

CITY COUNCIL

AGENDA

Monday, May 13, 2019 – Council Chambers, City Hall

Call to Order:	2:30 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

1. IN CAMERA MEETING (approximately 1.5 hours)

1.1. Motion to In Camera

1.1.a. City Manager Recruitment - FOIP 24(1)(a) Advice from Officials

1.1.b. Advice from Officials - FOIP 24(1)(a)

1.1.c. Land Use Zoning - FOIP 27(1)(a) Privileged Information

1.2. Motion to Revert to Open Meeting

2. MINUTES

2.1. Confirmation of the Minutes of the April 29, 2019 Council Meeting
(Agenda Pages 1 – 16)

3. POINTS OF INTEREST

4. REPORTS

4.1. Development Permit Application - A107 - 5212-48 Street
(Agenda Pages 17 – 25)

5. BYLAWS

- 5.1. Bylaw 3357/L-2019
Amendment for a Site Exception
"Restaurant" as a Discretionary Use at 4501-48 Avenue
(Agenda Pages 26 – 74)
 - 5.1.a. Consideration of First Reading of the Bylaw
- 5.2. Appeal Boards Bylaw Amendment 3619/B-2019: Clarifying Amendments
(Agenda Pages 75 – 91)
 - 5.2.a. Consideration of Second Reading of the Bylaw
 - 5.2.b. Consideration of Third Reading of the Bylaw

6. PUBLIC HEARINGS

- 6.1. Land Use Bylaw Amendment - Bylaw 3357/A-2019
Recreation Vehicle Storage in AI District
Equipment & Machinery Storage Site Exception
(Agenda Pages 92 – 130)
 - 6.1.a. Consideration of Second Reading of the Bylaw
 - 6.1.b. Consideration of Third Reading of the Bylaw
- 6.2. 22 Gunn Street
Bylaw 3357/J-2019
(Agenda Pages 131 – 232)
 - 6.2.a. Consideration of Second Reading of the Bylaw
 - 6.2.b. Consideration of Third Reading of the Bylaw

7. ADJOURNMENT



UNAPPROVED - M I N U T E S

of the Red Deer City Council Regular Meeting held on Monday, April 29, 2019 commenced at 2:32 P.M.

Present:

Mayor Tara Veer
Councillor Buck Buchanan
Councillor Michael Dawe
Councillor Tanya Handley
Councillor Vesna Higham (arrived at 2:33 p.m.)
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes

Interim City Manager, Tara Lodewyk
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Acting Director of Community Services, Tricia Hercina
Director of Corporate Services, Lisa Perkins
Director of Development Services, Kelly Kloss
Director of Human Resources, Kristy Svoboda
Acting Director of Planning Services, Erin Stuart
Director of Protective Services, Paul Goranson
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Support, Kaitlin Bishop
Chief Financial Officer, Dean Krejci
Engineering Services Manager, Konrad Dunbar
Senior Planner, Christi Fidek
Senior Planner, Orlando Toews

**I. IN CAMERA****I.1. Motion to In Camera**

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, April 29, 2019 at 2:32 p.m. and hereby agrees to exclude the following:

- All members of the media; and
- All members of the public; and
- All non-related staff members

to discuss:

- City Manager Recruitment – FOIP 19(1) Confidential Evaluations
- Committee Appointments – FOIP 17(1) Disclosure Harmful to Personal Privacy

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Vesna Higham

MOTION CARRIED

Councillor Vesna Higham arrived at 2:33 p.m.

I.1.a. City Manager Recruitment - FOIP 19(1) Confidential Evaluations

The following people were in attendance as the topic under discussion related to their position within the organization:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston,



Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

City Clerk, Frieda McDougall
Tim Hamilton, Boyden Calgary Inc.

Council recessed at 3:55 p.m. and reconvened the In Camera Meeting at 4:03 p.m.

I.1.b. Committee Appointments – FOIP 17(1) Disclosure Harmful to Personal Privacy

The following people were in attendance as the topic under discussion related to their position within the organization:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

Tara Lodewyk, Paul Goranson, Julia Harvie-Shemko, Tricia Hercina, Kelly Kloss, Lisa Perkins, Erin Stuart, Kristy Svoboda, Frieda McDougall, Samantha Rodwell, Kaitlin Bishop

I.2. Motion to Revert to Open Meeting

Moved by Councillor Tanya Handley, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, April 29, 2019 at 4:32 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



2. REPORTS

2.1. 2018 Annual Financial Report

Ms. Robyn Eason and Ms. Sallie Klein, external auditors from KPMG, spoke to this item.

Moved by Councillor Tanya Handley, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated April 29, 2019 re: 2018 Annual Financial Statements hereby agrees to:

1. Accept the 2018 financial statements and annual financial report for distribution to the public and other interested parties
2. Authorize the Mayor and one Councillor from the Audit Committee to sign the 2018 financial statements on behalf of Council
3. Authorize administration to forward the 2018 financial statements to Alberta Municipal Affairs, Alberta Capital Finance Authority, and Alberta Health Services by May 1, 2019

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Dianne Wyntjes left Council Chambers at 5:21 p.m. and returned at 5:23 p.m.

2.2. Community Housing Advisory Board Recommendation - Request for Additional Funding

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered the report from Social Planning dated April 15, 2019 re: Shoestring Warehouse – Request for Additional Funding and the recommendation of the Community Housing Advisory Board, hereby endorses the Central Alberta Women's Outreach Society for up to



\$50,000 of funding to be funded from the Outreach & Support Services funds.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 5:39 p.m. and reconvened at 6:14 p.m.

3. MINUTES

3.1. Confirmation of the Minutes of the April 15, 2019 Regular Council Meeting

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby approves the Minutes of the April 15, 2019 Regular Council Meeting with the following amendments:

- Page 2 Adding Councillor Buchanan to the members voting in favour of the motion at 1.1, deleting the reference to his absence and further deleting the words "Councillor Buchanan arrived at 2:36 p.m."

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

3.2. Community Housing and Homelessness Integrated Plan Ad Hoc Committee Appointments

Moved by Councillor Tanya Handley, seconded by Councillor Vesna Higham



Resolved that Council, having considered the report from Legislative Services dated April 17, 2019 re: 2019/2020 – Citizen Representative Appointments to Committees, endorses the recommendations of the Nomination Committee as presented to the Monday, April 29, 2019 meeting of Council, as follows:

Community Housing Advisory Board representative:	Yvonne Peebles
Community Housing Advisory Board representative:	Sandi Chalmers
1 Indigenous community representative:	Tanya Schur
1 business community representative:	No applications received
3 homeless service agency representatives:	David Murphy
	Sandy Proseilo
	Christine Stewart
2 community members at large:	Amanda Chamberlain
	Philippa Gregoire
1 housing public entity representative:	Don Wielinga
1 member of the faith community:	Chris Roth

With terms of these appointments to conclude at the completion of this work.

Council further directs Administration to seek additional Business Community Representation for further recommendation by the Nomination Review Committee.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council, having considered the report from Legislative Services dated April 17, 2019 re: 2019/2020 – Citizen Representative Appointments to Committees, hereby ratifies the appointment of the following Council representatives to the Community Housing and Homelessness Integration Plan Ad Hoc Committee:

Council representative:	Councillor Lawrence Lee
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Council representative:

Councillor Ken Johnston

Alternative Council representative:

Councillor Buck Buchanan

IN FAVOUR:

Mayor Tara Veer, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED:

Councillor Buck Buchanan

MOTION CARRIED

4. BYLAWS**4.1. Business Improvement Area Business Tax Bylaw Amendment
3196/A-2019**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

That Bylaw 3196/A-2019 (an amendment to the Business Improvement Area (BIA) Business Tax Bylaw to set the BIA tax rates required to fund the 2019 Downtown Business Association (DBA) budget) be read a second time.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

That Bylaw 3196/A-2019 be read a third time.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham,



Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

4.2. 2019 Tax Rate Bylaw

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

That Bylaw 3622/2019 (the 2019 Tax Rate Bylaw, to authorize the levying of a tax upon all taxable property shown on the Assessment Roll and a supplementary property tax in respect for which Supplementary Assessments Roll has been prepared) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

That Bylaw 3622/2019 be read a third time.

Prior to voting on third reading of the bylaw, the following motion was introduced.

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to amend Schedule A by deleting "Piper Creek Foundation" and replacing it with "Bridges Community Living".

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor



Frank Wong, Councillor Dianne Wyntjes

MOTION TO AMEND CARRIED

Third reading, as amended, was then on the floor.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION AS AMENDED CARRIED

- 4.3. Proposed amendments to create a new land use district in the Queens Business Park area – Bylaw 3357 / N-2019**
Proposed amendments to:
Bylaw 3398/A-2019 – West QE2 Major Area Structure Plan (MASP)
Bylaw 3399/A-2019 – Queens Business Park Industrial Area Structure Plan (IASP)
Bylaw 3469/A-2019 – Queens Business Park SE 36 Industrial Area Structure Plan (IASP)

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

That Bylaw 3357/N-2019 (an amendment to the Land Use Bylaw to create a new land use district, IIB/AD Industrial (Business Service and Automobile Dealership) District, which would replace the DC(24) District in the Queens Business Park) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Tanya Handley, seconded by Councillor Vesna Higham

That Bylaw 3398/A-2019 (an amendment to the West QE2 (West of Highway Queen Elizabeth II) Major Area Structure Plan) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Tanya Handley

That Bylaw 3399/A-2019 (an amendment to the Queens Business Park Industrial Area Structure Plan) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Michael Dawe

That Bylaw 3469/A-2019 (an amendment to the Queens Business Park SE 36 Industrial Area Structure Plan) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



**4.4. Proposed Land Use Bylaw Amendment (site exception) to allow a Freestanding Dynamic Sign as a discretionary use on 75 Burnt Park Drive
Bylaw 3357/R – 2019**

Moved by Councillor Michael Dawe, seconded by Councillor Ken Johnston

That Bylaw 3357/R-2019 (an amendment to the Land Use Bylaw for a site exception to allow a Dynamic Freestanding Sign as a discretionary use at 75 Burnt Park Drive (Lot 13, Block 1, Plan 182 2045), within Direct Control District No. 24 and the Major Entry Areas Overlay District) be read a first time.

IN FAVOUR: Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Ken Johnston, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong

MOTION DEFEATED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby directs administration to explore amendments to the Major Entry Overlay in Queens Industrial to include Dynamic Signs in up to 6 months (by November 30, 2019).

IN FAVOUR: Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Ken Johnston, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Frank Wong

MOTION DEFEATED

4.5. Bylaw 3357/D-2019 Amendment to Direct Control District No. 27 and Clearview Market Square Phase 2 Site Plan and Design Package



Councillor Frank Wong left Council Chambers at 8:35 p.m. and returned at 8:37 p.m.

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

That Bylaw 3357/D-2019 (an amendment to the Land Use Bylaw to amend the Direct Control District No. 27 to add “Motor Vehicle Service or Repair, excluding Motor Vehicle Sales (for Phase 2)” as a discretionary use in the DC27 district, and to modify the Direct Control District No. 27 approving authority in order to streamline the approval process) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

4.6. Appeals Board Bylaw 3619/B-2019 and Clarifying Amendments Bylaw

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

That Bylaw 3619/B-2019 (an amendment to the Appeal Boards Bylaw to clarify three sections of the bylaw) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5. IN CAMERA – Continued



5.1. Motion to In Camera

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, April 29, 2019 at 8:56 p.m. and hereby agrees to exclude the following:

- All members of the media; and
- All members of the public; and
- All non-related staff members

to discuss:

- Land Matter – FOIP 27(1)(a) Privileged Information
- City Manager Recruitment – FOIP 19(1) Confidential Evaluations (Continued)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5.1.a. Land Matter – FOIP 27(1)(a) Privileged Information

The following people were in attendance as the topic under discussion related to their position within the organization:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

Tara Lodewyk, Paul Goranson, Julia Harvie-Shemko, Tricia Hercina, Kelly Kloss, Lisa Perkins, Erin Stuart, Frieda McDougall, Samantha Rodwell, Kaitlin Bishop, Konrad Dunbar

**5.2.b. City Manager Recruitment - FOIP 19(1) Confidential Evaluations
– Continued**

The following people were in attendance as the topic under discussion related to their position within the organization:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

City Clerk, Frieda McDougall

5.2. Motion to Revert to Open Meeting

Moved by Councillor Ken Johnston, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, April 29, 2019 at 10:04 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

6. ADD TO THE AGENDA

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to add consideration of City Manager Recruitment and a Land Matter as discussed In Camera, to the April 29, 2019 City Council Agenda.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor



15 Unapproved - City Council Regular Meeting Minutes
Monday, April 29, 2019

Frank Wong, Councillor Dianne Wyntjes

MOTION TO ADD TO THE AGENDA CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the appointment of an Interim City Manager for the period of May 1 – 31, 2019 hereby makes the following appointments, if needed:

From May 1 up to 15, 2019:	Tara Lodewyk
From May 16 up to May 31, 2019:	Paul Goranson

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered Item I.I.a. City Manager Recruitment, In Camera, on April 29, 2019 hereby endorses the option as presented and agrees that the contents of the report will remain confidential as protected by the Freedom of Information and Protection of Privacy Act, Section 19(1).

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered Item I.I.c. Land Matter, In Camera, on April 29, 2019 hereby endorses Option A as presented and



agrees that the contents of the report will remain confidential as protected by the Freedom of Information and Protection of Privacy Act, Section 27(1)(a).

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Michael Dawe

MOTION CARRIED

7. ADJOURNMENT

Moved by Councillor Buck Buchanan, seconded by Councillor Michael Dawe

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, April 29, 2019 Regular Council Meeting of Red Deer City Council at 10:09 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



May 1, 2019

Development Permit Application – A107 – 5212-48 Street

Report Summary and Recommendation

The Applicant has applied for a Development Permit to establish the use of a Commercial Service Facility (nail salon), to be located at A107-5212 48 Street (UNT 15, CDE, Plan 022 1935).

The property is zoned DC(6) Direct Control District No. 6, which regulates Development within the Heritage Plaza and is located at the corner of Taylor Drive, 49 Street, and 52 Avenue. All Development in the District must be considered by Council.

Administration supports the application with the conditions recommended.

City Manager Comments

I support the recommendation of Administration.

Tara Lodewyk
Interim City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from the Inspection & Licensing Department, dated April 25, 2019 re: Development Permit at A107, 5212-48 Street hereby approves the application by Chanh Nguyen (the "Applicant") for the Use of a Commercial Service Facility (nail salon), as shown on the plans filed with Inspections & Licensing and stamped as "Approved", copies of which form part of this approval (collectively referred to as the "Approved Plans"), on the lands zoned DC(6), located at A107-5212 48 Street, legally described as UNT 15, CDE, Plan 022 1935, (the "Site").

Approval is subject to the following conditions:

1. A Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature, have been fulfilled to the satisfaction of the Development Officer.
2. All Development must conform to the conditions of this Development Permit and the Approved Plans and any revisions thereto as required pursuant to this Approval. Any further revisions to the Approved Plans must be approved by the Development Authority.
3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the City which is damaged, destroyed or otherwise harmed by Development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the



INSPECTIONS & LICENSING DEPARTMENT

event that the City undertakes the repairs the Applicant shall pay the costs incurred by the City within 30 days of being invoiced for such costs.

Rationale for Recommendation

I. The proposed Commercial Service Facility complies with the regulations of the bylaw.

The Site was developed with the intent of a mixed use area, including Offices, Restaurants, Merchandise Sales, Commercial Service Facilities, and a Multiple Family Building. The Commercial Service Facility compliments the existing uses on the site.

Discussion

Proposed Development Details

The Applicant is seeking to establish the use of a Commercial Service Facility (nail salon), within an existing mixed use building. The Commercial Service Facility will occupy 103.8 m² of the existing building.

A Commercial Service Facility is not listed as a Permitted or Discretionary Use in the District, just as a use which must be considered by Council. Commercial Service Facilities in the majority of other commercial Districts within the City are Permitted Uses.

1. DC (6) Uses Table

(a) Uses (that will be considered by City Council)	
(i)	Two restaurants in the existing building.
(ii)	Accessory building or use to any of the above.
(iii)	¹ Building Sign;
(iv)	Commercial recreation facility.
(v)	Commercial entertainment facility.
(vi)	Commercial service facility.
(vii)	Drinking establishment (adult entertainment prohibited) subject to section 5.7(8).
(viii)	² Dynamic Fascia Sign, on Sites described in Section 11.8.1(4).
(ix)	³ Dynamic Free-standing Sign, on Sites described in Section 11.8.1(4).

Neighbourhood

The Site is located in the Downton neighbourhood. The immediate adjacent uses include many other commercial businesses and a Multiple Family Building.

Consultation

No consultation was conducted as part of this application. This proposed Development is a standard commercial development which compliments the existing businesses on the Site.



Appendices

A – Applicant's Letter of Intent

B – Mapping & Photos

Appendix A

Applicant's Letter of Intent



4914 - 48 Avenue, Red Deer AB
Phone: 403-342-8190 Email: inspections@reddeer.ca
PO Box 5008 Red Deer AB T4N 3T4

LETTER OF INTENT

The purpose of this letter is to explain, **in detail**, the intention for the property or location.
(New development, tenant improvements, bylaw variances, renovations/alterations, Business Licence, etc.)

Name of Applicant: CHANH NGUYEN
Site Address: 107A 5212-48 Street Red deer, AB, T4N 7C3

Type of Application:

☐ Building Permit

☒ Development Permit

☐ Business Licence

☐ Other

Change of Use

I/We intend to:

In this renovation: we will remove multiple via
to open concept for a new nail salon and after it
renovation is complete the time of our business hou
will be open:

From: Monday to Sunday

- Monday to Saturday open from: 9:30AM to 7P.

Sunday open from: 11AM to 5PM.

- Christmas and new year are close

10-04-2019

Date

Signature of Applicant

The City of Red Deer collects personal information, including name and contact information, for the purpose of providing programs, services and contacting customers in this regard. The City of Red Deer is authorized to collect this personal information under section 33 of the Freedom of Information and Protection of Privacy Act and by section 3 of the Municipal Government Act. Please contact the Inspections & Licensing Manager at The City of Red Deer, 4914 48 Avenue, Red Deer, Alberta, or phone 403-342-8190 if you have questions about this collection of information.

Appendix B

Mapping and Photos

**5212 48 Street
Downtown**



SUBJECT SITE



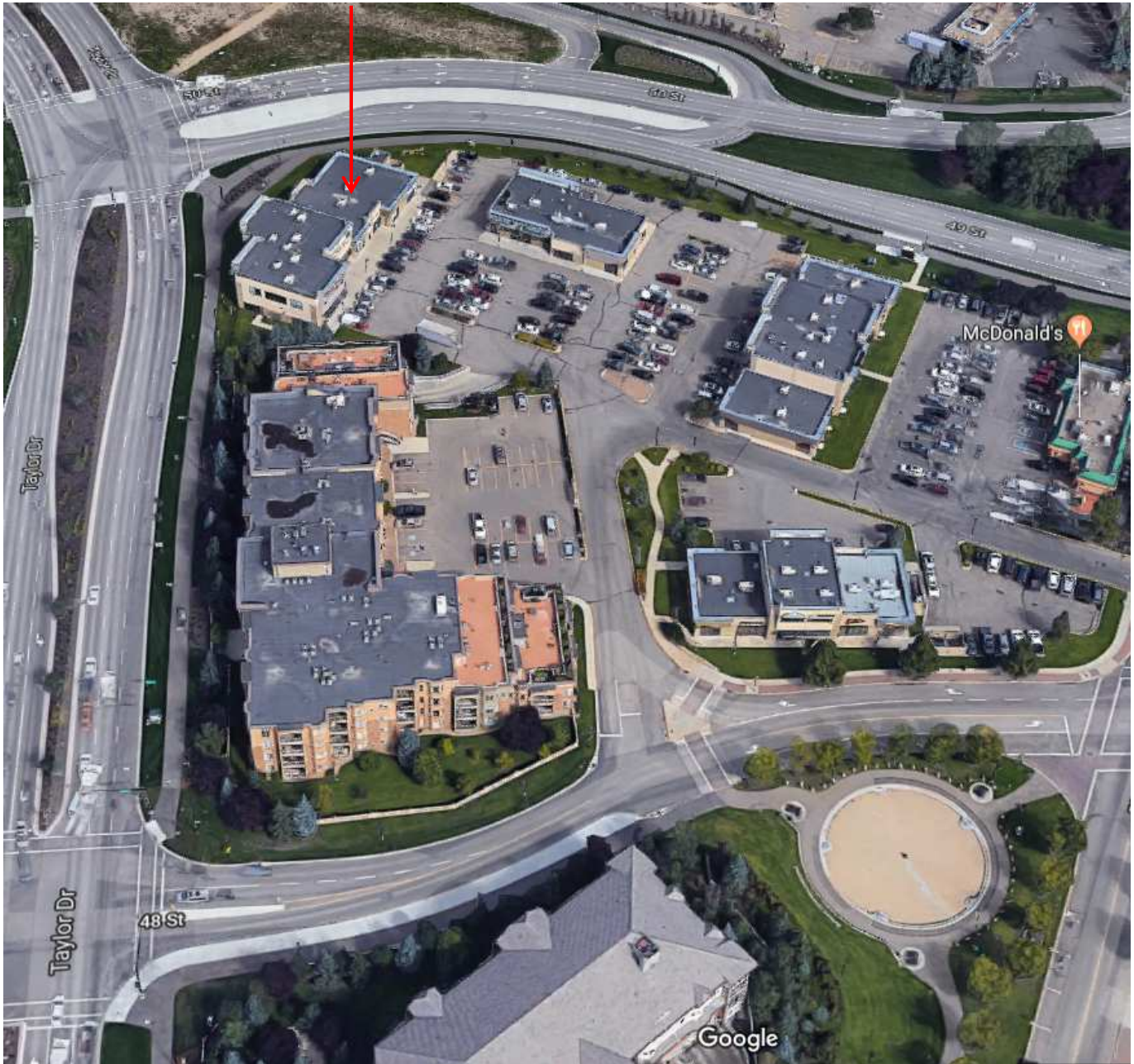
DP080236

5212 48 Street

Downtown

SUBJECT SITE

Unit A107



DP080236

5212 48 Street

Downtown



Council Decision – May 13, 2019

DATE: May 16, 2019
TO: Debbie Hill, Development Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Development Permit Application – A107-5212-48 Street

Reference Report:

Inspections & Licensing Department, dated April 25, 2019

Resolution:

At the Monday, May 13, 2019 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from the Inspection & Licensing Department, dated April 25, 2019 re: Development Permit at A107, 5212-48 Street hereby approves the application by Chanh Nguyen (the "Applicant") for the Use of a Commercial Service Facility (nail salon), as shown on the plans filed with Inspections & Licensing and stamped as "Approved", copies of which form part of this approval (collectively referred to as the "Approved Plans"), on the lands zoned DC(6), located at A107-5212 48 Street, legally described as UNT 15, CDE, Plan 022 1935, (the "Site").

Approval is subject to the following conditions:

1. A Development Permit shall not be deemed completed based on this approval until all conditions except those of a continuing nature, have been fulfilled to the satisfaction of the Development Officer.
2. All Development must conform to the conditions of this Development Permit and the Approved Plans and any revisions thereto as required pursuant to this Approval. Any further revisions to the Approved Plans must be approved by the Development Authority.
3. The Applicant shall repair or reinstate, or pay for the repair or reinstatement, to original condition, any public property, street furniture, curbing, boulevard landscaping and tree planting or any other property owned by the City which is damaged, destroyed or otherwise harmed by Development or construction on the site. Repairs shall be done to the satisfaction of The City of Red Deer. In the event that the City undertakes the repairs the Applicant shall pay the costs incurred by the City within 30 days of being invoiced for such costs.

Report back to Council:

No.

Comments/Further Action:

None.



Frieda McDougall
Manager

- c. Inspections & Licensing Manager
 Director of Planning Services



April 26, 2019

Bylaw 3357/L-2019:

Amendment for a Site Exception

“Restaurant” as a discretionary use at 4501 – 48 Avenue

Administrative Report

Report Summary and Recommendation

The Planning department has received an application from the developer of an assisted living facility for a Land Use Bylaw amendment that proposes a site exception to add a “restaurant” as a discretionary use at 4501 – 48 Avenue, which is zoned *R3 - Residential (Multiple Family) District*.

Administration recommends Council give First Reading to Bylaw 3357/L-2019 (Appendix A).

City Manager Comments

I support the recommendation of Administration. If first reading of Bylaw 3357/L-2019 is given, a Public Hearing would be advertised for two consecutive weeks to be held on Monday, June 10, 2019 at 6:00 p.m. during Council’s regular meeting.

Tara Lodewyk
Interim City Manager

Proposed Resolution

That Bylaw 3357/L-2019 be read a first time.

Rationale for Recommendation

The rationale for Administration’s recommendation is as follows:

- 1. The inclusion of “restaurant” as a discretionary use is compatible with surrounding land uses.** The surrounding area includes recreational, commercial and higher density residential uses. The location is within the downtown core intended for a variety of mixed uses to coexist and complement each other.
- 2. The 2018 DP issued for the assisted living facility already includes amenity space for a coffee shop / restaurant to serve the residents of the facility. The LUB amendment will**

simply allow the coffee shop / restaurant to open its doors to the public as well. The amenity space enjoyed by residents will be available to the surrounding neighbourhood to enjoy.

- 3. Area landowner concerns can be addressed through the Development Permit and Building Permit processes.** As a discretionary use the Development Authority can impose conditions to mitigate potential negative impacts.

Discussion

Background

In 2018 a Development Permit (DP) was issued for an 89 unit Assisted Living Facility apartment building at 4501 – 48 Avenue (Appendix B), which is currently under construction. The DP includes amenity space in the northwest corner of the main floor for a coffee shop/bistro for residents of the building (Appendix C). The applicant anticipates the coffee shop/bistro could accommodate approximately 30 to 35 seats and would serve beverages, sandwiches, muffins, and pastries.

Note that although the applicant identified the proposed use as a coffee shop / bistro, the proposed use would be considered / defined as a “restaurant” according to the Land Use Bylaw.

Analysis

The proposed amendment would allow for opening up the coffee shop to the public and expands it from being a residential amenity in a residential building to being a commercial use available to the general public. As a discretionary use, the Development Authority can impose conditions it deems necessary, such as hours of operation, to minimize potential impacts on surrounding uses. As well, the anticipated size of only 30 to 35 seats is anticipated to have minimal impacts on the neighbourhood.

Although half of the written comments expressed support for the proposed use, the other half expressed concerns about venting and parking. Venting is a Building Code issue and therefore is addressed at the Building Permit stage.

Regarding parking, although this parcel is zoned R3, a restaurant is a commercial use, and in the downtown commercial uses (C1) are not required to provide off-street parking. The assisted living facility has 65 off-street parking stalls (43 underground and 22 off the lane), which exceeds the LUB’s assisted living facility parking standard of 0.4 stalls per unit, i.e. 36 stalls (89 units X 0.4 stalls). Since the assisted living facility has provided more parking stalls than required it is reasonable to expect that parking stalls along the lane can accommodate parking generated by the restaurant. The Development Authority could limit hours of operation or require a certain number of parking stalls be identified for restaurant patrons.

In addition to off-street parking, the immediate area contains 8 hour metered and 2 hour non-metered parking along 48 Avenue and unlimited time on-street parking along 46 Street.

Expanding the use by opening it to the public is in keeping with the Municipal Development Plan's policies of encouraging mixed uses to revitalize the downtown:

- 11.1 Role of Downtown** The City shall support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region and as a unique mixed use area for administrative, civic, retail, office, residential, institutional, and cultural and entertainment facilities. In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations.

Dialogue

The proposed LUB amendment was referred to 234 landowners within 100 metres of the site. Thirty three written comments were received (Appendix D). Ten expressed concerns focused primarily on ventilation and parking and the remaining twenty three either had no objections or indicated support for the proposal.

Ventilation is a Building Code issue and is addressed through building permits. The approved assisted living facility has provided more off-street parking stalls than required by the LUB; some of that parking could be used by the restaurant. Parking details can be addressed through the development permit process.

The proposal was also referred to relevant city departments and all concerns/comments provided by departments have been reviewed and considered by the Planning Department.

Appendices

Appendix A – Bylaw 3357 / L - 2019

Appendix B – Location Context

Appendix C – Main Floor Plan

Appendix D – Written Comments from Landowners within 100 metres

Appendix A – Bylaw 3357/L-2019

BYLAW NO. 3357 / L – 2019

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

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

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

1. Section 8.22.1(g) is amended by DELETING subsection (i) and REPLACING it with:
 - (i) Restaurant at 4501 – 48 Avenue (Lot 18, Block 42, Plan 182 2251). The Development Authority, at its discretion, may apply the C1 district's development standards to the restaurant use.
2. The "Land Use District Map M14" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 8 / 2019 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

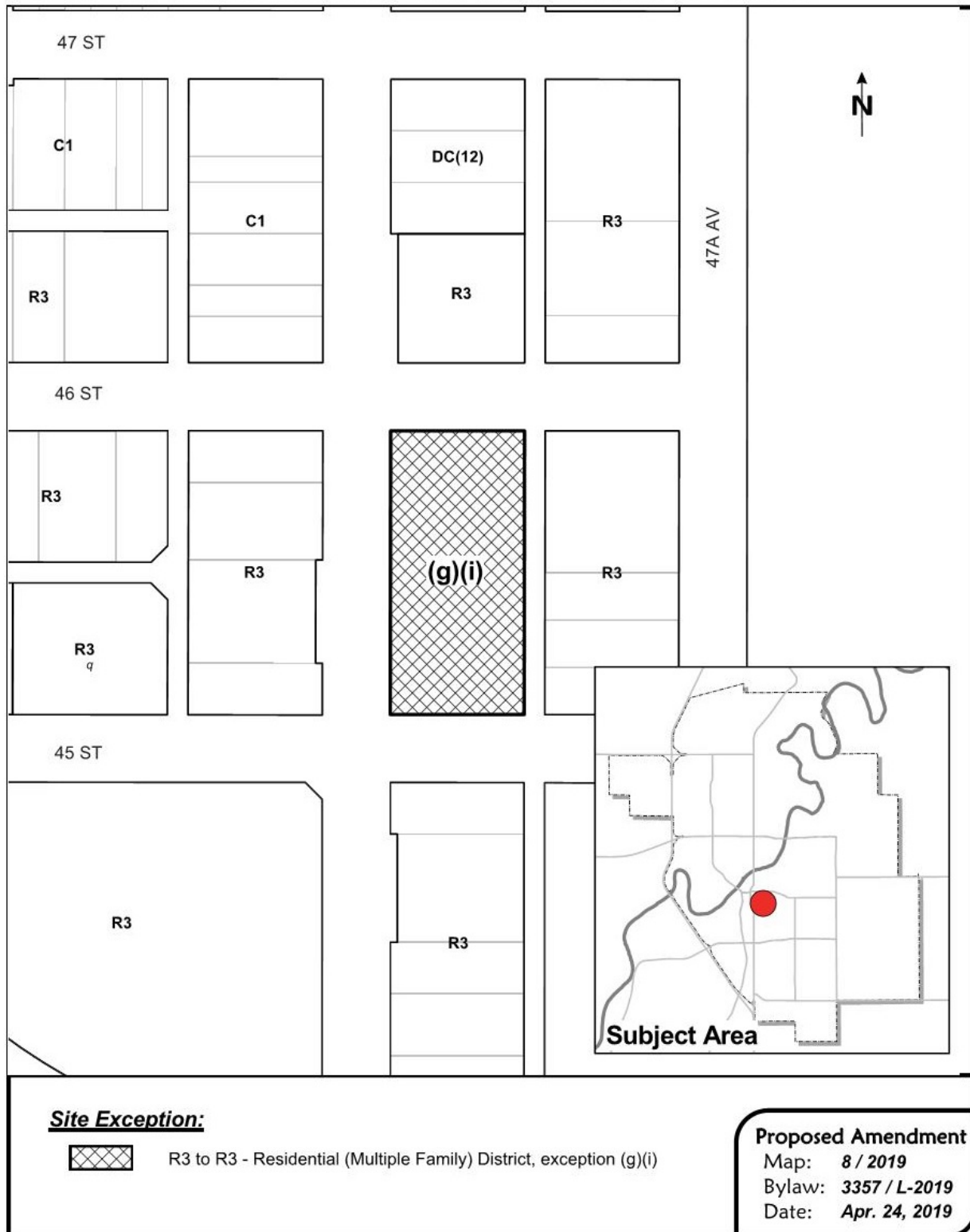
MAYOR

CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Appendix B – Location Context

Location



Land Use Districts



Appendix C – Main Floor Plan



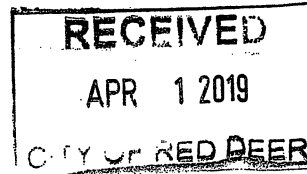
Appendix D – Written Comments from Landowners within 100 metres

Bylaw 3357/L-2019 re "Restaurant" as a discretionary use st 4501-48 Ave.

My name:

Helen Barrett

Comment - Vent must be out roof, not on any of the sides of the building



Comment Sheet

**We invite you to provide feedback regarding the proposed Land Use Bylaw amendment.
Your feedback is important to us.**

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Land Use Bylaw Amendment: Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave
Planner: Orlando Toews, Senior Planner

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Marie Meier

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

To city of Red Deer

Attention Orlando Toews

Re: This concern is regarding the proposed Restaurant at 4501-48th Ave

I live at _____ on the _____ of the building. Although I live on the _____ I believe the odours from this Restaurant would come in through the vents and be offensive. I also have windows on the _____

A knowledgeable construction person says, this Restaurant should be vented out the roof of the building and NOT on the East or North side

Marie Meier comments by Geri Schneider

Marie Meier



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: ALBERT BORREBACH

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I request that the restaurant cooking
vent, be not on the east or north
side of the ^{new} buildings.

I am concerned with the parking in this
block. During the day, all sides of this
block are used by people who do not want
to pay for downtown parking. The two hour
parking restriction on 48 Ave is not enforced,
despite many complaints. Currently with construction
parking the area is a parking zoo.
Over.



Land Use Bylaw Amendment: Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave
Planner: Orlando Toews, Senior Planner

Continued: Parking

There was no allowance made by the developer for parking (restaurant) in the original application, and in fact they had only 22 stalls in the alley area on the east side for parking. They have now built an underground parkade for residents only.

Is this to be a full service restaurant open to the public? It was originally stated to be a Bistro for residents only!

Since the 89 unit underground parkade opens up to the ^{back} alley, where are delivery trucks going to deliver? We have a 4 unit parking garage opening up to the back alley as well. Will customers park back here as well? City admin, please address the parking issues in this block!

Comment sheets may be submitted using the following options:

- Mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Email to planning.comments@reddeer.ca

Thank you for your input!



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Cliff & Carol McDermott

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Parking is our big concern. The parking around
our building is inadequate now and a
restaurant will only add to it!

Exhaust from the restaurant should be
directed upwards and not towards our
condominium building!



Comment Sheet

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Land Use Bylaw Amendment: Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave
Planner: Orlando Toews, Senior Planner

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: GERI SCHNEIDER

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

To city of Red Deer

Attention Orlando Toews

Re: This concern is regarding the proposed Restaurant at 4501-48th Ave

I live at _____ on the _____ of the building. I can see the windows where the Restaurant would be located from my Deck.

After Consulting with a knowledgeable construction person it is necessary this Restaurant be vented out the roof of the building and not on the East or north side as we won't even be able to have our Windows open or to sit on the Deck in the summer. The food cooking odour would be very unpleasant.

Please have the construction company have this vented through the roof while they are at the beginning of the construction so it would be more cost effective.

Mrs GB Schneider



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: GAIL ORRIS

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

The kitchen exhaust must discharge
through the roof, Not to the East
or to the North.

Residents across the alley do not want
to smell cooking odours daily.

Our quality of life would be impeded by
this proposal of this land use Bylaw If the
kitchen exhaust is not discharged through
the roof. Please do not impede upon
our quality of life.



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: DENYSE WOOD

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

NO OBJECTION TO RESTAURANT PROVIDED
ADEQUATE PARKING IS AVAILABLE.

DWood



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Earl Collier

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Parking could be a problem



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name:

BEV & RON SIMONSON

Mailing Address:

Postal Code:

Phone #:

Email Address:

General Comments

OUR CONCERN - WOULD BE ANY
PARKING ISSUES THAT COULD ARISE

Simonson



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: _____

Joan Snider, Resident

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Totally in Support of this Amendment.

[Signature]

We are in favour of the cafe/bistro to be located at 4501 48th ave.

Jon and Helen Field

Dear Planning Department .

I have no problem having a cafe/bistro in are immediate area. I think it would very convenient to have a cafe that close.

Leo Leonard



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Michael Zuk

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Phone #: [REDACTED] E-mail Address: [REDACTED]

General Comments

Great idea!



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: ELEGANTIDE FUNERAL HOME - REBEKAH SEALOCK

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

A WELCOME ADDITION TO THE AREA!
WE LOOK FORWARD TO OPENING DAY.

Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Suzanne Bleaker

Mailing Address: _____ ^{Ave} Postal Code: _____

Phone # _____ E-mail Address: _____

General Comments

Having a new "Restaurant" within our neighbourhood is an excellent opportunity for us to enjoy amenities "right at home." In the last 20 years the 3 blocks of 47th Ave between 45th Street and 48th Street have changed significantly. Five new multiple family buildings have added a total of 221 suites to these 3 blocks: Alexander Place, 68 units; Palisade Park, 24 units; Pine Pointe Place, 24 units; Maxwell House, 16 units; and now 3 Robins with 89 units (this latter building is the one that would house this new "restaurant."



Land Use Bylaw Amendment: Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave
Planner: Orlando Toews, Senior Planner

During that same period of time, no new dining establishments have been built here. So obviously to have a new, walk in cafe/bistro would be more than welcome to local residents.

It is also important to keep in mind that 153 of these units are specifically targeted to older adults. In our building (24 units) 11 people are in their 80s and 90s, 5 people use assistive devices for walking, and many of us have health issues that affect our ability to move freely around the city. For us, having a "restaurant" just half a block away, a place we can take our grandchildren or friends who drop by for a visit would be wonderful. We're really looking forward to having more services in our neighbourhood.

Tim Horton's, Phil's Restaurant and Lucky Family

Comment sheets may be submitted using the following options:

- Mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Email to planning.comments@reddeer.ca

Thank you for your input!

Restaurant are up to a kilometre away from us - the difference is being able to walk to lunch versus having to arrange to drive to one of those other services. The Golden Circle is close, but it is restricted to adults and meals at specific times only.



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: COLIN KERT

Mailing Address: _____ Postal Code: _____

Phone #: E-mail Address:

General Comments

The proposed "Restaurant" as a discretionary use
at 4501-48 Ave Red Deer Alberta, I feel this
will serve the assisted living complex quite well.
As for general access, parking may be challenging,
and increase of improperly disposed of empty containers.

7



Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Being in proximity, I will very likely be a patron.

Comment sheets may be submitted using the following options:

- Mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Email to planning.comments@reddeer.ca

Thank you for your input!

Orlando Toews

From: Doreen Beeston
Sent: April 27, 2019 7:43 AM
To: Planning Comments

Hi

I have no problem with the Restaurant going in this unit.

Doreen Beeston



Comment Sheet

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Your feedback is important to us.**

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Mark Fleming / Mark Fleming

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

No concerns with this proposed amendment.



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: Eventide Funeral Home

Mailing Address: 4820 - 45 St, Red Deer Postal Code: T4N 1K5

Phone #: 403 347-2222 E-mail Address: eventide@arbor memorial.com

General Comments

- We are fine with the restaurant.



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: K + W HAINSWORTH

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

No Problem



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name:

Calvin McClement

Mailing Address: _____

Postal Code: _____

Phone #: _____

E-mail Address: _____

General Comments

I Don't care if there's a small
Bistro Restaurant in there, It's
Not going to bother anyone.



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: BOB ALLEN

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I HAVE NO PROBLEM WITH A CAFE/BISTRO IN THE AREA.

[Signature]



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name:

Kathy Baier

Mailing Address:

Postal Code:

Phone #:

E-mail Address:

General Comments

I see no problem with
having the "Restaurant" at
4501-48 Street

Kathy Baier



Land Use Bylaw Amendment: Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave
Planner: Orlando Toews, Senior Planner

Comments

Bev + Gary Taylor

we are very
much in favor
to have a
deli/restaurant
nearby!

Red Deer

Rhea Bichel

KUDOS!

Red Deer

Bev + Gary Taylor

Red Deer

It's a fine idea to have a restaurant
close.

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- • Email to planning.comments@reddeer.ca

Thank you for your input!



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: BRUCE FERGUSON

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

IN FAVOR



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name:

Lynda + Charlie Wheeler

Mailing Address

____ Postal Code: ____

Phone #: ____

E-mail Address: _____

General Comments

in favor



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: Cheyenne Whitehead

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I am happy to see a restaurant built @
4501 - 48th Ave.

Cheyenne Whitehead



Frederick J. Smith



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Brad Banyard

Mailing Address: _____ Postal Code: 1

Phone #: _____ E-mail Address: _____

General Comments

I'm OK with the restaurant

Br (Banyard)



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Darin Pembroke

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

yes ok with the restrent

Darin Pembroke



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name:

TONY WOBENIS

Mailing Address:

Postal Code:

Phone #:

E-mail Address:

General Comments

I would like a restaurant
across street

X [Signature]



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: X Connie Buckell

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I would love to have a restaurant
in the senior building.

REVISED



Council Decision –May 13, 2019

DATE: May 16, 2019

TO: Orlando Toews, Senior Planner

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Bylaw 3357/L-2019 – Amendment for a Site Exception “Restaurant” as a Discretionary Use at 4501-48 Avenue

Reference Report:

Administrative Report, dated April 26, 2019

Bylaw Reading:

At the Monday, May 13 2019 Regular Council Meeting, Council gave first reading to the following Bylaw:

Bylaw 3357/L-2019 (an amendment to the Land Use Bylaw for a site exception to add a “restaurant” as a discretionary use at 4501-48 Avenue).

Report back to Council:

Yes

Comments/Further Action:

A Public Hearing will be advertised for two consecutive weeks to be held on Monday June 10, 2019 at 6:00pm during Council’s regular meeting

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

Frieda McDougall
Manager

- c. Planning Manager
Director of Planning Services
Corporate Meeting Administrator



May 1, 2019

Appeal Boards Bylaw Amendment 3619/B-2019: Clarifying Amendments

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, April 29, 2019 City Council meeting.

Recommendation:

That Council considers second and third readings to Bylaw 3619/B-2019.

Background:

Council gave first reading to Bylaw 3619/B-2019, an amendment to the Appeal Boards Bylaw to clarify three sections of the bylaw.

Proposed Resolution:

That Bylaw 3619/B-2019 be read a second and third time.



April 15, 2019

Originally Submitted to the April 29,
2019 Council Meeting

Appeal Boards Bylaw Amendment 3619/B-2019: Clarifying Amendments

Legislative Services

Report Summary & Recommendation:

In March 2019 Council adopted Appeal Boards Bylaw 3619/2019 which reflected changes required to comply with recent amendments to the Municipal Government Act (MGA) as well as some administrative amendments to enhance clarity within the bylaw.

At the time of first reading, Council requested that administration explore additional amendments with a report to be brought back at a future date. This report responds to that request.

Based on the review of potential amendments there are several recommendations for amendments and Bylaw 3619/B-2019 is presented for Council's consideration.

City Manager Comments:

I support the recommendation of Administration. If first reading of Bylaw 3196/B-2019 is given, this bylaw will come back for second and third reading at the Monday, April 29, 2019 Council Meeting.

Tara Lodewyk
Interim City Manager

Proposed Resolution:

Resolved that Bylaw 3196/B-2019 be read a first time.

**Background:**

In March 2019 Council adopted Appeal Boards Bylaw 3619/2019 which reflected changes required to comply with recent amendments to the Municipal Government Act as well as some administrative amendments to enhance clarity within the bylaw.

At the time of first reading, Council requested that administration explore additional amendments with a report to be brought back at a future date. The requested exploration included:

- Section 8 – adding clarity with respect to the composition of panels of 5 Members (or 3 Members) as circumstances permit, shall be assigned to each hearing
- Section 10(3): CEO – including “in ex officio capacity”
- Section 12(b): remove will perform and replace will be assigned to perform
- Section 16(2): Delete the word “thing” and replace with the word “matter”

It should be noted that there were two additional points raised that were responded to when 2nd and 3rd reading of the bylaw were considered, as follows:

- Ensuring the code of conduct was specifically included within Board policies and were enforceable and had oversight; and
- The inclusion of “mandate” language as it related to the Red Deer Appeal & Review Board

Discussion:

Following is a review of each of the points identified above.

- Section 8 – adding clarity with respect to the composition of panels of 5 Members (or 3 Members) as circumstances permit, shall be assigned to each hearing

The composition of the Board is 5 members with alternate members assigned to step in and fill the absence of a sitting citizen representative or Council representative. Section 9 already specifies that the Board must not sit in even numbered panels and that quorum is a majority of Members. As a result, the convening of panels of either 3 or 5 Members is already permitted. For clarity, the following amendment to section 8 is proposed:

Recommendation:

That section 8 be deleted in its entirety and replaced with the new section 8, as follows:

8. (1) Each Board consists of five Members as follows:
 - (a) One Council representative
 - (b) Four Citizen representatives



- (2) Alternate members are appointed and trained to fulfill the Board composition in the event of Board member absence as follows:
 - (a) One alternate Council representative
 - (b) One alternate Citizen representative

- Section 10(3): CEO – including “in ex officio capacity”

The MGA defines a Council Committee as: a committee, board or other body established by a council under this Act but does not include an assessment review board established under section 454 or a subdivision and development appeal board established under section 627.

As a result of the preceding definition, this does mean that the Red Deer Appeal & Review Board is considered a committee of Council.

The MGA further states in sections 154 that:

- (2) The chief elected official is a member of all council committees and all bodies to which council has the right to appoint members under this Act, unless the council provides otherwise.
- (3) Despite subsection (2), the chief elected official may be a member of a board, commission, subdivision authority or development authority established under Part 17 only if the chief elected official is appointed in the chief elected official's personal name.

Because the Red Deer Appeal & Review Board is not established under Part 17, section 154(2) would apply, “unless the council provides otherwise.” It is for this reason section 10(3) clarifies that the Mayor is not a member. However, the words “unless specifically appointed under this bylaw” may be redundant and could be removed.

Recommendation:

It is recommended that subsection 10(3) be amended as follows:

That subsection 10(3) be amended by deleting the words “unless specifically appointed under this bylaw.”

- Section 12(1)(b): remove “will perform” and replace “will be assigned to perform”

The Appeals Board bylaw is by its nature an assignment of roles and responsibilities. As a result, we do not believe that added the words “will be assigned” are required. Stepping into the vacancy of the chair is the responsibility of the vice chair.



It is noted however that section 12(1)(c) provides flexibility for either the chair or vice chair when acting in the chairing role to appoint other members to that role. This can be done at the discretion of the chair to enable coaching, mentoring and succession planning.

Recommendation:

No change is recommended to this section.

- Section 16(2): Delete the word “thing” and replace with the word “matter”

In a review of common dictionary definitions the word “matter” is a better descriptor of the substance of an appeal in that it reflects both the physical substance, e.g. license, development permit, etc., and the content of the submissions being made to an appeal.

Recommendation:

The following amendment is recommended:

That subsection 16(2) be amended by replacing the word “thing” with the word “matter.”

Being a bylaw of The City of Red Deer, in the Province of Alberta, to amend the Appeal Boards Bylaw 3619/2019, a Bylaw to establish the Subdivision and Development Appeal Board and the Red Deer Appeal and Review Board.

Bylaw 3619/2019 is amended as follows:

- AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

CITY CLERK

Strikethrough Version

BYLAW NO. 3619/2019

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

**PART I
PROVISIONS APPLICABLE TO BOTH APPEAL BOARDS**

Short Title

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

Interpretation

2. The headings in this bylaw are for reference purposes only.
3. References to enactments and bylaws in this bylaw include amendment and replacement enactments and bylaws, and regulations and orders made in accordance with them.

Definitions

4. (l) In this bylaw:
- (a) “Advisory Committee” is a subcommittee of the Board and meets as necessary.
 - (b) “Appellant” means a person who has served a written Notice of Appeal as set out in the Municipal Government Act or subordinate legislation or authorized person acting on behalf of the Appellant.
 - (c) “Applicant” means a person who made the initial application upon which an appeal is based or authorized person acting on behalf of the Applicant.
 - (d) “Board” means either the Subdivision and Development Appeal Board or Red Deer Appeal and Review Board as established by Council, and in a section of this bylaw relating to a specific Board, means that specific Board.
 - (e) “Chief Elected Official” means the Mayor for the City of Red Deer.
 - (f) “Citizen Representative” means a person appointed by Council who does not represent a specific organization;

- (g) “Designated Officer” means the designated officer appointed as the Clerk of the Subdivision and Development Appeal Board in accordance with section 627.1 of the MGA.
- (h) “Member” means a member of the Board;
- (i) “MGA” means the Municipal Government Act of Alberta, RSA 2000, Ch. M-26, as amended; and
- (j) “Resident” means a resident of the City of Red Deer;

Establishment of Boards

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

Advisory Committees

- 6. (1) The Boards may act as an Advisory Committee for the purpose of collaborating with the Designated Officer on all matters affecting the Board including but not limited to:
 - (a) Board Member attendance at hearings;
 - (b) Developing policies regarding Board matters;
 - (c) Monitoring and evaluating Board performance.
- (2) When meeting in an advisory capacity, the Board shall convene and keep minutes as an Advisory Committee and the quorum and voting requirements in this Bylaw apply.

Conduct and Procedures

- 7. (1) The conduct of Members and the procedures of the Board will be in accordance with:
 - (a) The express provisions of the MGA and related regulations;

- (b) Principles of natural justice and procedural fairness; and
- (c) Policies and procedures of the Board.

Membership

~~8. (1) Each Board consists of five Members as follows:~~

- ~~(a) One Council Representative;~~
- ~~(b) Four Citizen Representatives;~~
- ~~(c) One alternate Council Representative; and~~
- ~~(d) One alternate Citizen Representative.~~

8. (1) Each Board consists of five Members as follows:

- (a) One Council representative
- (b) Four Citizen representatives

(2) Alternate members are appointed and trained to fulfill the Board composition in the event of Board member absence as follows:

- (a) One alternate Council representative
- (b) One alternate Citizen representative

Quorum

- 9. (1) Quorum is a majority of Members.
- (2) The Board must not sit in even numbered panels.
- (3) The majority decision constitutes the decision of the Board.

Appointments

- 10. (1) In selecting Members, preference may be given to local residents; however, it is also recognized that non-residents who own property or have a business in the City also have a stake in the community.
- (2) Former Members, former Council Members, and former City employees may apply for appointment for either Board after a two year hiatus from that capacity, with exceptions to be made at the discretion of Council.

- (3) The Chief Elected Official is not a Member of the Board ~~unless specifically appointed under this bylaw.~~
- (4) All Members are appointed for three-year terms and serve on hearings for appeals and/or reviews filed during their term.
- (5) Where a Board position is left vacant for any reason, Council may appoint a replacement for the remainder of that term. Council may also alter the terms of appointment of any Member.
- (6) A Member may be re-appointed to a Board at the expiration of the Member's term but may not serve more than two consecutive terms, with exceptions to be made at the discretion of Council;
- (7) A Member may resign from a Board at any time by giving written notice to the Designated Officer.
- (8) Council may remove any Member from a Board for cause or misconduct on the recommendation of the Designated Officer.

Hearings

- 11. (1) Hearings will be held at such time and place as determined by the Board.
- (2) Public notice of a Board hearing will be given in the manner provided for in the MGA and subordinate legislation.
- (3) The proceedings of the Board must be conducted in public. However, the Board may close to the public portions of a hearing in accordance with the MGA, the Freedom of Information and Protection of Privacy Act, and Policies of the Board.
- (4) The Board may deliberate and make its decisions in meetings closed to the public.

Chair and Vice Chair

- 12. (1) The Chair and Vice Chair will be:
 - (a) Chosen annually from among Members;
 - (b) The Chair will preside over and be responsible for the conduct of hearings. If the Chair is unable to perform the Chair's duties, the Vice Chair will perform them.

- (c) Notwithstanding the above, the Chair may in his discretion delegate role of presiding over the conduct of a hearing to another Member.

Designated Officer

- 13. (1) The Designated Officer shall assign Members to hearings. Any Member assigned to and absent from three consecutive hearings to which the Member has been assigned, unless such absence is authorized by resolution of the Advisory Committee, will automatically forfeit his/her membership as of the date of the third consecutive hearing.
- (2) The Designated Officer may, at the request of the Chair sign orders, decisions and documents issued by the Board.
- (3) The Designated Officer may, at the request of the Chair sign documents issued by the Advisory Committee.
- (4) The Designated Officer will issue instructions to independent legal counsel for the Boards when required.

Remuneration

- 14. (1) Remuneration for Members and reimbursement of expenses, if any, will be set out in 'Schedule A'.

Fees

- 15. (1) Filing Fees payable by Applicants and/or Appellants will be set out in 'Schedule B'.
- (2) Fees and charges will be set out in 'Schedule B'.

PART II
RED DEER APPEAL AND REVIEW BOARD

16. (1) The functions and duties of the Red Deer Appeal and Review Board is to hear and to make decisions on appeals for which it is responsible under any City bylaw and in particular, arising under the following bylaws:
- (a) Alarm Bylaw;
 - (b) Business License Bylaw;
 - (c) Chicken Bylaw;
 - (d) Dog Bylaw;
 - (e) Escort Services Bylaw;
 - (f) Firearms Bylaw;
 - (g) Land Use Bylaw;
 - (h) Limousine and Sedan Bylaw;
 - (i) Taxi Bylaw;
 - (j) Utility Bylaw.
- (2) When the Board receives an appeal where the enabling bylaw is silent as to the Board's authority, the Board may confirm, deny or vary the ~~thing~~ **matter** being appealed.
- (3) When considering the merits of an appeal or a review, the board shall have regard to:
- (a) The need to maintain the integrity of the policies which the applicable bylaw and statutes are intended to promote;
 - (b) The potential cost implications to The City of Red Deer of the decision of the Board; and
 - (c) The need to treat fairly the persons affected by the order or decision under appeal.

Delegation of Authority

17. (1) In addition, under s. 203(1) of the MGA, the Board is given the authority and shall exercise the power of Council in respect of applications for review arising under s. 547 of the MGA

- (2) Where in the opinion of the Board, a Request to Review under section 547 of the MGA involves a matter of significant public policy to The City of Red Deer, the Board may refer the review to Council.

Filing an Appeal or Review

18.
 - (1) An appeal or a review is commenced by mailing or delivering to the Designated Officer of the Board a Notice of Appeal or a Request to Review in the form established by the Board from time to time, with the applicable fee.
 - (2) The Notice of Appeal or Request to Review must be received by the Designated Officer within the time frames set out in the MGA, the bylaw or thing that is being appealed. Where there is no time frame set out, the Notice of Appeal must be received within fourteen (14) days of the date the Appellant was notified of the issue to which an appeal is sought.

PART III

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Functions and Duties

19. (1) The Subdivision and Development Appeal Board will perform the functions and duties of a subdivision and development appeal board in accordance with the MGA.

Training

20. (1) Members will meet the training requirements set out in the MGA to be qualified to participate in a hearing.

Designated Officer

21. (1) The Legislative Services Manager is the Designated Officer of the Board, and has the duties as set out in the MGA and this Bylaw.
- (2) The Designated Officer will meet the training requirements set out in the MGA and will perform the duties and functions as set out in the MGA.
- (3) A subdivision or development appeal is commenced by mailing or delivering to the Designated Officer a Notice of Appeal in the form established by the Board from time to time, within the time specified in the MGA with the applicable fee.

PART IV**Repeal**

22. (1) Bylaw 3487/2012 is repealed.

Transitional

23. (1) Board Members holding office at the date this bylaw comes into full force shall continue to hold office until the expiry of their terms in accordance with their appointment under the Appeal Boards Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18 day of March 2019.

READ A SECOND TIME IN OPEN COUNCIL this 18 day of March 2019.

READ A THIRD TIME IN OPEN COUNCIL this 1 day of April 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this 1 day of April 2019.

"Mayor Tara Veer"
MAYOR

"Frieda McDougall"
CITY CLERK

SCHEDULE A

REMUNERATION

- I. Members receive the following remuneration when attending hearings and legislated training.

Up to 3 hours	3 to 6 hours	Over 6 hours
104.00	203.00	267.00

These amounts will increase to match the percentage salary increase granted to management staff, rounded up to the next dollar. (current as July 2017)

2. Members will be reimbursed for mileage when attending legislated training outside of the City of Red Deer, in accordance with The City's Expenses and Remuneration Policy.

SCHEDULE B

FEES:

1. Filing Fee: Seventy-Five (\$75.00) dollars
2. When required by the Board to be advertised: Seventy-Five (\$75.00) dollars
3. There is no fee for applications of the Red Deer Appeal and Review Board for a Review arising under s. 547 of the MGA.
4. Where a person may be affected by a subdivision or development but does not have a legal or equitable claim in the site, or is not the agent of the person having such interest: there is no fee.
5. Fees may be waived or refunded at the discretion of the Designated Officer.

CHARGES:

The following charges apply:

1. copy of the audio recording from a hearing: \$20 / each piece of digital equipment
2. transcript of the audio from a hearing: actual costs incurred
3. photocopies:

Black and white:	\$0.25/page
Color	\$0.35/page



Council Decision – May 13, 2019

DATE: May 16, 2019
TO: Samantha Rodwell, Deputy City Clerk
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Appeal Boards Bylaw Amendment 3619/B-2019: Clarifying Amendments

Reference Report:

Legislative Services, dated May 1, 2019

Resolution:

At the Monday, May 13, 2019 Regular Council Meeting, Council gave second and third readings to the following Bylaw:

Bylaw 3619/B-2019 (an amendment to the Appeal Boards Bylaw to clarify three sections of the bylaw)

Report back to Council:

No

Comments/Further Action:

None.

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

Frieda McDougall
Manager

- c. Director of Corporate Services
Appeals Coordinator
Corporate Meeting Administrator



May 1, 2019

Land Use Bylaw Amendment – Bylaw 3357/A-2019

Recreational Vehicle Storage in AI District Equipment and Machinery

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, April 15, 2019 City Council meeting.

Recommendation:

That Council considers second and third readings to Land Use Bylaw Amendment 3357/A-2019, an amendment to the Land Use Bylaw to for a site exception to allow outdoor storage of recreation vehicles, equipment and machinery at 10 39063 C&E Trail, south of the Central Park neighbourhood.

Background:

On April 15, 2019 Council considered Bylaw 3357/A-2019, an amendment to the Land Use Bylaw regarding outdoor storage of recreational vehicles, equipment and machinery. Administration brought forward two options for this bylaw. Council selected Option 2 for a site exception at 10 39063 C&E Trail, south of the Central Park neighbourhood.

In accordance with Section 606 of the Municipal Government Act, this Land Use Bylaw Amendment was required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on April 19 and April 26, 2019. A Public Hearing will be held on Monday, May 13, 2019 at 6:00 p.m. during Council's regular meeting.

Proposed Resolution:

That Bylaw 3357/A-2019 be read a second and third time.

BYLAW NO. 3357/A – 2019

Option 2 – given first reading
at the April 15, 2019 Council
Meeting

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

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

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

1. Section **8.22** is amended by adding the following subsection **8.22(1)(e)(xiii)**

Machinery and equipment storage on 10 39063 C&E Trail (NE ¼ Sec 4-39-27) as per the approved site plan, shall not exceed 10 units at one time. Machinery and equipment to be stored on this Site may include, but is not limited to, trucks, forklifts and sea cans.

Recreational vehicle storage on 10 39063 C&E Trail (NE ¼ Sec 4-39-27) as per the approved site plan, shall not exceed 100 Recreational Vehicles at one time. Items stored may include, but are not limited to, Trailers, boats, seadoos and ATVs.

1. The machinery, equipment and recreational vehicle storage must meet the following criterion
 - a) Storage development permit is valid for a maximum period of three years at a time, after which a new development permit application will be required. This use criterion shall not be varied by the Development Authority.
 - b) Must not impact the potential for future urban development of the site as may be contained in any statutory plan, or as determined by the Development Authority;
 - c) the Site Plan, Site access, and Site coverage shall be subject to approval by the Development Authority;
 - d) storage of any dilapidated vehicles, machinery and equipment is prohibited;
 - e) no natural areas can be permanently disturbed as a result of the storage area;
 - f) Servicing, cleaning, or repair of stored vehicles, machinery and equipment either in a building or outdoors is prohibited;
 - g) storage shall not be located within the front, side, or rear yard setback of any site;
 - h) storage areas shall be fenced or screened as determined by the Development Authority;

- i) storage areas shall be landscaped as determined by the Development Authority.

- 2. The “Land Use District Map L23” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 1/ 2019 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

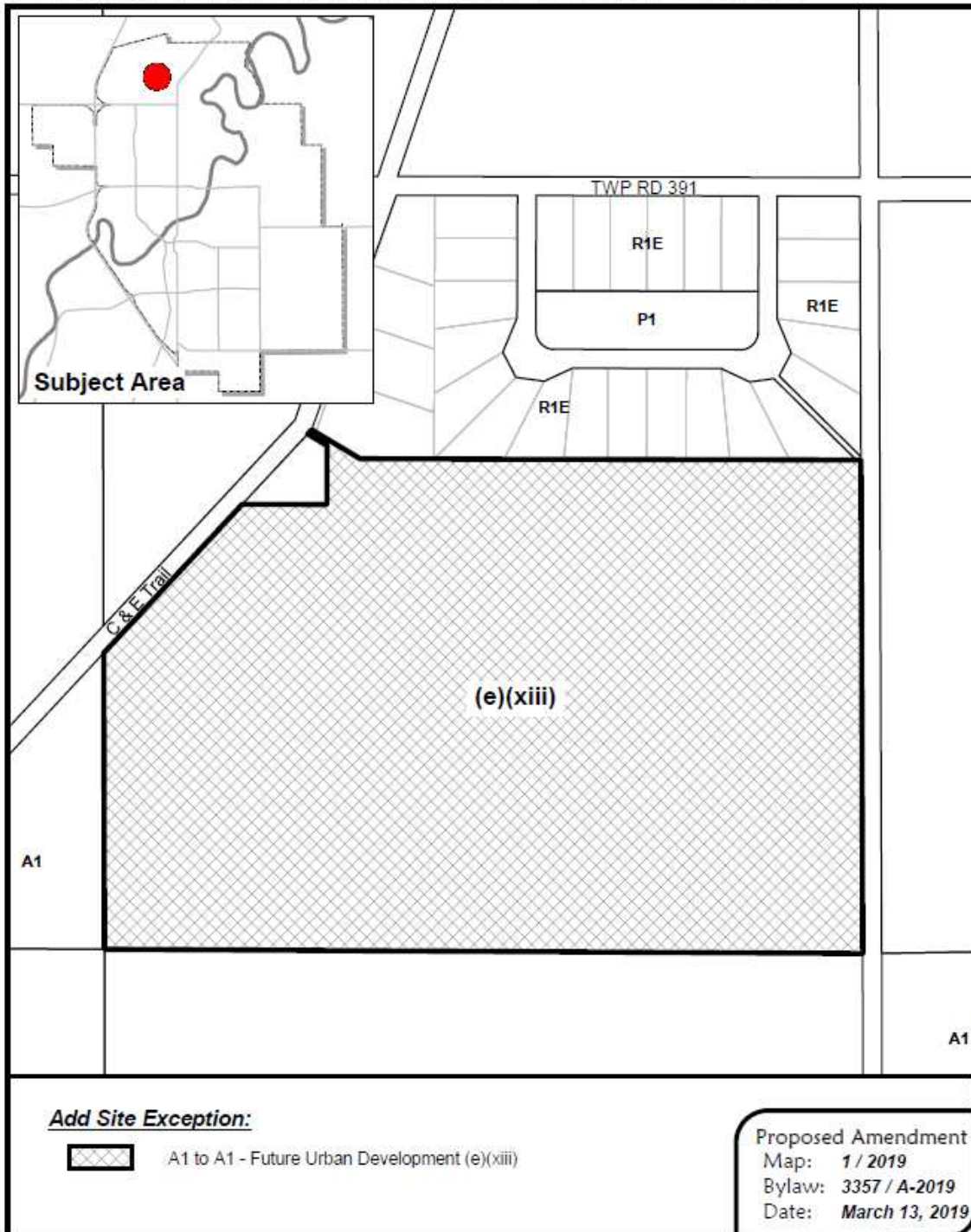
MAYOR

CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Land Use Bylaw Amendment 3357/A-2019

Public Comments Received

April 29, 2019

City of Red Deer
Legislative Services
2nd Floor City Hall
Red Deer, AB

Dear Manager of Legislative Services,

Re: Bylaw 3357/A-2019 – Land Use Bylaw Amendment

Upon review of the above noted Bylaw Amendment, I would like to request your consideration to deny, at least in portion, this proposal on the basis of the broad spectrum of the type of equipment that could potentially be stored at this location.

The proposal states to “allow outdoor storage of recreational vehicles, equipment and machinery at 10, 39063 C&E Trail” but it does not define the size of equipment.

I am not against recreational vehicles as I believe that is easy to ensure the owner stays within the parameters of the Bylaw Amendment. However my greatest concern is what is defined as equipment and machinery? Will this amendment allow all machinery of any size? Does that machinery include farm machinery, large trucks, tractors, oil field equipment, service rigs, containers etc.?

Since the timeline for future development in this area is anywhere from 5-10 years or more, this storage site could probably remain that long as well. In my opinion, the north of 11A area structure plan along the C&E trail should be a welcoming, tidy and attractive area for developers, home owners present and future.

Thank you for your consideration as it is important that we are all conscious of the fact that the community needs to be welcoming and esthetically pleasing now and in the future.

Sincerely, *Howard Kathol*

Area Land Owner



Originally Submitted to the April 15,
2019 Council Meeting

April 15, 2019

Land Use Bylaw Amendment- Bylaw 3357/A-2019
Recreational Vehicle Storage in A1 District
Equipment & Machinery Storage Site Exception

Administration Report

Report Summary & Recommendation

A proposal has been submitted for a site exception at 10 39063 C&E Trail, south of the Central Park neighbourhood. The parcel is currently designated as A1 Future Urban Development District. The applicant is applying for a temporary site exception to allow outdoor storage of recreational vehicles, equipment and machinery on the subject property.

Following a larger contextual analysis of the proposed amendment, Administration recommends Option 1, Council support First Reading of Land Use Bylaw Amendment 3357/A-2019 to create a definition and regulations for Recreational Vehicle Storage and add this as a discretionary use in the A1 District. Administration further recommends supporting a site exception for equipment and machinery storage on the subject property.

City manager comments

I support the recommendation of Administration. If first reading of Bylaw 3357/A-2019 is given, this bylaw will be advertised for 2 consecutive weeks with a Public Hearing to be held on Monday, May 13, 2019 at 6:00 p.m. during Council's regular meeting.

Tara Lodewyk
Interim City Manager

Proposed resolution

That Bylaw 3357/A-2019 be read a first time.

Rationale for recommendation

1. Opportunity for efficient land use

The proposed creation and addition of recreational vehicle (RV) storage as a discretionary use in the A1 District allows temporary low impact development on currently underutilized land. The Municipal Development Plan supports smart growth principals, the efficient utilization of land, and diversified economic development opportunities.

2. Proposed uses do not hinder ability for future urban development

These temporary uses do not conflict with the North of 11A Major Area Structure Plan (MASP). Policy 7.8 of the MASP allows consideration to be given to uses that do not diminish the ability for long term urban development (Appendix D).

3. Temporary use with no permanent structure

The proposed recreational vehicle storage, and the equipment and machinery site exception storage are intended to be temporary in nature and do not include the construction of any permanent structures.

Discussion

Recreational Vehicle Storage as a Discretionary Use in the A1 District

Background

The A1 Future Urban Development District is a holding district intended to preserve lands slated for future intensified development by preventing premature development. The A1 District also serves to protect existing agricultural and related uses until urban development proceeds. See Appendix B for complete A1 District.

Analysis

This application was initiated by an external application for a site exception to allow for the proposed storage of RVs and other heavy equipment. In review of the application, Administration is recommending consideration of RV Storage for all A1 properties over 2 hectares. See Appendix B for map and location of all applicable A1 properties.

Administration considers that recreational vehicle storage in the A1 District provides an opportunity for temporary low impact development that provides increased development options to landowners. It can take several years before the development plans identified in a statutory plan are realized. Until such time as the land is needed for urban growth, temporary

uses such as recreational vehicle storage provide land owners with an opportunity to efficiently utilize otherwise vacant land.

Administration has reviewed and supported several similar applications through the Intermunicipal Development Plan within the City's Growth area. A similar rationale is provided that although the long term intent is to provide for urban growth, a temporary use with no permanent structures or infrastructure is an efficient use of land until such urban development occurs.

Administration proposes creating and adding the following definition and use to the A1 District:

Recreational Vehicle Storage means the outdoor storage of Trailers and other recreational vehicles when they are not in use such as, but not limited to, boats, seadoos and ATVs.

In addition to the creation and addition Recreational Vehicle Storage as a discretionary use in the A1 District, Administration has also drafted a series of development standards aimed at ensuring the measured implementation of this use (Appendix A). For instance, the storage of dilapidated vehicles will be prohibited, as will the servicing, cleaning and repair of stored vehicles on site. The current and future applicants will be required to submit detailed site plans that must be approved by the development authority. In addition, development permits for Recreational Vehicle Storage will be valid for a maximum of 3 year periods at a time.

Several other municipalities across Alberta list temporary uses such as recreational vehicle storage as a discretionary use in their future urban growth districts (Appendix E).

The Land and Economic Development Department reviewed the proposal to add Recreational Vehicle Storage as a use in the A1 District and offered the following economic analysis and rationale:

The City of Red Deer is a pro-business environment and welcomes a variety of unique and diverse businesses to our community. If adjustments in the uses of our spaces can offer more opportunity to our businesses and residents while maintaining the integrity of our larger community plan, we believe that is an asset from an Economic Development perspective.

Economic leadership is one of five key goals of The City's 2019-2022 Strategic Plan. In addition, Policies 6.3 and 6.8 of the Municipal Development Plan (MDP) supports economic diversification and development that encourages community self-reliance. The MDP also contains the following guiding principle which supports a smart growth approach "Ensure the efficient use of land for urban purposes by encouraging integration of uses, increased densities and innovative designs".

Equipment and Machinery Site Exception

Administration is proposing expanding the discretionary use options in the A1 District to include RV Storage, however the applicant is also requesting to store larger machinery and equipment such as trucks and forklifts on the subject property.

Background

The subject property is 40.37 hectares (99.8 acres) in size. The applicant has indicated that they wish to have RV storage, as well as the storage of equipment and machinery such as trucks and forklifts on 3 and 5 acre storage areas on the property (site plan Appendix F). The applicant has indicated development flexibility as part of the rationale for the proposal.

Analysis

The applicant has indicated that no trees will need to be removed in order to operate this storage business. In addition, no permanent structures will be built on the site. Engineering indicated a Traffic Impact Assessment would not be required.

The site exception will be temporary and will be subject to site specific development regulations (Appendix A). The proposed regulations state that the development must not impact the potential for future urban development, and they limit development permit lengths to three years at a time. The regulations also prohibit the storage of dilapidated vehicles or the repair and cleaning of vehicles on site. Fencing and landscaping of the storage areas will be to the discretion of the development authority.

Dialogue

The application was circulated to various City departments for review. All concerns/comments provided by departments have been reviewed and considered by the Planning Department.

An information package and comment sheets, were sent to 24 landowners within 100 metres of the subject site and to the president of the Central Park Community Association. The City received a group response from the Central Park Community Association. Primary concerns were centered around the potential impacts the proposal would have on traffic, roads and drainage. The application was circulated to internal departments, and it was determined that based on the applicant's proposal, traffic increases and therefore road impacts, would not be significant. Furthermore, engineering has stated that they can work alongside the applicant at the development permit stage to set parameters for access. A summary of feedback and Administrative response is provided in Appendix C.

Recommendation

Administration has reviewed two options and is recommending Option 1 to create a definition and regulations for recreational vehicle storage and add this as a discretionary use in the A1 District for lots over two hectares and to support a site exception for equipment and machinery storage at 10 39063 C&E Trail. The two options were considered by Administration as viable courses of action in its review of the proposed Land Use Bylaw amendment.

Option 1 – Recreational Vehicle Storage as a Discretionary Use in A1, & equipment and machinery site exception at 10 39063 C&E Trail

Approve the additional use and proposed site exception based on the following merits:

Option 1 adds RV Storage as a discretionary use the A1 District for parcels larger than 2 hectares in size. The A1 District can accommodate RV Storage without compromising the district intent. Allowing non-permanent land uses in the A1 District provides landowners with development flexibility without impacting future development plans for the site.

In addition to the RV Storage, the applicant would like to store larger units such as trucks and trailers on his proposed storage areas. Option 1 allows a site specific exception for these larger units to be permitted on the subject site. The outdoor storage of such equipment and machinery is a land use that leaves no permanent infrastructure.

Option 2– Site Exception only at 10 39063 C&E Trail for recreational vehicle, equipment and machinery storage

Approve a site exception for RV, equipment and machinery storage to be located only at 10 39063 based on the following merits:

The intent of the A1 District is to allow low impact development until the land is required for urban development. The outdoor storage of recreational vehicles, equipment and machinery is an unobtrusive land use that leaves no permanent infrastructure. The uses will be temporary in nature and specific parameters regarding permit length and terms of renewal can be established as part of the site exception regulations. Option 2 is a site specific option and does not allow RV storage in the A1 District as a whole.

Appendices

- Appendix A- Land Use Bylaw Amendment 3357/A-2019
- Appendix B- A1 District Regulations
- Appendix C- Landowner Comments and Administrative Response
- Appendix D- MDP Guiding Principles, North of 11A MASP Policy 7.8 & Land Use Concept Map,
- Appendix E- Municipal Comparison
- Appendix F- Site Exception Site Plan

Appendix A

Land Use Bylaw Amendment 3357/A-2019- A1 Recreational Vehicle Storage and Site Exception

BYLAW NO. 3357/A – 2019

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

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

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

1. Section **1.3** is amended by adding the following definitions

Recreational Vehicle Storage means the outdoor storage of Trailers and other recreational vehicles when they are not in use such as, but not limited to, boats, seadoos and ATVs.

2. Section **7.1** is amended by adding the following subsections

7.1.1(b)(ix) Recreational Vehicle Storage

3. 7.1 is amended by adding the following subsection

3. Recreational Vehicle Storage in the A1 District

1. Use Criteria

- (a) Recreational Vehicle Storage in this District shall be approved on a temporary basis only, and this use criterion shall not be varied by the Development Authority.

2. Development Standards

- (a) The Development Authority may approve an application for Recreational Vehicle Storage subject to the imposition of such conditions as it deems necessary in order to comply with the intent of this District.
- (b) All Recreational Vehicle Storage must meet the following requirements:
 - (i) Must not impact the potential for future urban development of the site as may be contained in any statutory plan, or as determined by the Development Authority;

- (ii) On lots 2 or more hectares in size with the exception of 1980 40 Av, 2820 40 Av, and SE ½ Sec 23 38-27-W4;
- (iii) The Site Plan, Site access, and Site coverage shall be subject to approval by the Development Authority;
- (iv) storage of any dilapidated vehicles is prohibited;
- (v) no natural areas can be permanently disturbed as a result of the storage area;
- (vi) Servicing, cleaning, or repair of stored vehicles either in a building or outdoors is prohibited;
- (vii) A development permit for Recreational Vehicle Storage is valid for a maximum period of three years at a time;
- (viii) storage areas shall be fenced or screened as determined by the Development Authority;
- (ix) storage shall not be located within the front, side, or rear yard setback of any site;
- (x) storage areas shall be landscaped as determined by the Development Authority.

4. Section **8.22** is amended by adding the following subsection **8.22(1)(e)(xiii)**

Machinery and equipment storage on 10 39063 C&E Trail (NE ¼ Sec 4-39027), such storage to not exceed 10 units at one time. Machinery and equipment to be stored on this Site may include, but is not limited to, trucks, forklifts and sea cans.

(1) The Machinery and equipment storage must meet the following requirements

- a) Machinery and equipment storage development permit is valid for a maximum period of three years at a time after which a new development permit application will be required. This use criterion shall not be varied by the Development Authority.

- b) Must not impact the potential for future urban development of the site as may be contained in any statutory plan, or as determined by the Development Authority;
- c) the Site Plan, Site access, and Site coverage shall be subject to approval by the Development Authority;
- d) storage of any dilapidated vehicles is prohibited;
- e) no natural areas can be permanently disturbed as a result of the storage area;
- f) Servicing, cleaning, or repair of stored vehicles, machinery and equipment either in a building or outdoors is prohibited;
- g) storage shall not be located within the front, side, or rear yard setback of any site;
- h) storage areas shall be fenced or screened as determined by the Development Authority;
- i) storage areas shall be landscaped as determined by the Development Authority.

READ A FIRST TIME IN OPEN COUNCIL this day of 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.


READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

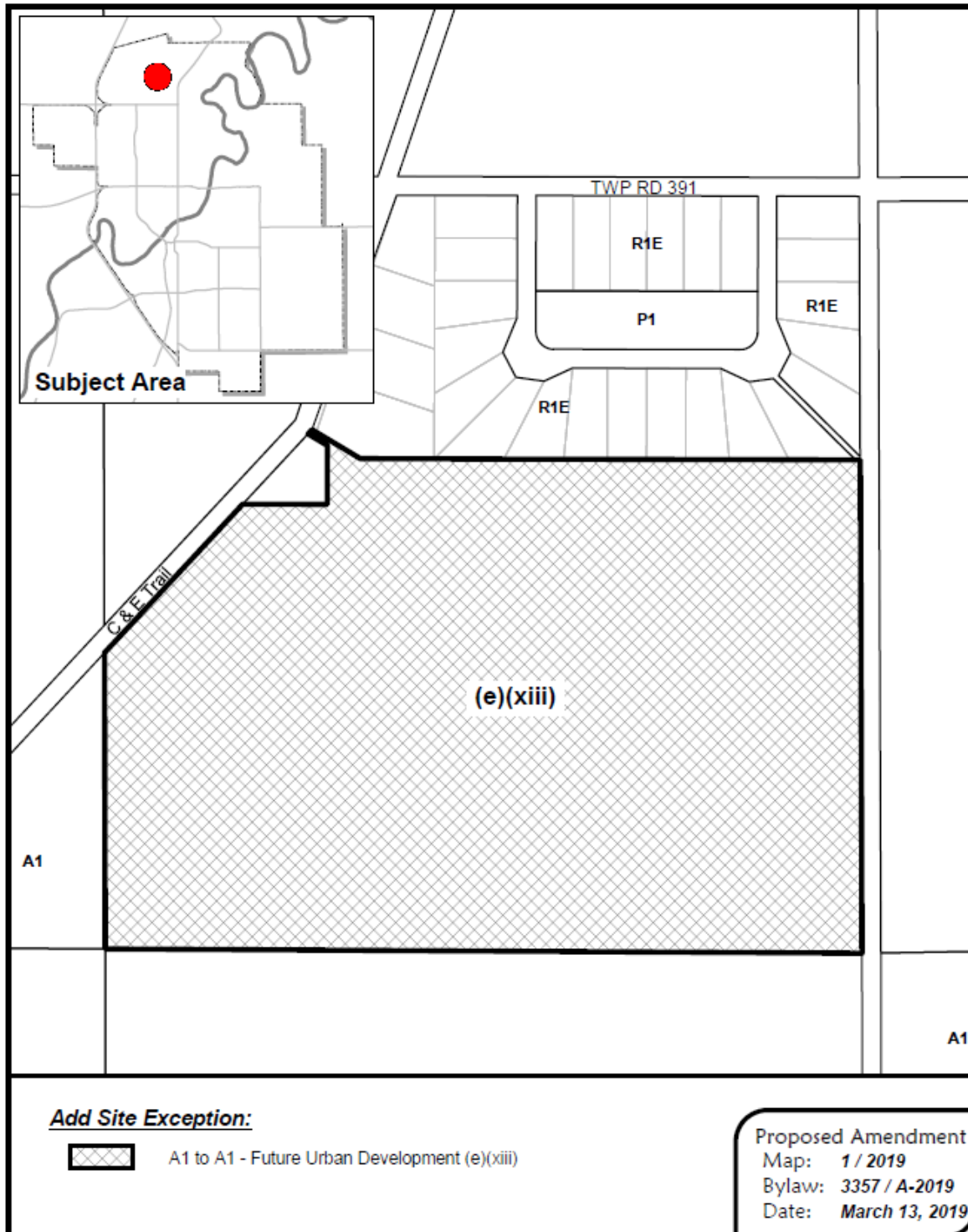
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

MAYOR

CITY CLERK

Schedule "A"

 **Red Deer** *Proposed Amendment to Land Use Bylaw 3357/2006*



Appendix B

A1 District Regulations

7.1 A1 Future Urban Development District

General Purpose

A1

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

1. A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	¹ Building Sign.
(ii)	² Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include Cannabis Retail Sales, feedlots, abattoirs, or the packing or processing of meat or poultry products.
(iii)	³ Greenhouse or landscape nursery - stock farms including ancillary sales not including Cannabis Retail Sales..
(iv)	Home occupations - office only subject to section 4.7(8).
(v)	⁴ DELETED
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	⁵ Freestanding Sign.
(iv)	Home occupations subject to section 4.7(8).
(v)	⁶ DELETED
(vi)	Residential uses: one detached dwelling or one manufactured home.
(vii)	Utilities and sanitary landfill.
(viii)	⁷ Accessory building, subject to section 3.5

2. A1 Future Urban Development District Regulations

(a) Table 7.1 A1 Regulations

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²

¹ 3357/B-2018

² 3357/L-2018

³ 3357/L-2018

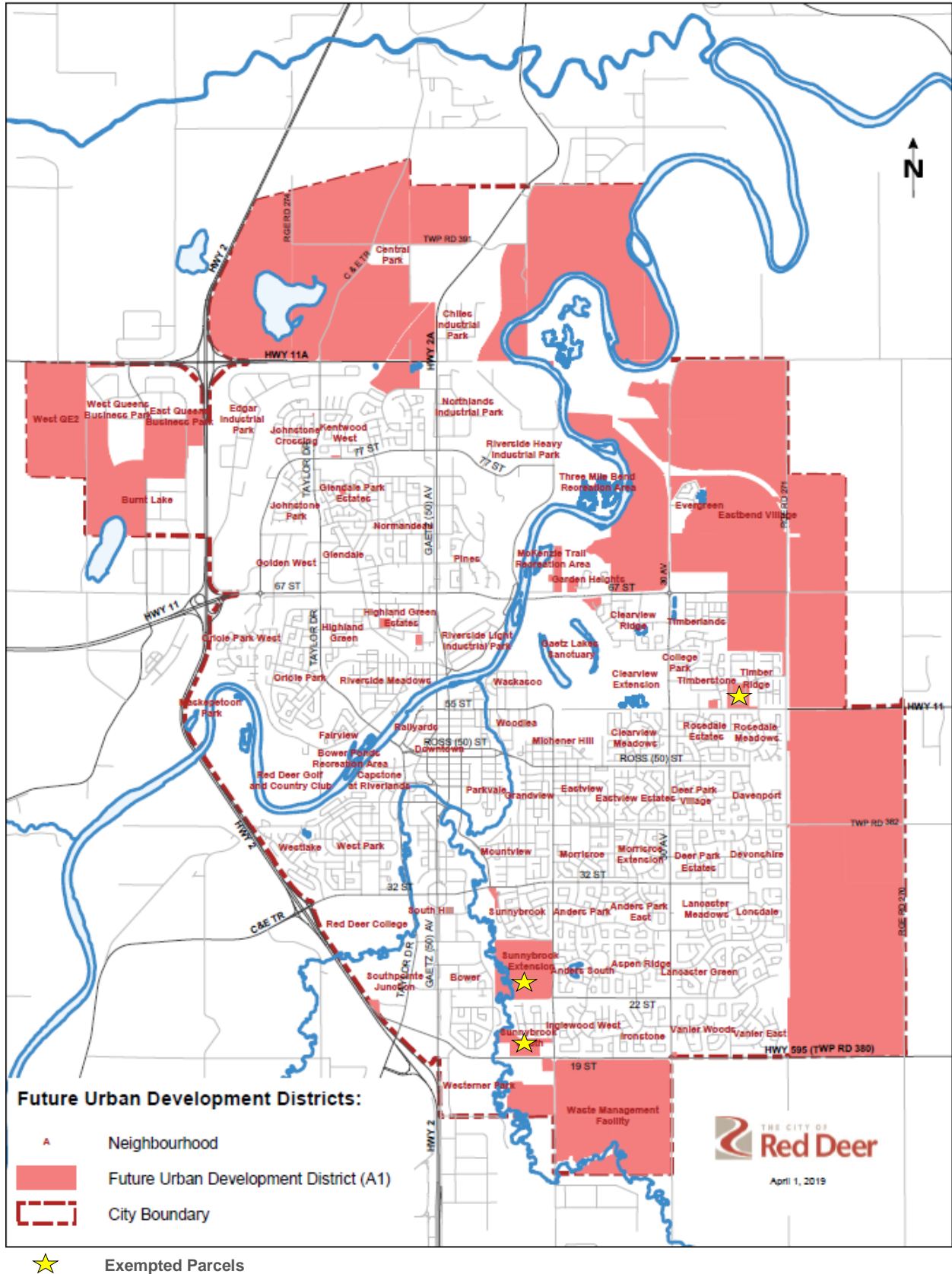
⁴ 3357/B-2018

⁵ 3357/B-2018

⁶ 3357/B-2018

⁷ 3357/X-2014

Regulations	Requirements
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval



Appendix C

Landowner Comments and Administrative Response

Planning related Landowner Comments regarding rezoning	Administration's Response/Comment
<p>Traffic</p> <ul style="list-style-type: none"> • Range Road 273 is not big or wide enough to handle 2 way traffic • Traffic flow off C&E would be increased. A turning lane would be required 	<p>The application was circulated to the Engineering Department for review. It has been determined that based on the applicant's proposal, traffic increases will not be significant. If the proposal changes at the Development Permit stage Engineering will determine if these changes warrant a Traffic Impact Assessment.</p>
<p>Access</p> <ul style="list-style-type: none"> • Access to location 1 is off C& E Trail. It would be hard to turn big units onto it or out of this location • Access to location 2 is not plausible 	<p>The application was circulated to the Engineering Department for review. Engineering staff has determined that based on the applicant's proposal they are able to work alongside the applicant to set parameters for access.</p>
<p>Water/ Drainage</p> <ul style="list-style-type: none"> • Concern of changing water (runoff) flow that could affect Central Park residents • Existing drainage ditch must not be affected 	<p>Applicant will need to submit a detailed site plan at the Development Permit stage. Exact storage location will be determined based on consultation with internal departments.</p>
<p>Contamination concerns</p>	<p>Applicant states that no repairs or oil changes will be done on site. These concerns will also be reviewed at the Development Permit stage.</p>
<p>Wildlife would be a concern if development changes their environment</p>	<p>Applicant has no intention on removing vegetation and no permanent structures will be built.</p>
<p>Property value of area would decrease if project proceeds</p>	<p>Development on adjacent properties may or may not affect property values. Overtime the market would determine if the property values are impacted.</p>
<p>What happened to existing plans for site?</p>	<p>The North of IIA MASP is still in effect. The Multi-Neighbourhood Plan is currently in draft form. The proposed RV, equipment and machinery storage will be temporary in nature and will not hinder existing or proposed statutory plans.</p>

Concerns that use will not be temporary	Development Permit will be valid for a maximum period of three years at a time after which the applicant will need to reapply. Conditions will be outlined in Development Permit.
Non Planning related additional Landowner Comments	Administration's Response/Comment
Could affect crime in area	Non-urgent crime concerns can be made to the RCMP complaint line at 403-343-5575. Urgent concerns can be made to the RCMP at 911.



Interested Party/Group Consultation Feedback Form

(Includes groups such as Community Associations, Advocacy Groups,
Interest Groups, and Applicants of development)

As an Interested Party/Group we invite you to provide feedback regarding the enclosed application. By providing feedback you are providing your group's perspective as a "voice of the community." This helps City staff to better understand what is important to your community as we work with the applicant, and it assists City Council to make an informed decision when reviewing the proposal.

File Number (if applicable): 3357 / A-2019

Name of Interested Party/Group: Central Park Community Association

Membership Size of Interested Party/Group: approx. 60

Questions:

- 1) Was the application discussed at an Interested Party/Group board meeting prior to submitting comments? If yes, please include a copy of the minutes of the Interested Party/Group meeting.

☐ Yes

☒ No

Feb 21, 2019 @ 7pm (regul special meeting)

How many people were present at the meeting? 18

How many people voted in support of submitting the comments that you are attaching to this form? 18

- 2) Has the Interested Party/Group consulted with the community prior to submitting comments?

☒ Yes

☐ No

word of mouth / put info in mailboxes.

If yes, who was consulted? (ie: Community Association members only, residents on the same block or street, the entire neighbourhood, etc.)

The entire neighbourhood

If yes, how many people/households were consulted with? 24 houses in central park + 20 in outlying area.



If yes, what method of consultation was used? (ie: community meeting, fliers in mailboxes, knocking door-to-door, etc.) If applicable, please attach consultation documentation.

community meeting, door to door

How many people/households were in support of submitting the comments that you are attaching to this form?

16 households (reflects those who attended meeting) - others may have also been support.

Contact Information (Your contact information allows City staff to respond as needed)

Name: Dave Yakimetz

Mailing Address: _____

Postal Code: _____

Phone #: _____

E-mail Address: _____

Your comments may be written on the enclosed Comment Sheet or attached as a separate letter.

Comments may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to planning@reddeer.ca

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act.

The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

CENTRAL PARK Residents
Meeting at Hall Feb 21 2019
Negative Response Reference 3357/A-2019

1. What happened to original plan.
2. Road RR 273 is not big or wide enough to handle 2 way traffic.
3. Access to location 2 not plausible.
4. Access to location 1 is off C&E trail would ~~can~~ be hard to turn big units to turn into or out of this location.
5. Traffic flow off C & E would be increased - a turning lane would be required. Also increase traffic flow.
6. Concern of changing water (runoff) flow that could affect Central Park residence.
7. Property value of area would decrease if project proceeds.

Copy of Business plan!
- contamination concern
What is his environmental policy

The contamination that already exists is a major concern already
what about future if units are stored on property.

Temporary is a term that is not ~~and~~ always something that happens

Existing drainage ditch must not be affected - ownership is a major factor who now owns it whose responsibility

Wildlife would be a concern if development changes their environment

Could affect crime in area as these units could encourage more people to think these are easy targets

Already we have problems with noise etc (Everay) we don't need further problems that could affect our property values

Appendix D

MDP Guiding Principles, North of 11A MASP Policy 7.8 & Land Use Concept Map,

Municipal Development Plan

Guiding Principles

- Ensure the efficient use of land for urban purposes by encouraging integration of uses, increased densities and innovative designs
- Foster local economic development and business retention and attract diverse, long-term economic growth, by a variety of mechanisms including partnerships appropriate to marketing Red Deer and Central Alberta.

Policies

6.2 Creating a Positive Business Environment

The City should foster a competitive business climate through policies and actions that help maintain competitive operating costs and streamline approval processes and timelines.

6.3 Economic Diversification

The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries

6.8 Community Economic Development

The City should pursue community economic development, which emphasizes community self-reliance and fosters growth from within the community, with emphasis on nurturing small business, supporting skills training, and entrepreneurship.

Sustainable Development and Smart Growth

Sustainable development, when specifically applied to planning and developing communities, is referred to as Smart Growth. Smart Growth aims to create integrated communities that are able to meet economic, social and environmental requirements over the long-term. Building a sustainable community involves a more holistic approach compared to traditional development practices, and focuses on the interplay between design, construction and operations

North of 11A Major Area Structure Plan

7.8 Land Use Bylaw and Subdivision

All applications for Land Use Bylaw amendments and subdivision shall conform to the general intent of the North of 11A MASP and the applicable area structure plan. The intent of the North of 11A MASP and the Municipal Development Plan is to limit fragmentation of land by discouraging subdivision until urban style development can occur at urban densities. Consideration may be given to a limited range of uses, potentially for a specific timeframe prior to the adoption of an area structure plan, provided they would not diminish the ability for urban style development in the long term. On-site water and sanitary servicing could be considered for these developments.

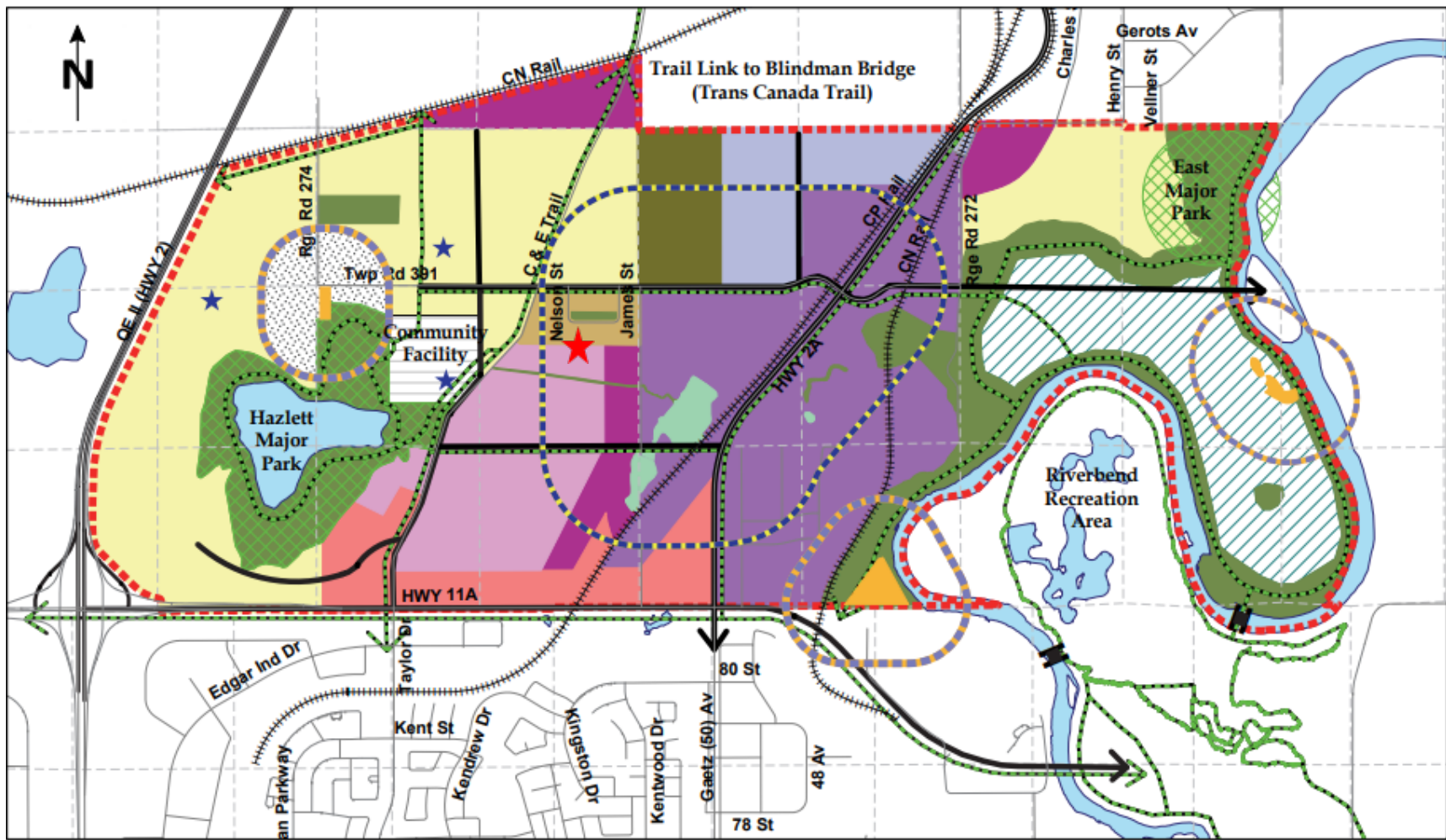


Figure 5: Generalized Land Use Concept North of 11A MASP



Source: City of Red Deer
Cartography: Engineering Graphics
Date: January 18, 2016
Version: 7

- | | | | |
|---------------------------------|---|--------------------|----------------------------|
| Existing Country Residential | Light Industry | Landfill | K-9 School |
| Residential | General Commercial & Light Industrial | Landfill Setback | Regional Trail |
| Commercial | Open Space/Natural Area (includes ER & MR) | Major Park | Pedestrian Bridge |
| Mixed Residential / Commercial | Wetland | Community Facility | North of 11A MASP Boundary |
| Industrial (including existing) | Land Use limited (300m anticipated) | Noise Concern Area | Transportation Network |
| Eco-Industrial | Land Use to be Determined upon additional study | | |



Subject Property- 10, 39063 C&E Trail

Appendix E

Municipal Comparison

Storage in Future Growth Districts			
Municipality	Storage Type/ Definition	District	Permitted/ Discretionary
Medicine Hat	Self Storage means a Development whose Principal Use is to lease portions of a Site for storage of goods, and includes mini-storage and Recreational Vehicle or boat storage.	Future Urban Development District (FUD): To protect lands identified as future greenfield development areas from premature subdivision and development until urban development of the land can proceed in an orderly fashion consistent with the City's Municipal Development Plan and other statutory plans, and the Municipal Servicing Standards.	Discretionary
Beaumont	Temporary Building & Temporary Use means a Building or Use that has been allowed to be located and/or used for a limited time only.	Agricultural Reserve District: This District is to reserve those areas of the Municipality which are rural in character and intended for more intensive Development in the future through the implementation of an area structure plan or Plan of Subdivision.	Discretionary

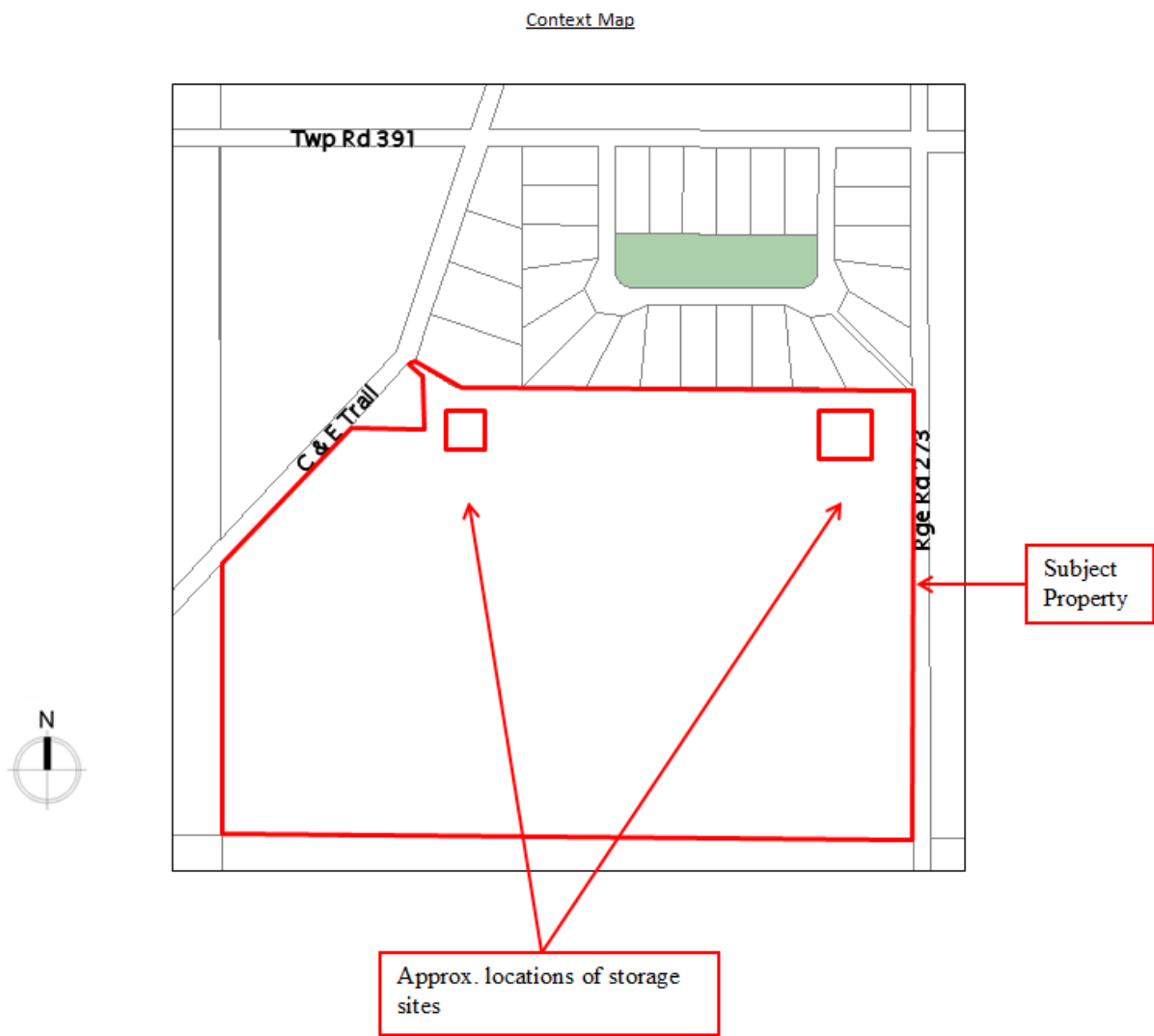
Storage in Future Growth Districts			
Municipality	Storage Type/ Definition	District	Permitted/ Discretionary
Calgary	Vehicle Storage Recreational	Special Purpose – Future Urban Development (S-FUD) District The S-FUD is intended to: (a) be applied to lands that are awaiting urban development and utility servicing; (b) protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land; (c) provide for a limited range of temporary uses that can easily be removed when land is redesignated to allow for urban forms of development; and (d) accommodate extensive agricultural uses prior to development to urban uses.	Discretionary

Storage in Future Growth Districts			
Municipality	Storage Type/ Definition	District	Permitted/ Discretionary
Airdrie	Temporary Storage means: The storage of goods and materials on a temporary basis for which the length of time is determined at the discretion of the Development Authority.	Urban Holding District The purpose of this district is to provide for limited use and development in areas that are required for future urban subdivision and development. Urban development will not be supported until there is an amending bylaw designating the appropriate districts in conformity with the policies and provisions of the Municipal Development Plan and any adopted area structure plan or area redevelopment plan for the lands under consideration.	Discretionary

Storage in Future Growth Districts			
Municipality	Storage Type/ Definition	District	Permitted/ Discretionary
Leduc	Any temporary use or building at the discretion of the Development Authority	Urban Reserve The Urban Reserve District is intended to reserve those areas of the Municipality, which are rural in character or Land Use until such time as the land is required for urban purposes. The reclassification of land to other Land Use districts will normally occur subsequent to the acceptance of an Area Structure Plan and as part of the Subdivision approval process.	

Appendix F

Site Exception Site Plan





Council Decision –May 13, 2019

DATE: May 16, 2019
TO: Kimberly Fils-Aime, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment - Bylaw 3357/A-2019
Recreation Vehicle Storage in AI District
Equipment & Machinery Storage Site Exception

Reference Report:

Legislative Services, dated May 1, 2019

Bylaw Reading:

At the Monday, May 13 2019 Regular Council Meeting, Council defeated second reading for the following Bylaw:

Bylaw 3357/A-2019 (an amendment to the Land Use Bylaw for a site exception to allow outdoor storage of recreational vehicles, equipment and machinery at 10, 39063 C&E Trail, south of the Central Park neighbourhood)

Report back to Council:

No

Comments/Further Action:

None

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

Frieda McDougall
Manager

- c. Planning Manager
Director of Planning Services



May 2, 2019

22 Gunn Street – Bylaw 3357/J-2019

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, April 15, 2019 City Council meeting.

Recommendation:

That Council considers second and third readings to Land Use Bylaw Amendment 3357/J-2019.

Background:

At the Monday, April 15, 2019 Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/J-2019 as follows:

By deleted clause 1 and clause 2 of the bylaw and replacing it with the following:

1. The land shown in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District and R1G Residential (Small Lot) District.
2. The “Land Use District Map K19” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 6/2019 attached hereto and forming part of the bylaw.

Council gave first reading, as amended, to Bylaw 3357/J-2019, an amendment to the Land Use Bylaw to redesignate 22 Gunn Street from A1 Future Urban Development District to R1 Residential (Low Density) and R1G Residential (Small Lot) Districts.

In accordance with Section 606 of the Municipal Government Act, this Land Use Bylaw Amendment was required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on April 19 and April 26, 2019.



A Public Hearing will be held on Monday, May 13, 2019 at 6:00 p.m. during Council's regular meeting.

Proposed Resolution:

That Bylaw 3357/J-2019 be read a second and third time.

BYLAW NO. 3357/J-2019

Amended Bylaw – given first
reading at the April 15, 2019
Council Meeting

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

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

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

1. The land shown in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District and R1G Residential (Small Lot) District.
2. The “Land Use District Map K19” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 6 / 2019 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

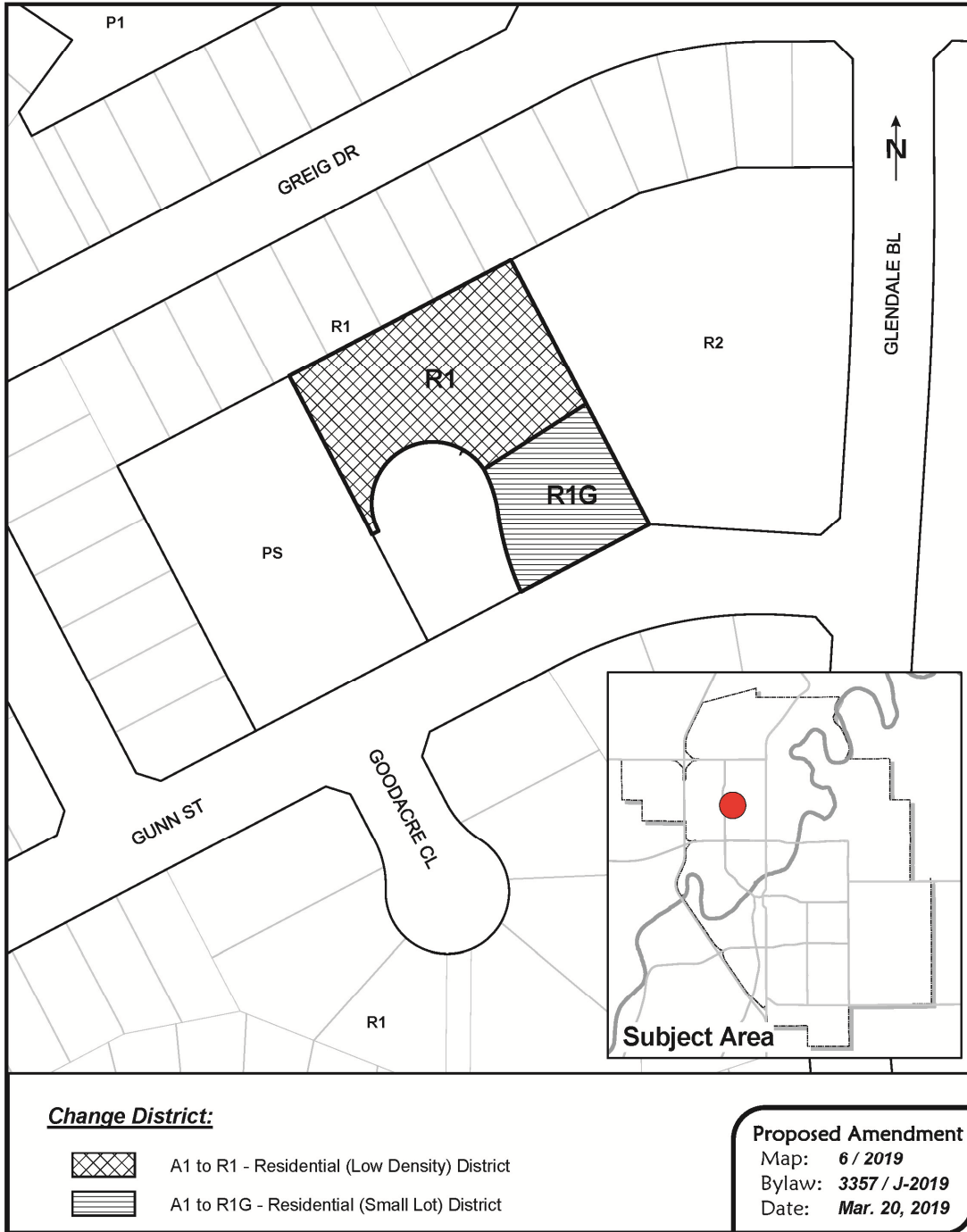
MAYOR

CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Land Use Bylaw Amendment 3357/J-2019

Public Comments Received

The City of Red Deer
Legislative Services

May 1, 2019

Dear Sir / Madam :

Re : Land Use Bylaw 335/ J - 2019 - My Property at

I, Linda (Haynes) Baggaley am writing this letter on behalf of my mother, Mrs. Dorothy Haynes who is on holidays, but will be back in time for the Public Hearing scheduled for Monday May 13, 2019 at 6 P.M. in Council Chambers, 2nd Floor of City Hall, and is **requesting permission to present her presentation.**

The following is my Mother's letter written by myself, Linda (Haynes) Baggaley

Having been a resident and business owner, and tax payer in Red Deer for over almost sixty years, my late husband Bud Haynes, and our two daughters have seen a tremendous change in the City of Red Deer. And having lived on the North Side of Red Deer for all those decades, we have also seen dramatic increase in multi dwellings, apartments, three mobile home parks, Youth Homes, and the list goes on.

And now we see, it appears any small parcel of green area being sold off, repeated attempts again to over build with no regard to the future of the residents living there. Well you could move many would think, but after life times of families and history in their homes, why should citizens just have to sell ? And for the profit to be made by a developer who will not be living, or we doubt, will live there, put up with escalated parking problems, etc. And yes what causes more neighbor problems than parking ?, you hear of it almost every day .

And then the City of Red Deer, who said this will not affect property values, have dropped my Property down 25 % in my last tax estimate. Yes , Twenty Five Percent, so I guess they already are showing their opinion of the future values of the properties in this area.

And as many of the residents are seniors, or renters, many have given up after the beyond arrogant move of the builder, chopping down hundreds of trees in this green area, to send the message he will get his way, and many gave up thinking it was a done deal.

I feel City Council, whom we the people have elected should step up, and in the past one Councilor was quoted as having said " No, Means No , I thought this was over with , or words to that affect . I believe it Vesna Higham, and I felt relief that someone cared and was not just going to push it through. I vote for people I believe will look all the issues of all the citizens, land owners or not.

And lastly, now as one of my daughters lives in Nordegg Close, Normandeau residents are again, looking at having yet another large apartment building jammed into their crowded neighborhood, by Sylvan Lake's Black Creek Developments (why not build in Sylvan Lake) and some are planning on selling after decades of being in their homes.

And most disturbing is the report in the Red Deer Advocate Friday April 26, 2019, that the City of Red Deer Planners are recommending this Four Storey monstrosity , and Quote "In the case of the proposed site, the land is underutilized and an increase in density and infill development is encourage by the City to ensure existing neighbourhoods remained sustainable , reads the report .

Sustainable, as if we in these neighbourhoods don't pay taxes ? Are these threats to cut services, our closes were plowed once I believe it was March 9 or 10, snow was melting on it's own, and perhaps a waste of money in some areas.

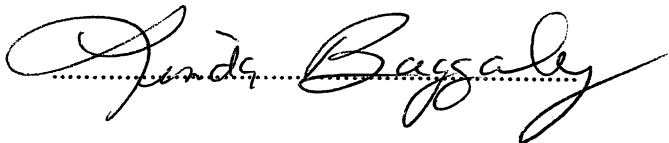
And as we all know there is plenty of land in the east and south so perhaps these proposals are best suited there, to help sustain their neighbourhoods.

We will await to hear and see how City Councillors will vote, and please think if this was your neighbourhood and homes you had lived in for decades, your property devalued 25 % even before the building is done, ask yourself how would you really feel ?

With Respect, Mrs. Dorothy Haynes

Written on behalf of Dorothy Haynes

By her daughter, Linda (Haynes) Baggaley

A handwritten signature in cursive script, reading "Linda Baggaley". The signature is written in dark ink on a white background.



April 8, 2019

Supplementary Report

22 Gunn Street – Bylaw 3357/J-2018

Planning Department

Originally Submitted to the April 15,
2019 Council Meeting.

Background:

At the Monday, March 4, 2019 Council Meeting, Council passed the following tabling resolution:

“Resolved that Council of The City of Red Deer hereby agrees to table consideration of Proposed land Use Bylaw Amendment 3357/J-2019 to Redesignate 22 Gunn Street from A1 Future Urban Development to R1 Residential (Low Density) and R2T (Town House) for up to six weeks to allow administration to research and consult the developer and the neighbourhood regarding the removal of the R2T zoning and replacing it with R1 or R1G.”

Since that time the developer has amended his application. The new proposal has removed the R2T zoning and replaced it with R1G.

City Manager Comments:

I support the recommendation of Administration. The developer is now proposing 7 single family homes on this site. If first reading of Bylaw 3357/J-2018, as amended, is given, a Public Hearing would then be advertised for two consecutive weeks with a Public Hearing to be held on Monday, May 13, 2019 at 6:00 p.m. during Council's regular meeting.

Tara Lodewyk
Interim City Manager

Proposed Resolution:

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Bylaw 3357/J-2018.

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/J-2019 as follows:

- By deleting clause 1 and clause 2 of the bylaw and replacing it with the following:
 1. The land shown in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District and R1G Residential (Small Lot) District.
 2. The “Land Use District Map K19” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 6/2019 attached hereto and forming part of the bylaw.

That Bylaw 3357/J-2018, as amended, be read a first time.



April 1, 2019

Proposed *Land Use Bylaw* Amendment to Redesignate 22 Gunn Street from *A1 Future Urban Development* to *R1 Residential (Low Density)* and *R1G Residential (Small Lot)*

Bylaw 3357 / J – 2019

Planning Department

Report Summary & Recommendation

An application was brought forward to Council on March 4, 2019 which considered *R1 Residential (Low Density)* and *R2T Residential (Town House)* districting for 22 Gunn Street. At that meeting, Council tabled the application for up to six weeks to allow Administration to research and consult with the developer and the neighbourhood regarding the removal of the *R2T* district and replacing it with *R1* or *R1G Residential (Small Lot)*.

A revised proposal has been submitted which incorporates both *R1* and *R1G* districts and eliminates *R2T* district. Detached Dwelling Units are the only housing type considered in these districts.

Administration recommends the following action:

1. Council approves first reading of Bylaw 3357/J-2019 (*Appendix 1 – Proposed Bylaw*) which would accommodate only single family homes development through both *R1* and *R1G* districts.

Rationale for Recommendation

1. **Considers the community's previous input**
The current proposal is a balance between the developer's vision and the community's feedback.
2. **Proposed amendment is in keeping with surrounding development**
The parcel is surrounded by a mix of *R1*, *R2 Residential (Medium Density)*, and *PS Public Service* districts.
3. **Consistent with general Municipal Development Plan (MDP) policies**
The MDP encourages intensification in mature neighbourhoods where public infrastructure allows, and a mix of housing types.

Discussion

The landowner has amended his application from *R1 Residential (Low Density)* and *R2T Residential (Town House)* to *R1* and *R1G Residential (Small Lot)*. *R1* and *R1G* would allow for future consideration of Detached Dwelling Units (*Appendix 1 – Proposed Bylaw*). Copies of the *A1*, *R1* and *R1G* districts can be found in *Appendix 2 – Land Use Districts*.

Current Proposal

Since the March Council meeting the landowner of 22 Gunn Street has considered comments from Council and the neighbourhood which included a desire for a Detached Dwelling Units on the site. The current proposal accommodates seven residential lots. A conceptual plan (see Appendix 3 – Site Plan) shows four *R1* lots and three *R1G* lots, both allowing Detached Dwelling Units as the only housing type. This is a reduction in the overall number of lots by one; the previous concept plan was for eight lots (four Detached Dwelling Units and four Town House Dwelling Units).

The remainder of the land, the future roadway, would retain its *A1* designation until the land is subdivided at which point the *A1* designation would be removed to become public road. Should the rezoning be approved, the parcel would retain three land use districts until subdivided. The landowner intends to apply for subdivision upon rezoning approval.

Policy Framework

As there is no MASP, NASP, or ARP governing land use in this area it is the general *MDP* policies, *Land Use Bylaw (LUB)* regulations, and *Neighbourhood Planning and Design Standards (NPDS)* which provide land use direction.

The *MDP* encourages intensification in mature neighbourhoods where there is adequate capacity in municipal infrastructure and the development conforms to redevelopment policies. Should any upgrades be required to municipal infrastructure, they would be at the developer's expense at the development permit stage.

Regulations specific to the building design would be applied through the *LUB*, specifically the *Mature Neighbourhood Overlay District (MNO)* at the time of development. The *MNO* helps ensure that redevelopment in mature neighbourhoods is compatible with the existing surrounding development. Specific regulations are applied for building heights, existing vegetation, and privacy with surrounding properties. Building height regulations ensure that new buildings are within one to two storeys of surrounding development. The *R1* and *R1G* districts both restrict the building height to two storeys. This would be compatible with the existing detached dwelling units, youth centre, and three storey apartment building. The *MNO* regulations specific to existing vegetation specify that trees and shrubs should be retained or replaced with an appropriate size and species. This means that the remaining vegetation should be retained at the time of development. The *MNO* also looks at privacy for surrounding properties. This is accomplished through design elements such as window and door placements, screening, fencing, and landscaping.

Dialogue

The revised application was circulated to various City departments for review. No concerns regarding the re-districting were raised by City Administration. A further review of the design will be completed at the time of subdivision.

The revised application was also sent out to 63 landowners within 100m of the property in March 2019. *Appendix 4 – Dialogue* includes copies of communication between the City and area landowners, and a summary of the comments received.

Appendices

Appendix 1 – deleted

Appendix 2 – Land Use Districts

Appendix 3 – Site Plan

Appendix 4 – Dialogue

APPENDIX 2

Land Use Districts

City of Red Deer Land Use Bylaw 3357/2006

7.1 A1 Future Urban Development District**General Purpose****A1**

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

1. A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include feedlots, abattoirs, or the packing or processing of meat or poultry products.
(ii)	Greenhouse or landscape nursery - stock farms including ancillary sales.
(iii)	Home occupations - office only subject to section 4.7(8).
(iv)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4: (1) awning signs, and (2) canopy signs.
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Identification and local advertising on free standing signs subject to sections 3.3 and 3.4.
(v)	Residential uses: one detached dwelling or one manufactured home.
(vi)	Utilities and sanitary landfill.
(vii)	¹ Accessory building, subject to section 3.5

2. A1 Future Urban Development District Regulations**(a) Table 7.1 A1 Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval

¹ 3357/X-2014

City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

4.1 R1 Residential (Low Density) District**R1****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development.

1. R1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	¹ DELETED
(vi)	² Secondary Suite, subject to section 4.7(9).
(b) ³Discretionary Uses	
(i)	Amateur radio tower.
(ii)	⁴ Assisted Living Facility in a Detached Dwelling Unit.
(iii)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to section 4.7 (11).
(v)	⁶ Building Sign, for uses described in Section 11.10(1); and
(vi)	"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vii)	⁷ Freestanding Sign, for uses described in Section 11.13(1).
(viii)	Garden Suite subject to section 4.7(13).
(ix)	Home occupations which will generate additional traffic subject to section 4.7(8).
(x)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(xi)	Municipal Services limited to Police, Emergency Services and/or Utilities.
(xii)	¹ Show Home or Raffle Home.

¹ 3357/B-2018² 3357/Z-2009³ 3357/A-2012⁴ 3357/C-2007⁵ 3357/C-2007⁶ 3357/B-2018⁷ 3357/B-2018

City of Red Deer Land Use Bylaw 3357/2006

- (xiii) ²Secondary Suite, subject to section 4.7(9).
 (xiv) ³DELETED

2. R1 Residential (Low Density) District Regulations**(a) Table 4.1 R1 Regulations**

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
⁵ Front Yard Set Back	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street and east of 30 Avenue) where the front yard setback is: <ul style="list-style-type: none"> • Minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within section 4.7.

(c) ¹Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

¹ 3357/T-2015

² 3357/Z-2009

³ 3357/B-2018

⁴ 3357/I-2013

⁵ 3357/L-2013, 3357/D-2015

4.3.1 ¹R1G Residential (Small Lot) District**R1G****General Purpose**

The general purpose of this District is to provide land which will be used for small lot detached housing with mandatory front attached garages to create increased opportunity for more efficient utilization of land in small and comprehensively planned residential development clusters.

1. R1G Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3).
(ii)	Detached Dwelling Unit.
(iii)	Home Music Instructor/Instruction (two students), subject to section 4.7(10).
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic, subject to section 4.7 (8).
(v)	² DELETED
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast, subject to section 4.7(11).
(iii)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(iv)	Municipal services limited to Police, Emergency Services and/or Utilities.
³ (v)	Show Home or Raffle Home.
⁴ (vi)	Home occupations which will generate additional traffic subject to section 4.7(8)

2. R1G Residential (Small Lot) Regulations

- (a) All Detached Dwelling Units shall include a front double attached garage.
- (b) Where a Detached Dwelling Units is located on a corner site, the side which abuts a street shall have an architectural treatment similar to the front elevation.
- (c) ⁵Side windows of above grade storeys of Detached Dwelling Units shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.

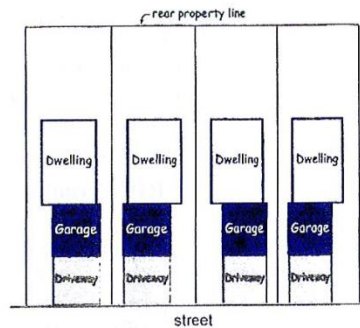
¹ 3357/I-2011² 3357/B-2018³ 3357/T-2015⁴ 3357/F-2014 (Revised Alternative)⁵ 3357/A-2012

City of Red Deer Land Use Bylaw 3357/2006

(d) No storage of any combustible materials is allowed in any side yard.

(e) Front drive attached garage and driveway locations shall be grouped together in pairs in the manner shown in sketch to the right.

(f) Driveways shall not exceed 6.1 m in width at the front property line.



Grouping of Garages & Driveways

(g) **Table 4.3(1) R1G Regulations:**

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 63 m ² (excludes garage)
Site Coverage Maximum	45% (includes dwelling unit, garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum height of 10.0 m measured from the average of the lot grade
Front Yard Minimum Setback	Detached dwelling: 6.0 m
Side Yard Minimum Setback	Detached dwelling: 1.25 m, except where building abuts public roadway (excluding lane or walkway) where the side yard on the side abutting the roadway shall be 2.4 m
Rear Yard Minimum Setback	Detached dwelling: 7.5 m
Lot Depth Minimum	¹ 32.0 m
Lot Area Minimum	² 336 m ²
Lot Frontage/width Minimum	10.5 m (on all pie shaped lots the minimum lot width shall be measured 9.0 m into the site alongside lot lines from the front property line)
Parking Spaces	Subject to sections 3.1 & 3.2
Landscaped Area	Minimum 35% of lot area
Landscaped Front Yard	Minimum 25% of front yard

¹ 3357/F-2014 (Revised Alternative)

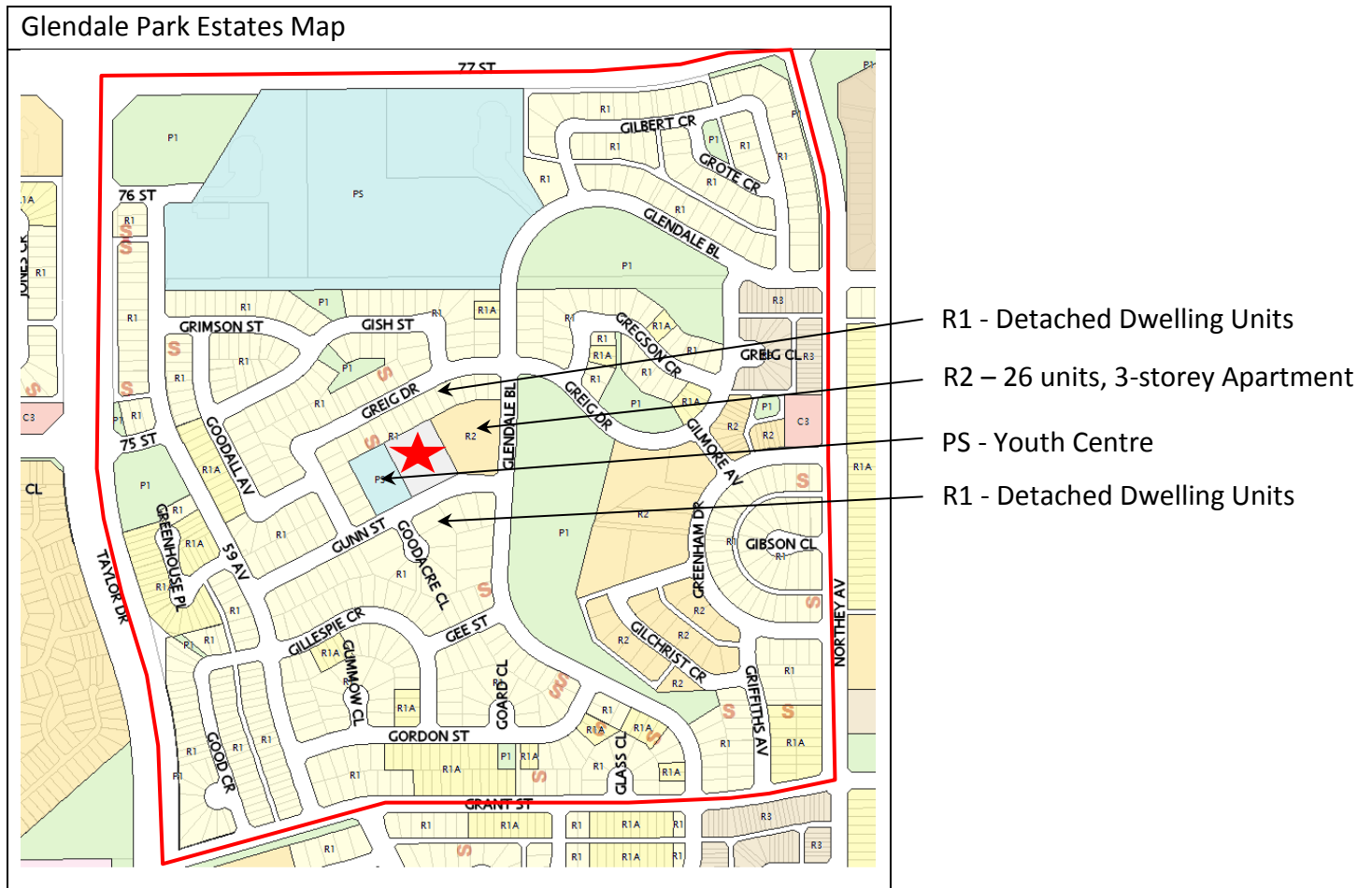
² 3357/F-2014 (Revised Alternative)

3. R1G Design & Development Criteria

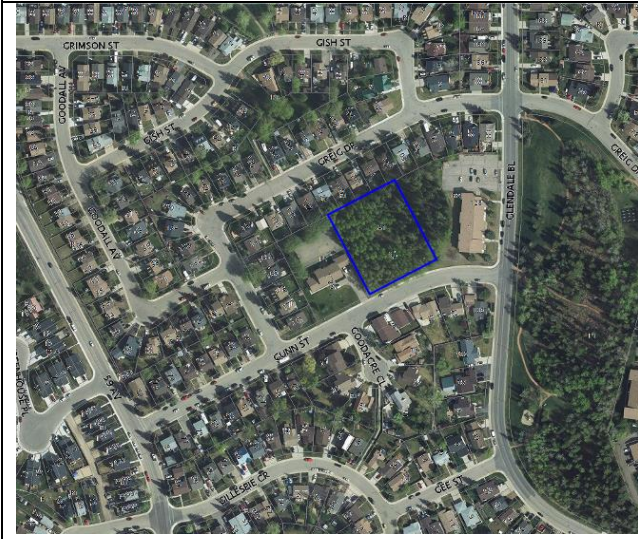
- (a) R1G Dwelling Units with identical floor plans or similar front elevations shall be separated by a minimum of one lot unless the Development Authority deems that the building design, character, finishing material and architectural treatments (windows, entrances, building projections, roof lines) are substantially different.
- (b) All bi-level and 2 storey style R1G Dwelling Units shall contain developed floor space over a minimum of 40% of the front attached garage floor area.
- (c) For all bungalow style R1G Dwelling Units, the setback distance of the front face of the living portion of the home from the front face of the attached garage shall not exceed 5m.
- (d) Where R1G units are located on a cul-du-sac:
 - (i) the maximum cul-du-sac length shall be 45 m (measured to centre of bulb from entrance); or
 - (ii) if cul-du-sac is longer than 45 m, only the end 45 m of the cul-du-sac (measured back from the centre of bulb) shall be developed for R1G housing units.

APPENDIX 3

Maps and Images of Subject Area



Air Photo



Surrounding Land Uses



Street View – Corner of Greig Drive and Gunn Street, looking northeast along Gunn Street

Tuesday, May 22, 2018, 1:00pm



Street View – Corner of Glendale Boulevard and Gunn Street, looking west along Gunn Street

Tuesday, May 22, 2018, 1:00pm

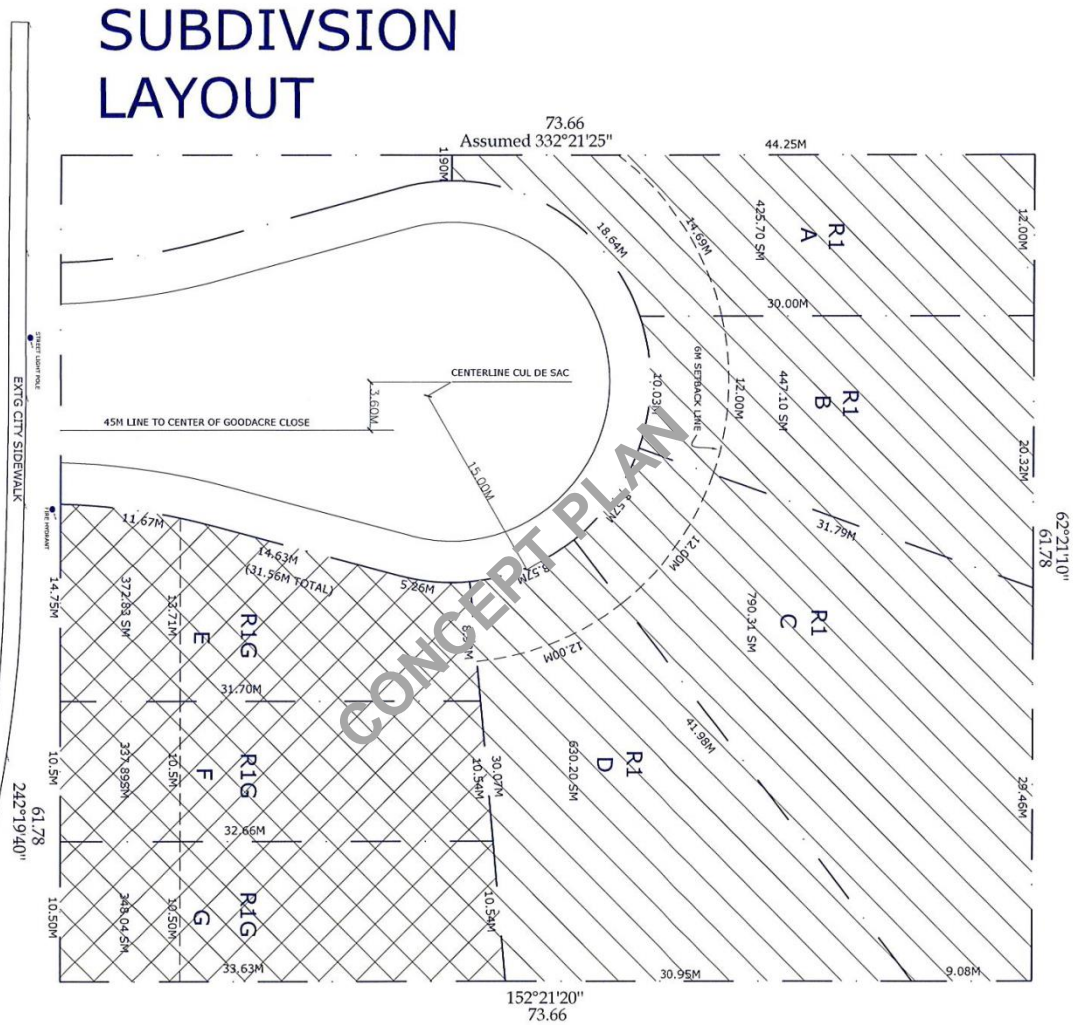


Site Photos	
 A photograph showing a cleared area of land with green grass and some bare soil. In the background, there is a dense forest of tall evergreen trees under a blue sky with scattered white clouds.	<p>Southwest corner of property looking northeast</p> <p>Tuesday, May 22, 2018, 1:00pm</p>
 A photograph of a residential front yard. In the foreground, there is a paved asphalt road with a manhole cover. Beyond the road is a grassy area and a line of trees. The sky is blue with white clouds.	<p>Front yard looking northwest</p> <p>Tuesday, May 22, 2018, 1:00pm</p>
 A photograph showing the corner of a property. A concrete sidewalk runs along the edge of a paved road. A green utility pole with a yellow sign that reads "END PLAY GROUND ZONE" is visible. The background shows a line of trees and a blue sky with clouds.	<p>Southeast corner of property looking northwest</p> <p>Tuesday, May 22, 2018, 1:00pm</p>

APPENDIX 4

Site Plan

THE MATERIALS, SPECIFICATIONS AND STANDARD CONSTRUCTION PROCEDURES OR METHODS SHOWN ON THIS DRAWING ARE AS RECOMMENDED BY THE DESIGN CONSULTANTS. THE DESIGN CONSULTANTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE MATERIALS, SPECIFICATIONS AND METHODS SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGN CONSULTANTS. THE DESIGN CONSULTANTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE MATERIALS, SPECIFICATIONS AND METHODS SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGN CONSULTANTS.



REVISED 02.20.19

**SITE
PLANNING
LOTS SIZES
& AREAS**

DRAWN: JPB
CHECK: JPB
DATE: 10/20/18

22 GUNN STREET
BROWOOD
DEVELOPMENTS

THIS DRAWING IS COPYRIGHTED BY PJB DESIGN CONSULTANTS AND SHALL NOT BE COPIED/REPRODUCED IN ANY WAY

PJB

DESIGN

201, 4892-41 St. Lacombe, Alberta T4L 2B4. PH: (403) 922-4123 sales@pjbdesign.com













APPENDIX 5

Dialogue

March 2019

In March 2019 a referral letter was sent out to approximately 63 landowners within 100m of the property, 5 letters were submitted to the City for consideration. A summary of the key comments received and Administration's response is below.

Key Planning Related Comments

Comment	Administration's Response						
Density – six dwelling units would be better accepted	The concept design shows seven low density lots. This is a compromise of the developer's vision and the community's feedback.						
Concern with access off of Gunn Street	Access would be reviewed at the subdivision and development permit stage. All access would be in accordance with applicable City standards and policies.						
Lots should all be R1	<p>R1 and R1G are both among the least dense land use districts that the City provides. Both provide for Detached Dwelling Units as the only allowable housing type. R1G does allow for a smaller lot however once developed each lot yields a similar product. See below for a visual comparison.</p> <table border="1"> <thead> <tr> <th>R1 Low Density</th><th>R1G Small Lot</th></tr> </thead> <tbody> <tr> <td>  <p>Laredo</p> </td><td>  <p>Vanier East</p> </td></tr> <tr> <td>  <p>Timberlands North</p> </td><td>  <p>Laredo</p> </td></tr> </tbody> </table>	R1 Low Density	R1G Small Lot	 <p>Laredo</p>	 <p>Vanier East</p>	 <p>Timberlands North</p>	 <p>Laredo</p>
R1 Low Density	R1G Small Lot						
 <p>Laredo</p>	 <p>Vanier East</p>						
 <p>Timberlands North</p>	 <p>Laredo</p>						
Concern with increase in traffic	Typically increased development of a site will lead to a higher volume of traffic. Traffic differences between five or six units, as suggested by the community, would be minimal to the development concept of seven units.						
Concern with on-street parking	This would be addressed at the development permit stage, however each dwelling unit would be required to provide two off-street parking spaces in accordance with						

Comment	Administration's Response
	the Land Use Bylaw.



March 18, 2019

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2» «Owner_Address_3» «Owner_Address_4_»

Dear Landowner:

**RE: 22 Gunn Street
 Lot 24, Plan 002 3831
 Revised Re-zoning Application**

This letter is to inform you that a revised re-zoning concept has been received for consideration by City Council.

What is being proposed?

The Applicant has amended his previous application from a combination of single family and townhouse units to only single family units. Currently the parcel is within the A1 Future Urban Development district which allows for agricultural and related uses until the land is developed for urban purposes. The single family units would be within the R1 Residential (Low Density) and R1G Residential (Small Lot) districts.

Copies of the proposal and the A1, R1 and R1G districts have been attached to this letter.

Do I have to provide comments?

Comments or concerns regarding the re-zoning may be submitted in writing, using the enclosed Comment Sheet, prior to **Monday, April 8, 2019** by one of the methods listed below. It is optional to provide comments. Please note that any comments submitted may be made public.

Mail:
Christi Fidek, Senior Planner
City of Red Deer c/o Planning Department
P.O. Box 5008, 3rd Floor, 4914 - 48 Avenue
Red Deer, AB T4N 3T4

Email:
Christi.fidek@reddeer.ca

What will happen if I submit comments?

Comments received regarding the re-zoning will be reviewed by Administration and will be incorporated into a report that will be forwarded to Council when considering the application.

What are the next steps?

It is anticipated that Council will consider First Reading of the re-zoning application on April 15, 2019. Should First Reading be granted a Public Hearing will be scheduled. Members of the public are provided the opportunity to formally speak to Council at a Public Hearing. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100 metres of the Site will also receive written notification of the Public Hearing.

Should the date of First Reading change, the upcoming Council meetings are scheduled for April 29, 2019 and May 13, 2019. Copies of the Council agenda are posted at <http://meeting.reddeer.ca/meetresults.aspx> on the Friday before each meeting. To confirm the Council date please check the upcoming agendas.

Should you require further information please feel free to contact me at one of the ways listed above.

Sincerely,



Christi Fidek
Senior Planner

Enc.



Collection & Release of Your Information: *The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.*

Please check the box below which applies:

- ☒ **Land Use Bylaw Amendment**
- ☐ **Subdivision Application**
- ☐ **Plan Amendment**
- ☐ **Other**

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

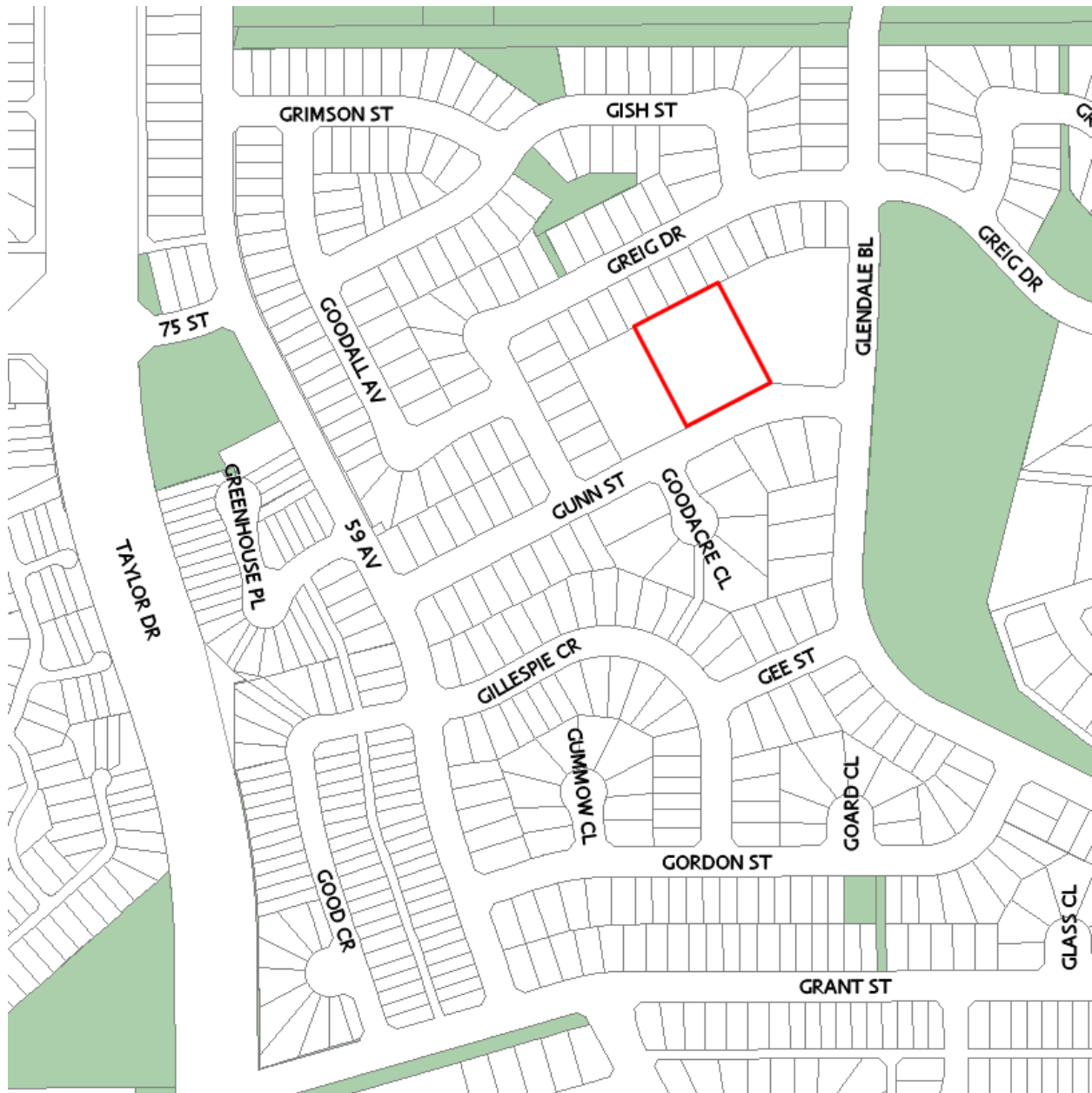
Name: _____

Mailing Address: _____ **Postal Code:** _____

Phone #: _____ **E-mail Address:** _____

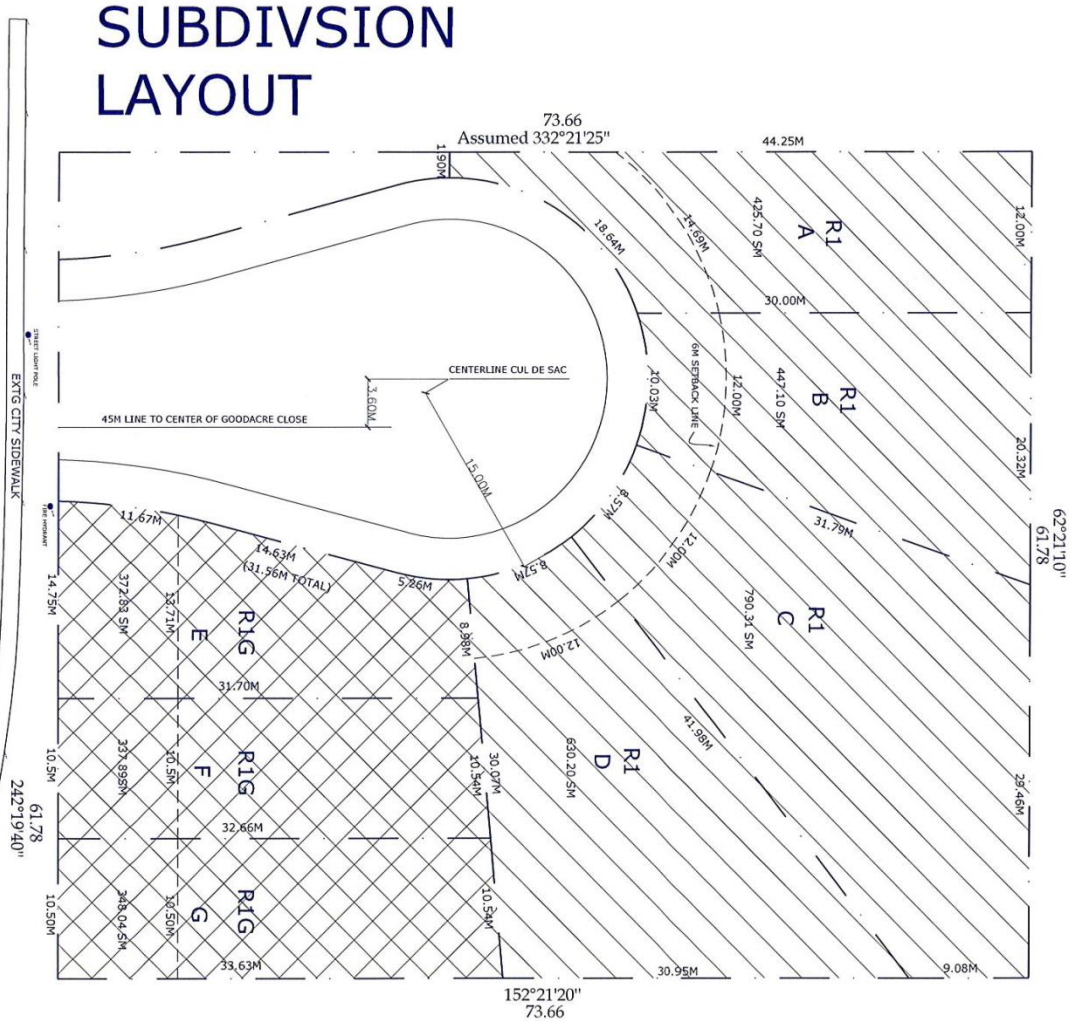
General Comments

Map of Surrounding Areas



22 GUNN STREET

THE MATERIALS, SPECIFICATIONS AND STANDARD CONSTRUCTION REQUIREMENTS FOR LOT LINES SHOWN ON THIS DRAWING ARE AS RECOMMENDED BY THE ACTING MUNICIPAL ENGINEER. THE ACTING MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED OF ANY CHANGES TO THE MATERIALS, SPECIFICATIONS AND STANDARD CONSTRUCTION REQUIREMENTS FOR LOT LINES SHOWN ON THIS DRAWING. THE ACTING MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED OF ANY CHANGES TO THE MATERIALS, SPECIFICATIONS AND STANDARD CONSTRUCTION REQUIREMENTS FOR LOT LINES SHOWN ON THIS DRAWING. THE ACTING MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED OF ANY CHANGES TO THE MATERIALS, SPECIFICATIONS AND STANDARD CONSTRUCTION REQUIREMENTS FOR LOT LINES SHOWN ON THIS DRAWING.



REVISED 02.20.19

**SITE
PLANNING
LOTS SIZES
& AREAS**

DRAWN: JMM
CHECK: JMM

**22 GUNN STREET
BROWOOD
DEVELOPMENTS**

THIS DRAWING IS COPYRIGHTED BY PJB DESIGN CONSULTANTS AND SHALL NOT BE COPIED/REPRODUCED IN ANY WAY.

**PJB
DESIGN**

201. 692-41 St. Lawrence, Alberta T4L 2B4 PJB(403)72-4123 sales@pjbdesign.com

City of Red Deer Land Use Bylaw 3357/2006

7.1 A1 Future Urban Development District**General Purpose****A1**

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

1. A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include feedlots, abattoirs, or the packing or processing of meat or poultry products.
(ii)	Greenhouse or landscape nursery - stock farms including ancillary sales.
(iii)	Home occupations - office only subject to section 4.7(8).
(iv)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4:
	(1) awning signs, and
	(2) canopy signs.
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Identification and local advertising on free standing signs subject to sections 3.3 and 3.4.
(v)	Residential uses: one detached dwelling or one manufactured home.
(vi)	Utilities and sanitary landfill.
(vii)	¹ Accessory building, subject to section 3.5

2. A1 Future Urban Development District Regulations**(a) Table 7.1 A1 Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval

¹ 3357/X-2014

City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

4.1 R1 Residential (Low Density) District**R1****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development.

1. R1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	¹ DELETED
(vi)	² Secondary Suite, subject to section 4.7(9).
(b) ³Discretionary Uses	
(i)	Amateur radio tower.
(ii)	⁴ Assisted Living Facility in a Detached Dwelling Unit.
(iii)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to subject to section 4.7 (11).
(v)	⁶ Building Sign, for uses described in Section 11.10(1); and
(vi)	"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vii)	⁷ Freestanding Sign, for uses described in Section 11.13(1).
(viii)	Garden Suite subject to section 4.7(13).
(ix)	Home occupations which will generate additional traffic subject to section 4.7(8).
(x)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(xi)	Municipal Services limited to Police, Emergency Services and/or Utilities.
(xii)	¹ Show Home or Raffle Home.

¹ 3357/B-2018² 3357/Z-2009³ 3357/A-2012⁴ 3357/C-2007⁵ 3357/C-2007⁶ 3357/B-2018⁷ 3357/B-2018

City of Red Deer Land Use Bylaw 3357/2006

- (xiii) ²Secondary Suite, subject to section 4.7(9).
 (xiv) ³DELETED

2. R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
⁵ Front Yard Set Back	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street and east of 30 Avenue) where the front yard setback is: <ul style="list-style-type: none"> • Minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within section 4.7.

(c) ¹Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

¹ 3357/I-2015² 3357/Z-2009³ 3357/B-2018⁴ 3357/I-2013⁵ 3357/L-2013, 3357/D-2015

4.3.1 ¹R1G Residential (Small Lot) District**R1G****General Purpose**

The general purpose of this District is to provide land which will be used for small lot detached housing with mandatory front attached garages to create increased opportunity for more efficient utilization of land in small and comprehensively planned residential development clusters.

1. R1G Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory Building subject to sections 3.5 and 4.7(3).
(ii)	Detached Dwelling Unit.
(iii)	Home Music Instructor/Instruction (two students), subject to section 4.7(10).
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic, subject to section 4.7 (8).
(v)	² DELETED
(b) Discretionary Uses	
(i)	Amateur radio tower.
(ii)	Bed & Breakfast, subject to section 4.7(11).
(iii)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(iv)	Municipal services limited to Police, Emergency Services and/or Utilities.
³ (v)	Show Home or Raffle Home.
⁴ (vi)	Home occupations which will generate additional traffic subject to section 4.7(8)

2. R1G Residential (Small Lot) Regulations

- (a) All Detached Dwelling Units shall include a front double attached garage.
- (b) Where a Detached Dwelling Units is located on a corner site, the side which abuts a street shall have an architectural treatment similar to the front elevation.
- (c) ⁵Side windows of above grade storeys of Detached Dwelling Units shall be arranged to minimize the incidence of windows facing each other. Obscured glass shall be used in any bathroom which faces a window in an adjoining residence.

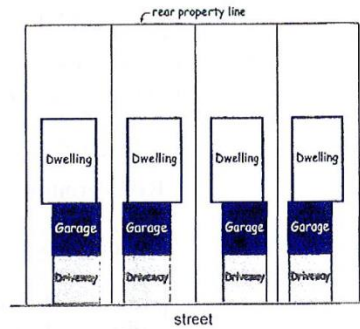
¹ 3357/J-2011² 3357/B-2018³ 3357/T-2015⁴ 3357/F-2014 (Revised Alternative)⁵ 3357/A-2012

City of Red Deer Land Use Bylaw 3357/2006

(d) No storage of any combustible materials is allowed in any side yard.

(e) Front drive attached garage and driveway locations shall be grouped together in pairs in the manner shown in sketch to the right.

(f) Driveways shall not exceed 6.1 m in width at the front property line.



Grouping of Garages & Driveways

(g) **Table 4.3(1) R1G Regulations:**

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 63 m ² (excludes garage)
Site Coverage Maximum	45% (includes dwelling unit, garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum height of 10.0 m measured from the average of the lot grade
Front Yard Minimum Setback	Detached dwelling: 6.0 m
Side Yard Minimum Setback	Detached dwelling: 1.25 m, except where building abuts public roadway (excluding lane or walkway) where the side yard on the side abutting the roadway shall be 2.4 m
Rear Yard Minimum Setback	Detached dwelling: 7.5 m
Lot Depth Minimum	¹ 32.0 m
Lot Area Minimum	² 336 m ²
Lot Frontage/width Minimum	10.5 m (on all pie shaped lots the minimum lot width shall be measured 9.0 m into the site alongside lot lines from the front property line)
Parking Spaces	Subject to sections 3.1 & 3.2
Landscaped Area	Minimum 35% of lot area
Landscaped Front Yard	Minimum 25% of front yard

¹ 3357/F-2014 (Revised Alternative)

² 3357/F-2014 (Revised Alternative)

3. R1G Design & Development Criteria

- (a) R1G Dwelling Units with identical floor plans or similar front elevations shall be separated by a minimum of one lot unless the Development Authority deems that the building design, character, finishing material and architectural treatments (windows, entrances, building projections, roof lines) are substantially different.
- (b) All bi-level and 2 storey style R1G Dwelling Units shall contain developed floor space over a minimum of 40% of the front attached garage floor area.
- (c) For all bungalow style R1G Dwelling Units, the setback distance of the front face of the living portion of the home from the front face of the attached garage shall not exceed 5m.
- (d) Where R1G units are located on a cul-du-sac:
 - (i) the maximum cul-du-sac length shall be 45 m (measured to centre of bulb from entrance); or
 - (ii) if cul-du-sac is longer than 45 m, only the end 45 m of the cul-du-sac (measured back from the centre of bulb) shall be developed for R1G housing units.

Christi Fidek



Comment Sheet

We invite you to provide feedback regarding the proposed plan amendment/subdivision application. Your feedback is very important to us. Please be sure to specify which application you are responding to by checking the appropriate box and addressing application address & name of the planner.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: Paul and Teresa Helm

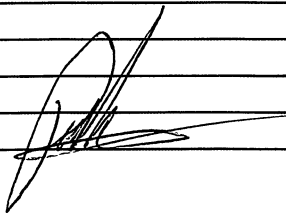
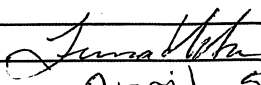
Mailing Address: _____

Phone #: _____

E-mail Address: _____

General Comments

The plan for development remains unacceptable.
No way! leave the area alone for all of the
reasons everyone has outlined in the 5 or 6
times we have submitted these before!
No, means No. Asking again & again will continue
to get the same answer. No.

 
April 5, 2019.

Christi Fidek

From: Fiona ni'GiollaRua .
Sent: March 30, 2019 8:55 PM
To: Christi Fidek
Subject: 22 Gunn St

Hi Christi

As the developer has met us halfway, I and my husband Will agree to SIX single family dwellings with off street parking and garage for one or two vehicles, with the added restriction that all driveways MUST enter into the cul de sac in order to prevent and discourage on street parking.

Its been quite a process! And although we all agreed to FIVE homes, we can meet him halfway at 6. This would create nicer lots that will attract buyers and families with children.

Fiona ni'Giollarua and Will Mitchell



Comment Sheet

We invite you to provide feedback regarding the proposed plan amendment/subdivision application. Your feedback is very important to us. Please be sure to specify which application you are responding to by checking the appropriate box and addressing application address & name of the planner.

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Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: Hal Hargreaves

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

All we have ever asked for is the subject property be left A1 or, if that was not possible, be zoned R1 with no more housing fronting Gunn St.

When looking at this last conceptual drawing it is obvious two more R1 lots could be placed on the property all fronting the Cul-De-Sac. This would make six R1 lots which should be more than adequate for a reasonable return on investment and an acceptable compromise for everyone.

I respectfully ask council vote in favour of zoning the property R1 to accomodate 5-6 lots as they did on October 29, 2018 when they passed first reading unanimously.

Thank You.



Comment Sheet

We invite you to provide feedback regarding the proposed plan amendment/subdivision application. Your feedback is very important to us. Please be sure to specify which application you are responding to by checking the appropriate box and addressing application address & name of the planner.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: Carol Hargreaves

Mailing Address:

Postal Code:

Phone #:

E-mail Address:

General Comments

My issue with yet another application for rezoning that does not co-operate with
neighbourhood acceptance are as follows:

Mainly - the three R1G lots that are street facing. My property is _____ from _____
from this proposal. For some reason the developer seems insistent on building units
that front Gunn St.

It would be much more neighbourhood friendly if all units were built facing the proposed
close and all lots were zoned R1.

Thank You.

Patrick Blair

April 8, 2019

By Fax: 403-342-8200

City of Red Deer
Planning Department
Box 5008
Red Deer, AB T4N 3T4

Attention: Christi Fidek, RPP, MCIP

Dear Christi,

Re: 22 Gunn Street - Proposed Development
(Response from Landowner within 100 m of 22 Gunn Street, Red Deer)

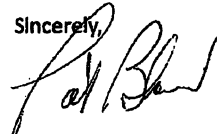
I provide the following additional comments on the proposed R1 and R1G mixture of four single-family and three narrow lot detached residences.

- The proposal requires the narrow lots to have front-attached garages which will need to exit onto busy Gunn Street and will further reduce parking on Gunn Street with three more driveways required.
- Tall narrow residences are not complimentary to the neighborhood or consistent with the existing single family residences. They will reduce the value of neighbouring homes. The design of Goodacre Close, across Gunn Street from the proposed development, should be followed.
- Again, this development will increase traffic on Gunn Street. During winter, Gunn Street does not support the present amount of traffic. Ice ruts frequently restrict traffic to one lane.
- Parking in the area is already frequently a challenge, with many residents experiencing overflow parking in front of their homes and driveways.

- The proposal should have one larger R1 lot (R1-E) where R1G lots are being proposed. The frontage can be reduced, and the frontage of the other four R1 lots could be increased. This would allow for a driveway to the new R1 lot (R1-E) from the Close rather than from busy Gunn Street. This would result in more frontage for all five R1 lots, with safer entry and exit from driveways, more parking space on Gunn Street and an appearance more conducive to the neighborhood.
- Refer directly across the street to Goodacre Close for the best structure for the proposed development.

I support the land being designated as R1 residential (low density) with a maximum of five single family units.

Sincerely,



Patrick J. Blair



Originally Submitted to the March 4,
2019 Council Meeting

February 15, 2019

Proposed *Land Use Bylaw* Amendment to Redesignate 22 Gunn Street from *A1 Future Urban Development* to *R1 Residential (Low Density)* and *R2T Residential (Town House)*

Bylaw 3357 / J – 2019

Planning Department

Report Summary & Recommendation

A newly revised proposal has been submitted to redesignate 22 Gunn Street to accommodate up to four detached dwelling units and four townhouse dwelling units. The parcel is currently designated as *A1 Future Urban Development* and is proposed to be redesignated to *R1 Residential (Low Density)* and *R2T Residential (Town House)*.

Administration recommends the following action:

1. Council approves first reading of Bylaw 3357/J-2019 (*Appendix 1 – Proposed Bylaw*) which would accommodate *R1* and *R2T* development on the parcel.

City Manager Comments

I support the recommendation of Planning and consider this proposal to be a very reasonable compromise. If first reading of Bylaw 3357/J-2019 is given, a Public Hearing would then be held on Monday, April 1, 2019 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Bylaw 3357/J-2019 be read a first time.

Rationale for Recommendation

1. Considers the community's previous input

The current proposal is a balance between the developer's vision and the community's feedback.

2. Proposed amendment is in keeping with surrounding development

The parcel is surrounded by a mix of *R1, R2 Residential (Medium Density), and PS Public Service* districts.

3. Consistent with general Municipal Development Plan (MDP) policies

The MDP encourages intensification in mature neighbourhoods where public infrastructure allows, and a mix of housing types.

Discussion

The developer has indicated that they wish to redesignate the property to *R1 Residential (Low Density)* and *R2T Residential (Town House)* districts to allow for consideration of up to four detached dwelling units and four town house dwelling units (*Appendix 1 – Proposed Bylaw*). A copy of the *A1, R1* and *R2T* districts can be found in *Appendix 2 – Land Use Districts*.

Background

The ±0.455 hectare (±1.12 acre) subject *A1 Future Urban Development District* parcel is situated at 22 Gunn Street (Lot 24, Plan 0023831) and falls within the Glendale Park Estates neighbourhood (see *Appendix 3 – Maps and Images of Subject Area*). Surrounding land uses include low density residential to the south and north of the site (*R1*), a 26 unit three storey apartment building to the east (*R2*), and a youth centre to the west (*PS*). The youth centre was designed to fit within the neighbourhood and appears as a large single family dwelling.

Until autumn of 2017 the subject property was fully treed, since then the majority of the trees have been removed, by a previous landowner, with the exception of trees along the east, north, and west property lines.

The current *A1 Future Urban Development District* is intended as a 'holding district' for future development. Generally, *A1* is used for rural lands that have been annexed into the City that are not ready to be developed. In the case of 22 Gunn Street the parcel was designated *A1* to ensure that a public hearing would be held prior to future development.

History of the Site

Previous to 2000 the subject parcel was part of the *PS District* parcel located to the west, currently the youth centre. At that time the parcel was owned by the Province. In 2000 the parcel was redesignated and subdivided off as it was identified as a surplus to the Province's needs. The land was redesignated to the *A1 District* to ensure that a public consultation process would be undertaken prior to any future development or uses on the property. As shown below, since 2000 there have been numerous development applications for the site. Each previous application was met with considerable objection from the neighbouring landowners.

- 2001 – 48 unit apartment development – application withdrawn

- 2002 – 24 unit apartment development – application withdrawn
- 2002 – 33 unit town house development – application withdrawn
- 2015 – 16 unit town house development – application withdrawn
- 2017 – 21 unit town house development – defeated by Council (October 29, 2019)

The 2017 application was brought before Council on two occasions. The first time in July 2018 was to table the application for three months so Administration could prepare a guidance document for the site. This document would evaluate the potential development possibilities of the site. The second time Council lifted the application from the table, considered and defeated the 21 units as proposed, considered the guidance document (the creation of a direct control district), and also considered redesignating the parcel as *R1* which would allow for up to 6 detached dwelling units. Council gave first reading to a bylaw which would have redesignated the parcel as *R1*.

A public hearing was scheduled for the *R1* redesignation in November 2018 but was cancelled due to the developer coming forward with a new proposal which incorporated community feedback such as a lower density with detached dwelling units. Rather than carry on with the scheduled public hearing and then hold a future public hearing with developer's new proposal the scheduled public hearing was cancelled at the request of the applicant.

Current Proposal

The current proposal would accommodate up to four detached dwelling units and four town house dwelling units. The detached dwelling units would be developed on the *R1* lands and the town house dwelling units on the *R2T* lands. The remainder of the land, the future roadway, would retain its *A1* designation until the land is subdivided at which point the *A1* designation would be removed to become public road. Should the redesignation be approved, the parcel would retain three land use districts until subdivided. The landowner intends to apply for subdivision upon redesignation approval.

Since the previous application in November 2018 was withdrawn the landowner of 22 Gunn Street has considered comments from Administration and Council at the October 29, 2018 Council meeting which included a desire for a lower density on the site. The application is a reduction in the number of units from 21 to 8, and also meets the community's desire of detached dwelling units.

A conceptual plan has been attached to this report in *Appendix 4: Site Plan*. Although the plan is conceptual it shows the detached dwelling units backing onto existing *R1* areas and the town houses adjacent to the existing *R2* parcel. The proposed *R2T* area is across from two *R1* parcels.

Policy Framework

As there is no MASP, NASP, or ARP governing land use in this area it is the general *MDP* policies, *Land Use Bylaw (LUB)* regulations, and *Neighbourhood Planning and Design Standards (NPDS)* which provide land use direction.

The *MDP* encourages intensification in mature neighbourhoods where there is adequate capacity in municipal infrastructure and the development conforms to redevelopment policies. Should any upgrades be required to municipal infrastructure, they would be at the developer's expense at the development permit stage.

Regulations specific to the building design would be applied through the *LUB*, specifically the *Mature Neighbourhood Overlay District (MNO)* at the time of development. The *MNO* helps ensure that redevelopment in mature neighbourhoods is compatible with the existing surrounding development. Specific regulations are applied for building heights, existing vegetation, and privacy with surrounding properties. Building height regulations ensure that new buildings are within one to two storeys of surrounding development. Combining this regulation with the district regulations the maximum height for a detached dwelling unit would be two storeys and two and a half storeys for a town house dwelling unit. This would be compatible with the existing detached dwelling units, youth centre, and three storey apartment building. *MNO* regulations specific to existing vegetation specify that trees and shrubs should be retained or replaced with an appropriate size and species. This means that the remaining vegetation should be retained at the time of development. The *MNO* also looks at privacy for surrounding properties. This is accomplished through design elements such as window and door placements, screening, fencing, and landscaping.

Dialogue

The application was circulated to various City departments for review. No concerns regarding the re-districting were raised by City Administration. A further review of the design will be completed at the time of subdivision.

A referral letter was sent out to 63 landowners within 100m of the property in January 2019. In total 12 letters were submitted for the City's consideration. *Appendix 5: Dialogue* includes copies of communication between the City and area landowners, and a summary of the comments received.

Appendices

Appendix 1 – Proposed Bylaw

Appendix 2 – Land Use Districts

Appendix 3 – Maps and Images of Subject Area

Appendix 4 – Site Plan

Appendix 5 – Dialogue

Appendix 1

Proposed Bylaw

BYLAW NO. 3357 / J – 2019

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

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

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

1. The land shown in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District and R2T Residential (Town House) District.
2. The “Land Use District Map K19” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 6 / 2019 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this

day of

2019.

READ A SECOND TIME IN OPEN COUNCIL this

day of

2019.

READ A THIRD TIME IN OPEN COUNCIL this

day of

2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this

day of

2019.

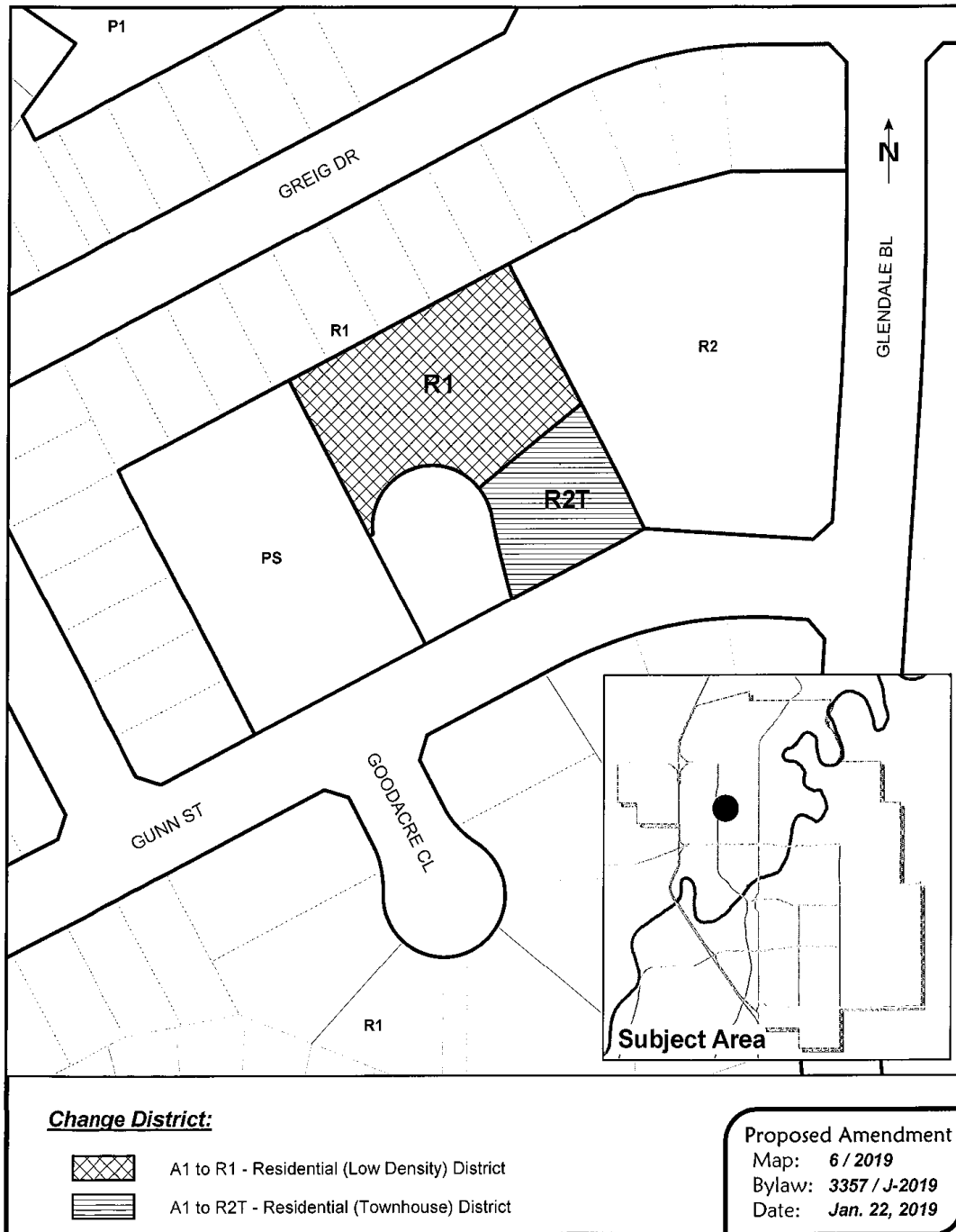
MAYOR

CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



APPENDIX 2

Land Use Districts

City of Red Deer Land Use Bylaw 3357/2006

7.1 A1 Future Urban Development District**General Purpose****A1**

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

1. A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include feedlots, abattoirs, or the packing or processing of meat or poultry products.
(ii)	Greenhouse or landscape nursery - stock farms including ancillary sales.
(iii)	Home occupations - office only subject to section 4.7(8).
(iv)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4: (1) awning signs, and (2) canopy signs.
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Identification and local advertising on free standing signs subject to sections 3.3 and 3.4.
(v)	Residential uses: one detached dwelling or one manufactured home.
(vi)	Utilities and sanitary landfill.
(vii)	¹ Accessory building, subject to section 3.5

2. A1 Future Urban Development District Regulations**(a) Table 7.1 A1 Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval

¹ 3357/X-2014

City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

4.1 R1 Residential (Low Density) District**R1****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development.

1. R1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	¹ DELETED
(vi)	² Secondary Suite, subject to section 4.7(9).
(b) ³Discretionary Uses	
(i)	Amateur radio tower.
(ii)	⁴ Assisted Living Facility in a Detached Dwelling Unit.
(iii)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to section 4.7 (11).
(v)	⁶ Building Sign, for uses described in Section 11.10(1); and
(vi)	"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vii)	⁷ Freestanding Sign, for uses described in Section 11.13(1).
(viii)	Garden Suite subject to section 4.7(13).
(ix)	Home occupations which will generate additional traffic subject to section 4.7(8).
(x)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(xi)	Municipal Services limited to Police, Emergency Services and/or Utilities.
(xii)	¹ Show Home or Raffle Home.

¹ 3357/B-2018² 3357/Z-2009³ 3357/A-2012⁴ 3357/C-2007⁵ 3357/C-2007⁶ 3357/B-2018⁷ 3357/B-2018

City of Red Deer Land Use Bylaw 3357/2006

- (xiii) ²Secondary Suite, subject to section 4.7(9).
 (xiv) ³DELETED

2. R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
⁵ Front Yard Set Back	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street and east of 30 Avenue) where the front yard setback is: <ul style="list-style-type: none"> • Minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within section 4.7.

(c) ¹Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

¹ 3357/T-2015

² 3357/Z-2009

³ 3357/B-2018

⁴ 3357/I-2013

⁵ 3357/L-2013, 3357/D-2015

¹4.4.1 R2T Residential (Town House) District**R2T****General Purpose**

The general purpose of this District is to provide for town or row house development in traditional side by side lots, clustered, stacked or condominium format. No front driveways permitted to or from an arterial roadway.

1. R2T Permitted and Discretionary Uses Table

a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Town or row house or Stacked Town or row house dwelling
(iii)	Home music Instructor/Instruction (two students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	Neighbourhood identification signs subject to section 3.4
b) Discretionary Uses	
(i)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(ii)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
(iii)	² Show Home or Raffle Home.

2. R2T Residential (Town House) District Regulations**(d) Table 4.4.1 R2T Regulations**

Regulations	Requirements
Floor Area Minimum	60.0 m ² per dwelling unit
Site Coverage Maximum	40% (includes any garage & accessory buildings)
Building Height	Maximum: 2½ storeys with a maximum height of 12.0 m measured from the average of the lot grade Minimum: 2 storeys
³ Front Yard Minimum	<ul style="list-style-type: none"> Minimum 3.0 m and maximum 4.5 m for the live portion of a dwelling unit, and Minimum 6.0 m for any front attached garage portion of a dwelling unit.

¹ 3357/L-2013² 3357/T-2015³ 3357/D-2015

City of Red Deer Land Use Bylaw 3357/2006

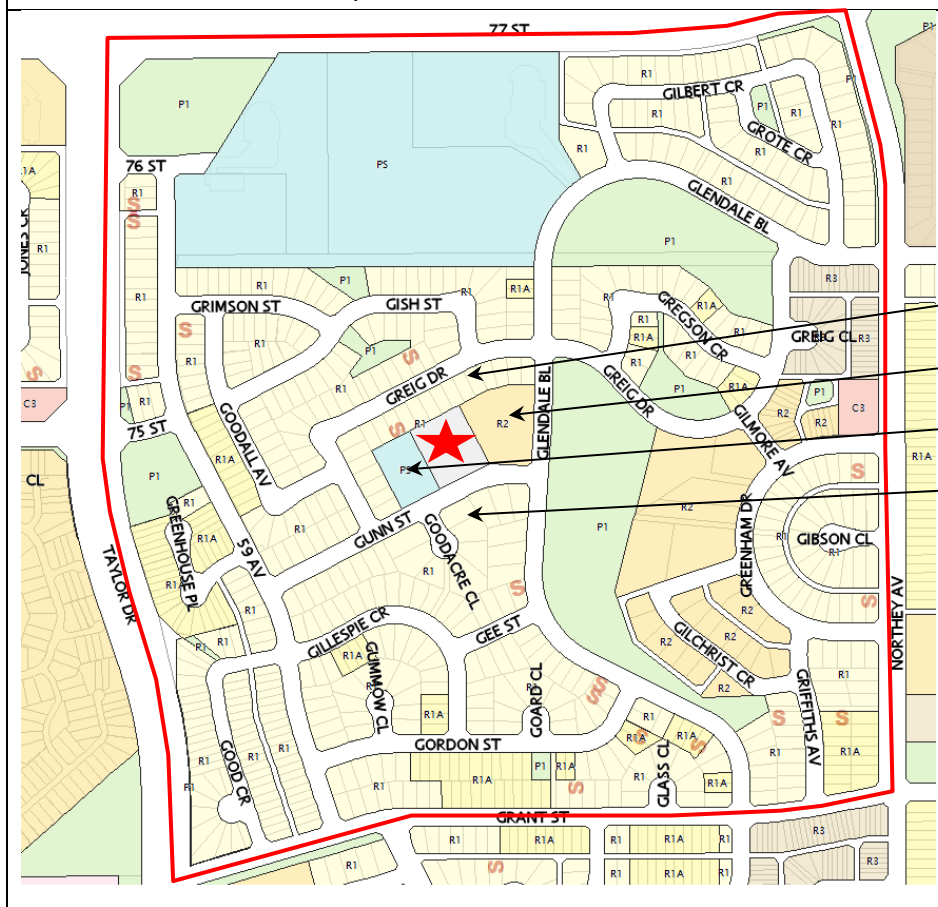
Regulations	Requirements
Side Yard Minimum	1.5 m except: <ul style="list-style-type: none"> where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B nil for internal dwelling units nil on the internal side of an end dwelling unit
Rear Yard Minimum	7.5 m except if dwelling unit has a rear attached garage, the garage portion of the dwelling unit only requires a minimum 6.0 m setback from the back edge of a lane or private driveway
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	185 m ²
Lot Frontage Minimum	6.1 m per dwelling unit

- (b) The R2T District is subject to any applicable residential regulations listed within section 4.7.
- (c) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R2T, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.”

APPENDIX 3

Maps and Images of Subject Area

Glendale Park Estates Map

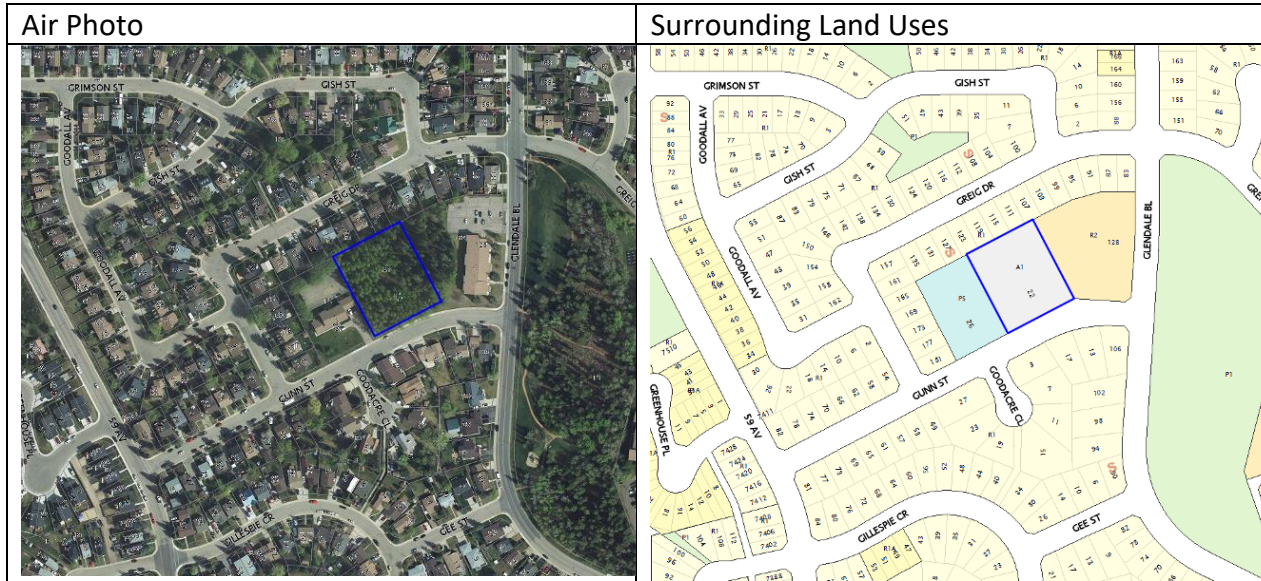


R1 - Detached Dwelling Units

R2 - 26 units, 3-storey Apartment

PS - Youth Centre

R1 - Detached Dwelling Units



Street View – Corner of Greig Drive and Gunn Street, looking northeast along Gunn Street

Tuesday, May 22, 2018, 1:00pm



Street View – Corner of Glendale Boulevard and Gunn Street, looking west along Gunn Street

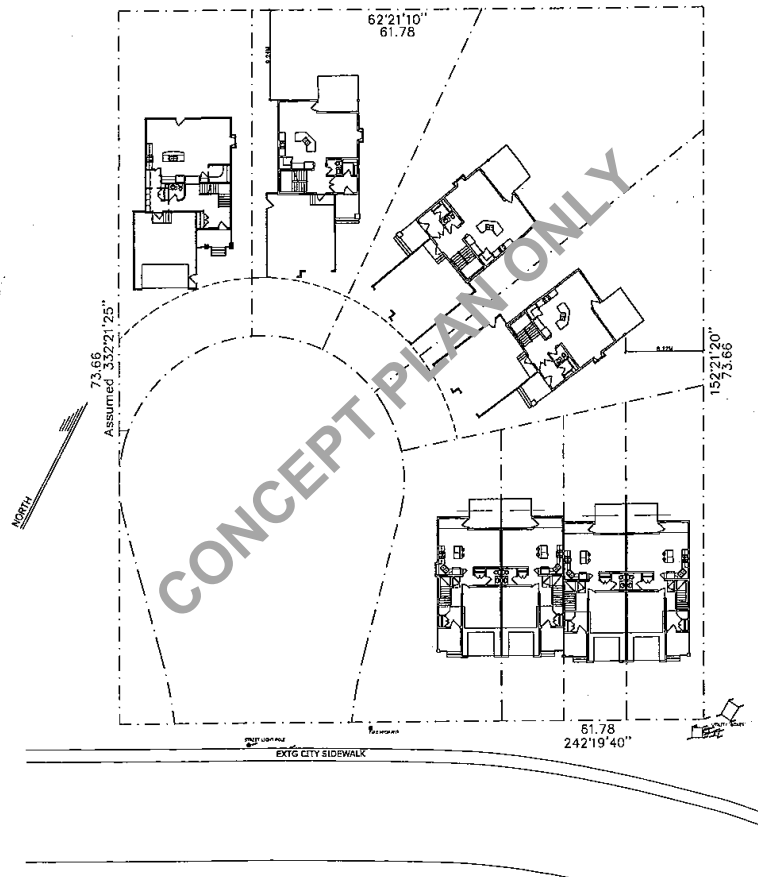
Tuesday, May 22, 2018, 1:00pm



Site Photos	
 A photograph showing a cleared, grassy area with a dense line of evergreen trees in the background under a blue sky with scattered white clouds.	<p>Southwest corner of property looking northeast</p> <p>Tuesday, May 22, 2018, 1:00pm</p>
 A photograph of a paved road with a manhole cover in the foreground. A grassy area with trees is visible in the background under a blue sky with clouds.	<p>Front yard looking northwest</p> <p>Tuesday, May 22, 2018, 1:00pm</p>
 A photograph showing a paved road curving to the left. A grassy area with trees is in the background. A yellow sign on a black pole is visible on the right side of the road.	<p>Southeast corner of property looking northwest</p> <p>Tuesday, May 22, 2018, 1:00pm</p>

APPENDIX 4

Site Plan



APPENDIX 5

Dialogue

January 2019

In January 2019 a referral letter was sent out to approximately 63 landowners within 100m of the property, 12 letters were submitted to the City for consideration. A summary of the key comments received and Administration's response is below.

Planning Related Comments

Comment	Administration's Response
Concern with density; town houses are not in keeping with existing development on street	The current density of Glendale Park Estates is 13.0 dwelling units/gross developable hectare which is below the density target of 17.0 dwelling units/gross developable hectare in new neighbourhoods. Currently there are no townhouses on Gunn Street, however if approved the development would be adjacent to a three storey apartment building to the east.
Concern with increase in traffic	Typically increased development of a site will lead to a higher volume of traffic. Based on the type of development proposed for this site a traffic impact assessment has not been warranted based on current and proposed traffic volumes.
Concern with on-street parking	This would be addressed at the development permit stage, however each dwelling unit would be required to provide two off-street parking spaces in accordance with the Land Use Bylaw.
Concern with access off of Gunn Street	Access would be reviewed at the subdivision and development permit stage. All access would be in accordance with applicable City standards and policies.
Concern with underground spring in the area and how the proposed development and adjacent properties will be impacted by construction	This is a development permit related concern. Any new development will be required to contain storm water or water from other sources within their site. No concerns have been raised by the Engineering department.
Concern with decrease in green space	Similar to any private property within the City, the landowner has the right to remove trees. Any development proposals would be required to provide the landscaping space specified in the underlying land use district. This would be addressed at the development permit stage.

Comment	Administration's Response
Concern with decrease in property values	Development on adjacent properties may or may not affect property values. Overtime the market would determine if the property values are impacted.

Other Comments

Comment	Administration's Response
Concern with increase in number of rental properties	The type of occupant, either owner or renter, is not relevant to the redesignation or development permit process.
Concern with increase in crime	Non-urgent crime concerns can be made to the RCMP complaint line at 403-343-5575. Urgent concerns can be made to the RCMP at 911.
Supervision and enforcement issues with youth centre	These types of complaints can be made to the RMCP complaint line at 403-343-5575.

January 2, 2019

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2» «Owner_Address_3» «Owner_Address_4_»

Dear Landowner:

**RE: 22 Gunn Street
 Lot 24, Plan 002 3831
 Revised Re-zoning Application**

This letter is to inform you that a revised re-zoning application has been received for consideration by City Council.

What is being proposed?

The Applicant has amended his previous application from 21 town house units to a mixture of four single family homes and four town house units. Currently the parcel is within the A1 Future Urban Development district which allows for agricultural and related uses until the land is developed for urban purposes. The single family homes component would be within the R1 Residential (Low Density) district and the town house component would be within the R2T Residential (Town House) District.

Copies of the proposal as well as the A1, R1 and R2T districts have been attached to this letter.

Do I have to provide comments?

Comments or concerns regarding the re-zoning may be submitted in writing, using the enclosed Comment Sheet, prior to **Wednesday, January 23, 2018** by one of the methods listed below. It is optional to provide comments. Please note that any comments submitted may be made public.

Mail:

Christi Fidek, Senior Planner
City of Red Deer c/o Planning Department
P.O. Box 5008, 3rd Floor, 4914 - 48 Avenue
Red Deer, AB T4N 3T4

Email:

Christi.fidek@reddeer.ca

What will happen if I submit comments?

Comments received regarding either the re-zoning will be reviewed by Administration and will be incorporated into a report that will be forwarded to Council when considering the application.

What are the next steps?

The re-zoning application will be presented to Council for consideration in the coming months. Individuals will be given the opportunity to speak to Council about concerns they have with the re-zoning at a Public Hearing. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100 metres of the Site will also receive written notification of the Public Hearing.

Should you require further information please contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christi Fidek". The signature is fluid and cursive, with the first name "Christi" and last name "Fidek" clearly distinguishable.

Christi Fidek
Senior Planner

Enc.



Collection & Release of Your Information: *The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.*

Please check the box below which applies:

- ☒ **Land Use Bylaw Amendment**
- ☐ **Subdivision Application**
- ☐ **Plan Amendment**
- ☐ **Other**

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: _____

Mailing Address: _____ **Postal Code:** _____

Phone #: _____ **E-mail Address:** _____

General Comments

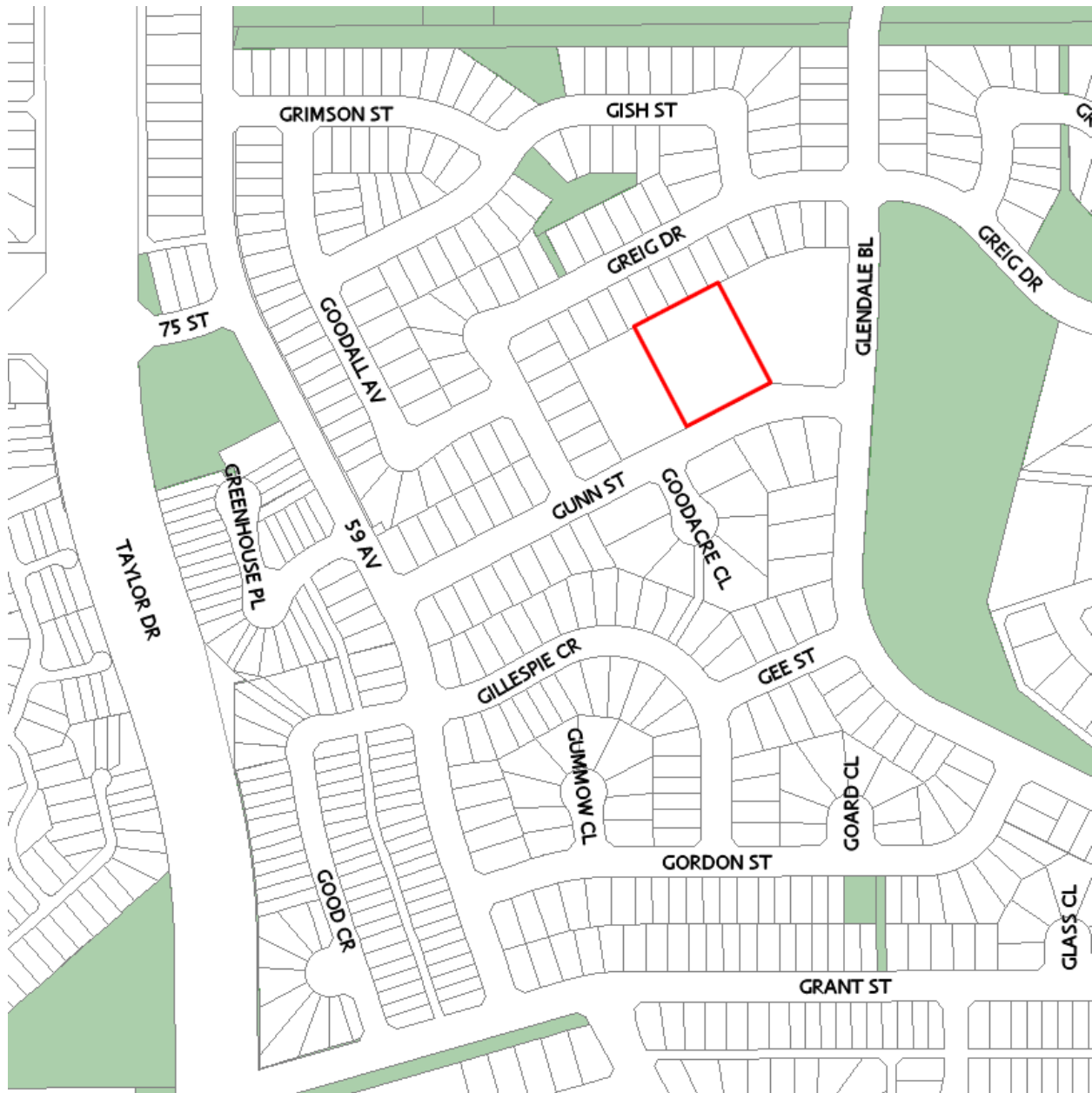
[illegible]

Comment sheet may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to christi.fidek@reddeer.ca

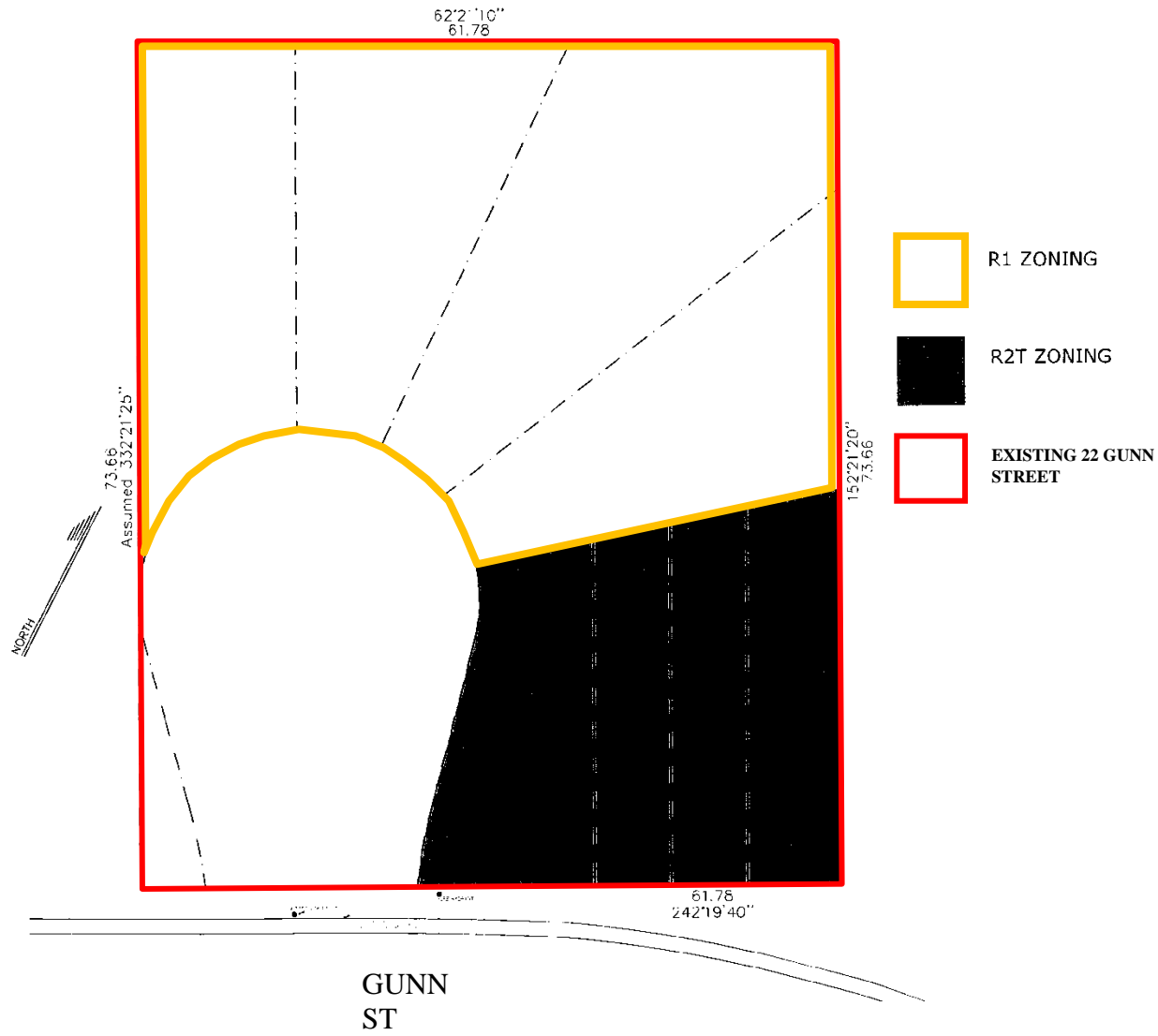
Thank you for your input!

Map of Surrounding Areas



22 GUNN STREET

PROPOSED ZONING



City of Red Deer Land Use Bylaw 3357/2006

7.1 A1 Future Urban Development District**General Purpose****A1**

The General Purpose of this District is to allow agricultural and related uses until such time as the land is required for urban development.

1. A1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Growing of crops and produce, market gardens or other agricultural operations which may include stands for the sale of produce grown or produced on the site but shall not include feedlots, abattoirs, or the packing or processing of meat or poultry products.
(ii)	Greenhouse or landscape nursery - stock farms including ancillary sales.
(iii)	Home occupations - office only subject to section 4.7(8).
(iv)	Identification and local advertising on the following types of signs subject to sections 3.3 and 3.4:
	(1) awning signs, and
	(2) canopy signs.
(b) Discretionary Uses	
(i)	Bed & breakfast, subject to section 4.7(11).
(ii)	Extraction from the ground of petroleum, minerals, sand and gravel, peat moss and topsoil.
(iii)	Home occupations subject to section 4.7(8).
(iv)	Identification and local advertising on free standing signs subject to sections 3.3 and 3.4.
(v)	Residential uses: one detached dwelling or one manufactured home.
(vi)	Utilities and sanitary landfill.
(vii)	¹ Accessory building, subject to section 3.5

2. A1 Future Urban Development District Regulations**(a) Table 7.1 A1 Regulations**

Regulations	Requirements
Floor Area Minimum	Detached dwellings 75.0 m ²
Building Height Maximum	10 m measured from the average of the lot grade
Front Yard Minimum	15.0 m
Side Yard Minimum	7.5 m
Rear Yard Minimum	7.5 m
Landscaped Area	Subject to Commission approval

¹ 3357/X-2014

City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
Parking Spaces	Subject to sections 3.1 & 3.2
Site Area Minimum	1.2 ha
Frontage Minimum	Subject to Commission approval

4.1 R1 Residential (Low Density) District**R1****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development.

1. R1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3).
(ii)	Detached dwelling unit.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10).
(iv)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
(v)	¹ DELETED
(vi)	² Secondary Suite, subject to section 4.7(9).
(b) ³Discretionary Uses	
(i)	Amateur radio tower.
(ii)	⁴ Assisted Living Facility in a Detached Dwelling Unit.
(iii)	⁵ Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
(iv)	Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to subject to section 4.7 (11).
(v)	⁶ Building Sign, for uses described in Section 11.10(1); and
(vi)	"Existing Special Residential" (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
(vii)	⁷ Freestanding Sign, for uses described in Section 11.13(1).
(viii)	Garden Suite subject to section 4.7(13).
(ix)	Home occupations which will generate additional traffic subject to section 4.7(8).
(x)	Home Music Instructor/Instruction (six students), subject to section 4.7(10).
(xi)	Municipal Services limited to Police, Emergency Services and/or Utilities.
(xii)	¹ Show Home or Raffle Home.

¹ 3357/B-2018² 3357/Z-2009³ 3357/A-2012⁴ 3357/C-2007⁵ 3357/C-2007⁶ 3357/B-2018⁷ 3357/B-2018

City of Red Deer Land Use Bylaw 3357/2006

- (xiii) ²Secondary Suite, subject to section 4.7(9).
 (xiv) ³DELETED

2. R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
⁴ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
⁵ Front Yard Set Back	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area (south of 67 Street and east of 30 Avenue) where the front yard setback is: <ul style="list-style-type: none"> • Minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within section 4.7.

(c) ¹Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

¹ 3357/I-2015² 3357/Z-2009³ 3357/B-2018⁴ 3357/I-2013⁵ 3357/L-2013, 3357/D-2015

¹4.4.1 R2T Residential (Town House) District**R2T****General Purpose**

The general purpose of this District is to provide for town or row house development in traditional side by side lots, clustered, stacked or condominium format. No front driveways permitted to or from an arterial roadway.

1. R2T Permitted and Discretionary Uses Table

a) Permitted Uses	
(i)	Accessory building subject to sections 3.5 and 4.7(3)
(ii)	Town or row house or Stacked Town or row house dwelling
(iii)	Home music Instructor/Instruction (two students), subject to section 4.7(10)
(iv)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(v)	Neighbourhood identification signs subject to section 3.4
b) Discretionary Uses	
(i)	Home Occupations which will generate additional traffic, subject to section 4.7(8)
(ii)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
(iii)	² Show Home or Raffle Home.

2. R2T Residential (Town House) District Regulations**(d) Table 4.4.1 R2T Regulations**

Regulations	Requirements
Floor Area Minimum	60.0 m ² per dwelling unit
Site Coverage Maximum	40% (includes any garage & accessory buildings)
Building Height	Maximum: 2½ storeys with a maximum height of 12.0 m measured from the average of the lot grade Minimum: 2 storeys
³ Front Yard Minimum	<ul style="list-style-type: none"> Minimum 3.0 m and maximum 4.5 m for the live portion of a dwelling unit, and Minimum 6.0 m for any front attached garage portion of a dwelling unit.

¹ 3357/L-2013² 3357/T-2015³ 3357/D-2015

City of Red Deer Land Use Bylaw 3357/2006

Regulations	Requirements
Side Yard Minimum	1.5 m except: <ul style="list-style-type: none"> where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B nil for internal dwelling units nil on the internal side of an end dwelling unit
Rear Yard Minimum	7.5 m except if dwelling unit has a rear attached garage, the garage portion of the dwelling unit only requires a minimum 6.0 m setback from the back edge of a lane or private driveway
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	185 m ²
Lot Frontage Minimum	6.1 m per dwelling unit

- (b) The R2T District is subject to any applicable residential regulations listed within section 4.7.
- (c) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R2T, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.”

Patrick Blair
Comments on Proposed
Development of 22 Gunn St.
January 21, 2019

I provide the following additional comments on the proposed R1 and R2T mixture of four single family homes and four townhouse units for 22 Gunn Street:

- The townhouse units do not compliment the single family units existing in the area
- The townhouses have no parking other than on the public roadways
- No vehicle access is and/or should be made to the townhouse lots directly from Gunn Street
- Small, narrow lots could result in narrow, very tall townhouses, not conducive to the neighborhood
- Adding townhouses in this congested high density area will reduce existing home values
- Increased stress on Gunn Street parking, as no off street parking for the townhouses
- Narrow frontage for proposed R1 lots reduces visitor or household parking on the close
- Four townhouses would increase congestion on Gunn Street, which is already used by the Youth Assessment Centre for staff and visitor parking
- The proposal should be four lots, but with an innovative design, five residential lots including one larger lot on the south east corner (where the townhouses are proposed) with access from the Close would be acceptable
- This larger single family residential lot where the townhouses are proposed would be similar to the larger corner lots on Goodacre Close (which is directly across Gunn Street). As one can observe these corner lots on Goodacre Close have access from the Close and border Gunn Street
- The City Planning Department and City Council have been previously provided with a petition with 141 signatures objecting to the high density proposal and proposing single family residential homes. The objections to high density have been provided four or five times in the past and remain the desire of the Glendale community

I request and support the land being designated as R1 residential (Low Density) with a maximum of five single family units.

Patrick J. Blair

Christi Fidek

From: Christi Fidek
Sent: January 21, 2019 8:28 AM
To: 'Fiona ni'GiollaRua'
Subject: RE: 22 Gunn Street

Hi Fiona, your comments will be forwarded to Council for their consideration when they review the application.

Christi

From: Fiona ni'GiollaRua
Sent: January 16, 2019 5:55 PM
To: Christi Fidek
Subject: 22 Gunn Street

RE: 22 Gunn St
Lot 24, Plan 002 3831
Revised Re-zoning Application

Dear Christi

Regarding the foregoing: In our last meeting we agreed to 4 or 5 single family fully detached homes (R1 zoning)

Once again we must refuse the 4 units of proposed R2T zoning. Make the existing lots a bit bigger and build 5 R1 zoned homes.

Glendale has a high percentage of multi family housing. We do not need more rental units. We also have a high crime rate, which has been a problem for many years. A mobile population only contributes to more crime. Glendale also has a high percentage of low income housing and both YAC group homes. Its like the city took everything negative and dumped it in Glendale, known throughout the City as "the Ghetto". Building more multi family rental units will not help us change our image, or our reality.

As homeowners, we are voting tax payers.
We have a vested interest in our subdivision.
Renters have no such an interest.

No townhouses, no multi-family dwellings, no rental units.
In fact, several of the "purchased" condo units in Greenhouse Place are now for RENT.
We do not need any more "investment" properties or rental units in Glendale.

There are several schools in the immediate area:
Glendale Middle School

St Therese Avila
Aspen Heights
Oriole Park (bi lingual)
Normandeau School

Houses in this subdivision do not stay vacant for long.
If the developer builds five starter homes, they will sell in a reasonable period of time. Houses in this subdivision do not stay on the market long.

Again, bottom line, NO rental units, NO multi family dwellings, NO condos, NO Townhouses.

ONLY single family fully detached dwellings.

Fiona ni'Giollarua

Red Deer AB



Comment Sheet

We invite you to provide feedback regarding the proposed plan amendment/subdivision application. Your feedback is very important to us. Please be sure to specify which application you are responding to by checking the appropriate box and addressing application address & name of the planner.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: Carol Hargreaves

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

My issue with yet another application for rezoning that does not co-operate with
neighbourhood acceptance are as follows:
Mainly - the four townhouses that are street facing. My property is directly across from
from this proposal. Townhouses will be using on street parking which will inevitably
overflow to in front of my home. On Jan.10, 2019 there were 13 vehicles attending the
Assessment Center at 26 Gunn St. parked on street.
Once again and hopefully for the last time: Gunn St. is a extremely high traffic route and
will be further overburdened with the addition of 4 single dwellings and 4 townhouses.
Five single dwellings, in my opinion, would be the maximum this lot could accommodate.
The diagram sent is extremley inadequate with no details on parking, lot measurements,
landscaping or design of the units. Thank You.



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- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: Hal Hargreaves

Mailing Address: _____

Postal Code: T4P 3C4

Phone #: _____

E-mail Address: _____

General Comments

It is difficult to comment on a conceptual drawing that looks like it was drawn using Windows Paint, but I will try.

I and the majority of the neighbourhood have fought R2 zoning for some 20 years and strongly oppose this amendment.

The proposed townhouses will face Gunn Street with no back access for vehicles or recreational equipment and will only add to the on street parking. Gunn Street has no back alleys and with the Assessment Center adding to the parking problem the street is already too congested.

The surrounding area to the North, South and West is zoned R1 with a 24 suite apt. to the East on Glendale Blvd. In fact the whole of Gunn Street with the exception of the Youth Assessment Center is single detached housing.

cont'd Pg2

Why should this parcel be split into four R1 lots and four R2 lots when it can easily accommodate five to six R1 lots and fit more with the community vision? What, if any, is the precedent?

On Oct. 29/18 after reviewing the City Managers recommendation the site be zoned R1 to accommodate 5 to 6 single family units Council dicussed Bylaw 3357/TT-2018 and it was moved by Councillor Higham seconded by Councillor Handley with all attending in favour the motion carried. My neighbours and I were elated however this was short lived because on Nov. 22 we received a email saying the amendment had been withdrawn.

As you can well imagine we were devastated by the news that the developer could not or would not accept Councils decision in this matter. So again we are faced with, as Councillor Higham so rightly stated, "insecurity and consternation".

After 30 years in our home looking at a beautiful treed area with abundant wildlife we may now have to look out our front window at nothing but 2 storey townhouses fronting Gunn Street.

Thank You.

Comment sheet may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to christi.fidek@reddeer.ca

Thank you for your input!



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- ☐ Plan Amendment
- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: TRAVIS & Jo-Ann Dunlop

Mailing Address: _____ Postal Code: T4P 3C4

Phone #: _____ E-mail Address: _____

General Comments

We are strenuously objecting to any change
to R2 as per previous comment sheets.
In the past we have said that we would not
object to R1 zoning with a maximum of
5-6 lots.
All previous comments still Apply.



Comment Sheet

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- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: Frank Mardian + Doreen Emily Mardian

Mailing Address: _____ Postal Code: T4P 2N4

Phone #: _____ E-mail Address: _____

General Comments

This seems to be a regular occurrence with 22 Gunn Street. The change in the ReZoning has been changed so many times we wish the planner would hear what the people have to say. Devalue of property, Increased crime. We are a very high density area already and to propose the possibility of more rental units in this area is ludicrous. The proposal of 4 single family homes and row housing on the same lot doesn't fit the demographic of the area. Also the opportunity of secondary suites. We already have traffic concerns in this area with the busy roads

being, Bunn St, Greig Drive, and Gish.
Build something suitable for the area like
maybe 4 single homes in a culdesac.

What is the curb appeal going to look
like. Its hard to vision an area from
a picture of a square with lines on it.
Unacceptable.

Enough is "Enough"

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- Fax to the Planning Department at 403.342.8200; or
- Email to christi.fidek@reddeer.ca

Thank you for your input!

Audrey Graham Red Deer College Piano Instructor



Comment Sheet

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- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: Juannie McIVER

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

As this has been a long and tiresome process I will keep my comments brief! As per our previous meetings, I feel four (4), possibly five (5) single family units would be acceptable for development in this location NOT town house units.

This is ~~already~~ a very high rental area already and adding to that would simply compound all the problems we have been dealing with.
Thank you



RECEIVED
JAN 22 2019

Jan 2019

Comment Sheet

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- ☒ Land Use Bylaw Amendment
☐ Subdivision Application
☐ Plan Amendment
☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: PAUL & TERESA HELM

Mailing Address: _____ Postal Code: T4P 2N4

Phone # _____ E-mail Address: _____

General Comments

For the 6th or 7th or 8th time now. No.
We are NOT in favor of the rezoning of this property.
The green space was a major reason in our buying our home nearly 20 yrs ago.
The reasons we have for wanting to keep the green space have been listed multiple times before, and I'm sure by everyone concerned. So I won't waste time by listing them again.
The developer made a poor business decision by purchasing the land. Too bad, lesson learned? I doubt it.

Paul Helm
Paul Helm

Teresa Helm
Teresa Helm

JACK HAAKMAN

1/2

Jan 22/2019

22 Gunn Street

You know when you take the family on a long road trip. Eventually you'll hear from the kids "ARE WE THERE YET!"

Well this has been one long, unpleasant exasperating journey that started 20 years ago.

We have had to deal with 5 previous rezoning applications, and each time the owner has withdrawn.

Prior to the 20 years, the property was owned by the Alberta government. So was the YAC. The YAC was privatized and the lot sold with it. I believe the first rezoning application was in July 1999. It was a request to expand the YAC onto the vacant lot. Thank god it was withdrawn. The YAC is a headache. They don't have proper control over the kids. I've seen them on multiple times walking on the roof of the building. They hang out by the industrial garbage bin at the road and hassle us for cigarettes when walking by. I've seen them retrieve a stash (probably cigarettes) in a neighbors bush. A neighbor witnessed a kid acting violently when he approached the supervisor. The neighbor was threatened by the kid. The supervisor told the neighbour to call the police, as there was nothing she could do. Seeing police vehicles at the YAC is common.

I attended the council meeting on October 29, 2018. The city manager recommended the following:

1. Council lift bylaw 3357/A from the table and defeat first reading;
2. Counsel defeat first reading of bylaw 3357/QQ/2018 which consisted of 10 units and would have created a direct control district;
3. Council consider an alternate bylaw 3357/TT-2018 which would rezone from A1 to R1 with 5-6 units.

As the manager said, keep the process simple by defeating 3357/A and 3357/QQ and go directly to 3357/TT. The community input had been fairly consistent and R1 would match to the existing development.

Councillor Higham stated "is this the 4th or 5th time. I've lost track and every time the neighborhood strongly opposes." Her opinion was to put an end to the insecurity and consternation in the neighborhood. 3357/TT-2018 was passed unanimously by Council.

"ARE WE THERE YET" I thought so and so did the neighborhood. 6 units is unacceptable and 5 is pushing it. We could not voice this at the first reading.

Just prior (days) to the 2nd reading. We are blindsided. CANCELLED. So now the developer wants to build 4 townhouses on Gunn Street and 4 detached. This is not consistent with what the community has expressed and it does not fit existing development. If only 4 detached homes were built we are hoping homeowners will live there. The recent development at the other end of Gunn Street (approximately 300-400 feet west). The entire close (greenhouse Place) was developed with 15 duplexes. There is presently a for rent sign in unit 5, 30, & 38. The majority are rental. The 26 unit apartment to the east of 22 Gunn Street is subsidized rental. Red Deer Housing Authority is listed in

2/2

the telephone book (128 Glendale Blvd). In the S.W. is Mustang Acres with 314 mobile units, and 2 apartments are on Gray Drive. There are 54 townhouses in Glenwood Village, 109 townhouses in Greene Close and Glendale Blvd. Multiple duplexes on Grant Street and Goodall Avenue. 80 narrow units (approximately 16 feet wide) in Good Crescent. On Gilchrist and Greenham are 23 fourplexes and 4 apartment buildings with 24 units in each. Gibson Close has more duplexes and then there is 63 townhomes in Graig Close - Gilmore Avenue. Just bordering NE Glendale is Northwoods Estates with 346 mobile units and then we have another YAC on Glendale Blvd and Gilbert Crescent.

Glendale subdivision is a very high density neighborhood with a high proportion of rental. This has been steadily driving our property values down. Renters are not invested in the properties and the neighborhood. The owners of those rental units are out to make an easy buck and invest a minimum required back into the property to maintain rental income.

Traffic is a problem. People are using Gunn Street as a thoroughfare to get to the lights at 75th street and Taylor Drive. You cannot go to Grant Street and Taylor to go south on Taylor. Last year a resident across from lot 22 heard a bang. Somebody had plowed his vehicle into a parked vehicle and then fled. Police were called and they did apprehend a suspect. Gunn Street is narrow and there are parked vehicles on both sides. There are a lot of vehicles from the YAC that park on Gunn Street.

Crime is bad. I've had a holiday trailer broken into, window smashed on my pickup and items stolen, and last year both of the key entries on my Durango were punched in. The thieves took off when they gained entry, and the alarm went off. My neighbor had his tires slashed and another neighbor had a vehicle stolen.

To summarize, I am really fed up with how this process has developed. The City could have zoned this lot to R1 after 3 rezoning attempts. Now we are on zoning attempt 6 and it looked like the City had finally got it right when they passed the first reading on October 29 to rezone to R1. Please pass a bylaw to R1, 4-5 units no secondary suites.

If the developer wants to maximize profit, he should have considered a new subdivision with zoning in place!!!!!!

My biggest concerns are:

1. Drop in property values;
2. High Density;
3. Crime;
4. Traffic / Parking;
5. The destruction of the trees on lot 22; and
6. Underground spring? Why does the sidewalk heave across the street from the lot. It has been replaced a number of times.

Jack Hackman

J. Hackman

22 Gunn Street

No Means NO

I am writing this letter on behalf of my elderly Mother, Mrs. Dot Haynes who has lived at since 1988. My name is Linda (Haynes) Baggaley, and my husband and I built our home in almost thirty years ago too.

After five previous rezoning applications, over the past twenty years, this last developer went as far as to chop down all the trees in those lots, fooling most people into believing that the application had passed. After leaving a devastated mess of one of the few green areas left, and most people fooled or perhaps just worn down from it all, one man, Jack Haakman canvassed door to door in our whole neighborhood to give us hope and to not give up and fight for our rights.

So from Forty Town Houses (which was totally unacceptable for space, parking, etc), we were then told Five or Four was the number for Single Home Dwellings, which we felt would be workable, and not drive down the value of our properties any further.

The location of my Mother's House, in on a large underground spring, and there has been continued problems with the upheaval of the driveway and sidewalk on her back garage which sits on Our family knew this, as in the 1960's good friends owned that property and had built on it. Our family has been in Red Deer over fifty plus years, so we know the history of North End, as we have always lived in it.

And again, as My Mother is away on a holiday, the letter regarding the again proposed changes was sitting in her mail, but fortunately again the man who does not give up [and thanks so much to him] Jack Haakman contacted me last night while I was checking her house, I was out of town past week on business, And I mention this as everyone is busy, maybe elderly, and as a vast amount of area have renters, who normally don't give input or maybe feel they don't have a right to, which I feel the developer counts on also.

And I was encouraged to hear from Jack, that the Councillor Higham stated that "is this the 4 Th or 5 Th time? I've lost track and every time the neighborhood strongly opposes.

And then we are blindsided again, I guess this developer doesn't give up either, but I am willing to bet that he lives on the South End or not in Red Deer at all. And my sister recently heard of proposed five story apartment building close to Nordegg Crescent where she lives, and has four plexes, apartments, mobile home parks, etc. so the invasion continues, as the areas that citizens were told were to remain green areas, keep disappearing, over the decades.

And as Mr. Haakman mentioned in his letter, Gunn Street has become a thoroughfare and is narrow with cars parked on both sides, again parking is always an issue, and the most common complaint you hear from everyone.

The people and tax paying Voters, who have lived their lives here, that continue to pay the price with dropping of property values, parking problems and disputes, traffic problems, etc. and the comment or opinion seems to be "oh well, it's the North Side, Ghetto Glendale, I have heard them all, or why don't you just move?, the answer is why should we have to, there is lots of new subdivisions with zoning in place, so the question may be why won't the developer be content, and not appear to be just greedy ?

And, why should we have any less rights because we have lived our lives, many of us in the same home, as my family has, and we have our memories and history here.

We are not asking for special privileges, just fairness, and respect for our concerns as these are our homes and lives being affected. And I counting on the common sense of the council, as I and my family have always voted, and encouraged others to, so we all may have fair representation on all matters in City, no matter where we live.

With Respect,

Linda (Haynes) Baggaley Written For Mrs. Dot Haynes

A handwritten signature in cursive script that reads "Linda Baggaley". The signature is written in black ink and is positioned below the typed name.



Comment Sheet

We invite you to provide feedback regarding the proposed plan amendment/subdivision application. Your feedback is very important to us. Please be sure to specify which application you are responding to by checking the appropriate box and addressing application address & name of the planner.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- ☒ Land Use Bylaw Amendment
- ☐ Subdivision Application
- ☐ Plan Amendment
- ☐ Other

Amendment/Subdivision Address:

22 Gunn Street

Name of Planner (Working on the Application):

Christi Fidek

Contact Information

Your contact information allows administration to respond as needed.

Name: Anne & Deb Joline

Mailing Address: _____

Postal Code: _____

Phone #: _____

E-mail Address: _____

General Comments

HISTORY IN THE ABOVE ADDRESS IS 30 Plus Years

CONCERNS :

1. Over development resulting in reduced property values of existing surrounding properties.
2. Increased Housing density
3. proximity to "Youth Assessment Centre".
4. Dissappointment with allowed preclearing of site
5. Increased traffic Gunn St. and Gish St.
6. Suitable zoning and build planning approvals.

DETAIL:

1. Over developing beyon 4 of 5 units on the property

problems with increased numbers of rental units and the resulting problems with increased numbers of rental units

immediately to the South multiple low cost apartment units with its associated problems. The accumulated affects will be lowered property values

2. Increase build density in a community that already overburdened with low cost and dense pack housing both North and South of this location.

3. Proximity to the "Youth Assessment Centre" and its many problems over the past many years that it has been there

4. We are very dissapointed that the developer was allowed to do brushing on the property prior to appropriate zoning approval for what they has planned for the site. There has been 5 prior attempts at resuming which failed, may happen again leaving an unsightly mess.

5. Over the years there has been greatly increased traffic flow through our residential area accessing and regressing from Taylor Drive. The closing of the left hand turn capability at Grant street and Taylor Drive greatly increased the flow through traffic on Gish and Gunn St.. This situation has become extremely dangerous with kids going to and from Glendale school and the very popular skate park. Greig / Gish st. should be a 30 km/h

> speed zone

Comment sheet may be submitted using the following options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 – 48 Avenue; or
- Fax to the Planning Department at 403.342.8200; or
- Email to christi.fidek@reddeer.ca

Thank you for your input!

THE ZONNING SHOULD REFLECT THE SURROUNDING RESIDENTIAL AREA.

IF THE DEVELOPER WANTS TO DO DENSE PACK DEVELOPEMENT HE SHOULD BE

LOOKING AT NEW AREAS THAT HAVE BEEN ZONED FOR THAT PURPOSE AND

PEOPLE HAVE BUILT IN THAT AREA KNOWING WHAT THE POTENTIALS ARE. THE GUNN STREET PROPERTY WASINITIALLY AN ALTA GOV'T PROPERTY

Christi Fidek

From: Arne Johre
Sent: January 28, 2019 7:58 PM
To: Christi Fidek
Subject: Re: 22 Gunn Street

Thanks for the reply. This is number six . We as a community want a resolution, once ad for all. No development that devalues surrounding property values or causes frictions with surrounding property owners.. No further dense pack housing in this area. High speed traffic has already become a problem on Gunn st. and Gish as a cut across to left hand turn on to Taylor Drive South bound since (in the cities less than admirable wisdom) closed natural left hand turn location at Grant and Taylor. The mix of higher speed cut across traffic and young people going to Glendale school and the now popular skate park is going to result in serious injury or worse. Why the 30 kmph almost end to end on Glendale Blvd. and allow 50 kmph up the young high pedestrian side streets. This will prove to be a disaster in the making if not corrected. There has been very little police presence up Gish st. a major school and skate park pedestrian route. I live on the and watch this ridiculous situation play out every day.

Arne and Deb Johre

On Mon, Jan 28, 2019 at 10:46 AM Christi Fidek <Christi.Fidek@reddeer.ca> wrote:

Hi Arne and Deb, thank you for your comments on the rezoning application. They will be forwarded to Council for their consideration when they review the application.

Sincerely,

Christi

Christi Fidek, RPP, MCIP

Senior Planner

The City of Red Deer

Third Floor, City Hall,

4914-48 Avenue, Red Deer
mail to: Box 5008, Red Deer AB T4N 3T4



April 15, 2019

To the City of Red Deer City Council,

I was asked by the Planning Department to provide a letter for your consideration, outlining the rationale for my request for seven single family lots for the proposed development at 22 Gunn Street. This has been a frustrating process, to put it politely. I will delve into the rational in a moment, however I would be completely remiss if I did not point out that I find it extraordinary that after three separate applications and agenda appearances, the various evolutions of this file have not been able to progress past first reading to a public hearing. There were many points of consideration to the previously proposed developments that Council did not discuss or consider – as naturally they were part of the presentation that I, as developer, was planning to make. It is truly unfortunate.

The rationale behind this application, and frankly the previous two applications, is simply to minimize the damage. The property was purchased for the City of Red Deer assessed tax value in 2017 -- \$450,000.00. With a cost to develop of approximately \$600,000.00 (engineering, infrastructure, roads, earthworks, etc.), this puts the total cost of the serviced land at approximately \$1,050,000.00 – this number does not include interest for carrying cost and construction, or office and overhead time.

With six residential lots, that puts the cost of capital recovery at \$175,000.00 per lot. That assumes no interest payable for cost of construction, no marketing fees payable for the sale of land, and certainly no profit. I would suggest to all of you that \$175,000.00 for a small lot in Glendale, in competition with the cheaper lots available in the brand new subdivisions of Timberstone, Evergreen, and Laredo is not an economically feasible option.

At seven residential lots, the cost of capital recovery is \$150,000.00 per lot. Again, for the reasons stated above, not economically feasible, but better than \$175,000.00.

At the risk of being repetitive, I find it unfathomable that in this current economic climate, Council would did not see fit to at least hear the merits and consider all sides of an economically feasible development project – especially one that was proposed in a neighbourhood in dire need of sustainable infill redevelopment. That I am forced to propose various ideas on how to lose money without ever having been given the chance to argue for a viable project is, to say the least, discouraging.

It is my hope that Council will consider this in the future, as there are many factors to a development that often do not get discussed at first reading.

Sincerely,

Jonathan Jacobson

President

Broder Developments Ltd.



Council Decision –May 13, 2019

DATE: May 16, 2019
TO: Christi Fidek, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 22 Gunn Street
Bylaw 3357/J-2019

Reference Report:

Legislative Services, dated May 2, 2019

Resolution:

At the Monday, May 13, 2019 Regular Council Meeting, Council passed the following Resolutions:

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/J-2019 as follows:

- Section 1 Delete "and RIG Residential (Small Lot) District"
- Section 1 and 2 replace "Schedule A" with a revised "Schedule A" to show only R1 zoning.

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/J-2019 by adding a new section to the bylaw as follows:

3. The R1 Permitted and Discretionary Uses Table in section 4.1 1.(a) is amended to add the following permitted use:

(vii) at 22 Gunn Street no more than 6 lots with a single dwelling unit per lot.

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/J-2019 by adding a new section to the bylaw as follows:

4. The R1 Permitted and Discretionary Uses Table in section 4.1 1.(b) is amended to add the following discretionary use:

(xv) at 22 Gunn Street tree removal

Bylaw Reading:

At the Monday, May 13 2019 Regular Council Meeting, Council gave second and third readings to the following Bylaw, as amended:

Bylaw 3357/J-2019 (an amendment to the Land Use Bylaw to redesignate 22 Gunn Street from A1 Future Urban Development District to R1 Residential (Low Density) and RIG Residential (Small Lot) Districts.

Report back to Council:

No

Comments/Further Action:

None



Frieda McDougall
Manager

- c. Planning Manager
Director of Planning Services
Corporate Meeting Administrator



Council Decision – May 13, 2019

DATE: May 16, 2019
TO: Sarah Cockerill, Director of Community Services
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: In Camera Item – Advice to Officials

Resolution:

At the Monday, May 13, 2019 Regular Council Meeting, Council passed the following Resolutions:

Resolved that Council of The City of Red Deer hereby agrees to add consideration of Advice from Officials as discussed In Camera, to the May 13, 2019 City Council Agenda.

Resolved that Council of The City of Red Deer having considered an Advice from Officials matter on May 13, 2019, hereby endorses the revised recommendation as presented In Camera and agrees that the contents of the report will remain confidential, as protected by the Freedom of Information and Protection of Privacy Act, section 24(1)(a).

Report back to Council:

No

Comments/Further Action:

None

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

Frieda McDougall
Manager