

A G E N D A



FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, MAY 23, 2006

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, May 8, 2006
  
- (2) UNFINISHED BUSINESS
  1. **Legislative & Administrative Services Manager – Re:**  
***Land Use Bylaw Amendment 3156/M-2006 - Rezoning of Land from A1 Future Urban Development District to R1 Residential Low Density District/ R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 1 / Melcor Developments Ltd.***  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .1
  
- (3) PUBLIC HEARINGS
  1. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/K-2006 / Parking Standards and Requirements for Commercial Uses / City of Red Deer***  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .7

2. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/O-2006 - Changes to Sections 45 & 47 – Objects Prohibited or Restricted in Yards, and Changes to Section 188 – R1N Narrow Lot District / City of Red Deer***  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .26

(4) **REPORTS**

1. **Recreation, Parks & Culture Manager – Re: *2006 Legion Track Repairs*** . .32

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

1. **Councillor Larry Pimm – Re: *Notice of Motion Regarding Implementation of a Campaign Contribution and Expense Disclosure Bylaw / Report from the Legislative & Administrative Services Manager*** . .35

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3156/K-2006** – Land Use Bylaw Amendment - Parking Standards and Requirements for Commercial Uses / City of Red Deer  
(2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .41  
. .7
  
2. **3156/M -2006** - Land Use Bylaw Amendment / Rezoning of Land from A1 Future Urban Development District to R1 Residential Low Density District/ R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 1 / Melcor Developments Ltd.  
(2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .43  
. .1
  
3. **3156/O-2006** – Land Use Bylaw Amendment - Changes to Sections 45 & 47 – Objects Prohibited or Restricted in Yards, and Changes to Section 118 – R1N Narrow Lot District / City of Red Deer  
(2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .45  
. .26



**Legislative & Administrative Services**

**DATE:** May 15, 2006  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1  
Melcor Developments Ltd.

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***History:***

At the Monday, May 8, 2006 meeting of Council, a Public Hearing was held for Land Use Bylaw Amendment 3156/M-2006 and second reading of the bylaw amendment was tabled to the May 23, 2006 Council Meeting. This was done to ensure input from Red Deer County on the bylaw was received as provided within the Intermunicipal Development Plan.

***Discussion***

In accordance with the Intermunicipal Development Plan, attached are comments received from Red Deer County.

***Recommendation:***

That Council consider second and third readings of the bylaw.

*for:*   
Kelly Kloss  
Manager

/attach.

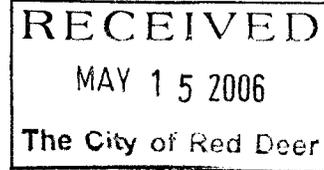


## PLANNING & DEVELOPMENT

38106 Rge. Rd 275  
Red Deer County, AB T4S 2L9

Phone (403) 350-2172 Fax (403) 346-9840

May 11, 2006



City of Red Deer  
ATTN: Kelly Kloss  
Box 5008  
Red Deer, AB T4N 3T4

RE: Intermunicipal Referral – Land Use Bylaw Amendment 3156/M-2006

The above-mentioned application was presented to County Council on Tuesday, May 9, 2006, at which time the following resolution was carried:

Moved that Red Deer County has no objections to the proposed Land Use Bylaw amendment 3156/M-2006, as it appears to comply to the Vanier Woods Neighbourhood Area Structure Plan. However, it is noted that this intermunicipal referral does not comply with Section 15.2.6 of the City of Red Deer and Red Deer County Intermunicipal Development Plan as the 30-day review period has not been provided. The County requests that the City adhere to this policy in all future intermunicipal referrals. The County also recommends that, in the future, consideration be given to increasing the density of residential developments within the City.

If you have any questions, or require clarification, please contact me.

### RED DEER COUNTY

Brenda Hoskin  
Long Range Planning Manager  
[brendahoskin@reddeercounty.ab.ca](mailto:brendahoskin@reddeercounty.ab.ca)

/bfh



**Legislative & Administrative Services**

**DATE:** May 3, 2006  
**TO:** City Council  
**FROM:** Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1  
Melcor Developments Ltd.  
Public Hearing & Recommendation to Table Second Reading

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***History:***

At the Monday, April 10, 2006 meeting of Council, Land Use Bylaw Amendment 3156/M-2006 was given first reading.

Land Use Bylaw Amendment 3156/M-2006 provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots.

***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

***Discussion***

Subsequent to the Public Hearing advertising, it has been determined that the land being rezoned falls within the Intermunicipal Development Plan. To accommodate all timelines for input, a six week period should have been provided from the April 10, 2006 Council meeting for the process. As a result of this oversight and to ensure all comments are considered by City Council, I recommend that:

City Council  
Land Use Bylaw Amendment 3156/M-2006  
Page 2

1. As the City has already advertised a public hearing regarding Land Use Bylaw Amendment 3156/M-2006 for Monday May 8, 2006 in accordance with the Municipal Government Act, continue with this hearing to gather input from that process,
2. Following the public hearing table consideration of second reading of that Bylaw to the May 23, 2006 City Council meeting to ensure input from Red Deer County on the Bylaw is received as provided within the Intermunicipal Development Plan.
3. At the May 23, 2006 City Council meeting, consider the next steps for Land Use Bylaw Amendment 3156/M-2006 based on the input received.

***Recommendation***

That following the Public Hearing, Council table second reading of the Bylaw to the May 23, 2006 Council Meeting.



Kelly Kloss  
Manager



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**DATE:** March 30, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** Land Use Bylaw Amendment No. 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1  
Melcor Developments Ltd.

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**Proposal**

Melcor Developments Ltd. is proposing to develop Phase 1 of the concurrently proposed Vanier Woods neighbourhood. Rezoning is being sought for approximately 19.82 ha (48.98 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots, and 4 public utility lots. The proposed uses would conform with the proposed Vanier Woods Neighbourhood Area Structure Plan, which was given first reading on March 27, 2006.

**Staff Recommendation**

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/M-2006.

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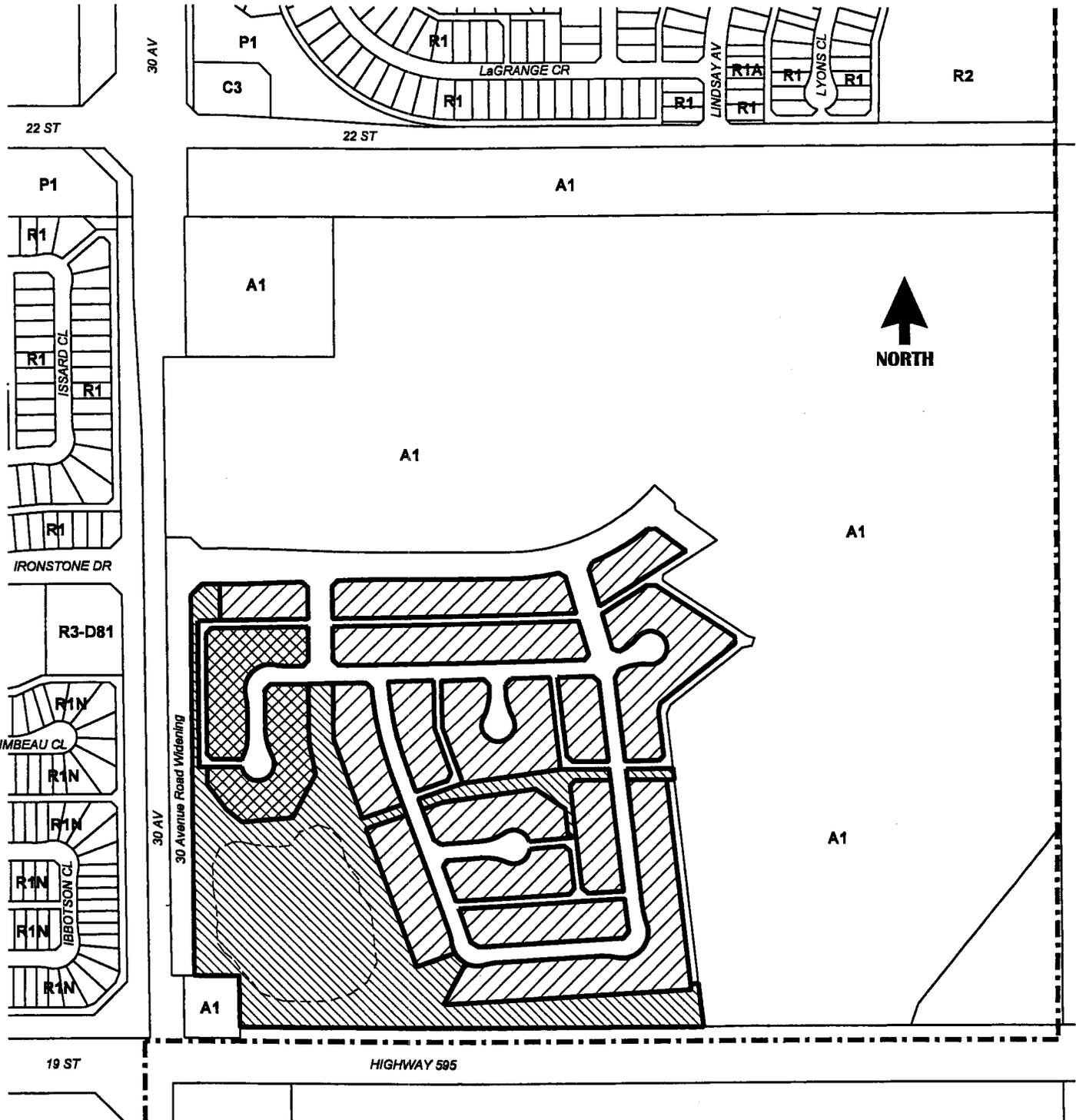
Martin Kvapil  
PLANNING ASSISTANT

---

Tony Lindhout  
CITY PLANNING MANAGER

Attach.

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

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

### Change from :

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

MAP No. 9 / 2006  
 BYLAW No. 3156 / M - 2006



**DATE:** May 23, 2006

**TO:** City Council Members (for information)  
City Administration (for information)

**FROM:** Tony Lindhout, City Planning Manager

**RE:** City Neighbourhood Residential Densities  
Re: Vanier Woods Rezoning Proposal

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The City recently received response from Red Deer County regarding our IDP referral to them of the Phase 1 rezoning for the Vanier Woods neighbourhood. Although Red Deer County did not object to the proposed rezoning of the Vanier Woods Phase 1 development, they did make a comment suggesting that City consideration be given to increasing the density of residential developments in the city.

Some background information regarding city residential densities:

- City Council in November 2002, adopted by resolution, the *Red Deer Growing Smarter* Study which has a strong focus on sustainable community development. This study addressed such design elements as:
  - establishment of neighbourhood planning and design guidelines and standards to better guide development of new residential neighbourhoods,
  - basic module for neighbourhood planning is one quarter section with multi neighbourhood communities to be formed by integrating 2-4 adjacent plans,
  - plan for higher density walkable multi-neighbourhoods,
  - create neighbourhoods with sense of place,
  - provide broad range of housing types and price ranges to create blended, inclusive neighbourhoods, and
  - recommended establishment of a density target range of 12.35 to 17.3 dwelling units per hectare (proposed to replace the then maximum density design figure of 45 persons per hectare/±16.0 units per hectare) which was based on engineering servicing design capacities.
- From 1991 to late 2002 neighbourhood design was guided by the *City's Planning and Subdivision Guidelines* which contained, among other design criteria, reference to the maximum 45 persons per hectare density limitation.

- Prior to 2002, the average residential neighbourhood density was 11.74 units per hectare.
- In late 2002 City Council adopted the new *Neighbourhood Planning and Design Guidelines & Standards* document which incorporated many of the sustainable community elements from the *Red Deer Growing Smarter* Study. This included the mandatory residential density range of 12.35 - 17.3 units per hectare requirement replacing the previous maximum 45 persons per hectare ( $\pm 16$  units/ha) guideline.
- Many recent NASP amendment applications have been for the purpose of increasing the plan density resulting in an overall increasing city neighbourhood density rate;
- Most new residential neighbourhoods are now averaging 14+ units per hectare.

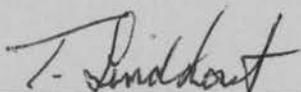
For comparative purposes, current sample neighbourhood densities are:

- Vanier Woods (2006) = 14.86 units/ha
- Inglewood East (2006 amendment) = 14.44 units/ha
- Lancaster East (2006 amendment) = 14.9 units/ha
- Inglewood West (2005) = 16.0 units/ha
- Kentwood NE (2005) = 12.48 units/ha
- Johnstone Crossing (2004) = 15.81 units/ha
- Johnstone Park (2003) = 13.7 units/ha\*
- Anders - Aspen Ridge (2003 amendment) = 17.07 units/ha\*\*
- Westpark - West Lake (2002) = 11.0 units/ha

\*We currently have a plan amendment application before us for the Johnstone Park neighbourhood which is proposing a density increase from 13.7 to 16.2 units/ha again illustrating the continued upward trend/pressure in residential densities.

\*\*Through a number of plan amendments (1998-2003), the Anders Aspen Ridge neighbourhood has increased its overall density to near the maximum design density permitted based on City engineering design standards regarding sanitary/storm sewer and water capacities. Currently Aspen Ridge is our highest density residential neighbourhood, much of it due to incorporation of various housing forms including R1N narrow lots and significant multiple family developments.

I trust this information provides Council with a better understanding of the history relative to recent changes and trends affecting city neighbourhood densities.




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Tony J. Lindhout, ACP, MCIP  
City Planning Manager



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 12, 2006

Sent Via Fax: 343-7510

Mr. G. Pelletier, VP & Regional Manager  
Melcor Developments Ltd.  
502, 4901 – 48 Street  
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

**Re: *Land Use Bylaw Amendment 3156/M-2006***  
***Vanier Woods – Phase 1***

This is to confirm that consideration of Land Use Bylaw Amendment 3156/M-2006 will be included on the May 23, 2006 Red Deer City Council Agenda.

The recommendation from the Mayor and City Manager will be that Council consider second and third readings of the Land Use Bylaw Amendment.

For your information, this item will be scheduled to be presented to Council at 3:00 p.m. on Tuesday, May 23, 2006.

Please call if you require any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga  
Deputy City Clerk

NH/chk

c Parkland Community Planning Services

\* \* \* Communication Result Report ( May. 16. 2006 1:38PM ) \* \* \*

1) LEGISLATIVE SERVICES  
2)

Date/Time: May. 16. 2006 1:38PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1309	Memory TX	3437510	P. 1	OK	

## Reason for error

E. 1) Hang up or line fail  
E. 3) No answer  
E. 5) Exceeded max. E-mail size

E. 2) Busy  
E. 4) No facsimile connection



LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

May 12, 2006

Sent Via Fax: 343-7510

Mr. G. Pelletier, VP & Regional Manager  
Melcor Developments Ltd.  
502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

Re: *Land Use Bylaw Amendment 3156/M-2006*  
*Vanier Woods - Phase 1*

This is to confirm that consideration of Land Use Bylaw Amendment 3156/M-2006 will be included on the May 23, 2006 Red Deer City Council Agenda.

The recommendation from the Mayor and City Manager will be that Council consider second and third readings of the Land Use Bylaw Amendment.

For your information, this item will be scheduled to be presented to Council at 3:00 p.m. on Tuesday, May 23, 2006.

Please call if you require any additional information.

Sincerely,

  
Noni Houseniga  
Deputy City Clerk

NH/chk

c Parkland Community Planning Services



502 Parkland Square, 4901 - 48 Street, Red Deer, Alberta T4N 6M4  
Phone: (403) 343-0817 Fax: (403) 343-7510 www.melcor.ca

**FACSIMILE TRANSMITTAL SHEET**

FAX NO. ( ) 346-6195 DATE: May 12 106

TO: Kelly Kloss  
City of Red Deer

FROM: Guy Pelletier (e-mail: gpelletier@melcor.ca)

SUBJECT: LUB 3156 / M-2006.

COMMENTS/NOTES:

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Thanks

Guy

If you do not receive all pages of this fax OR they are not legible, please contact the above. No. of Pages 3



502 Parkland Square, 4901 - 48 Street, Red Deer, Alberta T4N 6M4  
Phone: (403) 343-0817 Fax: (403) 343-7510 www.melcor.ca

May 12, 2006

Legislative & Administrative Services  
The City Of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Mr. Kelly Kloss

Dear Mr. Kloss:

Re: Land Use By-law Amendment 3156/M-2006  
Vanier Woods Phase #1

On Monday May 8<sup>th</sup>, 2006 the consideration of the second and third reading of the above noted land use by-law was tabled. This was done to allow time for the County of Red Deer to provide their input as outlined in the Intermunicipal Development Plan.

At the regular County of Red Deer Council meeting held on May 9<sup>th</sup> the Vanier Woods re-zoning application was reviewed and approved unanimously.

In your letter to Melcor dated May 9<sup>th</sup>, 2006 it is stated that the by-law will be reviewed again and the next steps considered at the next meeting of City Council on May 23<sup>rd</sup>.

I would like to request that given the positive response from the County that City Council consider both second and third reading of the by-law on May 23<sup>rd</sup>. This timing is quite important for us to allow us to proceed with the development agreement and the servicing of this phase in early June. I would appreciate your confirmation that this is the proposed course of action that will be recommended in the agenda that is released to Council members next week.

Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy Pelletier", is written over a horizontal line.

Guy Pelletier  
VP & Regional Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 24, 2006

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

Dear Sirs:

**Re: *Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1***

At the City of Red Deer's Council meeting held May 23, 2006, having received no objections from Red Deer County, Council gave second and third readings to Land Use Bylaw Amendment 3156/M-2006. A copy of the bylaw is attached for your information.

*Land Use Bylaw Amendment 3156/M-2006* provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land is to be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots.

Please call me if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the typed name and title.

Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

VANIER WOODS  
LUB 3156/A-2006

DESCRIPTION: Rezoning of approximately 48.98 acres from A1 Future Urban Development to R1, R1A and P1 Districts.

FIRST READING: April 10, 2006  
FIRST PUBLICATION: April 21, 2006  
SECOND PUBLICATION: April 28, 2006  
PUBLIC HEARING & SECOND READING: May 8, 2006 - May 23/06  
THIRD READING: May 23/06

LETTERS REQUIRED TO PROPERTY OWNERS: YES  NO

DEPOSIT? YES  \$ 700. NO  BY: Melcor

ACTUAL COST OF ADVERTISING:

\$ 403.<sup>10</sup> X 2 TOTAL: \$ 806.<sup>20</sup>

MAP PREPARATION: \$ —

TOTAL COST: \$ 806.<sup>20</sup>

LESS DEPOSIT RECEIVED: \$ 0

AMOUNT OWING / (REFUND): \$ 806.<sup>20</sup>

INVOICE NO.: 181937

(Account No. 180.5901)

Batch # 767037



Council Decision – May 8, 2006

Legislative & Administrative Services

**DATE:** May 9, 2006  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1  
Melcor Developments Ltd.

---

*Reference Report:*

Legislative & Administrative Services Manager, dated May 3, 2006 and Parkland Community Planning Services, dated March 30, 2006

*Resolutions:*

*“Resolved* that Council of the City of Red Deer having considered the report from the Legislative & Administrative Services Manager, dated May 2, 2006, Re: Land Use Bylaw Amendment 3156/M-2006, Vanier Woods Neighbourhood – Phase 1, hereby tables consideration of second reading of Land Use Bylaw Amendment 3156/M-2006 to the Tuesday, May 23, 2006 Council Meeting.”

*Bylaw Readings:*

Second reading of Land Use Bylaw Amendment 3156/M-2006 was tabled.

*Report Back to Council:* Yes – to the Tuesday, May 23, 2006 Council Meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/M-2006 provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots.

Second reading of the bylaw was tabled to allow Red Deer County time to provide input on the bylaw amendment, as provided within the Intermunicipal Development Plan. Council will consider the next steps for Land Use Bylaw Amendment 3156/M-2006 at the May 23, 2006 Council Meeting, based on input received from Red Deer County.



Kelly Kloss  
Manager

/chk

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

May 9, 2006

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

Dear Sirs:

**Re: *Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1***

At the City of Red Deer's Council meeting held May 8, 2006, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/M-2006. Following the Public Hearing, Council tabled consideration of second reading of the bylaw to the May 23, 2006 Council Meeting. First reading of the bylaw amendment was given at the April 10, 2006 Council Meeting. As the land being rezoned falls within the Intermunicipal Development Plan, a six week period is required to be provided from the April 10, 2006 Council meeting, to allow time for Red Deer County to provide input.

At the May 23, 2006 Council Meeting, Council will consider the next steps for Land Use Bylaw Amendment 3156/M-2006 based on input received from Red Deer County.

*Land Use Bylaw Amendment 3156/M-2006* provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land is to be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots.

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant



May 3, 2006

Brenda Hoskin  
Long Range Planning Manager  
Red Deer County  
38106 Range Road 275  
Red Deer County, AB T4S 2L9

Dear Ms. Hoskin:

**Re: *Intermunicipal Referral***  
***Land Use Bylaw Amendment 3156/M-2006***  
***Vanier Woods Neighbourhood – Phase 1***

Thank you for your letter dated April 26, 2006 regarding the intermunicipal referral for Land Use Bylaw Amendment 3156/M-2006. I apologize for the oversight on my part for not giving you the 30 day notice as outlined in Section 15.2.6 of the City and Red Deer County Intermunicipal Development Plan.

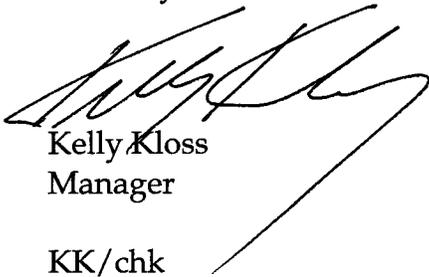
To ensure all comments are considered by City Council, my recommendation to Council will be:

1. As we have already advertised a public hearing regarding Land Use Bylaw Amendment 3156/M-2006 for Monday May 8, 2006 in accordance with the Municipal Government Act, continue with this hearing to gather input from that process,
2. Following the public hearing table consideration of second reading of that Bylaw to the May 23, 2006 City Council meeting to ensure input from Red Deer County on the Bylaw is received as provided within the Intermunicipal Development Plan.
3. At the May 23, 2006 City Council meeting, consider the next steps for Land Use Bylaw Amendment 3156/M-2006 based on the input received.

Red Deer County  
May 3, 2006  
Page 2

Please call if you have any questions.

Sincerely,



Kelly Kloss  
Manager

KK/chk

c     City Manager  
      City Planning Manager  
      Deputy City Clerk  
      Administrative Assistant



www.reddeer.ca

**The City of Red Deer will be  
Smoke Free  
June 1, 2006**

The Smoke Free Bylaw will prohibit smoking in all work places and indoor public places including drinking establishments, bingo halls, casinos, grandstands, patios, private clubs, public transportation vehicles, restaurants and sidewalk cafes.

For more information visit  
[www.reddeer.ca/smokefree](http://www.reddeer.ca/smokefree).

**Sponsorship Signs On Public  
Services Sites  
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3156/F-2006**, which provides for sponsorship recognition signage on Public Services (PS) sites greater than 17.0 hectares. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 8, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 2, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

**Vanier Woods - Phase I  
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3156/H-2006**, which provides for the rezoning of approximately 19.82 hectares (48.98 acres) of land for the development of Phase I of the new Vanier Woods neighbourhood from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached Dwelling) District, and P1 Parks and Recreation District. The proposed development will create 172 low density residential lots, 5 municipal reserve lots, and 4 public utility lots and conforms to the Vanier Woods Neighbourhood Area Structure Plan. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



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

**Change From:**  
A1 to P1  
A1 to R1A  
A1 to P1

MAP No. 01/2006  
EPLAR No. 2102/16 - 2006

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 8, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 2, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

**Development Officer Approvals**

On April 26, 2006 the Development Officer issued approval for the following applications:

**Anders Park**  
1. Fanea Homes Ltd. - a 1.25 metre side yard to a cantilever on a proposed single family dwelling and attached garage to be located at 108 Archer Drive.

**Highland Green**  
2. T & N Arthur - a 5.5 metre rear yard to a proposed sunroom on an existing single family dwelling and attached garage located at 29 Hugert Crescent.

**Johnstone Park**  
3. Jacobs Homes Inc. - a 6.6 metre rear yard to a proposed single family dwelling and attached garage to be located at 304 Jenner Crescent.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 12, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8132.

**Municipal Planning Commission  
Approvals**

On April 24, 2006 the Municipal Planning Commission issued approval of the following applications:

**South Hill**  
1. Canadian Tire - temporary use of a 3462 sq.ft. area for storage and merchandising of seasonal/garden supplies to be located on the northeast side of the parking lot, extending from the existing garden center at 2510 - 50 Avenue.

**Riverside Heavy Industrial Park**  
2. Camdon Construction Ltd. - addition to an industrial building to be located at 7754 - 47 Avenue Close.

**Edgar Industrial Park**  
3. Shunda Consulting & Construction Management Ltd. - 165.3 m<sup>2</sup> office addition to the Baker Hughes industrial building, located at 8009 Edgar Industrial Crescent.

**Deer Park Village**  
4. 900830 Alberta Ltd. - the discretionary use for an assisted living residence for up to four (4) residents to be located at 47 Denison Crescent.

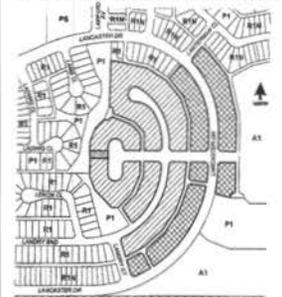
**Deer Park Estates**  
5. 900830 Alberta Ltd. - discretionary use for an assisted living residence for up to four (4) residents to be located at 92 Durbam Close.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 12, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

**Lonsdale Neighbourhood -  
Phase II  
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3156/N-2006**, which provides for the rezoning of approximately 9.159 hectares (22.63 acres) of land for the development of Phase II of the Lonsdale neighbourhood from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential (Narrow Lot) District, and P1 Parks and Recreation District. The proposed development will create 126 low density residential lots and 1 municipal reserve lot. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS**  
A1 - Future Urban Development  
R1 - Residential (Low Density)  
R1N - Residential (Narrow Lot)  
P1 - Parks and Recreation

**Change From:**  
A1 to R1  
A1 to R1N  
A1 to P1

MAP No. 01/2006  
EPLAR No. 2102/16 - 2006

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 8, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 2, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

**URGENT! Please call/fax within 1 hour of receiving**

**RED DEER ADVOCATE**

Ph: (403)343-2400 Fax: (403) 342-4051

INSERT DATE: **FRI, APRIL 28**

AD SIZE: **4 X 300**

AD CODE: **91581CityAdv4x300D28**

**FINAL PROOF.** Proof read and approve or mark corrections.  
*Proofing is the responsibility of the Advertiser. Thank you for your co-operation.*

Sales Rep	OK with corrections
Approved by	
Composed by	
BY	



www.reddeer.ca

**New Columbarium at  
Alto Reste Cemetery**

Because of their popularity and the limited number of Columbarium niches currently available, The City is beginning sales earlier than intended on the new Columbarium unit planned for the Alto Reste Cemetery.

For more information please contact The City of Red Deer Cemetery Services at 342-8303.

**Sponsorship Signs On Public  
Services Sites**

**Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3154/F-2006, which provides for sponsorship recognition signage on Public Services (PS) sites greater than 17.0 hectares. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 8, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 2, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

**Vanier Woods - Phase I  
Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3156/M-2006, which provides for the rezoning of approximately 19.52 hectares (48.98 acres) of land for the development of Phase I of the new Vanier Woods neighbourhood from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached Dwelling) District, and P1 Parks and Recreation District. The proposed development will create 172 low density residential lots, 5 municipal reserve lots, and 4 public utility lots and conforms to the Vanier Woods Neighbourhood Area Structure Plan. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 8, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 2, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

**Municipal Planning Commission  
Approvals**

On April 18, 2006 the Municipal Planning Commission issued approval of the following applications:

- Orlola Park**  
1. Inner Harmony Massage Therapy - the discretionary use for a home based massage therapy business to be located at 18 Orilla Park Road.
- Edgar Industrial Park**  
2. CTC Energy Services - use of above ground storage tanks for dangerous goods storage to be located 7755 Edgar Industrial Way.
- Riverside Light Industrial Park**  
3. Cognidin Engineering & Design - for a 748.6 m<sup>2</sup> building addition to Man-van Industries for a paint shop to be located at 4648 - 61 Street.
4. Phoenix Construction Inc. - an 11 bay industrial condo building to be located in at 6040 - 47 Avenue.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. **Friday, May 5, 2006**. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

**Development Officer Approvals**

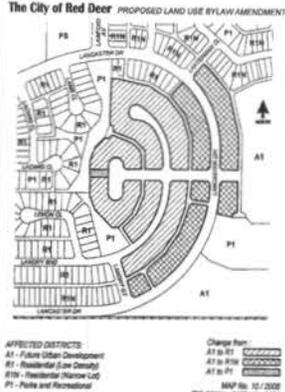
On April 19, 2006 the Development Officer issued approval for the following applications:

- Kentwood**  
1. Kingdom Hall of Jehovah's Witnesses - a 44.6 m<sup>2</sup> addition to an existing building located at 20 Kovac Street.
- Parkvale**  
2. Bets Surveys Ltd. - a 0.66 metre side yard and a 3.10 metre rear yard to an existing detached garage located at 4622 - 48 Street.
- Rosedale Meadows**  
3. Bets Surveys Ltd. - a 0.05 metre left and a 0.11 metre right side yard to an existing deck located at 55 Ralston Crescent.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. **Friday, May 5, 2006**. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8192.

**Lonsdale Neighbourhood -  
Phase II  
Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3156/N-2006, which provides for the rezoning of approximately 9.159 hectares (22.63 acres) of land for the development of Phase II of the Lonsdale neighbourhood from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential (Narrow Lot) District, and P1 Parks and Recreation District. The proposed development will create 126 low density residential lots and 1 municipal reserve lot. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 8, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 2, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

**URGENT! Please call/fax within 1 hour of receiving**

**RED DEER ADVOCATE**

Ph: (403) 343-2400 Fax: (403) 342-4051

AD SIZE: 4 X 300

AD CODE: 91562CityAds4x300021

INSERT DATE: FRI., APRIL 21

Sales Rep: TB/ Approved by: BY

City Hall with corrections

**FINAL PROOF.** Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 19, 2006

«Prime\_Owner\_Name»  
«Owner\_Address\_1»  
«Owner\_Address\_2»  
«Owner\_Address\_3»  
«Owner\_Address\_4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1**

---

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/M-2006**, which provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 hectares (48.98 acres) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots, and 4 public utility lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours, or for more details contact the city planners at Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 8, 2006**, at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, May 2, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

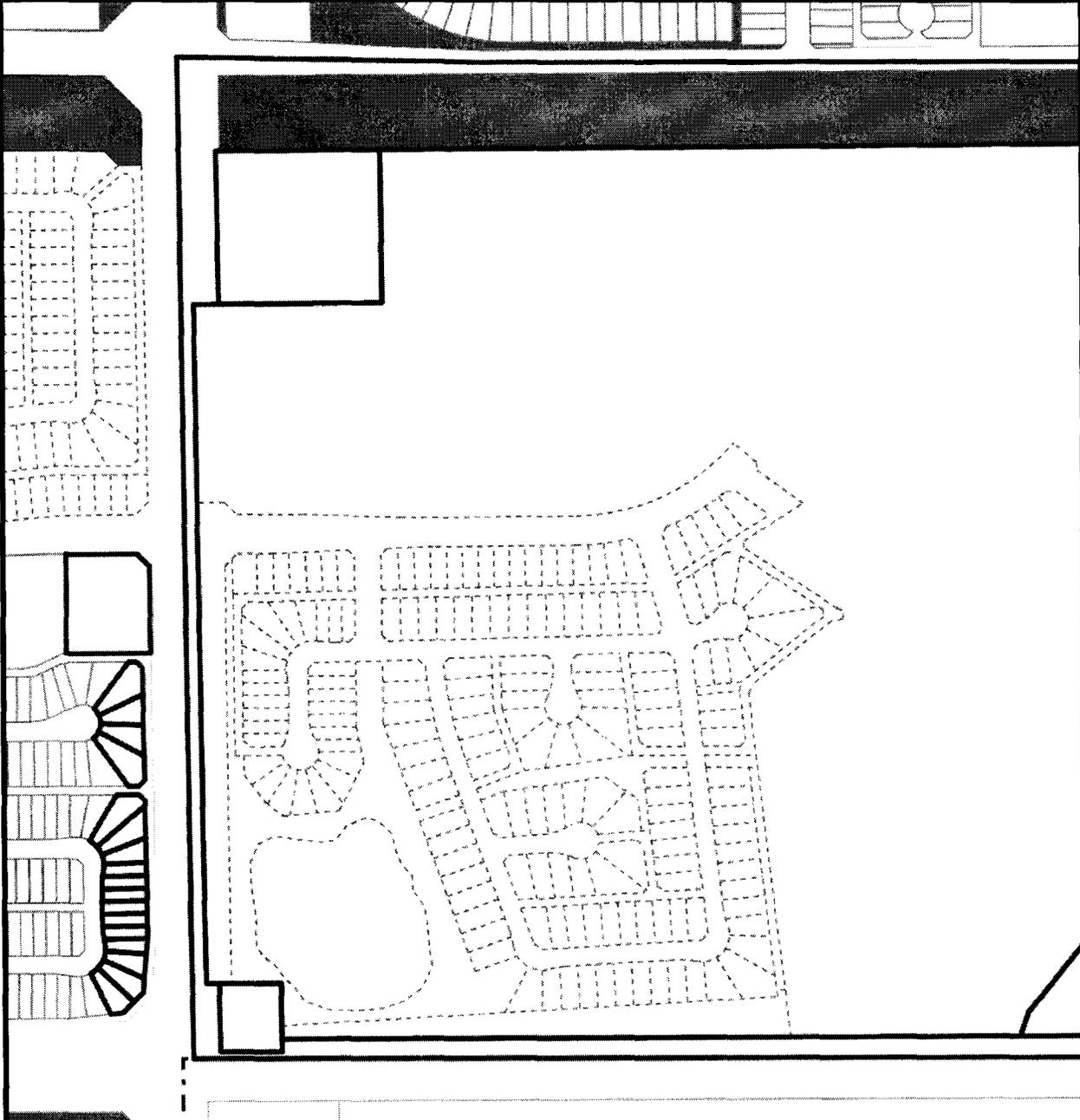
Kelly Kloss  
Manager, Legislative & Administrative Services

/te

encl.



# LUB Amendment 3156/M-2006



2006/04/18  
Scale 1 : 5296

The City of Red Deer does not guarantee the accuracy of the information. Data to be used as information only.

Copyright © 2006 The City of Red Deer

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
R. Y. & ELIZABETH J. MING & CANADIAN WESTERN NATURAL GAS C	D. & D. SABASCH & 216078 HO 11TH FLR 10035 105 ST	LTD & PETER E. LEYE BOX 186 P O BOX 2426 STN MA EDMONTON, AB	RED DEER, AB T4N 5E8 T5J 2V6	
GERALD W & SHIRLEY A NEUFELD	SITE 16 BOX 2 RR 3 LCD 1	RED DEER, AB T4N 5E3		

Red Deer County.  
County Land Owners.

## Tracy Edwards

---

**From:** Kristina Mark  
**nt:** Tuesday, April 18, 2006 10:39 AM  
**o:** Tracy Edwards  
**Subject:** Vanier woods

*County Owners*

Hi Tracy,

I hear you're looking for the adjacent land owners to Vanier Woods. I have all but one. The acreage owner will need to be contacted. I believe you can contact the County for that unless the Tax department knows. Let me know if you need anything else.

Harold R. Steele  
RR3  
Red Deer, AB  
T4N 5E3

Attn. Ken Hubbard  
HNH Dev  
Care of RR1  
Red Deer  
T4N 5E1

Attn. Ron Cadman  
Lancaster Dev Ltd.  
4605 A 63rd St  
Red Deer, AB  
T4N 7A6

Kenneth A and Mary Ann Steele  
RR3  
Red Deer, AB  
T4N 5E3

Red Deer County  
38106 RR275  
Red Deer County, AB  
T4S 2L9

HOM Farms Ltd  
6 5202 Farrell Ave  
Red Deer, AB  
T4N 7B5

Nora Jean Rose  
RR3 LCD1  
Red Deer, AB  
T4N 5E3

Altalink  
c/o AEC International  
#40, 10020-101A Ave  
Wipps-McKinnon Building  
Edmonton, AB  
T5J 3G2

**Kristina Mark**

Planner

Parkland Community Planning Services

104, 4808 Ross Street

Edmonton, AB T4N 1X5

Phone: (403) 343-3394 Fax: (403) 346-1570

## **VANIER WOODS – PHASE 1 Land Use Bylaw Amendment**

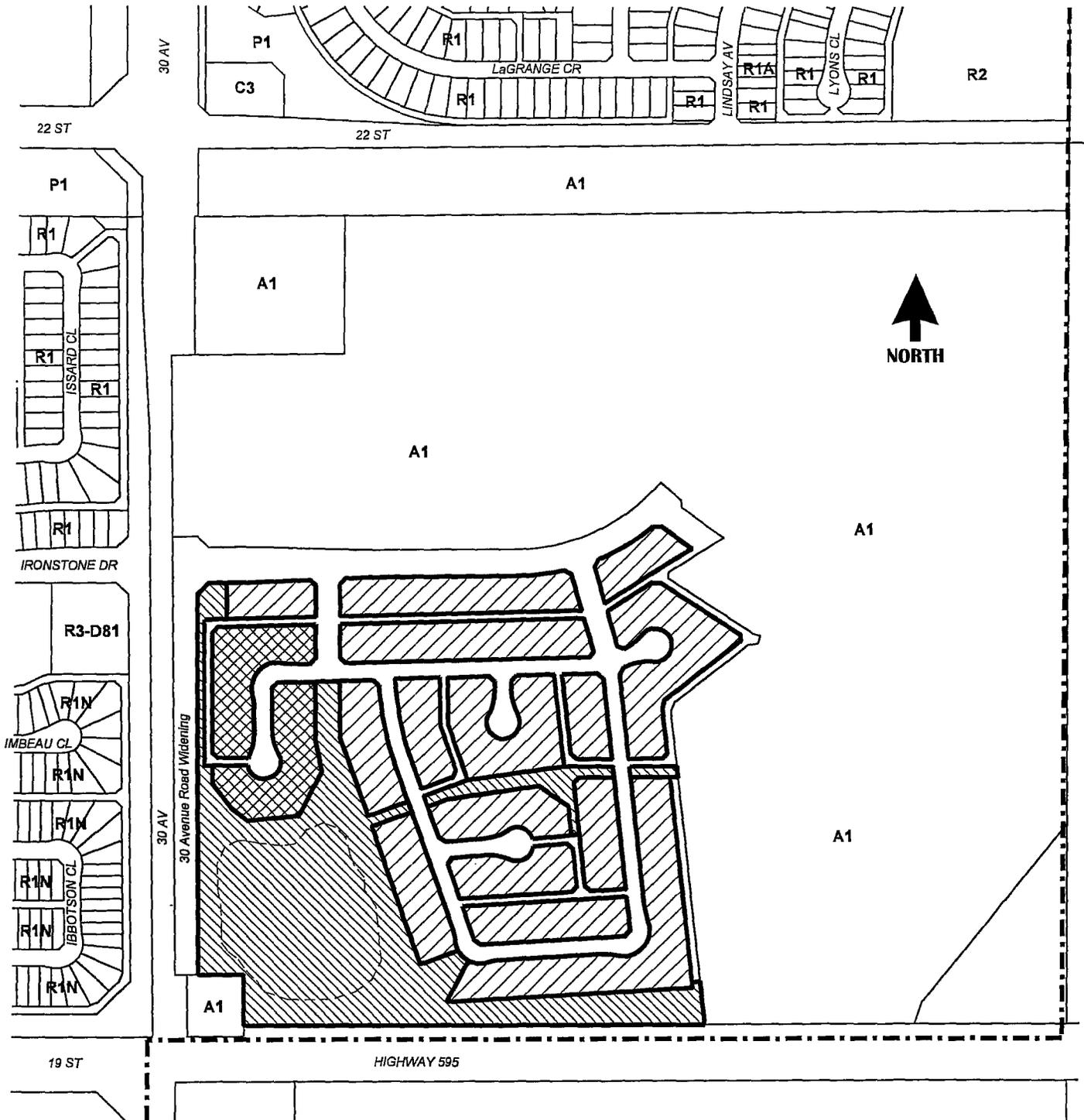
City Council proposes to pass **Land Use Bylaw Amendment 3156/M-2006**, which provides for the rezoning of approximately 19.82 hectares (48.98 acres) of land for the development of Phase 1 of the new Vanier Woods neighbourhood from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached Dwelling) District and P1 Parks and Recreation District. The proposed development will create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots and conform to the Vanier Woods Neighbourhood Area Structure Plan. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

### **“Map”**

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 8, 2006** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 2, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: April 21 & 28, 2006)

# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



**AFFECTED DISTRICTS:**

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

**Change from :**

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

MAP No. 9 / 2006  
 BYLAW No. 3156 / M - 2006

Mail Out by  
April 18

**Legislative & Administrative Services**

**DATE:** April 11, 2006  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1  
Melcor Developments Ltd.

---

**Reference Report:**

Parkland Community Planning Services, dated March 30, 2006

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/M-2006 was given first reading. A copy of the bylaw is attached.

**Report Back to Council:** Yes

A Public Hearing will be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/M-2006 provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots. This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
Manager

/chk

/attach.

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

**BYLAW NO. 3156/M-2006**

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

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

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

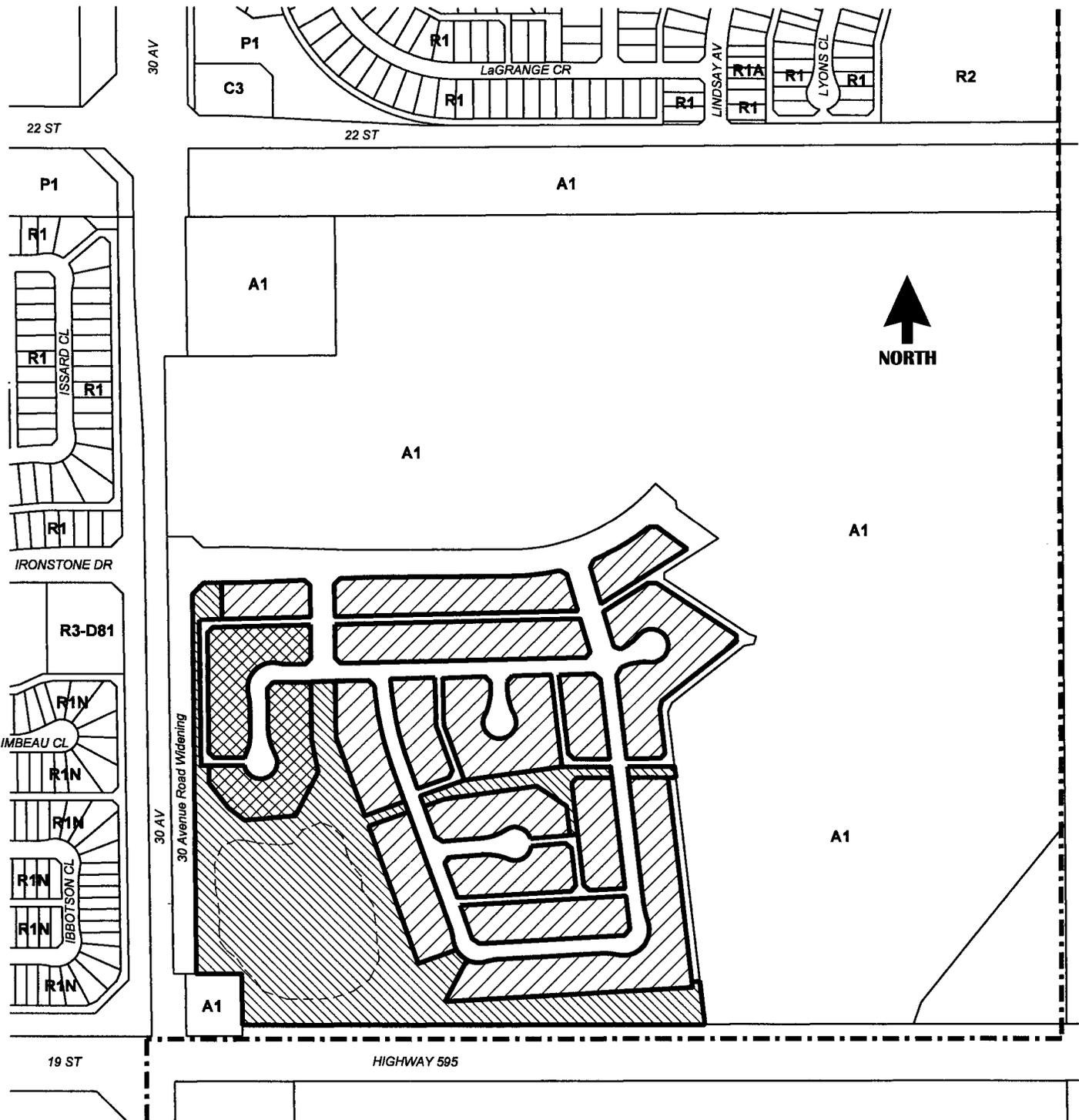
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

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

**Change from :**

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

MAP No. 9 / 2006  
 BYLAW No. 3156 / M - 2006

April 11, 2006

Fax: 343-7510

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

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/M-2006* at the City of Red Deer's Council Meeting held Monday, April 10, 2006. For your information, a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3156/M-2006* provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, April 19, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions or require additional information.

Sincerely,

Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

**Legislative & Administrative Services**

**DATE:** April 11, 2006

**TO:** Martin Kvapil, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1  
Melcor Developments Ltd.

---

***Reference Report:***

Parkland Community Planning Services, dated March 30, 2006

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/M-2006 was given first reading. A copy of the bylaw is attached.

***Report Back to Council: Yes***

A Public Hearing will be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/M-2006 provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots. This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.

Kelly Kloss  
Manager

/chk  
/attach.

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



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

---

**DATE:** March 30, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** Land Use Bylaw Amendment No. 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1  
Melcor Developments Ltd.

---

### **Proposal**

Melcor Developments Ltd. is proposing to develop Phase 1 of the concurrently proposed Vanier Woods neighbourhood. Rezoning is being sought for approximately 19.82 ha (48.98 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots, and 4 public utility lots. The proposed uses would conform with the proposed Vanier Woods Neighbourhood Area Structure Plan, which was given first reading on March 27, 2006.

### **Staff Recommendation**

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/M-2006.



---

Martin Kvapil  
PLANNING ASSISTANT

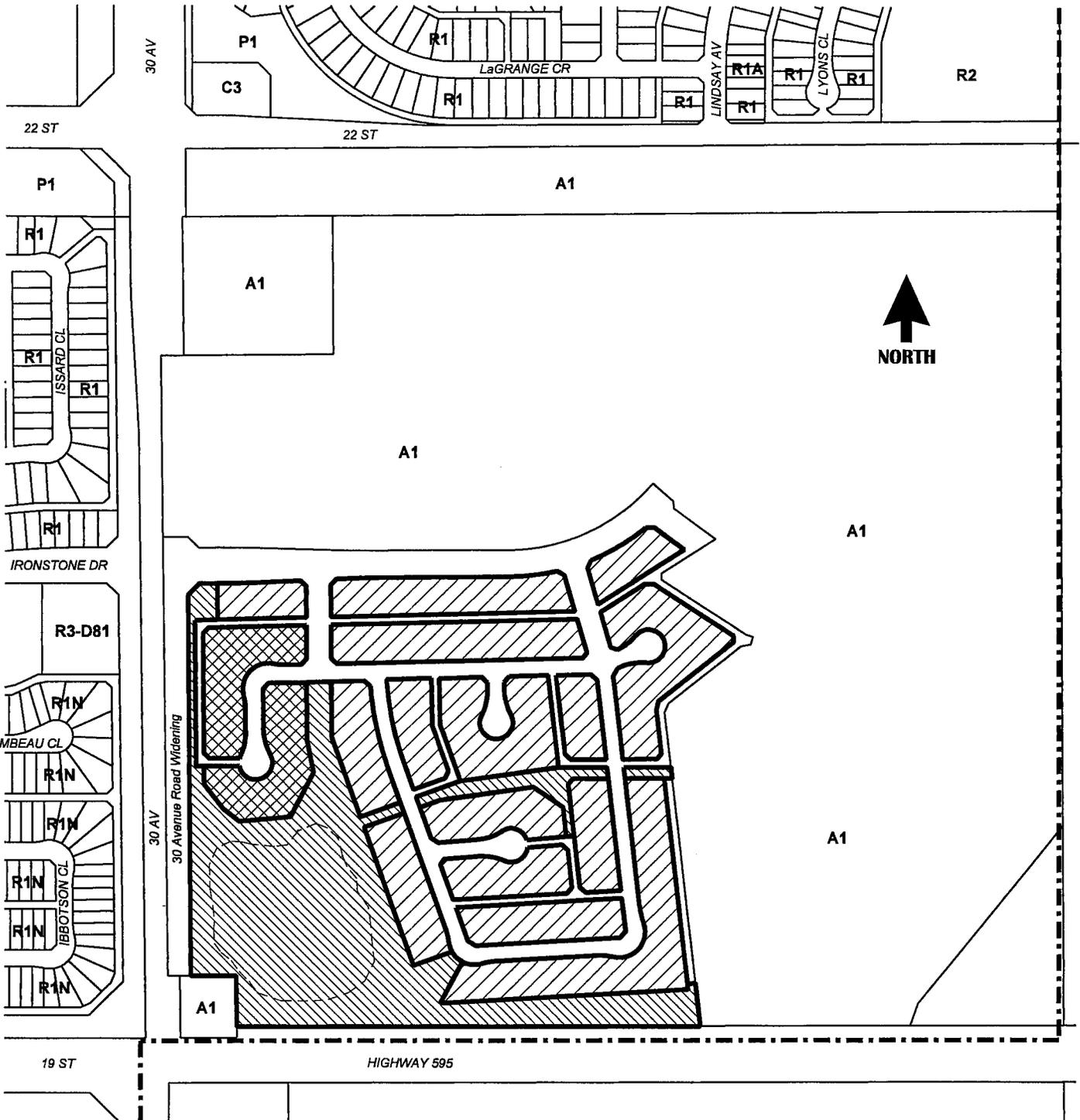


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Tony Lindhout  
CITY PLANNING MANAGER

Attach.

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

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

**Change from :**

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

MAP No. 9 / 2006  
 BYLAW No. 3156 / M - 2006

*Comments:*

We agree with the recommendation of Parkland Community Planning Services that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"

Mayor

"Norbert Van Wyk"

City Manager

**BYLAW NO. 3156/M-2006**

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

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

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2006.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2006.

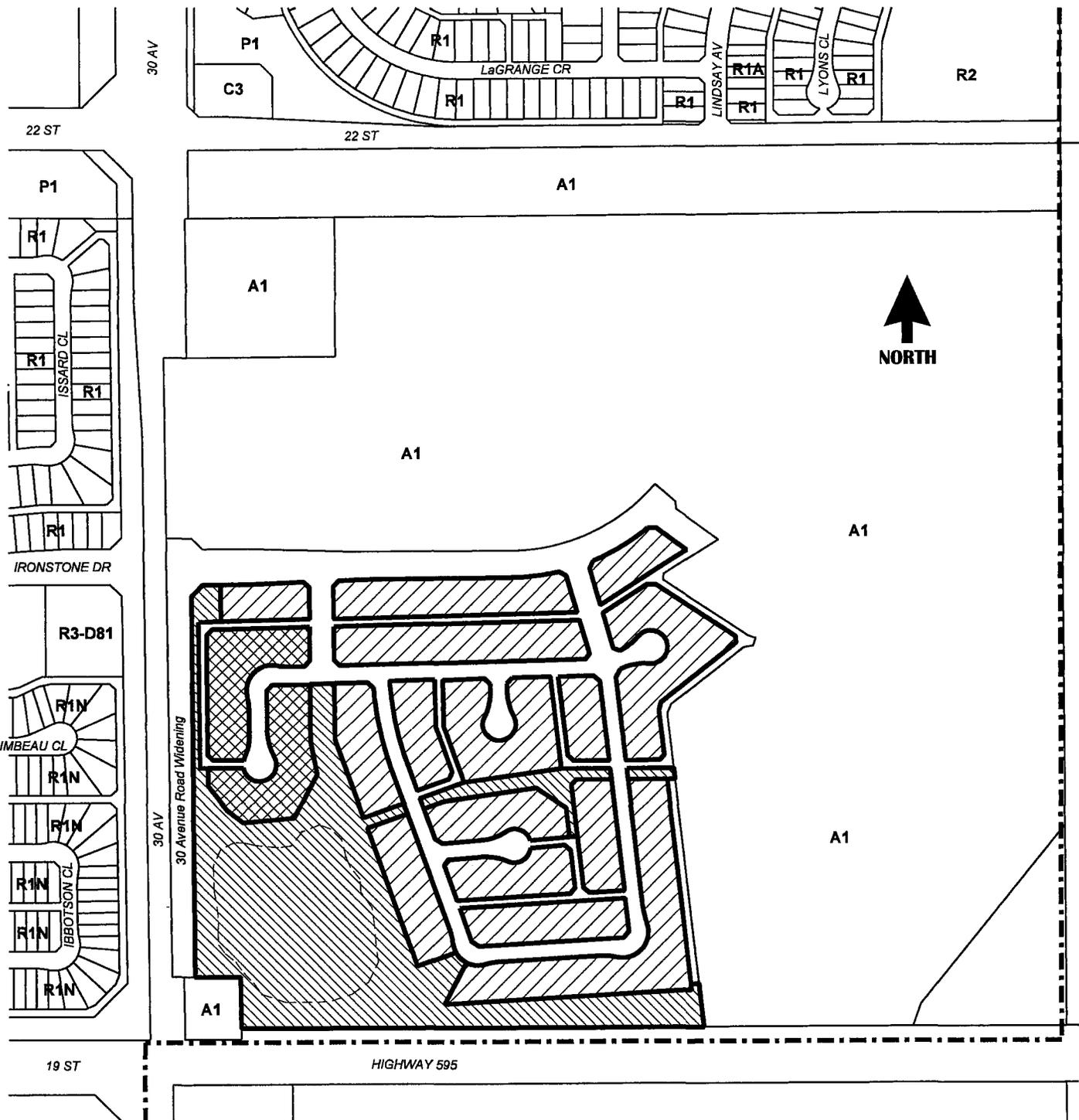
READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2006.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



**AFFECTED DISTRICTS:**

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

**Change from :**

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

MAP No. 9 / 2006  
 BYLAW No. 3156 / M - 2006



Council Decision – May 23, 2006

Legislative &amp; Administrative Services

**DATE:** May 24, 2006

**TO:** Martin Kvapil, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/M-2006  
Vanier Woods Neighbourhood – Phase 1  
Melcor Developments Ltd.

---

*Reference Report:*

Legislative & Administrative Services Manager, dated May 15, 2006 and May 3, 2006, and Parkland Community Planning Services dated March 30, 2006

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/M-2006 was given second and third readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/M-2006 provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss  
Manager  
/chk  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
I. Watson, Graphics Administrator  
E. Damberger, PCPS  
T. Edwards, Clerk Steno

**BYLAW NO. 3156/M-2006**

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

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

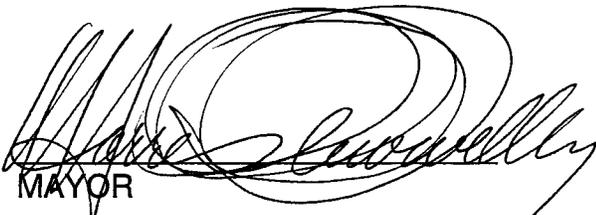
1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this 23<sup>rd</sup> day of May 2006.

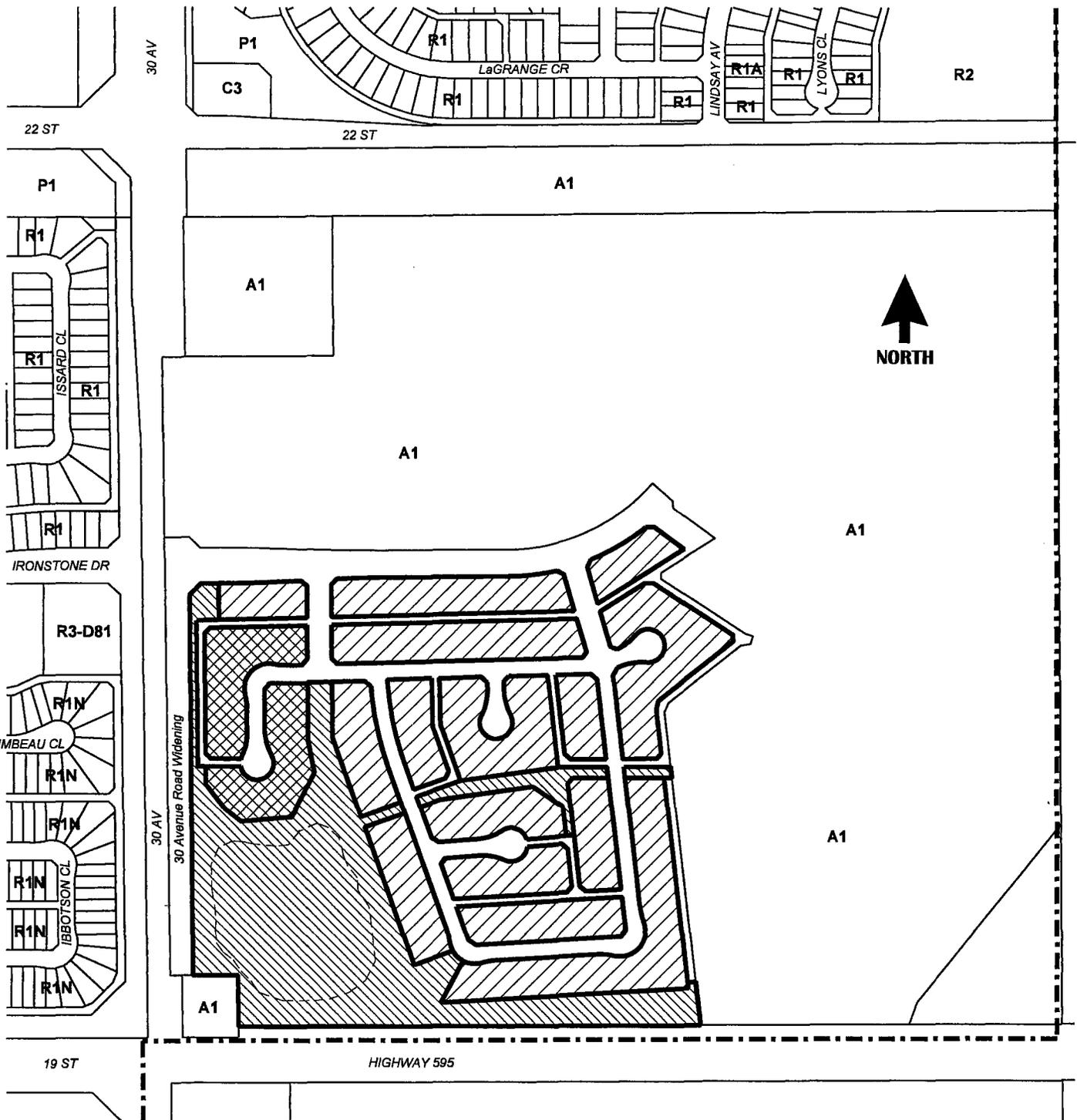
READ A THIRD TIME IN OPEN COUNCIL this 23<sup>rd</sup> day of May 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 23<sup>rd</sup> day of May 2006.

  
MAYOR

  
CITY CLERK

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

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

**Change from :**

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

MAP No. 9 / 2006  
 BYLAW No. 3156 / M - 2006



**Legislative & Administrative Services**

**DATE:** May 15, 2006  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/K-2006  
Parking Standards and Requirements for Commercial Uses

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***History:***

At the Monday, April 24, 2006 meeting of Council, Land Use Bylaw Amendment 3156/K-2006 was given first reading.

Land Use Bylaw Amendment 3156/K-2006 provides for changes to existing parking ratios for churches, call centres and public or senior high schools. Also the definition for "gross leasable floor area" is deleted and replaced with "commercial net floor area"

***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

***Discussion***

A report dated May 15, 2006 is attached from Parkland Community Planning Services outlining proposed changes to Land Use Bylaw Amendment 3156/K-2006.

***Recommendations***

That following the Public Hearing, Council:

- a) Amend Land Use Bylaw Amendment 3156/K-2006 as per the report submitted by Parkland Community Planning Services, dated May 15, 2006;
- b) Consider second and third readings of the bylaw.

*fw:*   
Kelly Kloss  
Manager

---

**From:** Ian Hartley [hartleyi@telus.net]  
**Sent:** May 10, 2006 10:19 PM  
**To:** LASMailbox  
**Cc:** 'Colin Bain'  
**Subject:** Land Use Bylaw Amendment 3156/K-2006

Dear Sir/Madam

The following motion was voted at the Red Deer Ministerial Association on May 10, 2006:

“To take a formal ratio of spaces to seats to council of 1:6”

I wish this letter to be included on the Council agenda for the meeting of May 23, 2006. Tony Hilling and I have been assigned by the Ministerial to speak to the matter at the public hearing on the same date.

Yours sincerely

Ian Hartley  
President Red Deer Ministerial Association.

Please confirm you received this request.

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[This message has been scanned for security content threats, including computer viruses.]

The Salvation Army  
Red Deer Church & Community Services  
4837 54 Street  
Red Deer, AB, T4N 2G5  
Telephone: 403 346-2251  
Fax: 403 342-5892  
<http://www.salvationarmy.ca>  
<http://www.soulcheck.ca>

Colin Bain  
Pastor & Executive Director

9

May 10, 2006

Kelly Kloss  
Manager  
Legislative & Administrative Services  
City of Red Deer

Re: Land Use Bylaw Amendment 3156/K-2006

Dear Kelly,

I note that the proposal drastically increases the need for land for parking for churches from 1 parking space per 8 seats to 2.5 seats.

In our church on an average Sunday the ratio of people actually attending is 1 space per 7 seats filled.

I would object to the reduction of effective space to this arbitrary proposed ratio. I note that Movie Theatres have a ratio of 1 space per 5 seats. These establishments are run continually and thus would have a better ratio than that proposed for churches, which need maximum parking only once per week.

I would note that if we made any improvements to our church, we would have to find more than double the land for parking that is simply unavailable in our location. Our church would have to close.

In regard to wider lots and landscaping, I would note that in the future, vehicles will certainly be forced to be smaller, not larger, due to gasoline price increases forcing North America to produce more appropriately efficient vehicles.

Given the fact that even in "boom" times, churches are heavily dependant on limited voluntary giving, this proposal is an onerous hardship. The fact is that churches in our community are heavily involved in contributing to the social fabric, especially in the area of poverty. (Loaves & Fishes, Salvation Army, Adventist, Roman Catholic, Anglican to name a few). Any extra burdens will divert funds away from poverty relief and this would undoubtedly be a further burden to the City.

In terms of an example of land requirement, the Livingstones Church has calculated that they will simply not have enough land to fulfill the proposed requirement for their existing congregation (having given over 1 acre to the 19<sup>th</sup> Street/40<sup>th</sup> Avenue restructuring) never mind future requirements. This is an area where the pressure for land is less. In short it means an 8 acre parking lot with a small church in the centre.

This objection is not just on behalf of the church ratio. The Senior High School ratio also means a doubling of the current land requirement for students parking. I cannot imagine that there is enough land in Red Deer for this proposal.

I would further note by comparison that the treatment of the Casino parking problem is almost beneficent.

For all these reasons, I would suggest that the ratio remain the same i.e 1 space for 8 seats.

Yours sincerely,

Colin Bain

# Living Stones Church

Passion for God  
Compassion for People

May 15, 2006

Mr. Kelly Kloss c/o  
City of Red Deer  
Legislative & Administrative Services  
Box 5008  
Red Deer AB T4N 3T4

Dear Kelly:

**Re: Land Use Bylaw Amendment 3156/K-2006 Parking Standards**

Thank you for your letter of May 2, 2006 giving invitation for feedback regarding the proposed changes in the Parking Standards.

Whereas there is likely need for some revisions to the present city bylaw, it would seem that the changes proposed seem less than reasonable when applied to parking lots for churches.

We would like to speak to the issue on the agenda of the public meeting on Tuesday, May 23, 2006. We are proposing construction of the first phase of our church parking lot by Summer 2006 and Al-Terra Engineering has been working with the City Engineering personnel as it prepares to go to tender as soon as possible.

Whereas the new proposal would allow us to comply within the number of parking spaces formula at the present size of our facility, plans would have to be redrawn to meet any future construction. Compliance with proposed new space and aisle widths would affect the drains for underground storm water management, as well as parking islands with trees and lighting standards. Our eventual future sanctuary expansion proposal (in preliminary drawing format and on the city files for a number of years; before that with the County of Red Deer) would require more spaces than our 8.3 acre parcel would allow within our development agreement. It may be noted that we already sold 1.7 acres to the city from our 10 acre parcel to allow for the widening of 40<sup>th</sup> Avenue and 19<sup>th</sup> Street, at the request of the City.

It would appear to our leadership that a minimum ratio of 1.0 space to 6 seats would be more manageable for our church facility situation. That would mean that an expanded

Living Stones Church

Parking Standards May 23, 2006

Page 2

sanctuary size to seat 1200 congregants would require a minimum of 200 parking spaces at the present Red Deer standard for parking stall and aisle width. Using the present Red Deer city standard for the first phase of our parking lot paving, Al-Terra Engineering has provided a plan for 374 parking spaces. Changing our plans to meet the proposed new standard (480 larger parking stalls!) would be costly if changed at this point and dreadfully expensive for a church to change if compliance should be expected when our future planned expansion becomes a reality.

It should be noted that at the 1 to 2.5 ratio, it would be impossible for our church to meet the expected number of parking stalls even on our 8.3 acre site! As we begin into the 21<sup>st</sup> century, more and more people expect to attend churches with a wide range of ministries and programs to meet their family needs. Most growing churches will have to continue relocating outside the city to accommodate expected growth. The land parcels being planned into city subdivisions seem too small for many churches, even under the present parking standards. It would seem that small land parcels and extremely large parking lots will serve as a self-limiter to church congregations wanting to continue to be part of the city life and support system.

We thank City Council for the opportunity to make our concerns heard at the meeting on May 23, 2006.

Sincerely,



Mel Delaney on behalf of Official Board  
Business Administrator/Elder

mrd



Montfort Centre  
5210 - 61 Street  
Red Deer, Alberta T4N 6N8  
Telephone (403) 343-1055  
Facsimile (403) 347-6410

May 16, 2006

Mr. Kelly Kloss  
Manager, Legislative & Administrative Services  
City of Red Deer  
Box 5008  
4914 - 48 Avenue  
Red Deer, AB. T4N 3T4

Dear Mr. Kloss:

**Re: Land Use Bylaw Amendment 3156/K-2006, Parking Standards and Requirements of Commercial Uses**

Red Deer Catholic has received the proposed changes to the above bylaw. We believe the proposed parking rates at 1 space/ 1.5 students is excessive. Currently at Notre Dame High school, with a capacity of 1245 students we require 415 parking stalls. With the addition of the Collicutt and the shared parking agreement the school has 370 stalls, plus some additional Collicutt parking stalls. Of these 370 stalls there are 100 dedicated for staff use. Of the current 1211 students, 427 are enrolled in grade 10. The majority of these grade 10 students do not receive their drivers' license until the later part of the school year, of which they become casual drivers. During the period of May 10, 2006 to May 12, 2006 an average of 150 students were transported daily to and from school on Red Deer Catholic school busses. During the past 8 months an average of 315 City of Red Deer transit passes were distributed to students each month with 45 of these passes being purchased at full price by students. In my experience of site visits throughout the school year, it is very unusual that a parking space cannot be found in the student parking lot. In summary, 465 (Approx. 40%) students are being transported by City Transit or Red Deer Catholic. The remaining students either walk, bike, car pool, dropped off by parents or drive. From the data collected, we feel the current bylaw allows for sufficient parking at high schools.

In addition, the impact on school site requirements, increased construction costs and the environmental impacts are significant. The current recommended school site size for a high school is approximately 20 acres. With the increase in parking requirements, this size would likely need to be increased. It is estimated that at Notre Dame High School would require an additional 4 acres in parking if constructed under the new guidelines. Although developers provide MR land for park or school sites this area is above the

required allocation of 10% MR per quarter section of land. This equates to increased costs to the City of Red Deer and taxpayers to purchase the additional land for high school site parking as well as additional construction costs. Facilities have a significant environmental impact both during construction and throughout the life of the building. To reduce this impact several guiding principles have been adopted, including LEED (Leadership in Energy & Environmental Design). The additional parking requirements will increase the storm water management requirements as well as increase heat island effect as outlined in the LEED guidelines.

With the increase in gasoline prices public transit should be encouraged rather than single occupancy vehicle traffic by increasing parking lots. It is Red Deer Catholic's recommendation that the bylaw remain at its current parking standard of 1 space per 3 students. Should you have any questions please feel free to contact me at 343-1055.

Sincerely yours

A handwritten signature in black ink, appearing to read 'Ken Jaeger', written in a cursive style.

Ken Jaeger  
Coordinator of Planning

CORPORATION  
FINANCIAL  
INVESTMENTS  
REIT  
RESIDENTIAL  
REVENUE PROPERTIES

Kenneth R. Moffat  
Vice President, Asset Management

Direct Line: (905) 281-5808  
email: kmoffat@morguard.com

**Via Email Attachment**

May 16, 2006

The Mayor and City Councilors  
City of Red Deer  
c/o Mr. Kelly Closs  
Legislative and Administrative Services Manager  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Your Worship and Members of City Council:

**Re: Bylaw No. 3156/K-2006**

I am the Vice President, Asset Management for Morguard Real Estate Investment Trust, the owner of Parkland Mall. I am writing to comment on proposed Land Use Bylaw Amendment 3156/K-2006 ("the Amendment"). We agree that the current bylaw requires clarification to improve interpretation by property owners and promote consistent application and regulation by the City. We appreciate the efforts of City staff to accomplish these objectives. However, we note:

1. although we have been advised that it is not the intent of the Amendment to relax current parking requirements for commercial buildings, this will be the result when the proposed changes are implemented;
2. that the Amendment changes the standard by which parking requirements are calculated in a manner that is not consistent with industry practice as described in the report of Parkland Community Planning Services ("PCPS") dated April 13, 2006 (the "PCPS Report") both in terms of what areas are included and what areas are excluded in Commercial Net Floor Area; and
3. as worded, the Amendment could leave planning officials in doubt as to what to include and what to exclude from the floor area used in calculating the parking requirements at a commercial premise.

We also note that the PCPS Report recommends retention of a parking ratio of 5.1 stalls per 93m<sup>2</sup> of floor area. Morguard REIT, as the owner of Parkland Mall, supports this ratio.

The Mayor and City Councilors  
City of Red Deer  
May 16, 2006  
Page 2.

### Floor Area

Floor Area in the current bylaw means "the building footprint or area of the building calculated by reference to the perimeter of the exterior foundations of the building", consistent with the definition of Gross Leasable Floor Area ("GLA") in the current bylaw which is measured from "the outside surface of the exterior walls". The Amendment does not change or remove the definition of "Floor Area" but does replace the definition of GLA with a definition of Commercial Net Floor Area ("CNFA") that is measured from the "interior wall dimensions".

The reference to "interior wall dimensions" in the definition of CNFA could also be interpreted to exclude the area occupied by the interior demising walls between stores located within the mall. If this is not the intent of the Amendment, then the definition of CNFA should clearly include the area of the demising walls.

To illustrate the impact that these seemingly minor differences in wording have on the parking requirement, consider the case of Parkland Mall. The difference between the interior and exterior surfaces of the perimeter walls (i.e. the thickness of the exterior walls) may not seem significant but actually is in a large commercial building. The architect for Parkland Mall, Cohos Evamy Partners, advises us that the area between the interior and exterior surfaces of the perimeter walls of Parkland Mall occupy 5,238 square feet in floor area as defined in the existing bylaw. If this area were to be removed from floor area for purposes of the bylaw, as would occur under the proposed definition of Commercial Net Floor Area, the parking requirement for Parkland Mall will be reduced by 27 parking stalls. Furthermore, the area occupied by demising walls between premises is 2,615 square feet. If this area were to be removed from the floor area for purposes of the bylaw, as could arguably be permitted unless the intent is clarified, the parking requirement for Parkland Mall would be reduced by a further 13 parking stalls.

### Exclusions

The Amendment as drafted excludes "public washrooms" and "storage areas below established grade" as well as other areas from the CNFA that are clearly expected to be areas that are for common use and non-rentable. As worded, the Amendment would exclude from CNFA the public washrooms that are located in individual retail stores as well as rented storage areas. This is inconsistent with the PCPS Report since washroom areas and storage areas are included in the rentable area of such premises.

Excluding public washrooms in tenants' premises at Parkland Mall (rather than merely public washrooms accessible from the common areas) results in a reduction of floor area of 2,582 square feet for the 62 washrooms located in various rentable premises throughout the mall. This would have a related reduction in the parking requirement for Parkland Mall of 13 parking stalls.

The Mayor and City Councilors  
 City of Red Deer  
 May 16, 2006  
 Page 3.

With respect to storage space, we do not currently have an accurate inventory of storage areas within tenants' premises. Consequently, we are unable to state with precision how the exclusion of all storage areas would impact the parking requirement at Parkland Mall. However, there is no doubt that the area of tenants' storage areas is at least double the area of washrooms, so it is reasonable to conclude that the related reduction in the parking requirement at Parkland Mall would be 26 parking stalls.

**Summary of the Impact of the Proposed Amendment**

In summary, the proposed changes to the Parking Bylaw result in the relaxation of the parking stall requirement at Parkland Mall by at least 79 parking stalls. We are concerned that the parking requirement for all commercial properties in Red Deer will be similarly affected and that this general relaxation of the parking requirement will produce strains on the availability of parking at all commercial properties. This will inevitably lead to the types of parking problems that the Parking Bylaw is specifically intended to avoid.

**Suggested wording:**

In order to respond to these concerns and, more particularly, to achieve the objectives of the PCPS Report, we suggest the wording be amended to read as follows:

*"Commercial Net Floor Area" means the total area of all floors of a commercial building measured to the glass line or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, excluding common area and non-rentable:*

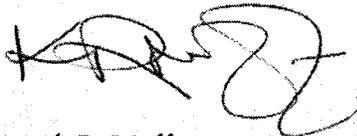
*stairwells, elevators, mechanical or electrical rooms, vertical service shafts and corridors, lobbies, washrooms, internal garbage storage, internal parking areas, public food court seating areas, and storage areas"*

With the exception of the foregoing suggested change to the definition of Commercial Net Floor Area, we support the balance of the proposed Amendment.

Thank you for your consideration of this submission.

Yours sincerely,

**MORGUARD REAL ESTATE INVESTMENT TRUST**



Kenneth R. Moffat  
 Vice President, Asset Management

The Mayor and City Councilors  
City of Red Deer  
May 16, 2006  
Page 4.

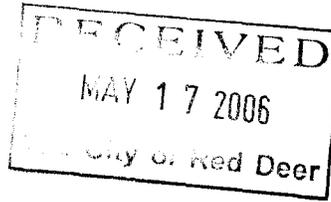
cc: Michael Keyes, Sisson Warren Sinclair (Via Fax)  
Dan Hachey, Parkland Mall (Via Fax)



**RED DEER  
PUBLIC SCHOOLS**

14E

**Deb Beck**  
Associate Superintendent  
Business Services  
Direct Line: 403-342-3702  
Email: dbeck@rdpsd.ab.ca



May 15, 2006

Kelly Kloss  
Manager, Legislative and Administrative Services  
The City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

**Re: Land use bylaw amendment 3156/K-2006**

Dear Mr. Kloss;

Please be advised that the Red Deer Public School District No. 104 would like to indicate significant concerns with respect to the proposed amendments to Bylaw 3156/K-2006. More specifically, the district has concerns with the proposed increase in parking spaces required for a senior high school site. The current ratio of 1.0 space for every three students is working well in our high schools and a move to the proposed level of 1.0 parking spaces for every 1.5 students would require additional space to be set aside for each high school site.

Our preliminary estimates indicate that to comply with the new ratio we would require an additional 5 acres for each high school site. This additional space required would be compounded by the fact that the two school boards have requested, and received, guidelines to be implemented into the Major Neighborhood structure plans, the guidelines are such that when high school sites are being designated to the two school jurisdictions ( Red Deer Public and Red Deer Catholic) they be adjacent in order to enable joint curriculum initiatives like the Advanced Placement program operating in Hunting Hills and Notre Dame High Schools as well the sharing of recreation venue use (play fields and green space).

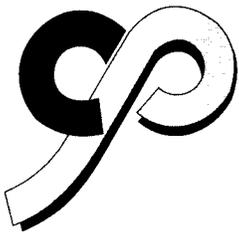
We would ask that City Council reconsider the proposed amendments in light of the additional space that would be required and to consider remaining with the current ratio.

Yours sincerely,

Deb Beck  
DB/rms

c.c. Don Falk, Superintendent of Schools, R.D.P.S.D No. 104  
Terry Mitchell, Director of Facilities, R.D.P.S.D No. 104  
Dick Dornstauder, Assistant Superintendent of Finance, R.D.C.R.D. No. 39  
Martin Kvapil, Planning Assistant, Parkland Planning





**DATE:** May 15, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** **Land Use Bylaw Amendment No. 3156/K-2006  
Parking Standards and Requirements**

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### **Background**

On April 24, 2006, Parkland Community Planning Services (PCPS) presented a report to Council recommending changes to the existing vehicle parking standards and requirements pertaining to certain land uses. City Council granted first reading to this bylaw; however, Council requested that PCPS further explore identified issues. These issues include:

- Existing parking stall widths;
- Further options for church parking.

### **Further Analysis**

#### *Stall Widths*

The Bunt & Associates study reviewed parking stall sizes. The size of stall and aisles are determined by the size and turning capabilities of a design vehicle, which represents a vehicle no larger than the 85<sup>th</sup> percentile vehicle. It was determined that over the past 20 years, the average length of vehicles has remained constant (5.10 m); however, the average vehicle width has increased approximately 10 cm (1.6 m to 1.7 m). Considering these factors, Bunt & Associates recommends a one-size-fits-all stall size of 2.6 m x 5.4 m.

Upon review of existing developments within Red Deer and the requirements of other municipalities, PCPS has determined the existing parking stall size to be adequate (2.6 m x 5.5 m). The purpose of the proposed parking aisle width increase to 7.0 metres is to improve vehicle maneuvering and to encourage proper perpendicular parking. This aisle width would only be applied to new developments; expansions to existing developments would be subject to the current 6.0-m aisle width requirement.

#### *Churches*

A higher ratio is proposed for churches from the existing 1.0 space per 8 seats requirement. This initially-proposed 1.0 space per 2.5 seats ratio is based on existing parking space deficiencies and in accordance with the Bunt & Associates Study.

The City of Calgary presently requires 1.0 space per 5 seats. Calgary staff has opted to not concur with the Bunt & Associates recommendation of 1.0 space per 2.5 seats; however, a change to 1.0 space per 4 seats is being proposed. This requirement would be consistent with the City of Edmonton standard. Upon further discussion with planning staffs, it is recommended that the City of Red Deer ratio be comparable with Calgary and Edmonton. Further review of existing city church sites revealed a wide range of provided parking ratios (1.0 space per 5.2 to 10 seats). Considering this range, PCPS recommends a change to 1.0 space per 6 seats from the initially-proposed ratio.

Furthermore, a parking ratio is proposed within this bylaw which would address parking demand for places of worship without fixed seating. Appropriately, the term “church” should be replaced in order to accommodate all “places of worship” and to also ensure consistency with the listed uses within the Land Use Bylaw.

### *Senior High Schools*

First reading was given to the proposed parking ratio for Public and Private Senior High Schools – 1.0 space per 1.5 students. Upon consultation with the Inspections and Licensing Department, it was resolved that this proposed requirement would be excessive. Instead, it is recommended that the current standard remain and that this ratio be applied to the maximum building occupancy. Presently, the existing ratio is applied to current enrolment and, therefore, as enrolment increases, then so does the number of vehicles and required spaces. However, no mechanism (i.e. development permit) is triggered to ensure that adequate parking is provided as enrolment increases.

### *Parking Ratios*

In summary, the following table illustrates a comparison between the existing and proposed parking ratios of the discussed land uses:

<b>Use</b>	<b>Existing Ratio (spaces)</b>	<b>Proposed Ratio (spaces)</b>
Place of Worship (fixed seating)	1.0 per 8 seats	1.0 per 6 seats
Place of Worship (non-fixed seating)	<i>n/a</i>	1.0 per 4 persons, based on max. occupancy
Hospitals, Social Care Residences	1.0 per 93 m <sup>2</sup>	<i>unchanged</i>
Call Centres	8.0 per 93 m <sup>2</sup>	6.0 per 93 m <sup>2</sup>
Public & Private Senior High Schools	0.3 per 1.0 student	0.3 per 1.0 student, based on max. occupancy
Regional Shopping Centres	5.1 per 93 m <sup>2</sup>	<i>unchanged</i>
Cinemas, Movie Theatres	1.0 per 5 seats	<i>unchanged</i>

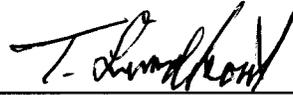
Also, upon further review, the proposed definition for "Commercial Net Floor Area" has been changed to reflect the existing definition with respects to the boundaries of measurement (i.e. exterior surface of walls vs. interior surface of walls). The proposed definition is a combination of the existing City of Red Deer and City of Calgary definitions.

Respectfully submitted,



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Martin Kvapil  
PLANNING ASSISTANT



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Tony Lindhout  
CITY PLANNING MANAGER

Attach.

**BYLAW NO. 3156/K-2006**

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

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

1. That the definition within Section 2 for "Gross Leasable Floor Area" or "GLA" is hereby deleted.
2. That the following definition is hereby added to Section 2:
 

*"Commercial Net Floor Area" means the total area of all floors of a commercial building measured to the glass line, or, where there is no glass line, the outside surface of the exterior wall, or, where the buildings are separated by firewalls, to the centre line of the common firewall, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts and non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, and food court seating areas.*
3. That all references to "Gross Leasable Floor Area" within the Land Use Bylaw are hereby amended to read *"Commercial Net Floor Area"*.
4. That the following parking requirements within Section 48 (1) are hereby amended to read:
 

Place of Worship (Fixed Seating)	<i>1.0 per 6.0 seats</i>
Place of Worship (Non-fixed Seating)	<i>1.0 per 4.0 persons, based on maximum occupancy</i>
Hospitals, Social Care Residences	<i>1.0 per 93 m<sup>2</sup></i>
Call Centre	<i>6.0 per 93 m<sup>2</sup></i>
Public or Private Senior High Schools	<i>0.3 per 1.0 student, based on maximum occupancy</i>
5. That Section 48 (4) is hereby amended to read:
 

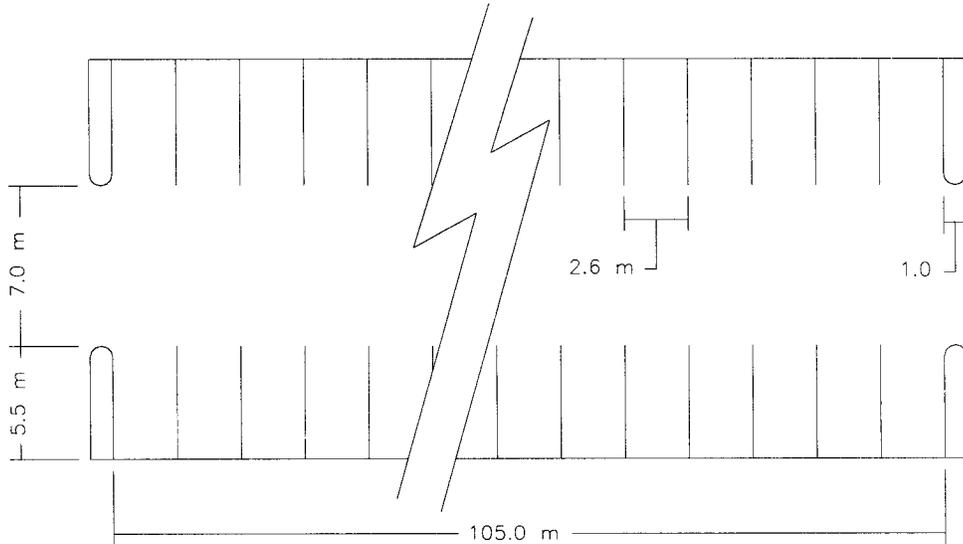
*(4) Where there are multiple uses of a site within an enclosed shopping centre, parking shall be calculated at 100% of the Commercial Net Floor Area of the shopping centre as a whole rather than each individual use. Drinking Establishments and Commercial Entertainment Facilities shall be calculated individually in addition to the shopping centre as a whole.*
6. That Section 49 (7) is hereby amended to read:
 

*(7) All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width.*

7. That Section 49 is hereby amended with the addition of:

- (8) *Parking aisles shall not be greater than 105.0 m in length.*
- (9) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*

**Minimum Requirements**



- (10) *All parking lots containing in excess of 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (11) *Pedestrian walkways for parking lots containing in excess of 200 parking spaces shall be a minimum of 1.2 m in width and oriented, to the satisfaction of Development Authority, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (12) *All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that development-related traffic will not unduly cause hazard or impede traffic on public roads.*
- (13) *The allocated parking for each use shall be located conveniently on site, to the satisfaction of the Development Authority, in order to ensure that such parking is provided within the vicinity of the intended building/use entrance.*

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of April 2006.

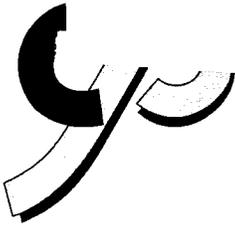
READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

\_\_\_\_\_  
MAYOR

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



**DATE:** April 13, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** Land Use Bylaw Amendment No. 3156/K-2006  
Parking Standards and Requirements for Commercial Uses

---

### **Introduction**

Parkland Community Planning Services (PCPS) has undertaken a review of the City's Land Use Bylaw (LUB) with respects to parking standards and requirements. This review was initiated by PCPS, as recent commercial developments and possible future commercial development interests, among other uses, have prompted reconsideration of the existing LUB requirements.

### **Background**

Throughout this review process, various parking studies and Alberta land use bylaws were referenced. More specifically, the studies referenced were the *City of Calgary Land Use By-Law Parking Study: Final Report* by Bunt & Associates Engineering (Alberta) Ltd. in 2004 and *Parking Requirements for Shopping Centers: Summary Recommendations and Research Study Report, Second Edition* by Urban Land Institute (ULI) in 1999. Both documents provided assistance in the review, as the Bunt & Associates Study included requirement comparisons with other municipalities, while the ULI Study provided similar review along with case studies.

The Bunt & Associates Study was undertaken to provide input and direction into review of the City of Calgary Land Use Bylaw. The purpose of the study was to identify existing parking demands and policies for specific land uses based on actual observed conditions within the city.

The ULI Study focused on regional shopping centres within the United States. The primary goal of the study was to recommend parking ratios for centres within the U.S. based upon observations of parking conditions at existing centres.

### **Amending Bylaw**

Upon review of the existing parking standards within the City of Red Deer Land Use Bylaw, it was determined that the focus of the amending bylaw would be directed at definitions, parking ratios, and overall parking area layout and design.

#### *Definitions (Bylaw Items 1-2)*

Presently, the LUB contains a definition for "gross leasable area". This definition does not exclude areas such as shopping centre hallways or mechanical rooms. Most municipalities do

exclude these common corridors and mechanical area and they are deducted from the floor area used to calculate parking requirements. In order to ensure our parking requirements reflect actual demand and are calculated in a manner consistent with other municipalities, the replacement term “Commercial Net Floor Area” is proposed. This term is defined in more detail to list all areas not included as rentable floor space. Upon replacement, this term and its definition would be consistent with other municipalities in regards to the calculation of commercial floor space.

#### *Parking Space Ratios (Bylaw Items 3-4)*

Changes to the existing parking ratios for churches, call centres, and public or senior high schools are proposed.

A higher ratio is proposed for churches from the existing 1.0 space per 8 seats requirement. This proposed 1.0 space per 2.5 seats ratio is based on existing parking space deficiencies and in accordance with the Bunt & Associates Study and the requirements of similar Alberta municipalities.

For hospitals, social care residences, and similar uses, the current parking ratio refers to “gross floor area”. It is recommended that the reference to “gross floor area” be deleted, as the required ratio is usually applied to the total floor area of a development unless otherwise stated and the reference to “gross floor area” is not required. The existing parking ratio for these uses would remain the same. Furthermore, a definition for “gross floor area” is presently not contained within the LUB. The term “similar use” is also not presently defined. Considering the vagueness of interpretation of such a listed use, it is recommended that this term be deleted.

During this review, the use of call centres was considered. The Bunt & Associates Study examined stand-alone call centres. These uses are office-like in nature, however at a more intense rate, as the number of employees is highly concentrated. Considering this intensity of use, a slightly higher ratio is anticipated than the existing commercial office ratio; however, not as high as the existing call centre ratio of 8 stalls per 93 m<sup>2</sup>. In accordance with the Bunt & Associates Study, a ratio of 6.0 spaces per 93 m<sup>2</sup> (commercial net floor area) for stand-alone call centres is proposed.

Recent development proposals for high school expansions have prompted review of the existing senior high school ratio of 0.3 spaces per each student (1.0 space per 3 students). Site inspections of such schools indicate a shortage in student and visitor parking. These shortages may be further experienced after regular school hours due to extension programs and extracurricular activities. It is apparent that more and more students are using personal vehicles as their primary mode of transportation to attend high school. Considering the existing student vehicle parking overflow, a rate 1.0 space per 1.5 students may be a more accurate standard. It is anticipated that such a ratio would accommodate both staff and visitor parking.

During the preparation of this review process, the existing parking ratio for shopping centres was also considered. Presently, the required parking ratio for all shopping centres is 5.1 spaces per 93 m<sup>2</sup>. Similarly sized Alberta municipalities and the Bunt & Associates Study were consulted to determine whether any change would be required in the current ratio. The ULI Study was also considered.

The Bunt & Associates Study indicates that presently the City of Calgary applies a parking ratio of 5.0 spaces per 93 m<sup>2</sup> for regional shopping centres. However, this study did not perform data

collection in order to provide any recommendation on regional shopping centre parking requirements. The study did however collect data for neighbourhood shopping centres and large neighbourhood commercial, as defined by the Calgary Land Use Bylaw. A reduction in parking requirements for these uses was recommended. Upon discussion with City of Calgary planning staff, it was indicated that, under its current LUB review, it is considering amending its current ratio for regional shopping centres to 4.5 spaces per 100 m<sup>2</sup> (4.2 spaces per 93 m<sup>2</sup>). This ratio would continue to exclude restaurants, drinking establishments, and cinemas.

The ULI Study contains 15 case studies of regional shopping centres within the United States. The parking surveys for these cases were typically conducted on the Saturday two weeks prior to Christmas during the 1998 holiday season. It was discovered that during these times that one half of the 15 study centres experienced parking demands higher than the recommended ratios. The parking ratios of the case study centres range from 3.5 to 7.2 spaces per 93 m<sup>2</sup>. It was observed that lower parking ratios could be considered where a public transit system accessed the shopping centre property. The ULI Study recommended a parking ratio range of 4.0 to 5.0 spaces per 93 m<sup>2</sup>, depending on the shopping centre's floor area and accommodation of restaurant and entertainment uses.

In consultation with City Engineering Services, a further parking analysis of regional shopping centres in Red Deer was conducted. On December 10 and 17, 2005, perspective aerial photos were flown for Red Deer's major commercial centres (Parkland Mall, Bower Place). The photos indicated similar numbers of vehicles present on-site at each location for both dates. Approximately 200 more vehicles were observed December 17 at each location in comparison to the December 10 observation (approximate total of 2200 vehicles). However, the majority of this increase in vehicles resulted in additional vehicles to be either in motion or searching for parking spaces. Upon considering the number of vehicles observed and the developments' approved floor areas, the parking ratio achieved/required is determined to be similar to the existing LUB requirement.

Based on the referenced studies, discussions with planning staffs and independent traffic/parking counts, PCPS recommends that the LUB's current parking ratio for regional shopping centres remain unchanged at 5.1 spaces per 93 m<sup>2</sup>. A reduction similar to Calgary's is not recommended considering the difference in the level of public transit service to these centres and the difference in the observed amount of ridership. (greater public transit usage may be determined within Calgary). In the event that an even lower ratio is sought by a developer, a relaxation of the existing ratio may be considered by the development authority. However, when evaluating a relaxation, the development authority should consider any possible adverse affects such as overflow parking onto adjacent residential streets or business properties.

As well, parking ratios for cinemas and movie theatres were reviewed. The Bunt & Associates Study did not recommend any change to Calgary's requirement of 1.0 space per 3 seats (outside the Central Business District), as it was concluded that further data collection was required. Currently, Red Deer's parking ratio for commercial entertainment facilities, including cinemas, is 1.0 space per 5 seats. No change is recommended by PCPS.

Similar to the Calgary Land Use Bylaw, parking requirements for drinking establishments and cinemas within shopping centres would continue to be determined separately, while parking requirements for restaurants within shopping centres, including food court units, would be determined in accordance with the approved commercial net floor area.

*Parking Area Layout and Design (Bylaw Items 5-6)*

The proposed amendment includes provisions which address overall parking area appearance and configuration. These provisions focus on achieving aesthetically-pleasing and efficient parking areas, as emphasis is placed on the vehicular and pedestrian circulation and landscaping within the areas. A figure is proposed in order to illustrate a typical parking module.

Such requirements would assist in the reduction of unsightly "seas" of pavement. As well, a way of minimizing unused parking areas is to have the development authority require possible redistribution and redesign of parking areas during any shopping centre expansion. Parking areas may be reconfigured in order to predominately provide parking spaces near primary entrances and high-traffic areas, such as near food courts and banks.

**Staff Recommendation**

Parkland Community Planning Services recommends that City Council proceed with first reading of Land Use Bylaw Amendment 3156/K-2006.



Martin Kvapil  
PLANNING ASSISTANT



Tony Lindhout  
CITY PLANNING MANAGER

Attach.

***Comments:***

We recommend that Council amend Land Use Bylaw Amendment 3156/K-2006, as per the report submitted by Parkland Community Planning Services, dated May 15, 2006, prior to considering second and third readings of the Land Use Bylaw Amendment.

“Morris Flewwelling”  
Mayor

“Norbert Van Wyk”  
City Manager

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 24, 2006

Via Email

Mr. I. Hartley, President  
Red Deer Ministerial Association

Dear Mr. Harley:

**Re: *Land Use Bylaw Amendment 3156/K-2006***  
***Parking Standards and Requirements for Commercial Uses***

At the City of Red Deer's Council Meeting, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/K-2006*. Following presentations, Council directed Administration to further review the parking standards changes in context of the feedback received at the Public Hearing.

Tony Lindhout, from Parkland Community Planning Services, will be heading up this review. If you have additional information, feedback or questions, please contact Mr. Lindhout at 343-3394. The Bylaw will again be considered at Council's Tuesday, July 4, 2006 meeting at approximately 6:00 p.m. You are invited to attend.

Attached are the reports and information that appeared on the May 23, 2006 Council Agenda for your reference.

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

Sincerely,



Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

## Christine Kenzie

---

**From:** Christine Kenzie on behalf of LASMailbox  
**Sent:** May 25, 2006 2:11 PM  
**To:** 'Ian Hartley'  
**Subject:** RE: Land Use Bylaw Amendment 3156/K-2006  
**Attachments:** Response to I Hartley Re 3156K 2006.pdf

Attached, for your information, is a letter regarding the outcome of discussions of Land Use Bylaw Amendment 3156/K-2006 at the May 23, 2006 Council Meeting.

Call if you have any questions.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

---

**From:** Ian Hartley [mailto:hartleyi@telus.net]  
**Sent:** May 11, 2006 5:29 PM  
**To:** LASMailbox  
**Subject:** RE: Land Use Bylaw Amendment 3156/K-2006

Thank you this information is very helpful.

Ian

---

**From:** Christine Kenzie [mailto:Christine.Kenzie@reddeer.ca] **On Behalf Of** LASMailbox  
**Sent:** May 11, 2006 10:23 AM  
**To:** Ian Hartley  
**Subject:** RE: Land Use Bylaw Amendment 3156/K-2006

Thank you for your letter. It will be placed on the agenda for the May 23, 2006 Council Meeting. For your information the public hearing will be held at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. The Mayor will introduce the bylaw amendment, then ask if anyone is present to speak for or against the bylaw amendment. At that time, you may raise your hand, and once recognized by the Mayor, proceed to the lectern. Please introduce yourselves prior to making your presentation. If you intend to have a power point presentation, let me know ahead of time, so that I can make arrangements to have someone available to assist you with your presentation.

A copy of the May 23rd Council Agenda will be available on the City of Red Deer's website at [www.reddeer.ca/council](http://www.reddeer.ca/council) on the afternoon of Thursday, May 18th. If you have trouble accessing this, let me know and I can have a copy of the reports submitted to Council regarding Land Use Bylaw Amendment 3156/K-

2006/05/25

2006 either faxed to you or made available for pick up on Friday, May 19th.

Please let me know if you require any additional information.

**Christine Kenzie**

Legislative & Administrative Services

City of Red Deer

403.342.8201

christine.kenzie@reddeer.ca

---

**From:** Ian Hartley [mailto:hartleyi@telus.net]  
**Sent:** May 10, 2006 10:19 PM  
**To:** LASMailbox  
**Cc:** 'Colin Bain'  
**Subject:** Land Use Bylaw Amendment 3156/K-2006

Dear Sir/Madam

The following motion was voted at the Red Deer Ministerial Association on May 10, 2006:

“To take a formal ratio of spaces to seats to council of 1:6”

I wish this letter to be included on the Council agenda for the meeting of May 23, 2006. Tony Hilling and I have been assigned by the Ministerial to speak to the matter at the public hearing on the same date.

Yours sincerely

Ian Hartley  
President Red Deer Ministerial Association.

Please confirm you received this request.

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**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 24, 2006

Mr. K. R. Moffat  
Vice President, Asset Management  
Morguard Real Estate Investment Trust  
55 City Centre Drive, Suite 1000  
Mississauga, ON L5B 1M3

Dear Mr. Moffat:

**Re: *Land Use Bylaw Amendment 3156/K-2006***  
***Parking Standards and Requirements for Commercial Uses***

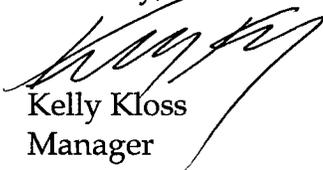
At the City of Red Deer's Council Meeting, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/K-2006*. Following presentations, Council directed Administration to further review the parking standards changes in context of the feedback received at the Public Hearing.

Tony Lindhout, from Parkland Community Planning Services, will be heading up this review. If you have additional information, feedback or questions, please contact Mr. Lindhout at 343-3394. The Bylaw will again be considered at Council's Tuesday, July 4, 2006 meeting at approximately 6:00 p.m. You are invited to attend.

Attached are the reports and information that appeared on the May 23, 2006 Council Agenda for your reference.

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

Sincerely,



Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

## Christine Kenzie

---

**From:** Christine Kenzie  
**Sent:** May 25, 2006 2:13 PM  
**To:** 'KEN MOFFAT'  
**Cc:** 'mkeyes@swslawyers.com'  
**Subject:** RE: Submission to the Mayor and Members of Council  
**Attachments:** Response to K R Moffat Re 3156K2006.pdf

Attached is a letter regarding the outcome of the May 23, 2006 Council Meeting regarding Land Use Bylaw Amendment 3156/K-2006. The original will be put in the mail to you.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

---

**From:** KEN MOFFAT [mailto:KMoffat@morguard.com]  
**Sent:** May 16, 2006 3:00 PM  
**To:** Christine Kenzie  
**Cc:** mkeyes@swslawyers.com  
**Subject:** RE: Submission to the Mayor and Members of Council

Ms. Kenzie:

Thank you for your assistance.

Regards,

Ken Moffat

-----Original Message-----

**From:** Christine Kenzie [mailto:Christine.Kenzie@reddeer.ca]  
**Sent:** Tuesday, May 16, 2006 5:00 PM  
**To:** KEN MOFFAT  
**Cc:** mkeyes@swslawyers.com  
**Subject:** RE: Submission to the Mayor and Members of Council

Thank you for your letter. It will be placed on the Red Deer Council Meeting Agenda of Tuesday, May 23, 2006. For your information, the Public Hearing for Land Use Bylaw Amendment 3156/K-2006 will be held at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> Floor of City Hall.

2006/05/25

Let me know if you will require any additional information.

***Christine Kenzie***

Legislative & Administrative Services

City of Red Deer

403.342.8201

christine.kenzie@reddeer.ca

---

**From:** KEN MOFFAT [mailto:KMoffat@morguard.com]  
**Sent:** May 16, 2006 2:49 PM  
**To:** LASMailbox; Christine Kenzie  
**Cc:** Michael Keyes (E-mail); Dan Hachey  
**Subject:** Submission to the Mayor and Members of Council

Ms. Kenzie:

Please find attached a letter submission from Morguard Real Estate Investment Trust relating to a bylaw amendment that will be considered by City Council at its meeting on Tuesday, May 23, 2006. Please contact me if you experience any difficulties in the receipt of this document.

Regards,

**KENNETH R. MOFFAT**  
**Vice President, Asset Management**

Morguard Real Estate Investment Trust  
55 City Centre Drive, Suite 1000  
Mississauga, Ontario L5B 1M3  
P 905.281.5808  
F 905.281.4818  
kmoffat@morguard.com



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**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 24, 2006

Mr. Colin Bain  
Pastor & Executive Director  
The Salvation Army  
Red Deer Church & Community Services  
4837 – 54 Street  
Red Deer, AB T4N 2G5

Dear Pastor Bain:

**Re: *Land Use Bylaw Amendment 3156/K-2006***  
***Parking Standards and Requirements for Commercial Uses***

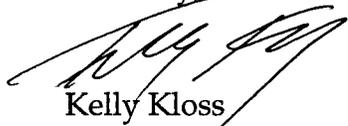
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Tony Lindhout, from Parkland Community Planning Services, will be heading up this review. If you have additional information, feedback or questions, please contact Mr. Lindhout at 343-3394. The Bylaw will again be considered at Council's Tuesday, July 4, 2006 meeting at approximately 6:00 p.m. You are invited to attend.

Attached are the reports and information that appeared on the May 23, 2006 Council Agenda for your reference.

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

Sincerely,



Kelly Kloss  
Manager  
/attach.

c Parkland Community Planning Services



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 24, 2006

Mel Delaney  
Living Stones Church  
2020 – 40<sup>th</sup> Avenue  
Red Deer, AB T4N 5E3

Dear Mr. Delaney:

**Re: *Land Use Bylaw Amendment 3156/K-2006***  
***Parking Standards and Requirements for Commercial Uses***

At the City of Red Deer's Council Meeting, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/K-2006*. Following presentations, Council directed Administration to further review the parking standards changes in context of the feedback received at the Public Hearing.

Tony Lindhout, from Parkland Community Planning Services, will be heading up this review. If you have additional information, feedback or questions, please contact Mr. Lindhout at 343-3394. The Bylaw will again be considered at Council's Tuesday, July 4, 2006 meeting at approximately 6:00 p.m. You are invited to attend.

Attached are the reports and information that appeared on the May 23, 2006 Council Agenda for your reference.

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

Sincerely,



Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 24, 2006

Mr. Ken Jaeger  
Coordinator of Planning  
Red Deer Catholic Schools  
5210 – 61 Street  
Red Deer, AB T4N 6N8

Dear Mr. Jaeger:

**Re: *Land Use Bylaw Amendment 3156/K-2006***  
***Parking Standards and Requirements for Commercial Uses***

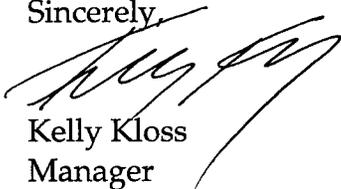
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Tony Lindhout, from Parkland Community Planning Services, will be heading up this review. If you have additional information, feedback or questions, please contact Mr. Lindhout at 343-3394. The Bylaw will again be considered at Council's Tuesday, July 4, 2006 meeting at approximately 6:00 p.m. You are invited to attend.

Attached are the reports and information that appeared on the May 23, 2006 Council Agenda for your reference.

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

Sincerely,



Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 24, 2006

Mr. James Murphy  
Ogilvie LLP  
Barristers and Solicitors  
Ste. 1400, 10303 Jasper Avenue  
Edmonton, AB T5J 3N6

Dear Mr. Murphy:

**Re: *Land Use Bylaw Amendment 3156/K-2006***  
***Parking Standards and Requirements for Commercial Uses***

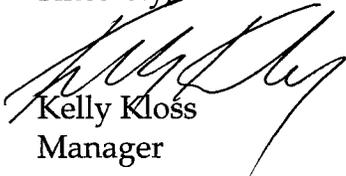
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Attached are the reports and information that appeared on the May 23, 2006 Council Agenda for your reference.

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

Sincerely,



Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services



**Legislative & Administrative Services**

**DATE:** May 15, 2006  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/K-2006  
Parking Standards and Requirements for Commercial Uses

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***History:***

At the Monday, April 24, 2006 meeting of Council, Land Use Bylaw Amendment 3156/K-2006 was given first reading.

Land Use Bylaw Amendment 3156/K-2006 provides for changes to existing parking ratios for churches, call centres and public or senior high schools. Also the definition for "gross leasable floor area" is deleted and replaced with "commercial net floor area"

***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

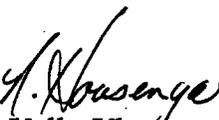
***Discussion***

A report dated May 15, 2006 is attached from Parkland Community Planning Services outlining proposed changes to Land Use Bylaw Amendment 3156/K-2006.

***Recommendations***

That following the Public Hearing, Council:

- a) Amend Land Use Bylaw Amendment 3156/K-2006 as per the report submitted by Parkland Community Planning Services, dated May 15, 2006;
- b) Consider second and third readings of the bylaw.

*fw:*   
Kelly Kloss  
Manager

---

**From:** Ian Hartley [hartleyi@telus.net]  
**Sent:** May 10, 2006 10:19 PM  
**To:** LASMailbox  
**Cc:** 'Colin Bain'  
**Subject:** Land Use Bylaw Amendment 3156/K-2006

Dear Sir/Madam

The following motion was voted at the Red Deer Ministerial Association on May 10, 2006:

“To take a formal ratio of spaces to seats to council of 1:6”

I wish this letter to be included on the Council agenda for the meeting of May 23, 2006. Tony Hilling and I have been assigned by the Ministerial to speak to the matter at the public hearing on the same date.

Yours sincerely

Ian Hartley  
President Red Deer Ministerial Association.

Please confirm you received this request.

---

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The Salvation Army  
Red Deer Church & Community Services  
4837 54 Street  
Red Deer, AB, T4N 2G5  
Telephone: 403 346-2251  
Fax: 403 342-5892  
<http://www.salvationarmy.ca>  
<http://www.soulcheck.ca>

Colin Bain  
Pastor & Executive Director

9

May 10, 2006

Kelly Kloss  
Manager  
Legislative & Administrative Services  
City of Red Deer

Re: Land Use Bylaw Amendment 3156/K-2006

Dear Kelly,

I note that the proposal drastically increases the need for land for parking for churches from 1 parking space per 8 seats to 2.5 seats.

In our church on an average Sunday the ratio of people actually attending is 1 space per 7 seats filled.

I would object to the reduction of effective space to this arbitrary proposed ratio. I note that Movie Theatres have a ratio of 1 space per 5 seats. These establishments are run continually and thus would have a better ratio than that proposed for churches, which need maximum parking only once per week.

I would note that if we made any improvements to our church, we would have to find more than double the land for parking that is simply unavailable in our location. Our church would have to close.

In regard to wider lots and landscaping, I would note that in the future, vehicles will certainly be forced to be smaller, not larger, due to gasoline price increases forcing North America to produce more appropriately efficient vehicles.

Given the fact that even in "boom" times, churches are heavily dependant on limited voluntary giving, this proposal is an onerous hardship. The fact is that churches in our community are heavily involved in contributing to the social fabric, especially in the area of poverty. (Loaves & Fishes, Salvation Army, Adventist, Roman Catholic, Anglican to name a few). Any extra burdens will divert funds away from poverty relief and this would undoubtedly be a further burden to the City.

In terms of an example of land requirement, the Livingstones Church has calculated that they will simply not have enough land to fulfill the proposed requirement for their existing congregation (having given over 1 acre to the 19<sup>th</sup> Street/40<sup>th</sup> Avenue restructuring) never mind future requirements. This is an area where the pressure for land is less. In short it means an 8 acre parking lot with a small church in the centre.

This objection is not just on behalf of the church ratio. The Senior High School ratio also means a doubling of the current land requirement for students parking. I cannot imagine that there is enough land in Red Deer for this proposal.

I would further note by comparison that the treatment of the Casino parking problem is almost beneficent.

For all these reasons, I would suggest that the ratio remain the same i.e 1 space for 8 seats.

Yours sincerely,

Colin Bain

# Living Stones Church

Passion for God's  
Compassion for People

May 15, 2006

Mr. Kelly Kloss c/o  
City of Red Deer  
Legislative & Administrative Services  
Box 5008  
Red Deer AB T4N 3T4

Dear Kelly:

## **Re: Land Use Bylaw Amendment 3156/K-2006 Parking Standards**

Thank you for your letter of May 2, 2006 giving invitation for feedback regarding the proposed changes in the Parking Standards.

Whereas there is likely need for some revisions to the present city bylaw, it would seem that the changes proposed seem less than reasonable when applied to parking lots for churches.

We would like to speak to the issue on the agenda of the public meeting on Tuesday, May 23, 2006. We are proposing construction of the first phase of our church parking lot by Summer 2006 and Al-Terra Engineering has been working with the City Engineering personnel as it prepares to go to tender as soon as possible.

Whereas the new proposal would allow us to comply within the number of parking spaces formula at the present size of our facility, plans would have to be redrawn to meet any future construction. Compliance with proposed new space and aisle widths would affect the drains for underground storm water management, as well as parking islands with trees and lighting standards. Our eventual future sanctuary expansion proposal (in preliminary drawing format and on the city files for a number of years; before that with the County of Red Deer) would require more spaces than our 8.3 acre parcel would allow within our development agreement. It may be noted that we already sold 1.7 acres to the city from our 10 acre parcel to allow for the widening of 40<sup>th</sup> Avenue and 19<sup>th</sup> Street, at the request of the City.

It would appear to our leadership that a minimum ratio of 1.0 space to 6 seats would be more manageable for our church facility situation. That would mean that an expanded

Living Stones Church

Parking Standards May 23, 2006

Page 2

sanctuary size to seat 1200 congregants would require a minimum of 200 parking spaces at the present Red Deer standard for parking stall and aisle width. Using the present Red Deer city standard for the first phase of our parking lot paving, Al-Terra Engineering has provided a plan for 374 parking spaces. Changing our plans to meet the proposed new standard (480 larger parking stalls!) would be costly if changed at this point and dreadfully expensive for a church to change if compliance should be expected when our future planned expansion becomes a reality.

It should be noted that at the 1 to 2.5 ratio, it would be impossible for our church to meet the expected number of parking stalls even on our 8.3 acre site! As we begin into the 21<sup>st</sup> century, more and more people expect to attend churches with a wide range of ministries and programs to meet their family needs. Most growing churches will have to continue relocating outside the city to accommodate expected growth. The land parcels being planned into city subdivisions seem too small for many churches, even under the present parking standards. It would seem that small land parcels and extremely large parking lots will serve as a self-limiter to church congregations wanting to continue to be part of the city life and support system.

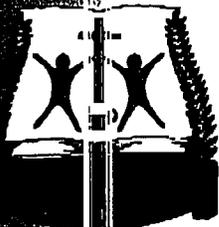
We thank City Council for the opportunity to make our concerns heard at the meeting on May 23, 2006.

Sincerely,



Mel Delaney on behalf of Official Board  
Business Administrator/Elder

mrd



Montfort Centre  
5210 - 61 Street  
Red Deer, Alberta T4N 6N8  
Telephone (403) 343-1055  
Facsimile (403) 347-6410

May 16, 2006

Mr. Kelly Kloss  
Manager, Legislative & Administrative Services  
City of Red Deer  
Box 5008  
4914 - 48 Avenue  
Red Deer, AB. T4N 3T4

Dear Mr. Kloss:

**Re: Land Use Bylaw Amendment 3156/K-2006, Parking Standards and Requirements of Commercial Uses**

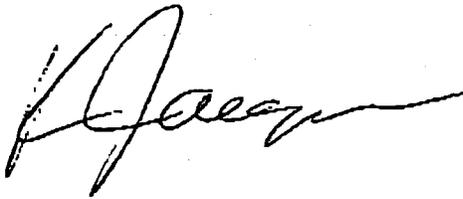
Red Deer Catholic has received the proposed changes to the above bylaw. We believe the proposed parking rates at 1 space/ 1.5 students is excessive. Currently at Notre Dame High school, with a capacity of 1245 students we require 415 parking stalls. With the addition of the Collicutt and the shared parking agreement the school has 370 stalls, plus some additional Collicutt parking stalls. Of these 370 stalls there are 100 dedicated for staff use. Of the current 1211 students, 427 are enrolled in grade 10. The majority of these grade 10 students do not receive their drivers' license until the later part of the school year, of which they become casual drivers. During the period of May 10, 2006 to May 12, 2006 an average of 150 students were transported daily to and from school on Red Deer Catholic school busses. During the past 8 months an average of 315 City of Red Deer transit passes were distributed to students each month with 45 of these passes being purchased at full price by students. In my experience of site visits throughout the school year, it is very unusual that a parking space cannot be found in the student parking lot. In summary, 465 (Approx. 40%) students are being transported by City Transit or Red Deer Catholic. The remaining students either walk, bike, car pool, dropped off by parents or drive. From the data collected, we feel the current bylaw allows for sufficient parking at high schools.

In addition, the impact on school site requirements, increased construction costs and the environmental impacts are significant. The current recommended school site size for a high school is approximately 20 acres. With the increase in parking requirements, this size would likely need to be increased. It is estimated that at Notre Dame High School would require an additional 4 acres in parking if constructed under the new guidelines. Although developers provide MR land for park or school sites this area is above the

required allocation of 10% MR per quarter section of land. This equates to increased costs to the City of Red Deer and taxpayers to purchase the additional land for high school site parking as well as additional construction costs. Facilities have a significant environmental impact both during construction and throughout the life of the building. To reduce this impact several guiding principles have been adopted, including LEED (Leadership in Energy & Environmental Design). The additional parking requirements will increase the storm water management requirements as well as increase heat island effect as outlined in the LEED guidelines.

With the increase in gasoline prices public transit should be encouraged rather than single occupancy vehicle traffic by increasing parking lots. It is Red Deer Catholic's recommendation that the bylaw remain at its current parking standard of 1 space per 3 students. Should you have any questions please feel free to contact me at 343-1055.

Sincerely yours

A handwritten signature in black ink, appearing to read 'Ken Jaeger', written in a cursive style.

Ken Jaeger  
Coordinator of Planning

CORPORATION  
FINANCIAL  
INVESTMENTS  
REIT  
RESIDENTIAL  
REVENUE PROPERTIES

Kenneth R. Moffat  
Vice President, Asset Management

Direct Line: (905) 281-5808  
email: kmoffat@morguard.com

Via Email Attachment

May 16, 2006

The Mayor and City Councilors  
City of Red Deer  
c/o Mr. Kelly Closs  
Legislative and Administrative Services Manager  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Your Worship and Members of City Council:

**Re: Bylaw No. 3156/K-2006**

I am the Vice President, Asset Management for Morguard Real Estate Investment Trust, the owner of Parkland Mall. I am writing to comment on proposed Land Use Bylaw Amendment 3156/K-2006 ("the Amendment"). We agree that the current bylaw requires clarification to improve interpretation by property owners and promote consistent application and regulation by the City. We appreciate the efforts of City staff to accomplish these objectives. However, we note:

1. although we have been advised that it is not the intent of the Amendment to relax current parking requirements for commercial buildings, this will be the result when the proposed changes are implemented;
2. that the Amendment changes the standard by which parking requirements are calculated in a manner that is not consistent with industry practice as described in the report of Parkland Community Planning Services ("PCPS") dated April 13, 2006 (the "PCPS Report") both in terms of what areas are included and what areas are excluded in Commercial Net Floor Area; and
3. as worded, the Amendment could leave planning officials in doubt as to what to include and what to exclude from the floor area used in calculating the parking requirements at a commercial premise.

We also note that the PCPS Report recommends retention of a parking ratio of 5.1 stalls per 93m<sup>2</sup> of floor area. Morguard REIT, as the owner of Parkland Mall, supports this ratio.

The Mayor and City Councilors  
City of Red Deer  
May 16, 2006  
Page 2.

### Floor Area

Floor Area in the current bylaw means "the building footprint or area of the building calculated by reference to the perimeter of the exterior foundations of the building", consistent with the definition of Gross Leasable Floor Area ("GLA") in the current bylaw which is measured from "the outside surface of the exterior walls". The Amendment does not change or remove the definition of "Floor Area" but does replace the definition of GLA with a definition of Commercial Net Floor Area ("CNFA") that is measured from the "interior wall dimensions".

The reference to "interior wall dimensions" in the definition of CNFA could also be interpreted to exclude the area occupied by the interior demising walls between stores located within the mall. If this is not the intent of the Amendment, then the definition of CNFA should clearly include the area of the demising walls.

To illustrate the impact that these seemingly minor differences in wording have on the parking requirement, consider the case of Parkland Mall. The difference between the interior and exterior surfaces of the perimeter walls (i.e. the thickness of the exterior walls) may not seem significant but actually is in a large commercial building. The architect for Parkland Mall, Cohos Evamy Partners, advises us that the area between the interior and exterior surfaces of the perimeter walls of Parkland Mall occupy 5,238 square feet in floor area as defined in the existing bylaw. If this area were to be removed from floor area for purposes of the bylaw, as would occur under the proposed definition of Commercial Net Floor Area, the parking requirement for Parkland Mall will be reduced by 27 parking stalls. Furthermore, the area occupied by demising walls between premises is 2,615 square feet. If this area were to be removed from the floor area for purposes of the bylaw, as could arguably be permitted unless the intent is clarified, the parking requirement for Parkland Mall would be reduced by a further 13 parking stalls.

### Exclusions

The Amendment as drafted excludes "public washrooms" and "storage areas below established grade" as well as other areas from the CNFA that are clearly expected to be areas that are for common use and non-rentable. As worded, the Amendment would exclude from CNFA the public washrooms that are located in individual retail stores as well as rented storage areas. This is inconsistent with the PCPS Report since washroom areas and storage areas are included in the rentable area of such premises.

Excluding public washrooms in tenants' premises at Parkland Mall (rather than merely public washrooms accessible from the common areas) results in a reduction of floor area of 2,582 square feet for the 62 washrooms located in various rentable premises throughout the mall. This would have a related reduction in the parking requirement for Parkland Mall of 13 parking stalls.

The Mayor and City Councilors  
 City of Red Deer  
 May 16, 2006  
 Page 3.

With respect to storage space, we do not currently have an accurate inventory of storage areas within tenants' premises. Consequently, we are unable to state with precision how the exclusion of all storage areas would impact the parking requirement at Parkland Mall. However, there is no doubt that the area of tenants' storage areas is at least double the area of washrooms, so it is reasonable to conclude that the related reduction in the parking requirement at Parkland Mall would be 26 parking stalls.

**Summary of the Impact of the Proposed Amendment**

In summary, the proposed changes to the Parking Bylaw result in the relaxation of the parking stall requirement at Parkland Mall by at least 79 parking stalls. We are concerned that the parking requirement for all commercial properties in Red Deer will be similarly affected and that this general relaxation of the parking requirement will produce strains on the availability of parking at all commercial properties. This will inevitably lead to the types of parking problems that the Parking Bylaw is specifically intended to avoid.

**Suggested wording:**

In order to respond to these concerns and, more particularly, to achieve the objectives of the PCPS Report, we suggest the wording be amended to read as follows:

*"Commercial Net Floor Area" means the total area of all floors of a commercial building measured to the glass line or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, excluding common area and non-rentable:*

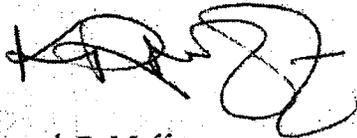
*stairwells, elevators, mechanical or electrical rooms, vertical service shafts and corridors, lobbies, washrooms, internal garbage storage, internal parking areas, public food court seating areas, and storage areas"*

With the exception of the foregoing suggested change to the definition of Commercial Net Floor Area, we support the balance of the proposed Amendment.

Thank you for your consideration of this submission.

Yours sincerely,

**MORGUARD REAL ESTATE INVESTMENT TRUST**



Kenneth R. Moffat  
 Vice President, Asset Management

**The Mayor and City Councilors  
City of Red Deer  
May 16, 2006  
Page 4.**

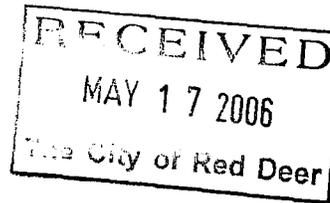
cc: Michael Keyes, Sisson Warren Sinclair (Via Fax)  
Dan Hachey, Parkland Mall (Via Fax)



14E

**RED DEER  
PUBLIC SCHOOLS**

**Deb Beck**  
Associate Superintendent  
Business Services  
Direct Line: 403-342-3702  
Email: dbeck@rdpsd.ab.ca



May 15, 2006

Kelly Kloss  
Manager, Legislative and Administrative Services  
The City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

**Re: Land use bylaw amendment 3156/K-2006**

Dear Mr. Kloss;

Please be advised that the Red Deer Public School District No. 104 would like to indicate significant concerns with respect to the proposed amendments to Bylaw 3156/K-2006. More specifically, the district has concerns with the proposed increase in parking spaces required for a senior high school site. The current ratio of 1.0 space for every three students is working well in our high schools and a move to the proposed level of 1.0 parking spaces for every 1.5 students would require additional space to be set aside for each high school site.

Our preliminary estimates indicate that to comply with the new ratio we would require an additional 5 acres for each high school site. This additional space required would be compounded by the fact that the two school boards have requested, and received, guidelines to be implemented into the Major Neighborhood structure plans, the guidelines are such that when high school sites are being designated to the two school jurisdictions ( Red Deer Public and Red Deer Catholic) they be adjacent in order to enable joint curriculum initiatives like the Advanced Placement program operating in Hunting Hills and Notre Dame High Schools as well the sharing of recreation venue use (play fields and green space).

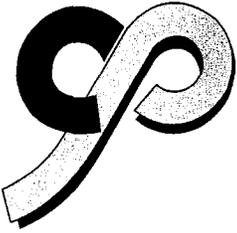
We would ask that City Council reconsider the proposed amendments in light of the additional space that would be required and to consider remaining with the current ratio.

Yours sincerely,

Deb Beck  
DB/rms

c.c. Don Falk, Superintendent of Schools, R.D.P.S.D No. 104  
Terry Mitchell, Director of Facilities, R.D.P.S.D No. 104  
Dick Dornstauder, Assistant Superintendent of Finance, R.D.C.R.D. No. 39  
Martin Kvapil, Planning Assistant, Parkland Planning





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**DATE:** May 15, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** **Land Use Bylaw Amendment No. 3156/K-2006  
Parking Standards and Requirements**

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### **Background**

On April 24, 2006, Parkland Community Planning Services (PCPS) presented a report to Council recommending changes to the existing vehicle parking standards and requirements pertaining to certain land uses. City Council granted first reading to this bylaw; however, Council requested that PCPS further explore identified issues. These issues include:

- Existing parking stall widths;
- Further options for church parking.

### **Further Analysis**

#### *Stall Widths*

The Bunt & Associates study reviewed parking stall sizes. The size of stall and aisles are determined by the size and turning capabilities of a design vehicle, which represents a vehicle no larger than the 85<sup>th</sup> percentile vehicle. It was determined that over the past 20 years, the average length of vehicles has remained constant (5.10 m); however, the average vehicle width has increased approximately 10 cm (1.6 m to 1.7 m). Considering these factors, Bunt & Associates recommends a one-size-fits-all stall size of 2.6 m x 5.4 m.

Upon review of existing developments within Red Deer and the requirements of other municipalities, PCPS has determined the existing parking stall size to be adequate (2.6 m x 5.5 m). The purpose of the proposed parking aisle width increase to 7.0 metres is to improve vehicle maneuvering and to encourage proper perpendicular parking. This aisle width would only be applied to new developments; expansions to existing developments would be subject to the current 6.0-m aisle width requirement.

#### *Churches*

A higher ratio is proposed for churches from the existing 1.0 space per 8 seats requirement. This initially-proposed 1.0 space per 2.5 seats ratio is based on existing parking space deficiencies and in accordance with the Bunt & Associates Study.

The City of Calgary presently requires 1.0 space per 5 seats. Calgary staff has opted to not concur with the Bunt & Associates recommendation of 1.0 space per 2.5 seats; however, a change to 1.0 space per 4 seats is being proposed. This requirement would be consistent with the City of Edmonton standard. Upon further discussion with planning staffs, it is recommended that the City of Red Deer ratio be comparable with Calgary and Edmonton. Further review of existing city church sites revealed a wide range of provided parking ratios (1.0 space per 5.2 to 10 seats). Considering this range, PCPS recommends a change to 1.0 space per 6 seats from the initially-proposed ratio.

Furthermore, a parking ratio is proposed within this bylaw which would address parking demand for places of worship without fixed seating. Appropriately, the term "church" should be replaced in order to accommodate all "places of worship" and to also ensure consistency with the listed uses within the Land Use Bylaw.

### *Senior High Schools*

First reading was given to the proposed parking ratio for Public and Private Senior High Schools – 1.0 space per 1.5 students. Upon consultation with the Inspections and Licensing Department, it was resolved that this proposed requirement would be excessive. Instead, it is recommended that the current standard remain and that this ratio be applied to the maximum building occupancy. Presently, the existing ratio is applied to current enrolment and, therefore, as enrolment increases, then so does the number of vehicles and required spaces. However, no mechanism (i.e. development permit) is triggered to ensure that adequate parking is provided as enrolment increases.

### *Parking Ratios*

In summary, the following table illustrates a comparison between the existing and proposed parking ratios of the discussed land uses:

<b>Use</b>	<b>Existing Ratio (spaces)</b>	<b>Proposed Ratio (spaces)</b>
Place of Worship (fixed seating)	1.0 per 8 seats	1.0 per 6 seats
Place of Worship (non-fixed seating)	<i>n/a</i>	1.0 per 4 persons, based on max. occupancy
Hospitals, Social Care Residences	1.0 per 93 m <sup>2</sup>	<i>unchanged</i>
Call Centres	8.0 per 93 m <sup>2</sup>	6.0 per 93 m <sup>2</sup>
Public & Private Senior High Schools	0.3 per 1.0 student	0.3 per 1.0 student, based on max. occupancy
Regional Shopping Centres	5.1 per 93 m <sup>2</sup>	<i>unchanged</i>
Cinemas, Movie Theatres	1.0 per 5 seats	<i>unchanged</i>

Also, upon further review, the proposed definition for "Commercial Net Floor Area" has been changed to reflect the existing definition with respects to the boundaries of measurement (i.e. exterior surface of walls vs. interior surface of walls). The proposed definition is a combination of the existing City of Red Deer and City of Calgary definitions.

Respectfully submitted,



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Martin Kvapil  
PLANNING ASSISTANT



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Tony Lindhout  
CITY PLANNING MANAGER

Attach.

**BYLAW NO. 3156/K-2006**

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

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

1. That the definition within Section 2 for "Gross Leasable Floor Area" or "GLA" is hereby deleted.
2. That the following definition is hereby added to Section 2:

*"Commercial Net Floor Area" means the total area of all floors of a commercial building measured to the glass line, or, where there is no glass line, the outside surface of the exterior wall, or, where the buildings are separated by firewalls, to the centre line of the common firewall, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts and non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, and food court seating areas.*

3. That all references to "Gross Leasable Floor Area" within the Land Use Bylaw are hereby amended to read *"Commercial Net Floor Area"*.
4. That the following parking requirements within Section 48 (1) are hereby amended to read:

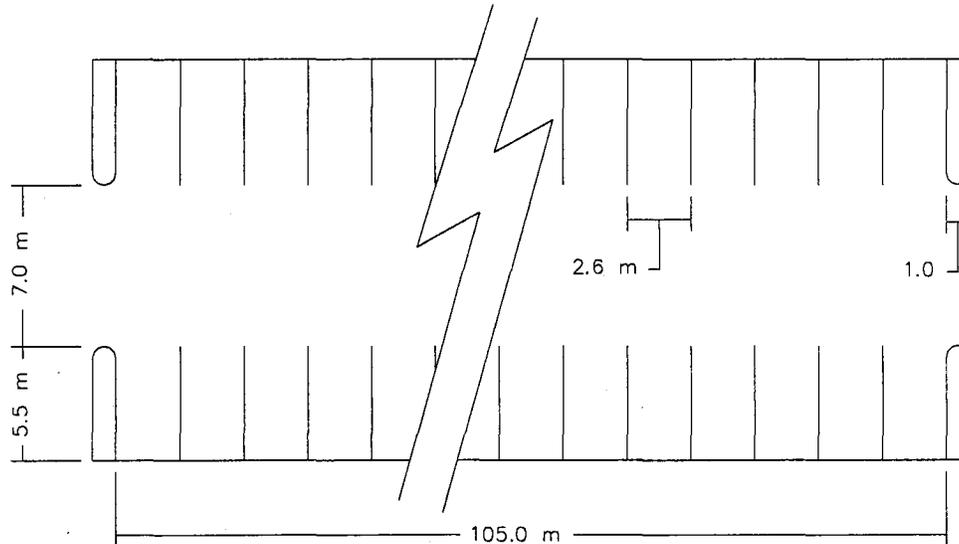
Place of Worship (Fixed Seating)	<i>1.0 per 6.0 seats</i>
Place of Worship (Non-fixed Seating)	<i>1.0 per 4.0 persons, based on maximum occupancy</i>
Hospitals, Social Care Residences	<i>1.0 per 93 m<sup>2</sup></i>
Call Centre	<i>6.0 per 93 m<sup>2</sup></i>
Public or Private Senior High Schools	<i>0.3 per 1.0 student, based on maximum occupancy</i>

5. That Section 48 (4) is hereby amended to read:
  - (4) *Where there are multiple uses of a site within an enclosed shopping centre, parking shall be calculated at 100% of the Commercial Net Floor Area of the shopping centre as a whole rather than each individual use. Drinking Establishments and Commercial Entertainment Facilities shall be calculated individually in addition to the shopping centre as a whole.*
6. That Section 49 (7) is hereby amended to read:
  - (7) *All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width.*

7. That Section 49 is hereby amended with the addition of:

- (8) *Parking aisles shall not be greater than 105.0 m in length.*
- (9) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*

**Minimum Requirements**



- (10) *All parking lots containing in excess of 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (11) *Pedestrian walkways for parking lots containing in excess of 200 parking spaces shall be a minimum of 1.2 m in width and oriented, to the satisfaction of Development Authority, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (12) *All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that development-related traffic will not unduly cause hazard or impede traffic on public roads.*
- (13) *The allocated parking for each use shall be located conveniently on site, to the satisfaction of the Development Authority, in order to ensure that such parking is provided within the vicinity of the intended building/use entrance.*

3

Bylaw No. 3156/K-2006

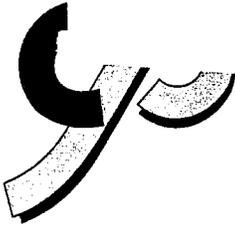
READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of April 2006.  
READ A SECOND TIME IN OPEN COUNCIL this day of 2006.  
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.  
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

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MAYOR

---

CITY CLERK



**DATE:** April 13, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** Land Use Bylaw Amendment No. 3156/K-2006  
Parking Standards and Requirements for Commercial Uses

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### **Introduction**

Parkland Community Planning Services (PCPS) has undertaken a review of the City's Land Use Bylaw (LUB) with respects to parking standards and requirements. This review was initiated by PCPS, as recent commercial developments and possible future commercial development interests, among other uses, have prompted reconsideration of the existing LUB requirements.

### **Background**

Throughout this review process, various parking studies and Alberta land use bylaws were referenced. More specifically, the studies referenced were the *City of Calgary Land Use By-Law Parking Study: Final Report* by Bunt & Associates Engineering (Alberta) Ltd. in 2004 and *Parking Requirements for Shopping Centers: Summary Recommendations and Research Study Report, Second Edition* by Urban Land Institute (ULI) in 1999. Both documents provided assistance in the review, as the Bunt & Associates Study included requirement comparisons with other municipalities, while the ULI Study provided similar review along with case studies.

The Bunt & Associates Study was undertaken to provide input and direction into review of the City of Calgary Land Use Bylaw. The purpose of the study was to identify existing parking demands and policies for specific land uses based on actual observed conditions within the city.

The ULI Study focused on regional shopping centres within the United States. The primary goal of the study was to recommend parking ratios for centres within the U.S. based upon observations of parking conditions at existing centres.

### **Amending Bylaw**

Upon review of the existing parking standards within the City of Red Deer Land Use Bylaw, it was determined that the focus of the amending bylaw would be directed at definitions, parking ratios, and overall parking area layout and design.

#### ***Definitions (Bylaw Items 1-2)***

Presently, the LUB contains a definition for "gross leasable area". This definition does not exclude areas such as shopping centre hallways or mechanical rooms. Most municipalities do

exclude these common corridors and mechanical area and they are deducted from the floor area used to calculate parking requirements. In order to ensure our parking requirements reflect actual demand and are calculated in a manner consistent with other municipalities, the replacement term "Commercial Net Floor Area" is proposed. This term is defined in more detail to list all areas not included as rentable floor space. Upon replacement, this term and its definition would be consistent with other municipalities in regards to the calculation of commercial floor space.

#### *Parking Space Ratios (Bylaw Items 3-4)*

Changes to the existing parking ratios for churches, call centres, and public or senior high schools are proposed.

A higher ratio is proposed for churches from the existing 1.0 space per 8 seats requirement. This proposed 1.0 space per 2.5 seats ratio is based on existing parking space deficiencies and in accordance with the Bunt & Associates Study and the requirements of similar Alberta municipalities.

For hospitals, social care residences, and similar uses, the current parking ratio refers to "gross floor area". It is recommended that the reference to "gross floor area" be deleted, as the required ratio is usually applied to the total floor area of a development unless otherwise stated and the reference to "gross floor area" is not required. The existing parking ratio for these uses would remain the same. Furthermore, a definition for "gross floor area" is presently not contained within the LUB. The term "similar use" is also not presently defined. Considering the vagueness of interpretation of such a listed use, it is recommended that this term be deleted.

During this review, the use of call centres was considered. The Bunt & Associates Study examined stand-alone call centres. These uses are office-like in nature, however at a more intense rate, as the number of employees is highly concentrated. Considering this intensity of use, a slightly higher ratio is anticipated than the existing commercial office ratio; however, not as high as the existing call centre ratio of 8 stalls per 93 m<sup>2</sup>. In accordance with the Bunt & Associates Study, a ratio of 6.0 spaces per 93 m<sup>2</sup> (commercial net floor area) for stand-alone call centres is proposed.

Recent development proposals for high school expansions have prompted review of the existing senior high school ratio of 0.3 spaces per each student (1.0 space per 3 students). Site inspections of such schools indicate a shortage in student and visitor parking. These shortages may be further experienced after regular school hours due to extension programs and extracurricular activities. It is apparent that more and more students are using personal vehicles as their primary mode of transportation to attend high school. Considering the existing student vehicle parking overflow, a rate 1.0 space per 1.5 students may be a more accurate standard. It is anticipated that such a ratio would accommodate both staff and visitor parking.

During the preparation of this review process, the existing parking ratio for shopping centres was also considered. Presently, the required parking ratio for all shopping centres is 5.1 spaces per 93 m<sup>2</sup>. Similarly sized Alberta municipalities and the Bunt & Associates Study were consulted to determine whether any change would be required in the current ratio. The ULI Study was also considered.

The Bunt & Associates Study indicates that presently the City of Calgary applies a parking ratio of 5.0 spaces per 93 m<sup>2</sup> for regional shopping centres. However, this study did not perform data

collection in order to provide any recommendation on regional shopping centre parking requirements. The study did however collect data for neighbourhood shopping centres and large neighbourhood commercial, as defined by the Calgary Land Use Bylaw. A reduction in parking requirements for these uses was recommended. Upon discussion with City of Calgary planning staff, it was indicated that, under its current LUB review, it is considering amending its current ratio for regional shopping centres to 4.5 spaces per 100 m<sup>2</sup> (4.2 spaces per 93 m<sup>2</sup>). This ratio would continue to exclude restaurants, drinking establishments, and cinemas.

The ULI Study contains 15 case studies of regional shopping centres within the United States. The parking surveys for these cases were typically conducted on the Saturday two weeks prior to Christmas during the 1998 holiday season. It was discovered that during these times that one half of the 15 study centres experienced parking demands higher than the recommended ratios. The parking ratios of the case study centres range from 3.5 to 7.2 spaces per 93 m<sup>2</sup>. It was observed that lower parking ratios could be considered where a public transit system accessed the shopping centre property. The ULI Study recommended a parking ratio range of 4.0 to 5.0 spaces per 93 m<sup>2</sup>, depending on the shopping centre's floor area and accommodation of restaurant and entertainment uses.

In consultation with City Engineering Services, a further parking analysis of regional shopping centres in Red Deer was conducted. On December 10 and 17, 2005, perspective aerial photos were flown for Red Deer's major commercial centres (Parkland Mall, Bower Place). The photos indicated similar numbers of vehicles present on-site at each location for both dates. Approximately 200 more vehicles were observed December 17 at each location in comparison to the December 10 observation (approximate total of 2200 vehicles). However, the majority of this increase in vehicles resulted in additional vehicles to be either in motion or searching for parking spaces. Upon considering the number of vehicles observed and the developments' approved floor areas, the parking ratio achieved/required is determined to be similar to the existing LUB requirement.

Based on the referenced studies, discussions with planning staffs and independent traffic/parking counts, PCPS recommends that the LUB's current parking ratio for regional shopping centres remain unchanged at 5.1 spaces per 93 m<sup>2</sup>. A reduction similar to Calgary's is not recommended considering the difference in the level of public transit service to these centres and the difference in the observed amount of ridership. (greater public transit usage may be determined within Calgary). In the event that an even lower ratio is sought by a developer, a relaxation of the existing ratio may be considered by the development authority. However, when evaluating a relaxation, the development authority should consider any possible adverse affects such as overflow parking onto adjacent residential streets or business properties.

As well, parking ratios for cinemas and movie theatres were reviewed. The Bunt & Associates Study did not recommend any change to Calgary's requirement of 1.0 space per 3 seats (outside the Central Business District), as it was concluded that further data collection was required. Currently, Red Deer's parking ratio for commercial entertainment facilities, including cinemas, is 1.0 space per 5 seats. No change is recommended by PCPS.

Similar to the Calgary Land Use Bylaw, parking requirements for drinking establishments and cinemas within shopping centres would continue to be determined separately, while parking requirements for restaurants within shopping centres, including food court units, would be determined in accordance with the approved commercial net floor area.

*Parking Area Layout and Design (Bylaw Items 5-6)*

The proposed amendment includes provisions which address overall parking area appearance and configuration. These provisions focus on achieving aesthetically-pleasing and efficient parking areas, as emphasis is placed on the vehicular and pedestrian circulation and landscaping within the areas. A figure is proposed in order to illustrate a typical parking module.

Such requirements would assist in the reduction of unsightly "seas" of pavement. As well, a way of minimizing unused parking areas is to have the development authority require possible redistribution and redesign of parking areas during any shopping centre expansion. Parking areas may be reconfigured in order to predominately provide parking spaces near primary entrances and high-traffic areas, such as near food courts and banks.

**Staff Recommendation**

Parkland Community Planning Services recommends that City Council proceed with first reading of Land Use Bylaw Amendment 3156/K-2006.



Martin Kvapil  
PLANNING ASSISTANT



Tony Lindhout  
CITY PLANNING MANAGER

Attach.

***Comments:***

We recommend that Council amend Land Use Bylaw Amendment 3156/K-2006, as per the report submitted by Parkland Community Planning Services, dated May 15, 2006, prior to considering second and third readings of the Land Use Bylaw Amendment.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager

**BYLAW NO. 3156/K-2006**

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

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

1. That the definition within Section 2 for "Gross Leasable Floor Area" or "GLA" is hereby deleted.
2. That the following definition is hereby added to Section 2:  
  

*"Commercial Net Floor Area" means the total area of all floors of a commercial building measured from the glass line or the interior wall dimensions, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts, non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, food court seating areas, and storage areas below established grade.*
3. That all references to "Gross Leasable Floor Area" within Section 48 are hereby amended to be changed to "*Commercial Net Floor Area*".
4. That the following parking requirements within Section 48 (1) are hereby amended to read:  
  

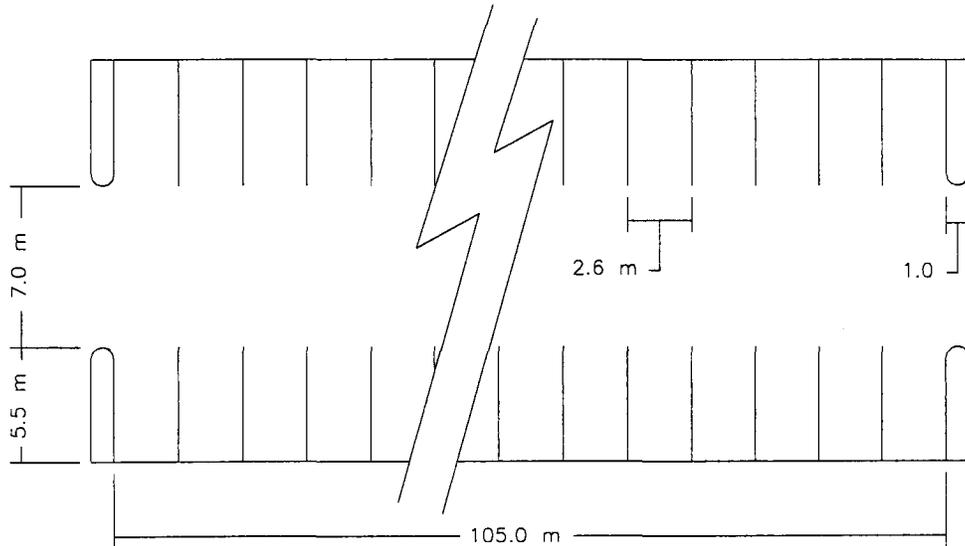
Churches	<i>1.0 per 2.5 seats</i>
Hospitals, Social Care Residences	<i>1.0 per 93 m<sup>2</sup></i>
Call Centre	<i>6.0 per 93 m<sup>2</sup> (commercial net floor area)</i>
Public or Private Senior High Schools	<i>1.0 space per 1.5 students</i>
5. That Section 48 (4) is hereby amended to read:  
  

(4) *Where there are multiple uses of a site within an enclosed shopping centre, parking shall be calculated on the basis of the total shopping centre parking space requirements at 100% of the commercial net floor area, rather than calculating the parking requirements for each individual use, except for drinking establishments and commercial entertainment facilities, for which parking requirements shall be determined on an individual basis over and above the requirements of the remaining uses of the shopping centre.*
6. That Section 49 (7) is hereby amended to read:  
  

(7) *All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width.*
7. That Section 49 is hereby amended with the addition of:  
  

(8) *Parking aisles shall not be greater than 105.0 m in length.*  
(9) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*

Minimum Requirements



- (10) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*
- (11) *All parking lots containing in excess of 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (12) *Pedestrian walkways for parking lots containing in excess of 200 parking spaces shall be a minimum of 1.2 m in width and oriented, to the satisfaction of Development Authority, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (13) *All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that development-related traffic will not unduly cause hazard or impede traffic on public roads.*
- (14) *The allocated parking for each use shall be located conveniently on site, to the satisfaction of the Development Authority, in order to ensure that such parking is provided within the vicinity of the intended building/use entrance.*

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/K-2006**

**Definition of “Commercial Net Floor Area”**

**Presentation on Behalf of BOWER PLACE MALL**

**SUPPORTING MATERIALS**

The Edmonton Approach..... TAB 1

The Calgary Approach..... TAB 2

Evolution of the Red Deer Approach ..... TAB 3

Proposal for Council’s Consideration..... TAB 4

**Ogilvie LLP**

Ogilvie LLP  
Barristers and Solicitors  
Ste. 1400, 10303 Jasper Ave.  
Edmonton, AB T5J 3N6

Phone (780) 421-1818  
Fax (780) 429-4453

Semi-detached Housing  
Single Detached Housing

Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem.

**Non-residential Use Classes (Outside the Boundaries of the Downtown Area Redevelopment Plan)**

**Commercial Use Classes**

10. Any development within a Commercial Use Class not listed separately in this table, with a Floor Area of:

- |   |   |
|---|---|
| a. less than 4 500 m <sup>2</sup>               | 2.5 parking spaces per 100 m <sup>2</sup> of Floor Area |
| b. 4 500m <sup>2</sup> - 9 000m <sup>2</sup>    | 3.0 parking spaces per 100 m <sup>2</sup> of Floor Area |
| c. 9 000 m <sup>2</sup> - 28 000 m <sup>2</sup> | 3.5 parking spaces per 100 m <sup>2</sup> of Floor Area |
| d. greater than 28 000 m <sup>2</sup>           | 4.0 parking spaces per 100 m <sup>2</sup> of Floor Area |

11. Apartment Hotels  
Hotels and Motels

1 parking space per Sleeping Unit

12. Bars and Neighbourhood Pubs

1 parking space per 3.0 m<sup>2</sup> of Public Space

13. Casinos and Other Gaming Establishments

1 parking space per 2.4 m<sup>2</sup> of Public Space

14. Commercial Schools

1 parking space per 10 seats, plus auditorium requirements where applicable.

15. Flea Markets

6.5 parking space per 100 m<sup>2</sup> of Floor Area in the building used for this Use Class.

16. Funeral, Cremation and Interment Services

1 parking space per 4 seats plus 1 parking space per funeral home vehicle

17. Health Services

4.5 parking space per 100 m<sup>2</sup> of Floor Area

18. Major Alcohol Sales

4.3 parking space per 100 m<sup>2</sup> of Floor Area

19. Minor Alcohol Sales

3.2 parking space per 100 m<sup>2</sup> of Floor Area

20. Nightclubs

1 parking space per 3.0 m<sup>2</sup> of Public Space

21. Professional, Financial and Office Support Services

3.4 parking space per 100 m<sup>2</sup> of Floor Area

22. Restaurants

1 parking space per 3.6 m<sup>2</sup> of Public Space

23. Speciality Food Services

1 parking space per 3.6 m<sup>2</sup> of Public Space

24. Warehouse Sales

1 parking space per 100 m<sup>2</sup> of Floor Area

**Industrial**

25. Any development within the Industrial Use Classes and Industrial Performance Use Classes except for Adult Mini-Theatres

1 parking space per 100 m<sup>2</sup> of Floor Area provided this is not less than 3 parking spaces per tenant or establishment

26. Adult Mini-Theatre

1 parking space per 3 seats, provided that a minimum of 1 parking space per each individual viewing area or booth with 3 seats or less, is provided.

**Basic Service Use Classes**

27. Extended Medical Treatment Services Except:

a. Auxiliary Hospitals	1.1 parking spaces per 100 m <sup>2</sup> of Floor Area
b. Nursing Homes	1 parking space per 3 beds 1 parking space per 3 beds

**Community, Educational, Recreational and Cultural Service Use Classes**

28. Any development within the Community, Educational, Recreational and Cultural Service Use Class not listed separately.

1 parking space per 3.5 seats or 3.1 parking spaces per 10 m<sup>2</sup> of Floor Area used by patrons

29. Child Care Services

1 parking space per employee

30. Community Recreation Services

16 parking spaces, plus where multipurpose room greater than 93 m<sup>2</sup> is present and is used for general assembly purposes, an additional 2.2 parking spaces per 10 m<sup>2</sup> over

4. **Floor Area** means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used;

## Shopping centres:

Regional centre	5 parking stalls per 93 square metres of net floor area. <i>11P94</i>
Sector (community) centre	5.5 parking stalls per 93 square metres of net floor area. <i>11P94</i>
Neighbourhood centre	(i) 5.5 parking stalls per 93 square metres of net floor area excluding any liquor store or drinking establishment, restaurant-licensed or restaurant-food service only net floor area. <i>11P94, 4P98, 10P2004</i>  (ii) Where a liquor store is included, it shall provide 8 parking stalls per 93 square metres of its net floor area. <i>11P94</i>  (iii) Where a drinking establishment, restaurant-licensed or restaurant - food service only is included, it shall provide 1 parking stall per 3.5 square metres of its net floor area. <i>11P94, 4P98, 10P2004</i>
Take-out food service	As for retail stores. <i>4P98</i>
Theatres and cinemas	(i) No requirement in the area shown on Map 1, Boundaries of the Downtown Parking Area.  (ii) In all other areas, 1 parking stall per 3 seats. <i>11P84, 11P94</i>
Veterinary clinics	As for medical clinics.
Warehouses and wholesale establishments	1 parking stall per 93 square metres of gross floor area up to 1860 square metres, and 1 additional parking stall for each subsequent 465 square metres. <i>11P94</i>

**(3) Loading Spaces Required**

Unless otherwise allowed by the Approving Authority, the required loading spaces for any use are as follows: *11P94*

**USE OF BUILDING OR SITE****MINIMUM NUMBER OF LOADING SPACES**

<i>deleted</i>	<i>4P98</i>
Drinking establishment	1 loading space per 9300 square metres of gross floor area. <i>10P2004</i>
Funeral homes	1 loading space per 9300 square metres of gross floor area.
Hospitals	1 loading space per 9300 square metres of gross floor area.
Hotels and motels	1 loading space per 9300 square metres of gross floor area.
Liquor stores	1 loading space per store. <i>13P2003</i>
Office buildings	1 loading space per 9300 square metres of gross floor area.
Public and quasi-public buildings	1 loading space per 9300 square metres of gross floor area.
Restaurant-licensed and restaurants-food service only	1 loading space per 9300 square metres of gross floor area. <i>4P98, 10P2004</i>
Retail food stores	1 loading space per 9300 square metres of gross floor area.
Retail stores	1 loading space per 9300 square metres of gross floor area.
Sport arenas	1 loading space per 9300 square metres of gross floor area.

- (71) **net floor area** means the total of the rentable floor area of all floors of a building measured from the glassline or the interior wall dimensions, excluding stairways, elevators, mechanical floors or rooms, vertical service shafts, malls and non-rentable common corridors, lobbies, washrooms, internal garbage storage and internal parking areas; *11P94*
- (71.1) **net site area** means the gross site area minus any area dedicated to Right-of-Way Property Line Setbacks as provided for in Section 17; *11P84*
- (72) **non-conforming building** means a building
- (a) that is lawfully constructed or lawfully under construction at the date this Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective, and
  - (b) that on the date this Bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with this Bylaw;
- (73) **non-conforming use** means a lawful specific use
- (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date this Bylaw or any amendment thereof affecting the land or building becomes effective, and
  - (b) that on the date this Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with this Bylaw;
- (73.1) **outdoor cafe** means a facility, operated in conjunction with a restaurant-food service only, drinking establishment, restaurant-licensed, or an accessory food service, where food or beverages are served or offered for sale to the public, or in association with a private club, for consumption on or within a portion or portions of such facility that are not contained within a fully enclosed building; *4P93, 17P99, 10P2004*
- (73.2) **overland flow area** means those lands abutting the floodway or the floodplain, the boundaries of which are indicated on the Floodway/Floodplain Maps, that would be inundated by shallow overland floodwaters in the event of a flood of a magnitude likely to occur once in one hundred years; *4P99*
- (74) **parking area** means a portion of land or of a building set aside for the parking and manoeuvring of motor vehicles, which is accessible to a public thoroughfare and which may include a parking structure; *11P94*
- (74.1) **parking areas (temporary)** means a parking area set aside pursuant to a development permit requirement for a specified time period which shall be a minimum of 3 years where no previous development permit for temporary parking has been granted on that site; *11P94*
- (74.2) **parking area (at grade)** means a use of land for a parking area restricted to ground level parking only and not required as ancillary to another use; *11P94*
- (74.3) **parking stall** means that portion of a parking area, excluding vehicle manoeuvring areas, that will accommodate one vehicle; *11P94*
- (75) **parking structure** means a structure designed for the parking of motor vehicles in tiers or floors which may be constructed above, below or at grade; *11P94*
- (75.1) **patio** means an uncovered horizontal structure with a surface height, at any point, no greater than 600 millimetres above grade, adjacent to a residential dwelling and intended for use as a private outdoor amenity space; *7P94*
- (76) **personal service business** means a facility for providing a service on a commercial basis to individuals and includes such uses as photography studios, dry-cleaning establishments and barber shops;

## CHANGES FROM 1<sup>ST</sup> READING TO 2<sup>ND</sup> READING

### **As carried at 1<sup>st</sup> reading, April 24, 2006:**

“Commercial Net Floor Area” means the total area of all floors of a commercial building measured from the glass line or the interior wall dimensions, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts and non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, food court seating areas, and storage areas below established grade.

### **As proposed for 2<sup>nd</sup> reading:**

“Commercial Net Floor Area” means the total area of all floors of a commercial building measured to the glass line, or, where there is no glass line, the outside surface of the exterior wall, or, where the buildings are separated by firewalls, to the centre line of the common firewall, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts and non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, and food court seating areas.

### **Differences:**

“Commercial Net Floor Area” means the total area of all floors of a commercial building measured to the glass line, or, where there is no glass line, the outside surface of the exterior wall, or, where the buildings are separated by firewalls, to the centre line of the common firewall, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts and non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, and food court seating areas.

**Deleted:** from

**Deleted:** interior

**Deleted:** dimensions

**Deleted:** , and storage areas below established grade

1. Measurement is now taken from the **outside** surface of exterior walls.
2. Below grade storage areas are removed.

CORPORATION  
FINANCIAL  
INVESTMENTS  
REIT  
RESIDENTIAL  
REVENUE PROPERTIES

Kerineh R. Moffat  
Vice President, Asset Management

Direct Line: (905) 281-5858  
email: kmoffat@morguard.com

Via Email Attachment

May 16, 2006

The Mayor and City Councilors  
City of Red Deer  
c/o Mr. Kelly Closs  
Legislative and Administrative Services Manager  
City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Your Worship and Members of City Council:

**Re: Bylaw No. 3156/K-2006**

I am the Vice President, Asset Management for Morguard Real Estate Investment Trust, the owner of Parkland Mall. I am writing to comment on proposed Land Use Bylaw Amendment 3156/K-2006 ("the Amendment"). We agree that the current bylaw requires clarification to improve interpretation by property owners and promote consistent application and regulation by the City. We appreciate the efforts of City staff to accomplish these objectives. However, we note:

1. although we have been advised that it is not the intent of the Amendment to relax current parking requirements for commercial buildings, this will be the result when the proposed changes are implemented;
2. that the Amendment changes the standard by which parking requirements are calculated in a manner that is not consistent with industry practice as described in the report of Parkland Community Planning Services ("PCPS") dated April 13, 2006 (the "PCPS Report") both in terms of what areas are included and what areas are excluded in Commercial Net Floor Area; and
3. as worded, the Amendment could leave planning officials in doubt as to what to include and what to exclude from the floor area used in calculating the parking requirements at a commercial premise.

We also note that the PCPS Report recommends retention of a parking ratio of 5.1 stalls per 93m<sup>2</sup> of floor area. Morguard REIT, as the owner of Parkland Mall, supports this ratio.

The Mayor and City Councilors  
City of Red Deer  
May 16, 2006  
Page 2.

### Floor Area

Floor Area in the current bylaw means "the building footprint or area of the building calculated by reference to the perimeter of the exterior foundations of the building", consistent with the definition of Gross Leasable Floor Area ("GLA") in the current bylaw which is measured from "the outside surface of the exterior walls". The Amendment does not change or remove the definition of "Floor Area" but does replace the definition of GLA with a definition of Commercial Net Floor Area ("CNFA") that is measured from the "interior wall dimensions".

The reference to "interior wall dimensions" in the definition of CNFA could also be interpreted to exclude the area occupied by the interior demising walls between stores located within the mall. If this is not the intent of the Amendment, then the definition of CNFA should clearly include the area of the demising walls.

To illustrate the impact that these seemingly minor differences in wording have on the parking requirement, consider the case of Parkland Mall. The difference between the interior and exterior surfaces of the perimeter walls (i.e. the thickness of the exterior walls) may not seem significant but actually is in a large commercial building. The architect for Parkland Mall, Cohos Evamy Partners, advises us that the area between the interior and exterior surfaces of the perimeter walls of Parkland Mall occupy 5,238 square feet in floor area as defined in the existing bylaw. If this area were to be removed from floor area for purposes of the bylaw, as would occur under the proposed definition of Commercial Net Floor Area, the parking requirement for Parkland Mall will be reduced by 27 parking stalls. Furthermore, the area occupied by demising walls between premises is 2,615 square feet. If this area were to be removed from the floor area for purposes of the bylaw, as could arguably be permitted unless the intent is clarified, the parking requirement for Parkland Mall would be reduced by a further 13 parking stalls.

### Exclusions

The Amendment as drafted excludes "public washrooms" and "storage areas below established grade" as well as other areas from the CNFA that are clearly expected to be areas that are for common use and non-rentable. As worded, the Amendment would exclude from CNFA the public washrooms that are located in individual retail stores as well as rented storage areas. This is inconsistent with the PCPS Report since washroom areas and storage areas are included in the rentable area of such premises.

Excluding public washrooms in tenants' premises at Parkland Mall (rather than merely public washrooms accessible from the common areas) results in a reduction of floor area of 2,582 square feet for the 62 washrooms located in various rentable premises throughout the mall. This would have a related reduction in the parking requirement for Parkland Mall of 13 parking stalls.

The Mayor and City Councilors  
 City of Red Deer  
 May 16, 2006  
 Page 3.

With respect to storage space, we do not currently have an accurate inventory of storage areas within tenants' premises. Consequently, we are unable to state with precision how the exclusion of all storage areas would impact the parking requirement at Parkland Mall. However, there is no doubt that the area of tenants' storage areas is at least double the area of washrooms, so it is reasonable to conclude that the related reduction in the parking requirement at Parkland Mall would be 26 parking stalls.

**Summary of the Impact of the Proposed Amendment**

In summary, the proposed changes to the Parking Bylaw result in the relaxation of the parking stall requirement at Parkland Mall by at least 79 parking stalls. We are concerned that the parking requirement for all commercial properties in Red Deer will be similarly affected and that this general relaxation of the parking requirement will produce strains on the availability of parking at all commercial properties. This will inevitably lead to the types of parking problems that the Parking Bylaw is specifically intended to avoid.

**Suggested wording:**

In order to respond to these concerns and, more particularly, to achieve the objectives of the PCPS Report, we suggest the wording be amended to read as follows:

*"Commercial Net Floor Area" means the total area of all floors of a commercial building measured to the glass line or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, excluding common area and non-rentable:*

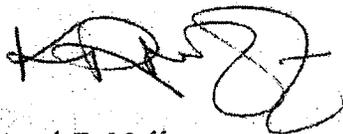
*stairwells, elevators, mechanical or electrical rooms, vertical service shafts and corridors, lobbies, washrooms, internal garbage storage, internal parking areas, public food court seating areas, and storage areas"*

With the exception of the foregoing suggested change to the definition of Commercial Net Floor Area, we support the balance of the proposed Amendment.

Thank you for your consideration of this submission.

Yours sincerely,

**MORGUARD REAL ESTATE INVESTMENT TRUST**



Kenneth R. Moffat  
 Vice President, Asset Management

**The Mayor and City Councilors  
City of Red Deer  
May 16, 2006  
Page 4.**

cc: Michael Keyes, Sisson Warren Sinclair (Via Fax)  
Dan Hachey, Parkland Mall (Via Fax)

Backup

**BYLAW NO. 3156/K-2006**

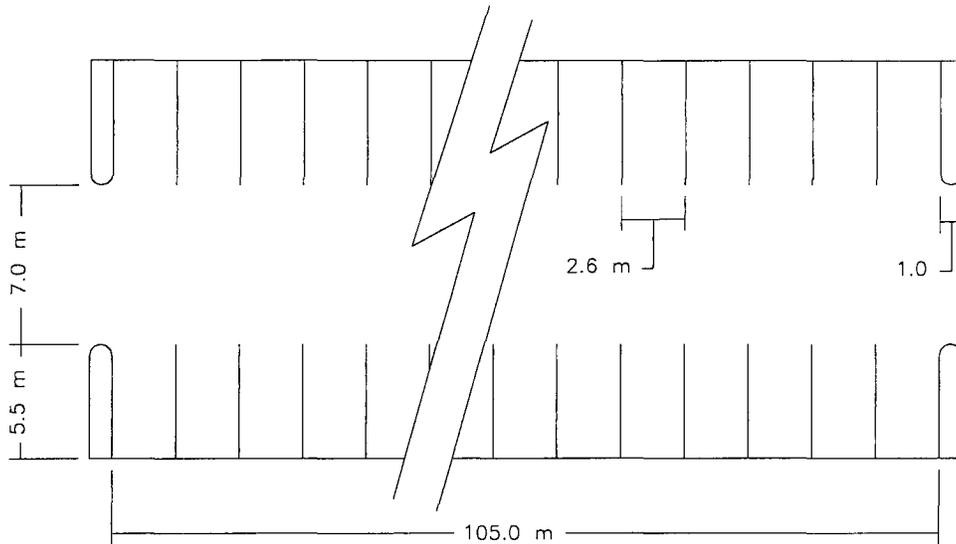
Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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Minimum Requirements



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READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

\_\_\_\_\_  
MAYOR

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

**Christine Kenzie**

---

**To:** Martin Kvapil  
**Subject:** Draft 3156/K-2006 - LUB Amendment - Parking Standards and Requirements for Commercial Uses  
**Attachments:** 489186 - Draft 3156K-2006 - LUB Amendment - Parking Standards and Requirements for Commercial Uses - 1.DOC

I have attached LUB Amendment 3156/K-2006 which received first reading last evening. I just noticed an error - Section 7 (9) and (10) are duplicates.

Will you be proposing any changes to this bylaw, from comments made at the Council meeting last evening? If so - this change could be accommodated with any changes you may have.

If not - I will make sure this "oops" is amended prior to second and third readings of the bylaw.

*Christine Kenzie*

Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

**Christine Kenzie**

---

**From:** on behalf of LASMailbox  
**To:** Martin Kvapil; Tony Lindhout  
**Subject:** FW: Land Use Bylaw Amendment 3156/K-2006

See attached email received from the Red Deer Ministerial Association re LUB Amendment 3156/K-2006.

Kelly has asked that you prepare a summary (in table form) of what currently exists in the bylaw and what the changes are to clearly identify what is being proposed in the bylaw amendment. This would be inserted in the May 23rd agenda. It gets quite cumbersome to read through your report to look at all the changes.

Call if you have any questions.

***Christine Kenzie***

Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

---

**From:** Ian Hartley [mailto:hartleyi@telus.net]  
**Sent:** May 10, 2006 10:19 PM  
**To:** LASMailbox  
**Cc:** 'Colin Bain'  
**Subject:** Land Use Bylaw Amendment 3156/K-2006

Dear Sir/Madam

The following motion was voted at the Red Deer Ministerial Association on May 10, 2006:

“To take a formal ratio of spaces to seats to council of 1:6”

I wish this letter to be included on the Council agenda for the meeting of May 23, 2006. Tony Hilling and I have been assigned by the Ministerial to speak to the matter at the public hearing on the same date.

Yours sincerely

Ian Hartley  
President Red Deer Ministerial Association.

Please confirm you received this request.

---

[This message has been scanned for security content threats, including computer viruses.]

2006/05/11

**Christine Kenzie**

---

**From:** on behalf of LASMailbox  
**To:** Ian Hartley  
**Subject:** RE: Land Use Bylaw Amendment 3156/K-2006

Thank you for your letter. It will be placed on the agenda for the May 23, 2006 Council Meeting. For your information the public hearing will be held at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. The Mayor will introduce the bylaw amendment, then ask if anyone is present to speak for or against the bylaw amendment. At that time, you may raise your hand, and once recognized by the Mayor, proceed to the lectern. Please introduce yourselves prior to making your presentation. If you intend to have a power point presentation, let me know ahead of time, so that I can make arrangements to have someone available to assist you with your presentation.

A copy of the May 23rd Council Agenda will be available on the City of Red Deer's website at [www.reddeer.ca/council](http://www.reddeer.ca/council) on the afternoon of Thursday, May 18th. If you have trouble accessing this, let me know and I can have a copy of the reports submitted to Council regarding Land Use Bylaw Amendment 3156/K-2006 either faxed to you or made available for pick up on Friday, May 19th.

Please let me know if you require any additional information.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
[christine.kenzie@reddeer.ca](mailto:christine.kenzie@reddeer.ca)

---

**From:** Ian Hartley [<mailto:hartleyi@telus.net>]  
**Sent:** May 10, 2006 10:19 PM  
**To:** LASMailbox  
**Cc:** 'Colin Bain'  
**Subject:** Land Use Bylaw Amendment 3156/K-2006

Dear Sir/Madam

The following motion was voted at the Red Deer Ministerial Association on May 10, 2006:

“To take a formal ratio of spaces to seats to council of 1:6”

I wish this letter to be included on the Council agenda for the meeting of May 23, 2006. Tony Hilling and I have been assigned by the Ministerial to speak to the matter at the public hearing on the same date.

Yours sincerely

Ian Hartley  
President Red Deer Ministerial Association.

Please confirm you received this request.

---

2006/05/11

[This message has been scanned for security content threats, including computer viruses.]

**Christine Kenzie**

---

**From:** on behalf of LASMailbox  
**To:** Colin Bain  
**Subject:** RE: Land use bylaw 3156/K-2006

Thank you for your letter. It will be included with the report to Council regarding Land Use Bylaw Amendment 315g/K-2006 on the May 23, 2006 Council Agenda.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

---

**From:** Colin Bain [mailto:Colin\_Bain@can.salvationarmy.org]  
**Sent:** May 11, 2006 2:32 PM  
**To:** LASMailbox  
**Subject:** Land use bylaw 3156/K-2006

Please find attached a response to the proposed bylaw change for inclusion on the next Council agenda. Unfortunately I cannot be present personally due to a prior commitment.

Colin Bain

*(See attached file: parking lot byelaw.doc)*

---

[This message has been scanned for security content threats, including computer viruses.]

**Christine Kenzie**

---

**From:** Ian Hartley [hartleyi@telus.net]  
**Sent:** May 11, 2006 5:29 PM  
**To:** LASMailbox  
**Subject:** RE: Land Use Bylaw Amendment 3156/K-2006

Thank you this information is very helpful.

Ian

---

**From:** Christine Kenzie [mailto:Christine.Kenzie@reddeer.ca] **On Behalf Of** LASMailbox  
**Sent:** May 11, 2006 10:23 AM  
**To:** Ian Hartley  
**Subject:** RE: Land Use Bylaw Amendment 3156/K-2006

Thank you for your letter. It will be placed on the agenda for the May 23, 2006 Council Meeting. For your information the public hearing will be held at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. The Mayor will introduce the bylaw amendment, then ask if anyone is present to speak for or against the bylaw amendment. At that time, you may raise your hand, and once recognized by the Mayor, proceed to the lecturn. Please introduce yourselves prior to making your presentation. If you intend to have a power point presentation, let me know ahead of time, so that I can make arrangements to have someone available to assist you with your presentation.

A copy of the May 23rd Council Agenda will be available on the City of Red Deer's website at [www.reddeer.ca/council](http://www.reddeer.ca/council) on the afternoon of Thursday, May 18th. If you have trouble accessing this, let me know and I can have a copy of the reports submitted to Council regarding Land Use Bylaw Amendment 3156/K-2006 either faxed to you or made available for pick up on Friday, May 19th.

Please let me know if you require any additional information.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

---

**From:** Ian Hartley [mailto:hartleyi@telus.net]  
**Sent:** May 10, 2006 10:19 PM  
**To:** LASMailbox  
**Cc:** 'Colin Bain'  
**Subject:** Land Use Bylaw Amendment 3156/K-2006

Dear Sir/Madam

The following motion was voted at the Red Deer Ministerial Association on May 10, 2006:

“To take a formal ratio of spaces to seats to council of 1:6”

2006/05/15

I wish this letter to be included on the Council agenda for the meeting of May 23, 2006. Tony Hilling and I have been assigned by the Ministerial to speak to the matter at the public hearing on the same date.

Yours sincerely

Ian Hartley  
President Red Deer Ministerial Association.

Please confirm you received this request.

---

[This message has been scanned for security content threats, including computer viruses.]

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Council Decision – May 23, 2006

Legislative & Administrative Services

**DATE:** May 24, 2006  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/K-2006  
Parking Standards and Requirements for Commercial Uses

---

*Reference Report:*

Legislative & Administrative Services Manager, dated May 15, 2006 and Parkland Community Planning Services dated May 15, 2006, and April 13, 2006

*Resolutions:*

*“Resolved* that Council of the City of Red Deer agrees to table consideration of second reading of Land Use Bylaw Amendment 3156/K-2006 to the July 4, 2006 Council meeting at 6:00 p.m. or as soon thereafter as Council may determine, to allow Administration additional time to consult with stakeholders.”

*Report Back to Council:* Yes - to the Tuesday, July 4, 2006 Council Meeting

*Comments/Further Action:*

Please provide a report and any revisions to Land Use Bylaw Amendment 3156/K-2006 for the Tuesday, July 4, 2006 Council Meeting.

Kelly Kloss  
Manager

/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- E. Damberger, PCPS
- T. Edwards, Clerk Steno

Item No. 2

**Legislative & Administrative Services**

**DATE:** May 15, 2006  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/O-2006  
Objects Prohibited or Restricted in Yards (Sections 45, 57)  
R1N Narrow Lot District (Section 188)

---

***History:***

At the Monday, April 24, 2006 meeting of Council, Land Use Bylaw Amendment 3156/O-2006 was given first reading.

Land Use Bylaw Amendment 3156/O-2006 provides for changes in the dates specified for trailers to be permitted in the front yard - Section 45 (a) to be between the first day of April and the thirty first day of October each year. It also provides for the definition of a trailer to be broadened to include trailers that transport property, tools, equipment, supplies, off road vehicles or watercraft. Section 188 (5) and (11) will amend the minimum side yard for a detached dwelling from 1.2 metres to 1.25 metres. The minimum frontage for a detached dwelling will be amended from 10.4 metres to 10.5 metres. These changes are being made to avoid non-compliance with the Alberta Building Code.

***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

***Recommendations***

That following the Public Hearing, Council consider second and third readings of the bylaw.

*fw:*   
Kelly Kloss  
Manager

---

**From:** Dennis Dubois [mailto:ddubois@telusplanet.net]  
**Sent:** May 07, 2006 12:39 PM  
**To:** Mayor  
**Subject:** Proposed changes to Land Use Bylaw  
**Importance:** High

Your Worship:

On reading the proposed changes to the Land Use Bylaw with regard to the parking of RV's, Trailers etc. in front driveways I wish to offer the following comments for your consideration:

- 1- Many residential properties within the City of Red Deer do not have access to the rear of their property due to the lack of a lane. This fact ultimately removes any options we may have in the parking of a trailer/RV etc. in the rear of our property.
- 2- Many residential properties are located on corner lots which means that even though the driveway is at the rear of the property, the vehicle in question under the bylaw cannot be parked in that location either thus removing the option of on site RV parking.
- 3- It is unclear in my reading of the proposed bylaw if it would be permissible to park a trailer/RV etc. on a driveway that is entered from the front of the property but extends to or beyond the rear of the dwelling. Is it the intent of the bylaw to ban the parking on these types of driveways?

Thank you for your consideration in this matter

Dennis Dubois

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2006/05/16

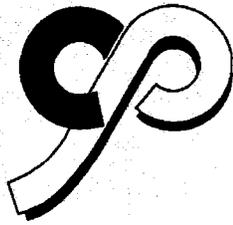
To Red Deer city council:

I have just been informed of a possible amendment to the bylaw concerning parking of trailers containing watercraft in the front driveways of residential homes. The wording is fairly vague as to whether boats are included or if this is just directed at personal watercraft. I have a 19 ft ski boat that I store else where in the off season and I use on evenings and weekends through the boating season. I do not have a back alley to gain access to my back yard in Deer Park. If this unfair bylaw is passed the resale value of my house will be greatly reduced because it will eliminate many potential buyers of homes without back alleys. When I purchased this house 5 years ago I was a boat owner and only bought the house on the premise that I would be able to park my boat seasonally on my front drive way. I am not prepared to sell my boat nor should I be forced to sell it or my house in order to be able to store and use my boat.

If there is an amendment to this bylaw to allow people without access to their backyards to park boats or boats in general are allowed to be parked on front driveways many taxpayers will be able to keep the homes that they are in without being forced to sell them at a loss to buy comparable homes with back yard access. As taxpayers of homes in a city surrounded by lakes it seems that the interests of a very few should not be placed ahead of the rights of home owners who have a vested interest in being able to hook up to their boats after work and go for a ski or fish. Consideration to the rights of these taxpayers is far more important than the minority of people without anything to lose such as being forced to sell the homes that they love or the family recreation with their families.

Lyndon Durand  
6 Doran Cres. Red Deer Alberta T4R-2M7  
(403)346-0489  
Cell (403)350-4812





**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

**Report Presented Previously  
to the  
April 24, 2006 Council Meeting**

Red Deer, Alberta, T4N 1A5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
E-mail: pcps@pcps.ab.ca

**DATE:** April 18, 2006

**TO:** Kelly Kloss, Legislative & Administrative Services Manager

**FROM:** Tara Lodewyk, Planner

**RE:** Land Use Bylaw Amendment 3156/O-2006  
A) Objects Prohibited or Restricted in Yards (Sections 45, 47)  
B) R1N Narrow Lot District (Section 188)

**Amendment Request**

The City of Red Deer Inspections and Licensing Department has requested amendments to three sections 45, 47, and 188. Part A of this report deals with the amendment to Sections 45 and 47, Objects Prohibited or Restricted in Yards. Part B deals with the amendment to Section 188, R1N Narrow Lot District.

**PART A-Objects Prohibited or Restricted in Yards (Sections 45 and 47)**

This bylaw amendment proposes to clarify and expand the current provisions of the Land Use Bylaws dealing with Objects Prohibited or Restricted in Yards. Two Land Use Bylaw amendment requests are listed below:

- (i) The dates specified for trailers to be permitted in the front yard in Section 45 (a) and Section 47 (4) are not consistent and need to be made consistent.
- (ii) The definition of trailer be broadened to include trailers that transport property, tools, equipment, supplies, off road vehicles or watercraft.

**Background**

**(i) Date Inconsistency**

Section 47 (4) of the Land Use Bylaw reads as follows:

*A trailer parked on a site in a residential district for 48 hours or less between the first day of **April** and the thirty first day of **October** each year.*

Currently, Section 45 (a) reads as follows:

*No person shall allow a commercial motor vehicle or trailer to remain or to be parked in a front yard of a site in a residential district, except for trailers which may be parked on a constructed parking pad in the front yard between the first day of **May** and the thirtieth day of **September** of any year,*

The dates listed in Section 47 (4) and Section 45 (a) are inconsistent. The dates specified in Section 45 (a) should read the first day of April and the thirty first day of October to reflect the recent amendment that was made to Section 47 (4) in 2005. The dates were extended to allow for the longer camping season since newer trailers have been adapted for the cooler weather in

spring and fall. As well, the extended dates provide owners with time to prepare their trailers for the camping season in April and then winterize and clean their trailers in October.

(ii) Definition of Trailer

Other than in campgrounds and subject to certain criteria in residential districts, the City's Land Use Bylaw prohibits commercial vehicles or trailers to remain or be parked in a front yard of a residence for longer than is necessary to load or unload with the exception of trailers during specified months. The intent of the bylaw is to maintain the aesthetics and site lines in a residential neighbourhood.

Trailer is currently defined in the Land Use Bylaw as follows:

*Trailer means any vehicles or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used or intended for use as a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle but does not include a manufactured home.*

The current definition of trailer is ultimately defining a recreational vehicle as it refers to it as a dwelling or sleeping place. Trailer is commonly thought of as a vehicle that is attached to or drawn by a vehicle to transport various items. This is not included in the current definition. Trailers can range in size from a small utility trailer to a large transport or horse trailer as an example. They can be of similar mass to a recreational vehicle that would block site lines and are aesthetically unappealing as well. The difference between a recreational vehicle and a trailer need to be clarified or the definition of trailer reworded to be all inclusive. The preference is not to create more definitions than necessary or to makes changes to definitions that will affect other sections of the Land Use Bylaw.

**Proposed Bylaw Amendment**

Based on the consultation with City Departments and Staff and the consensus and analysis reached, planning and Inspections and Licensing staff are prepared to support the amendment of Section 45 (a) to be consistent with the dates in the amended Section 47 (4).

It is also recommended that the current definition of trailer be deleted and substituted with a new more diverse definition that encompasses both recreational vehicles and trailers used for hauling.

*"Trailer" means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:*

- a) *a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or*
- b) *a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.*

**PART B- R1N Narrow Lot District (Section 188)**

Section 188-This bylaw amendment proposal changes the side yard and front yard frontage minimums in an R1N district to avoid non-compliance with the Alberta Building Code.

**Background**

The Inspections and Licensing Department has experienced building compliance issues with some houses constructed on R1N lots. Currently, in a residential narrow lot district a minimum frontage of 10.4 metres and a side yard of 1.2 metres are specified. Under section 189 (12) of the Land Use Bylaw, a building or lot within 5% of tolerance complies with the LUB.

Problems arise when a side yard or frontage is less than the current LUB minimums yet falls within the 5% tolerance. It does not meet Alberta Building Code if the side yard is less than 1.2 metres or the frontage is less than 10.4 metres. Currently, there is no room for a 5% tolerance which would allow for a 1.14 metre side yard and 9.88 metre frontage. The current LUB is not compliant with Alberta Building Code. This leaves the purchaser responsible for potentially costly repairs in order to obtain a Code compliant Real Property Report.

**Comments Received by City Departments**

The Inspections and Licensing Department has been in contact with several surveying companies and the Central Alberta Home Builders Association. There is consensus to amend the LUB to meet Alberta Building Code.

**Proposed Bylaw Amendment**

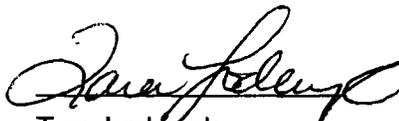
Based on the consultation with Inspections and Licensing and city staff, the consensus and analysis reached, planning staff support the amendment to Section 188 (5) and (11). The minimum side yard for a detached dwelling should be amended from 1.2 metres to 1.25 metres. The minimum frontage for a detached dwelling should be amended from 10.4 metres to 10.5 metres.

Taking into account that the Alberta Building Code allows for a 2% minimal discretionary reduction, these new minimum side yard and frontage requirements would meet Code.

**Recommendation**

It is the recommendation from Parkland Community Planning Services that City Council proceed with the first reading of Land Use Bylaw Amendment 3156/O-2006.

Respectfully Submitted,



Tara Lodewyk  
 Planner



Tony Lindhout  
 Planner Manager

Backup

**Christine Kenzie**

---

**From:** Kelly Kloss  
**Sent:** May 24, 2006 1:45 PM  
**To:** Christine Kenzie  
**Subject:** FW: LUB Amdt 0-2006.doc

Updated wording

-----Original Message-----

From: Don Simpson  
Sent: May 24, 2006 11:52 AM  
To: Tara Lodewyk  
Cc: Tony Lindhout; Kelly Kloss  
Subject: RE: LUB Amdt 0-2006.doc

Tara:

Yes, the only change was to section 2 dealing with section 45 (a) which should read as follows:

"□45 No person shall allow:

(a) a commercial motor vehicle or trailer to remain or be parked in a front yard of a site in a residential district, except for:

(i) one trailer used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year;

(ii) one non-commercial trailer used to transport off-road vehicles (excluding snowmobiles) or watercraft which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year; or

(iii) one non-commercial trailer used to transport snowmobiles, which may be parked on a constructed parking pad in the front yard between the first day of November and the thirtieth day of April in any year.□

-----Original Message-----

From: Tara Lodewyk  
Sent: Wed 2006/05/24 11:39 AM  
To: Don Simpson  
Cc: Tony Lindhout; Kelly Kloss  
Subject: RE: LUB Amdt 0-2006.doc

Hi Don,

Tony and I are OK with 'non-commercial trailer'. As we understand it, the definition, section 1, and section 188 did not change from the original. Is this correct?

Please forward us and Kelly a copy of the final wording.

Thanks,  
Tara

-----Original Message-----

From: Don Simpson  
Sent: May 24, 2006 11:03 AM  
To: Tara Lodewyk  
Cc: Tony Lindhout; Kelly Kloss  
Subject: RE: LUB Amdt 0-2006.doc

Hi Tara:

The only issue I have with that is that this was intended to address Dawson's concern about a loophole that would allow commercial trailers to be used for recreational purposes. My recollection is that Council approved this wording, so my concern is that deleting the wording would be contrary to Council's decision. (The problem with drafting bylaws in Council chambers is less than perfect wording.)

I suppose their intent would be met if we said "non-commercial trailer" - would you and Tony agree with that ?

-----Original Message-----

From: Tara Lodewyk  
Sent: Wed 2006/05/24 10:39 AM  
To: Don Simpson  
Cc: Tony Lindhout  
Subject: LUB Amdt 0-2006.doc

<<LUB Amdt 0-2006\_.doc>>  
Good Morning Don,

Tony and I discussed the amendment. We are in agreement but have some minor wording changes. We would like the word recreational moved as descriptor of vehicles rather than trailer. I want to keep 'trailer' on its own and clearly defined rather than adding a descriptor.

As well, recreational could be removed from (iii) for the same reason. It does not need to be added in front of snowmobiles as I don't think there is such thing as a recreational or non-recreational category

Please give us a call if you need clarification.

Regards,  
Tara Lodewyk  
Planner  
Parkland Community Planning Services  
#404, 4808 Ross Street  
Red Deer, AB T4N 1X5  
Phone: (403) 343-3394 Fax: (403) 346-1570

**FILE****Christine Kenzie**

---

**From:** Mary McGarry on behalf of Morris Flewwelling  
**Sent:** May 18, 2006 9:27 AM  
**To:** Christine Kenzie  
**Subject:** FW: Land Use Bylaw with regard to the parking of RV's, Trailers etc.

Hi, here it is. And I know a cool trick--once N's mailbox was too full so I decided to be helpful and deleted a whole bunch of what I thought were crappy old e-mails. Anyway he wanted them all put back!! So I was freaking out but my friend Cory showed me a way to get back up to a week's worth of deleted e-mails. So the trauma ended up happily and I was able to bring them all back.

---

**From:** Paul Meyette  
**Sent:** May 09, 2006 12:03 PM  
**To:** Morris Flewwelling  
**Subject:** FW: Land Use Bylaw with regard to the parking of RV's, Trailers etc.

Morris

I had already responded to Dennis questions based upon an email from Lorna (see below).

Paul Meyette

-----Original Message-----

**From:** Dennis Dubois [mailto:ddubois@telusplanet.net]  
**Sent:** May 08, 2006 12:40 PM  
**To:** Paul Meyette  
**Subject:** RE: Land Use Bylaw with regard to the parking of RV's, Trailers etc.

Thanks Paul, that clears up the questions/concerns I had, although the issue of no back lane still makes me feel like I am being treated unfairly in this instance. Democracy isn't perfect but it's the best we have!

I trust all is well with you Paul, no doubt busy as all get out what with the current state of development around Red Deer.

Cheers  
Dennis

---

**From:** Paul Meyette [mailto:Paul.Meyette@reddeer.ca]  
**Sent:** May 8, 2006 8:31 AM  
**To:** Lorna Watkinson-Zimmer; ddubois@telusplanet.net  
**Cc:** Tony Lindhout  
**Subject:** RE: Land Use Bylaw with regard to the parking of RV's, Trailers etc.

Hello Dennis

1. The new bylaw, which is in front of City Council, extends the period in which people can park their trailer in front of their residence. The new bylaw will allow trailers to be parked from April 1 to October 31, in the front yard. The old bylaw was May 1 to September 30. The bylaw is intended to provide convenience for people using their RV while avoiding the front yard being used for storage over the winter. People who do not have lanes or storage capacity in their backyard use one of the many RV storage places located

2006/05/18

around Red Deer.

- 2. The bylaw restricts parking in the front yard of a site. On a corner lot, the narrow part of the lot facing the street is the front yard. Owners on a corner lot could still park an RV in their rear yard.
- 3. Parking of RVs is allowed in the rear yard of a property where the driveway is entered from the front yard and extends into the rear yard.

I hope that this answers all of your questions Dennis. The bylaw has been prepared by Parkland Community Planning Services and so I have copied them on this response. Our department is responsible for bylaw enforcement.

*Paul Meyette ACP MCIP  
 Inspections and Licensing Manager  
 City of Red Deer  
 Box 5008  
 Red Deer, Alberta  
 T4N 3T4  
 Phone: 403-342-8195*

.....

-----Original Message-----

**From:** LornaWZ [mailto:lornawz@shaw.ca]  
**Sent:** May 07, 2006 8:35 PM  
**To:** Paul Meyette  
**Subject:** FW: Land Use Bylaw with regard to the parking of RV's, Trailers etc.

Hi Paul, could you reply to this fellow? Thanks. Lorna

---

**From:** Dennis Dubois [mailto:ddubois@telusplanet.net]  
**Sent:** Sunday, May 07, 2006 11:47 AM  
**To:** lornawz@shaw.ca  
**Subject:** Land Use Bylaw with regard to the parking of RV's, Trailers etc.

Councilor Lorna Watkins Zimmer:

On reading the proposed changes to the Land Use Bylaw with regard to the parking of RV's, Trailers etc. in front driveways I wish to offer the following comments for your consideration:

- 1- Many residential properties within the City of Red Deer do not have access to the rear of their property due to the lack of a lane. This fact ultimately removes any options we may have in the parking of a trailer/RV etc. in the rear of our property.
- 2- Many residential properties are located on corner lots which means that even though the driveway is at the rear of the property, the vehicle in question under the bylaw cannot be parked in that location either thus removing the option of on site RV parking.
- 3- It is unclear in my reading of the proposed bylaw if it would be permissible to park a trailer/RV etc. on a driveway that is entered from the front of the property but extends to or beyond the rear of the dwelling. Is it the intent of the bylaw to ban the parking on these types of driveways?

Thank you for your consideration in this matter

Dennis Dubois

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[This message has been scanned for security content threats, including computer viruses.]

**Mary McGarry**

**From:** Morris Flewwelling  
**Sent:** May 09, 2006 11:54 AM  
**To:** 'Dennis Dubois'  
**Cc:** Norbert Van Wyk; Paul Meyette  
**Subject:** RE: Proposed changes to Land Use Bylaw

*Cut off*

Dennis,

Thanks for your email with questions about the proposed changes to the Land Use Bylaw regarding parking of RVs and trailers. To be sure we get the best answers to your questions, I have copied your email to the Inspections and Licensing people for response.

Best regards, Morris

---

**From:** Dennis Dubois [mailto:ddubois@telusplanet.net]  
**Sent:** May 07, 2006 12:39 PM  
**To:** Mayor  
**Subject:** Proposed changes to Land Use Bylaw  
**Importance:** High

Your Worship:

On reading the proposed changes to the Land Use Bylaw with regard to the parking of RV's, Trailers etc. in front driveways I wish to offer the following comments for your consideration:

- 1- Many residential properties within the City of Red Deer do not have access to the rear of their property due to the lack of a lane. This fact ultimately removes any options we may have in the parking of a trailer/RV etc. in the rear of our property.
- 2- Many residential properties are located on corner lots which means that even though the driveway is at the rear of the property, the vehicle in question under the bylaw cannot be parked in that location either thus removing the option of on site RV parking.
- 3- It is unclear in my reading of the proposed bylaw if it would be permissible to park a trailer/RV etc. on a driveway that is entered from the front of the property but extends to or beyond the rear of the dwelling. Is it the intent of the bylaw to ban the parking on these types of driveways?

Thank you for your consideration in this matter

Dennis Dubois

*Call Paul  
Meyette re  
response?*

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LEGISLATIVE & ADMINISTRATIVE SERVICES

May 24, 2006

Mr. Lyndon Durand  
6 Doran Crescent  
Red Deer, AB T4R 2M7

Dear Mr. Durand:

**Re: Land Use Bylaw Amendment 3156/O-2006**  
**a) Objects Prohibited or Restricted in Yards (Sections 45 & 47)**  
**b) R1N Narrow Lot District (Section 188)**

At the City of Red Deer's Council Meeting, the Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/O-2006*. Based on discussion at the Public Hearing and your letter, Council agreed to make changes to broaden what can be parked on a front pad during certain times. The following is the new wording which is included in the attached approved bylaw:

"45 No person shall allow:

- (a) a commercial motor vehicle or trailer to remain or be parked in a front yard of a site in a residential district, except for:
  - (i) one trailer used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year;
  - (ii) one non-commercial trailer used to transport off-road vehicles (excluding snowmobiles) or watercraft which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year; or
  - (iii) one non-commercial trailer used to transport snowmobiles, which may be parked on a constructed parking pad in the front yard between the first day of November and the thirtieth day of April in any year."

...2/

Mr. L. Durand  
May 24, 2006  
Page 2

The result is you will now be able to legally park your boat on a pad in your front yard from April 1 to October 31, providing it does not extend onto the public sidewalk. During the other months you will have to store your boat either in your rear yard or off site.

Please do not hesitate to contact me should you have any questions or require further clarification. Thank you for taking the time to express your concerns to Council.

Sincerely,



Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

**OBJECTS PROHIBITED OR RESTRICTED IN YARDS  
R1N NARROW LOT DISTRICT SIDE YARD/FRONTAGES  
LUB 3156/0-2006**

**DESCRIPTION:** Specified dates for trailers to be permitted in front yards, and minimum side yard and frontages for R1N detached dwellings.

**FIRST READING:** April 24, 2006  
**FIRST PUBLICATION:** May 5, 2006  
**SECOND PUBLICATION:** May 12, 2006  
**PUBLIC HEARING & SECOND READING:** May 23, 2006  
**THIRD READING:** May 23/06

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES  NO

**DEPOSIT?** YES  \$ \_\_\_\_\_ NO  BY: CITY

**ACTUAL COST OF ADVERTISING:**

\$ 222.40 X 2      **TOTAL:** \$ 444.80

**MAP PREPARATION:** \$ \_\_\_\_\_

**TOTAL COST:** \$ 444.80

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING / (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:** \_\_\_\_\_

(Account No. 180.5901)

### Municipal Planning Commission Approvals

On May 8, 2006 the Municipal Planning Commission issued approval of the following applications:

- Deer Park**  
1. Redwoods - a banner sign to be located at 4 Deykin Street.
- Edgar Industrial**  
2. River City Developments - development of a 815 m<sup>2</sup> industrial building on behalf of SS Inc. to be located at 8026 Edgar Industrial Crescent (Phase 3).
3. A.R. Thompson Group - discretionary use of a 223 m<sup>2</sup> temporary building (see structure) to be located at 3,7621 Edgar Industrial Drive.
4. Pearl Rose Enterprises - on behalf of Sand Source, construction of a 2,164 m<sup>2</sup> industrial building to be located at 7883 Edgar Industrial Way.
- Anders**  
5. Beta Surveys Ltd. - a 10.51 metre height to a proposed single family dwelling and attached garage to be located at 103 Alexander Crescent.
- Kentwood**  
6. Sun N-On Empty - approval of use for a restaurant to be located at 110, 100 Kent Street.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 26, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

### The City of Red Deer will be Smoke Free June 1, 2006

The Smoke Free Bylaw will prohibit smoking in all work places and indoor public places including drinking establishments, bingo halls, casinos, grandstands, patios, private clubs, public transportation vehicles, restaurants and sidewalk cafes.

For more information visit  
[www.reddeer.ca/smokefree](http://www.reddeer.ca/smokefree).

### Development Officer Approvals

On May 10, 2006 the Development Officer issued approval for the following applications:

- Anders Park**  
1. Cliff & Kim Rideout - an 8.5 metre front yard to a proposed front porch to be located at 28 Amundsen Avenue.
- Deer Park**  
2. Jason Hildebrandt - a 3.0 metre rear yard to an existing deck located at 200 Daniel Crescent.
- Eastview Estates**  
3. Beta Surveys Ltd. - a 1.94 metre rear yard to an existing detached garage located at 15 Erickson Drive.
- Fairview**  
4. Andy Carlow - a 4.17 metre front yard to a proposed front addition to an existing single family dwelling located at 20 Forest Close.
- Rosedale**  
5. Beta Surveys Ltd. - a 1.17 metre side yard to an existing deck located at 311, 200 Ramage Close.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 26, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8132.

### LOT SALE FOR THE PURPOSE OF A SOCIAL CARE FACILITY



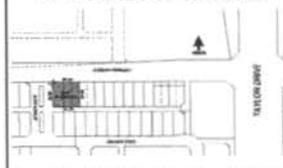
In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located (Lot Description not available) on Oak Drive in the Oriole Park neighbourhood has been identified by The City of Red Deer for sale for the possible development of a Social Care Facility.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

**Land and Economic Development Department**  
The City of Red Deer  
403-342-8106

If this site is not purchased for any of the purposes listed above by September 3, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

### LOT SALE FOR THE PURPOSE OF A PLACE OF WORSHIP



In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located at Lot 1, Block 4, Plan B12 (569 on Jordan Parkway) in the Johnstone Crossing neighbourhood, has been identified by The City of Red Deer for sale for the possible development of a Place of Worship.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

**Land and Economic Development Department**  
The City of Red Deer  
403-342-8292

If this site is not purchased for any of the purposes listed above by August 10, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

### SAFETY ISSUES IN THE DOWNTOWN PUBLIC MEETING

The City of Red Deer, through the Red Deer RCMP and Red Deer Police Commission, is seeking your feedback. Over the last several years, business owners and members of the public identified safety concerns in downtown Red Deer. A number of initiatives were taken to address these concerns and now The City wants to know what is going well and what could be improved.

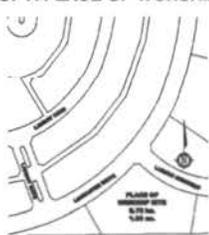
You are invited to share your views at a Public Meeting to be held in the Small Auditorium, Lower Level of the Red Deer Downtown Public Library on Tuesday, May 16, 2006 commencing at 7:30 p.m.

If you are unable to attend the Public Meeting, you can submit your concerns in writing to:  
Superintendent Jim Steele  
Red Deer City RCMP  
4811 - 49 Street  
Red Deer, AB T4N 6A1

If you have any questions, please contact Superintendent Jim Steele at 341-2000 or email at [jim.steele@reddeer.ca](mailto:jim.steele@reddeer.ca).

Accessible transportation will be available through the Citizen's Action Bus at their regular fare per one way trip. To arrange for this service, phone the Citizen's Action Bus at 343-1199 no later than noon the day before the public meeting. The Red Deer Public Library is a barrier free facility.

### LOT SALE FOR THE PURPOSE OF A PLACE OF WORSHIP



In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located at 902, 144 11-38-27-4 (lot not registered), on Lansdale Drive & Larsen Crescent in the Lansdale neighbourhood of Lancaster, has been identified by Leabon Lands Ltd. for sale for the possible development of a Place of Worship.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

**Leabon Lands Ltd.**  
403-346-7273

If this site is not purchased for any of the purposes listed above by August 31, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

### PARKING RV'S IN FRONT YARDS & RESIDENTIAL NARROW LOT SIDE YARDS

#### Land Use Bylaw Amendment

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3156/O-2006, which provides for parking of Residential Vehicles (RV's) on residential front yard parking pads between the first day of April and the thirty first day of October of each year. Trailers such as any commercial transport trailer, tool and equipment trailer, and trailers used for or containing off road vehicles and watercraft will not be permitted to be parked in residential front yards. The amendment also provides for an increase to the minimum side yard (from 1.2 metres to 1.25 metres) and minimum lot width (from 10.4 metres to 10.5 metres) for development in R1N Residential Narrow Lot Districts. These new requirements would enable more consistent compliance with Alberta Building Code.

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, May 16, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

### PARKING STANDARDS & REQUIREMENTS FOR COMMERCIAL USES

#### Land Use Bylaw Amendment

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3156/K-2006, which provides for parking standards and requirements for a range of land uses. The proposed amendment includes changes to definitions, parking ratios and overall parking area layout and design.

**Definition - change gross leasable floor area to commercial net floor area.**

Parking Ratio:	From	To
Churches	1.0 space / 8 seats	1.0 space / 2.5 seats
Hospitals, Social Care	1.0 space / 93 m <sup>2</sup>	No Change
Call Centres	8.0 spaces/93 m <sup>2</sup>	6.0 spaces/93 m <sup>2</sup>
Senior High Schools	1.0 space/3 students	1.0 space/3 students

The proposed amendment provides for upgraded standards related to the design of new parking lots including increased driving aisle widths, provision of curbed islands at end of parking aisles, as well as pedestrian walkways, interior landscaping, and vehicle stacking and queuing lanes.

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, May 16, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

**URGENT! Please call/fax within 1 hour of receiving**

**RED DEER ADVOCATE**  
Ph. (403)343-2400 Fax (403) 342-4051

INSERT DATE: **FRI, MAY 12**

AD SIZE: **6 x 228**

AD CODE: **92128CityAd6x228E1216**

**FINAL PROOF.** Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep	OK as is
BY	OK with corrections
Composed by	Approved by

### Development Officer Approvals

On May 3, 2006 the Development Officer issued approval for the following applications:

#### Deer Park

1. Beta Surveys Ltd. - a 0.27 metre side yard to a hot tub located at 43 Doherty Close.

#### Fairview

2. The City of Red Deer - a proposed press box to be located at Great Chief Park, 4707 Fountain Drive.

#### Grandview

3. Bemoco Land Surveying Ltd. - a 0.88 metre rear yard to an existing breezeway and attached garage located at 4102 - 44 Street.

#### Inglewood

4. Bemoco Land Surveying Ltd. - a 1.20 metre side yard to a cantilever on an existing single family dwelling and attached garage located at 16 Ingle Close.

#### Johnstone Park

5. Larkau Developments Ltd. - a 7.10 metre rear yard to a proposed single family dwelling and attached garage to be located at 279 Jenner Crescent.

#### Lancaster

6. Shane Dussault - a 3.17 metre rear yard to a proposed detached garage to be located at 102 Logan Close.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 19, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8192.

### SAFETY ISSUES IN THE DOWNTOWN PUBLIC MEETING

The City of Red Deer, through the Red Deer City RCMP and Red Deer Policing Committee, is seeking your feedback. Over the last several years, business owners and members of the public identified safety concerns in downtown Red Deer. A number of initiatives were taken to address these concerns and now The City wants to know what is going well and what could be improved.

You are invited to share your views at a Public Meeting to be held in the Snell Auditorium, Lower Level of the Red Deer Downtown Public Library on **Tuesday, May 16, 2006** commencing at 7:30 p.m.

If you are unable to attend the Public Meeting, you can submit your concerns in writing to:

Superintendent Jim Steele  
Red Deer City RCMP  
4811 - 49 Street  
Red Deer, AB T4N 6A1

If you have any questions, please contact Superintendent Jim Steele at 341-2000 or email at [jim.steele@rcmp-grc.gc.ca](mailto:jim.steele@rcmp-grc.gc.ca)

Accessible transportation will be available through the Citizen's Action Bus at their regular fare per one way trip. To arrange for this service, phone the Citizen's Action Bus at 343-1199 no later than noon the day before the public meeting. The Red Deer Public Library is a barrier free facility.

### PARKING STANDARDS & REQUIREMENTS FOR COMMERCIAL USES

#### Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/K-2006**, which provides for parking standards and requirements for a range of land uses. The proposed amendment includes changes to definitions, parking ratios and overall parking area layout and design.

**Definition - change gross leasable floor area to commercial net floor area.**

Parking Ratio:	From	To
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Call Centres	8.0 spaces/93 m <sup>2</sup>	6.0 spaces/93 m <sup>2</sup>
Senior High Schools	1.0 space/3 students	1.0 space/1.5 students

The proposed amendment provides for upgraded standards related to the design of new parking lots including increased driving aisle widths, provision of curbed islands at end of parking aisles, as well as pedestrian walkways, interior landscaping, and vehicle stacking and queuing lanes.

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, May 23, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 16, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

### LIMOUSINE BYLAW

A public meeting was held on the proposed Limousine Bylaw on Tuesday, April 25, 2006.

Due to overwhelming public response, the Inspections & Licensing Department will be accepting further written comments on the proposed Bylaw until 4:30 p.m., May 15, 2006.

A copy of the draft Bylaw and comment forms are available at the Inspections & Licensing Department, 3rd Floor, City Hall, or on-line at <http://www.reddeer.ca/inspections>.

For more information, please contact:

Deb Mann License Inspector The City of Red Deer (403) 342-8182	or	Vicki Swanson Inspections Clerk The City of Red Deer (403) 342-8190
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### Municipal Planning Commission Approvals

On May 1, 2006 the Municipal Planning Commission issued approval of the following applications:

#### Lancaster Meadows

1. Camdon Construction Ltd. - a 302.4 m<sup>2</sup> workshop at the McKee Manufacturing Site to be located at 2827 - 30 Avenue

#### Riverside Light Industrial Park

2. Goodmen Roofing Inc. - location of above ground storage tank for dangerous goods storage to be located at 12, 4621 - 63 Street.

#### Northland Industrial Park

3. MP Construction Inc. - on behalf of Communication Group a 178 m<sup>2</sup> office addition to be located at 7434 - 50 Avenue.

#### South Hill

4. Rona Home Centres Ltd. - temporary use for outdoor storage of goods, consisting of 1,170.54 m<sup>2</sup>, for sheds & outdoor/gardening accessories and a fenced area, consisting of 445.9 m<sup>2</sup>, containing a portable plant display shelter, as a garden centre to be located at 2610 - 50 Avenue (Lot 1A, Block A, Plan 922-1667), zoned C4.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 19, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

### RED DEER SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING

TAKE NOTICE the following appeal will go before the Red Deer Subdivision & Development Appeal Board on **Thursday, May 11, 2006** in the Council Chambers, 2nd Floor of City Hall, 4914 - 48 Avenue, Red Deer, commencing at 5:00 p.m.

#### CRONQUIST BUSINESS PARK/RIVERLANDS

1. Bemoco Land Surveying Ltd. - application for reversal of the Municipal Planning Commission decision of April 3, 2006, which denied the proposed subdivision of approximately 0.483 hectares (1.19 acres) of land in order to create two commercial lots in the Cronquist Business Park neighbourhood.

Under Section 679 of the Municipal Government Act, the Board will hear:

- (1) a) the applicant for subdivision approval,
- b) the subdivision authority that made the decision,
- c) if land that is the subject of the application is adjacent to the boundaries of another municipality, that municipality,
- d) any school authority to whom the application was referred,
- e) every Government department that was given a copy of the application pursuant to the subdivision and development regulations
- (2) ... owners of land that is adjacent to land that is the subject of the application.

Parties as identified above may appeal in person or give notice in writing to the Red Deer Subdivision & Development Appeal Board on the specified date. Phone 342-8132 for further information.

### PARKING RV'S IN FRONT YARDS

### RESIDENTIAL NARROW LOT SIDE YARDS

#### Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/O-2006**, which provides for parking of Residential Vehicles (RV's) in residential front yards between the first day of April and the thirty first day of October of each year. Trailers such as any commercial transport trailer, tool and equipment trailer, and trailers used for or containing off road vehicles and watercraft will not be permitted to be parked in residential front yards. The amendment also provides for an increase to the minimum side yard (from 1.2 metres to 1.25 metres) and minimum lot width (from 10.4 metres to 10.5 metres) for development in R1N Residential Narrow Lot Districts. These new requirements would enable more consistent compliance with Alberta Building Code.

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, May 23, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 16, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

**BETTER BIKING RED DEER**  
**BIKE SAFETY MONTH**  
**MAY 1 - 31**  
**LEARN TO RIDE FOR LIFE**



## Legislative &amp; Administrative Services

**DATE:** April 25, 2006

**TO:** Tara Lodewyk, Parkland Community Planning Services

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/O-2006  
Objects Prohibited or Restricted in Yards (Sections 45, 57)  
R1N Narrow Lot District (Section 188)

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*Reference Report:*

Parkland Community Planning Services, dated April 18, 2006

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/O-2006 was given first reading. A copy of the bylaw is attached.

*Report Back to Council: Yes*

A Public Hearing will be held on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/O-2006 provides for changes in the dates specified for trailers to be permitted in the front yard - Section 45 (a) to be between the first day of April and the thirty first day of October each year. It also provides for the definition of a trailer to be broadened to include trailers that transport property, tools, equipment, supplies, off road vehicles or watercraft. Section 188 (5) and (11) will be amend the minimum side yard for a detached dwelling from 1.2 metres to 1.25 metres. The minimum frontage for a detached dwelling will be amended from 10.4 metres to 10.5 metres. These changes are being made to avoid non-compliance with the Alberta Building Code.

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Nona Housenga  
Deputy City Clerk

/chk

attchs.

- c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
T. Edwards, Clerk Steno

**BYLAW NO. 3156/O-2006**

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

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 In Section (1) the definition of trailer is deleted in its entirety and replaced with the following new definition:  
  
"Trailer"-means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:
  - a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
  - b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.
  
- 2 Section 45 (a) is deleted in its entirety and replaced with the following new section:  
  
45 No person shall allow:
  - a) a commercial motor vehicle or trailer to remain or be parked in a front yard of the site in a residential district, except for trailers used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October of any year,"
  
- 3 Section 188 (5) and (11) are deleted in their entirety and replaced with the following new section:  
  
188
  - (5) Side Yard:

Detached Dwellings:	minimum	1.25 m except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m.
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  - (11) Frontage:

Detached Dwellings	minimum	10.5 m
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READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

---

MAYOR

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CITY CLERK



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

**DATE:** April 18, 2006  
**TO:** Kelly Kloss, Legislative & Administrative Services Manager  
**FROM:** Tara Lodewyk, Planner  
**RE:** Land Use Bylaw Amendment 3156/O-2006  
A) Objects Prohibited or Restricted in Yards (Sections 45, 47)  
B) R1N Narrow Lot District (Section 188)

**Amendment Request**

The City of Red Deer Inspections and Licensing Department has requested amendments to three sections 45, 47, and 188. **Part A** of this report deals with the amendment to Sections 45 and 47, **Objects Prohibited or Restricted in Yards**. **Part B** deals with the amendment to Section 188, **R1N Narrow Lot District**.

**PART A-Objects Prohibited or Restricted in Yards (Sections 45 and 47)**

This bylaw amendment proposes to clarify and expand the current provisions of the Land Use Bylaws dealing with Objects Prohibited or Restricted in Yards. Two Land Use Bylaw amendment requests are listed below:

- (i) The dates specified for trailers to be permitted in the front yard in Section 45 (a) and Section 47 (4) are not consistent and need to be made consistent.
- (ii) The definition of trailer be broadened to include trailers that transport property, tools, equipment, supplies, off road vehicles or watercraft.

**Background**

**(i) Date Inconsistency**

Section 47 (4) of the Land Use Bylaw reads as follows:

*A trailer parked on a site in a residential district for 48 hours or less between the first day of **April** and the thirty first day of **October** each year.*

Currently, Section 45 (a) reads as follows:

*No person shall allow a commercial motor vehicle or trailer to remain or to be parked in a front yard of a site in a residential district, except for trailers which may be parked on a constructed parking pad in the front yard between the first day of **May** and the thirtieth day of **September** of any year,*

The dates listed in Section 47 (4) and Section 45 (a) are inconsistent. The dates specified in Section 45 (a) should read the first day of April and the thirty first day of October to reflect the recent amendment that was made to Section 47 (4) in 2005. The dates were extended to allow for the longer camping season since newer trailers have been adapted for the cooler weather in

spring and fall. As well, the extended dates provide owners with time to prepare their trailers for the camping season in April and then winterize and clean their trailers in October.

(ii) Definition of Trailer

Other than in campgrounds and subject to certain criteria in residential districts, the City's Land Use Bylaw prohibits commercial vehicles or trailers to remain or be parked in a front yard of a residence for longer than is necessary to load or unload with the exception of trailers during specified months. The intent of the bylaw is to maintain the aesthetics and site lines in a residential neighbourhood.

Trailer is currently defined in the Land Use Bylaw as follows:

*Trailer means any vehicles or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used or intended for use as a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle but does not include a manufactured home.*

The current definition of trailer is ultimately defining a recreational vehicle as it refers to it as a dwelling or sleeping place. Trailer is commonly thought of as a vehicle that is attached to or drawn by a vehicle to transport various items. This is not included in the current definition. Trailers can range in size from a small utility trailer to a large transport or horse trailer as an example. They can be of similar mass to a recreational vehicle that would block site lines and are aesthetically unappealing as well. ~~The difference between a recreational vehicle and a trailer need to be clarified or the definition of trailer reworded to be all inclusive.~~ The preference is not to create more definitions than necessary or to makes changes to definitions that will affect other sections of the Land Use Bylaw.

**Proposed Bylaw Amendment**

Based on the consultation with City Departments and Staff and the consensus and analysis reached, planning and Inspections and Licensing staff are prepared to support the amendment of Section 45 (a) to be consistent with the dates in the amended Section 47 (4).

It is also recommended that the current ~~definition of trailer be~~ deleted and substituted with a new more diverse definition that encompasses both recreational vehicles and trailers used for hauling.

*"Trailer" means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:*

- a) *a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or*
- b) *a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.*

### PART B- R1N Narrow Lot District (Section 188)

Section 188-This bylaw amendment proposal changes the side yard and front yard frontage minimums in an R1N district to avoid non-compliance with the Alberta Building Code.

#### **Background**

The Inspections and Licensing Department has experienced building compliance issues with some houses constructed on R1N lots. Currently, in a residential narrow lot district a minimum frontage of 10.4 metres and a side yard of 1.2 metres are specified. Under section 189 (12) of the Land Use Bylaw, a building or lot within 5% of tolerance complies with the LUB.

Problems arise when a side yard or frontage is less than the current LUB minimums yet falls within the 5% tolerance. It does not meet Alberta Building Code if the side yard is less than 1.2 metres or the frontage is less than 10.4 metres. Currently, there is no room for a 5% tolerance which would allow for a 1.14 metre side yard and 9.88 metre frontage. The current LUB is not compliant with Alberta Building Code. This leaves the purchaser responsible for potentially costly repairs in order to obtain a Code compliant Real Property Report.

#### **Comments Received by City Departments**

The Inspections and Licensing Department has been in contact with several surveying companies and the Central Alberta Home Builders Association. There is consensus to amend the LUB to meet Alberta Building Code.

#### **Proposed Bylaw Amendment**

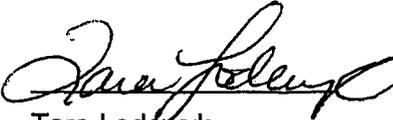
Based on the consultation with Inspections and Licensing and city staff, the consensus and analysis reached, planning staff support the amendment to Section 188 (5) and (11). ~~The~~ minimum side yard for a detached dwelling should be amended from 1.2 metres to 1.25 metres. The minimum frontage for a detached dwelling should be amended from 10.4 metres to 10.5 metres!

Taking into account that the Alberta Building Code allows for a 2% minimal discretionary reduction, these new minimum side yard and frontage requirements would meet Code.

#### **Recommendation**

It is the recommendation from Parkland Community Planning Services that City Council proceed with the first reading of Land Use Bylaw Amendment 3156/O-2006.

Respectfully Submitted,



Tara Lodewyk  
Planner



Tony Lindhout  
Planner Manager

**BYLAW NO. 3156/O-2006**

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

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 In Section (1) the definition of trailer is deleted in its entirety and replaced with the following new definition:
 

“Trailer”-means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:

  - a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
  - b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.
  
- 2 Section 45 (a) is deleted in its entirety and replaced with the following new section:
 

45 No person shall allow:

  - a) a commercial motor vehicle or trailer to remain or be parked in a front yard of the site in a residential district, except for trailers used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October of any year,”
  
- 3 Section 188 (5) and (11) are deleted in their entirety and replaced with the following new section:
 

188

(5) Side Yard:		
Detached Dwellings:	minimum	1.25 m except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m.
(11) Frontage:		
Detached Dwellings	minimum	10.5 m

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2006.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2006.

READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2006.

---

MAYOR

---

CITY CLERK

## Legislative &amp; Administrative Services

**DATE:** May 24, 2006

**TO:** Tara Lodewyk, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/O-2006  
A) Objects Prohibited or Restricted in Yards (Sections 45, 47)  
B) R1N Narrow Lot District (Section 188)

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*Reference Report:*

Parkland Community Planning Services dated April 18, 2006

*Resolutions:*

*“Resolved* that Council of the City of Red Deer agrees to amend Land Use Bylaw Amendment 3156/O-2006 by deleting Clause 2 and replacing it with the following new Clause 2:

2 Section 45 (a) is deleted in its entirety and replaced with the following new section:

“45 No person shall allow:

- (a) a commercial motor vehicle or trailer to remain or be parked in a front yard of a site in a residential district, except for:
  - (i) one trailer used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year;
  - (ii) one non-commercial trailer used to transport off-road vehicles (excluding snowmobiles) or watercraft which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year; or
  - (iii) one non-commercial trailer used to transport snowmobiles, which may be parked on a constructed parking pad in the front yard between the first day of November and the thirtieth day of April in any year.”

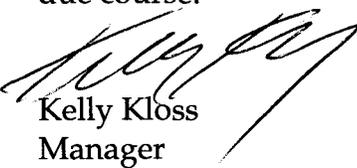
***Bylaw Readings:***

Land Use Bylaw Amendment 3156/O-2006 was given second and third readings. A copy of the bylaw is attached.

***Report Back to Council:*** No

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/O-2006 provides for changes in the dates specified for trailers to be permitted in the front yard - Section 45 (a) to be between the first day of April and the thirty first day of October each year. It also provides for the definition of a trailer to be broadened to include trailers that transport property, tools, equipment, supplies, off road vehicles or watercraft. Section 188 (5) and (11) will be amend the minimum side yard for a detached dwelling from 1.2 metres to 1.25 metres. The minimum frontage for a detached dwelling will be amended from 10.4 metres to 10.5 metres. These changes are being made to avoid non-compliance with the Alberta Building Code. This office will amend the Land Use Bylaw and distribute copies in due course.

  
Kelly Kloss  
Manager

/chk

attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
I. Watson, Graphics Administrator  
E. Damberger, PCPS  
T. Edwards, Clerk Steno

## BYLAW NO. 3156/O-2006

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

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 In Section (1) the definition of trailer is deleted in its entirety and replaced with the following new definition:

“Trailer”-means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:

- a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
- b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.

- 2 Section 45 (a) is deleted in its entirety and replaced with the following new section:

“45 No person shall allow:

- (a) a commercial motor vehicle or trailer to remain or be parked in a front yard of a site in a residential district, except for:
  - (i) one trailer used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year;
  - (ii) one non-commercial trailer used to transport off-road vehicles (excluding snowmobiles) or watercraft which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October in any year; or
  - (iii) one non-commercial trailer used to transport snowmobiles, which may be parked on a constructed parking pad in the front yard between the first day of November and the thirtieth day of April in any year.”

3 Section 188 (5) and (11) are deleted in their entirety and replaced with the following new section:

188

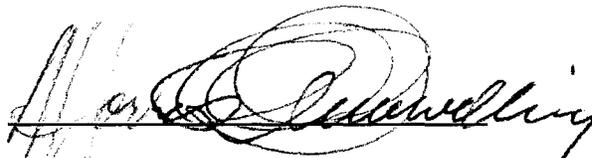
- (5) Side Yard:
  - Detached Dwellings:      minimum      1.25 m except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m.
  
- (11) Frontage:
  - Detached Dwellings      minimum      10.5 m

READ A FIRST TIME IN OPEN COUNCIL this      24<sup>th</sup>      day of April      2006.

READ A SECOND TIME IN OPEN COUNCIL this      23<sup>rd</sup>      day of May      2006.

READ A THIRD TIME IN OPEN COUNCIL this      23<sup>rd</sup>      day of May      2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 23<sup>rd</sup> day of May 2006.

  
 MAYOR

  
 CITY CLERK



**Date:** May 15, 2006

**To:** Kelly Kloss, Manager  
Legislative and Administrative Services

**From:** Greg Scott, Manager  
Recreation, Parks & Culture

**Re:** 2006 Legion Track Repairs

---

**Background:**

The Legion Track is a 400 meter oval running track located on the South East end of Lindsay Thurber Comprehensive High School. This track is owned by The City of Red Deer. The City and both of the school boards share the operation. The track is actively used and is the only paved competition running track in Central Alberta.

As part of the 2006 Capital Budget, City Council approved Capital Budget Item 447; Root Damage Repairs to Legion Track for \$80,000. The full amount is to be funded out of the Legion Track Sinking Fund that has been developed for such a purpose. Contributions to this fund have historically been made by the Red Deer Legion, The Public and Catholic School Boards and from The City of Red Deer. The current balance of this fund is approximately \$122,200.

The east side of Legion Track borders trees and shrubs from the Gaetz Lakes Sanctuary. The roots from the trees have become a large problem, causing the track surface to heave on the east most running lanes. The current condition of the track presents a safety risk to users. The 2006 Alberta Summer Games is slated to use this facility as an intricate part of their events to take place in July 27-30.

The repairs to the track include placing a concrete root barrier in the ground to mitigate future reoccurring repairs to the track. The running lanes will then be repaired and lines re-painted for a complete refurbishment to the track. This should be a long-term solution to the ongoing root damage problem.

**Discussion:**

The original estimate to repair the damaged track was \$80,000, which entailed doing spot repairs all along the east side of the track. At the first site meeting it was obvious the damage to the track was more extensive than originally thought and as a result the area of repair grew substantially! The new estimate to complete repairs came in at \$120,000. The Red Deer Titans Track & Field Club are applying for a \$59,000 CFEP grant but due to the timeliness of the

required work another source of potentially interim funding for \$40,000 needs to be found for construction to progress. If a grant is received or the project contingency is not used, the balance of the Capital project will be reassigned back to the funding source.

**Recommendation:**

That City Council approves amending the 2006 Capital budget by adding \$40,000 to Capital Budget Item 447 (Legion Track Repairs) to be funded from the Legion Track Sinking Fund. In the event that The Red Deer Titans Track and Field Club receives the applied for CFEP grant, the balance of this Capital project is to be transferred back to the Legion Track Sinking Fund.

A handwritten signature in black ink, appearing to read "Greg Scott". The signature is fluid and cursive, with a large initial "G" and "S".

Greg Scott

CC Rodney Burkard; Director of Corporate Services  
Colleen Jensen; Director of Community Services  
Kay Kenny; Recreation Superintendent

***Comments:***

We concur with the recommendations of the Recreation, Parks and Culture Manager.

“Morris Flewwelling”  
Mayor

“Norbert Van Wyk”  
City Manager

FILE COPY



Council Decision – May 23, 2006

Legislative & Administrative Services

**DATE:** May 24, 2006  
**TO:** Greg Scott, Recreation, Parks & Culture Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** 2006 Legion Track Repairs

---

*Reference Report:*

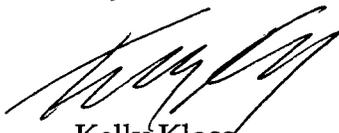
Recreation, Parks & Culture Manager, dated May 15, 2006

*Resolutions:*

*“Resolved* that Council of the City of Red Deer having considered the report from the Recreation, Parks and Culture Manager, dated May 15, 2006, re: 2006 Legion Track Repairs, hereby:

1. Approves amending the 2006 Capital Budget by adding \$40,000 to Capital Budget Item 447 (Legion Track Repairs) to be funded from the Legion Track Sinking Fund.
2. Agrees that in the event The Red Deer Titans Track and Field Club receives the applied for CFEP Grant, the balance of this capital project is to be transferred back to the Legion Track Sinking Fund.”

*Report Back to Council:* No



Kelly Kloss  
Manager  
/chk

- c Director of Corporate Services  
Director of Community Services  
Recreation Superintendent  
M. Bovair, Financial Analyst  
D. Krejci, Corporate Controller



**Legislative & Administrative Services**

**DATE:** May 20, 2006  
**TO:** City Council  
**FROM:** Legislative & Administrative Services Manager  
**SUBJECT:** Campaign Contribution and Expense Disclosure Bylaw

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**History**

On May 8, 2006, Councillor Pimm introduced the following Notice of Motion requesting the implementation of a Campaign Contribution and Expense Disclosure Bylaw:

Whereas the Council of the City of Red Deer desires to function in a manner consistent with the concept of open government,

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

And whereas many major cities in Alberta have passed campaign contribution and expense disclosure bylaws,

And whereas the Council of the City of Red Deer deems it desirable to make expenses of campaigns for public office and contribution to said campaigns a matter of public record,

Therefore be it resolved that the Council of the City of Red Deer direct the administration to bring forward a Campaign Contribution and Expense Disclosure Bylaw.

Prior to every election, this office prepares for Council a summary of the relevant legislation and outlines both the mandatory and discretionary procedures in conducting an election. A bylaw relating to disclosure of campaign contributions and expenses is authorized by the Local Authorities Election Act (section 118), but is optional (subsection 2) in that the legislation states that a Council 'may' pass a bylaw.

City Council  
May 20, 2006  
Page 2

The question of enacting such a bylaw was considered by previous Councils on a number of occasions with no action taken. To date this office has received no feedback from the public either for or against such a bylaw.

### **Legislation**

The Local Authorities Election Act, section 118, addresses the issue of campaign contributions and expenses and states:

- (1) The following expenses shall be held to be lawfully incurred and the payment of them is not a contravention of this Act:
  - (a) the actual personal expenses of the candidate;
  - (b) the cost of acquiring premises, accommodation, goods or services used for proper election campaign purposes;
  - (c) bona fide payments for the fair cost of printing and advertising;
  - (d) reasonable and ordinary payment to any person for the hire of transportation use
    - (i) by a candidate or speakers travelling to and from public meetings, or
    - (ii) by any person in connection with and for the proper purposes of an election.
- (2) an elected authority may, by a bylaw passed prior to April 15 of a year in which a general election is held require that candidates prepare and disclose to the public audited statements of all their campaign contributions and campaign expenses.
- (3) A bylaw passed under subsection (2)
  - (a) shall define "campaign contributions" and "campaign expenses", and
  - (b) may prescribe forms for purposes of the bylaw.
- (4) A person who contravenes a bylaw passed under this section is guilty of an offence and liable to a penalty of not more than \$1000, and on conviction the penalty enures to the benefit of the local jurisdiction in respect of which the election was conducted.

City Council  
 May 20, 2006  
 Page 3

Note: Amendments to this legislation have been introduced in the legislature and a proposed change to subsection (2) would result in the elimination of the word "audited" if the amendment is given final reading.

### **Review of other municipalities**

A review of other municipalities was undertaken to determine their use of this provision of the Local Authorities Election Act. A summary of responses is provided as Attachment A.

### **Issues**

While legislation provides authority for Council to pass such a bylaw, a large degree of latitude is left with regard to how such a bylaw would be enacted. Some of the factors to be considered in the implementation of a Campaign Contribution and Expense Disclosure Bylaw are as follows:

1. Definition of "campaign contributions" and "campaign expenses" will need to be established as noted in the Act, section 118(3).
2. Establishment of time-lines for the submission of contribution/expense statements.
3. Establishment of criteria such as audited versus non-audited reporting.
4. Development of the necessary reporting forms.
5. Determination of how to deal with non-compliance (establishment of penalties).
6. Guidelines for the use/disbursement of surplus funds.
7. Communication of the requirements to candidates.
8. Consultation. The City conducts the election on behalf of school boards. The Local Authorities Election Act also guides school board elections; however, The City has no authority by bylaw to govern their election processes. Should the school boards also be asked to pass such a bylaw?
9. Discussion/determination of how the process would be monitored and enforced. What happens if a report is not submitted in the timelines established? To whom is the reporting submitted?  
 Note: An average of 25 financial reports would be submitted, require review and verification and/or enforcement. If the school boards chose to participate in this process this could increase to 60 financial reports requiring processing.
10. Resource requirements to develop a bylaw. We anticipate that approximately 40 to 80 hours of staff time plus consultation with legal counsel will be required.

City Council  
May 20, 2006  
Page 4

11. Resource requirements post bylaw implementation. An exact amount of time to apply and enforce this bylaw is hard to determine at this point, however, an impact will be felt.

**Discussion**

Discussion supporting disclosure bylaws generally reflect the desire for openness and accountability. Discussion opposing such bylaws reflects concerns about deterring potential candidates and the actual value such a bylaw will add to the process.

The preceding analysis has been provided to outline the complexities of developing a clear, enforceable bylaw. Enactment of such a bylaw is at the discretion of Council.

**Recommendation**

Council's direction is requested.



Kelly Kloss, Manager  
Legislative & Administrative Services

### Campaign Contribution & Expense Disclosure Bylaw Review

	Calgary	Calgary Board of Education	Edmonton	Lethbridge
<b>Purpose</b>	Believe candidates should be responsible and accountable	Believe candidates should be responsible and accountable	Encourage open government by allowing for public review of campaign contributions and expenses of all candidates for the office of councillor	Encourage open government by allowing for public review of campaign contributions and expenses of all candidates for civic office
<b>Application</b>	Any person who files nomination papers for any election or by-election for any office of the municipal council	Any person who files nomination papers for the position of a public school board trustee	Candidates for the office of Councillor	Candidates for the office of councillor
<b>Key Features</b>	<p>Contribution means any money, real property or service that is provided to or for the benefit of a candidate (except for voluntary service)</p> <p>Election statements submitted on or before the first working day of February following an election Statutory declaration if contributions under \$2500 and audited if \$2500 or over Statements submitted to Returning Officer</p> <p>No provision for surplus of contributions over expenses Penalties: Not more than \$1000</p>	<p>Contribution means any money, real property or service that is provided to or for the benefit of a candidate (except for voluntary service) Candidate must appoint chief financial officer to keep proper accounting records of campaign</p> <p>Election statements submitted on or before the first working day of February following an election Statutory declaration if contributions under \$3000 and audited if \$3000 or over Statements submitted to Returning Officer</p> <p>No provision for surplus of contributions over expenses Penalties: Not more than \$1000</p>	<p>Contribution means any money, real property or service that is provided to or for the benefit of a candidate (except for voluntary service) Expense means any amount over \$50</p> <p>Election statements submitted on or before the last working day in January following a municipal election Statements submitted to the City Manager Surplus of contributions over expenses placed in a trust account until next campaign or dated to a charity(ies)</p> <p>Penalties: Filing an incomplete or inaccurate statement \$750 Failing to file a statement \$100 per offence (each week or part of a week that the statement remains unfiled)</p>	<p>Contribution means any money, real property or service that is provided to or for the benefit of a candidate (except for voluntary service) in an amount of \$300 or more Expense means any amount over \$100</p> <p>Election statements submitted on or before December 31 following a municipal election Statements must be audited Statements submitted to the City Clerk City Clerk compiles report for Council no later than February 28 following an election Penalties: Not less than \$500 and not more than \$1000</p>

**Campaign Contribution & Expense Disclosure Bylaw Review**

	<b>St. Albert</b>	<b>Strathcona County</b>		
<b>Purpose</b>	Requires the public disclosure by candidates of their campaign contributions and campaign expenses	Encourage open government by allowing for public review of campaign contributions and expenses of all candidates for municipal office		
<b>Application</b>	Any person nominated as a candidate for mayor or councillor	Candidates for the office of Councillor		
<b>Key Features</b>	<p>Contribution means money paid or any donation in kind provided to or for the benefit of a candidate (except for voluntary service)</p> <p>Election statements submitted within 90 days of an election Statements submitted to the Returning Officer Not required to report contributions less than \$201 Statutory declaration if contributions under \$2500 and audited if \$2500 or over</p> <p>No provision for surplus of contributions over expenses Penalties: Not more than \$1000</p>	<p>Contribution means any money, real property or service that is provided to or for the benefit of a candidate (except for voluntary service) over \$300 Expense means any amount over \$50</p> <p>Election statements submitted on or before December 31 following a municipal election Statements must be audited Statements submitted to the Chief Commissioner Chief Commissioner compiles report for Council no later than February 28 following an election</p> <p>No provision for surplus of contributions over expenses Penalties: Not less than \$500 and not more than \$1000</p>		

FILE COPY



Council Decision – May 23, 2006

Legislative & Administrative Services

**DATE:** May 24, 2006  
**TO:** Frieda McDougall, Administrative Assistant  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Notice of Motion – Councillor Pimm  
Implementation of a Campaign Contribution and Expense Disclosure Bylaw

---

*Reference Report:*

Legislative & Administrative Services Manager, dated May 20, 2006

*Resolutions:*

“Whereas the Council of the City of Red Deer desires to function in a manner consistent with the concept of open government,

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

And whereas many major cities in Alberta have passed campaign contribution and expense disclosure bylaws,

And whereas the Council of the City of Red Deer deems it desirable to make expenses of campaigns for public office and contribution to said campaigns a matter of public record,

Therefore be it resolved that the Council of the City of Red Deer direct the administration to bring forward a Campaign Contribution and Expense Disclosure Bylaw. “

Council Decision – May 23, 2006  
Notice of Motion – Councillor Pimm  
Implementation of a Campaign Contribution and Expense Disclosure Bylaw  
Page 2

*“Resolved* that Council of the City of Red Deer agrees to establish an Ad Hoc Committee for the purposed of assisting Administration in the developing of a Campaign Contribution and Expense Disclosure Bylaw, with the membership to include:

Councillor Pimm  
Councillor Veer  
Councillor Dawson  
Councillor Mulder “

*Report Back to Council: Yes*

***Comments/Further Action:***

The intent is to begin developing a report outlining the components and the choices related to each component. We would then run this through the Committee, incorporate the feedback and then present the matter to Council for either further direction, if needed, or consideration of the bylaw.



Kelly Kloss  
Manager

/chk

c

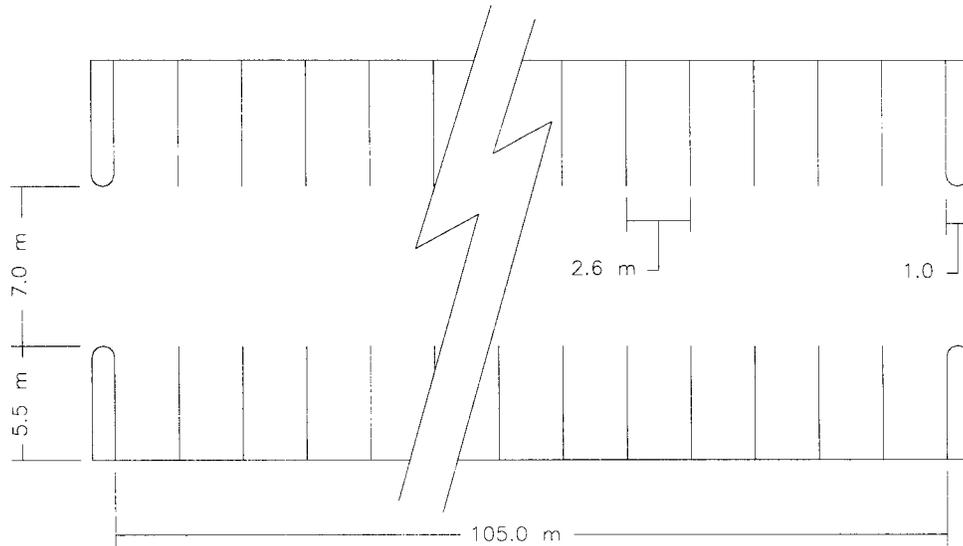
**BYLAW NO. 3156/K-2006**

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

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

1. That the definition within Section 2 for "Gross Leasable Floor Area" or "GLA" is hereby deleted.
2. That the following definition is hereby added to Section 2:  
  
*"Commercial Net Floor Area" means the total area of all floors of a commercial building measured from the glass line or the interior wall dimensions, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts, non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, food court seating areas, and storage areas below established grade.*
3. That all references to "Gross Leasable Floor Area" within Section 48 are hereby amended to be changed to "Commercial Net Floor Area".
4. That the following parking requirements within Section 48 (1) are hereby amended to read:  
  

Churches	1.0 per 2.5 seats
Hospitals, Social Care Residences	1.0 per 93 m <sup>2</sup>
Call Centre	6.0 per 93 m <sup>2</sup> (commercial net floor area)
Public or Private Senior High Schools	1.0 space per 1.5 students
5. That Section 48 (4) is hereby amended to read:  
  
*(4) Where there are multiple uses of a site within an enclosed shopping centre, parking shall be calculated on the basis of the total shopping centre parking space requirements at 100% of the commercial net floor area, rather than calculating the parking requirements for each individual use, except for drinking establishments and commercial entertainment facilities, for which parking requirements shall be determined on an individual basis over and above the requirements of the remaining uses of the shopping centre.*
6. That Section 49 (7) is hereby amended to read:  
  
*(7) All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width.*
7. That Section 49 is hereby amended with the addition of:  
  
*(8) Parking aisles shall not be greater than 105.0 m in length.  
(9) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*

Minimum Requirements

- (10) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*
- (11) *All parking lots containing in excess of 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (12) *Pedestrian walkways for parking lots containing in excess of 200 parking spaces shall be a minimum of 1.2 m in width and oriented, to the satisfaction of Development Authority, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (13) *All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that development-related traffic will not unduly cause hazard or impede traffic on public roads.*
- (14) *The allocated parking for each use shall be located conveniently on site, to the satisfaction of the Development Authority, in order to ensure that such parking is provided within the vicinity of the intended building/use entrance.*

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/M-2006**

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

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

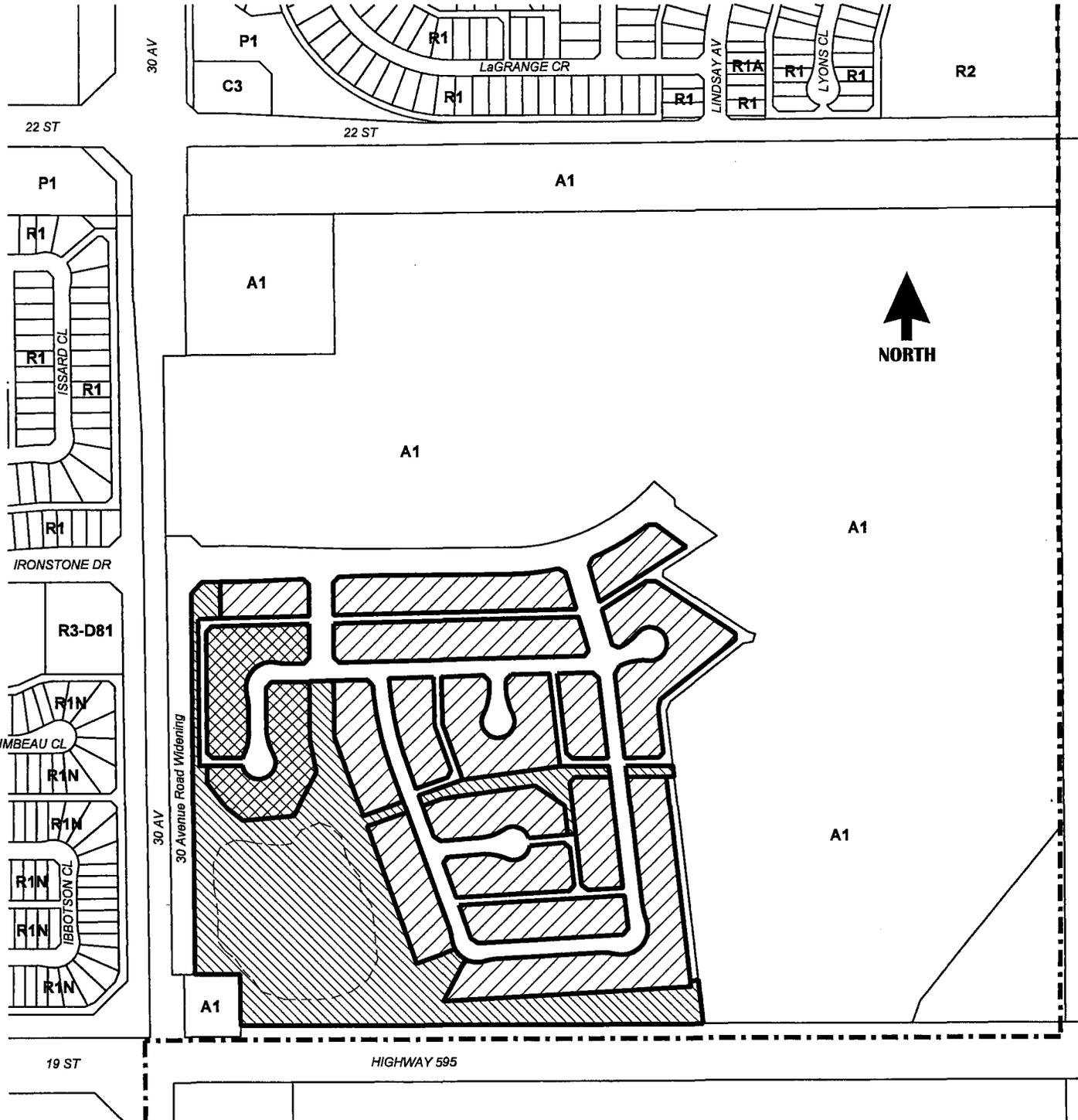
1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of April 2006.  
 READ A SECOND TIME IN OPEN COUNCIL this day of 2006.  
 READ A THIRD TIME IN OPEN COUNCIL this day of 2006.  
 AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

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

*Change from :*

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

MAP No. 9 / 2006  
 BYLAW No. 3156 / M - 2006

Item No. 3

**BYLAW NO. 3156/O-2006**

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

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 In Section (1) the definition of trailer is deleted in its entirety and replaced with the following new definition:
 

“Trailer”-means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:

  - a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
  - b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.
  
- 2 Section 45 (a) is deleted in its entirety and replaced with the following new section:
 

45 No person shall allow:

  - a) a commercial motor vehicle or trailer to remain or be parked in a front yard of the site in a residential district, except for trailers used as a dwelling or sleeping place which may be parked on a constructed parking pad in the front yard between the first day of April and the thirty-first day of October of any year,”
  
- 3 Section 188 (5) and (11) are deleted in their entirety and replaced with the following new section:
 

188

(5) Side Yard:			
Detached Dwellings:	minimum	1.25 m	except where the building flanks a public roadway (excluding a lane or walkway) where the side yard on the flankage side shall be 2.4 m.
(11) Frontage:			
Detached Dwellings	minimum	10.5 m	

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

---

MAYOR

---

CITY CLERK



**ADDITIONAL  
AGENDA**



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

**TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL**

***TUESDAY, MAY 23, 2006***

**COMMENCING AT 3:00 P.M.**



*Page #*

**(1) REPORTS**

1. Labour Relations Coordinator – Re:  
***IAFF Collective Agreement Settlement Ratification***

*.1*



**PERSONNEL DEPARTMENT**

**DATE:** May 23, 2006  
**TO:** City Clerk

**FROM:** John Fleming, Labour Relations Coordinator  
Grant Howell, Personnel Manager

**SUBJECT:** IAFF Collective Agreement Settlement Ratification

---

**BACKGROUND:**

As the IAFF Local 1190 Collective Agreement was expiring on December 31, 2005, negotiations with the Local were initiated.

Negotiations began and were concluded on May 3<sup>rd</sup>, 2006 with the signing of a Memorandum of Agreement. The Memorandum was ratified by the IAFF on May 5<sup>th</sup>, 2006. It is now incumbent on Council to accept or reject the Agreement.

**DISCUSSION:**

A two-year agreement was achieved. The terms are a 4% increase to most classifications effective January 1, 2006 and another 1% non-compounding increase on July 1, 2006. The increase in the second year is 3% across the board effective January 1, 2007 and 1% on July 1, 2007 non-compounding. The total is 9.0% in across the board increases. The settlement brings Red Deer fire medics salaries to a competitive position with other mid-sized cities in the province.

**RECOMMENDATION:**

That City Council ratify the Memorandum of Agreement achieved with IAFF Local 1190 according to the terms outlined above.

John Fleming

FILE COPY



Council Decision – May 23, 2006

Legislative & Administrative Services

**DATE:** May 24, 2006  
**TO:** John Fleming, Labour Relations Coordinator  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** IAFF Collective Agreement Settlement Ratification

---

*Reference Report:*

Labour Relations Coordinator, dated May 23, 2006

*Resolutions:*

*“Resolved* that Council of the City of Red Deer hereby approves the Memorandum of Agreement between The City of Red Deer and the International Association of Fire Fighters Local 1190 as ratified by the Association on May 5, 2006 and as presented to Council on Tuesday, May 23, 2006.”

*Report Back to Council:* No

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss  
Manager

/chk

c Personnel Manager

## Christine Kenzie

---

**To:** knorberg@town.lacombe.ab.ca  
**Subject:** AUMA Resolution - Construction of the Trans Canada Trail  
**Attachments:** Town of Lacombe Re AUMA Resolution.pdf



Town of Lacombe  
Re AUMA Resolu...

Attached is a letter from The City of Red Deer regarding the 2006 AUMA Resolution - Construction of the Trans Canada Trail.

The original letter is in the mail to you.

Please call if you have any questions.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

**FILE**



LEGISLATIVE & ADMINISTRATIVE SERVICES

May 25, 2006

Sent Via Email

Ms Kristen Teskey  
Town of Lacombe  
5432 – 56 Avenue  
Lacombe, AB T4L 1E9

Dear Ms. Teskey:

**Re: *Town of Lacombe's AUMA Resolution on  
Construction of the Trans Canada Trail***

This is further to our phone conversation of May 18, 2006 regarding the Town of Lacombe's resolution on the Construction of the Trans Canada Trail.

As I mentioned, the request was received too late for us to include it on our May 23 2006 Council agenda, however, I did have a chance to discuss the resolution informally with the Mayor, Councillors and City Manager.

From the discussion a consensus arose agreeing with the underlying philosophy of the resolution. However, the resolution raised a number of questions including:

- 1) Is the intent for the Province to provide funding for trails within communities or for trails to link communities or both?
- 2) Is the on-going Provincial funding only for trails that link communities? What happens if, in the future, the Province reduces or eliminates the funding? Will municipalities be expected to pick up the costs?
- 3) What level of priority is this funding in comparison with other funding requests municipalities have before the Province?

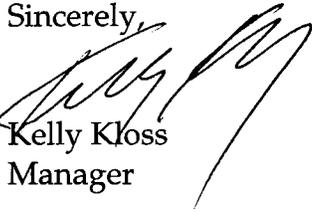
...2

Town of Lacombe  
May 25, 2006  
Page 2

Clarification of these questions or an amendment to the resolution at the AUMA Conference may be beneficial as members debate it at the Conference.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name.

Kelly Kloss  
Manager

c Mayor  
City Manager  
Community Services Director

## Christine Kenzie

---

**From:** Kelly Kloss  
**Sent:** May 19, 2006 10:40 AM  
**To:** Morris Flewwelling; Norbert Van Wyk  
**Cc:** Christine Kenzie  
**Subject:** AUMA Resolution Construction of the Trans Canada Trail

**Attachments:** AUMA&nbsp;Resolution.doc; coverletter&nbsp;AUMA&nbsp; Resolution.doc



AUMA&nbsp;Resolu coverletter&nbsp;A  
tion.doc (31 K... UMA&nbsp; ...

Morris & Norbert,

Following & attached is an AUMA resolution from the Town of Lacombe regarding the Trans Canada Trail. They would like us to submit a joint resolution to AUMA.

I just received this late Thursday and have not circulated it for comments. We would have to add the resolution to the May 23 meeting in order to meet the deadline. My concerns of putting this before Council at this meeting include:

- 1) Administration have not had an opportunity to provide comments and outline the pros, cons, ramifications of such a resolution,
- 2) The resolution talks about the idea of the Trans Canada Trail but also in the backgrounder it talks about smaller communities want to develop a trail system within their community and not have the financial resources to do so. This results in the resolution not being clear as to the end result. Is it trails linking communities, trails within communities, or both and in what order of priority.
- 3) The resolution talks about the Province providing the financial tools and resources to municipalities to enable the development and continued operation of these trail systems. Does this mean we will be responsible for the trails between communities? What happens if the Province reduces funding in the future, do we shut them down or fund them ourselves?

This resolution could be put on Topics. Please let me know what course of action you would like to follow.

Thanks

Kelly

-----Original Message-----

**From:** Kristin Teskey [mailto:knorberg@town.lacombe.ab.ca]  
**Sent:** May 18, 2006 1:37 PM  
**To:** Kelly Kloss  
**Subject:** [Fwd: Re: Trails Resolution]

Hi Kelly,

The Town of Lacombe Council is interestes in submitted a joint resolution to AUMA (see attached). As the deadline to submit the resolution is May 31, we would require this item be presented to Red Deer City Council before May 31.

Could you make sure this item is added to the next agenda and e-mail me Council's response before May 31st so we can submit everything on the 31st?

Thank-you,

Kristin Teskey  
Administrative Assistant  
Town of Lacombe  
(403)782-1287

WHEREAS trails provide an important mode of active transportation for Alberta citizens both within and among our communities and regions, enabling walking and the use of bicycles and other active forms of transportation on safe routes as an alternative to motor vehicles;

AND WHEREAS the use of trails promotes health and wellbeing among our citizens, providing an opportunity for inexpensive, easily accessible all season physical activity and enjoyment;

AND WHEREAS trails promote tourism and economic benefit for communities along regional trail systems;

AND WHEREAS trails promote environmental education and awareness among the users of the trail systems;

NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association encourage the Government of Alberta to:

1. Recognize trails as an important part of the local and provincial transportation infrastructure and develop, in conjunction with municipalities, a policy framework that will facilitate and encourage the development of trail networks in a local, regional and provincial context.
2. Provide the financial tools and resources to municipalities to enable the development and continued operation of these trail systems.

## Christine Kenzie

---

**To:** Barb.boyko@airdrie.ca  
**Subject:** AUMA Resolution - Urban Rural  
**Attachments:** City of Airdrie Re AUMA Resolution.pdf



City of Airdrie Re  
AUMA Resolu...

Attached is a letter from The City of Red Deer regarding the Urban/Rural Resolution for the 2006 AUMA Conference.

Please call if you have any questions.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 25, 2006

Sent via Email

Ms Barb Boyko  
City of Airdrie  
400 Main Street SE  
Airdrie, AB T4B 3C3

Dear Ms. Boyko:

*Re: City of Airdrie's AUMA Resolution on  
Defining Urban/Rural Municipalities*

This is further to our phone conversation of May 23, 2006 regarding Airdrie's AUMA Resolution on defining Urban/Rural Municipalities.

As I mentioned, the request was received too late for us to include it on our May 23 2006 Council agenda, however, I did have a chance to discuss the resolution informally with the Mayor, Councillors and City Manager.

From the discussion a consensus arose agreeing with the underlying philosophy of the resolution. However it was suggested that instead of putting the onus on the Province to define an urban municipality, municipalities, with the assistance of AUMA, construct those definitions for presentation to the Province. This allows municipalities to be part of the solution and not wait for the Province to put forth an answer which we may or may not agree with.

If your Council agrees with this modified approach, an amendment to the main resolution could be made at the AUMA conference. The result would see facilitating a process to develop urban principles and definitions for eventual presentation to the Province. This matter may require more in-depth discussions between our respective City Managers.

Please contact me if you have any questions or discuss potential next steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss  
Manager

c Mayor  
City Manager  
Community Services Director

## Christine Kenzie

---

**From:** Kelly Kloss  
**Sent:** May 23, 2006 9:36 AM  
**To:** Christine Kenzie  
**Subject:** FW: Urban/Rural Resolution  
**Attachments:** AUMA Resolution - Urban Rural.doc

Christine please make 20 copies of this for Topics. Thanks

Kelly

---

**From:** Barb Boyko [mailto:barb.boyko@airdrie.ca]  
**Sent:** May 23, 2006 9:12 AM  
**To:** AirdrieAdm; AirdrieMay; AirdrieMgr; BrooksAdm; BrooksMgr; CalgaryAdm; CamroseAdm; CamroseMgr; ColdLakeAdm; ColdLakeMay; ColdLakeMgr; EdmontonMgr; FtSaskatchewanAdm; FtSaskatchewanMay; FtSaskatchewanMgr; GrandePrairieAdm; GrandePrairieMay; GrandePrairieMgr; LeducAdm; LeducMay; LeducMgr; LethbridgeAdm; LethbridgeMgr; LloydminsterAdm; LloydminsterMay; LloydminsterMgr; MedicineHatAdm; MedicineHatMgr; Donna Hamel; Morris Flewwelling; Norbert Van Wyk; SpruceGroveAdm; SpruceGroveMay; SpruceGroveMgr; StAlbertMay; StAlbertMgr; StrathconaAdm; StrathconaMgr; WetaskiwinAdm; WetaskiwinMgr; WoodBuffaloAdm; WoodBuffaloMay; WoodBuffaloMgr  
**Subject:** Urban/Rural Resolution

George has not received any responses regarding the Urban/Rural Resolution sent out to you last week (see attached).

Would your mayor and council be willing to sign it as it is?

*Barb Boyko*

Administrative Assistant  
City Clerks Unit  
City of Airdrie  
[Barb.boyko@airdrie.ca](mailto:Barb.boyko@airdrie.ca)  
948-8800 ext. 785

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## 2006 AUMA Convention

### Resolution:

#### What defines an urban municipality?

WHEREAS Section 617, Part 17, of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto (the "MGA"), provides means whereby plans and related matters may be prepared and adopted

- a. to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement; and
- b. to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest; and

WHEREAS Part 4 of the MGA sets out what constitutes a municipal district, village, town, city and specialized district; and

WHEREAS each type of municipality provides a broad range of services that enable the effective and economical development of land in Alberta and the range of services provided by urban municipalities, being villages, towns, specialized municipalities and cities, differs from the range of services provided by rural municipalities; and

WHEREAS since the introduction of the new MGA in 1995, there is confusion as to what constitutes an urban municipality and as such a number of rural municipalities refer to themselves as being urban or rurban; and

WHEREAS all urban municipalities should have a right to physically grow in a responsible manner to accommodate the needs of its community; and

WHEREAS as urban and rural sprawl are not in the "best interests" of the citizens of Alberta; and

WHEREAS large commercial or office park developments that serve an urban community(ies) and are located on the boundary but outside of the urban community encourage sprawl and compromise the sustainability of the neighbouring urban community(ies); and

WHEREAS a number of rural municipalities have approved plans creating new urban municipalities; and

WHEREAS the creation of new urban communities on the boundaries of existing urban communities leads to the duplication of infrastructure and services that will result in an increase of non-sustainable communities; and

WHEREAS the MGA enables the Minister of Municipal Affairs to establish principles, standards and criteria that may be taken into account in considering the formation, change of status or dissolution of municipalities and the amalgamation of or annexation of land for municipal authorities; and

WHEREAS such principles, standards and criteria have not been established and the role of urban and rural municipalities is being challenged thereby leading to conflicts between urban and rural municipalities throughout the Province of Alberta as each attempt to provide services in a manner that is fair and equitable to the citizens of the Province; and

WHEREAS the vision of the Alberta Urban Municipalities Association states that they are a vision for urban municipalities;

THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association clarify for the benefit of the public interest of all Alberta the principles, standards and criteria as noted in Section 76 of the *Municipal Government Act* and further that the Province of Alberta define what distinguishes an "urban" municipality.

Submitted by: City of Airdrie

**FILE**

**Christine Kenzie**

---

**To:** Mayor; City Manager  
**Subject:** FW: AUMA Resolution - Urban Rural  
**Attachments:** AUMA Resolution - Urban Rural.doc; AUMA Resolution - Background.doc

For your information: Based on the recent feedback from The City of Red Deer, see attached revised AUMA Resolution from The City of Airdrie.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

---

**From:** Barb Boyko [mailto:barb.boyko@airdrie.ca]  
**Sent:** May 26, 2006 3:24 PM  
**To:** Christine Kenzie  
**Cc:** George Keen  
**Subject:** RE: AUMA Resolution - Urban Rural

Thank you for your letter. I have attached our final version of the urban/rural resolution which is much clearer in intent (see the final paragraph).

I have also included our background blurb for your information.

Barb

---

**From:** Christine Kenzie [mailto:Christine.Kenzie@reddeer.ca]  
**Sent:** Friday, May 26, 2006 2:34 PM  
**To:** Barb Boyko  
**Subject:** AUMA Resolution - Urban Rural

<<City of Airdrie Re AUMA Resolution.pdf>>

Attached is a letter from The City of Red Deer regarding the Urban/Rural Resolution for the 2006 AUMA Conference.

Please call if you have any questions.

*Christine Kenzie*

2006/05/26

Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

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**Christine Kenzie**

---

**From:** Barb Boyko [barb.boyko@airdrie.ca]  
**Sent:** May 26, 2006 3:24 PM  
**To:** Christine Kenzie  
**Cc:** George Keen  
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Please call if you have any questions.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

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2006/05/26

## 2006 AUMA Convention

### Resolution:

#### What defines an urban municipality?

WHEREAS Section 617, Part 17, of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto (the "MGA"), provides means whereby plans and related matters may be prepared and adopted

- a. to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement; and
- b. to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest; and

WHEREAS Part 4 of the MGA sets out what constitutes a municipal district, village, town, city and specialized district; and

WHEREAS each type of municipality provides a broad range of services that enable the effective and economical development of land in Alberta and the range of services provided by urban municipalities, being villages, towns, specialized municipalities and cities, differs from the range of services provided by rural municipalities; and

WHEREAS since the introduction of the new MGA in 1995, there is confusion as to what constitutes an urban municipality and as such a number of rural municipalities refer to themselves as being urban or rurban; and

WHEREAS all urban municipalities should have a right to physically grow in a responsible manner to accommodate the needs of its community; and

WHEREAS as urban and rural sprawl are not in the "best interests" of the citizens of Alberta; and

WHEREAS large commercial or office park developments that serve an urban community(ies) and are located on the boundary but outside of the urban community encourage sprawl and compromise the sustainability of the neighbouring urban community(ies); and

WHEREAS a number of rural municipalities have approved plans creating new urban municipalities; and

WHEREAS the creation of new urban communities on the boundaries of existing urban communities leads to the duplication of infrastructure and services that will result in an increase of non-sustainable communities; and

WHEREAS the MGA enables the Minister of Municipal Affairs to establish principles, standards and criteria that may be taken into account in considering the formation, change of status or dissolution of municipalities and the amalgamation of or annexation of land for municipal authorities; and

WHEREAS such principles, standards and criteria have not been established and the role of urban and rural municipalities is being challenged thereby leading to conflicts between urban and rural municipalities throughout the Province of Alberta as each attempt to provide services in a manner that is fair and equitable to the citizens of the Province; and

WHEREAS the vision of the Alberta Urban Municipalities Association states that they are a vision for urban municipalities;

THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association, for the benefit of the public interest of all Alberta, define what an urban community is and how it is different from a rural municipality, and then request the Province of Alberta to incorporate these definitions into legislation.

Submitted by: City of Airdrie

## **BACKGROUND TO URBAN/RURAL RESOLUTION**

The economic health of Alberta is resulting in great opportunities for land and economic development. With those opportunities comes a great number of pressures. In managing growth many mid-size cities and numerous towns have been in discussions with their rural counterparts regarding annexation and growth issues. Urban concerns are centered on the view that urban growth should occur in a sustainable and comprehensively planned fashion. Towns and cities represent places that attract people because of the range of services they provide, the quality of life attributes and the sense of identity that “community” provides. In order to preserve this sense of community, urban areas must be able to provide for businesses, schools, institutions (e.g. religious assemblies), recreation facilities, parks and a host of services, in a fiscally responsible fashion.

However, rapid growth is resulting in land speculation on urban edges which, when combined with rural fragmentation of agricultural areas, is hindering the ability of urban areas to efficiently grow in a way that preserves the maintenance of whole communities and preserves the urban town’s or city’s “sense of community”. As well, several rural municipalities now refer to themselves as being urban or ‘rurban’ but not rural. They are also planning major urban municipalities of low density on the boundaries of existing urban municipalities. In doing so, it is believed that the sustainability of urban towns and cities will be compromised as low density development in rural municipalities (3 to 4 units per acre) consumes greater amounts of a diminishing land base and natural areas. Also, without the full range of services available to residents of these new “urban” places the sense of community enjoyed by defined urban places will be compromised. In the majority of cases, rural municipalities are not contributing equally to urban services being provided to the rural municipality. The additional urban growth in the rural municipality is only going to continue to put pressure on defined urban infrastructure. These factors are leading to strained urban/rural relationships.