to renters, first time home buyers, and retirees. One R3 area has been located in Evergreen at the terminus of the gateway roadway as part of the community node. This location was chosen based on the anticipated location of public transit stops and proximity to the open space network and community amenities.



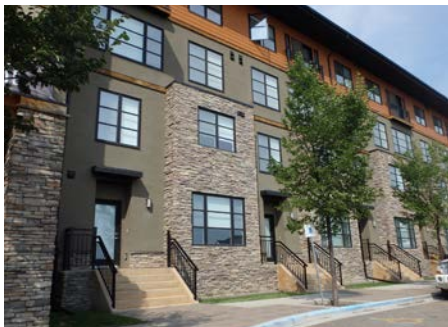
*Apartment style building with internal roadways*



*14-unit multiplex with internal roadways.*



*Row home development with first floor parking.*



*Apartment style building with street access.*

#### APPROPRIATE HOUSING TYPES

This R3 multi-unit housing will be constructed based on market conditions at the time of development and could include one of the following. All building types listed below can take the form of rental or condo facilities. Regardless of building type, this site should be designed as a focal feature of the community with a high level of architectural detail and visual interaction at street-level.

##### *Apartment-Style*

Apartment style buildings have shared entries, hallways, and often building amenities such as fitness centres or hot tubs.

##### *Multiplex Building*

Multiplex buildings commonly range from 4 to 18 units and share no common spaces: all units have separate entries and utilities.

##### *Row homes*

Row homes consist of three or more attached units which do not overlap one another and have shared common walls from foundation to roofs.

#### DENSITY

The anticipated density in this district is approximately 85.0 du/ha for apartments of multi-unit buildings, assuming a four-storey building with underground parking. The density for rowhomes is approximately 35.0 du/ha.

#### HEIGHT

Should the R3 site be developed as one or more multi-family building, the maximum height is 4 storeys; however, if the R3 site is developed for row homes, the maximum height is 2 storeys or a 10m from the average lot grade.

#### PARKING & ACCESS

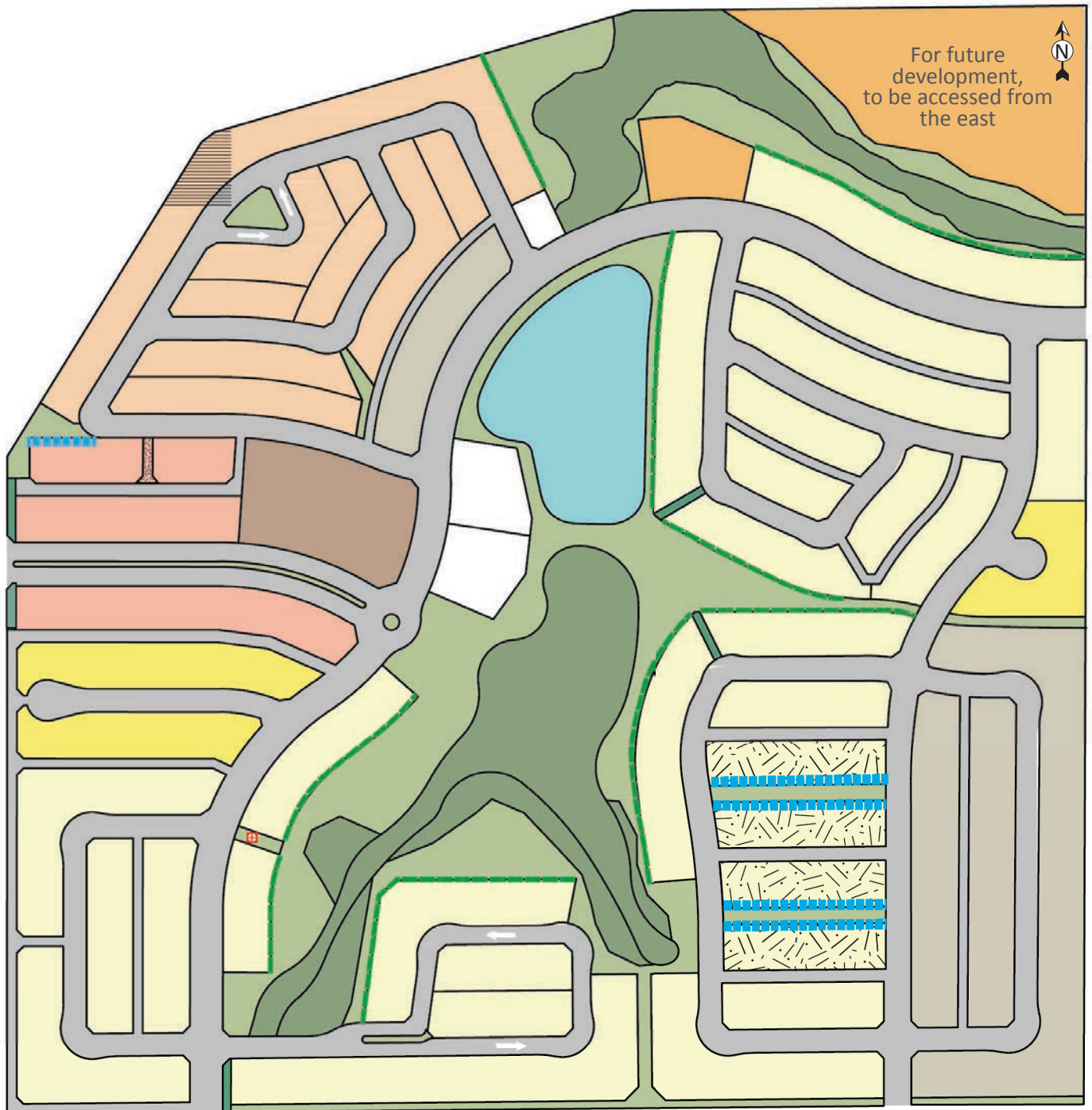
All parking will be determined by what type of units are constructed; however, all will be located on-site as per the City of Red Deer's Land Use Bylaw. The primary access to the R3 sites will be via an internal roadway network; however, front street access will be provided for pedestrian and visitor use.

















#### SECONDARY SUITES

As per the City's LUB, secondary suites will not be accommodated in the R3 District.



Figure 9 - Residential Concept Plan.

**Legend**

	R1 Low Density		R2 Medium Density		Public Utility Lot (PUL)
	R1 Reverse Housing		R3 Multiple Family		Stormwater Management (PUL)
	R1WS Wide Shallow		Fronting onto Green Space		Potential PUL or Lane
	R1G Small Lot		Possible Walk-Out Basement		Shadow Plan
	R1A Semi-Detached		Municipal Reserve (MR)		
	R2T Town House		Environmental Reserve (ER)		



## DENSITY & UNITS

The estimated population of Evergreen is 2,212 persons. This number is based on the land uses proposed and will change after final build-out. The overall housing density of the Evergreen community is 18.0 du/net developable hectare. Full land use calculations are located on page 31.

Table 2 - Residential Land Use Calculations.

Land Use	Area (ha)	Units	Density	% Of Housing Stock
R1 Residential (Low Density) District	15.78	362	23.0	39.2%
*Secondary Suites	--	54	--	5.9%
R1G Residential (Small Lot) District	3.96	100	25.4	10.8%
R1WS Residential (Wide/Shallow Lot) District	3.87	106	27.6	11.5%
R1A Residential (Semi-Detached Dwelling)	1.76	51	29.2	5.5%
R2 Residential (Medium Density) District	2.78	101	36.4	10.9%
R2T Residential (Town House) District	1.87	65	35.0	7.0%
R3 Residential (Multiple Family) District	0.99	84	85.0	9.1%
<b>Total</b>	<b>31.02</b>	<b>923</b>		<b>100.0%</b>

\*Calculated assuming that 15% of all R1 units will include secondary suites; these suites are counted as 1 unit each.

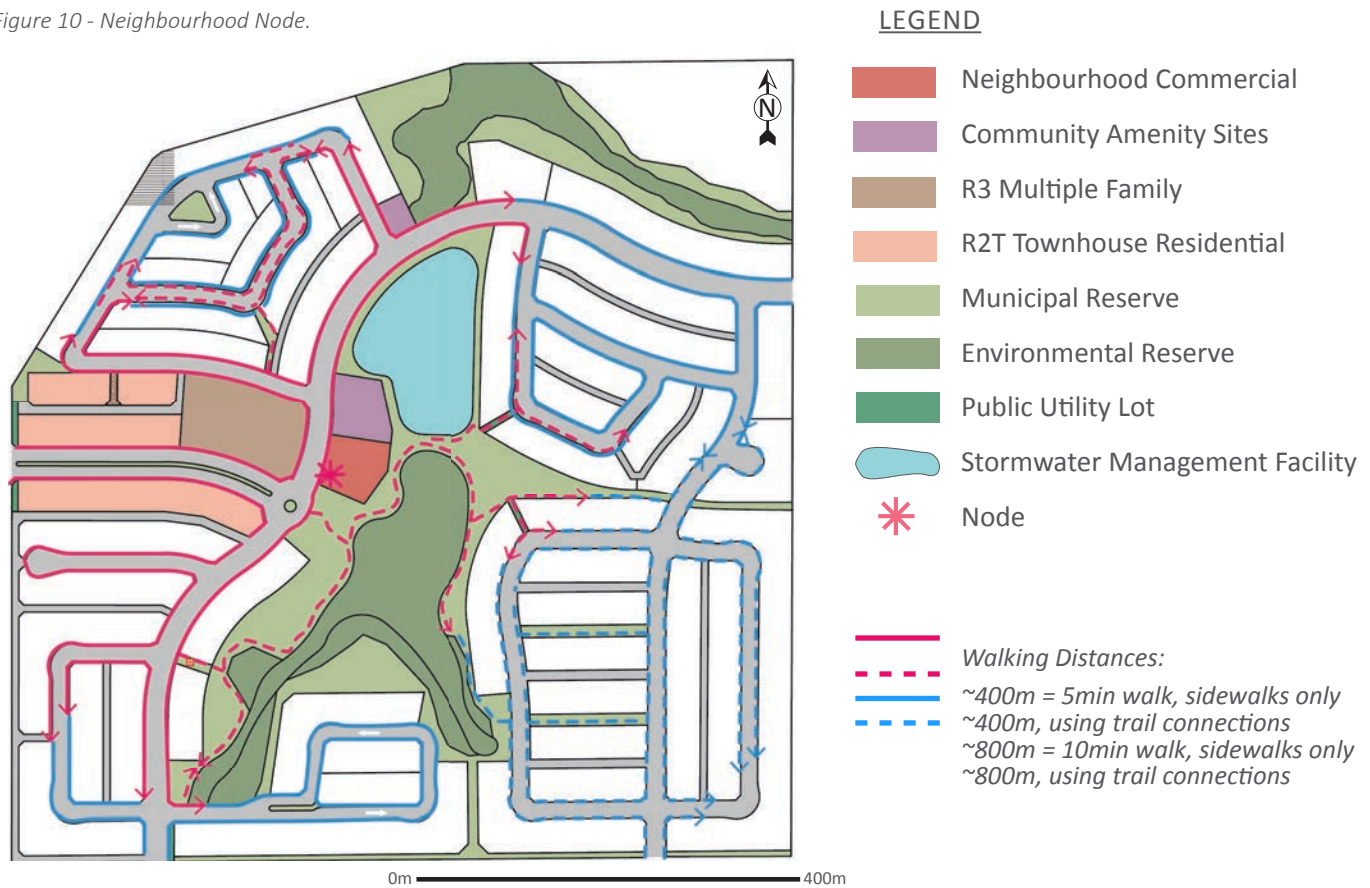
Densities calculations are based on the assumptions as outlined following assumed averages, exact density and unit counts may differ at the time of subdivision. :

- R1 Average lot size: 435.2m<sup>2</sup>
- R1G Average lot size: 393.7m<sup>2</sup>
- R1WS Average lot size: 362.1m<sup>2</sup>
- R1A Average lot size: 342.04m<sup>2</sup>
- R2 36.4 du/ha - housing type may vary; density average of possible housing types anticipated (R1A, R2T, R3-3storey)
- R2T 35.0 du/ha - as per the City of Red Deer's Planning Guidelines
- R3 85.0 du/ha - estimated density for a four storey building with underground parking

Table 3 - Population Projection.

Residential Land Use Calculation	Hectares	Acres	# of Units	Household Size	Population
Single Detached Residential	23.62	58.36	622	--	1,491
R1 Residential Low Density	15.78	38.99	362	2.4	868
*R1 Secondary Suites (15% of R1 units)	--	--	54	2.4	129
R1G Residential Small Lot	3.96	9.80	100	2.4	240
R1WS Wide Shallow Lot	3.87	9.57	106	2.4	254
Semi-Detached and Multi-Family Residential	7.40	18.28	301	--	721
R1A Residential Semi-Detached	1.76	4.34	51	2.4	122
R2 Residential Medium Density	2.78	6.86	101	2.4	242
R2T Residential Town House	1.87	4.63	65	2.4	156
R3 Residential Multiple Family	0.99	2.45	84	2.4	201
<b>Total</b>	<b>31.02</b>	<b>76.65</b>	<b>923</b>		<b>2,212</b>
<b>Density: 18.0 du/ha</b> (923 Dwelling Units / 51.37 Developable Hectares)					

Figure 10 - Neighbourhood Node.



## NEIGHBOURHOOD NODE

Evergreen's neighbourhood node consists of a variety of uses with street-orientation to provide an array of services to residents and an opportunity for neighbours to socialize. The central park site forms the basis of this node which is supported by commercial, higher density residential, and community type uses. The location of this node was chosen to facilitate both pedestrian and vehicular access.

### Commercial Use

A neighbourhood commercial area has been identified at the terminus of the primary gateway road. This location was chosen for its proximity to vehicular and pedestrian traffic routes, and to form part of a community node. The types of commercial businesses envisioned for this area include: a coffee shop, small restaurant, doctors office, child minding, hair salon, or similar.

Site and building design for this commercial area will be guided using the City's LUB and architectural controls created by the Developer. The location of parking and use of screening should be specifically addressed to minimize visual impact from the roadway and rear walking trails.

Should this area not be successfully sold for its intended purpose, this site will be converted to an R3 use.





## Community Amenity Sites

Two community amenity sites have been located within the Evergreen neighbourhood to accommodate the possible development of community uses such as: temporary care, assisted living, adult or regular day care, place of worship, or other uses proposed and approved by the City.

Both sites have been located as part of the Evergreen community node in close proximity to walking trails and transit stops to facilitate their use. These sites will be advertised for sale through local media and the City of Red Deer website for one year; if the sites are not purchased for their intended use, they will be developed as R3 multi-family or R1WS residential development as shown on **Figure 7 - Land Use Concept Plan**.

If both the central community amenity site and neighbourhood commercial site are not sold for their intended purpose, and both are rezoned to R3, the two sites may be combined into one R3 site.

# LAND USE CALCULATIONS

Table 4 - Land Use Calculations.

Land Use Category	Hectares	Acres	% of Developable Area	# of Dwelling Units
<b>Gross Plan Area</b>	<b>62.00</b>	<b>153.20</b>		
Environmental Reserve	5.06	12.51		
Major Streets (Expressway)	2.59	6.41		
Major Streets (30th Ave)	0.94	2.32		
Commercial	0.35	0.86		
Stormwater Management Facility SWMF (PUL)	1.69	4.17		
<b>Developable Plan Area</b>	<b>51.37</b>	<b>126.93</b>	<b>100.00%</b>	
<b>Residential</b>	<b>31.02</b>	<b>76.65</b>	<b>60.4%</b>	<b>923</b>
R1 Residential (Low Density) District	15.78	38.99	30.7%	362
R1 Secondary Suites (15% of R1 units)	--	--	--	54
R1G Residential (Small Lot) District	3.96	9.80	7.7%	100
R1WS Residential (Wide/Shallow Lot) District	3.87	9.57	7.5%	106
R1A Residential (Semi-Detached Dwelling)	1.76	4.34	3.4%	51
R2 Residential (Medium Density) District	2.78	6.86	9.0%	101
R2T Residential (Town House) District	1.87	4.63	6.0%	65
R3 Residential (Multiple Family) District	0.99	2.45	1.9%	84
<b>Other</b>	<b>20.35</b>	<b>50.28</b>	<b>39.6%</b>	
<b>Community Amenity Sites</b>	<b>0.44</b>	<b>1.10</b>	<b>0.9%</b>	
Community Amenity Site (R1WS)	0.10	0.24	0.2%	3
Community Amenity Site (R3)	0.34	0.85	0.7%	29
<b>Open Space</b>	<b>6.86</b>	<b>16.95</b>	<b>13.4%</b>	
Municipal Reserve (MR)	6.77	16.73	11.9%*	
Public Utility Lot Excluding SWMF (PUL)	0.09	0.22	0.2%	
Public Utility Lot SWMF (PUL)	1.69	4.17	N/A	
Environmental Reserve (ER)	5.06	12.51	N/A	
<b>Transportation</b>	<b>13.04</b>	<b>32.23</b>	<b>25.4%</b>	
Collector Roadways	3.60	8.91	7.0%	
Local Roadways	7.50	18.54	14.6%	
Lanes	1.94	4.79	3.8%	
<b>Other Uses</b>	<b>--</b>	<b>--</b>	<b>--</b>	
Emergency Services Site	--	--	--	
Institutional Service Facility	--	--	--	

\* MR calculation is a % of Gross Plan Area less Environmental Reserve.



Table 5 - Roads and Utilities Percentage.

Roads and Utilities	Hectares	Acres	% of Net Plan Area
Gross Plan Area	62.00	153.20	
Environmental Reserve	5.06	12.51	
Net Plan Area	56.94	140.69	100.00%
Allowable Area for Roads & Utilities	17.08	42.21	30.00%
Actual Area of Roads & Utilities	18.36	45.36	32.24%
Municipal Improvements	3.53	8.73	6.20%
Northland Drive Expressway	2.59	6.41	
30th Avenue Arterial	0.94	2.32	
Evergreen Roadways and Utilities	14.82	36.63	26.04%
Collector Roadways	3.60	8.91	
Local Roadways	7.50	18.54	
Lanes	1.94	4.79	
Public Utility Lots	1.78	4.40	
Over Dedication	1.27	3.15	2.24%



# outdoor realm





View of pathway’s seating area and housing along east side of central water body. Note the use of pedestrian-level lighting along the pathway.

# OVERVIEW

Evergreen has been developed with 33.63ac (13.61ha) of public open spaces, 22% of the total Plan Area. Four different types of open spaces make up the overall open space network as indicated in **Table 6.0 - Green Space Amenities**.

Table 6 - Green Space Amenities.

Green Space		Total No. of Parcels	Area (ha)	Area (ac)
Open Spaces	Neighbourhood Park (Including SWMFs)	3	7.19	17.76
	Parkettes	2	0.58	1.44
Natural Areas		7	3.82	9.43
Linear Parks & Pedestrian Links		16	2.02	4.99

Table 7 - Municipal Reserve Calculation.

Municipal Reserve Dedication	Acres	Hectares	% of MR Developable Area
Gross Plan Area	62.00	153.20	
Environmental Reserve	5.06	12.51	
MR Developable Area	56.94	140.69	100.0%
Required MR Dedication	5.69	14.07	10.0%
Actual MR Dedication	6.77	16.73	11.9%

It is recognized that Evergreen has dedicated 11.9% of its MR Developable Area as Municipal Reserve; however, the City of Red Deer will not be required to purchase 1.9% of excess from the Developer.

Figure 11 - Types of Open Spaces and Amenities.



Note: All areas shown in hectares.



## TYPES OF OPEN SPACES



Covered picnic area.



Natural playground.

### Neighbourhood Park

The intent of the neighbourhood park site is to provide a centrally-located and primary recreational space for the neighbourhood. This space is designed around the central water bodies and is envisioned primarily for passive or unstructured recreation. This park also acts as a scenic destination for walking trails or children's play.

### Location and Size

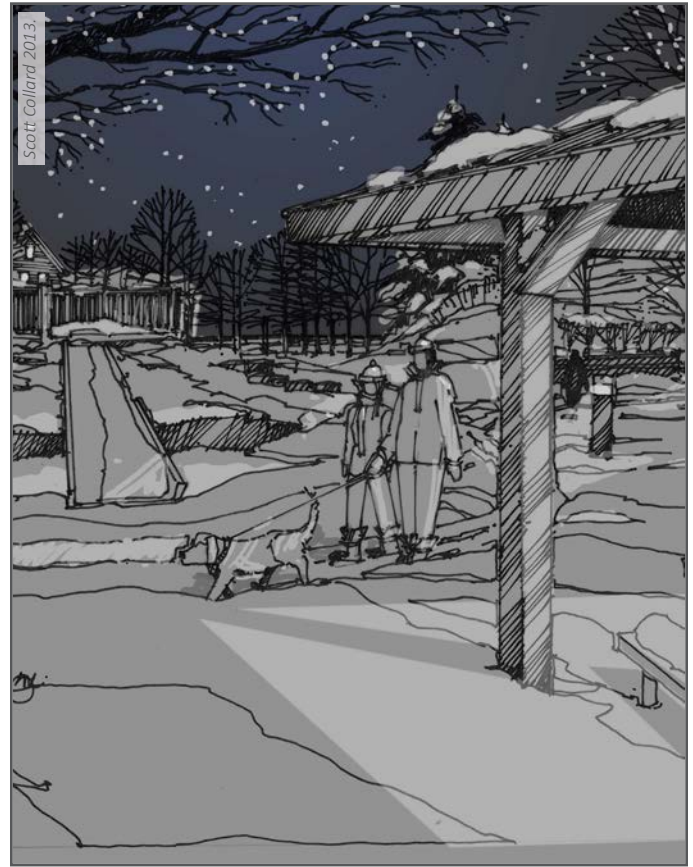
The neighbourhood park in Evergreen is located in the center of the Plan Area at the terminus of the gateway roadway.

Evergreen's neighbourhood park is 7.19 acres (3.21ha) in size including the stormwater management facilities, existing treed areas, or connecting and linear parks.

### Proposed Amenities

Amenities located within the neighbourhood park site include walking trails, a children's play structure, picnic areas, pond lookouts, and two stormwater management facilities.





Covered picnic area and natural playground in the central park, to the west of the central water body, during a summer day and winter night.



Natural playground.

### Picnic Area

To extend residents' activities outdoors, several picnic areas will provide spaces for outdoor dining. These areas may include picnic tables, bench seating, and outdoor grilling facilities.

### Natural Playground

Natural playgrounds may be constructed in Evergreen to encourage children's imaginative play in the outdoors. These play structures would be located in close proximity to picnic sites to provide a mix of uses including those for parents as well as children. The design of these structures will be determined during the detailed design phase in consultation with the City of Red Deer.

### Scenic Lookouts

Lookouts may be constructed along the water body. These area will be designed as resident gathering areas where friends can meet and visit, children can watch the ducks, or joggers can stop to stretch. The location of these lookouts will be determined during the detailed design phase.

### Stormwater Management Facilities

The Evergreen ponds are designed to retain stormwater, act as a habitat area for wetland creatures, and provide a visual amenity to residents. The ponds have also been utilized as the focal element of the neighbourhood's trail and park system.



Scenic lookout.



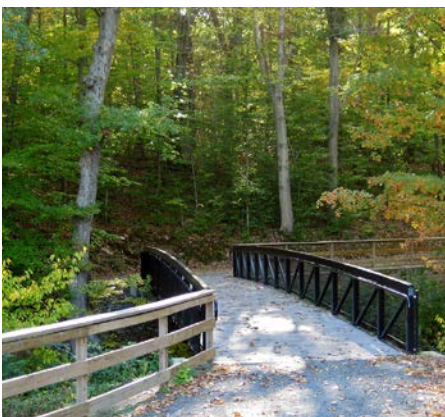
*Example of passive recreation activity.*



*Multi-use pathway.*



*Stormwater management pond.*



*Trail system through naturalized area.*

## Parkettes

The intent of parkette sites is to provide smaller open spaces for passive recreation activities such as playing frisbee, tag, building snowmen, etc. These areas are within easy and short walking distance to residents.

### Location and Size

Two parkettes have been identified in the Evergreen neighbourhood: one in the northwest and one south of the stormwater management facilities surrounded by existing vegetation. The northwest location has been chosen to provide convenient access to an open space for residents in this area; whereas. The remaining parkette was designated based on its isolation from surrounding areas due to existing vegetation and the stormwater management facility.

Evergreen's parkettes are sized at 0.22 - 1.22ac (0.09 - 0.49 ha) in size.

### Proposed Amenities

Constructed elements within parkettes may include small seating areas, refuse containers, and a children's play structure in the northwest park. In addition, a fence may be required along the perimeter of the northwest parkette to ensure roadway setbacks to children's play areas are maintained; this will be determined during detailed design.

## Natural Spaces

Evergreen has been designed to incorporate natural spaces intended to add to the overall feel of the community and provide areas that residents can enjoy in a less structured way; via views or organic and unprogrammed nature trails. The Environmental Reserve areas as shown in this NASP are an estimate only; the final ER boundaries will be determined at the time of subdivision and will be based on the regulations of the MGA.

### Ravine

The ravine located in the northeast corner of the community will remain in its natural state and act as a wildlife corridor. To preserve the vegetation, no formal trails will be developed through the ravine; however, trails will be constructed surrounding this area for pedestrian connectivity.

### Existing Trees

Existing trees surrounding the south stormwater management facility have been preserved to provide wildlife shelter and habitat. No formal trails will be developed through these areas.

### Stormwater Management Facility

The south stormwater management facility has been identified as an Environmental Reserve to preserve existing vegetation.





*Reverse housing fronting onto linear park space in southeast portion of Evergreen.*



*Homes fronting onto linear park space.*



*Homes backing on to linear park space.*

## Linear Parks & Pedestrian Connections

Linear parks have been used to provide continuous off-street connectivity throughout the Plan Area for pedestrians. This pedestrian network has been designed to connect residents to the 30th Avenue multi-purpose trail system to the west, Northlands Drive regional trail to the north, joint school site to the south, and transmission Corridor trail to the east.

### Location and Size

A variety of linear parks are located throughout the community, namely providing connectivity through the center of the Plan Area to the east, a continuous shared linear park along the south boundary, and those surrounding the reverse housing in the southeast.

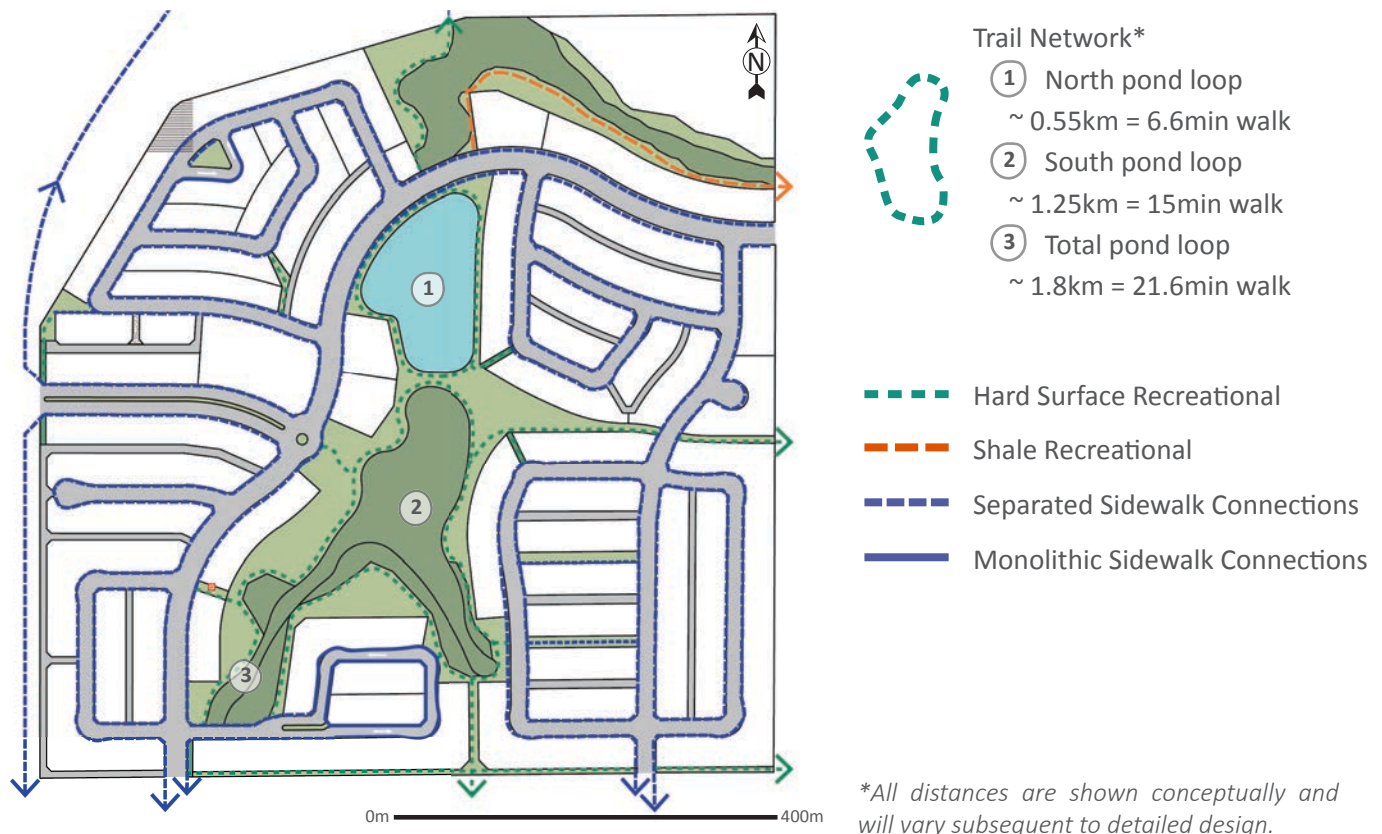
Linear parks vary in length and are generally between 6 to 10m in width.

### Proposed Amenities

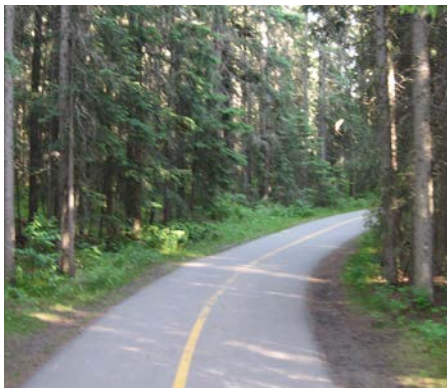
Amenities in linear parks will be limited to trails, landscaping, and occasional seating areas with refuse containers. These areas are not intended for prolonged visits; therefore, to minimize redundancy and prevent loitering, they will not contain gathering type amenities.



Figure 12 - Open Space and Trail Network.



Winding trail with pods of landscaping.



Trail system through naturalized area.

## Trails

The linear park and trail system in Evergreen is intended to provide short-cutting options for pedestrians and a recreational area for walkers, joggers, cyclists, etc. This network will connect to adjacent neighbourhoods and the City's overall Waskasoo Trail System to provide connectivity to surrounding areas and recreational amenities.

Three levels of trails are proposed in the neighbourhood as part of this overall system: hard surface connections, hard surface recreational, and shale recreational. Hard surface connections will take the form of concrete sidewalks located along roadways, hard surface recreational trails will be paved trails throughout open spaces, and shale trails will be constructed in areas intended for walkers only. No trails will be developed in the north ravine area.

## Connections

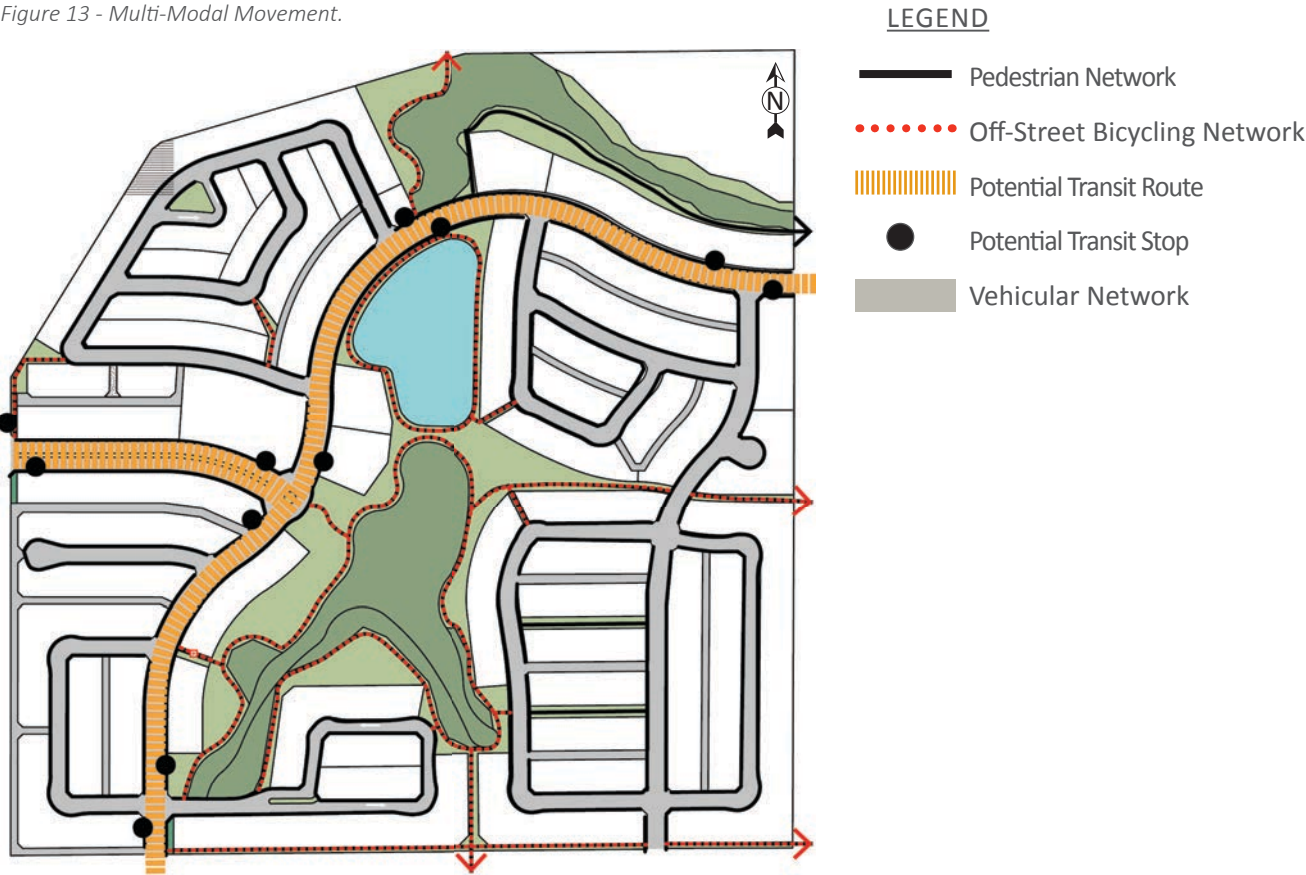
A north connection will be provided to connect with the Northland Drive expressway's regional trail network and a west connection will be provided to connect with the 30th Avenue trail and facilitate commuter bicycling by the west utilizing Evergreen's main entry road.





# movement & connectivity

Figure 13 - Multi-Modal Movement.



# CIRCULATION

## Multi-Modal Movement

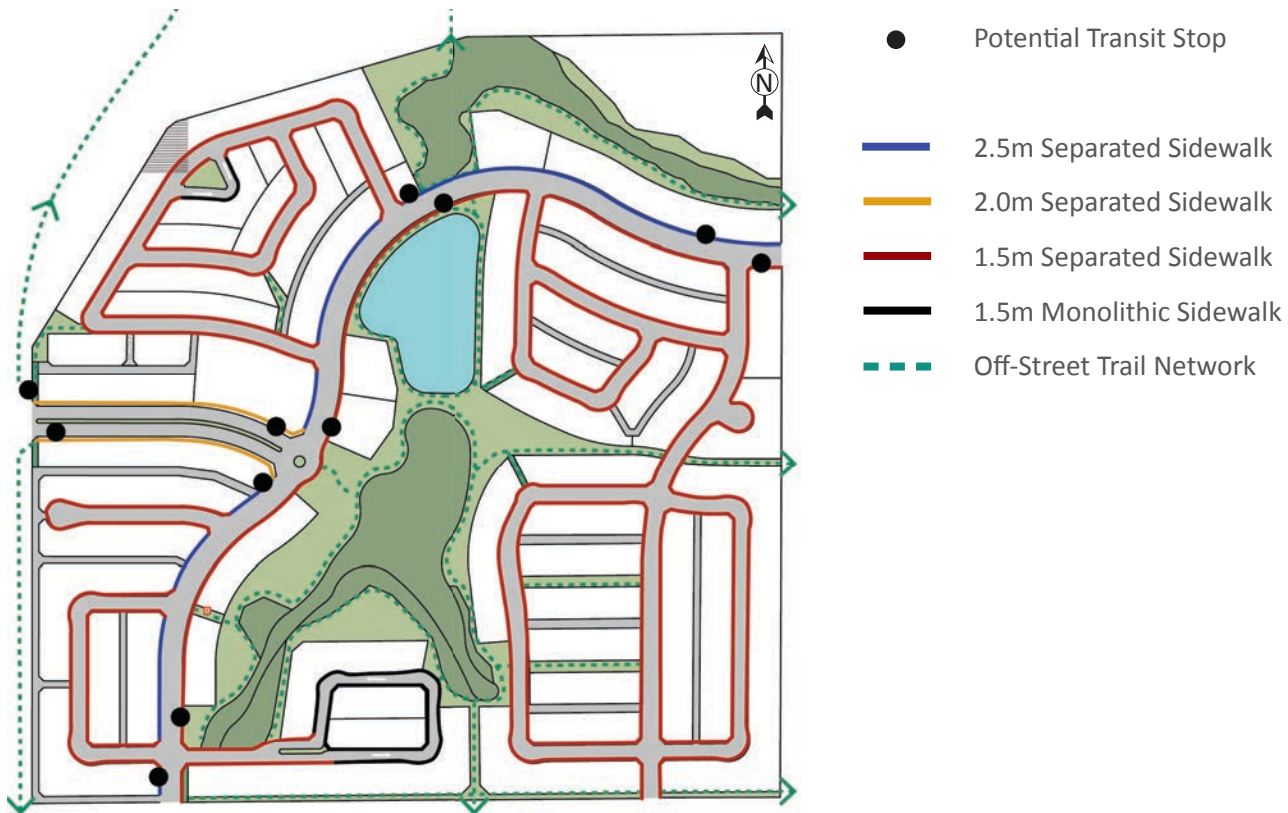
The Evergreen neighbourhood has been planned to facilitate integrated movement of residents throughout the community and provide connections to destinations outside of Evergreen. In addition to providing connections for residents, a multi-modal transportation network has been incorporated to accommodate a variety of transportation modes including walking, rolling, riding, and driving. All portions of Evergreen have been designed with pedestrians in mind putting their safety, comfort, and overall experience first by creating an enhanced streetscape.

Table 8 - Multi-Modal Movement.

Mobility	Location	User Experience	Accessibility & Integration	Safety
Pedestrian	Sidewalks, trail connections	Local destinations or those in adjacent neighbourhoods	Fully integrated into neighbourhood via separated sidewalks and paved open space trails to promote accessibility	Separated sidewalks, intersection bump-outs, highlighted mid-block crossing
Bicycle	Trail connections, on-road routes	Recreation: destinations inside neighbourhood or those adjacent Commuter: destinations outside of neighbourhood	Fully integrated into neighbourhood via paved open space trail network	Off-street trail connections, intersection bump-outs
Transit Rider	Sidewalks, trails connections, collector roadways	Destinations outside of neighbourhood	Routes along collector roadways only with pedestrian connections	To be determined by City of Red Deer
Vehicle	Collector and local roadways, lanes	Destinations outside of neighbourhood	Local roadways linking to collectors, minimize unnecessary through traffic	Curvilinear street pattern



Figure 14 - Sidewalk Type.



Example of monolithic sidewalk.



Recreational cycling on off-street trail.

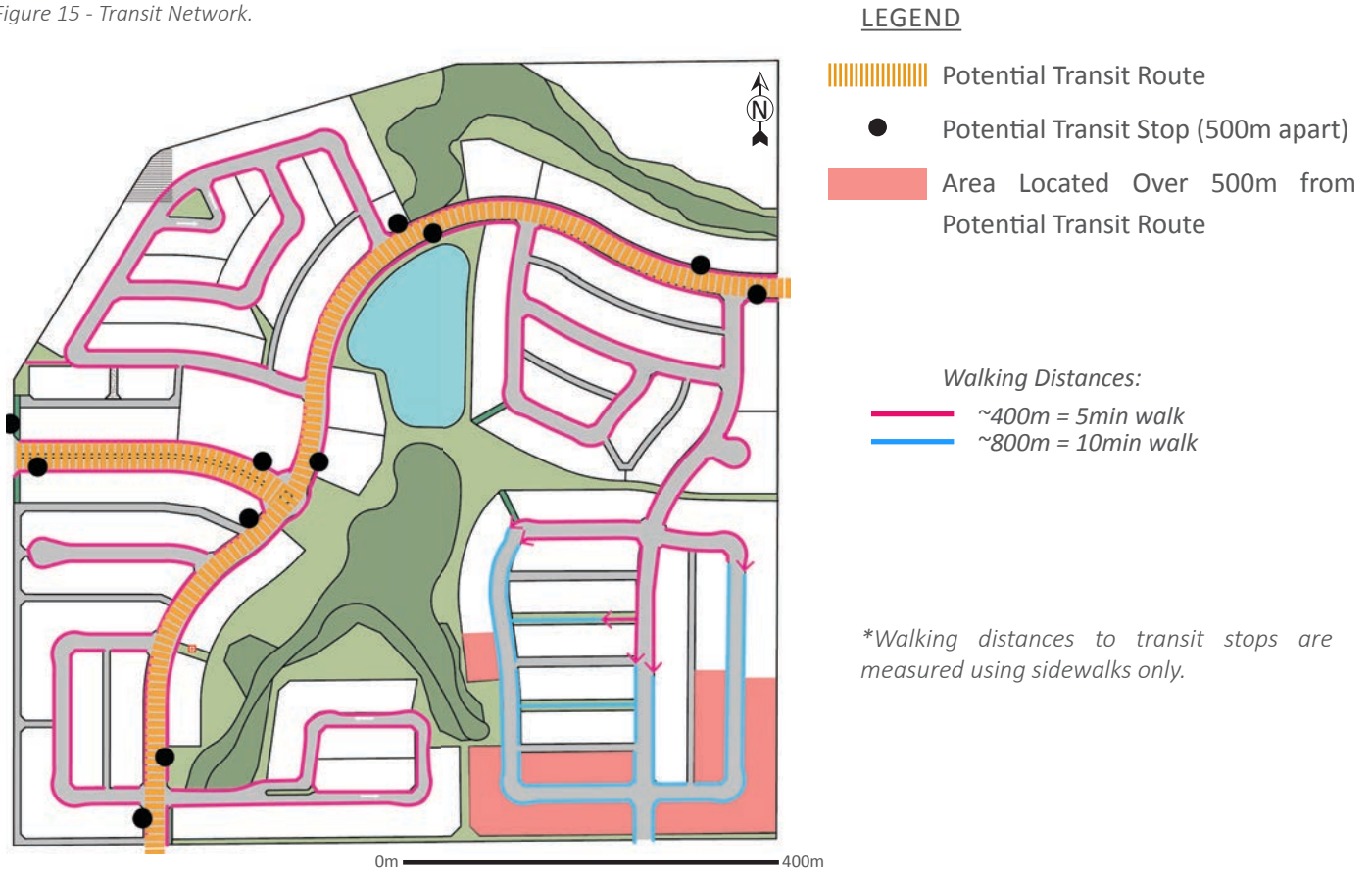
### Walking

Walking is not only a healthy and active mode of transportation, it is also one of the most popular for school-aged children and seniors. Evergreen has been designed to facilitate and encourage walking throughout by providing a welcoming pedestrian environment using separated sidewalks and off-street trails, pedestrian nodes and rest stops, and pedestrian short-cutting to increase convenience and reduce distances between destinations.

### Rolling

Rolling is intended to describe cycling, rollerblading, skateboarding, scootering, and any other self-propelled wheeled modes of transportation. Whether these forms of transportation are used for commuting or recreation, trail connections have been provided alongside the roadway to provide a safe and comfortable environment for these users. The use of paved trails rather than shale also increases the accessibility of park spaces to those with reduced mobility.

Figure 15 - Transit Network.



Sample photo of Red Deer's transit buses.



Example of separated sidewalk.

## Riding

Transit locations will be chosen by the City of Red Deer's Transit department along the primary collector roadway, based on the City's standards and preferences. All transit stops will be located 500m apart and within 500m of the majority of residents; this represents a 6min walking time. These locations are intended to be in reasonable walking distance from all homes within the neighbourhood.

A small area of the Plan Area falls outside of the 500m distance from the potential transit stops; however, these areas are anticipated to be within the 500m catchment boundary of transit stops in future surrounding developments.

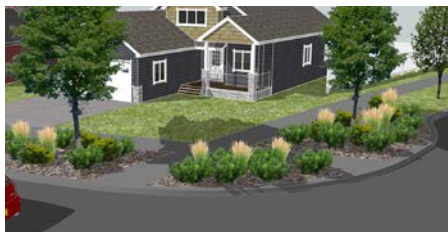
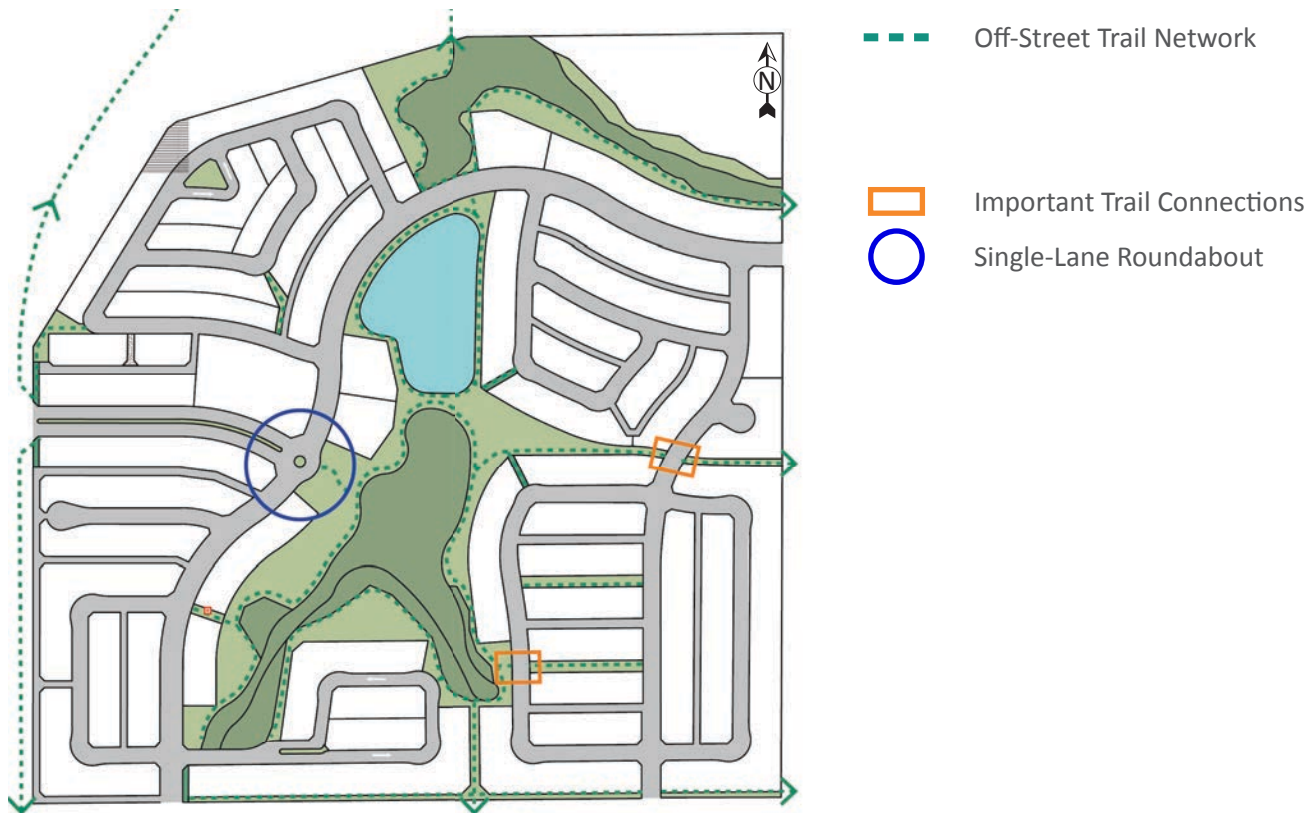
Special attention will be given to locate transit routes near multi-family areas to facilitate higher density use. It is also recognized that many middle and high school students in Red Deer utilize transit to get to school; therefore, a focus has been put onto providing safe pedestrian routes to and from bus stops as part of the Safe Route to School program.

## Driving

Driving is the most prominent form of commuter transportation. The Evergreen neighbourhood has been designed to create a comfortable environment for motorists without sacrificing the comfort and safety of alternative transportation types. More information regarding roadways is discussed on page 45.



Figure 16 - Pedestrian Safety.



Intersection bump-outs and landscaping.



Example of mid-block crossing with bump-outs.



Highlight cross-walk at roundabout.

## Safety

To enhance pedestrian and motorist safety, traffic calming measures have been identified in various areas throughout Evergreen. Though exact locations will be determined during detailed design; they will include: intersection bump-outs, mid-block crossings, a roundabout, and on-street parking.

Utilizing intersection bump-outs extends the curb out into the street reducing the distance pedestrians are required to travel across the roadway and making them more visible. Intersection bump outs will not be permitted crossing collector roadways.

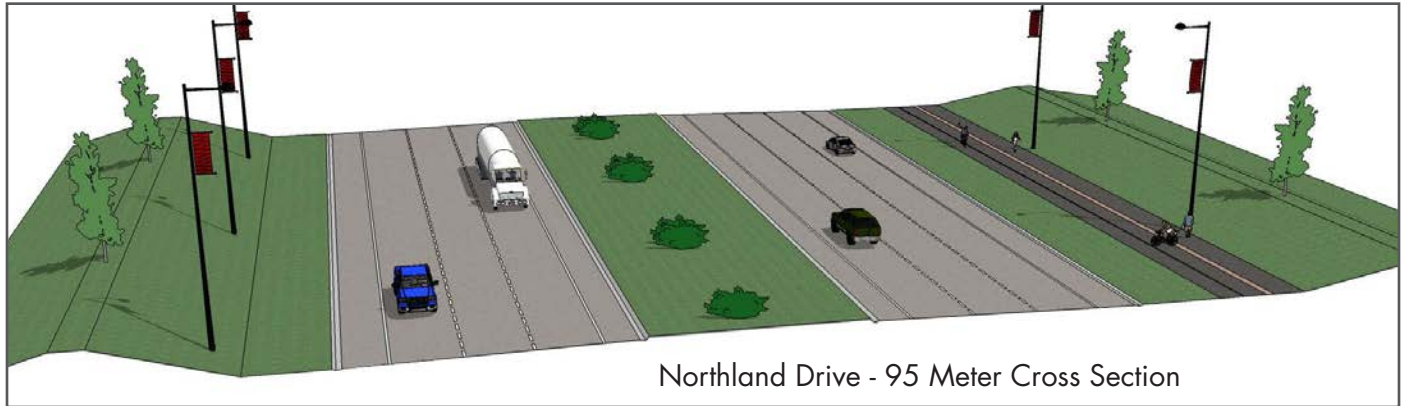
### Important Trail Connections

Two important trail connections have been identified in the Evergreen neighbourhood. Additional trail crossings may be considered at the detailed design stage. Consideration for additional trail crossings will be based on operational requirements, pedestrian safety, and user needs.

### Roundabout

A roundabout is located at the terminus of the gateway collector roadway. This method of intersection has been chosen to slow and disperse traffic at the three-way intersection and provide a focal feature for the roadway in the form of enhanced landscaping or the accommodation of public art.





*Northland Drive - 30 Avenue to 20 Avenue Cross-Section with berm.*



*Example of an existing berm along 30th Avenue.*

## ROADWAYS

### External Roadways

#### Northland Drive

Northland Drive will run along the north boundary of Evergreen. This portion of the roadway is intended to be a six-lane expressway at full build-out, anticipated to coincide with the City's 188,000 population horizon (estimated sometime around 2038). The City of Red Deer currently has the initial roadway construction budgeted from 2016 through 2018, at which time it will function as a two lane arterial roadway.

As traffic demands increase, the roadway will be expanded in stages to a four-lane roadway, before it is ultimately upgraded to a the six-lane expressway.

*Note: The Northland Drive cross-section and project is in no way tied to the development of Evergreen and is subject to change.*

#### 30th Avenue

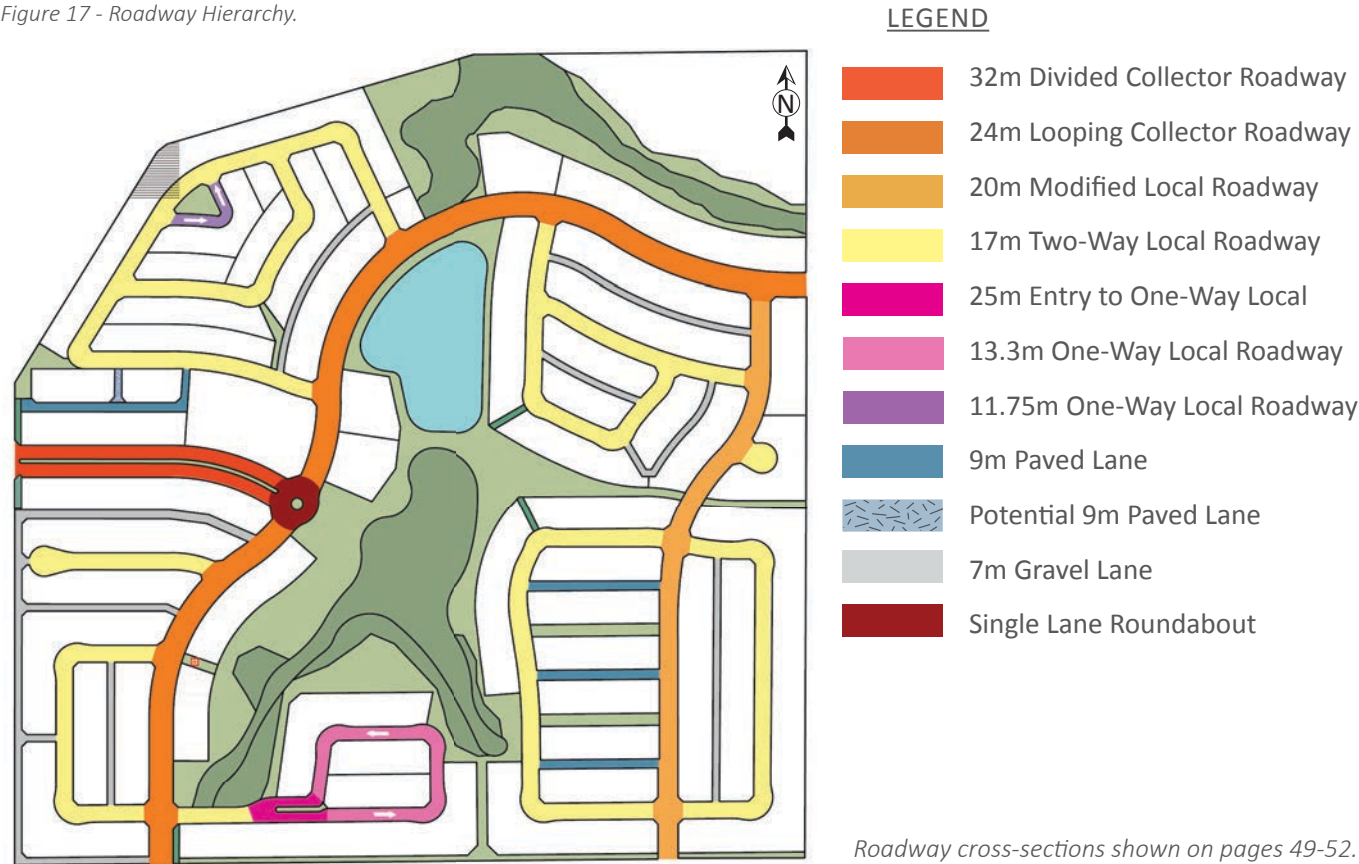
30th Avenue runs along the west boundary of Evergreen connecting 67 Street to Northland Drive. This roadway is intended to be a four-lane arterial at full build-out; however, it will function as a two-lane arterial until such a time when traffic demands a larger roadway. Construction of 30 Avenue is scheduled to begin in 2015.

*Note: The 30th Avenue cross-section and project is in no way tied to the development of Evergreen and is subject to change.*

#### Berms and Screening

Berms will be built on either side of Northland Drive and 30th Avenue roadways to minimize visual and acoustic impact of traffic from adjacent developments. These berms will be a part of both the Northland Drive and 30th Avenue construction projects. Included landscaping will be consistent to that found elsewhere along the roadways.

Figure 17 - Roadway Hierarchy.



Internal Roadways

Typical cross-sections of all roadways are shown on page 49. All non-standard cross-sections will be considered by the City and finalized at the Servicing Study stage.

Collector Roadways

The Evergreen neighbourhood will be accessed via two collector roadways: the gateway collector and main looping collector.

32m Divided Collector Roadway

Evergreen’s gateway roadway enters the neighbourhood from the west off of 30th Avenue and extends to the roundabout. This roadway has been designed to provide a grand entrance to welcome both residents and visitors into the community. It is also recognized as the primary access roadway until such a time that connections to the surrounding lands are developed.

This roadway has been designed using a 32.0m wide right-of-way with two lanes of travel in either direction and protected parking areas. To accommodate multi-modal movement, separated sidewalks have been

provided on both sides of the road separated from traffic by landscaped boulevards.

Limited protected parking will be accommodated to provide some visitor parking to guests of homeowners along the gateway roadway.

This roadway will be further designed during detailed design to provide a transition at the terminus of this roadway into the one-lane roundabout.

As shown on **Figure 18 - 32m Divided Collector Roadway**, **Figure 19 - 32m Divided Collector Roadway Cross-Section at Boulevard**, and **Figure 20 - 32m Divided Collector Roadway Cross-Section at Protected Parking**, this cross-section is not standard in the City of Red Deer and will be subject to review by the City prior to implementation at the Servicing Study stage.

24m Looping Collector Roadway

The main collector roadway in Evergreen loops through the community from southwest to northeast. This roadway has been designed with a 24.0m wide right-of-way, one travel and one parking lane in either direction, a





*Evergreen's gateway collector roadway looking east on a summer afternoon.*



*Evergreen's gateway collector roadway looking east on a winter night.*

landscaped boulevard, and a 2.5m and a 1.5m separated sidewalks on either side of the roadway.

In addition to providing functional access to the community, the collector roadway identifies a sense of place for the neighbourhood by incorporating high levels of landscaping providing continuity and themeing throughout.

As shown on **Figure 21 - 24m Looping Collector Roadway Cross-Section**, this cross-section is not standard in the City of Red Deer and will be subject to review by the City prior to implementation at the Servicing Study stage.

### 20m Modified Local Roadway

An expanded local roadway is located along the east portion of the Plan Area stretching from north to south. This roadway provides access from the main collector to residential areas east of the water body. To facilitate traffic in this area and allow the inclusion of a transit route, a 20.0m wide right-of-way with one travel lane and parking in either direction is used. This roadway also has 1.5m wide sidewalks separated from traffic by a

landscaped boulevard.

As shown on **Figure 22 - 20m Modified Local Roadway Cross-Section**, this cross-section is not standard in the City of Red Deer and will be subject to review by the City prior to implementation at the Servicing Study stage.

### Local Roadways

The system of local roads within the community has been designed to create exclusive pods of homes and provide access to individual development clusters while discouraging outside traffic.

Driveways will be designed to meet roadways at 90 degrees and are not permitted to "flair out". This will preserve boulevard space, accommodate trees, and improve on-street parking.

### 17m Two-Way Local Roadway

All typical local roadways will have a 17.0m wide right-of-way with 1.5m separated sidewalks. Utilizing this cross-section in place of the City's current standard allows for an enhanced streetscape by incorporating street trees

in the landscaped boulevard, separated sidewalks in either direction increasing the pedestrian experience, and increases safety by providing a buffer between pedestrians and motorists.

As shown on **Figure 25 - 17m Two-Way Local Roadway Cross-Section**, this cross-section is not standard in the City of Red Deer and will be subject to review by the City prior to implementation at the Servicing Study stage.

### 13.3m and 11.75m One-Way Local Roadways

Two one-way local roadways have been used in Evergreen. Neither one-way cross-sections is standard in the City of Red Deer and will be subject to review by the City prior to implementation at the Servicing Study stage.

To provide access to homes along the southern boundary of the Plan Area, a 13.3m width right-of-way is used with a 9.0m carriage and 1.5m monolithic sidewalks. This roadway is shown on **Figure 24 - 13.3m One-Way Local Roadway Cross-Section**.

The entry point to this roadway have a 17.0m wide two-lane local road right-of-way, then a transition to a 25.0m wide road with divided centre median to facilitate emergency access. The 25.0m wide portion of this roadway is shown on **Figure 23 - 25m Entry to 13.35m One-Way Local Roadway Cross-Section**.

Homes in the northwest portion of the Plan Area surrounding a park will utilize a road with 11.75m wide right-of-way. This roadway is shown on **Figure 26 - 11.75m One-Way Local Roadway** and will not have a sidewalk along the park side as a multi-use trail will be designed within the park.

### Lanes

Many lots in the Evergreen neighbourhood have been designed with rear lanes; however, lanes have not been provided for lots adjacent green spaces, including parks and preserved natural areas. All standard rear lanes will be designed to The City of Red Deer standards and will be 7.0m wide as shown on **Figure 28 - 7m Gravel Lane Cross-Section**. Any lanes adjacent to Municipal Reserves or public utility lots will have bollards installed to prevent vehicular access and short-cutting.

### 9m Paved Lanes

Homes fronting onto public green spaces and the rowhomes along the gateway roadway will utilize a lane for their only vehicular access. These lanes will be paved to facilitate access, ease of use year-round, allow snow clearing, increase aesthetics, and allow for snow storage during winter months.

As shown on **Figure 27 - 9m Paved Lane Cross-Section**, this cross-section is not standard in the City of Red Deer and will be subject to review by the City prior to implementation at the Servicing Study stage.

### REVERSE HOUSING LANE ILLUMINATION

Special attention to the lanes utilized for reverse housing in the southeast portion of the Plan Area will be required to ensure there is clear illumination of house numbering for use by Emergency Services, delivery vehicles, taxis, etc.

The Developer will work with the City of Red Deer's Electrical Light and Power department during the Servicing Study stage to determine the most appropriate solution for providing this lighting in the lane. If municipal lighting is deemed inappropriate, an architectural control will be used to require lighting be provided on the rear garages to facilitate home address recognition.

### Turn-Arounds

Until such time that development occurs to the east or south, connecting roadways in Evergreen will be constructed with turn-arounds at their terminus.

### Parking

On-street parking will be permitted on all roadways within Evergreen except along the 32.0m Divided Collector gateway roadway where there will be limited protected parking stalls. The provision of on-street parking acts as a safety feature to pedestrians by acting as a buffer between sidewalks and motorists. It also narrows the roadway and adds uncertainty into drivers' path of travel which has been shown to slow traffic and make drivers more aware of their surroundings.



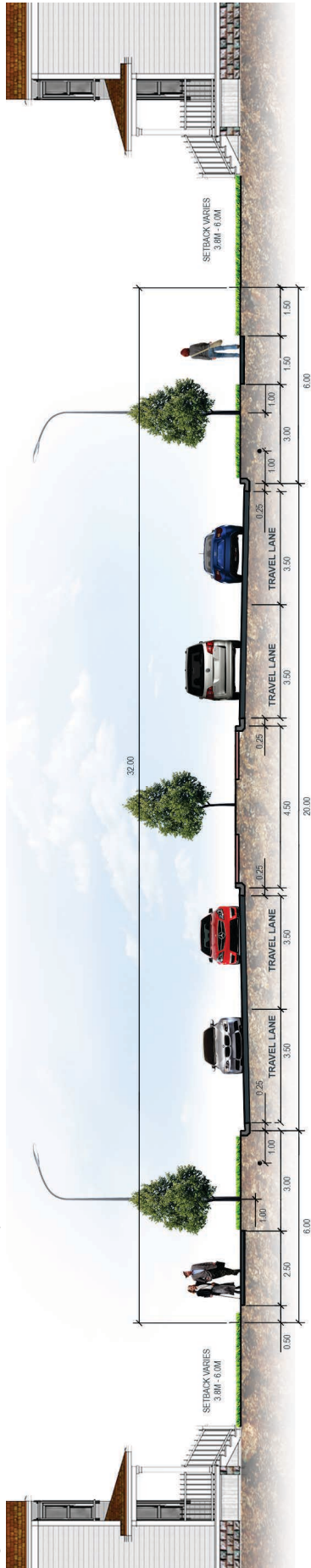
Figure 18 - 32m Divided Collector Roadway.



*This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.*

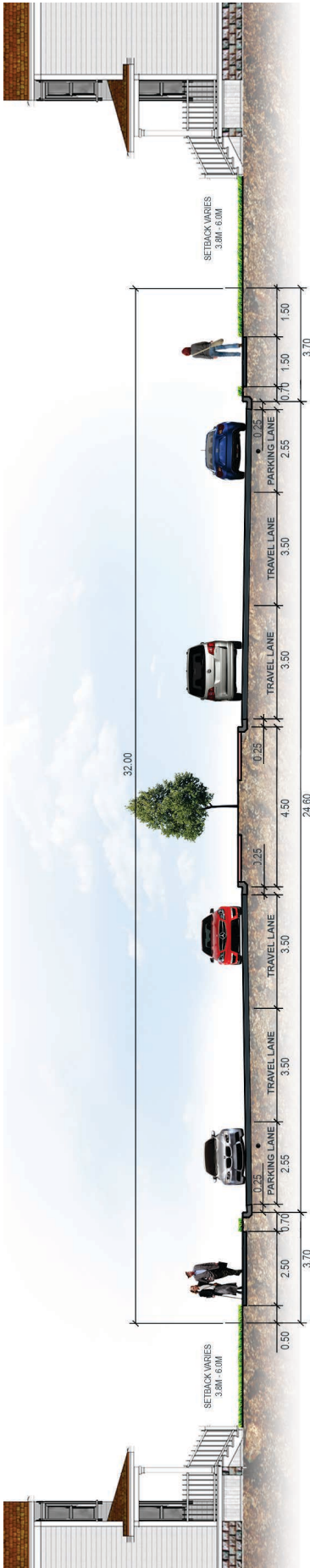


Figure 19 - 32m Divided Collector Roadway Cross-Section at Boulevard.



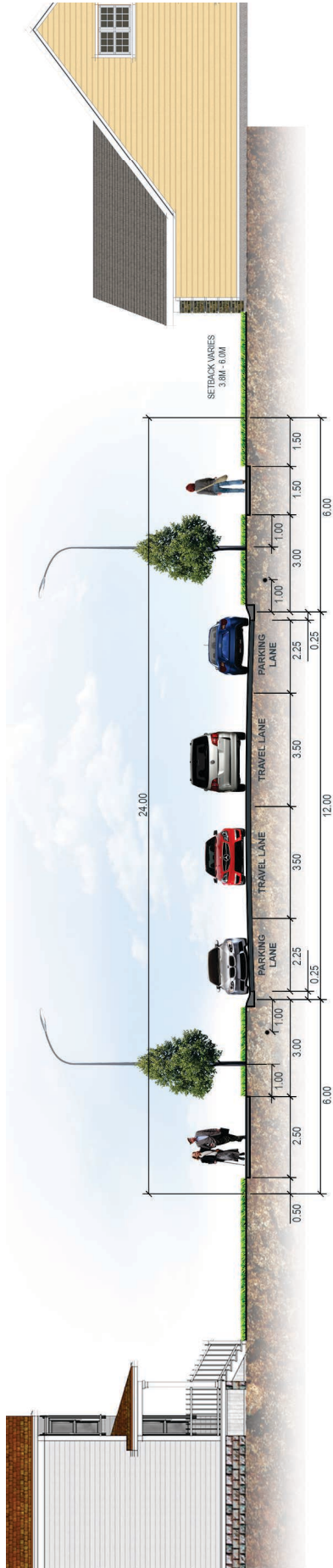
*This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.*

Figure 20 - 32m Divided Collector Roadway Cross-Section at Protected Parking.



*This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.*

Figure 21 - 24m Looping Collector Roadway Cross-Section.



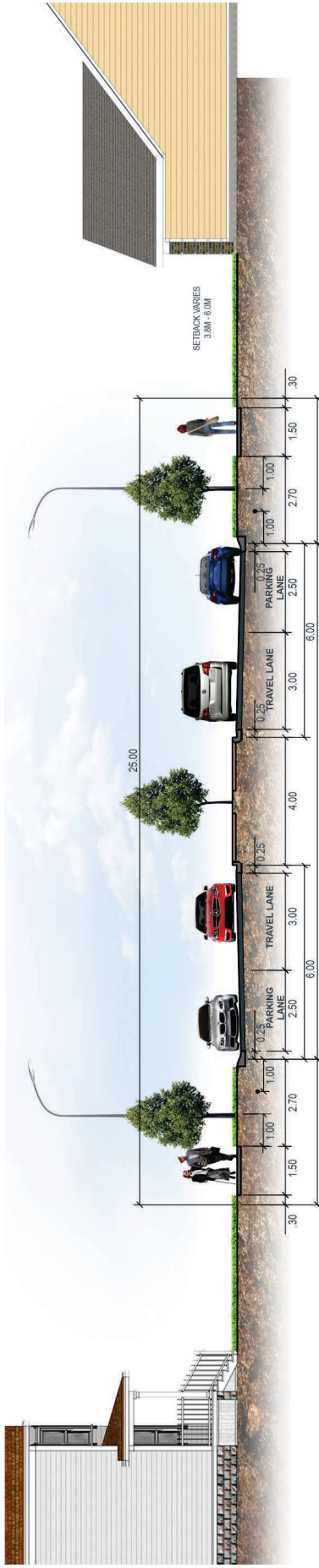
*This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.*

Figure 22 - 20m Modified Local Roadway Cross-Section.



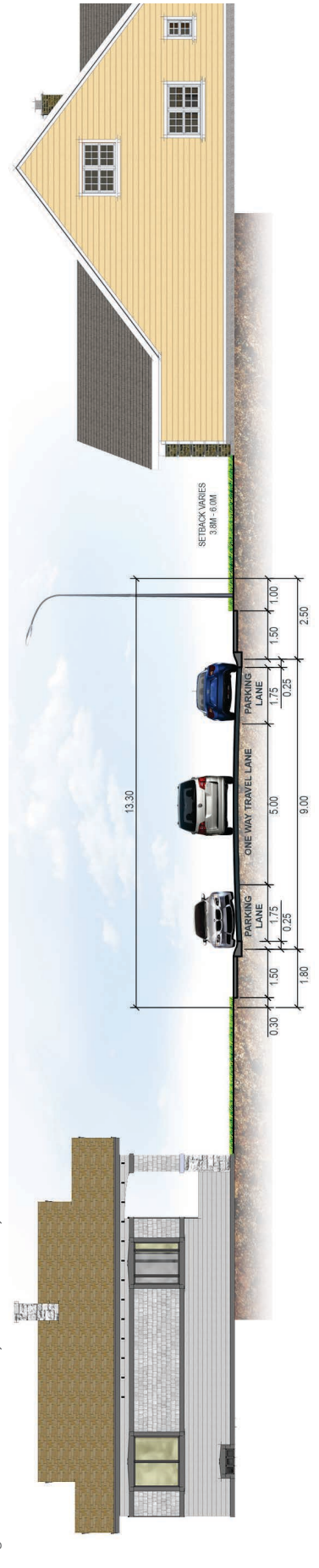
*This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.*

Figure 23 - 25m Entry to 13.3m One-Way Local Roadway Cross-Section.



*This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.*

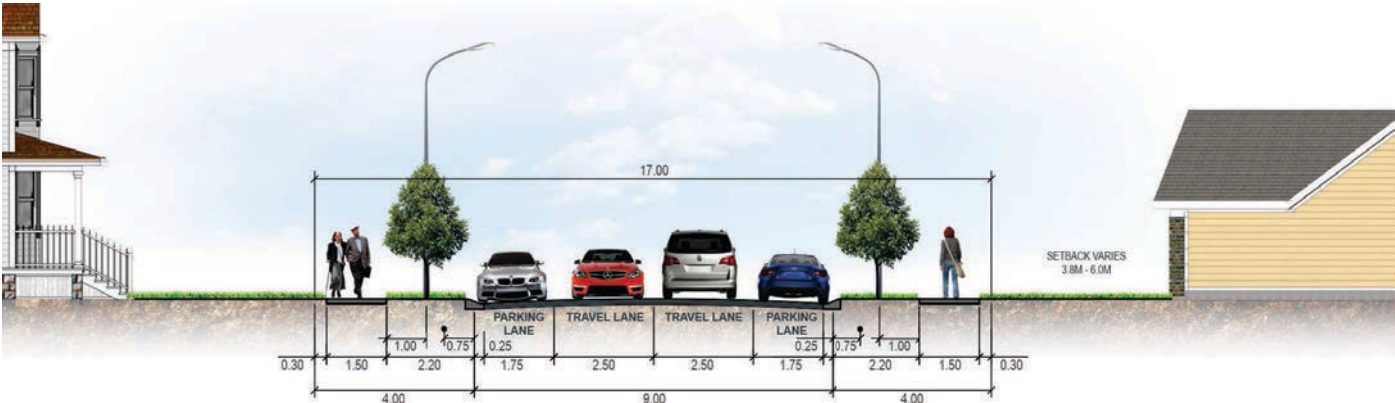
Figure 24 - 13.3m One-Way Local Roadway Cross-Section.



*This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.*

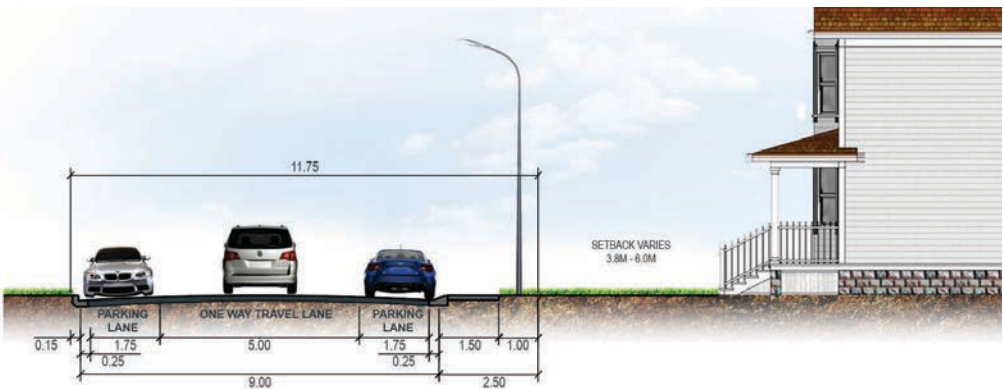


Figure 25 - 17m Two-Way Local Roadway Cross-Section.



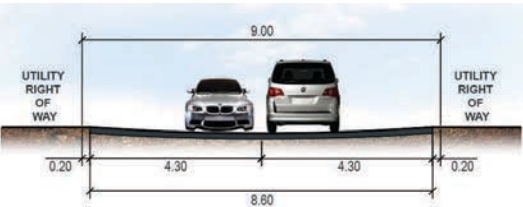
This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.

Figure 26 - 11.75m One-Way Local Roadway.



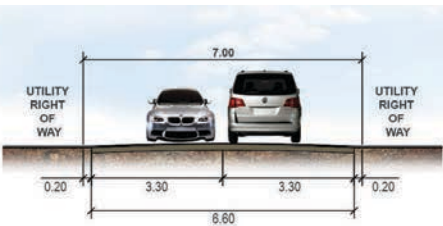
This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.

Figure 27 - 9m Paved Lane Cross-Section.



This cross-section is not standard and will be subject to review by the City prior to implementation at the Servicing Study stage.

Figure 28 - 7m Gravel Lane Cross-Section.

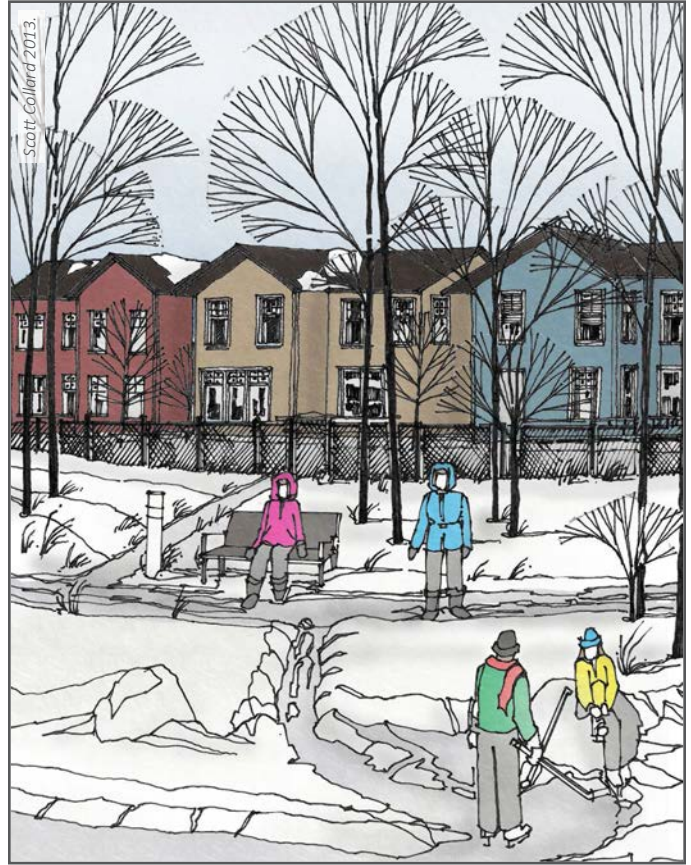
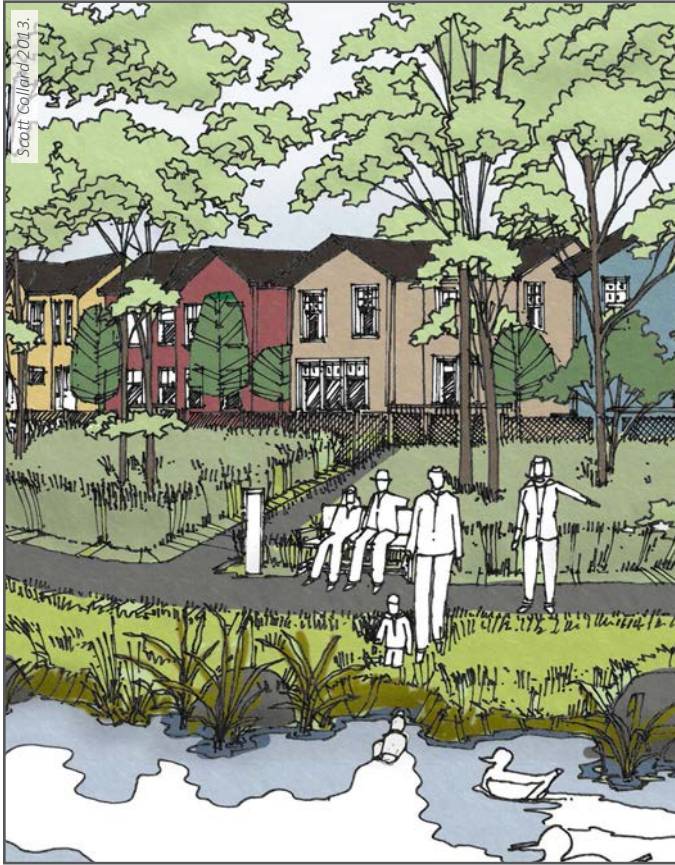






# sense of place





View of seating area along pathway and housing along east side of central water body.

## FEATURES

Evergreen has been designed around the stormwater management facilities in the center of the Plan Area. This area will act as a focal point for all activities and terminus for major roadways and trails.

View points towards this area will be maximized and these areas will include high-quality landscaping to showcase the neighbourhood.

### Gateways

There are two gateways identified in Evergreen: an entrance off of 30th Avenue, and the southwest entrance along the looping collector roadway. These areas provide a first impression of the neighbourhood to residents and visitors and convey the overall theme of the community.

To highlight these gateway areas, a high level of landscaping will be provided along with a community marker. In addition, a high standard for detail will be required along the main west-east gateway roadway.



### Winter City Design

As part of a winter city, Evergreen has been designed to encourage outdoor activity year round. To encourage this type of activity, public open spaces have been designed to embrace winter, and its darkness.

### Colours

Encouraging the use of rich colours on homes, commercial buildings, and in the community's design elements; through the use of architectural guidelines; is one way that Evergreen will warm up winter by adding colour to an otherwise snow-white neighbourhood.

### Lighting

The long dark days of winter can often feel daunting which is why Evergreen's streetscapes are proposed to be designed to incorporate street tree lighting that will transform the darkness into a palette on which to create a whimsical environment of illumination.

Public park areas may also be designed to include pedestrian-scaled lighting to illuminate pathways throughout the winter months. This illumination will





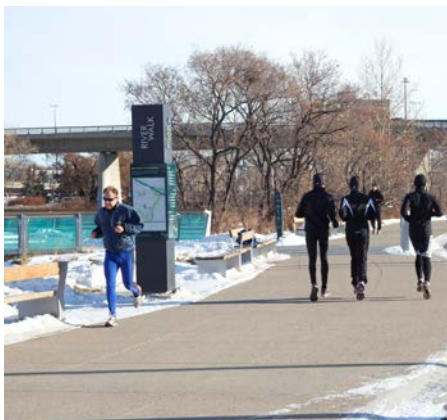
*Evergreen's gateway collector roadway looking east.*



*Reverse housing fronting onto linear park space in southeast Evergreen.*



*Evergreen's central park, natural playground, and picnic area.*



*All-season use of cleared trails.*



*Use of illuminated bollards along trail.*

accommodate outdoor play for children in the winter and enhance safety surveillance.

Various levels of lighting may be used in different areas of Evergreen to provide appropriately scaled lighting for pedestrians and motorists, and to create focal areas in the community.

The intention of providing lighting in open spaces is primarily for use of public spaces during the winter time when day lengths are shorter. The lighting in open spaces would be limited to immediately along primary trails and could be designed to run for only a few hours after the sun has set. All determination of lighting will be done during detail design.

The responsibility for maintaining proposed lighting will be determined through future negotiations with the City of Red Deer.

### **Maintenance**

Although the average temperature in Red Deer during the winter months is around -10°C, snowfall can quickly pile up and create significant barriers to outdoor recreation. To combat this, on-going trail maintenance throughout the winter months is important to allow continued access and safe use of the community's open spaces for residents.



*Street tree lighting during the summer.*



*Coloured street tree lighting in winter.*



*Continuous fencing along public areas.*



*Coloured concrete in median paving area.*

## BUILT FORM

The overall design of Evergreen is intended to connect residents and visitors with the outdoors. To achieve this, a variety of concepts may be utilized which will be further determined subsequent to NASP approval. Concepts that may be considered include the following.

- Community entry features
- Illuminated street trees
- Pedestrian-scaled lighting along major pathways
- Wayfinding signage
- Continuous fencing along public areas
- Enhanced median paving

## Architectural Design

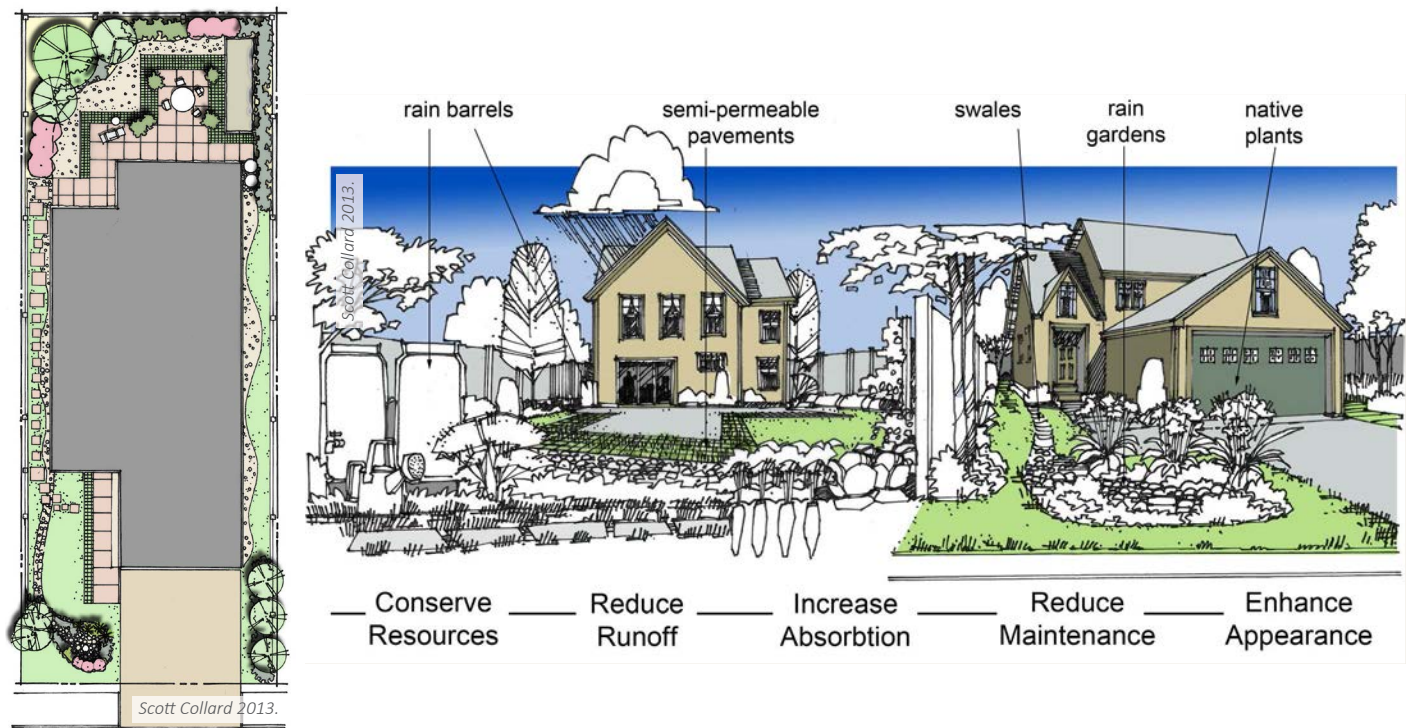
All buildings in Evergreen will be built to conform to the existing City of Red Deer Land Use Bylaw.

Built forms in Evergreen may take their design elements from nature, focusing on visual and physical connections to outdoor spaces. A set of Architectural Guidelines will provide direction toward the overall aesthetic of the community as described on page 67.



# servicing





## OVERVIEW

The proposed trunk utility connection points for the sanitary and storm utilities shown in this NASP deviate from the City's current trunk infrastructure planning identified in the Greater East Hill Functional Servicing Study (GEHFSS). As a result of this deviation, Evergreen's Developer may be required to register City of Red Deer utility rights-of-way to facilitate the installation of deep utility extensions connecting to the adjacent quarter section to the east, if development is anticipated to proceed on this adjacent parcel prior to utilities reaching the quarter section boundary.

This requirement will be imposed by way of a Supplementary Condition in a future Development Agreement for a development phase in Evergreen if the City's Development Section determines it to be necessary in order to allow the adjacent quarter to the east timely access to utility service connections.

## STORMWATER SERVICING

The City of Red Deer recently completed the installation of a new storm trunk up the escarpment of the Red Deer River Valley. This trunk line, currently being constructed to

the intersection of 30th Avenue and The North Highway Connector, will ultimately service a large portion of the future development in east Red Deer. The City is proposing to extend trunk servicing south along 30th Avenue in 2014, in conjunction with the intersection improvements proposed at the intersection of 30th Avenue and 67 Street. The Evergreen development will connect to this new 30th Avenue trunk sewer at the northwest corner of the development. Storm mains will also be designed to convey the controlled release rate from NE 26 while providing temporary pick up of overland drainage from adjacent quarter sections until they are built out.

As previously discussed in this report, there is a large existing wetland feature situated in the middle of the development area. The north portion of this wetland is proposed to be reconstructed in order to act as the primary storm water management facility for the Evergreen development. In order to allow for a conventional City of Red Deer storm pipe system, complete with gravity weeping tile connections to all the homes, the reconstruction will consist of re grading this area to lower the normal water level in the wetland by approximately 2.0m. All storm sewer pipes in Evergreen will connect to this facility, which will provide both water quality enhancement and storm detention, before the

storm water outlets into the 30th Avenue trunk system and ultimately into the Red Deer River.

It is proposed that a majority of the south component of the wetland feature be retained in its natural state. This includes maintaining the current normal water elevation in order to protect the existing plant ecology along edge of the wetland. In order to enhance the water quality, it may be necessary to deepen this wetland area though the normal water level elevation will be maintained. To ensure a source of water to recharge this wetland area, some surface runoff from the development will be introduced into the wetland at certain low points in the roadway. These locations are illustrated in the figure on page 61.

Also, to maintain some base flow into the existing ravine, which stretches into the north end of this development, some consideration should be made to installing a small pipe connection from the proposed storm pond facility. This would allow from some water recharge into the ravine but at a very low rate that would prevent downstream erosion which has been an issue in other ravine areas in the City.

All the storm sewer facilities will be designed in accordance with The City of Red Deer Design Guidelines and will be developers responsibility to maintain until the end of the two year maintenance period when this infrastructure will be turned over to The City of Red Deer.



### Stormwater Runoff Initiatives

As part of a continuing effort to reduce stormwater runoff in the neighbourhood, home owners will be encouraged to design their lots to capture stormwater and reduce runoff, as shown above. This education program could include how to best utilize their rain barrel, how to construct rain gardens, or how to increase the amount of organic materials in their yard to absorb more water. By providing this information to new home buyers, residents would be encouraged to continue to reduce stormwater runoff throughout the life-cycle of their homes.

The developer may work with home builders to create this information package.

## SANITARY SERVICING

Similar to the stormwater servicing, the City of Red Deer recently completed the installation of a new sanitary trunk up the escarpment of the Red Deer River Valley. This trunk line, currently constructed to the intersection of 30 Avenue and Northland Drive, will ultimately service most of the future development lands in east Red Deer. The City is proposing to extend trunk servicing south, along 30 Avenue, in 2014 in conjunction with the intersection improvements proposed at the intersection of 30th Avenue and 67 Street. The Evergreen development will connect to this new 30 Avenue trunk sewer at the northwest corner of the development. The sanitary sewer system will also designed to convey the design flows generated in NE 26.

All the sanitary sewer facilities will be designed in accordance with The City of Red Deer Design Guidelines and will be the developer’s responsibility to maintain until the end of the two year maintenance period when this infrastructure will be turned over to The City of Red Deer. The overall conceptual sanitary sewer system for this development is shown on **Figure 28 - Sanitary Servicing** on page 62.



### Sanitary Reduction Initiatives

Sanitary reduction will take place on a household basis by encouraging builders to install more efficient plumbing solutions during the time of home building.

## WATER SERVICING

There is an existing 300mm watermain that is located at the intersection of the 30 Avenue and Carrington Drive. When this watermain is extended north up 30 Avenue in 2015, it will provide water service to the Evergreen development area. There will be a minimum of two connections to this 300mm water line along the west boundary of the neighborhood in order to provide water looping throughout the development. Ultimately there will be an additional looping provided to the future development area to the south. Also as shown there are future water stubs provided to the adjacent land parcel to the east.

All waterlines will be designed in accordance with the City of Red Deer Guidelines and will become the responsibility of The City of Red Deer to maintain after a two year maintenance period.



## Water Reduction Initiatives

Reduction in water use will take place on a household basis by encouraging builders to install more efficient appliances during time of home construction, and encouraging home owners to utilize water-efficient landscaping techniques. In addition, the Developer will also be utilizing landscaping techniques throughout the neighbourhood's public spaces that will reduce the amount of water needed for its maintenance.



## SERVICING EFFICIENCIES

Evergreen has been designed to utilize front servicing rather than the City of Red Deer's standard lane servicing model. This has been done for the following reasons:

- minimize the use of lanes thereby increasing the amount of developable land and increasing residential density
- allow for enhanced streetscapes
  - » provide separated sidewalks on both sides of all collector and two-way local roadways
  - » include landscaped boulevards to increase visual appeal, provide future shade to pedestrians, and increase safety by providing a barrier between pedestrians and motorists
  - » create strong pedestrian connections by increasing pedestrians' comfort level within the roadway network
- maximize the amount of homes backing onto green spaces
- increase the level of interaction between homes and open spaces

## SHALLOW UTILITIES

Shallow utility services will be provided by the following companies:

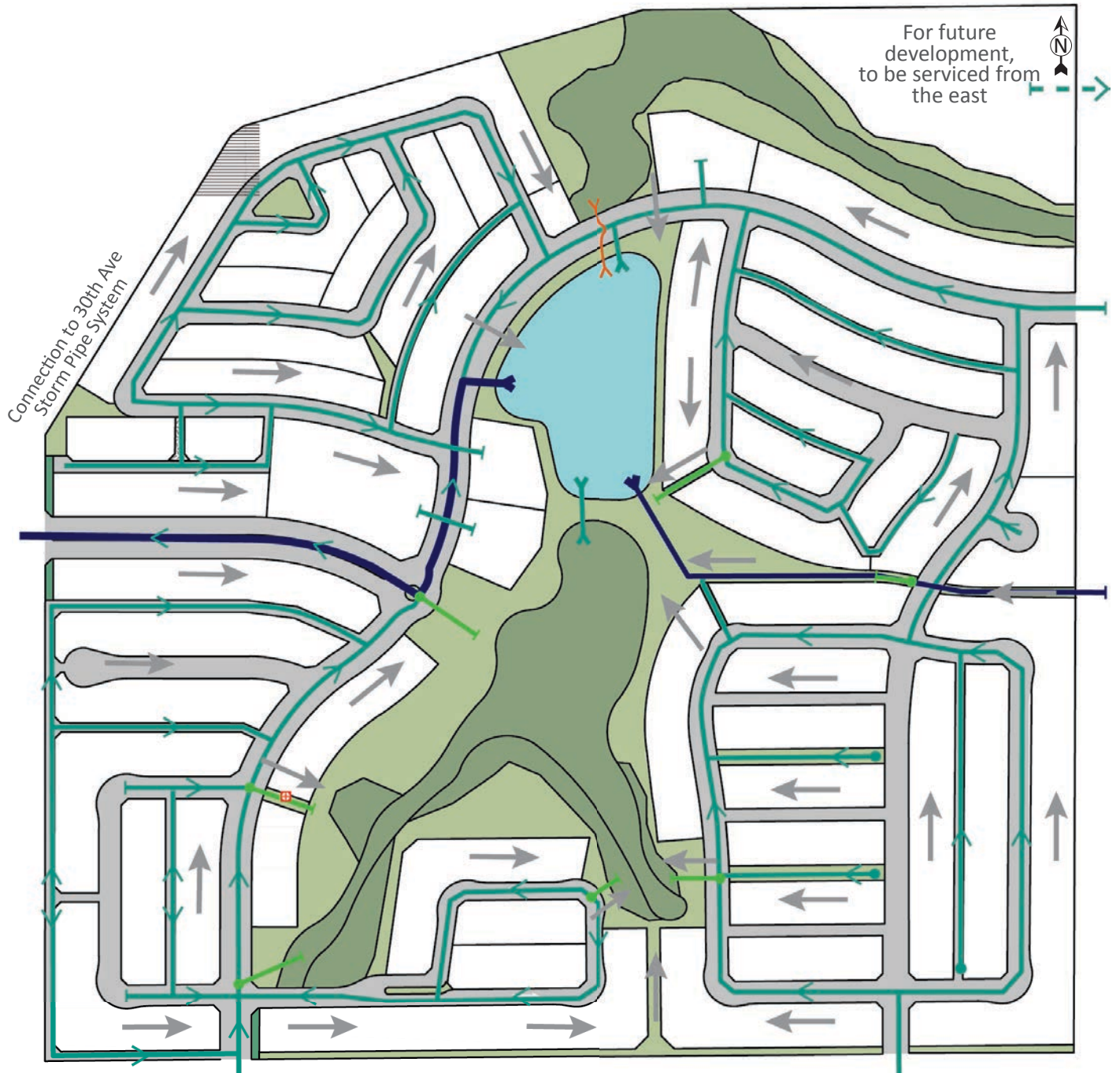
- ATCO Gas (Natural Gas)
- The City of Red Deer E.L. & P. Department (Electricity and Streetlights)
- Telus Communications (Telephone)
- Shaw Cable (Cable Television)

These utility providers are intended to extend their infrastructure from the North Highway Connector in order to service the Plan Area. The shallow utility alignments will be established during preparation of the servicing study of Evergreen.

Location of all shallow and deep utilities within roadway rights-of-way will be determined during the Servicing Study stage in association with roadway cross-section review and finalization.



Figure 29 - Stormwater Servicing

LEGEND

	Storm Water Servicing		Storm Outlet/Inlet		Possible Surface Discharge Points
	Flow Direction		Storm Stub		
	Storm Trunk		Major Overland Drainage		

Figure 30 - Sanitary Servicing

**LEGEND**






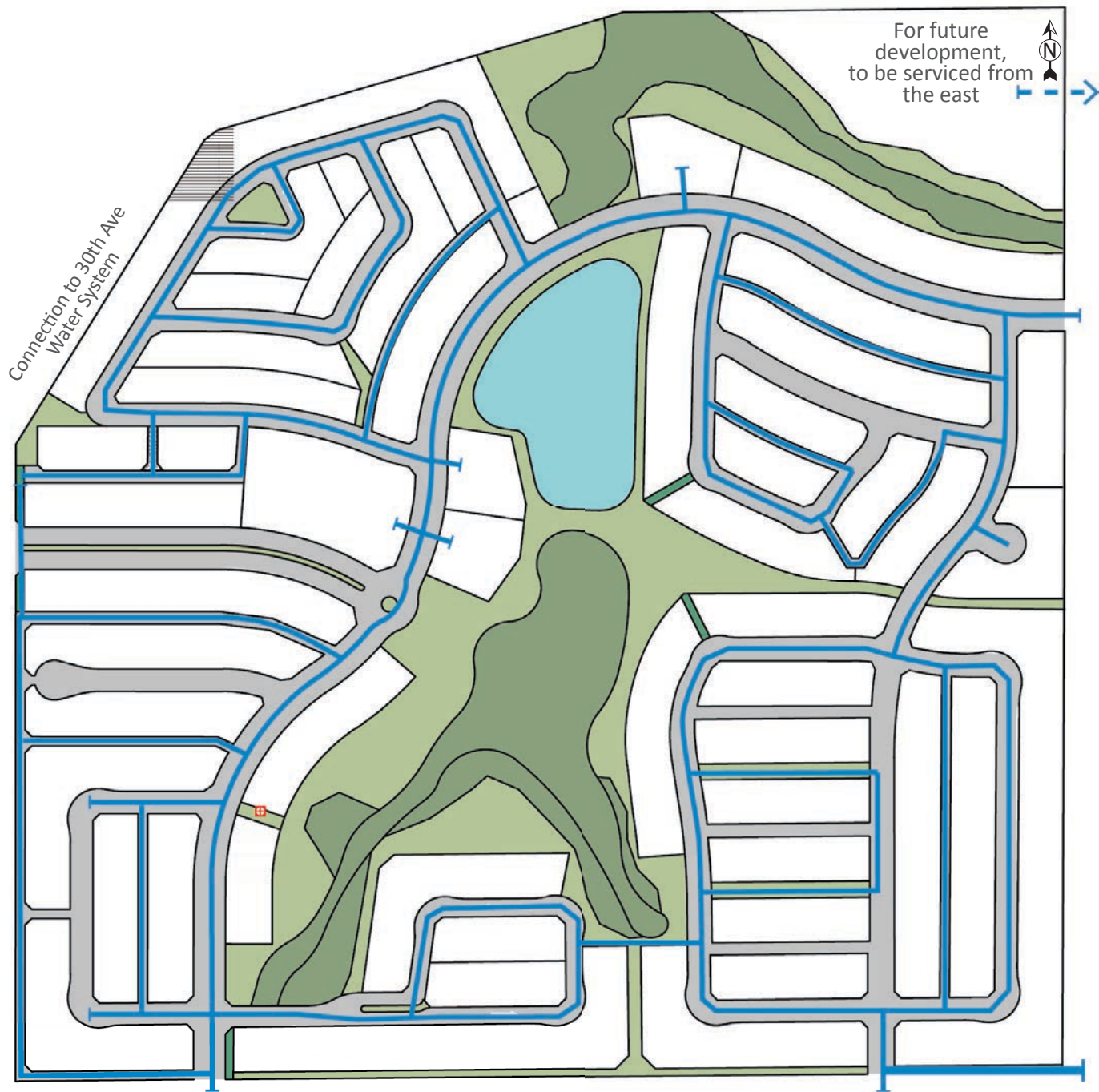
- |  |  |   |
|--|--|---|
|  Sanitary Servicing |  Sanitary Trunk   |  Sanitary Stub |
|  Flow Direction     |  Manhole Location |   |



Figure 31 - Water Servicing



LEGEND

- Water Servicing
- Water Stub

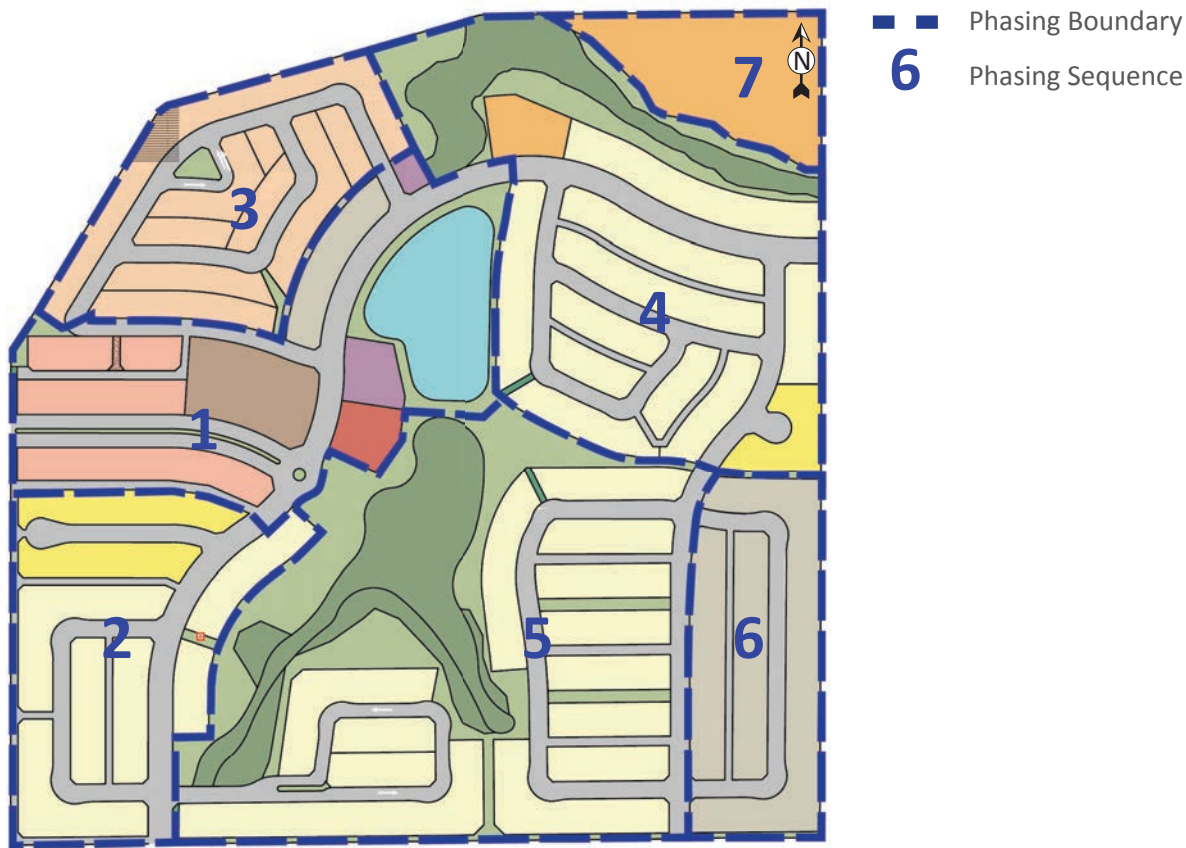


A photograph showing two construction workers in a deep trench. One worker, wearing a white shirt, orange overalls, and a white hard hat, is standing at the top of the trench, holding a long vertical pipe. The other worker, wearing a dark shirt, blue pants, a yellow safety vest, and a red hard hat, is standing at the bottom of the trench, looking up. Two large white pipes are being installed along the length of the trench. The trench walls are made of dark, moist soil. The word "implementation" is overlaid in a large, blue, sans-serif font across the middle of the image.

# implementation



Figure 32 - Phasing Plan



## PHASING

Infrastructure to service the first phase of Evergreen will be extended east from the sanitary and storm trunks located along 30th Avenue. Each successive stage will be developed with the logical and economical extension of municipal services with the intent of meeting the needs of the regional and local housing market.

The early phases are expected to start along the gateway roadway into Evergreen, including the main stormwater pond, and proceed south, north, and west. The phasing boundaries shown are conceptual in nature and may vary from those shown when redesignation and subdivision applications are made. Phasing boundaries also may be adjusted to accommodate the abandonment and removal of the Conserve Oil pipeline running north to south along the western boundary of the Plan Area. Portions of separate phases may be developed concurrently if there is sufficient demand and/or if municipal servicing is made more efficient as a result.

To minimize the impact to the existing ravine, Phase 7 is intended to be developed in cooperation with the adjacent quarter section to the east. This coordination would facilitate providing access and servicing to the area.

In areas adjacent open space, a construction boundary will be set prior to home construction to protect existing vegetation and prevent encroachment.

For the residential area located the southeast corner of the plan, allocated for R1G – residential small lot development, further analysis is required to identify adequate snow storage capacity. Evergreen's Developer shall work with the City of Red Deer to determine a solution for snow storage in the R1G area prior to subdividing the R1G phase.

## Connections into Adjacent Areas

In addition to the servicing negotiations identified on page 58, Evergreen's Developer may be required to register City of Red Deer rights-of-way to facilitate the



installation of roadway extensions connecting to the adjacent quarter section to the east, if development is anticipated to proceed on this adjacent parcel prior to roadways reaching the quarter section boundary.

This requirement will be imposed by way of a Supplementary Condition in a future Development Agreement for a development phase in Evergreen if the City's Development Section determines it to be necessary in order to allow the adjacent quarter to the east timely access.

## REDESIGNATION AND SUBDIVISION

Redistricting and subdivision applications, to conform to the land use designations described in this NASP, will be undertaken as necessary. Guided by The City of Red Deer Municipal Development Plan, The City of Red Deer East Hill Major Area Structure Plan, and the Evergreen NASP, redesignation and subdivisions must conform to The City of Red Deer Land Use Bylaw and all applicable statutory

plans in addition to the informational requirements necessary for each application.

## DETAILED DESIGN AND MAINTENANCE



### Design Report & Architectural Guidelines

To guide the visual aesthetic of the neighbourhood, subsequent design documents will be created. These documents will not be approved by the City of Red Deer as they are intended for Developer use only.

### Community Conceptual Design Report

The Community Conceptual Design Report describes the overall theme and feeling of the community's public spaces. Topics addressed within this Report may include but will not be limited to the following:

- Explanation of community name and logo
- Entry feature locations and design

- Areas of enhanced landscaping with design
- Description and design of streetscape
- Identification of lighting style and decorative banners
- Identification of streetscape furniture
- Description of trail and open space network
- Location and design of community fencing

### Architectural Guidelines

Architectural Guidelines will be created for the Evergreen community to guide home builders towards the outlined vision for the neighbourhood. Topics covered in these guidelines will include the following:

- Site planning: house placement, setbacks, grades, walkways, driveways, etc
- Architectural design: housing product, style, repetition, corner lot requirements, backing onto public green space, walkout lots, roof pitch, chimneys, windows, dormers, exterior lighting, porches, etc
- Building materials: primary and secondary walls, masonry, trim, roofing, doors, colours, etc
- Built Green guidelines



### CPTED

All parks and public spaces will be designed using the principles of Crime Prevention Through Environmental Design. Such design features may include:

- Increasing natural surveillance by facing house windows toward public areas
- Utilizing semi-transparent fencing around park spaces
- Reducing glare by choosing appropriately scaled lighting
- Implementing a high quality maintenance program to reinforce pride and ownership of public spaces

These design features will be integrated into the design of Evergreen during the detailed design process for public open spaces and may be incorporated into the Architectural Controls where appropriate to enhance safety in private areas such as the commercial site.



### Home Owners' Association

The Evergreen community will be run via a Home Owners Association (HOA). An HOA provides the opportunity for long term maintenance for enhancements of the Evergreen neighbourhood. Residents pay an annual fee which contributes to the management and maintenance of Evergreen including, but not limited to: enhanced and seasonal landscaping along the collector roadways, neighbourhood entry features, and street tree lighting.

Details regarding what the HOA will provide for residents will be determined by the Developer prior to lot sales; however, an example of amenities that may be funded by the Home Owners Association could include the integration of lighting and enhanced landscaping along roadways and at community nodes, and use of upgraded street furnishings.

It should be noted that a Homeowners Association is registered as a Restrictive Covenant on the title of each home.

An agreement with the City of Red Deer will be required to identify what the responsibility of the City and the HOA will be. Although Evergreen's amenities will be partially funded by an HOA, access of the open space system and trails will be open to everyone.



# appendix a





*Figure 33 - Perspective Massing Illustration - South Stormwater Management Facility.**Figure 34 - Perspective Massing Illustration - North Stormwater Management Facility.*



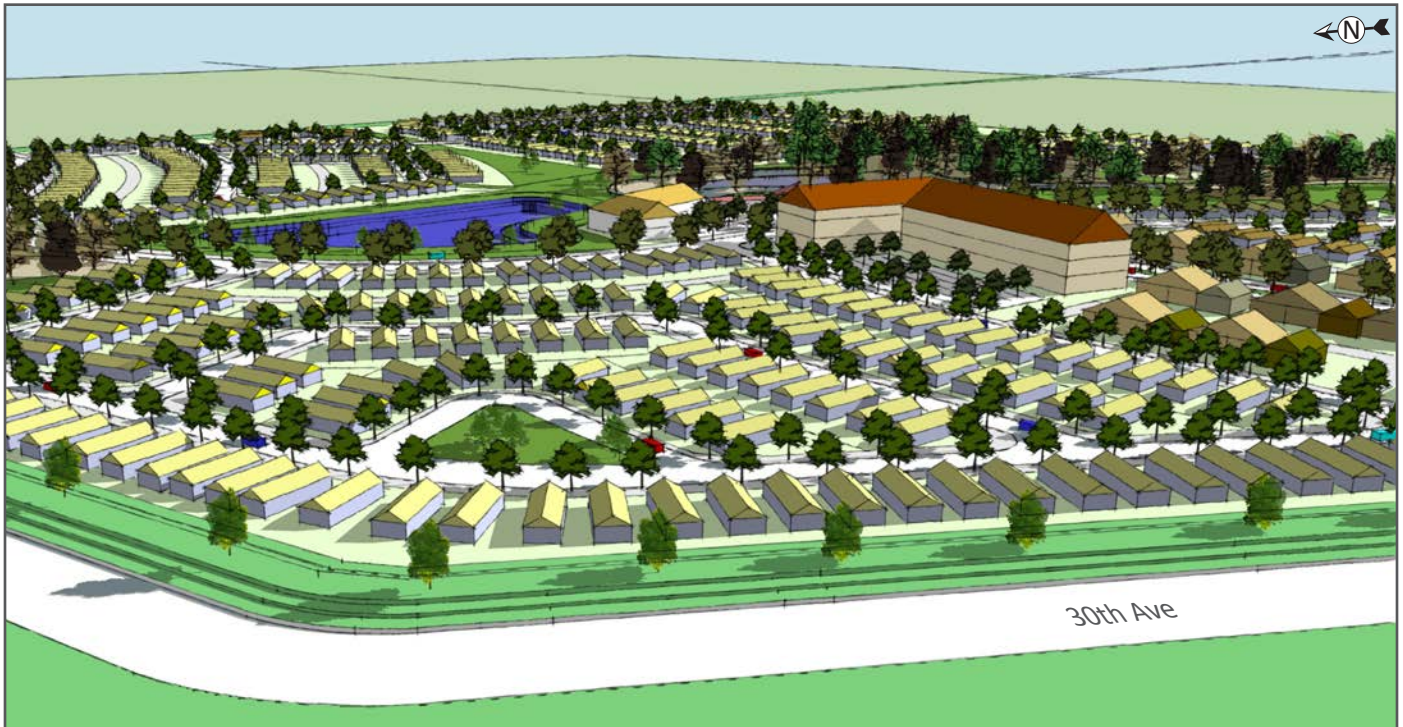
*Figure 35 - Perspective Massing Illustration - Reverse Housing.**Figure 36 - Perspective Massing Illustration - R2T Housing North of Gateway Roadway.*



Figure 37 - Perspective Massing Illustration - View from Southeast.



Figure 38 - Perspective Massing Illustration - View from Northwest.



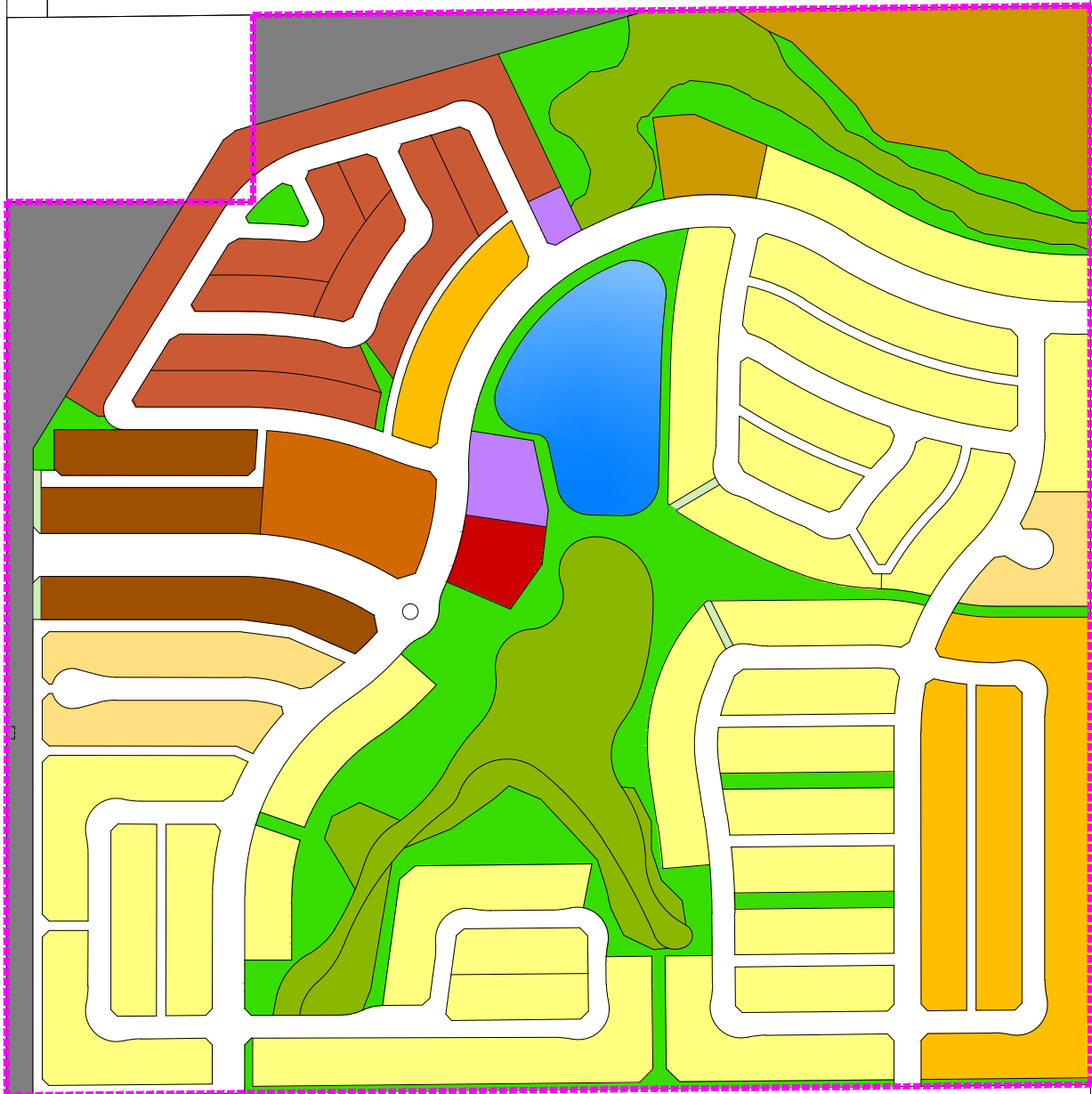


# appendix b



Updated 14/08/20, 10:43 AM-BY: GLAW

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### Legend

- |                                     |                             |
|-------------------------------------|-----------------------------|
| Low Density Residential (R1)        | Commercial (C3)             |
| Wide/Shallow Lot Residential (R1WS) | Community Amenity [R2/R1WS] |
| Semi-Detached Residential (R1A)     | Municipal Reserve (MR)      |
| Residential Small Lot (R1G)         | Environmental Reserve (ER)  |
| Medium Density Residential (R2)     | Public Utility Lot (PUL)    |
| Town House Residential (R2T)        | Plan Boundary               |
| Multi-Family Residential (R3)       |                             |

## Concept Plan Evergreen NASP

Prepared for:  
Melcor Developments LTD.  
Red Deer, AB

DRAWN BY: SAS  
CHECKED BY: GCL  
SCALE: 1:5000  
PROJECT #: 112849332



**Stantec**  
#1100, 4900-50th Street, Red Deer, AB T4N 1X7  
Ph: (403) 341-3320 Fax: (403) 342-0969

August, 2014



August 18<sup>th</sup>, 2014

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

Attention: City Council

Dear Members of Council;

**Re: Evergreen Neighbourhood Area Structure Plan**

Melcor Developments Ltd. is pleased to submit the Neighbourhood Area Structure Plan for our upcoming community of Evergreen.

The Evergreen NASP has evolved over the last 18 months and is the result of a cooperative effort between ourselves as the community developer, Stantec Consulting, and the City of Red Deer. We take great pride to be the first NASP developed using the new Neighbourhood Planning & Design Standards focused on creating neighborhoods that reflect the character and values of the City. Consistent with our values of developing an innovative and creative community, Melcor is pleased to present the vibrant Evergreen neighborhood that will be home to approximately 2,200 residents.

At the centre of Evergreen is a significant open space area that will form the heart of this new neighbourhood. Our design and planning philosophy in Evergreen was to capitalize on the large amount of green space and ensuring that all residents have convenient access to these areas. The water, trees, pathways, and gathering areas come together to form a beautiful park system by creating a landscape that feels natural.

With the close proximity to Riverbend Golf Course, the river valley, Clearview Market Square, and the future high school/ recreation site; Evergreen will be one of the most desirable neighbourhoods in northeast Red Deer.

The plan incorporates a variety of residential zonings with the goal of meeting the housing needs of a wide range of home buyers. Evergreen will include the following zonings, R2T (townhouse), R1WS (wide shallow), R1G, (narrow lot with garage), R2 (medium density), R3 (apartment), R1A (duplex), R1 (conventional), R1 (park fronting). The R1 park fronting homes are an exciting innovation that will provide buyers with a new product type that will accessed

*Integrity in Real Estate since 1923*

502, 4901 - 48 Street, Red Deer, Alberta T4N 6M4 • 403.343.0817 fx 403.343.7510 • melcor.ca

from the rear and will feature homes that front onto a landscaped linear green area. We have also included a small commercial site to help support the community gathering node created by the open/ natural area in the central portion of the neighbourhood.

For the first time in Melcor's history in Red Deer, we have developed a variety of unique roadway cross-sections including two one way roads. With the support of the City Planning Department and Engineering Services, these unique roadway cross-sections have been developed to support multi modal transportation, create highly desirable streetscapes and provide separated sidewalks with landscaped boulevards to 90% of the neighborhood. The grand boulevard entering the community from the west will create a striking first impression to residents and visitors through a strong architectural presence and thoughtful landscaping within the roadway. To create a convenient and safe access to the major pathway system along 30<sup>th</sup> avenue, we have designed a dedicated cycle track for the use of cyclists. At the terminus of the grand boulevard is a landscaped roundabout to help traffic flow smoothly and safely through the community.

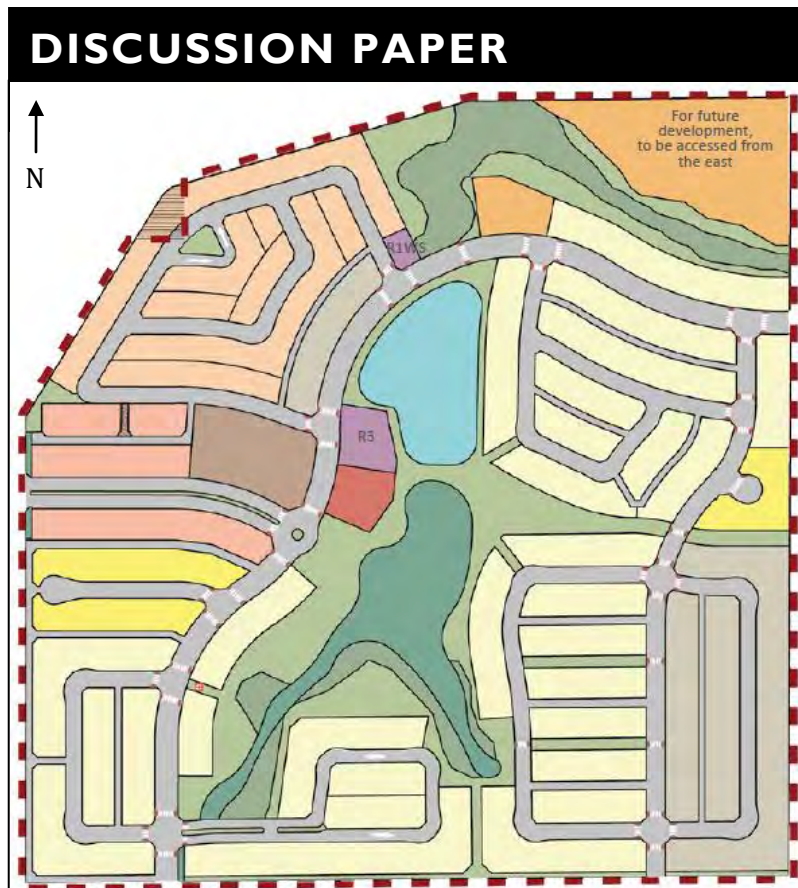
We look forward to commencing the development of this exciting new community in the Fall of 2014 and providing a high standard of design and livability for the future residents. Evergreen will be a neighbourhood that we will be very proud to have developed and one that residents will enjoy calling home.

Sincerely,



Guy Pelletier  
Vice President, Red Deer Region  
Melcor Developments Ltd.





**Discussion Paper to inform the General Public on the proposed *Evergreen Neighbourhood Area Structure Plan*.**

The contents of this paper are meant to promote dialogue and should not be construed as policy or the position of The City at this time.

**Prepared by The Planning Department**

**June 23, 2014**

Evergreen Neighbourhood Area Structure Plan Discussion Paper - June 23, 2014

**TABLE OF CONTENTS**

- 1. INTRODUCTION**
- 2. PROPOSED EVERGREEN NEIGHBOURHOOD AREA STRUCTURE PLAN**
- 3. PROPOSAL TO ADOPT PLAN**
- 4. PUBLIC COMMENT**

**ATTACHMENTS**

- 1. PROPOSED EVERGREEN LAND USE CONCEPT**
- 2. LOCATION MAP**

## Evergreen Neighbourhood Area Structure Plan Discussion Paper - June 23, 2014

### **I. INTRODUCTION**

The *East Hill Major Area Structure Plan (MASP) Generalized Land Use Concept* designates the majority of the land along the east side of Red Deer as future residential. The MASP states that individual neighbourhood area structure plans for each serviceable quarter section shall be submitted prior to land use districting (zoning) and subdivision, and that each neighbourhood area structure plan must conform to the East Hill MASP and applicable multi-neighbourhood plan.

In 2013, the *East Hill Major Area Structure Plan (MASP)* was amended to include nine Neighbourhood Design Principles to further implement the vision identified in the *City of Red Deer Strategic Direction "From Strength to Strength"* and the *Municipal Development Plan*. The nine Neighbourhood Design Principles are:

- Unique Neighbourhoods
- Integrated Parks and Community Spaces
- Mixed Land Uses
- Compact Urban Form and Density
- Multi-Modal Transportation Options
- Resilient and Low Impact Neighbourhoods
- Safe and Secure Neighbourhoods
- Housing Opportunity and Choice
- Natural Areas and Ecosystem Enhancement

The nine Principles are intended to inform multi-neighbourhood plans and subsequent neighbourhood area structure plans and area redevelopment plans. Each neighbourhood area structure plan shall indicate how they are meeting or exceeding the nine Neighbourhood Planning Principles.

The MASP encourages neighbourhoods which are identifiable by their compact land use pattern, sustainable environment, walkable streets, and green spaces linking neighbourhoods to commercial sites, natural areas, parks, school sites, and other community gathering areas. The MASP envisions a neighbourhood that supports mixed mobility, provides a mix of housing types, and reflects a unique image and character. Trails tie the neighbourhood network to the regional trail network and to places of interest throughout the community. A variety of active and passive parks, from large neighbourhood parks to linear parks, are strategically located throughout the neighbourhood, creating linkages and a sense of community. Preservation of the environment is diligently practiced, and rest areas, look-outs, and interpretive sites are incorporated into the neighbourhood design.

### **2. PROPOSED EVERGREEN NEIGHBOURHOOD AREA STRUCTURE PLAN**

The City has received an application for a new neighbourhood area structure plan for the NW quarter of Section 26-38-27-W4M. The proposed *Evergreen Neighbourhood Area Structure Plan* will provide policy framework, land use design, and development objectives for the development area. The *Evergreen Neighbourhood Area Structure Plan* has been informed by the *East Hill MASP*, *Section 26 Multi-Neighbourhood Plan*, and Neighbourhood Planning Principles.

The Evergreen neighbourhood is characterized by natural water features, native green spaces, and mature woodlands. It will be designed for exploration and outdoor recreation. The Evergreen NASP is primarily residential development. It proposes a mix of housing types, to accommodate a range of incomes,



## Evergreen Neighbourhood Area Structure Plan Discussion Paper - June 23, 2014

demographics, and preferences, and other land uses such as a neighbourhood commercial area, to serve the everyday needs of residents, and a place of worship and social care site.

A key feature of the neighbourhood is the centrally located water body which will provide multiple recreational opportunities for residents and surrounding communities. To ensure this amenity can be enjoyed by all residents and visitors, a public trail and associated park space will be provided around the water body. This trail will be connected to the overall City of Red Deer trail network.

Several gathering spaces have been specifically designed to allow residents and guests to gather and experience and enjoy the neighbourhood. Picnic tables, playgrounds, and look-out areas will be incorporated into the park space near the centrally located water feature. Other community amenities include a variety of trail networks and pedestrian paths to accommodate a variety of transportation methods, such as, vehicular, transit, walkers, joggers, cyclists, etc.

### **3. PROPOSAL TO ADOPT PLAN**

The proposed *Evergreen Neighbourhood Area Structure Plan* is anticipated to be brought forward to Council in the upcoming months for consideration of first reading. If the plan receives first reading, Council will hold a public hearing, which will be advertised in the Red Deer Advocate, prior to consideration of second and third reading (adoption) of the plan.

### **4. PUBLIC COMMENT**

The June 26 open house is the opportunity for members of the public to review and provide comments on the proposed Evergreen Neighbourhood Area Structure Plan. Comments sheets will be provided at the public open house and on the City website. Comment sheets may be submitted using one of the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off comments at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Drop off comments to Planning staff during the open house; or
- Fax comments to the Planning Department at 403.342.8200; or
- Scan and email the comments to either of the undersigned; or
- Email either of the undersigned and request a digital copy of a comment sheet which you can fill out and then return by email.

Comments will be accepted until **July 18, 2014**.

Thank you,

Orlando Toews, Senior Planner  
City of Red Deer  
Ph. 403.406.8704  
Email [Orlando.toews@reddeer.ca](mailto:Orlando.toews@reddeer.ca)

Dayna Nebozenko, Planner  
City of Red Deer  
Ph. 403.406.8703  
Email [Dayna.nebozenko@reddeer.ca](mailto:Dayna.nebozenko@reddeer.ca)

## Evergreen Neighbourhood Area Structure Plan Discussion Paper - June 23, 2014

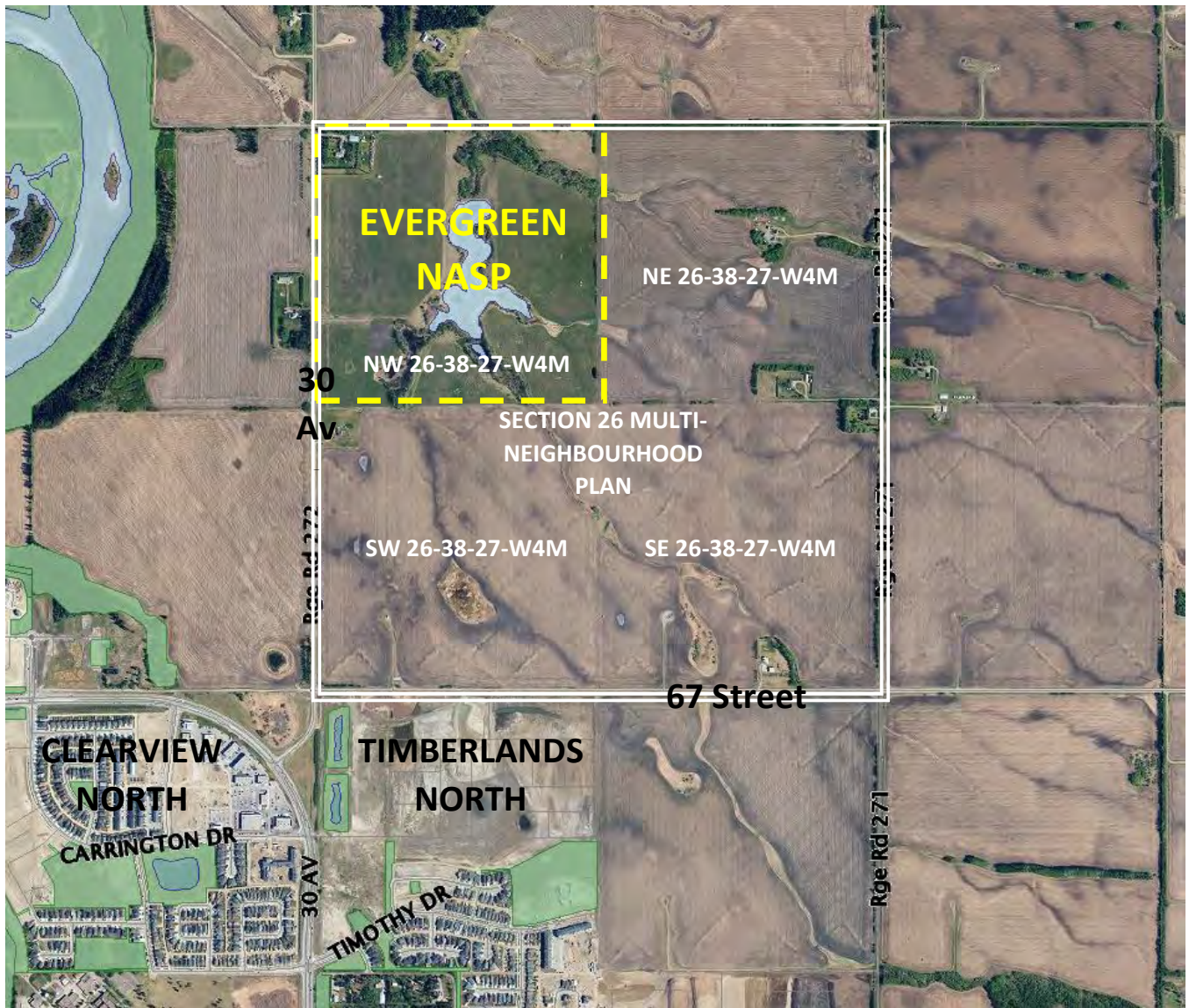
**ATTACHMENT:  
PROPOSED EVERGREEN LAND USE CONCEPT**





Evergreen Neighbourhood Area Structure Plan Discussion Paper - June 23, 2014

**ATTACHMENT: LOCATION MAP**





## MUNICIPAL PLANNING COMMISSION

Date: August 27, 2014  
To: Red Deer City Council  
From: Municipal Planning Commission  
Subject: Proposed Evergreen Neighbourhood Area Structure Plan

---

At the August 27, 2014 meeting of the Municipal Planning Commission, the Commission discussed the proposed Evergreen Neighbourhood Area Structure Plan. The motion as set out below was introduced and passed:

**“Resolved** that the Municipal Planning Commission, having considered the proposed Evergreen Neighbourhood Area Structure Plan dated August 7, 2014 and presented by Planning Administration, hereby endorses the proposed Evergreen Neighbourhood Area Structure Plan, and forwards this to Council for consideration.”

The above is submitted for Council’s consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tara Veer', written over the text 'Respectfully submitted,'.

Mayor Tara Veer, Chair  
Municipal Planning Commission

c: Kim Fowler, Director of Planning Services  
Angus Schaffenburg, Major Projects Planner  
Dayna Facca, Planner



**Public Comment Received**

**Proposed Evergreen Neighbourhood Area Structure Plan**



The City of Red Deer  
Public Open House June 26, 2014

## Comment Sheet re: Proposed Evergreen Neighbourhood Area Structure Plan

Your Name (required): Joe Donohio

Address (optional): \_\_\_\_\_

Email (required): \_\_\_\_\_

Administration may use your email address to contact you with updates and information related to the proposed plan.

### I. General Comments

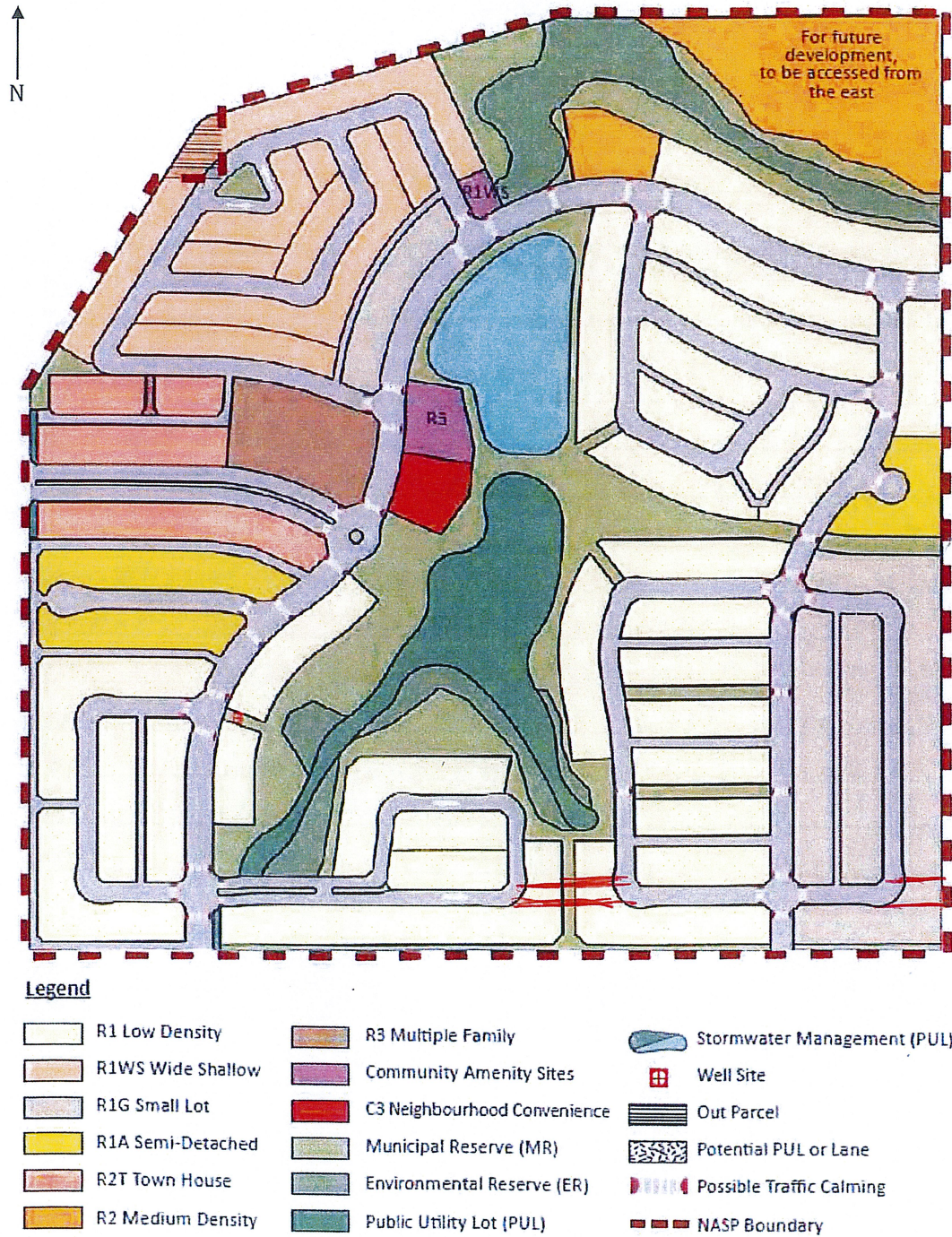
Do you have any general comments on the proposed Evergreen Neighbourhood Area Structure Plan?

AS OWNERS / DEVELOPER OF THE QUARTER SECTION  
TO THE EAST OF THIS PLAN WE FEEL THAT THERE  
SHOULD BE AN ADDITIONAL ACCESS POINT INTO  
OUR DEVELOPMENT AT THE SE PORTION OF  
EVERGREEN DEVELOPMENT. OUR OTHER CONCERN  
IS THE ROAD NETWORK IN EVERGREEN DIVIDES THE  
DEVELOPMENT INTO AN EAST & A WEST NEIGHBOURHOOD  
WITH NO ROAD CONNECTIVITY EAST TO WEST  
SEE ATTACHED MAP.

A handwritten signature in blue ink, appearing to be 'JD' or similar, written over the bottom lines of the comment section.

## Evergreen Neighbourhood Area Structure Plan Discussion Paper - June 23, 2014

**ATTACHMENT:  
PROPOSED EVERGREEN LAND USE CONCEPT**





**DATE:** September 3, 2014  
**TO:** Tara Lodewyk, Planning Services Manager  
**FROM:** Frieda McDougall, Legislative Services Manager  
**SUBJECT:** Proposed Evergreen Neighbourhood Area Structure Plan  
Bylaw 3217/C-2014

---

**Reference Report:**

Planning Services, dated August 14, 2014.

**Proposed Resolution:**

At the Tuesday, September 2, 2014 Regular Council Meeting, Council gave first reading to Neighbourhood Area Structure Plan Amendment No. 3217/C-2014 – an amendment to adopt the Evergreen Neighbourhood Structure Plan.

**Report back to Council:** Yes

**Comments/Further Action:**

This office will advertise for a Public Hearing to be held on Monday, September 29, 2014 at 6:00 p.m. during Council's regular meeting.



Frieda McDougall  
Manager

- c. K. Fowler, Director of Planning Services
- D. Facca, City Planner
- Corporate Meeting Coordinator





August 19, 2014

## Land Use Bylaw Amendment 3357/P-2014

### Rezoning within Timber Ridge

### Consideration of Second & Third Reading

Legislative Services

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

---

##### **Summary:**

The attached report is being brought forward from the Monday, August 18, 2014 Regular Council meeting.

##### **Recommendation:**

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/P-2014.

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

---

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/P-2014, an amendment for rezoning of three PS (Public Service) parcels to R1N Residential (Narrow Lot) within Timber Ridge.

Craig Curtis  
City Manager

#### **Report Details**

##### **Background:**

---

At the Monday, August 18, 2014 Regular Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/P-2014. Land Use Bylaw Amendment 3357/P-2014 provides for rezoning of three PS (Public Service) parcels to R1N Residential (Narrow Lot) within Timber Ridge.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on August 22 and August 29, 2014 with no comments being received. A Public Hearing will be held on Tuesday, September 2, 2014 at 6:00 p.m. during Council's regular meeting. Letters were sent to the owners of properties in the affected area.



Report originally submitted  
to the August 18, 2014  
Regular Council Meeting

August 1, 2014

## Land Use Bylaw Amendment to Rezone Temporary Care Site in Timber Ridge to RIN Residential (Narrow Lot)

### Bylaw 3357/P-2014

Planning Department

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

---

The *Timber Ridge Neighbourhood Area Structure Plan* designates a site for temporary care along Teasdale Drive. This site has been advertised for the require one year period and no interest was expressed. An application has been received to rezone the temporary care site to RIN Residential Narrow Lot, in accordance with the *Timber Ridge Neighbourhood Area Structure Plan*. There will be three RIN lots designated with approval of the proposed bylaw.

The Planning Department supports Bylaw 3357/P-2014 to rezone the temporary care site in Timber Ridge from PS – Public Service District to RIN – Residential (Narrow Lot) District. No objections were received from City departments.

The Planning Department recommends Council approve Bylaw 3357/P-2014 to rezone the temporary care site in Timber Ridge from PS – Public Service District to RIN – Residential (Narrow Lot) District.

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

---

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/P-2014, a bylaw to rezone a temporary care site from PS to RIN – Residential (Narrow Lot) District. If first reading of the bylaw is given, a Public Hearing will be advertised for two consecutive weeks to be held on Tuesday, September 2, 2014 at 6:00 p.m. during Council's regular meeting.

Craig Curtis  
City Manager

#### **Proposed Resolution**

---

That Council consider first reading of Land Use Bylaw Amendment 3357/P-2014 at this time.



## Report Details

### **Background:**

---

The Timber Ridge Neighbourhood Area Structure Plan (NASP) was adopted by Council in September 2012 and sets out the future subdivision and development of southeast 23-38-27-W4M. The NASP identifies a social care site along Teasdale Drive and if, following an advertising period of one year, the site is not developed for social care uses the NASP allows this site to revert to R1N residential uses. This advertising requirement was completed December 31, 2013. Accordingly, the developer filed an application on July 11, 2014 to have the three lots along Teasdale Drive revert to R1N zoning. Rezoning is required to facilitate residential development of the subject lots.

### **Discussion:**

---

This rezoning covers approximately 0.31 ac (0.12 ha) and will allow for development of the lots for residential uses.

Currently the land is zoned *PS - Public Service (Institutional or Governmental) District*.

Bylaw 3357/P-2014 proposes to change the subject area to the following land use district:

*R1N - Residential (Narrow Lot) District.*

### **Analysis:**

---

The proposed rezoning application conforms to the adopted NASP for the area and no objections were received from affected City departments. The rezoning application was not referred to adjacent landowners because it is contained within an approved NASP.

**BYLAW NO. 3357/P – 2014**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from PS (Public Service) District to R1N Residential (Narrow Lot) District
- 2. The “Land Use District Map R16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16/2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this            18<sup>th</sup>    day of    August    2014.

READ A SECOND TIME IN OPEN COUNCIL this            day of            2014.

READ A THIRD TIME IN OPEN COUNCIL this            day of            2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this            day of            2014.

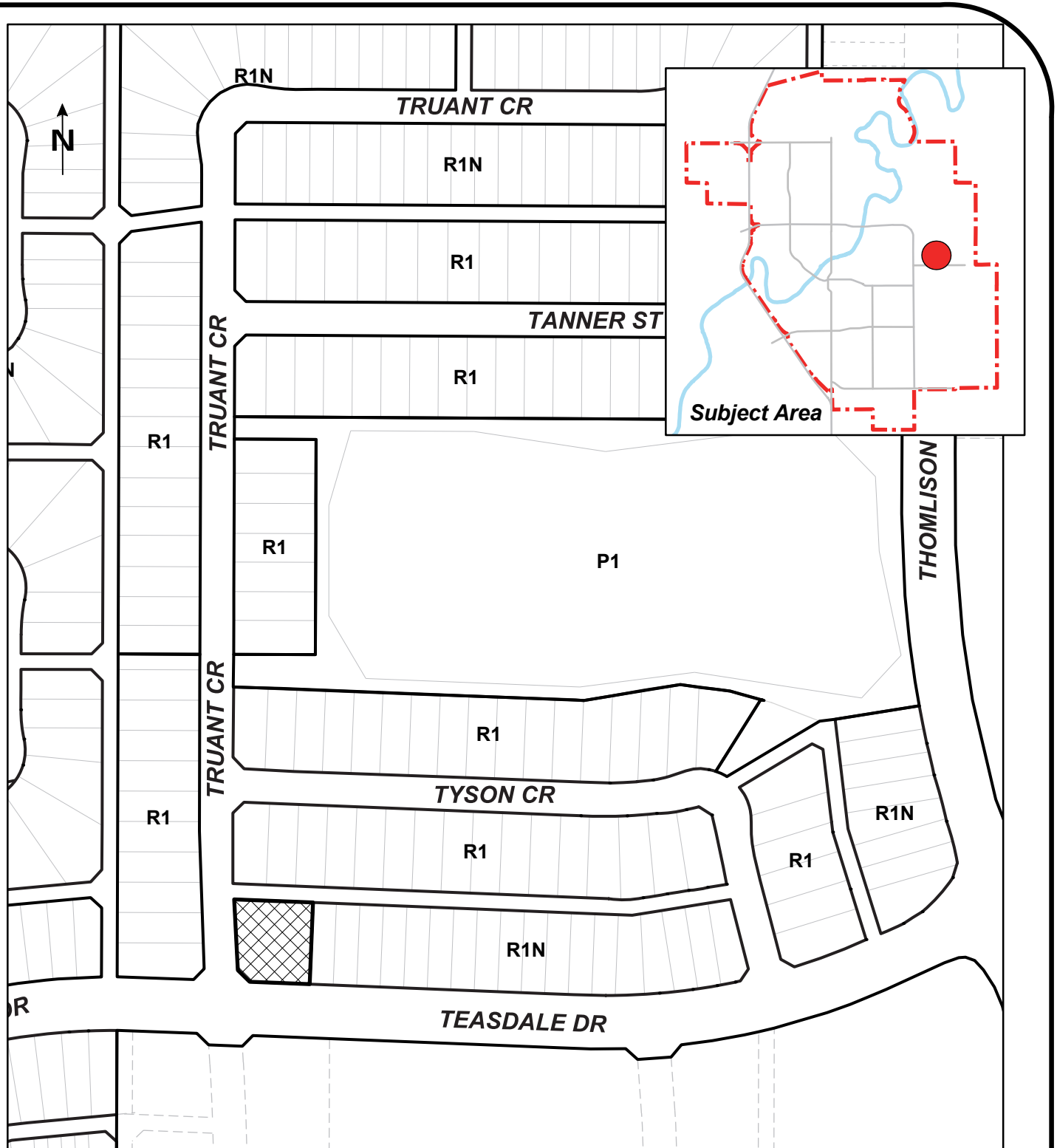
\_\_\_\_\_  
MAYOR

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





# Proposed Amendment to Land Use Bylaw 3357/2006



## Change District from:



PS to R1N - Residential (Narrow Lot) District

## Affected District:

PS - Public Service (Institutional or Government) District

## Proposed Amendment

Map: 16 / 2014

Bylaw: 3357 / P-2014

Date: July 30, 2014

**DATE:** September 3, 2014

**TO:** Tara Lodewyk, Planning Services Manager

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

**SUBJECT:** Land Use Bylaw Amendment 3357/P-2014  
Rezoning within Timber Ridge  
Consideration of Second & Third Reading

---

**Reference Report:**

Planning Services, dated August 1, 2014 and Legislative Services, dated August 19, 2014.

**Bylaw Readings:**

At the Tuesday, September 2, 2014 Regular Council Meeting, Council gave second and third readings to Land Use Bylaw Amendment 3357/P-2014 – an amendment for rezoning of three PS (Public Service) parcels to RIN Residential (Narrow Lot) within Timber Ridge.

**Report back to Council:** No

**Comments/Further Action:**

This office will amend the Land Use Bylaw and distribute copies in due course.



Frieda McDougall  
Manager  
/attach.

- c. K. Fowler, Director of Planning Services  
C. Facca, City Planner  
Client Services Support



LEGISLATIVE SERVICES

**FILE COPY**

September 3, 2014

Steven Bontje, Chief Operating Officer  
Laebon Developments  
289, 28042 Highway 11  
Red Deer, Alberta T4S 2L4

**Re: Land Use Bylaw Amendment 3357/P-2014  
Rezoning with Timber Ridge**

Dear Mr. Bontje,

At the Tuesday, September 2, 2014 Red Deer City Council Meeting, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/P-2014*. Following the Public Hearing, Land Use Bylaw Amendment 3357/P-2014 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/P-2014 provides for the rezoning of three PS (Public Service) parcels to R1N Residential (Narrow Lot) within Timber Ridge.

If you have any questions or require further clarification, please contact Planning Services at 403.406.8700 regarding this amendment.

Sincerely,

Frieda McDougall  
Legislative Services Manager  
/attach.

(Sent External Letter Sept 9, 2014)



**FILE COPY**

**BYLAW NO. 3357/P – 2014**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from PS (Public Service) District to R1N Residential (Narrow Lot) District
2. The "Land Use District Map R16" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16/2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18<sup>th</sup> day of August 2014.

READ A SECOND TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of September 2014.

READ A THIRD TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of September 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this 2<sup>nd</sup> day of September 2014.

"Tara Veer"

---

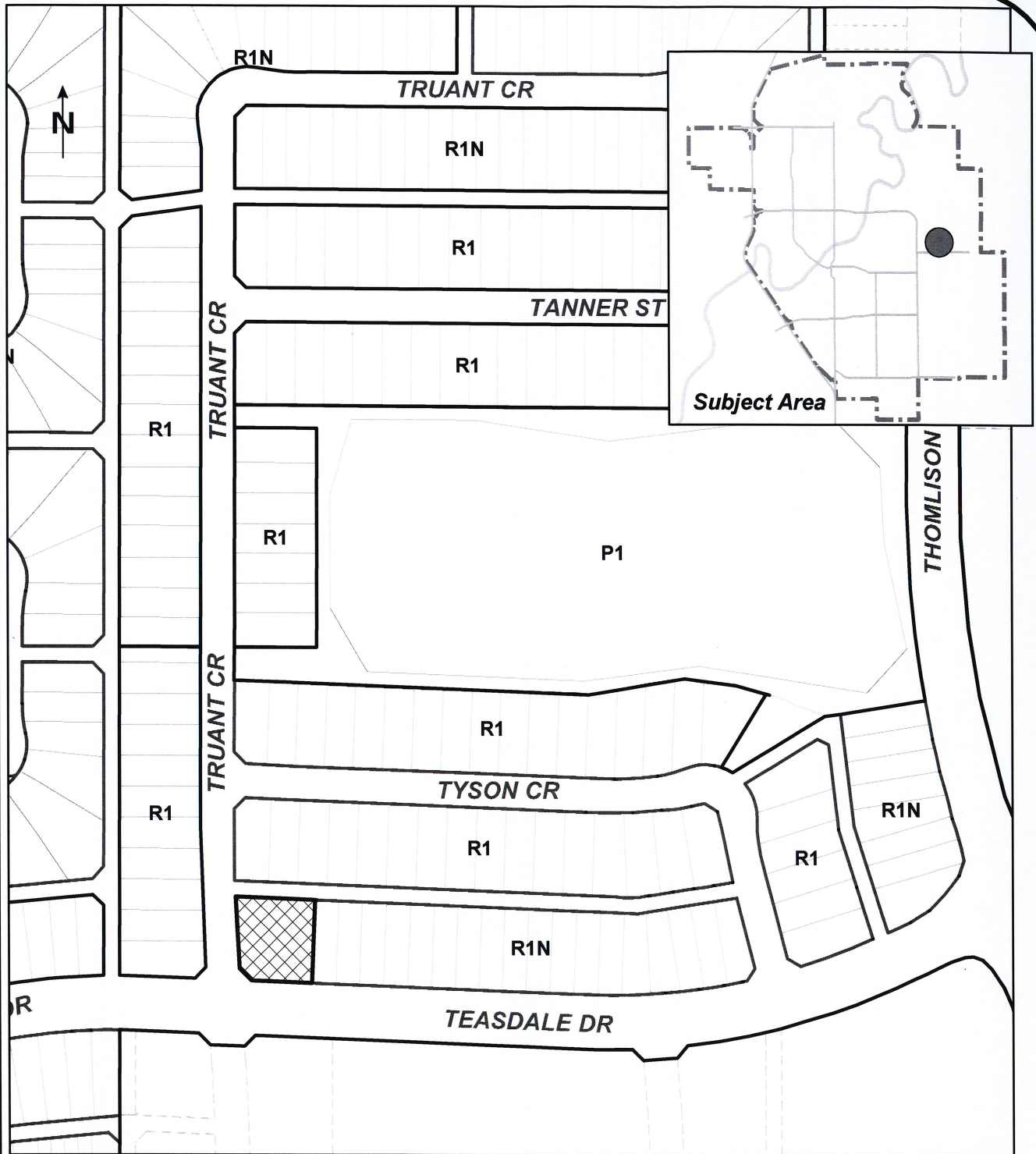
MAYOR

"Frieda McDougall"

---

CITY CLERK





**Change District from:**



PS to R1N - Residential (Narrow Lot) District

**Affected District:**

PS - Public Service (Institutional or Government) District

**Proposed Amendment**

Map: 16 / 2014

Bylaw: 3357 / P-2014

Date: July 30, 2014



August 26, 2014

## Land Use Bylaw Site Exception Amendment 3357/L-2014

### Red Deer College Canopy Dynamic Sign at 4922 - 49 Street Consideration of Second & Third Reading

Legislative Services

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

---

##### Summary:

The attached report is being brought forward from the Monday, August 18, 2014 Regular Council meeting. In addition, there has been a report submitted from the Planning Department, dated August 25, 2014 that responds to three questions asked by City Council at the August 18, 2014 Regular Council Meeting. Also attached is a public comment received since the August 18, 2014 Council Meeting.

##### **Recommendation:**

That Council consider giving second and third readings to Land Use Bylaw Site Exception Amendment 3357/L-2014.

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

---

Council's consideration of second and third reading, is requested, for Land Use Bylaw Site Exception Amendment 3357/L-2014, an exception for the Red Deer College Canopy Dynamic Sign located at 4922 – 49 Street.

Craig Curtis  
City Manager

## Report Details

#### **Background:**

---

At the Monday, August 18, 2014 Regular Council Meeting, Council gave first reading to Land Use Bylaw Site Exception Amendment 3357/L-2014. Land Use Bylaw Site Exception Amendment 3357/L-2014 is an exception to allow for the placement of two dynamic signs, which would also display the new facility name, to be placed on an existing canopy sign at the Red Deer College City Center Stage building located at 4922 49 Street. .

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on August 22 and August 29, 2014 with no comments being received. A Public Hearing will be held on Tuesday, September 2, 2014 at 6:00 p.m. during Council's regular meeting. Letters were sent to the owners of properties in the affected area.



August 25, 2014

## Amendment to the Land Use Bylaw

Site Exception – Red Deer College Canopy Dynamic signs, 4922 – 49 Street

Second Reading, September 2, 2014

Bylaw 3357/L-2014

Planning Department

---

The following is in response to three questions asked by City Council members at the August 18, 2014 Council meeting where the above mentioned Land Use Bylaw site exception received first reading:

1. Will the east side of the existing building have dynamic signage?

Response – No, the application (see attached appendix “A”) indicates static signage on the east and west sides of the building, only the canopy/marquee will contain dynamic signage.

2. Will the dynamic signs display sponsor recognition or third-party advertising?

Response – No. Sponsorship recognition and third-party advertising will not be permitted on the proposed dynamic signs, as stated in the Land Use Bylaw Dynamic sign regulations: Section 3.4 (14)(d) A Dynamic Sign may display public service announcements, but shall not include third party advertising or sponsor recognition except when it is located on a site in a PS district which is over 17.0 hectares.

Section 3.3 of the Land Use Bylaw Sign Definitions state:

**Sponsor Recognition** means the recognition of a corporation, person or other entity which has donated money, goods or services to the owner of the land on which the sign is located or which has entered into an agreement to pay money to the owner of the land in exchange for public recognition of the contribution, which recognition may consist of one or more of the following: an expression of thanks, the sponsor’s name, brand, logo, tagline, website information or phone numbers.

**Third-party Advertising** means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

3. Clarifications of existing Land Use Bylaw Dynamic Sign Regulations.

Response – See attached excerpt, appendix “B” from Section 3.4(14) Dynamic Sign Regulations of the Land Use Bylaw.



Appendix "A"

Red Deer

College

Land Use Bylaw

Amendment application

East and West

Non-dynamic

Signage



East Side

Non-illuminated dimensional letters on panel with original cinema graphic style background

Refinished corrugated metal paneling

CLIENT

Red Deer College

PROJECT

RDC Event Centre

PROJECT NO.

14-0704

DRAWING

Initial Design Concept

SCALE

NTS

DATE

May 22, 2014

DRAWN

CJ

CHECKED

JL, MD

COMMENTS

REVISIONS

PROOF COPY

Please check the appropriate box and sign

DATE

SIGNATURE

PRINT NAME

☐ APPROVED

No changes necessary

☐ NOT APPROVED

Changes as indicated revise and resubmit

**BONDcreative**

BOND Creative Inc.

Suite 208 5800 and Street SW

Calgary, Alberta T2H 0L2

Tel: 403 599 3340 Fax: 403 599 3345

This drawing indicates design specifications only. BOND Creative Inc. is not responsible for the design, construction, or installation of signs, or sign structures. All measurements must be confirmed on site.

SHEET NO.

**B.03**

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**West Side**  
> Non-illuminated dimensional letters on panel with original cinema graphic style background  
> Refinished corrugated metal paneling

CLEAR  
**Red Deer College**

PROJECT  
**RDC Event Centre**

PROJECT NO.  
14-0704  
DRAWING  
Initial Design Concept

SCALE  
NTS  
DATE  
May 22, 2014  
DRAWN  
CJ, ND  
CHECKED  
CJ, ND  
COMMENTS

REVISIONS

PROOF COPY  
Please check the appropriate box  
and sign  
DATE

SIGNATURE  
PRINT NAME  
DATE  
☐ APPROVED  
No changes necessary  
☐ NOT APPROVED  
Changes as indicated revise  
and resubmit

**BONDcreative**  
BOND Creative Inc.  
Suite 208 \$800 and Street SW  
Calgary, Alberta T2H 0L2  
Tel 403 509 3340 Fax 403 509 3345

This drawing indicates design specifications only.  
BOND Creative Inc. is not responsible for engineering  
and installation of signs, or sign structures.  
All measurements must be confirmed on site.

SHEET NO.  
**B.02**

© Copyright 2014 BOND Creative Inc.

## Appendix "B" excerpt from Land Use Bylaw 3357/2006 Section 3.4 (14)

**(14) Dynamic Sign Regulations**

- (a) No Dynamic Sign may be erected or maintained in any district, whether as part of another sign or not, except as permitted in these Regulations;
- (b) The provisions of subsection 3.4 (14), apply to all Dynamic Signs and notwithstanding section 2.8(1) of this Bylaw, those provisions may not be varied by the Development Authority.
- (c) The Development Authority may, in its discretion, approve a Dynamic Sign as a portion of a permitted Free Standing or Fascia Sign.
- (d) A Dynamic Sign may display public service announcements, but shall not include third party advertising or Sponsor Recognition except when it is located on a site in a PS district which is over 17.0 hectares.
- (e) Messages shall be displayed for a minimum time period of 3 seconds.
- (f) A Dynamic Sign must have an adjustable brightness level and the level of brightness of a Dynamic Sign shall be to the reasonable satisfaction of the Development Officer.
- (g) Dynamic signs shall not be permitted in Direct Control District.

Dynamic Signs shall adhere to the following regulations which may be varied by the Development Authority:

- (h) Dynamic Signs in C2A Commercial (Regional Shopping Centre) and PS (Public Service over 17.0 hectares), I1 Industrial (Business Service) and I2 Industrial (Heavy Industrial) Districts must meet the following requirements:
  - (i) not be located within 30.0m radius of a residential district, and when site or lot of a proposed dynamic sign location is adjacent to a residential district notification will be sent within a 100.0m radius of the proposed site
  - (ii) be limited to one sign per building or site, with the exception of PS sites over 17 ha will be limited to 2 signs provided that one of the signs must be a fascia sign and the other must be a portion of a freestanding sign, and further provided that the two signs must be at least 50.0m apart;
  - (iii) not be located on a lot within a 50.0m radius of the boundary of a lot containing an existing dynamic sign;
  - (iv) comprise of not more than 25% of the total freestanding or fascia sign area.

**Public Comments Received after the  
August 18, 2014 Council Meeting**

**Red Deer College Canopy Dynamic Sign at 4922 49 Street**



June 23, 2014  
Page 5 of 192

### Area Landowner Comment Sheet

4922 - 49 Street, Lot H, Block 18, Lot 6A

Proposed Bylaw 3357/L-2014: A Proposed Land Use Bylaw Amendment site exception to allow for 2 dynamic signs on a canopy (marquee) sign

Your Name\*: Ken van Rootseelaar

Your Property address\*: \_\_\_\_\_

Your Mailing address (if different from above)\*: \_\_\_\_\_

Comments:

I am fine with the new signage!





Report originally submitted to  
the August 18, 2014 Regular  
Council Meeting

July 29, 2014

## Amendment to the Land Use Bylaw 3357/L-2014

### Site Exception – Red Deer College Canopy Dynamic signs, 4922 – 49 Street

Planning Department

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

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Bylaw 3357/L-2014 proposes that Council grant approval for two (2) Dynamic Signs to be placed on an existing Canopy Sign on the existing Red Deer College City Centre Stage building located at 4922 – 49 Street.

A site exception is recommended based on the following rationale:

- (a) The existing Canopy Sign allows for changes to its messaging and contains flashing lights.
- (b) The addition of the two (2) Dynamic Signs will be a technological upgrade to the existing messaging used on the Canopy Sign.
- (c) The site is not designated under the Land Use Bylaw as a heritage site.
- (d) No third party advertising would be permitted.
- (e) Council has previously approved other locations throughout the City as site exceptions for Dynamic Signs.

The Planning department recommends that Council support Bylaw 3357/L-2014.

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

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I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/L-2014, a bylaw for a site exception for a dynamic sign at 4922 49 Street. If first reading of the bylaw is given, a Public Hearing will be advertised for two consecutive weeks to be held on Tuesday, September 2, 2014 during Council's regular meeting.

Craig Curtis  
City Manager

#### **Proposed Resolution**

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That Council consider first reading of Land Use Bylaw Amendment 3357-L-2014 at this time.



## Report Details

### Background:

In 2009, the Municipal Planning Commission (MPC) and Red Deer College (RDC), both requested direction regarding dynamic sign regulations, which led to the passing of several bylaw amendments. Administration reviewed and Council considered, in 2009 and 2010, many issues regarding dynamic signs such as:

- desire for business owners and public service operators to advertise through dynamic signage;
- aesthetics;
- distraction to drivers and ways to minimize same;
- cost of dynamic signage likely being a limiting factor to placement;
- provision of public service announcements but limitations for third party advertising;
- separation distance minimums between dynamic signs; and
- inventory of existing legal non-conforming dynamic signs.

The following Council direction and Land Use Bylaw (LUB) amendments, as effecting commercially zoned sites, were passed as a result of the 2009 and 2010 review:

- Bylaw 3357/F-2009 - dynamic sign definitions, and regulations including the provision for dynamic signs to be placed in I1, I2, C2A (Parkland, Bower and Village Mall), and PS sites over 17 hectares such as RDC and the Westerner;
- Bylaw 3357/R-2010 - site exceptions in C4 to allow dynamic signage for large 100 m frontage sites – Sheraton Hotel, Black Knight Inn and Red Deer Lodge (hotels/conference centres);
- Bylaw 3357/Y- 2010 - site exception to allow relocation of an existing dynamic sign on the same site in the downtown (AEI Wealth Management - 4802 51 Ave); and
- July 8, 2013 Council endorsed the Gaetz Avenue Vision Report as a planning document with two amendments.

Appendix A attached provides a listing of relevant LUB definitions.

### Discussion:

RDC is proposing a site exception to allow for two (2) Dynamic Signs, which would also display the new facility name, to be placed on an existing Canopy Sign at the Red Deer College City Centre Stage building located at 4922 – 49 Street.

This site exception would require an amendment to the LUB.

The site is zoned as a C1 Commercial (City Centre) District. Canopy Signs are a permitted use within this district. A Dynamic Sign is not permitted on a Canopy Sign within the C1 District.



The current Canopy Sign is shown below - it has changeable messaging and electronic lighting which has the ability to flash or strobe.



The proposed Dynamic Signs would upgrade the messaging technology and provide easier maintenance and operation. The intent of the existing Sign was to allow for the messaging to change; current dynamic messaging technology allows messages to be changed on an easier and more frequent basis. The proposed Dynamic Signs will be sponsored a major donor who wishes to see the character of the existing Sign preserved.

The proposed Sign is shown below - the coloured “Innovation and Entrepreneurship Speaker Series” lettering represents the Dynamic Sign portions of the Canopy Sign.





### Consultation

The proposed amendment was circulated to City Departments and no objections were raised.

The proposed amendment was circulated to landowners within 100 metres of the site. One (1) written response was received expressing the following concerns. The Planning Department contacted the landowner to further discuss and clarify their concerns.

Comment	Planning Response
Do not support due to Main Street Project trying to preserve historic nature of downtown, dynamic signage not historic. The existing signage important to retain the historic nature of 49th street. Dynamic signage does not meet the character of existing downtown street and tree lighting.	<ul style="list-style-type: none"> <li>• The existing canopy sign will retain its “old marquee” style and retains the existing character of the street.</li> <li>• Placing the Dynamic Signs on the existing Canopy Sign will retain the character and configuration of the Canopy Sign, honouring the origin of the site, while simultaneously allowing a slow evolution of technology to occur.</li> <li>• The LUB requires the dynamic sign to have an adjustable brightness level, with the level of brightness to the reasonable satisfaction of the Development Officer.</li> </ul>
One call was received in support of the application. The landowner inquired as to why the City regulates Dynamic Signs.	

### **Analysis:**

Policy guidance for this site is provided by the Greater Downtown section of the Municipal Development Plan and is within the Historic Downtown of the Greater Downtown Downtown Action Plan (GDAP 2008 Update). One objective of the MDP is to “reinforce the Downtown core as the civic business, administrative, social services, and cultural centre of the city”. One of the objectives of the GDAP is to encourage a healthy and vibrant Historic Downtown.

Council has dealt with other applications for Dynamic Sign site exceptions in various commercial areas, the most recent resulting in a Dynamic Sign approved for AEI Wealth Management located at 4802 51 Avenue, which was approved December 13, 2010.

As indicated in the Administration Report of November 5, 2010, typically, support is not provided for site specific zoning as it establishes precedent and presents a suggestion that a





specific application is receiving a preference. However, as the longer term study on Dynamic Signs in the context of LUB amendments has not been undertaken, the site exception was recommended.

The existing Sign provides the ability to remove letters to change messaging, and lights are able to flash. The site exception would allow technology to be upgraded to allow continuation of messaging and signage. The site is not designated under the LUB as a heritage site.

The proposed Sign, subject to the approval of the proposed bylaw amendment, meets all of the Canopy Sign LUB regulations.

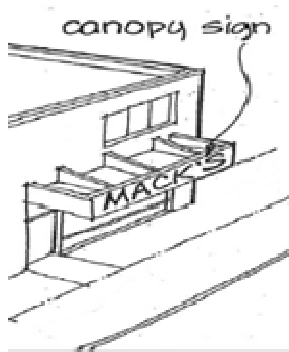
The proposed site exception bylaw amendment allows for two (2) Dynamic Signs on the existing Canopy Sign attached to the existing building located on the site. If a new development (a new building) was to occur, the Dynamic Signs would no longer be permitted on the site.

The proposed site exception would be subject to all other Sign regulations.



## **Appendix A: Definitions from the Land Use Bylaw that relate to the Amendment**

**Canopy Sign** means a local advertising sign attached to or constructed in or on a face of a canopy or marquee but does not include an under canopy sign;



**Dynamic Sign** means a sign or portion of a sign with features that move or appear to move or change, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. A Dynamic Sign includes any display that incorporates a technology or method allowing the image on the sign face to change, such as rotating panels, LED lights manipulated through digital input, or “digital ink”. A Dynamic Sign does not include a sign whose message or image is changed by physically removing or replacing the sign or its components.

**Third Party Advertising** means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

**BYLAW NO. 3357/L -2014**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. Addition of within section 8.22 Exceptions respecting Land Use (1) Areas specifically designated for a particular use:
  - (z) On the site listed below, dynamic signage may be placed on the existing canopy sign providing that the sign complies with the applicable provisions of sections 3.3 and 3.4, with the exception of 3.4(14)(d), the site exception will allow sponsorship and donor recognition on the dynamic sign, and is subject to the approval of the Development Authority:
    - (i) Lot 6A, Block 18, Plan H
2. The "Land Use District Map M15" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 8-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18<sup>th</sup> day of August 2014.

READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

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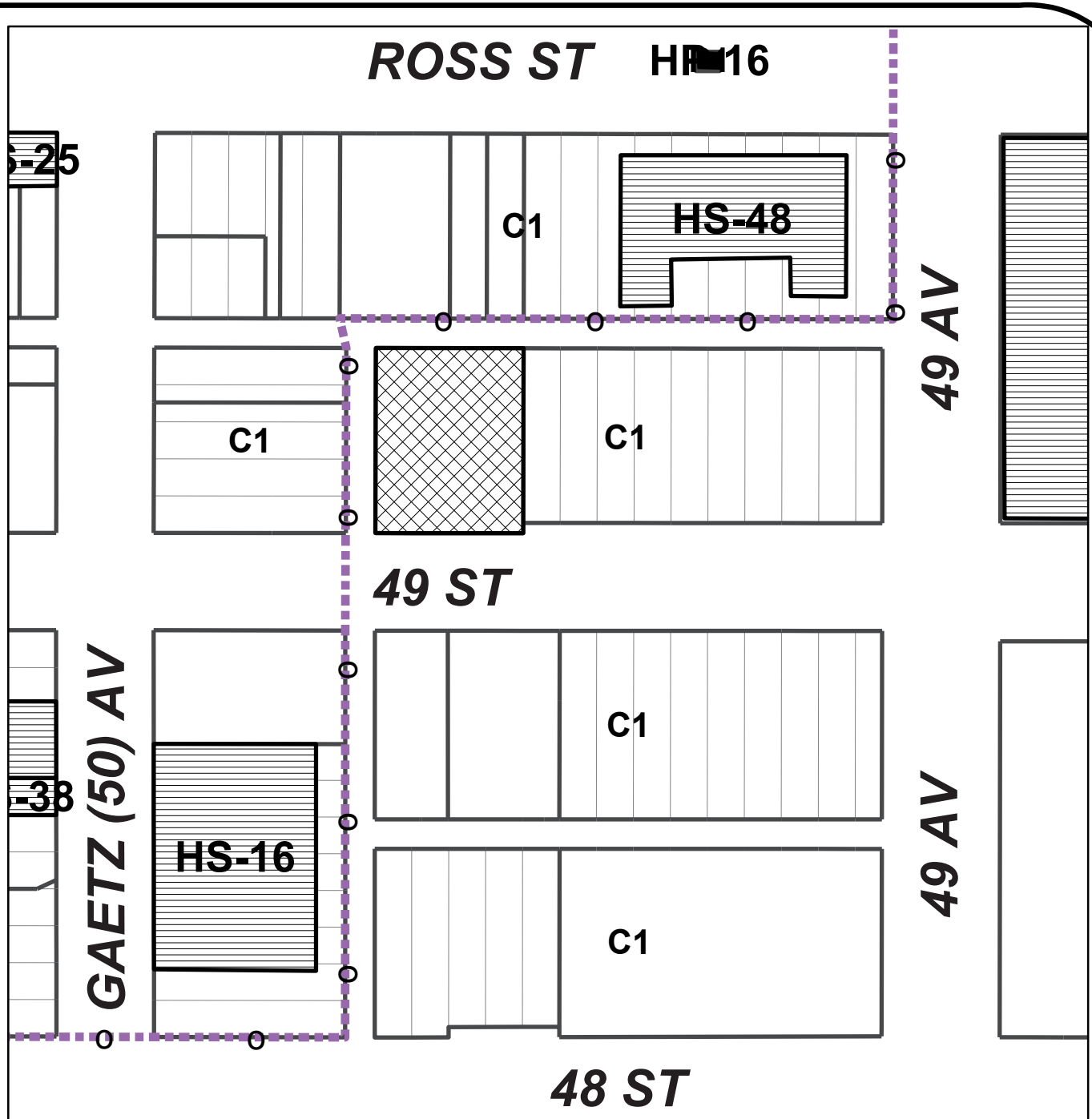
MAYOR

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CITY CLERK



# Proposed Amendment to Land Use Bylaw 3357/2006

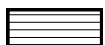


## Addition:



Site Exception (z)

## Constraints:



Historically Significant Site



Historic Preservation Site



Overlay District

Proposed Amendment

Map: 8 / 2014

Bylaw: 3357 / L-2014

Date: July 3, 2014



Public Comment Originally  
Submitted to the August 18, 2014  
Council Meeting

**Public Comment Received**

**Red Deer College Canopy Dynamic Sign  
at 4922 49 Street**

## Area Landowner Comment Sheet

THE UPTOWN THEATRE ~~FACADE~~ IS IMPROVING  
TO RETAIN THE LOOK OF 49 ST.

6) RAISED LETTER SIGNAGE & HANGING SIGNAGE ON BUILDINGS  
IN THE DOWNTOWN COMPLY WITH THE ALBERTA MAIN STREET  
PROGRAMME AND ARE ENCOURAGED BY THE EXISTING BYLAW.  
DO NOT INCLUDE DYNAMIC SIGNAGE.

*D. Homan*

**DATE:** September 3, 2014

**TO:** Tara Lodewyk, Planning Services Manager

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

**SUBJECT:** Land Use Bylaw Site Exception Amendment 3357/L-2014  
Red Deer College Canopy Dynamic Sign at 4922 – 49 Street  
Consideration of Second & Third Reading

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**Reference Report:**

Planning Services, dated August 25, 2014 and Legislative Services, dated August 26, 2014.

**Bylaw Readings:**

At the Tuesday, September 2, 2014 Regular Council Meeting, Council gave second and third readings to Land Use Bylaw Site Exception Amendment 3357/L-2014 – an amendment for a site exception for a dynamic sign at 4922 49 street. A copy of the Bylaw is attached.

**Report back to Council:** No

**Comments/Further Action:**

This office will amend the Land Use Bylaw and distribute copies in due course.



Frieda McDougall  
Manager  
/attach.

- c. K. Fowler, Director of Planning Services  
A. Schaffenburg, Major Projects Planner  
Client Services Support

LEGISLATIVE SERVICES

September 8, 2014

Doug Sharp  
Red Deer College  
Box 5005, 100 College Blvd  
Red Deer County, Alberta T4N 5H5

**Re: Land Use Bylaw Site Exception Amendment 3357/L-2014  
Red Deer College Canopy Dynamic Sign at 4922 – 49 Street**

Dear Mr. Sharp,

At the Tuesday, September 2, 2014 Red Deer City Council Meeting, a Public Hearing was held with respect to *Land Use Bylaw Site Exception Amendment 3357/L-2014*. Following the Public Hearing, Land Use Bylaw Amendment 3357/L-2014 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/L-2014 provides for an exception to allow for the placement of two dynamic signs, which would also display the new facility name, to be placed on an existing canopy sign at the Red Deer College City Center Stage building located at 4922 49 Street, subject to Municipal Planning Commission approval.

If you have any questions or require further clarification, please contact Planning Services at 403.406.8700 regarding this amendment.

Sincerely,



Frieda McDougall  
Legislative Services Manager  
/attach.

c: Planning Manager, T. Lodewyk

(Sent External Letter Sept 9, 2014)



**FILE COPY**

**BYLAW NO. 3357/L -2014**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. Section 8.22 (1) is amended to add the following new sub-subsection:

(z) Subject to the approval of the Municipal Planning Commission, on the site listed below, two Dynamic Signs may be placed within the existing Canopy Sign on the existing building, provided that the overall Sign, including the Dynamic Signs, otherwise complies with sections 3.3 and 3.4:

(i) Lot 6A, Block 18, Plan H (Civic Number 4922 – 49 Street)

2. The “Land Use District Map M15” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 8-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18<sup>th</sup> day of August 2014.

READ A SECOND TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of September 2014.

READ A THIRD TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of September 2014.

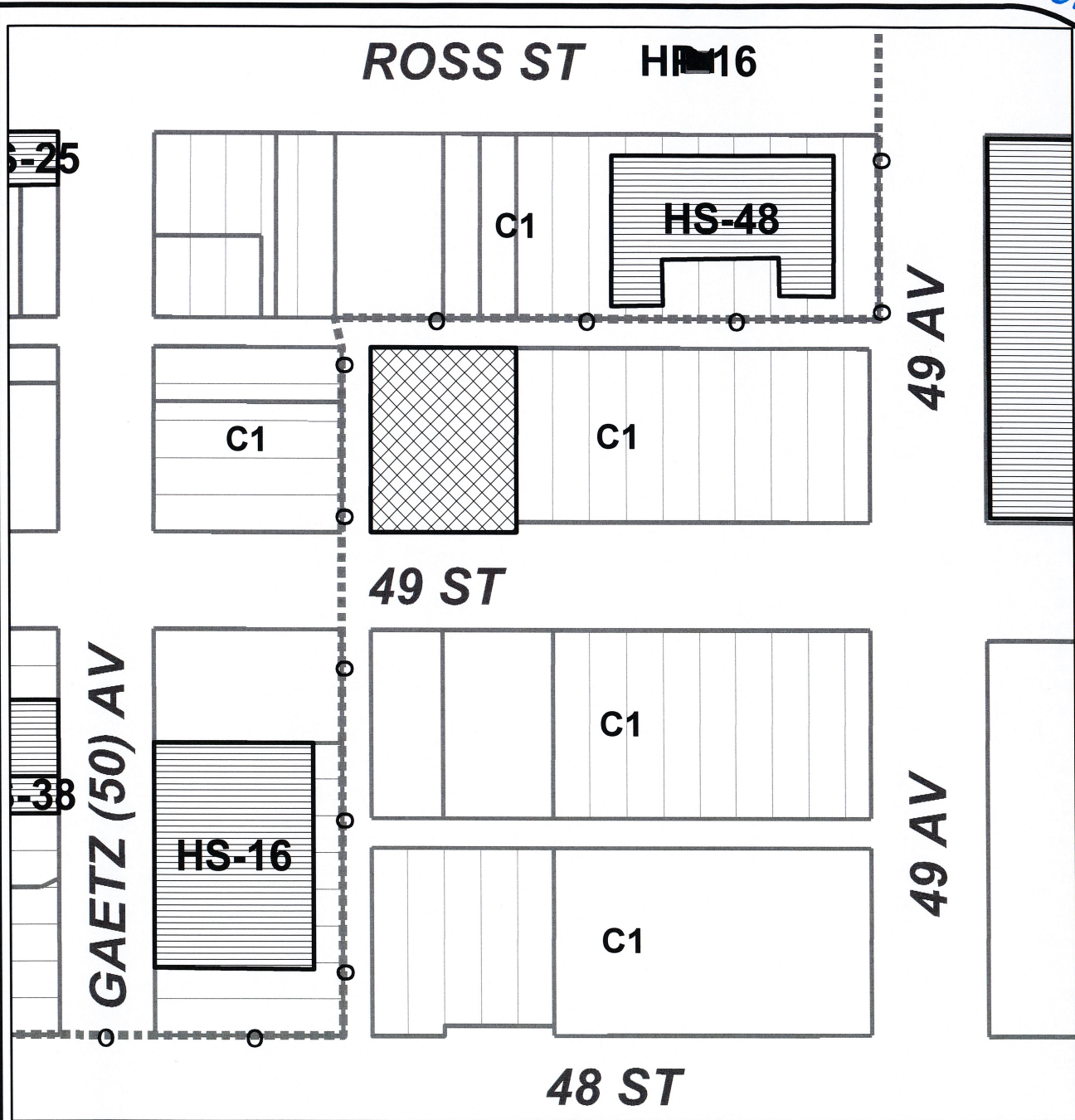
AND SIGNED BY THE MAYOR AND CITY CLERK this 2<sup>nd</sup> day of September 2014.

“Tara Veer”

\_\_\_\_\_  
MAYOR

“Frieda McDougall”

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

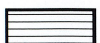


**Addition:**



Site Exception (z)

**Constraints:**



Historically Significant Site



Historic Preservation Site



Overlay District

**Proposed Amendment**

Map: 8 / 2014

Bylaw: 3357 / L-2014

Date: July 3, 2014