

A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, FEBRUARY 24, 2003

COMMENCING AT *4:30 P.M.*



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, February 10, 2003.
- (2) **UNFINISHED BUSINESS.**
- (3) **PUBLIC HEARINGS**
 1. **Parkland Community Planning Services – Re: *Lancaster East (Lonsdale)*:**
 - (a) ***Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003***
(Consideration of 2nd & 3rd Readings of the Bylaw) / . . 1

- (b) **Lancaster East (Lonsdale) – Land Use Bylaw Amendment 3156/A-2003 / Rezoning of Land from All Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and Road; / Rezoning of Land from R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District, and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District /Laebon Developments Ltd.**
(Consideration of 2nd & 3rd Readings of the Bylaw) . . .8

(4) **REPORTS**

1. Transit Manager -- Re: **Red Deer Public Schools / Request for Restricted Discounted Pass / Recommendations from the Student Transportation Task Force.** . . .10
2. Recreation, Parks & Culture Manager – Re: **Proposed Mountain Bike Park.** . . .17
3. Social Planning Manager – Re: **Budget for the Piper Creek Foundation for 2003.** . . .40
4. Labour Relations Coordinator / Personnel Manager – Re: **Consideration of 2003 Exempt Salary Treatment,** . . .50
5. Parkland Community Planning Services – Re: **West Park Extension (Westlake):**
 - (a) **Neighbourhood Area Structure Plan Amendment 3217/B-2003**
(Consideration of 1st Reading of the Bylaw) . . .55

- (b) ***Land Use Bylaw Amendment 3156/H-2003 / Rezoning of Land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 Parks & Recreation to R1 Residential Low Density , from R1N Residential Narrow Lot to R1 Residential Low Density and from Road to R1 Residential Low Density to R1A/ Trademark West Park Inc.***
(Consideration of 1st Reading of the Bylaw) .62

- 6. ***Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/G-2003 / Rezoning of Public Utility Lots and Municipal Reserve Lot from A1 Future Urban Development to P1 Parks and Recreation District / West Park Extension / Trademark West Park Inc.***
(Consideration of 1st Reading of the Bylaw) .65

- (5) **CORRESPONDENCE**

- (6) **PETITIONS AND DELEGATIONS**

- (7) **NOTICES OF MOTION**

- (8) **WRITTEN INQUIRIES**

- (9) **BYLAWS**
 - 1. ***3217/A-2003 – Neighbourhood Area Structure Plan Bylaw Amendment – Lancaster East (Lonsdale)***
(2nd & 3rd Readings) .69
.1

2. **3156/A-2003 - Land Use Bylaw Amendment - Rezoning of Land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and Road; Rezoning of Land from R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District, and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District/Laebon Developments Ltd.**
(2nd & 3rd Readings) .97
.8
3. **3217/B-2003 - Neighbourhood Area Structure Plan Amendment / West Park Extension (Westlake)**
(1st Reading) .99
.55
4. **3217/H-2003 - Land Use Bylaw Amendment / Rezoning of Land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 Parks & Recreation to R1 Residential Low Density , from R1N Residential Narrow Lot to R1 Residential Low Density and from Road to R1 Residential Low Density to R1A/ Trademark West Park Inc.**
(1st Reading) .113
.62
5. **3156/G-2003 - Land Use Bylaw Amendment / Rezoning of Public Utility Lots and Municipal Reserve Lot from A1 Future Urban Development to P1 Parks and Recreation District / West Park Extension / Trademark West Park Inc.**
(1st Reading) .115
.65



City Clerk's Department

DATE: January 28, 2003
TO: City Council
FROM: City Clerk
SUBJECT: Lancaster East (Lonsdale)
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003
(b) Land Use Bylaw Amendment 3156/A-2003

History

At the Monday, January 27, 2003 meeting of Council, Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003 and Land Use Bylaw Amendment 3156/A-2003 were given first reading.

The Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment provides for changes to land use designations in undeveloped portions of the plan area, to add a public utility lot and to amend the Plan test prior to commencing with development of the next phases. Portions of Phase 4 and Phase 6 will be adjusted.

Land Use Bylaw Amendment 3156/A-2003 provides for the rezoning of land to facilitate subdivision and development of the next phases of residential development. Land is to be rezoned from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and Road; R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District; and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.

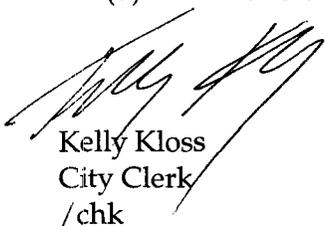
Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, February 24, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearings.

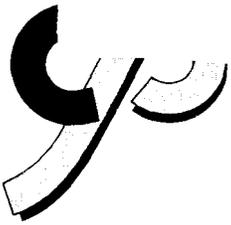
Recommendations

That following the Public Hearings, Council may proceed with:

- (a) 2nd and 3rd readings of Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/A-2003, and
- (b) 2nd and 3rd readings of Land Use Bylaw Amendment 3156/A-2003



Kelly Kloss
City Clerk
/chk



DATE: January 9, 2003
TO: Kelly Kloss City Clerk
FROM: Frank Wong, Planning Assistant
RE: Lancaster East (Lonsdale) Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/A-2003

PURPOSE

Al-Terra Engineering Ltd., acting on behalf of Laebon Developments Ltd. being the landowner/developer of the Lancaster East (Lonsdale) subdivision, is proposing to amend the existing Lonsdale Neighbourhood Area Structure Plan. The proposed amendment was received on November 28, 2002 and was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

The purpose of this Plan Amendment application is to effect changes to land use designations in largely undeveloped portions of the plan area, to add a public utility lot and to amend the Plan text accordingly, prior to commencing with development of the next phases. The amendment also adjusts portions of Phase 4 and Phase 6 which have been previously approved.

BACKGROUND

The original Lancaster East (Lonsdale) Outline Plan was adopted by Council in December 1997 and later converted to a Neighbourhood Area Structure Plan in December 1998. The proposed amendment is the fourth one to this Plan, and includes the following changes which are labelled on the attached map:

1. In the northeast and southwest portions of the Plan Area, the conversion of the land use designation on 3.74 ha of land from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.
2. In the northeast portion of the Plan Area, the deletion of the designation for two-storey walkout basements on R1 lots.
3. In the southwest portion of the Plan Area, the addition of a public utility lot to separate the R1N Residential (Narrow Lot) District from R1 Residential (Low Density) District, and to accommodate a water main looping.

The remainder of the report is being changed to reflect the substitution of wording of "neighbourhood area structure plan" in place of "outline plan".

Bylaw No. 3217/A-2003 ...page 2

NEIGHBOURHOOD MEETING

In terms of the City's "*Planning & Subdivision Guidelines*" a neighbourhood meeting is not required for a Plan Amendment where the amendment entails the following issues:

- Minor road, lane or public utility lot deletions and/or additions;
- Addition or deletion of lots with walkout basements; or
- Designation of R1-Single Family lots from other detached or higher density residential designations.

As an alternative to a neighbourhood meeting, a door to door notice has been circulated to adjacent landowners informing them of the proposed changes, the date of the MPC meeting, and the fact that there will be an opportunity for further input at the public hearing of the application in Council.

On January 6, no comments have been received.

PLANNING ANALYSIS

From a planning perspective the proposed plan amendment reduces the percentage of narrow lot development in the Plan Area overall, and provides a required separation between R1 and R1N development by adding a public utility lot.

MUNICIPAL PLANNING COMMISSION

In accordance with the "*Planning & Subdivision Guidelines*" this proposed Neighbourhood Area Structure Plan amendment was referred to the Municipal Planning Commission for a recommendation to City Council. MPC at their January 6 meeting recommended that Council give first reading to Bylaw Amendment 3217/A-2003.

RECOMMENDATION

That Council gives first reading to the proposed Bylaw Amendment 3217/A-2003, which seeks to amend the existing Lancaster East (Lonsdale) NASP as described in this report.

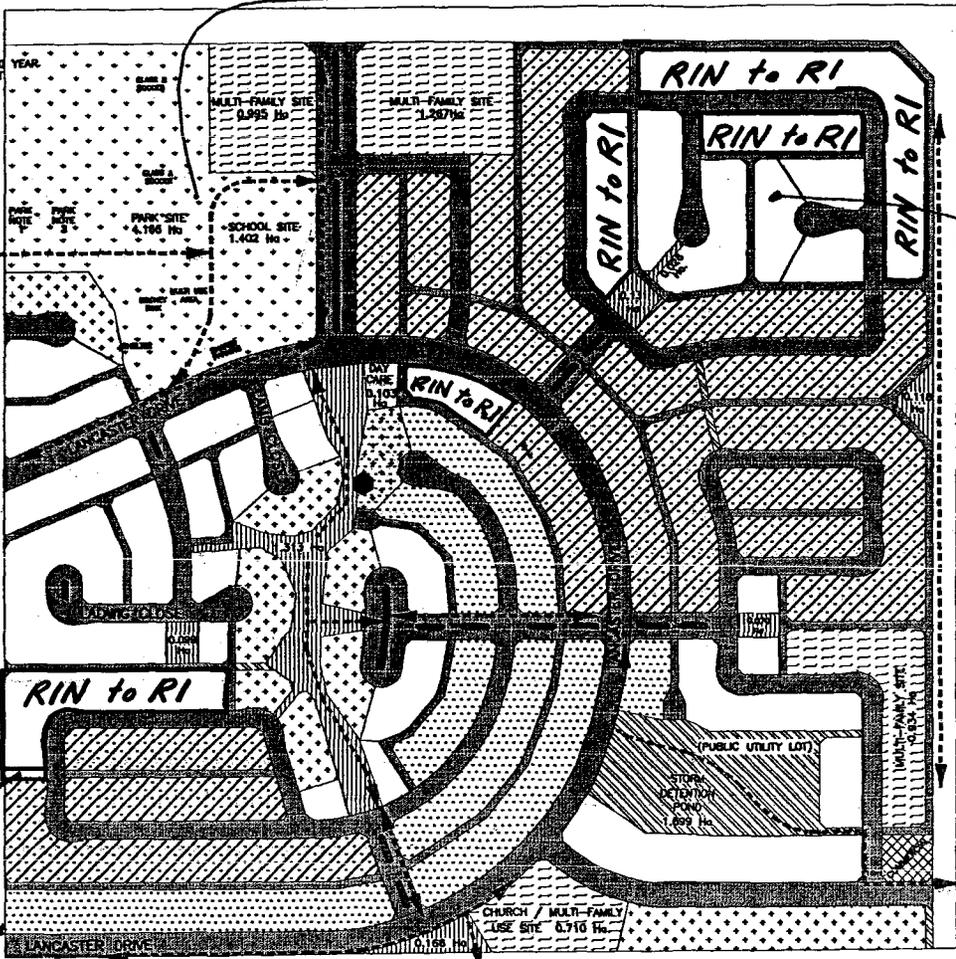

 Frank Wong
 Planning Assistant

attachments

32nd STREET

ASSUMED 1 IN 100 YEAR STORM EVENT LIMIT

DETECTION POND



RIN to RI

Inclusion of public utility lot

Delete 2 storey walkout basements

N

S.W. 1/4-12-38-27-W4M

20th AVENUE

N.E. 1/4-2-38-27-W4M

1/4 SECTION

PARK NOTES:

- MUNICIPAL RESERVE OF 0.557 Ha. TO BE PURCHASED BY THE CITY OF RED DEER FOR STORMWATER DETENTION POND NEEDS.
- 0.808 Ha. OF MUNICIPAL RESERVE TO BE USED AS DETENTION POND

Proposed NASP
Nov. 29/02

ORIGINAL PREPARED AUGUST 8, 1997
 REVISIONS:
 SEPTEMBER 8, 1997
 NOVEMBER 14, 1997
 DECEMBER 26, 1997
 DECEMBER 8, 1997
 DECEMBER 10, 1997
 MARCH 01, 1998
 MARCH 12, 1998
 MARCH 16, 1998
 MARCH 20, 1998
 MARCH 23, 1998
 JUNE 20, 1998
 FEBRUARY 14, 2000
 FEBRUARY 24, 2000
 FEBRUARY 23, 2000
 MARCH 1, 2000
 APRIL 04, 2000
 NOV 14, 2002

PRINTED:

**RED DEER
 OUTLINE PLAN
 SHOWING
 SUBDIVISION
 OF THE
 S.E.1/4, 11-38-27-W4
 FOR
 LAEBON DEVELOPMENTS LTD.**

SCALE:
 FULL SIZE: 1:2000 M
 11"x17": N.T.S.

LEGEND:

- SINGLE FAMILY DETACHED (R1)
- SINGLE FAMILY NARROW (R1-N)
- SEMI DETACHED (R1-A)
- TWO STOREY WALKOUT BASEMENT, SINGLE DETACHED.
- TWO STOREY WALKOUT BASEMENT, SEMI-DETACHED.
- MULTI-FAMILY - R2/R3
- WALKWAYS AND LOCAL PARKS
- NEIGHBOURHOOD COMMERCIAL
- MIDDLE SCHOOL AND PARK
- PUBLIC UTILITY LOTS
- ROADS AND LANES
- MEDIANS FOR COLLECTOR OR RESIDENTIAL ROADS
- MAIN PEDESTRIAN LINKAGE
- CHILDREN'S PLAYGROUND

NOTES:

- ALL ROAD RIGHT OF WAYS ARE 15.00m WIDE, UNLESS OTHERWISE NOTED.
- R1-N LOTS ARE TO BE LOCATED ONLY IN AREAS WHERE THERE IS A MINIMUM LOT DEPTH OF 36.6m.

AREAS:

TOTAL AREA OF ORIGINAL 1/4 SECTION	64,704 Ha	159.89 AC
32nd STREET AND 20th AVENUE INTERSECTION	4,023 Ha	9.94 AC
DEVELOPABLE AREA	60,681 Ha	149.94 AC
SINGLE FAMILY-DETACHED (R1)	15,248 Ha	36.90 AC
SINGLE FAMILY-NARROW (R1-N)	11,325 Ha	26.47 AC
SEMI-DETACHED (R1-A)	6,146 Ha	13.72 AC
MULTI-FAMILY LOTS (R2)	3,298 Ha	7.90 AC
COMMERCIAL	0,163 Ha	0.41 AC
DAY CARE SITE	0,193 Ha	0.25 AC
CHURCH SITE	0,710 Ha	1.73 AC
MIDDLE SCHOOL SITE, PARK SITE	8,568 Ha	19.74 AC
LOCAL PARKS AND WALKWAYS	1,923 Ha	4.75 AC
S.E. CORNER DETENTION POND	1,891 Ha	4.20 AC
REMAINING P.U.L. LOTS	6,102 Ha	6.25 AC
ROADS	14,795 Ha	26.24 AC
COLLECTOR	4,411 Ha	10.90 AC
RESIDENTIAL	7,183 Ha	17.75 AC
LANES	3,201 Ha	7.81 AC

DESIGNED BY:
INTERPLAN STRATEGIES INC.

PREPARED BY:
**AL-TIPPA
 ARCHITECTURAL LTD.**

Table 1. Neighbourhood Area Structure Plan Statistics

Land Use	Acres (+/-)	Hectares (+/-)	Percentage
Residential - Single Family Detached Dwellings (R1)	38.23	15.479	25.5
Residential - Single Family Narrow Dwellings (R1-N)	29.06	11.766	19.4
Residential - Duplex Dwellings (R1-A)	12.72	5.148	8.5
Residential-Multi-Family	7.90	3.196	5.3
Commercial	0.41	0.165	0.30
Day Care Site	0.25	0.103	0.2
Church Site	1.75	0.710	1.2
Middle School/Park Site (1)	13.76	5.568	9.2
Local Parks and Walkways	4.75	1.923	3.2
Detention Pond	4.20	1.699	2.8
Remaining P.U.L. Lots	0.25	0.102	0.2
Streets and Lanes	38.54	14.795	24.5
TOTAL DEVELOPABLE AREA	149.92	60.695	100.0

* reduced from 15.506 ha

- 0.557 (1.38 acres) of Municipal Reserve to be purchased by the City of Red Deer for storm water detention pond needs in the northwest corner of the plan area.

Table 1 illustrates that 58.81 per cent of the site (net of streets and lanes) is for residential uses, 12.96 per cent for parks and open space, (with an additional 2.8 per cent for detention ponds), 24.45 per cent for streets and lanes and the balance for other neighborhood uses including school, commercial and a church. The percentage of R1N to total residential (not including the Church site) is 32.96%.

4.1.3 Residential

The Plan is a carefully integrated neighborhood, providing for a variety of housing types, ranging from single detached to townhouses. It is comprised of a series of residential cells relating to the collector street loop and focusing to a large extent upon small parks and the linear open space network.

The low density residential areas will consist mainly of R1 single detached dwellings, R1A semi detached dwellings, and R1N single detached narrow dwellings. In order to provide lotting consistency, the grouping of these different types of dwellings will be separated by either a roadway, a lane way or a P.U.L.



City Clerk's Department

DATE: January 6, 2003
TO: City Council
FROM: Municipal Planning Commission
SUBJECT: Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/A-2003

At the January 6, 2003 Municipal Planning Commission meeting consideration was given to the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment. Following discussion the motion as set out hereunder was introduced and passed.

"RESOLVED that the Municipal Planning Commission support and endorse the proposed Lancaster East (Lonsdale) Area Structure Plan amendment and recommend its approval to City Council."

Recommendation

That Council consider the bylaw readings relative to the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan amendment.

A handwritten signature in black ink, appearing to read 'Gail Surkan'.

Gail Surkan, Chair
Municipal Planning Commission



DATE: January 6, 2003

TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/A-2003
Lancaster East (Lonsdale)
Laebon Developments Ltd and Al-Terra Engineering Ltd.

Background

Laebon Developments Ltd., being the developer of the Lonsdale subdivision, is proposing to redistrict land to facilitate subdivision and development of the next phases of residential development. The proposal also includes 20 lots in Phases 4 and 6 that were previously zoned R1N but are proposed to be developed as R1 lots and 5 lots in Phase 6 which were zoned R1A but are proposed for R1 development. This application proposes that land be redistricted as follows:

- from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and road;
- R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District; and
- from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.

Map 1/2003 reflects the redistricting proposals.

A plan amendment to the Lonsdale Neighbourhood Area Structure Plan is required to permit this redistricting proposal. Such an amendment was submitted on November 28, 2002, processed according to the City's "*Planning & Subdivision Guidelines*" and is the subject of another report in this Council agenda.

Staff recommendation

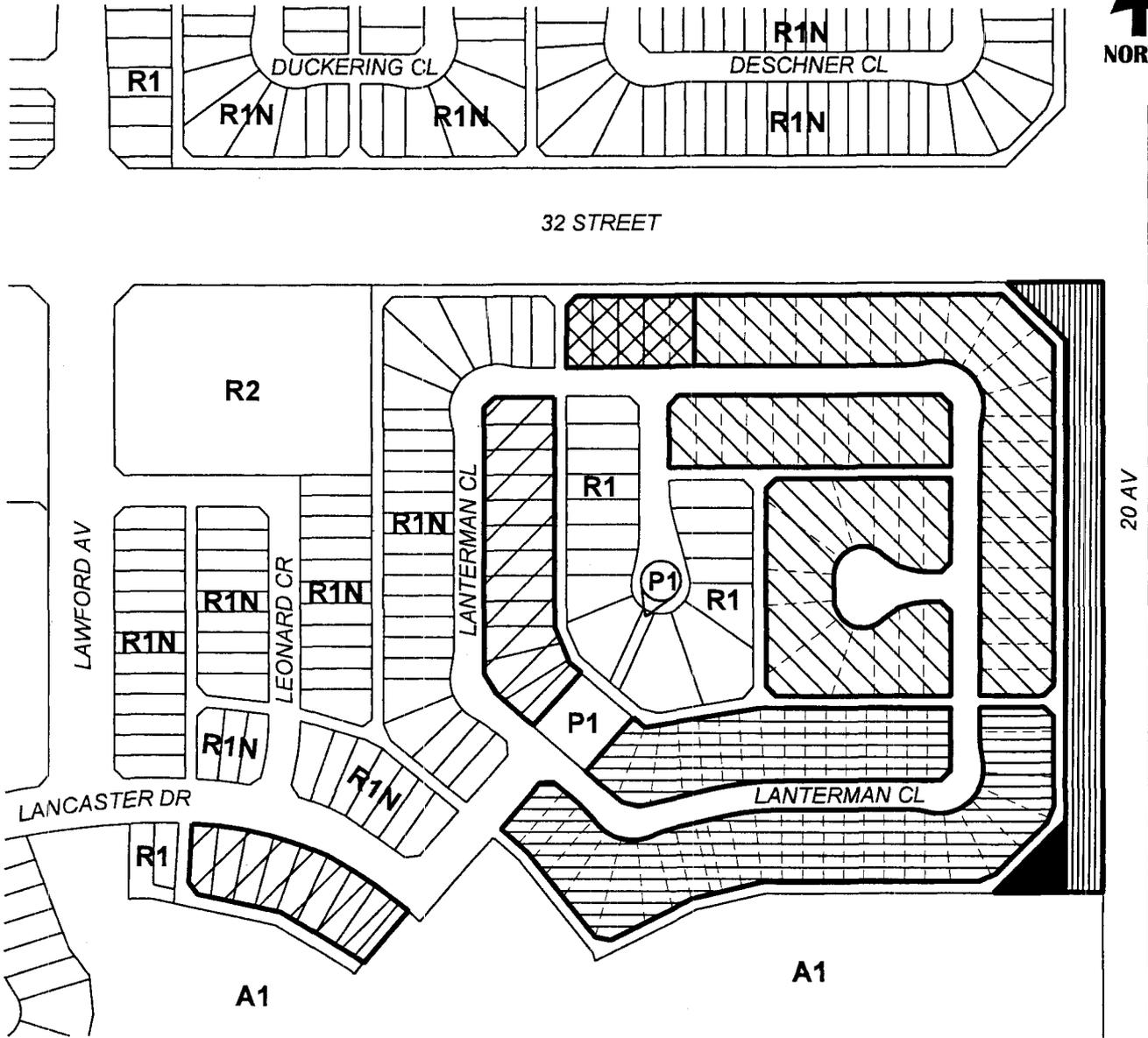
Subject to City Council giving first reading to the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan bylaw amendment 3217/A-2003, it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/A-2003.


Frank Wong
Planning Assistant

Attachments

The City of Red Deer

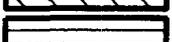
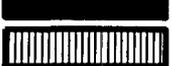
PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

- R1N to R1 
- R1A to R1 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- A1 to Road 

MAP No. 1 / 2003
 BYLAW No. 3156 / A - 2003

LANCASTER EAST (LONSDALE) NASP
LUB AMENDMENT 3156/A-2003

DESCRIPTION: Redesignation of lands in the Lancaster East (Lonsdale) phase.

FIRST READING: January 27, 2003

FIRST PUBLICATION: February 7, 2003

SECOND PUBLICATION: February 14, 2003

PUBLIC HEARING & SECOND READING: February 24, 2003

THIRD READING: Feb 24, 2003

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400.- NO BY: haebon Developments

ACTUAL COST OF ADVERTISING:

1ST \$ 381.- & 2ND \$ 381.- TOTAL: \$ 762.-

MAP PREPARATION: \$ —

TOTAL COST: \$ 762.-

LESS DEPOSIT RECEIVED: \$ (400.-)

AMOUNT OWING/ (REFUND): \$ 362.-

INVOICE NO.: 52287

(Account No. 59.5901)

Batch: 559161



OFFICE OF THE CITY CLERK
February 4, 2003

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

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/A-2003
Lancaster East (Lonsdale) Neighbourhood Area Structure Plan 3217/A-2003**

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

Red Deer City Council proposes to pass Bylaw **3217/A-2003**, an amendment to the **Lancaster East (Lonsdale) Neighbourhood Area Structure Plan**. This amendment will allow for redesignation in the northeast and southwest portions of the plan area from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District, deletion of the designation for two-storey walkout basements on R1 lots in the northeast portion, and the addition of a public utility lot to separate the R1N Residential (Narrow Lot) District from R1 Residential (Low Density) District and to accommodate a water main looping in the southwest.

City Council also proposes to pass **Land Use Bylaw Amendment 3156/A-2003**, which provides for rezoning from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District and road, from R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District, and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, February 24, 2003 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, February 18, 2003**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the City Clerk Department, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

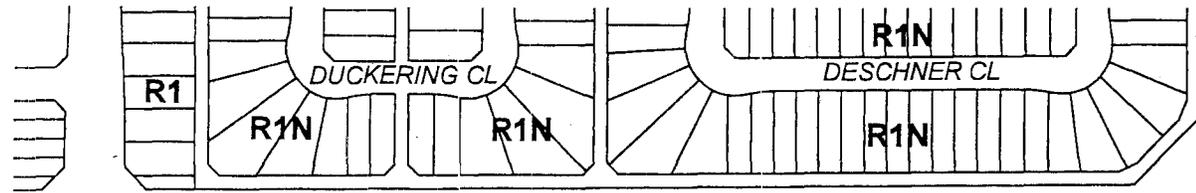
Yours truly,

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

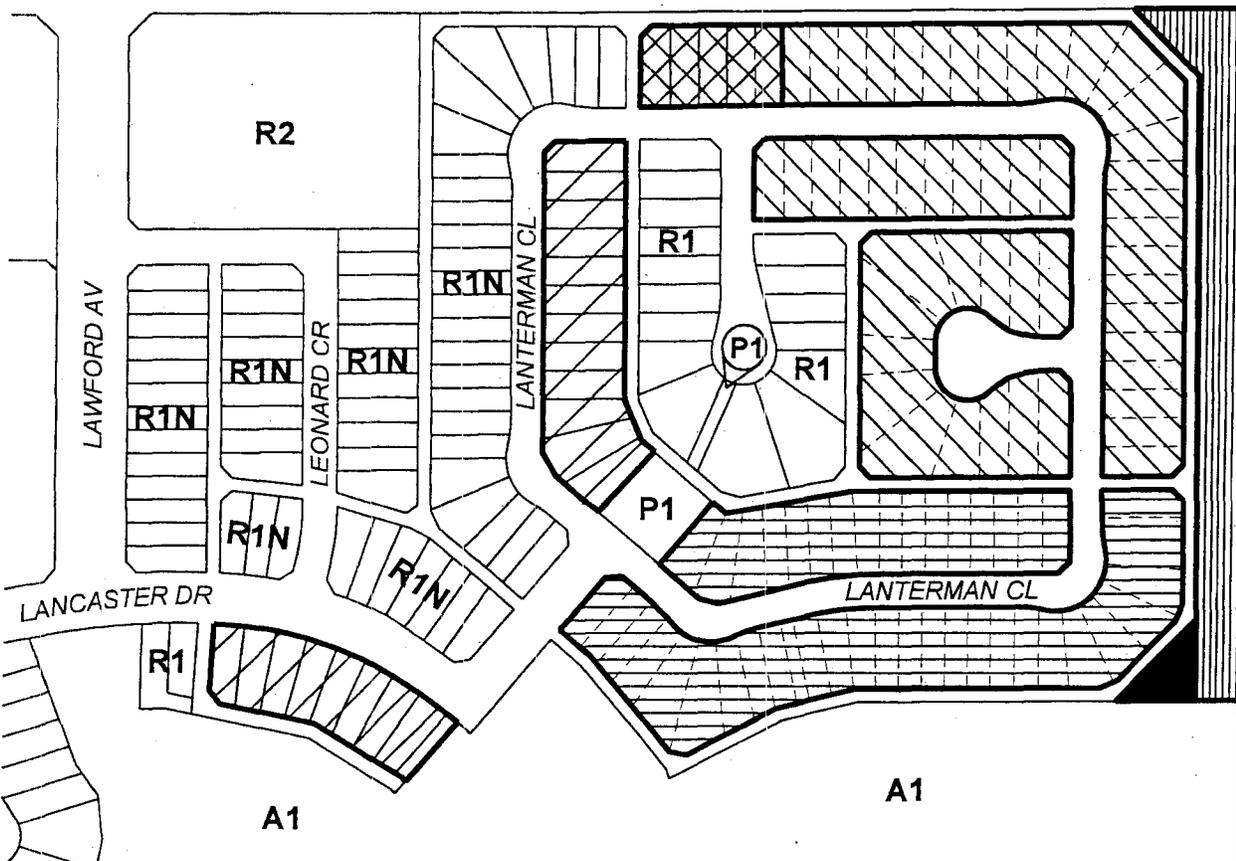
Kelly Kloss
City Clerk

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



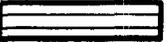
32 STREET



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

- R1N to R1 
- R1A to R1 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- A1 to Road 

MAP No. 1/2003
 BYLAW No. 3156/A-2003

TaxRoll	V	V	OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd
1141990			Quinton Carl Fahrenscho	80 Deschner CI	RED DEER, AB T4R 3C5	
1141995			Cordell Nielsen	87 Deschner CI	RED DEER, AB T4R 3C5	
1142000			Marsha Dawn & Kevin Arthur Scobie	88 Deschner CI	RED DEER, AB T4R 3C5	
1142005			Deanna Janet Cave	92 Deschner CI	RED DEER, AB T4R 3C4	
1142010			Elizabeth M Bartko	96 Deschner CI	RED DEER, AB T4R 3C5	
1142015			Wallace & Marion Larkham	100 Deschner CI	RED DEER, AB T4R 3C5	
1142020			John P & Annie L Rogoschewsky	104 Deschner CI	RED DEER, AB T4R 3C5	
1142025			Ian W & Jami M Hume	108 Deschner CI	RED DEER, AB T4R 3C5	
1142030			Jennifer C & Richard V Ludlow	112 Deschner CI	RED DEER, AB T4R 3C5	
1142035			Cory C & Jennifer D Kingsfield	116 Deschner CI	RED DEER, AB T4R 3C3	
1142040			Kurt Gary Franson	120 Deschner CI	RED DEER, AB T4R 3C4	
1142045			Mary Leslie Skinner	124 Deschner CI	RED DEER, AB T4R 3C5	
1142050			Kelly Rae & Richard Paul Robinson	128 Deschner CI	RED DEER, AB T4R 3C4	
1142055			Chad Meyer	132 Deschner CI	RED DEER, AB T4R 3C1	
1142060			Kelly John Wabick	136 Deschner CI	RED DEER, AB T4R 3C5	
1142065			Cynthia L & Jeffrey A Oliver	140 Deschner CI	RED DEER, AB T4R 3C3	
1142070			Joel A R & Tracy J E Jackson	144 Deschner CI	RED DEER, AB T4R 1W3	
1142075			Andrew David Epp	148 Deschner CI	RED DEER, AB T4R 3C4	
1142080			Brent Allan Strauss	152 Deschner CI	RED DEER, AB T4R 2L7	
1142085			Douglas Roy & Tamar Bourne	156 Deschner CI	RED DEER, AB T4R 3C4	
1140885			Jo-Anne McLuhan & Kevin W Baldwin	72 Duckering CI	RED DEER, AB T4R 2Z3	
1140890			Corey Abercrombie	68 Duckering CI	RED DEER, AB T4R 2Z4	
1111290			Laebon Lands Ltd	1 5128 52 Street	RED DEER, AB T4N 6Y4	
1111485			Susan Carol Hawkins	25 Lanterman CI	RED DEER, AB	
1110450			Christy Ann Pritchard	649 Lancaster Dr	RED DEER, AB T4R 3B4	
1110455			Mark & Tracy Burton	645 Lancaster Dr	RED DEER, AB T4R 3B4	
1110460			Jason R & Allen P Schamber	641 Lancaster Dr	RED DEER, AB T4R 3B4	
1110530			Michael Harris & Julie Thomas	665 Lancaster Dr	RED DEER, AB T4R 3B4	
1110535			Zoran & Mira Cadjan	661 Lancaster Dr	RED DEER, AB T4R 2W9	
1110540			Evgeni & Tatyana Filippov	657 Lancaster Dr	RED DEER, AB T4R 2V6	
1110525			Dean & Shawna Brisbane	3 Lawford Av	RED DEER, AB T4R 3B4	
1130004			Pemberton Holdings Ltd	200 10020 101a Av	EDMONTON, AB T5J 3G2	



THE CITY OF RED DEER RECEIPT

RECEIVED FROM Carbon hands \$ 400.00

03, 01, 31
YY MM DD

THE SUM OF Four hundred Dollars

DESCRIPTION Advertising Deposit

	Account Number (Business Unit, Object, Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	59. 5901				400.00
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				

For Deposit Only To
 City of Red Deer
 JAN 31 2003
 Bank of Montreal
 Main Br., Red Deer, AB
 001-05510-1065-001

GST Registration #R119311785

Not Valid Unless Machine Printed

Date: January 28, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: LUB Amendment 3156/A-2003
Lancaster East Lonsdale Neighbourhood Area Structure Plan

Please provide me with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

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

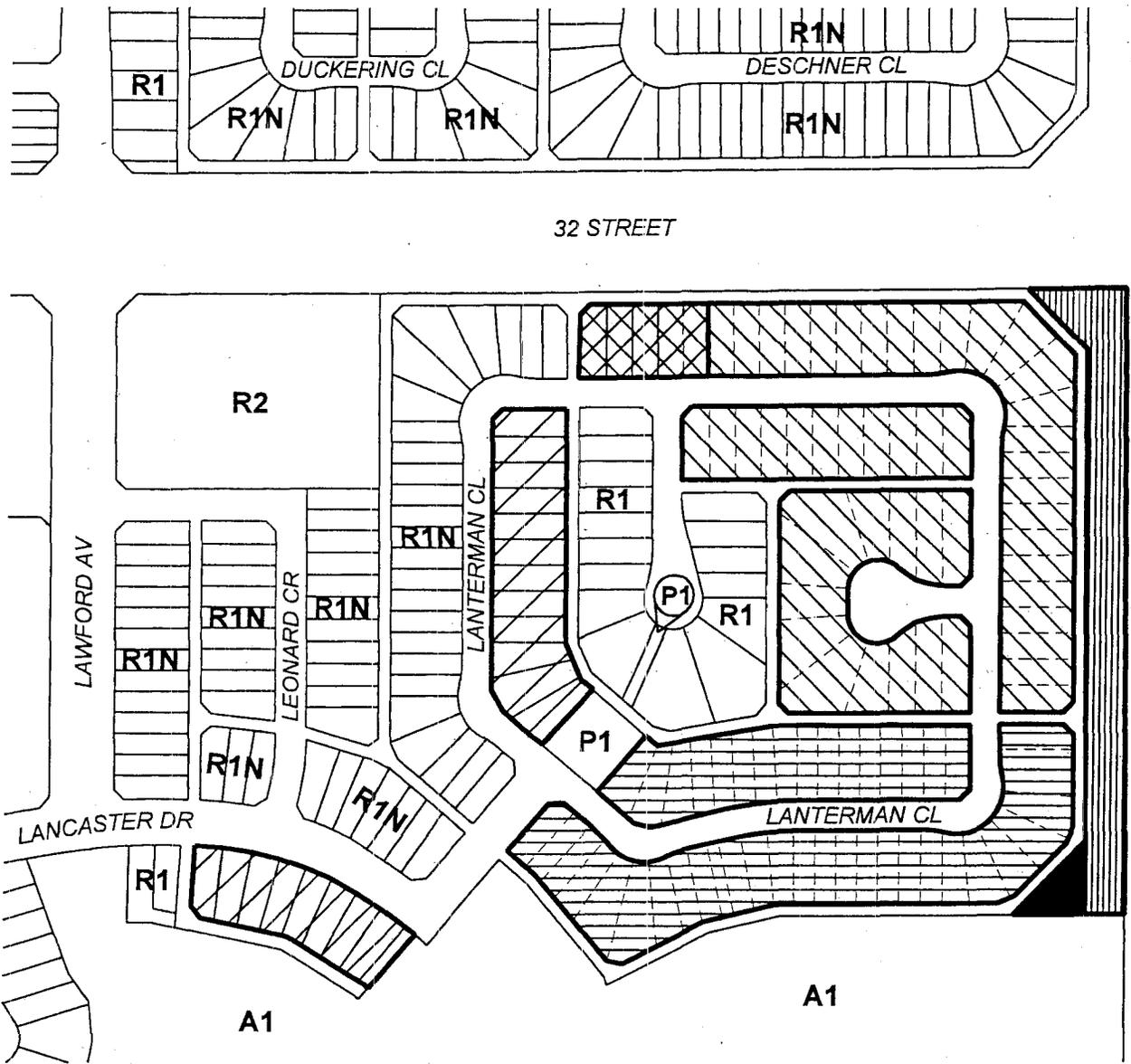
Thanks Norma.


Cheryl Adams
City Clerk's Office

Attach.

The City of Red Deer

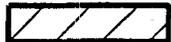
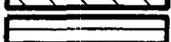
PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

- R1N to R1 
- R1A to R1 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- A1 to Road 

MAP No. 1 / 2003
 BYLAW No. 3156 / A - 2003



DATE: January 9, 2003

TO: Kelly Kloss City Clerk

FROM: Frank Wong, Planning Assistant

RE: Lancaster East (Lonsdale) Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/A-2003

PURPOSE

Al-Terra Engineering Ltd., acting on behalf of Laebon Developments Ltd. being the landowner/developer of the Lancaster East (Lonsdale) subdivision, is proposing to amend the existing Lonsdale Neighbourhood Area Structure Plan. The proposed amendment was received on November 28, 2002 and was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

The purpose of this Plan Amendment application is to effect changes to land use designations in largely undeveloped portions of the plan area, to add a public utility lot and to amend the Plan text accordingly, prior to commencing with development of the next phases. The amendment also adjusts portions of Phase 4 and Phase 6 which have been previously approved.

BACKGROUND

The original Lancaster East (Lonsdale) Outline Plan was adopted by Council in December 1997 and later converted to a Neighbourhood Area Structure Plan in December 1998. The proposed amendment is the fourth one to this Plan, and includes the following changes which are labelled on the attached map:

1. In the northeast and southwest portions of the Plan Area, the conversion of the land use designation on 3.74 ha of land from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.
2. In the northeast portion of the Plan Area, the deletion of the designation for two-storey walkout basements on R1 lots.
3. In the southwest portion of the Plan Area, the addition of a public utility lot to separate the R1N Residential (Narrow Lot) District from R1 Residential (Low Density) District, and to accommodate a water main looping.

The remainder of the report is being changed to reflect the substitution of wording of "neighbourhood area structure plan" in place of "outline plan".

Bylaw No. 3217/A-2003 ...page 2

NEIGHBOURHOOD MEETING

In terms of the City's "*Planning & Subdivision Guidelines*" a neighbourhood meeting is not required for a Plan Amendment where the amendment entails the following issues:

- Minor road, lane or public utility lot deletions and/or additions;
- Addition or deletion of lots with walkout basements; or
- Designation of R1-Single Family lots from other detached or higher density residential designations.

As an alternative to a neighbourhood meeting, a door to door notice has been circulated to adjacent landowners informing them of the proposed changes, the date of the MPC meeting, and the fact that there will be an opportunity for further input at the public hearing of the application in Council.

On January 6, no comments have been received.

PLANNING ANALYSIS

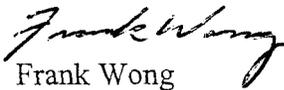
From a planning perspective the proposed plan amendment reduces the percentage of narrow lot development in the Plan Area overall, and provides a required separation between R1 and R1N development by adding a public utility lot.

MUNICIPAL PLANNING COMMISSION

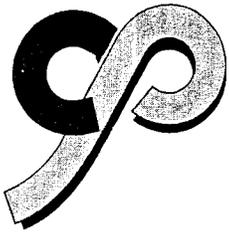
In accordance with the "*Planning & Subdivision Guidelines*" this proposed Neighbourhood Area Structure Plan amendment was referred to the Municipal Planning Commission for a recommendation to City Council. MPC at their January 6 meeting recommended that Council give first reading to Bylaw Amendment 3217/A-2003.

RECOMMENDATION

That Council gives first reading to the proposed Bylaw Amendment 3217/A-2003, which seeks to amend the existing Lancaster East (Lonsdale) NASP as described in this report.


 Frank Wong
 Planning Assistant

attachments



DATE: January 6, 2003

TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/A-2003
Lancaster East (Lonsdale)
Laebon Developments Ltd and Al-Terra Engineering Ltd.

Background

Laebon Developments Ltd., being the developer of the Lonsdale subdivision, is proposing to redistrict land to facilitate subdivision and development of the next phases of residential development. The proposal also includes 20 lots in Phases 4 and 6 that were previously zoned R1N but are proposed to be developed as R1 lots and 5 lots in Phase 6 which were zoned R1A but are proposed for R1 development. This application proposes that land be redistricted as follows:

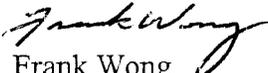
- from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and road;
- R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District; and
- from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.

Map 1/2003 reflects the redistricting proposals.

A plan amendment to the Lonsdale Neighbourhood Area Structure Plan is required to permit this redistricting proposal. Such an amendment was submitted on November 28, 2002, processed according to the City's "*Planning & Subdivision Guidelines*" and is the subject of another report in this Council agenda.

Staff recommendation

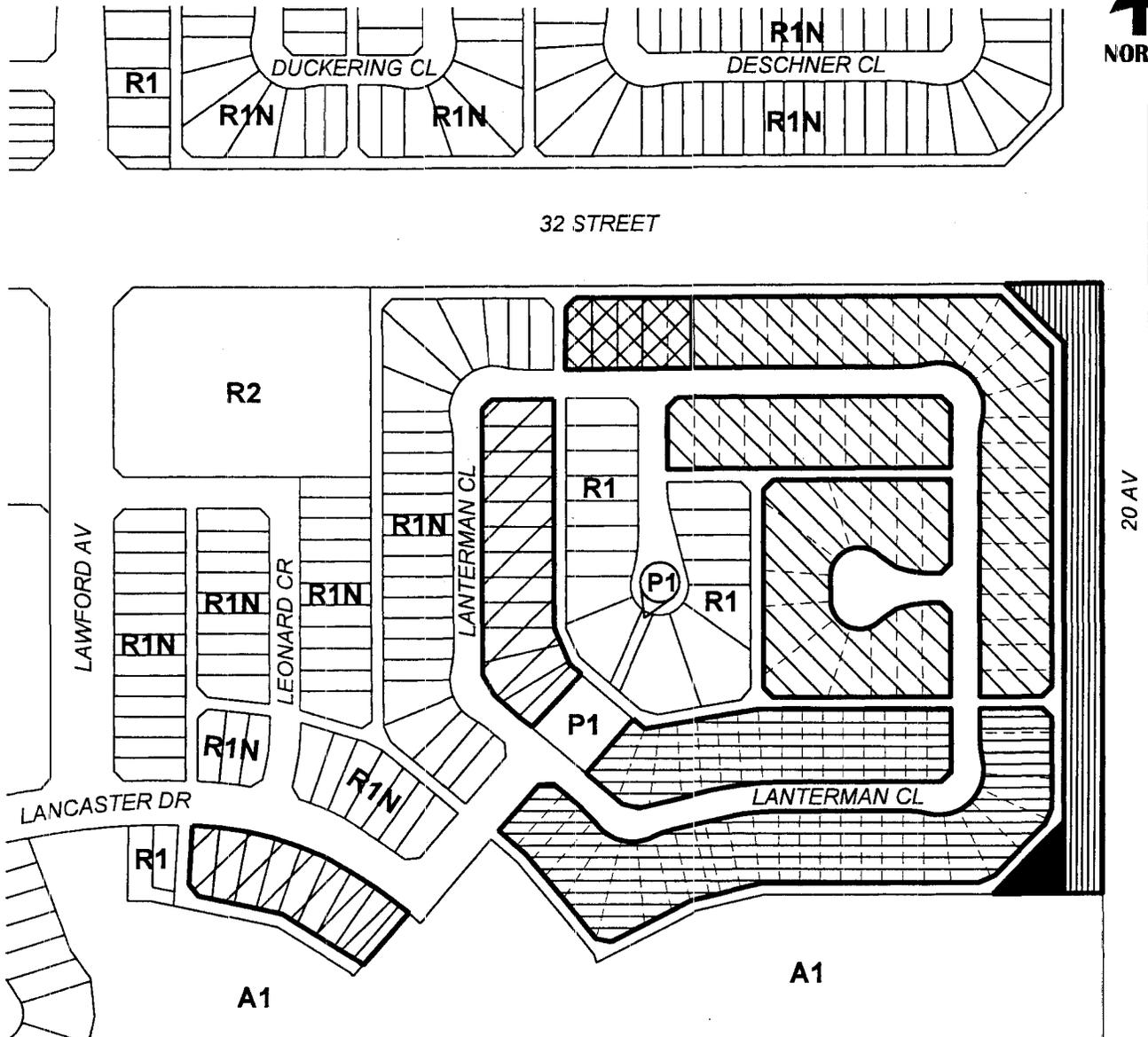
Subject to City Council giving first reading to the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan bylaw amendment 3217/A-2003, it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/A-2003.


Frank Wong
Planning Assistant

Attachments

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

- R1N to R1
- R1A to R1
- A1 to R1
- A1 to R1N
- A1 to P1
- A1 to Road

MAP No. 1 / 2003
 BYLAW No. 3156 / A - 2003



CITY CLERK'S DEPARTMENT

January 28, 2003

Laebon Developments
5128 - 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

Re: Lancaster East (Lonsdale):
(a) Neighbourhood Area Structure Plan Amendment 3217/A-2003
(b) Land Use Bylaw Amendment 3156/A-2003

At the City of Red Deer's Council meeting held Monday, January 27, 2003, first reading was given to Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/A-2003 and Land Use Bylaw Amendment 3156/A-2003. Copies of the bylaws are attached for your information.

The Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment provides for changes to land use designations in undeveloped portions of the plan area, to add a public utility lot and to amend the Plan text prior to commencing with development of the next phases. Portions of Phase 4 and Phase 6 will be adjusted.

Land Use Bylaw Amendment 3156/A-2003 provides for the rezoning of land to facilitate subdivision and development of the next phases of residential development. Land is to be rezoned from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and Road; R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District; and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.

This office will now proceed with the advertising for Public Hearings to be held on Monday, February 24, 2003 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require the deposit by no later than Wednesday, February 5, 2003, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

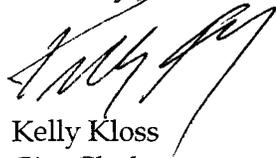
Laebon Developments Ltd.

January 28, 2003

Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a light blue horizontal line.

Kelly Kloss
City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

City Clerk's Department

DATE: January 28, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Lancaster East (Lonsdale)
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003
(b) Land Use Bylaw Amendment 3156/A-2003

Reference Report:

Parkland Community Planning Services, dated January 6 & 9, 2003

Bylaw Readings:

Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003 and Land Use Bylaw Amendment 3156/A-2003 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

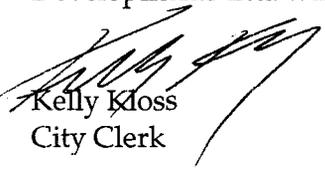
Public Hearings will be held Monday, February 24, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

The Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment provides for changes to land use designations in undeveloped portions of the plan area, to add a public utility lot and to amend the Plan text prior to commencing with development of the next phases. Portions of Phase 4 and Phase 6 will be adjusted.

Land Use Bylaw Amendment 3156/A-2003 provides for the rezoning of land to facilitate subdivision and development of the next phases of residential development. Land is to be rezoned from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and Road; R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District; and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.

This office will now proceed with the advertising for the Public Hearings. Laebon Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk

/chk
/attach.

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

City Clerk's Department

DATE: February 25, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Lancaster East (Lonsdale):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003
(b) Land Use Bylaw Amendment 3156/A-2003

Reference Report:

Parkland Community Planning Services, dated January 6 & January 9, 2003.

Bylaw Readings:

Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003 and Land Use Bylaw Amendment 3156/A-2003 were given second and third readings. Copies of the bylaws are attached.

Report Back to Council: No**Comments/Further Action:**

The Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment provides for changes to land use designations in undeveloped portions of the plan area, to add a public utility lot and to amend the Plan text prior to commencing with development of the next phases. Portions of Phase 4 and Phase 6 will be adjusted.

Land Use Bylaw Amendment 3156/A-2003 provides for the rezoning of land to facilitate subdivision and development of the next phases of residential development. Land is to be rezoned from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and Road; R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District; and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
B. Greter, Clerk Steno, City Clerk's



FILE

CITY CLERK'S DEPARTMENT

February 25, 2003

Laebon Developments
5128 - 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

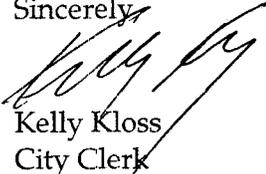
Re: Lancaster East (Lonsdale):
(a) Neighbourhood Area Structure Plan Amendment 3217/A-2003
(b) Land Use Bylaw Amendment 3156/A-2003

At the City of Red Deer's Council meeting held on Monday, February 24, 2003, a Public Hearing was held with respect to Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/A-2003 and Land Use Bylaw Amendment 3156/A-2003. Following the Public Hearing, these bylaws were given second and third readings, copies of which are attached.

The Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment provides for changes to land use designations in undeveloped portions of the plan area, to add a public utility lot and to amend the Plan text prior to commencing with development of the next phases. Portions of Phase 4 and Phase 6 will be adjusted.

Land Use Bylaw Amendment 3156/A-2003 provides for the rezoning of land to facilitate subdivision and development of the next phases of residential development. Land is to be rezoned from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District, and Road; R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District; and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services

City Clerk's Department

DATE: February 25, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Lancaster East (Lonsdale):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003
(b) Land Use Bylaw Amendment 3156/A-2003

Reference Report:

Parkland Community Planning Services, dated January 6 & January 9, 2003.

Bylaw Readings:

Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2003 and Land Use Bylaw Amendment 3156/A-2003 were given second and third readings. Copies of the bylaws are attached.

Report Back to Council: No

Comments/Further Action:

The Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment provides for changes to land use designations in undeveloped portions of the plan area, to add a public utility lot and to amend the Plan text prior to commencing with development of the next phases. Portions of Phase 4 and Phase 6 will be adjusted.

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Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
B. Greter, Clerk Steno, City Clerk's

BYLAW NO. 3217/A-2003

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan as a bylaw of the City of Red Deer.

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting the existing Lancaster East (Lonsdale) Neighbourhood Area Structure Plan with the amended Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

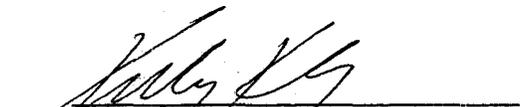
READ A FIRST TIME IN OPEN COUNCIL this 27th day of January 2003.

READ A SECOND TIME IN OPEN COUNCIL this 24th day of February 2003.

READ A THIRD TIME IN OPEN COUNCIL this 24th day of February 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 24th day of February 2003.


MAYOR


CITY CLERK

NEIGHBOURHOOD AREA STRUCTURE PLAN

**SE 1/4 SECTION 11, TOWNSHIP 38,
RANGE 27, WEST OF 4**

Prepared For:

Laebon Developments Ltd.

Prepared By:

**Interplan Strategies Inc., and
Al-Terra Engineering Ltd.**

December, 1997

Revised: June, 1998

Revised: February, 2000

Revised: May, 2000

Revised: November, 2002

TABLE OF CONTENTS

	<u>Page</u>
1.0 Introduction and Purpose	1
2.0 Policy Framework	1
3.0 Site Characteristics	2
3.1 Legal Description and Ownership	2
3.2 Site Area	2
3.3 Existing Land Use	2
3.4 Land Form	2
3.5 Access	3
3.6 Servicing	3
3.7 Environmental Considerations	3
3.8 Road Widening	3
4.0 Development Proposal	4
4.1 Development Concept	4
4.1.1 Neighborhood Structure	4
4.1.2 Land Use Distribution	5
4.1.3 Residential	6
4.1.4 Density	7
4.1.5 Open Space	7
4.1.6 Environmental Issues	8
5.0 Transportation	9
5.1 Traffic Circulation Pattern	9
5.2 Pedestrian Circulation Patterns	10
6.0 Municipal Servicing	11
6.1 Storm Sewer System	11
6.1.1 Minor Drainage System	11
6.1.2 Major Overland Drainage System	11
6.2 Sanitary Sewer System	12
6.3 Water Distribution System	12
6.4 Shallow Utilities	13
7.0 Phasing of Development	13

Appendices

List of Tables

Table 1	Neighbourhood Area Structure Plan Statistics	6
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List of Figures

Figure 1	Location
Figure 2	Site Features
Figure 3	Development Concept
Figure 4	“Main Street”
Figure 5	Abandoned Oil Well
Figure 6	Collector Roadway Detail
Figure 7	Storm Sewers
Figure 8	Overland Drainage
Figure 9	Sanitary Sewers
Figure 10	Water Distribution
Figure 11	Phasing Plan

1.0 INTRODUCTION AND PURPOSE

The subject site is located in the southeast quadrant of the City of Red Deer at the intersection of 32nd Street and 20th Avenue. (See Figure 1). Immediately to the north is the future 32nd Street Arterial road right of way; beyond which is future residential which is presently in the preliminary planning stages. To the west is the future Lancaster Meadows area which is currently under development. To the east is the future 20th Avenue arterial road right of way and the present city limit. To the south is agricultural land, that is intended for future residential.

The site is situated within the study area boundary of the East Hill Area Structure Plan adopted by Council on September 14, 1992 by Bylaw 3075/92, with subsequent revisions by Bylaw 3075/A-93, 3075/B-93, 3075/A-97 and 3207/98. Since the subject quarter section is within the study area but not within the actual Area Structure Plan boundary, a boundary amendment to the Area Structure Plan is required.

The site, containing 159.88 acres (64.7 hectares) more or less, is legally described as the Southeast ¼ Section 11, Township 38, Range 27 west of the 4th meridian.

INTERPLAN STRATEGIES INC. is hereby submitting, on behalf of Laebon Developments Ltd., an application for an Neighbourhood Area Structure Plan approval for primarily residential and associated land uses. The plan submitted acknowledges the presently known edge conditions on all four sides of the site.

The following sections of this report discuss: policy framework, site characteristics, proposed land uses, development densities, municipal reserve and open space requirements, transportation considerations, proposed site servicing and phasing.

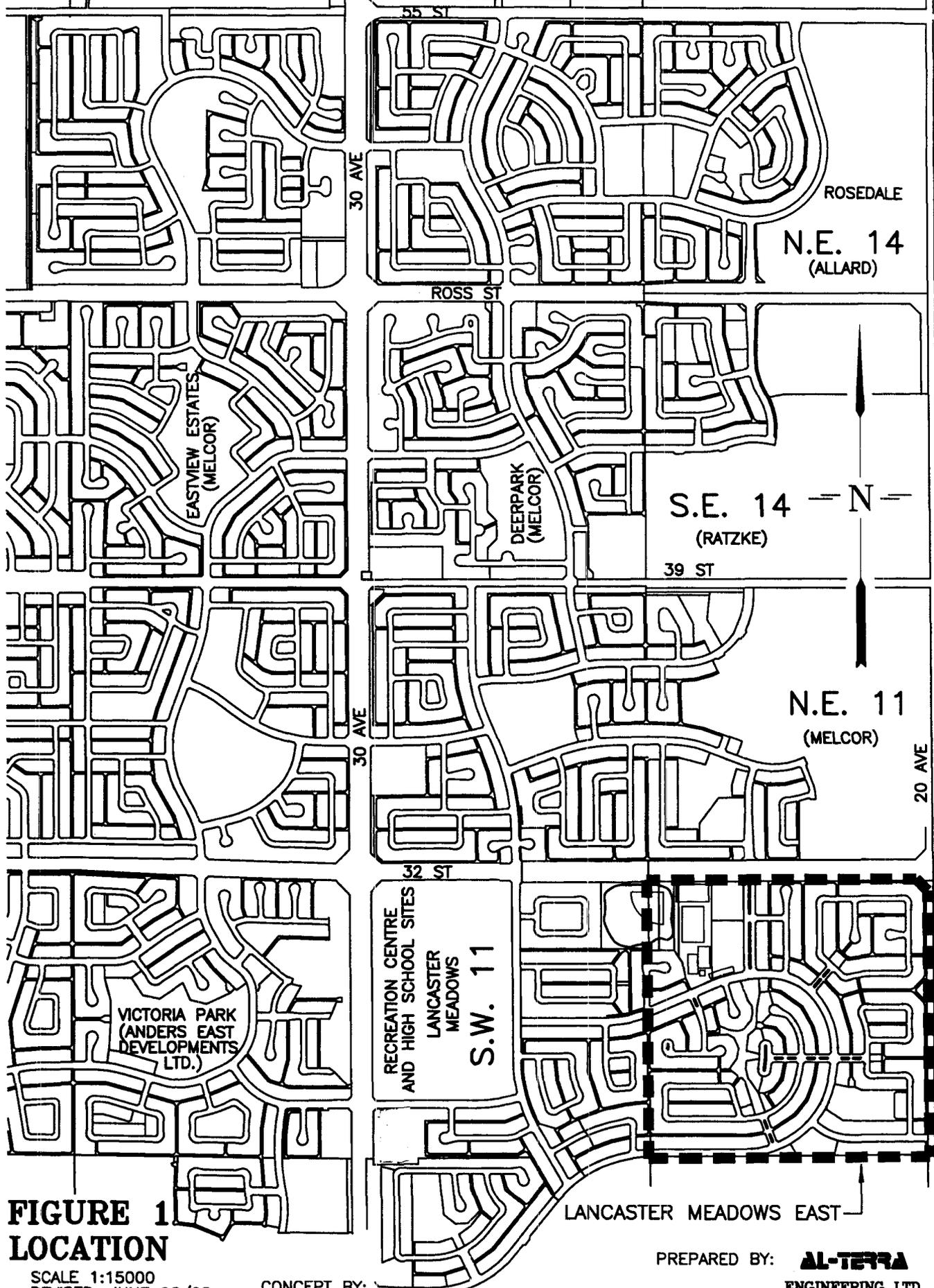
2.0 POLICY FRAMEWORK

On September 14, 1992 City of Red Deer Council adopted the East Hill Area Structure Plan (Bylaw 3075/92). Subsequent revisions were made to the Plan by Bylaw 3075/A-93 on April 26, 1993, by Bylaw 3075/B-93 on November 22, 1993, Bylaw 3075-97 on January 26, 1998 and Bylaw 3207/98 on April 20, 1998. (The Area Structure Plan is presently under review). The Area Structure Plan allows for the primary use of land for residential purposes based upon an anticipated population of around 32 persons per gross hectare (or approximately 4 units per acre).

Other land uses specified in the Area Structure Plan include a Public Middle School in conjunction with a neighborhood park and a centrally located north south linear park and trail feature. The road network shows an internal collector loop through the area which is an extension from the Lancaster Meadows area. A collector link to 32nd Street is also shown, as well as a possible future connection to the south of the Neighbourhood Area Structure Plan Area.

The East Hill Area Structure Plan is implemented by means of Neighbourhood Area Structure Plans for each quarter section.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 1
LOCATION**

SCALE 1:15000
REVISED: JUNE 08/98
REVISED: FEB. 15/00

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY: **AL-TERRA**
ENGINEERING LTD.

Other City of Red Deer documents such as the Planning and Subdivision Guidelines, the Community Services Master Plan, Ecological Profiles and Land Use Bylaw govern the more detailed elements of the planning process.

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the SE ¼ Section 11, Township 38, Range 27, west of the 4th meridian. The registered owners are:

- Alleghany Holdings Ltd. as to an undivided 1/9 interest.
- Leges Management Ltd., as to an undivided 1/9 interest.
- Lark Investments Ltd. as to an undivided 1/9 interest, and
- Gary K. Cooper as to an undivided 2/3 interest.

The appropriate titles are included in Appendix 1.

3.2 Site Area

The gross site area is 159.88 acres (64.704 hectares), of which approximately 9.94 acres (4.02 hectares) are required for the widening of 32nd Street and 20th Avenue. This results in a developable area of 149.94 acres (60.68 hectares).

3.3 Existing Land Use

The entire quarter section has been under cultivation. It is presently designated A-1 Future Urban Development by the City of Red Deer Land Use bylaw No. 3156/96. The general purpose of this District is

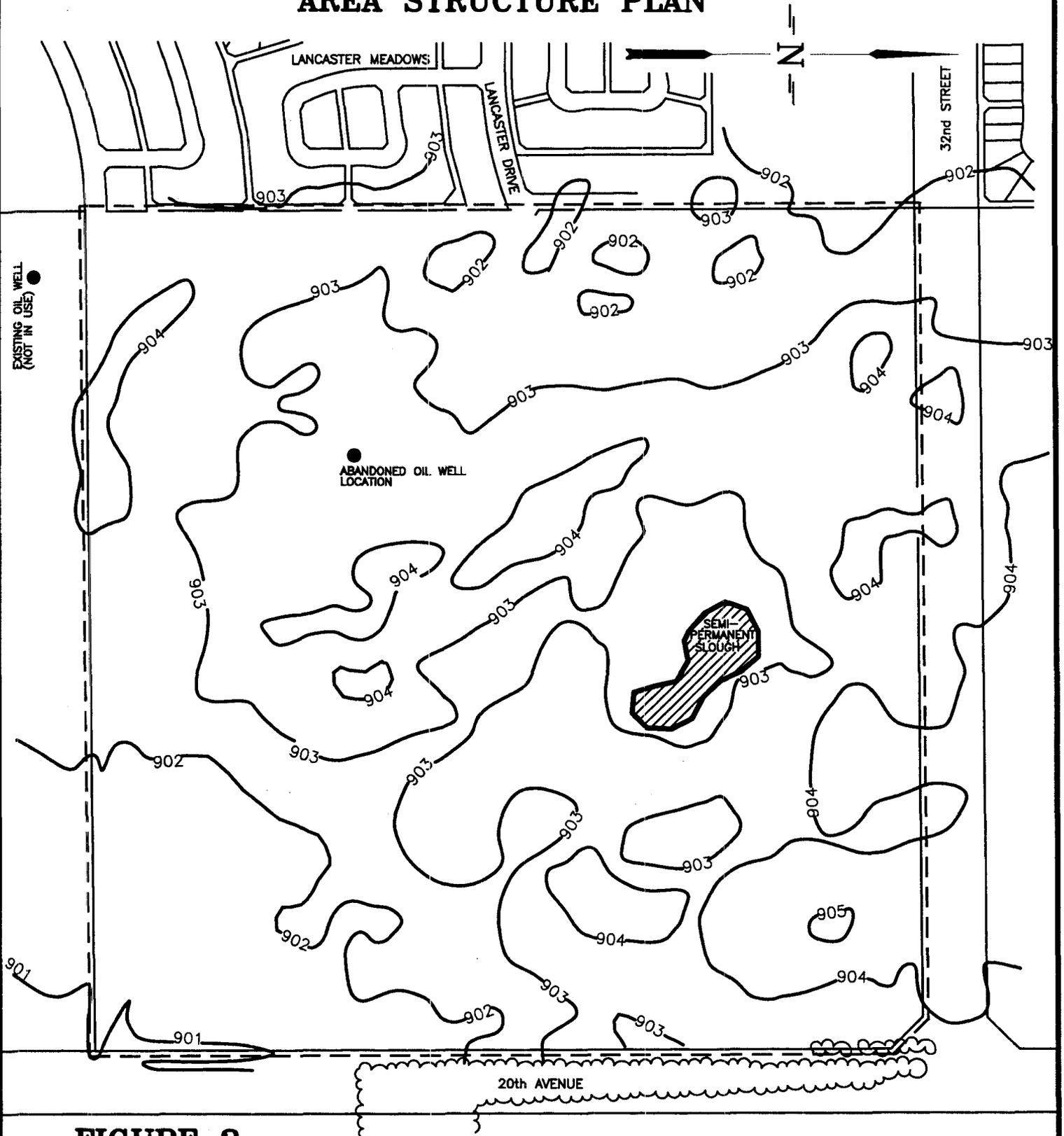
“to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the General Municipal Plan.”

A re-designation to appropriate urban land use districts is therefore required before any urban development can occur.

3.4 Land Form

The entire quarter section is relatively flat, with the elevation ranging from a high point of 905 metres in the northeast corner of the quarter to a low point of 901 metres in the extreme southeast corner. (see Figure 2).

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 2
SITE FEATURES**

SCALE 1:5000

LEGEND:

- OUTLINE PLAN BOUNDARY
- 901— ORIGINAL GROUND CONTOURS
- ~ ORIGINAL TREELINE

REVISED: MAR. 30/98
REVISED: FEB. 16/00

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

The recently completed Ecological Profile for the quarter section identified two elements.

- A. A stand of aspens in the existing road allowance to adjacent the northeast corner of the quarter section. Recommendation R1 of the Profile encourages the preservation of the trees within the road right of way, by shifting the roadway to the east and providing an MR strip that would include the trees.
- B. A semi-permanent wetland in the north central portion of the quarter which depends on drainage from the surrounding crop land. Recommendation R6 suggests that an “attempt should be made to incorporate it into some form of drainage system and/or open space design”.

3.5 Access

Present access to the quarter is from 20th Avenue, a rural dirt road.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from infrastructure imminently available in the Lancaster Meadows area to the west.

3.7 Environmental Considerations

A Phase 1 Environmental Site Assessment has been completed by AGRA Earth and Environmental and will be submitted under separate cover. According to Alberta Energy and Utilities Board records, there is an abandoned Petro Canada crude oil well located in Legal Subdivision 2 of Section 11, Township 38, Range 27 west of the Fourth, (see Figure 2). This site was abandoned on July 10, 1985 but not reclaimed. Also a Canadian 88 Energy Corp. lease is located in Legal Subdivision 2 adjoining the south property line. The subject site has therefore been assigned a rating of “moderate” in terms of environmental risk. This means that petroleum hydrocarbon contaminated soils could be encountered. If so the soil should be assessed and the affected area remediated as necessary.

3.8 Road Widening

A road widening of 30 metres is required along the northern boundary for the future 32nd Street arterial roadway, and along the eastern boundary for the future 20th Avenue arterial roadway.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's vision, city policies and site characteristics, an Neighbourhood Area Structure Plan has been prepared for the subject site. The components of the Neighbourhood Area Structure Plan are development concept, land use, density and population, open space, transportation, servicing and phasing.

4.1 Development concept

The intent of the design concept for the area is to provide a comprehensively planned residential community with an emphasis on integrating land uses and addressing the market factors presently prevalent in the City. The overall concept is generally conventional in nature, in that it:

- Establishes a hierarchy of road patterns (arterial, collector and residential);
- Has a curvilinear road pattern consisting of crescents, P-loops and cul de sacs), and
- Has densities that are similar to other newer areas in the City.

However, two key aspects of the Plan are not conventional. These include:

- The creation of a mixed use community node, and
- The focus on a pedestrian/open space network,

both of which are addressed in this report.

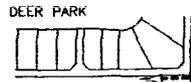
The proposed Neighbourhood Area Structure Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guidelines and policy documents. One element of the Plan that is not included in any current policy documents but is being considered in an amendment to the Area Structure Plan, is the proposed local commercial centre.

The Plan, based to a large extent on the cluster concept, is intended to provide the opportunity for flexibility and variety of residential product type. This is especially important when considering the dynamics and sensitivity of the present day market.

The proposed Neighbourhood Area Structure Plan is contained in Figure 3.

4.1.1 Neighborhood Structure

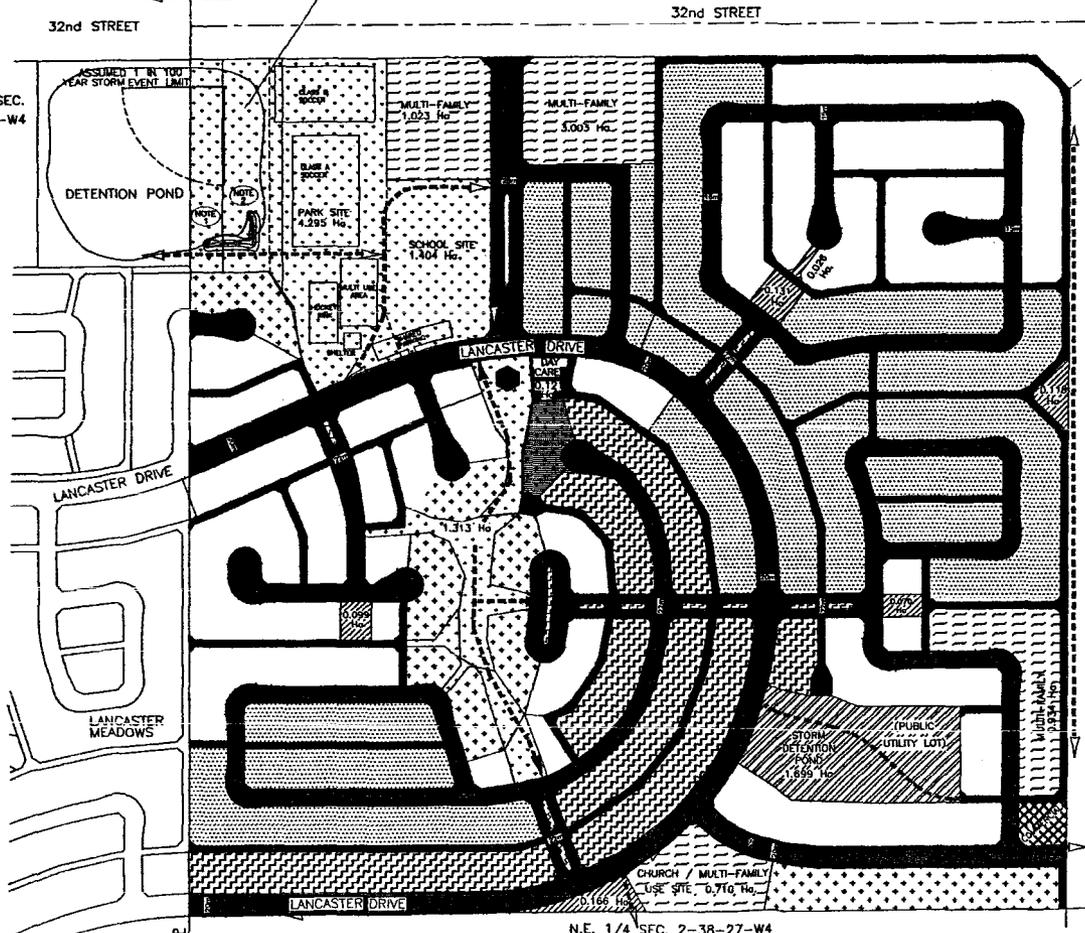
The proposed Plan places an emphasis on the development of a mixed use neighborhood node which is readily accessible to the neighborhood by pedestrians as well as by automobile. This neighborhood node is comprised of a neighborhood park (including a school), and other public uses such as day care



TOTAL MIDDLE SCHOOL AND PARK SITE = 5.671 Ha.
 M.R. TO BE PURCHASED BY THE CITY = 0.556 Ha.
 M.R. TO BE INCORPORATED INTO DETENTION POND = 0.820 Ha.
 SCHOOL SITE = 1.404 Ha.
 CENTRAL PARK SITE = 2.891 Ha.

N.E. 1/4 SEC.
 11-38-27-W4

S.W. 1/4 SEC.
 11-38-27-W4



RED DEER
 NEIGHBOURHOOD AREA
 STRUCTURE PLAN
 SHOWING
 SUBDIVISION
 OF THE
 S.E. 1/4, 11-38-27-W4
 FOR
 LAEBON DEVELOPMENTS LTD.

SCALE: 1:2000m
 11"x17": N.T.S.

- SINGLE FAMILY DETACHED - R1
- SINGLE FAMILY NARROW (R1-N)
- SEMI-DETACHED - R1A
- MULTI-FAMILY - R2/R3
- TWO STOREY WALKOUT BASEMENT - SINGLE DETACHED
- TWO STOREY WALKOUT BASEMENT - SEMI-DETACHED
- WALKWAYS AND LOCAL PARKS
- NEIGHBOURHOOD COMMERCIAL
- MIDDLE SCHOOL AND PARK
- PUBLIC UTILITY LOTS
- ROADS AND LANES
- MEDIANS FOR COLLECTOR OR RESIDENTIAL ROADS
- MAIN PEDESTRIAN LINKAGE
- CHILDREN'S PLAYGROUND

- NOTES:
- ALL ROAD RIGHT OF WAYS ARE 15.00m WIDE, UNLESS OTHERWISE NOTED.
 - R1-N LOTS ARE TO BE LOCATED ONLY IN AREAS WHERE THERE IS A MINIMUM LOT DEPTH OF 36.6m.

TOTAL AREA OF ORIGINAL 1/4 SECTION	64.704 Ha	159.88 Ac
32nd STREET AND 20th AVENUE WIDENING	4.023 Ha	9.84 Ac
DEVELOPABLE AREA	60.681 Ha	149.84 Ac
SINGLE FAMILY-DETACHED (R1)	15.748 Ha	38.90 Ac
SINGLE FAMILY-NARROW (R1-N)	11.525 Ha	28.47 Ac
DUPLIC LOTS (R1-A)	0.148 Ha	0.36 Ac
MULTI-FAMILY LOTS (R2)	3.198 Ha	7.80 Ac
COMMERCIAL	0.165 Ha	0.41 Ac
DAY CARE SITE	0.109 Ha	0.27 Ac
CHURCH SITE	0.710 Ha	1.75 Ac
MIDDLE SCHOOL SITE, PARK SITE	0.558 Ha	1.37 Ac
LOCAL PARKS AND WALKWAYS	1.823 Ha	4.50 Ac
S.E. CORNER DETENTION POND	1.899 Ha	4.70 Ac
REMAINING P.U.L. LOTS	0.102 Ha	0.25 Ac
ROADS	14.792 Ha	36.54 Ac
COLLECTOR	4.411 Ha	10.90 Ac
RESIDENTIAL	7.183 Ha	17.75 Ac
LANES	3.201 Ha	7.88 Ac

- NOTES:
- MUNICIPAL RESERVE OF 0.556 Ha. TO BE PURCHASED BY THE CITY OF RED DEER FOR STORMWATER DETENTION POND NEEDS.
 - 0.820 Ha. OF MUNICIPAL RESERVE TO BE USED AS DETENTION POND

ORIGINAL PREPARED AUGUST 8, 1997
 REVISIONS:
 SEPTEMBER 8, 1997
 NOVEMBER 14, 1997
 NOVEMBER 20, 1997
 DECEMBER 5, 1997
 DECEMBER 10, 1997
 MARCH 10, 1998
 MARCH 13, 1998
 MARCH 16, 1998
 MARCH 20, 1998
 MARCH 25, 1998
 MAY 27, 1998
 MAY 28, 1998
 NOVEMBER 26, 2000

CONCEPT BY
INTERPLAN STRATEGIES INC.
 PREPARED BY
AL-TIPPA ENGINEERING LTD.

and multi-family residential. The node is intended to create a community focus and activity place where people within the neighborhood gather and interact. The node is therefore strategically located in terms of both vehicular and pedestrian systems. A key element of the node is the creation of an “urban main street” through its centre (See Figure 4). A sense of main street will be achieved by placing mixed uses along the street, including higher density residential, and a school. A landscaped central median will result in a boulevard streetscape which culminates in a T-intersection with a public open space as a terminus.

A special treatment is also proposed for the collector loop through the area. In order to create a streetscape that is visually more appealing and one that is more pedestrian friendly, separate sidewalks on both sides with landscaped boulevards are proposed for the entire length of the collector loop. Also it is the intent of the Plan to encourage the use of lane access and rear drive garages as much as possible along the wider collector loop street. The housing product type anticipated along this street is a mix of single family detached and semi-detached units. In order to accommodate this theme, it is proposed within the plan to reduce the front yard setback from 6 metres to 3 metres when fronting on a 23 metre wide road right of way.

In addition to the multi family proposed along “main street”, an allowance is made in the Plan for a higher density site to the east, as well as for a possible small site in the southern portion of the plan area. It is also intended that an area in the central portion of the Plan adjacent to the linear park be provided for the mature adult market.

Single family detached and possibly some semi-detached housing, will be distributed throughout the remainder of the community. The majority of these residential units will be provided with rear lanes. However, a small percentage that back onto some of the Open Space and storm detention facilities will be laneless, and may have walkout basements.

The lot sizes will be determined at the subdivision stage and are intended to vary in width to encourage a variety of residential building product.

4.1.2 Land Use Distribution

The Neighbourhood Area Structure Plan provides for a comprehensively planned residential community comprised of residential and ancillary uses including a neighborhood node. Table 1 outlines the land use distribution for the Neighbourhood Area Structure Plan Area.

The intent of the small commercial component in the southeast corner, as identified in the East Hill Area Structure Plan, is to serve the needs of the residents of the planning area and future adjacent communities.

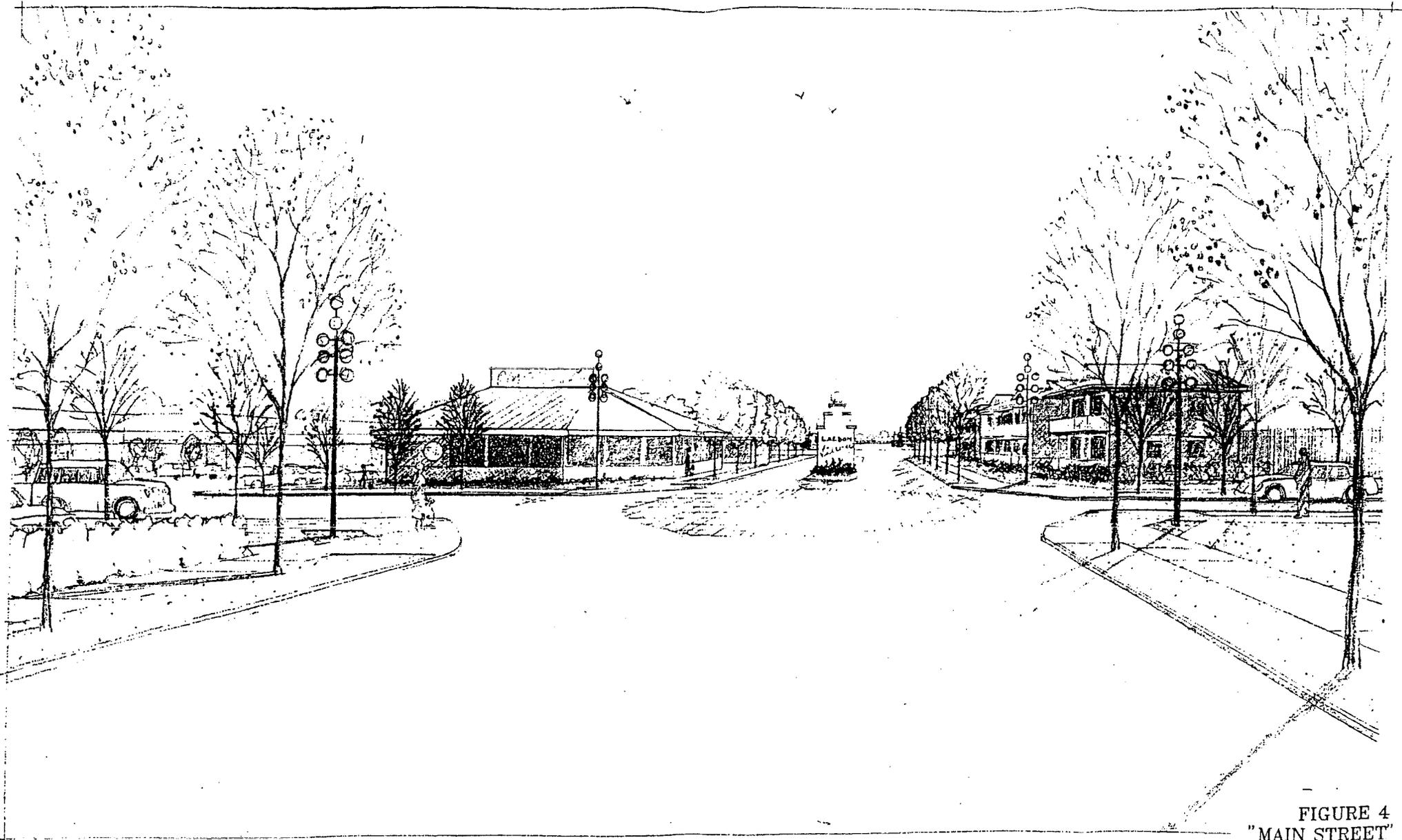


FIGURE 4
"MAIN STREET"

Table 1. Neighbourhood Area Structure Plan Statistics

Land Use	Acres (+/-)	Hectares (+/-)	Percentage
Residential - Single Family Detached Dwellings (R1)	38.90	15.748	25.9
Residential - Single Family Narrow Dwellings (R1-N)	28.47	11.525	18.9
Residential – Duplex Dwellings (R1-A)	12.72	5.148	8.5
Residential-Multi-Family	7.90	3.196	5.3
Commercial	0.41	0.165	0.30
Day Care Site	0.25	0.103	0.2
Church Site	1.75	0.710	1.2
Middle School/Park Site (1)	13.76	5.568	9.2
Local Parks and Walkways	4.75	1.923	3.2
Detention Pond	4.20	1.699	2.8
Remaining P.U.L. Lots	0.25	0.102	0.2
Streets and Lanes	38.54	14.795	24.3
TOTAL DEVELOPABLE AREA	149.94	60.681	100.0

1. *0.557 (1.38 acres) of Municipal Reserve to be purchased by the City of Red Deer for storm water detention pond needs in the northwest corner of the plan area.*

Table 1 illustrates that 58.6 per cent of the site (net of streets and lanes) is for residential uses, 12.6 per cent for parks and open space, (with an additional 2.8 per cent for detention ponds), 24.3 per cent for streets and lanes and the balance for other neighborhood uses including commercial and a church.

4.1.3 Residential

The Plan is a carefully integrated neighborhood, providing for a variety of housing types, ranging from single detached to townhouses. It is comprised of a series of residential cells relating to the collector street loop and focusing to a large extent upon small parks and the linear open space network.

The low density residential areas will consist mainly of R1 single detached dwellings, R1A semi detached dwellings, and R1N single detached narrow dwellings. In order to provide lotting consistency, the grouping of these different types of dwellings will be separated by either a roadway, a lane way or a P.U.L.

The residential medium density areas are proposed in two locations,

- Two small sites, likely comprised of townhouses, in the neighborhood core area, and
- One strip likely comprised of townhouses, in the S.E. corner of the quarter section and
- A site in the southern portion of the site which is presently shown as a possible church site.

Areas proposed for walk-out basements are shown in Figure 3.

4.1.4 Density

The residential density identified in the East Hill Area Structure Plan is in the range of 32 to 50 persons per hectare (13 to 20 persons per acre).

The Neighbourhood Area Structure Plan, depending upon the actual lot size and ultimate multi-family product, is anticipated to accommodate 800 to 850 dwelling units.

Based upon the estimated product distribution this equates to a density of 38 to 40 persons per hectare.

4.1.5 Open Space

The key components of the Open Space system proposed in the Neighbourhood Area Structure Plan are discussed below followed by a statement of municipal reserve calculations.

Components

The components of the proposed open space system, which are cited below, include a neighborhood school and park centre, three small local parks, storm detention facilities and a centrally located linear park.

- a) **Neighborhood School and Park Facility**
A 13.76 acre (5.57 hectare) neighborhood school and park site is provided in the location indicated in the East Hills Area Structure Plan adjacent to the existing storm detention facility. The site plan has been modified by shifting the school envelope to the south.

The Plan also proposes to locate a children's playground at the north end of the linear park immediately to the south of the collector street.

- b) **Linear Park**
A 3.19 acre (1.313 hectare) north south linear park provides a central open space feature and pedestrian connection.
- c) **Local Parks**
Three small local parks are indicated on the Plan. These parks are strategically located to provide centralized open space and entry features.
- d) **Storm Detention**
Two storm detention facilities are provided in the Plan. One is situated in the northwest corner of the site and is incorporated into the neighborhood park and will be an extension of an existing pond to the west. The developer will be compensated for 1.38 acres (0.557 hectares) of the land contributed towards this pond. The second facility comprising 4.20 acres (1.701 hectares), all of which will be a Public Utility Lot is proposed in the southeast corner of the Plan area.

Municipal Reserve

In order to realize the open space network envisioned by the Plan, there is a total of 18.51 acres (7.49 hectares) of municipal reserve. Of this 1.38 acres (0.557 hectares) are to be purchased by the City of Red Deer for storm water detention ponds. This results in an over-dedication of 2.14 acres (0.87 hectares).

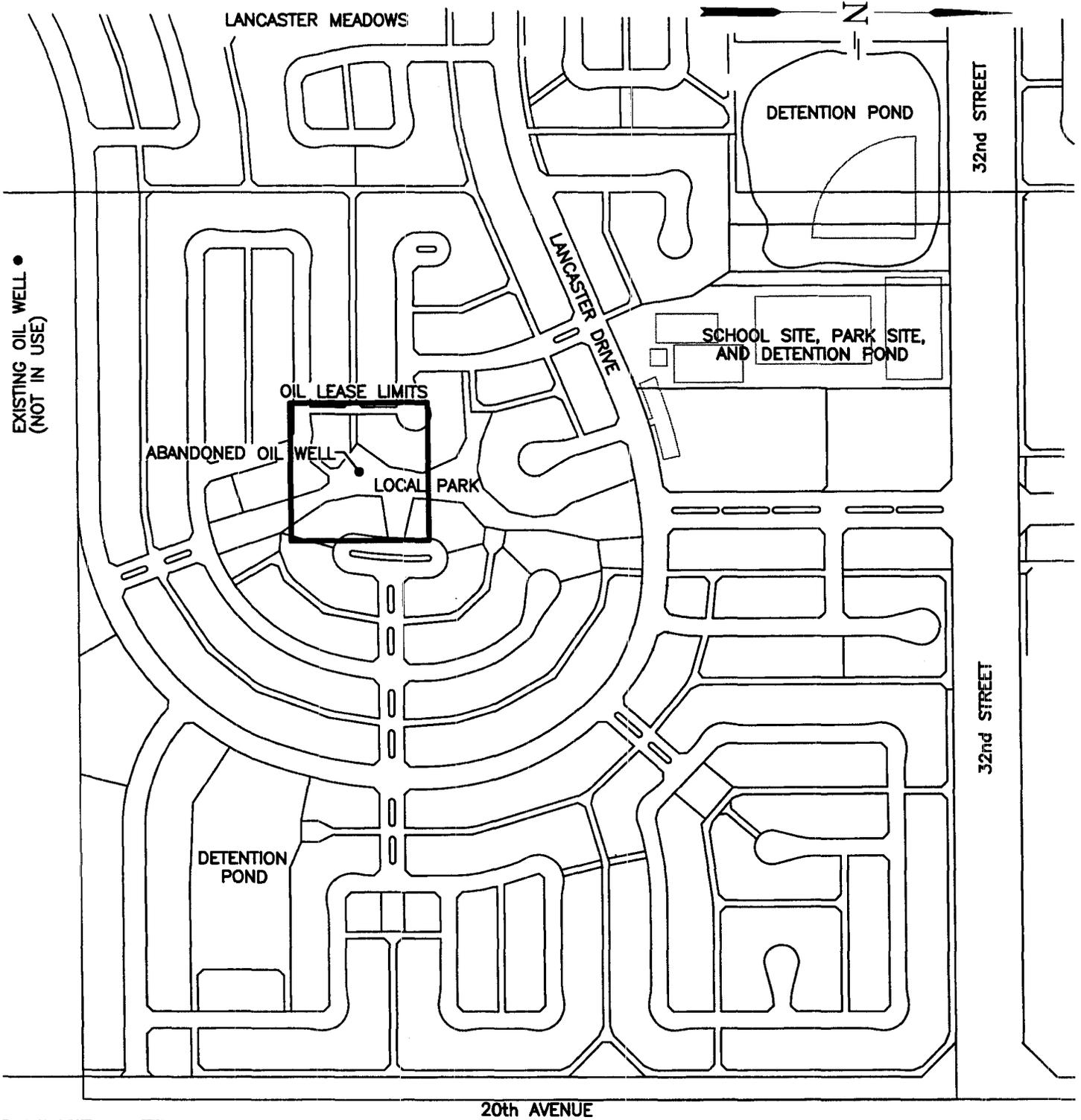
4.1.6 Environmental Issues

As indicated in Section 3.4 of this report, and illustrated in Figure 2, the Ecological Profile Report for southeast Red Deer prepared by the City of Red Deer Parks and Culture Department, dated September 24, 1997, identifies a priority "B" Wetland in the north central portion of the subject quarter section. The report appropriately describes it as semi-permanent. Based upon the vegetation it contains it appears to be wet for only part of the year. The cultivated area around its perimeter defines the size as approximately 196 feet (60m) by 394 feet (120m). Tire tracks from a tractor were evident across the slough illustrating the current dry nature of the slough. The feature, in the opinion of the consultants, is not particularly significant and its sustainability is in question once urban development has occurred around it. Therefore, the feature has not been incorporated into the Plan.

The Ecological Profile also identified an existing tree stand within the 20th Avenue right of way as a priority "A" feature. The report suggests that the road right of way be shifted eastward and that, in lieu of a typical berm, the trees be retained and a municipal strip be provided.

A site review of the trees in question indicated that only a narrow band exists on

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 5
ABANDONED OIL WELL**

SCALE 1:5000

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the west side of the existing dirt road and that more of the treed area exists on the east side of the existing dirt road. Assuming that the existing dirt road is approximately in the middle of the existing 66 foot (20m) right of way, which appears to be the case from an examination of air photography, the roadway for 20th Avenue would have to be shifted to the east of the existing 66 foot (20m) road right of way. In other words, most of the 197 foot (60m) right of way for the ultimate 20th Avenue would have to be purchased from the quarter section to the east, namely the SW ¼ Section 12, Township 38, Range 27 west of the 4th meridian.

The quality of the trees proposed to be preserved must also be considered. The band on the west side of the dirt road is very narrow. It consists of old dying poplars, some younger poplars and willows. At the very least, the westerly most 33 feet (10m) of the old 66 foot (20m) road right of way is probably not worth preserving. The band along the east side of the dirt road is wider but contains a similar quality of trees.

Construction adjacent to the trees, and particularly a change in adjacent grades, will result in a number of the existing trees dying.

Accordingly, a realistic re-assessment is required to determine, if in fact the trees are worth saving.

Insofar as the abandoned oil wells are concerned, the site has been assigned a rating of “moderate” in terms of environmental risk. This, according to AGRA’s report submitted under separate cover, means that petroleum hydrocarbon contaminated soils could be encountered. If so, the soil should be assessed and the affected area remediated as necessary. Development within 50m of the abandoned well site will be addressed prior to the approval of the affected subdivision plan.

5.0 TRANSPORTATION

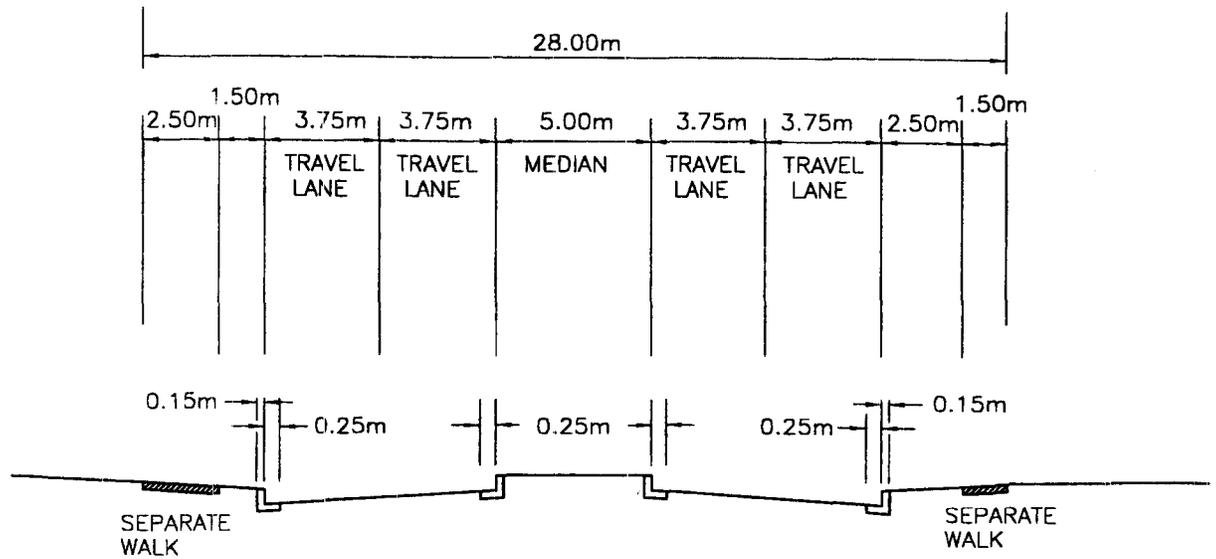
5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Neighbourhood Area Structure Plan conforms to the East Hill Area Structure Plan. At some point in the future there will be two arterial roadways adjacent to the quarter section:

- 32nd Street along the northern boundary of the quarter, and
- 20th Avenue along the eastern boundary of quarter section.

The internal transportation system will ultimately tie into 32nd Street and 20th Avenue. An internal collector loop street will tie into the collector road system in Lancaster Meadows to the west. This extension of Lancaster Drive from the west will initially provide access to the subject site until 32nd Street is extended eastward. A collector stub will connect the

DIVIDED RESIDENTIAL COLLECTOR



UNDIVIDED RESIDENTIAL COLLECTOR

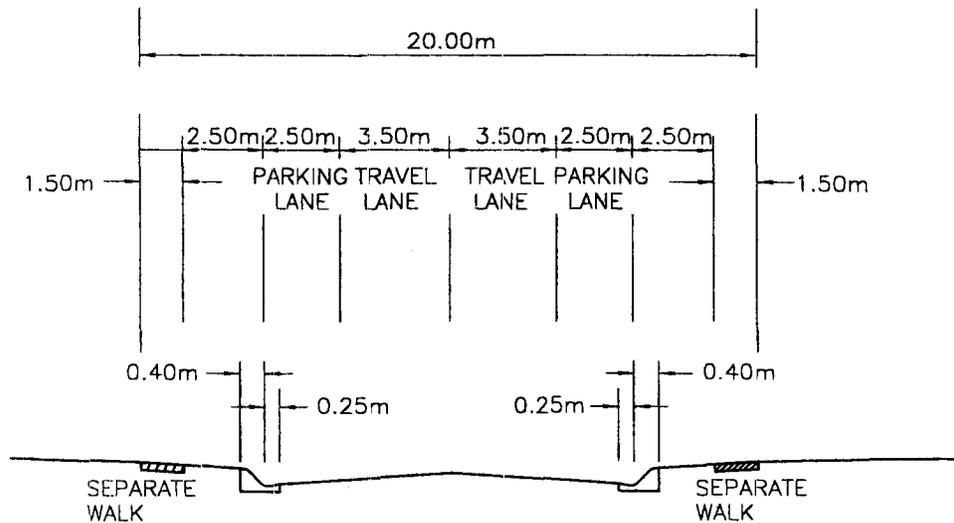


FIGURE 6
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL

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internal collector to 32nd Street and will function as “main street”. The northern part of this street will have no median and will permit an additional lane for turning movements at the intersection with 32nd Street. The southern portion of the entry road will be a divided collector. The proposed cross-section for this street is illustrated in Figure 6. This cross-section conforms to the City of Red Deer Design Guidelines drawing B5, except that a 1.50 metre wide separate walk is proposed on the east side of the roadway, adjacent to the commercial site. A 2.5 metre separate sidewalk will be located along the west side, adjacent to the neighborhood park and multi-family area.

It should be noted that the developer intends to explore options for the creation and implementation of a Home Owners Association, which, amongst other things, would assume the ongoing maintenance of public landscaped areas , i.e. traffic islands which may not typically be assumed by the City.

Figure 6 also illustrates the proposed cross-section for the internal collector loop road. This cross-section conforms to the City of Red Deer Design Guidelines, Drawing B-5, except for the proposed 1.50 metre wide separate sidewalk on both sides of the roadway.

A collector stub is provided at the south which will tie the internal collector loop with future development to the south.

Residential entrance roads, many of which may have medians, will provide access to each of the cells.

5.2 Pedestrian Circulation Patterns

Figure 3 Illustrates a continuous integrated pedestrian system throughout the quarter section. As shown on the Plan:

- The pedestrian linkage is continued from the City’s Lancaster Meadows quarter section via the 1.4 metre wide separate sidewalk located along the north side of Lancaster Drive.
- Pedestrian linkages are provided to both 32nd Street and 20th Avenue.
- A pedestrian linkage is proposed through the central linear and neighborhood park system.
- Internal linkages exist to the centrally located linear park system, and
- Although the Neighbourhood Area Structure Plan does not show it, it is assumed that the City will construct a pedestrian walkway of some sort along the south side of 32nd Street and along the west side of 20th Avenue when these arterial roads are constructed.

The pedestrian linkage system illustrated on the Neighbourhood Area Structure Plan connects key neighborhood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

The pedestrian movement patterns are designed for both internal and external flows.

6.0 MUNICIPAL SERVICING

Most of the municipal services required to service this quarter section are existing, and are a direct extension of services located along the west boundary of the quarter section.

6.1 Storm Sewer System

Due to the topography of the site, two storm detention ponds will be required to service the quarter section. An existing storm detention pond, located immediately to the west of the northwest corner of the quarter, will be extended easterly to accommodate a portion of the storm runoff from the north westerly portions of the subject lands. The combined area from the City's Lancaster Meadows quarter and the Laebon quarter which drains to this pond is approximately 173 acres (70 hectares).

A second storm detention pond is required to service the southeast portions of the quarter due to its existing low-lying topography. The approximate area of the contributing lands which will drain to this pond is 74 acres (30 Ha). The storage volume required to accommodate a one in 100 year storm event is approximately 17,000 cubic metres.

6.1.1 Minor Drainage System

Runoff from storms up to a one in five year event will be handled via a gravity piped system. Consideration will also be given to providing a weeping tile drainage system for all lots. The design will be completed in accordance with the City of Red Deer Design Guidelines.

Figures 7 illustrate the conceptual layout for the storm servicing.

6.1.2 Major Overland Drainage System

The major overland drainage will exist regardless of whether or not it is designed for. When there is too much storm runoff for the piped system to handle, the runoff will flow overland along the easiest path available. This will occur when the storm is greater than a one in five year event.

To accommodate this situation, roads and lanes will be designed to route the overland flow runoff to either the northwest or southeast storm detention ponds. Some ponding will occur within the roads, lanes and municipal reserve areas. The

detailed design process will ensure that the major overland drainage system is designed in accordance with the City of Red Deer Design Guidelines.

The major overland drainage system is illustrated schematically on Figure 8.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Lancaster Meadows quarter section to the west.

A 250 millimeter diameter sanitary main will be extended with the south leg of Lancaster Drive to service the south part of the subject quarter section. A 375 millimeter diameter sanitary main will be extended along the north leg of Lancaster Drive to service the northern part of the subject quarter section, and other property to the north. Figure 9 illustrate the conceptual layout.

The southeast corner is the lowest portion of the quarter section. In order to accommodate gravity forced sewer systems, significant quantities of fill will be required in this area. If the standard rear lot servicing is used, the resultant fill will necessitate back sloping into the quarter section to the south. Accordingly, a more reasonable approach to servicing this area is via the street servicing alternative. This would allow for normal walkout basement lot grading and have less impact to the lands to the south.

All facilities required for the sanitary sewer system will be designed in accordance with the City of Red Deer Design guidelines.

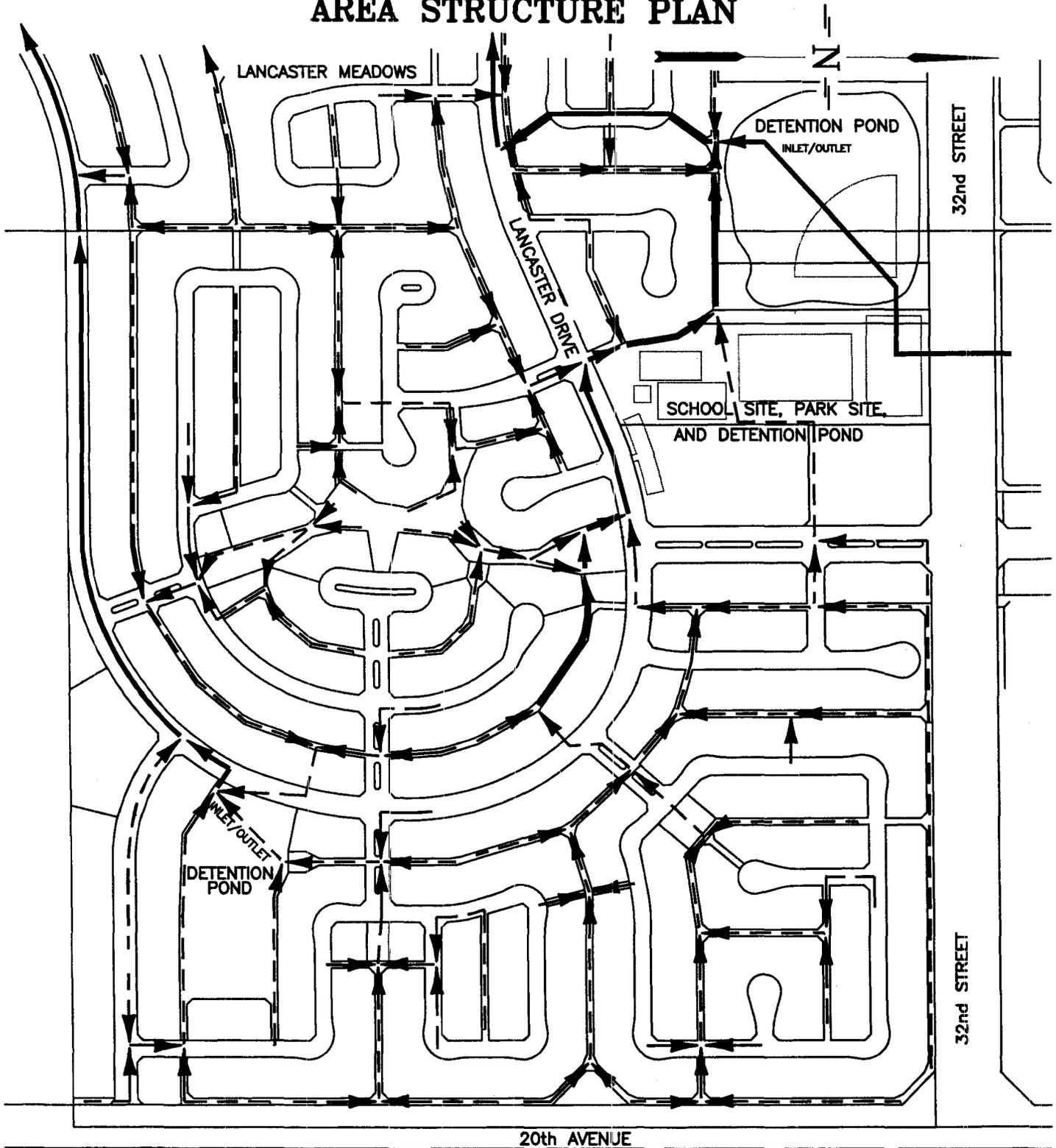
6.3 Water Distribution System

The water distribution system required to service the subject quarter section is a direct extension of the water distribution system for the Lancaster Meadows quarter section to the west. The largest water supply mains include:

- A 300 millimeter diameter water main to be extended in the lane north of the south leg of Lancaster Drive;
- A 250 millimeter diameter water main to be extended along the north side of the north leg of Lancaster Drive.
- A 300 millimeter diameter water main to run in a north/south direction along 20th Avenue (the eastern boundary of the property), as per the requirements of the CH2M Hill's 1992 Water System study.

Computer water modelling will be utilized to evaluate actual water main sizes within the subject quarter section.

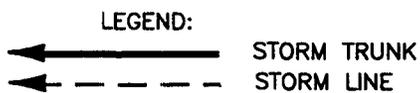
LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 7
STORM SEWERS**

SCALE 1:5000

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REVISED: NOV. 28/02

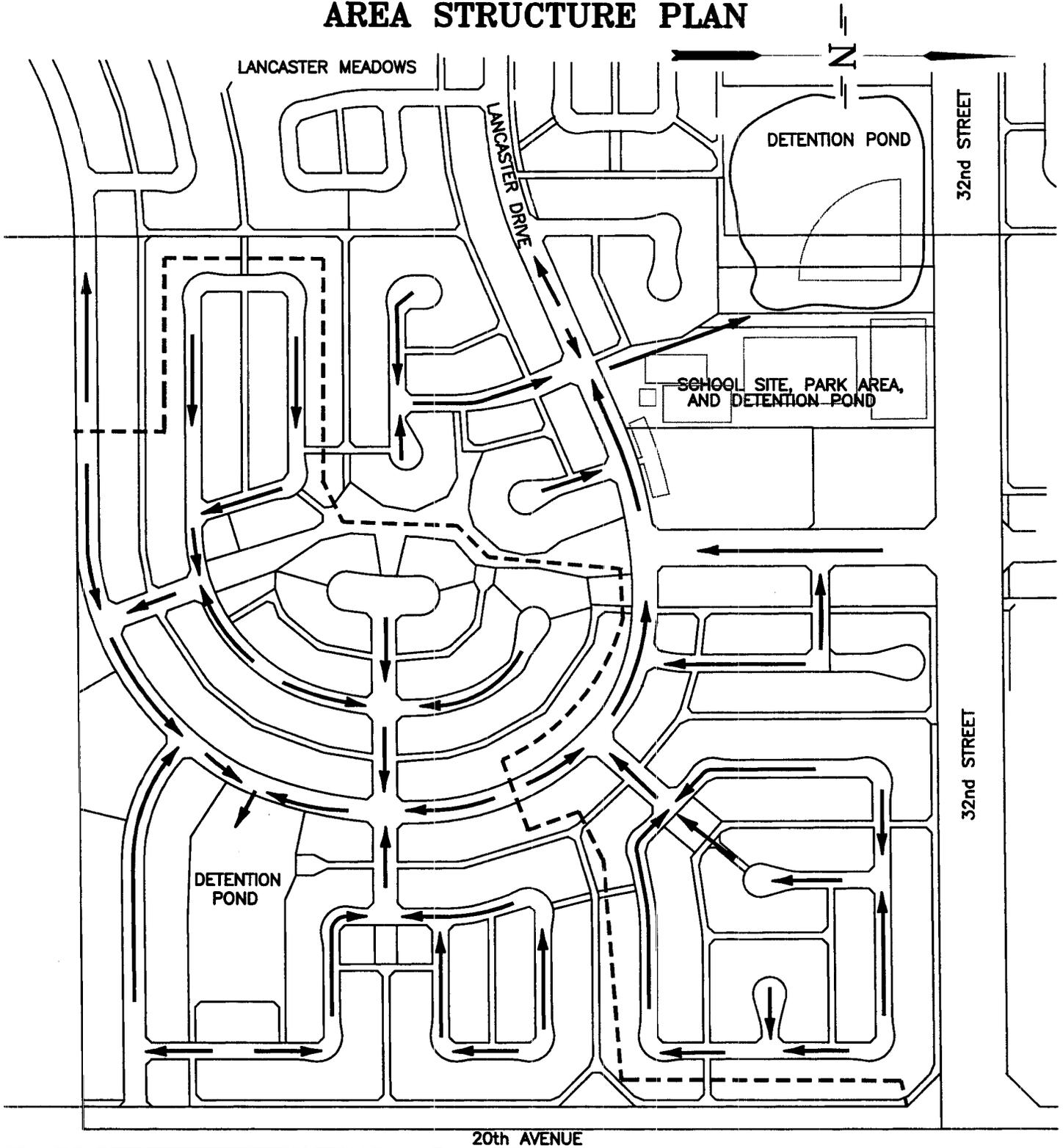


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LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 8
OVERLAND DRAINAGE
GREATER THAN 1:5
YEAR STORM EVENT**

LEGEND:

- DIRECTION OF FLOW
- BOUNDARY OF CATCHMENT AREA

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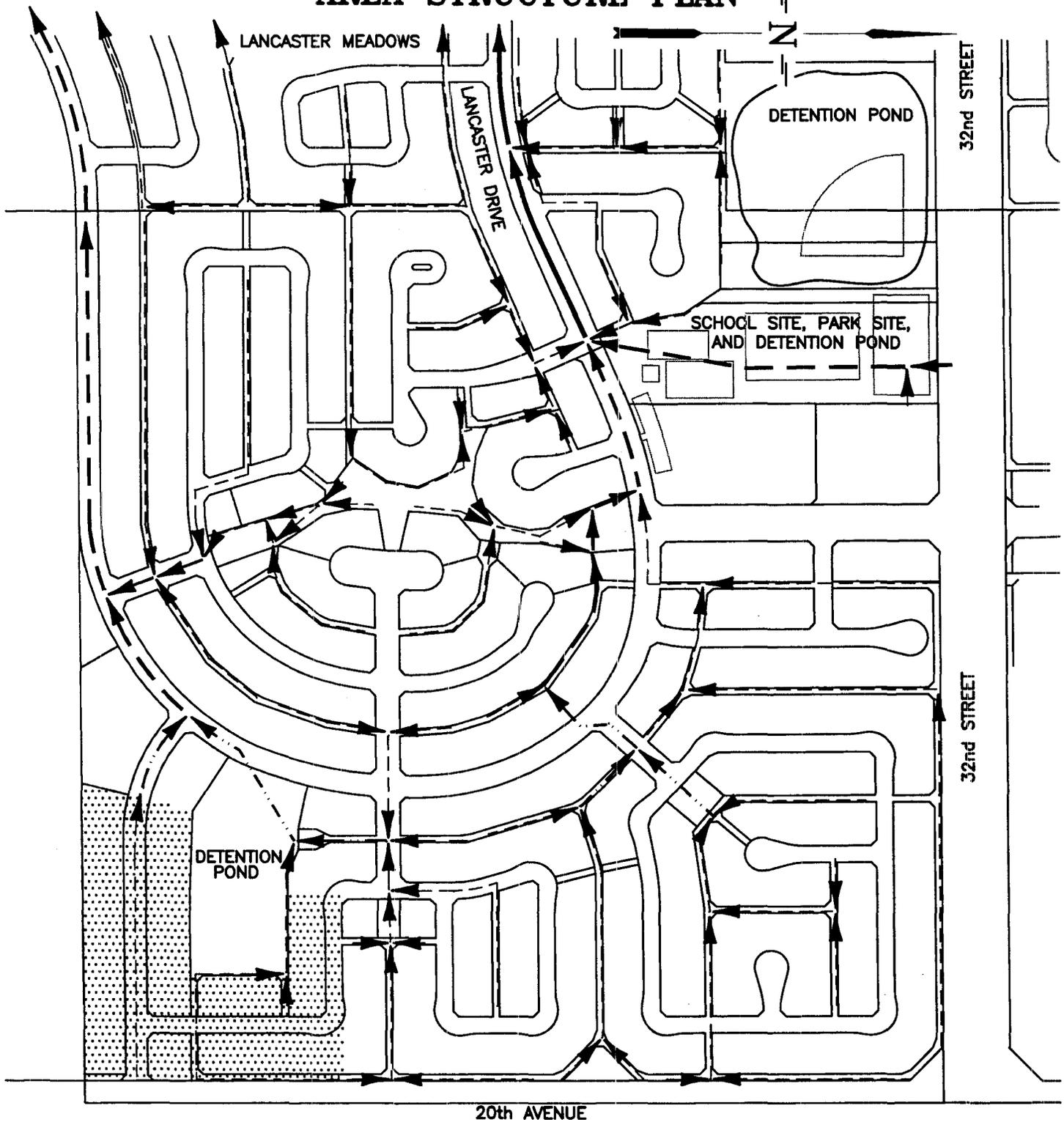
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REVISED: NOV. 28/02

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**FIGURE 9
SANITARY SEWERS**

SCALE 1:5000

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REVISED: NOV. 28/02

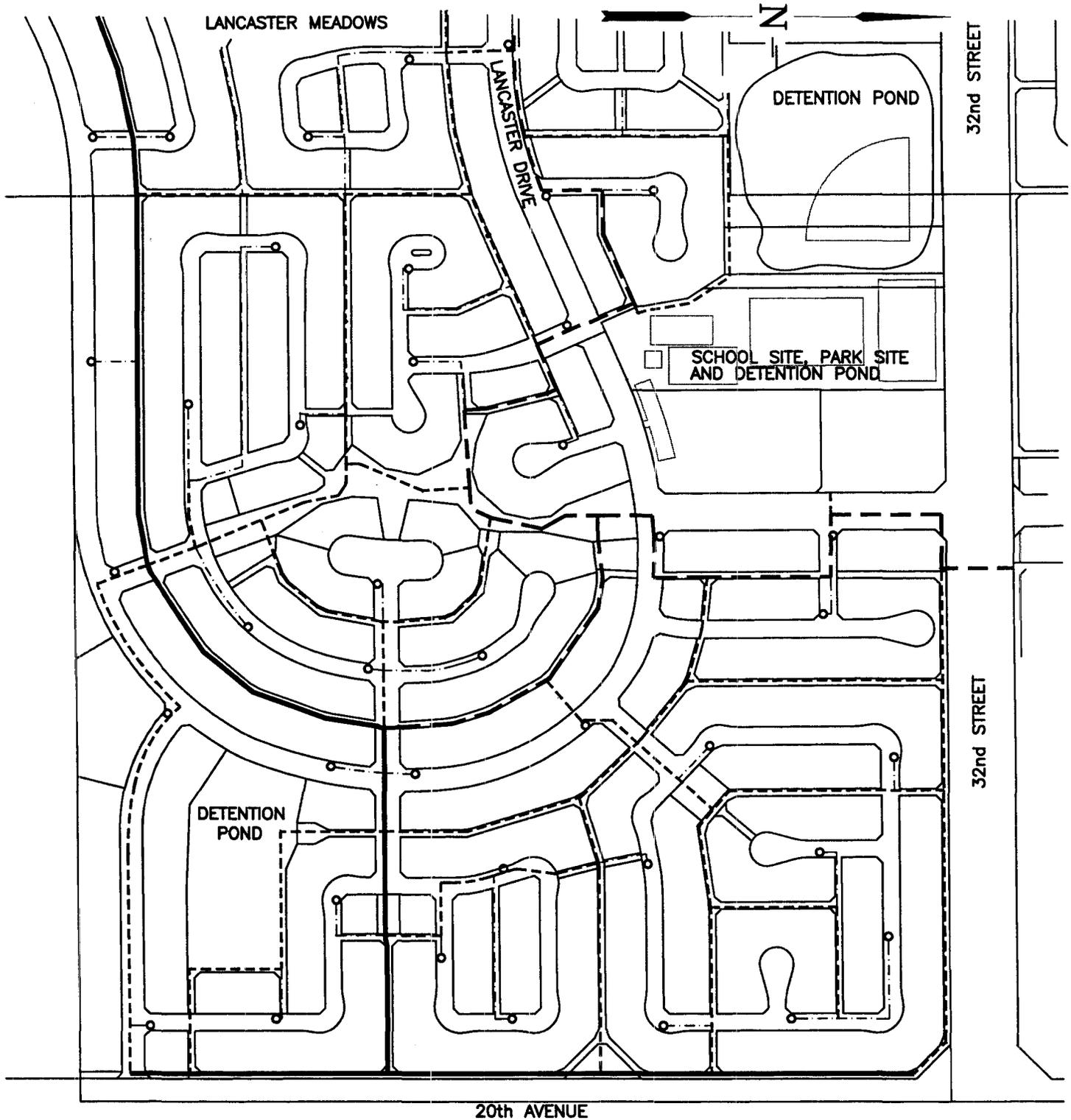
LEGEND:	
←———→	375mm SAN
←- - - ->	300mm SAN
←· · · · ·>	250mm SAN
←- · - · ->	200mm SAN
[Hatched Box]	LOW AREA WHICH REQUIRES FILL IN ORDER FOR SANITARY TO WORK

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RED LINE

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 10
WATER DISTRIBUTION**

SCALE 1:5000

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REVISED: FEB. 18/00
REVISED: NOV. 28/02

LEGEND:

- 300mm WATER
- - - - 250mm WATER
- - - - 200mm WATER
- - - - 150mm WATER
- HYDRANT

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RED LINE

Figure 10 illustrates the conceptual layout for water servicing.

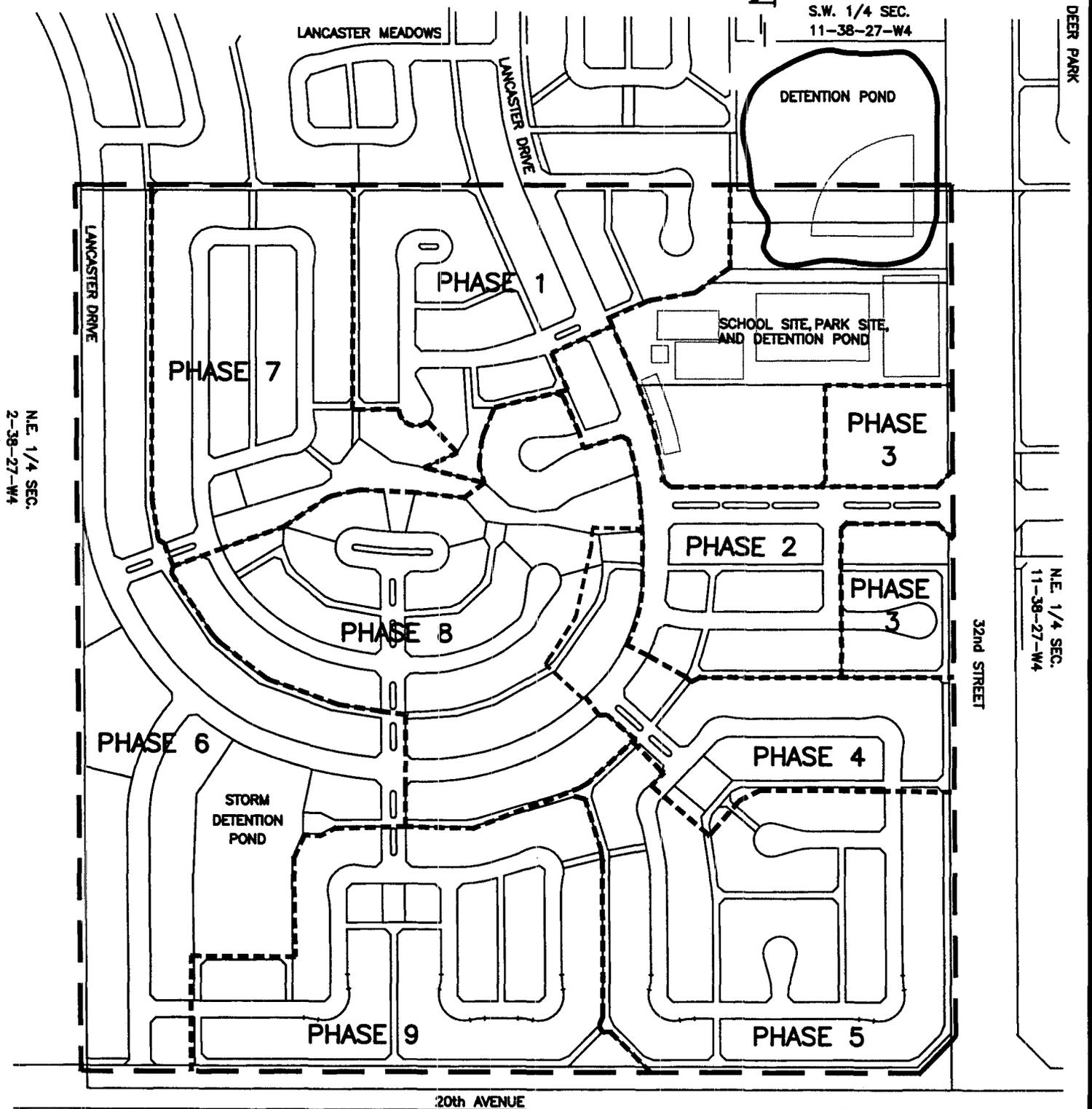
6.4 Shallow Utilities

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and Northwestern Utilities have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Neighbourhood Area Structure Plan.

7.0 PHASING OF DEVELOPMENT

Figure 11 illustrates the proposed phasing for development. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of later development.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 11
PHASING PLAN**

SCALE 1:5000

S.W. 1/4 SEC.

LEGEND:
PHASE BOUNDARY - - - - -

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INTERPLAN STRATEGIES INC.

PREPARED BY:

AL-TERRA
ENGINEERING LTD.

REVISED: JUNE 04/98
REVISED: FEB. 18/00
REVISED: AUG. 10/01
REVISED: NOV. 28/02

BYLAW NO. 3156/A-2003

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

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

- 1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 1/2003 attached hereto and forming part of the bylaw.

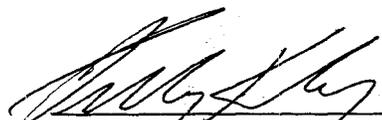
READ A FIRST TIME IN OPEN COUNCIL this 27th day of January 2003.

READ A SECOND TIME IN OPEN COUNCIL this 24th day of February 2003.

READ A THIRD TIME IN OPEN COUNCIL this 24th day of February 2003.

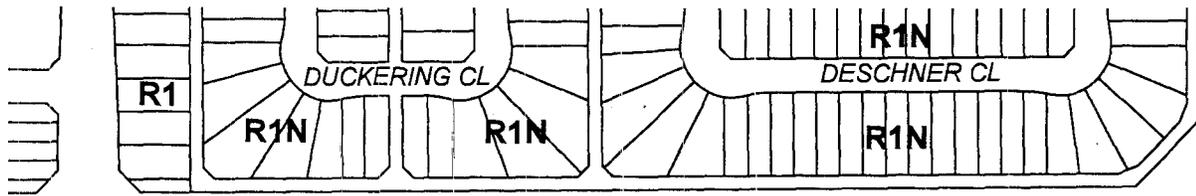
AND SIGNED BY THE MAYOR AND CITY CLERK this 24th day of February 2003.


MAYOR

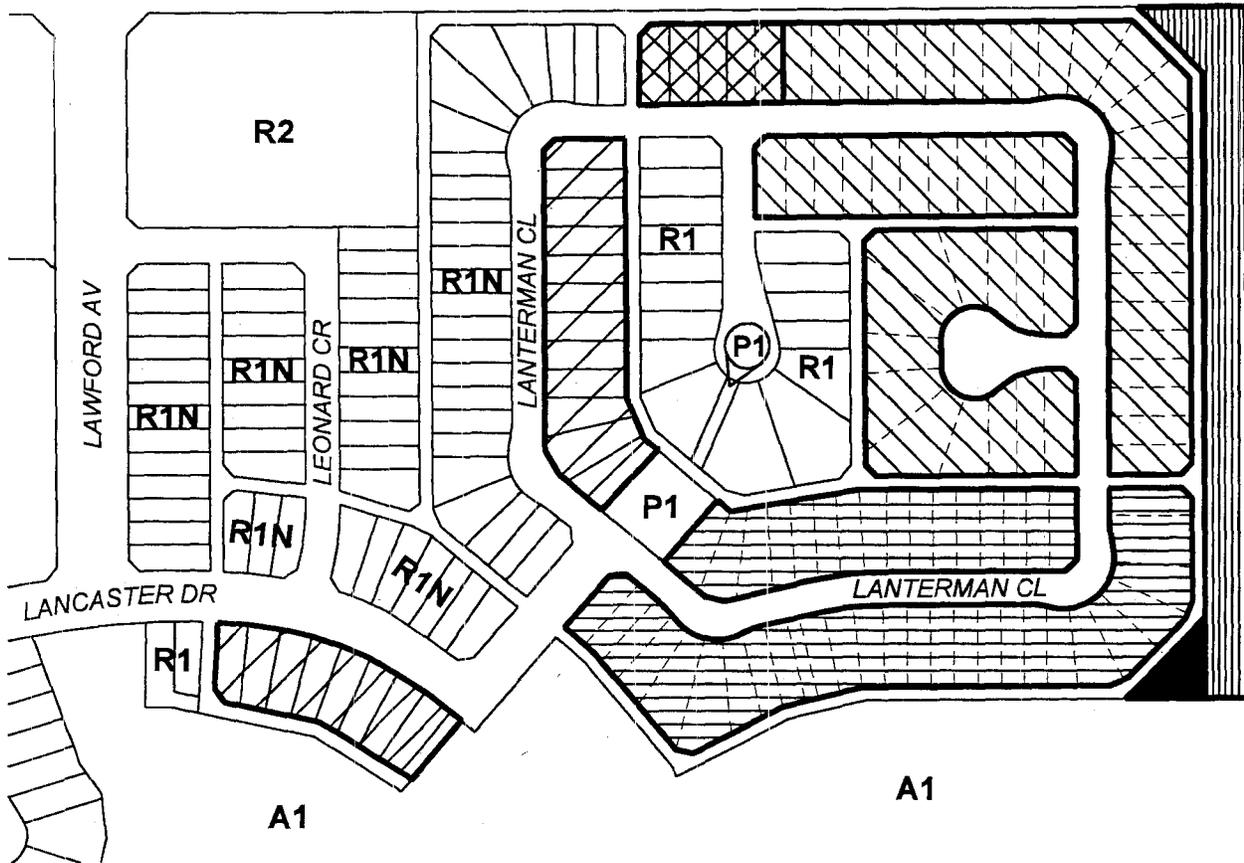

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



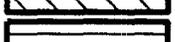
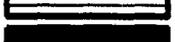
32 STREET



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

- R1N to R1 
- R1A to R1 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- A1 to Road 

MAP No. 1/2003
 BYLAW No. 3156/A-2003



Transit Department

DATE: February 14, 2003
TO: City Clerk
CC: NA
FROM: Transit Manager
SUBJECT: Red Deer Public Schools – Request for Restricted Discounted Pass Recommendation from The Student Transportation Task Force For Council Agenda – February 24, 2003

Further to the Council Decision dated December 2, 2002 a Task Force was formed with members from the Public School District, the Catholic Board of Education, Transportation Advisory Board representation, two members of Council, and City administration.

The Task Force was able to reach consensus and prepare a recommendation for Council's consideration and action. A detailed report indicating 2 final options to be considered has been prepared by the Task Force and is attached.

It was evident at the outset of this task that the impacts of this situation would negatively impact net City expenditures. The estimated result with both options is very similar in terms of the impacts to net expenses. The overall and greater good, for this community, is however better served by choosing to keep student customers on public transit.

With regard to the budgetary impacts of this situation it is our intention to absorb partial year costs within current operating funds. As the impacts of this do not take effect until September 2003 the effect is estimated at \$40,000 to \$50,000. We will monitor this situation and report promptly should this not be manageable. This has been analyzed in consultation with the Director of Corporate Services.

Recommendation

We respectfully recommend that City Council resolve to maintain transportation for public school students on public transit and approve Option 1, as recommended by the Student Transportation Task Force.

A handwritten signature in black ink, appearing to read 'Kevin Joll'.

Kevin Joll

/kj

Attachments



Special Student Transportation Task Force

DATE: February 14, 2003

TO: City Clerk

CC: NA

FROM: Councillor Larry Pimm, Chair
Student Transportation Task Force

SUBJECT: Student Transportation Task Force Recommendation

Background

The Red Deer Public School District and the Red Deer Catholic Board of Education have worked cooperatively for many years with The City of Red Deer to support student transportation on City of Red Deer buses and to find ways to enhance our public transit system. Together they have adjusted schedules, found efficiencies and generally made decisions that have supported a system that better serves our whole community.

The school divisions however, now face a situation where the current transportation expenditures are not sustainable. They must find ways to cut costs.

On October 28, 2002, Cindy Jeffries, Chairman, Board of Trustees, Red Deer Public Schools requested that City Council give consideration to the implementation of a restricted student bus pass at a price similar to that available in Grande Prairie, Lethbridge and Medicine Hat (reported as ranging from \$20.00 to \$36.00). This request was made in an attempt to maintain required transportation services to students while reducing costs to the Board.

Council denied this request and resolved that an invitation be extended to Red Deer Public School District #104 and the Red Deer Catholic Board of Education, to participate in a task force together with two City Councillors, one member from the Transportation Advisory Board and Transit Department administrative staff from The City of Red Deer, to address the question of student transportation more fully.

Task Force Members

- Red Deer Public School District - Bill Stuebing, Gail Holland & Deb Beck
- Red Deer Catholic Board of Education - Gord Bortje & Dick Dornstauder
- City Councillors - Larry Pimm (Task Force Chair) & Jeffrey Dawson
- Transportation Advisory Board, Chair - Marlin Styner
- Transit Department - Kevin Joll & Roger Bouchard
- Social Planning Department - Susan Taylor

February 14, 2003
Student Transportation Task Force Recommendation

Task Force Objectives

The following objectives were agreed upon at the outset of the Task Force process:

1. To establish a timeline for the task force process and report to Council.
2. To develop an understanding of the needs and challenges facing Red Deer school districts in providing adequate and appropriate transportation for their students.
3. To develop an understanding of the needs and challenges of the City of Red Deer Transit System as it relates to student transportation.
4. To explore opportunities to provide adequate, safe transportation at a lower cost.
5. To develop recommendations acceptable to both School Boards and the City for continued provision of student transportation by Red Deer Transit.
6. It is expected that the task force process will be a collaborative process, preferably resulting in a consensus report.

Expected Task Force Outcomes

1. A student transportation operational model and transit fare option, that is mutually acceptable by all parties.
2. A final report and recommendation to City Council for consideration and action.

Process Outcomes

The group met on December 17, 2002, January 14 & 28 and February 13, 2003. Several discussions for clarification of various options also took place among administrative staff during the process. Each group presented situational information to clarify current operations and to indicate the impact of a variety of timing and route changes to the current systems and costs. It was noted that to achieve Transit efficiencies, school end and start time adjustments would need to be made. The Catholic School District also indicated that substantial savings in pass costs must be achieved to warrant impacting school start and end times for 6 Catholic schools and thousands of students.

Summary of Efficiencies and Financial Outcomes (as estimated in Option 1)

Public School District saves on monthly pass costs	\$115,000
Catholic Board of Education saves on monthly pass costs	\$63,000
Families save on monthly pass costs	\$115,000
Efficiencies for transit – schools adjust start and end times	\$140,000
Efficiencies for transit – Boards cancellation of pass distribution fee	\$6,500
Increased revenue for transit from – CBOE adding 135 customers	\$35,000
Increased revenue from taxes with either Option 1 or Option 2	\$106,000

In addition, Task Force members noted other community-based factors for consideration:

February 14, 2003

Student Transportation Task Force Recommendation

- Environmental and traffic management impacts
- Utilization of current infrastructure
- Long term public transit ridership

Based on the discussions and analysis undertaken, the Task Force was able to reach consensus on an option for recommendation.

Options (See page 4; & 5 for "A comparison of Student Transportation Options")

1. Students continue to be transported during the hours of 6:15 A.M. to 5:00 P.M., Monday to Friday, on public transit with a *\$26/month Restricted Pass* and during all regularly scheduled transit hours with a discounted *Full Fare Student Pass* at \$40/month. These passes will be provided to School Divisions as a bulk purchase (effective September 2003).
2. Red Deer Public School students are transported to school using charter services, not public transit. *Full Fare* monthly passes will be available to all other students at the regular rate of \$47/month (effective September 2003).

Recommendation

The Task Force respectfully recommends that City Council:

1. Resolve to maintain the integrity of public transit ridership and infrastructure by implementing **Option 1** based on a 5-year agreement subject to performance review for continuation after June 2004.
2. Direct administration to conduct a detailed analysis of expenditures and pass sales in February 2004, after 5 full months of operation. At this time a decision will be made on the viability of this arrangement, including continuation beyond June 2004.
3. Direct administration to develop a letter of agreement between the City; the Public School District; and the Catholic Board of Education.



Councillor Larry Pimm, Chair

Special Student Transportation Task Force

A Comparison of Proposed Student Transportation Options

Note: all numbers presented in this table are full year estimates, based on our best understanding of current and previous experience.

Option	Assumptions	Financial Picture		Benefits	Disadvantages/Risks
	Current Public Transit Situation	Expenditures	\$5,063,934	NA	NA
		Revenue	<u>2,178,432</u>		
		Net Cost to City	\$2,885,502		
#1 \$26 restricted use pass \$40 discounted full fare pass (effective September 2003)	<ul style="list-style-type: none"> • 50% of current secondary students continue to purchase discounted full fare pass • 50% of current secondary students switch to \$26 restricted use pass • Restricted times: Monday to Friday 06:15am to 5:00pm • Fare increases for restricted passes will be tied to increased transportation grants provided to Schools by the Province • School Boards agree to cancel 1% administration fee for distributing passes (\$6,500) • Catholic School District moves roughly 135 students from Charter Service back onto public transit generating approximately (\$35,000) in revenue • Revised school start & end times means a reduction of 2 buses and operating expenditures for Transit (\$140,000) <p style="margin-left: 20px;"> Expenditure Change (\$140,000) Revenue Change (245,910) Net Cost Change to City \$105,910 </p>	Expenditures	\$4,923,934	<ul style="list-style-type: none"> • Students remain on public transit using established infrastructure rather than duplicate systems (no duplication of bus stops, limiting impacts on homeowners, fewer vehicles to transport students) • Student transportation flexibility to ride free during school hours or upgrade for \$14 to ride anytime • School Boards savings on pass costs • Adjusted school start and end times increases efficiencies, reduces costs to Transit, and increases customers • General use of public transit promoted for students, carries forward into adult years • Expansion of transit service to new areas is supported by student customer base (approx. 50% of current ridership) • Increased revenue may result if more than 50% of students choose to upgrade to full fare pass • Transit system provides bus supervision with issues being addressed in partnership with school staff, parents and RCMP • The value of discounted passes puts roughly \$115,000 into Red Deer family pockets • Total system revenue/cost percentage reduced marginally to 39% from 43% 	<ul style="list-style-type: none"> • Additional \$105,910 tax supported revenue required • Discounted full fare student passes may create future expectations if the 5-year agreement is not continued after 1 year • If less than 50% of students upgrade to full fare pass, additional revenue loss (approx. \$31,000 if 40%; approx. \$62,000 if 30%; approx. \$199,000 if 100%) • 9 schools and thousands of students and parents must adapt to revised school start & end times
	Revenue	<u>1,926,022</u>			
Net Cost to City	\$2,991,412				

Option	Assumptions	Financial Picture	Benefits	Disadvantages/Risks						
<p>#2 Public School Students transported by charter bus service.</p>	<ul style="list-style-type: none"> • Secondary student customers reduced from 2,330 to 620 (10 month average/month) • Secondary students without monthly passes generate an estimated (\$120,000) in cash revenue** • 10 inactive buses parked and held in stock until sold or other service provided \$60,000*** • 300 Catholic students continue to use public transit paying \$47/mth • 200 Public students choose public transit purchasing the \$47 monthly pass • 120 other students continue using public transit paying \$47/mth • 4 buses used to serve direct student ridership demand • 5 buses used to provide regular system overload support for 5 regular routes • 12 buses remain providing regular scheduled public system (5 spare buses for breakdown) <p>Expenditure Change* (\$553,404) Revenue Change** (658,710) Net Cost Change to City*** \$105,306</p> <p>* Includes reduced expenditures for labour (\$189,244) (\$167,244 operating; \$22,000 wash/clean), equipment (\$362,160) & supplies (\$2,000) ** Included in revenue prediction *** Included in net cost to City</p>	<table border="0"> <tr> <td>Expenditures</td> <td style="text-align: right;">\$4,510,530</td> </tr> <tr> <td>Revenue</td> <td style="text-align: right;"><u>1,519,722</u></td> </tr> <tr> <td>Net Cost to City</td> <td style="text-align: right;">\$2,990,808</td> </tr> </table>	Expenditures	\$4,510,530	Revenue	<u>1,519,722</u>	Net Cost to City	\$2,990,808	<ul style="list-style-type: none"> • Expenditures are reduced with a reduction of 5,786 transit hours, by parking buses, or by selling off 10 buses • The impact to net tax cost is roughly the same in the short term (compared to Option #1) • The net tax cost could be reduced if buses are sold • An estimated 620 students will still use public transit • Greater efficiencies are possible if 4 buses are not specifically required for continuing school customer demand • Net cost impacts will be improved if more than the estimated 620 students purchase full fare passes (200 more students could generate \$94,000 over 10 months) • Decreased expenditures if the Catholic School District decides to also transport students by charter rather than on public transit 	<ul style="list-style-type: none"> • Additional \$105,306 tax supported revenue required • Extreme revenue and ridership loss • Students/parents pay the full fare, out-of-pocket for any public transit use • Additional private sector transit infrastructure in Red Deer • Reduced promotion of public transit as lifestyle choice • Increased negative impact on environment • Expansion of transit service to new areas will not be supported by student customer base • Less convenience for students and families and negative impact on quality of life • Families that need access to public transit will pay full fare with no school subsidies • Approximately 4 full time equivalent transit staff will be laid off unless other business is gained • Short term staffing needs may be jeopardized between March and June of 2003 as these staff members are very likely to find other jobs • With the pass price not reduced the Catholic Student District may potentially consider transporting students by charter too, rather than with public transit (more lost revenue) • If transit buses are sold there is no turning back and selling buses will likely generate less than current capital investment • Total system revenue/cost percentage reduced to 34% from 43%
Expenditures	\$4,510,530									
Revenue	<u>1,519,722</u>									
Net Cost to City	\$2,990,808									

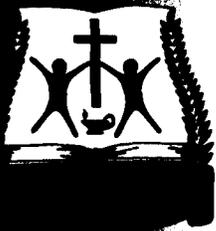
Comments:

We concur with the recommendations of the Task Force and recommend Council direct City Administration to develop the letter of agreement as outlined. As noted in the detailed analysis, the cost to the City is roughly equivalent regardless of the choice to include or not include student rider ship on the transit system. We acknowledge that this differs from the preliminary financial analysis completed when this issue was first discussed last year. The current statistics represent more detailed and realistic assessment of the actual operating impact of both choices. The estimates are no doubt conservative to a degree but provide for Council the best estimate the Administration can develop. In the development of the agreement we note the importance of the detailed analysis of actual outcomes after 5 months of operation. This will give both the School Boards and the City much better opportunity to assess the long-term impact of their joint decision. In the agreement we can also provide for regular increases in the cost of the restricted student pass reflecting any increases in the Provincial Transportation Grant allocated to the School Boards. In addition we can include a clause which would call for a review of the cost of passes should the Province significantly enhance their Transportation Grant to the School Boards at any time.

Though the additional cost to the City's Operating Budget is substantial, we note that it has relatively little impact on the cost per capita of the transit system overall to Red Deer citizens and leaves Red Deer roughly in the middle of the pack in terms of cost per capita as compared to other the major cities of Alberta.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Copy Council, Clerks
C. Jensen, B. Goffers, K. Goll

Montfort Centre
10 - 61 Street
Red Deer T4N 6N8
(303) 343-1055
(303) 347-6410

File in
Feb. 24
Council
Agenda

March 20, 2003

Mayor Gail Surkan
Box 5008
Red Deer, AB
T4N3T4

Dear Mayor Surkan:

We are in receipt of the letter from the City Clerk outlining the resolution passed by City Council on February 24, 2003 regarding the report from the Student Transportation Task Force.

Our school division was pleased to sit on the Task Force and provide input into the report that was delivered to City Council.

As you are aware, our Division supports the recommendations of the Task Force and has communicated this to Mr. Kevin Joll, Transit Manager.

We would like to take this opportunity to acknowledge the City of Red Deer administration and members of council for their willingness to work with the two school divisions on this issue. Through this cooperative effort we have created a cost effective and sustainable student transportation service for our students. This long-term agreement is beneficial to all parties and highlights once again the great working relationship that exists between the City of Red Deer, Red Deer Public School District and Red Deer Catholic Regional Division.

Sincerely,

R. M. Dornstauder
Assistant Superintendent, Finance

RMD/vrk

**Red Deer Public School District No. 104 / Red Deer Catholic Regional
Division No. 39 / City of Red Deer**

Student Transportation - Letter of Agreement

Whereas The City of Red Deer; and Public School District No. 104 (RDPSD No. 104); and Red Deer Catholic Regional Division No. 39 (RDCRD No. 39) have a longstanding relationship with managing student transportation, and

Whereas, City Council, of The City of Red Deer, resolved to maintain this relationship by providing restricted discounted student passes,

Therefore be it resolved that the following terms of agreement are set.

1. City of Red Deer Transit will provide restricted student passes for \$26/month/pass. Fare increases will be assessed annually and will be linked to Alberta Learning transportation funding increases.
 - a. Definition: "restricted student passes can be used on any transit route Monday thru Friday from 06:15am to 5:30pm on school days only"
2. City of Red Deer Transit will provide discounted full fare student passes at the bulk purchase rate to schools of \$40/month/pass. Fare increases will be assessed annually and will be subject to inflationary increases together with other transit fares, subject to City Council approval.
 - a. Definition: "a discounted full fare student pass is equivalent to a regular full fare student pass and can be used on any transit route at any time the transit system operates from September to June"
3. RDPSD No. 104 and RDCRD No. 39 will distribute student passes at no administrative charge to The City.
4. RDPSD No. 104 and RDCRD No. 39 to set each school's actual start and end time with adequate separation time between Lindsay Thurber Comprehensive High School and Hunting Hills High School / Notre Dame High School / Eastview Middle School, with LTCHS starting and ending earlier than the other school grouping, in consultation and agreement with The City of Red Deer Transit Department.
5. The Red Deer Catholic Regional Division No. 39 will re-direct at least 135 students at St Thomas and St Francis Middle Schools, currently being transported by charter buses, to public transit.
6. The term of the agreement will be for 5 years from September 2003 to June 2008, subject to section 7 and 8 of this agreement. Continuance of the agreement beyond June 2008 is subject to review and agreement at least 18 months prior to September 1, 2008.
7. This service agreement is subject to a trial period of 10 months from September 2003 to June 2004 with a detailed review to be undertaken in February 2004 after 5 months of operation. The evaluation will assess:
 - a. If public transit revenue losses exceed projected losses as indicated in "Option 1 - Student Transportation Task Force Report, February 13, 2003", The City of Red Deer reserves the right to cancel this agreement with notice provided in writing no later than February, 2004

Red Deer Public School District No. 104 / Red Deer Catholic Regional
Division No. 39 / City of Red Deer

Student Transportation - Letter of Agreement

- b. If Alberta Learning transportation funding is decreased substantially or if other school system changes warrant action, either School District reserves the right to cancel this agreement with notice provided in writing no later than February, 2004
8. For exceptional circumstances any party reserves the right to bring this agreement forward for review and possible changes, or for termination, by providing at least 12 months written notice prior to September 1 of any given year.
9. Annual student transportation service planning reviews will be conducted with consultation among all parties, prior to March, to allow appropriate time for service adjustments effective September each year.
10. Introduction of transit routes in new areas will be subject to approval by City Council and must be identified 18 months prior to September 1 of any given year.

Dated: *March 19, 2003*



Deborah Beck

Associate Superintendent, Business Services

Red Deer Public School District No. 104

Dated: *March 19, 2003*



Richard Dornstaeder

Assistant Superintendent of Finance

Red Deer Catholic Regional Division No. 39

Dated: *March 19, 2003*



Kelly Kloss, City Clerk

City of Red Deer

/kj



FILE

CITY CLERK'S DEPARTMENT

February 25, 2003

Mr. G. Bontje, Chair
Red Deer Catholic Regional Division #39
5210 - 61 Street
Red Deer, AB T4N 6N8

Dear Mr. Bontje:

Thank you for attending the February 24, 2003 Council Meeting. Council reviewed the report presented by the City of Red Deer Transit Manager and the recommendations of the Student Transportation Task Force regarding a request for restricted discounted bus passes and passed the following resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Transit Manager, dated February 14, 2003 re: Red Deer Public Schools - Request for Restricted Discounted Pass Recommendation from The Student Transportation Task Force, hereby:

1. Approves implementing Option 1 as noted in the above report in which students continue to be transported during the hours of 6:15 A.M. to 5:00 P.M., Monday to Friday, on public transit with a \$26/month Restricted Pass and during all regularly scheduled transit hours with a discounted Full Fare Student Pass at \$40/month. These passes will be provided to School Divisions as a bulk purchase (effective September 2003).
2. Agrees this option is based on a 5-year agreement subject to performance review for continuation after June 2004.
3. Directs administration to conduct a detailed analysis of expenditures and pass sales in February 2004 after 5 full months of operation reviewing the viability of continuation beyond June 2004.
4. Directs administration to develop a letter of agreement between the City; the Public School District; and the Catholic Board of Education based on Option 1.

...2/

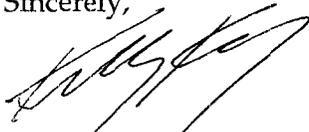
Red Deer Catholic Regional Division #39

February 25, 2003

Page 2

I understand that your Division will review the recommendations of the Task Force. Once the outcome of your review is completed, please advise Mr. Kevin Joll, City of Red Deer Transit Manager.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a faint, illegible stamp or background.

Kelly Kloss
City Clerk

KK/chk

c K. Joll, Transit Manager

* * * Transmission Result Report (MemoryTX) (Feb.25. 2003 10:15AM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Feb.25. 2003 10:09AM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
6852 Memory TX	3476410	P. 3	OK	

Reason for error

- .1) Hang up or line fail
- .3) No answer

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



P.O. Box 5008, Red Deer, Alberta T4N 3T4
Web Site: www.city.red-deer.ab.ca

City Clerk's Department (403) 342-8132
Email: cityclerk@city.red-deer.ab.ca

DATE: FEBRUARY 25, 2003

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 3

FAX TO: RED DEER CATHOLIC SCHOOLS

ATTENTION: MR. G. BOUJSE

THEIR FAX NO: 347-6410

FROM: CHRISTINE KENZIE

DEPARTMENT: CITY CLERK'S

PHONE #: (403) 342-8132

MESSAGE AREA (if required):

- LETTER RE FEBRUARY 24, 2003 COUNCIL DECISION RE STUDENT BUS PASSES
- ORIGINAL LETTER IN MAIL.

Confidentiality Notice

This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.

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

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



FILE

CITY CLERK'S DEPARTMENT

February 25, 2003

Mr. D. Falk, Superintendent
Red Deer Public School Board
4747 - 53 Street
Red Deer, AB T4N 2E6

Dear Mr. Falk:

At the February 24, 2003 Council Meeting, Council reviewed the report presented by the City of Red Deer Transit Manager and the recommendations of the Student Transportation Task Force regarding a request for restricted discounted bus passes and passed the following resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Transit Manager, dated February 14, 2003 re: Red Deer Public Schools - Request for Restricted Discounted Pass Recommendation from The Student Transportation Task Force, hereby:

1. Approves implementing Option 1 as noted in the above report in which students continue to be transported during the hours of 6:15 A.M. to 5:00 P.M., Monday to Friday, on public transit with a \$26/month Restricted Pass and during all regularly scheduled transit hours with a discounted Full Fare Student Pass at \$40/month. These passes will be provided to School Divisions as a bulk purchase (effective September 2003).
2. Agrees this option is based on a 5-year agreement subject to performance review for continuation after June 2004.
3. Directs administration to conduct a detailed analysis of expenditures and pass sales in February 2004 after 5 full months of operation reviewing the viability of continuation beyond June 2004.
4. Directs administration to develop a letter of agreement between the City; the Public School District; and the Catholic Board of Education based on Option 1.

...2/

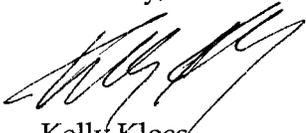
Red Deer Public School Board

February 25, 2003

Page 2

I understand that the Red Deer Public School Board will review the recommendations of the Task Force. Once the outcome of your review is completed, please advise Mr. Kevin Joll, City of Red Deer Transit Manager.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a light blue horizontal line.

Kelly Kloss
City Clerk

KK/chk

c K. Joll, Transit Manager

* * * Transmission Result Report (MemoryTX) (Feb.25. 2003 10:01AM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Feb.25. 2003 10:00AM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
6850 Memory TX	3478190	P. 3	OK	

Reason for error

- m.1) Hang up or line fail
- m.3) No answer

- m.2) Busy
- m.4) No facsimile connection



P.O. Box 5008, Red Deer, Alberta T4N 3T4
Web Site: www.city.red-deer.ab.ca

City Clerk's Department (403) 342-8132
Email: cityclerk@city.red-deer.ab.ca

DATE: FEBRUARY 25, 2003

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 3

FAX TO: Red Deer Public School Board.

ATTENTION: D. FALK.

THEIR FAX NO: 347-8190

FROM: CHRISTINE KENZIE

DEPARTMENT: CITY CLERK'S DEPARTMENT

PHONE #: (403) 342-8132

MESSAGE AREA (if required):

- LETTER RE: FEB 24, 2003 COUNCIL DECISION RE STUDENT BUS PASSES.
- ORIGINAL LETTER IN THE MAIL.

Confidentiality Notice

This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.

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

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



Community Services

Our File: 0195

DATE: March 16, 2004

TO: Kelly Kloss, Manager
Legislative and Administrative Services

FROM: Kevin Joll, Transit Manager

SUBJECT: Transportation Agreement – Red Deer School Districts

This informational report is submitted for distribution to Mayor Surkan and members of City Council.

Thank you,

A handwritten signature in black ink, appearing to be 'K. Joll'.

Kevin Joll
Transit Manager

:slm
att.



Transit Department

*file w/ Council Decision and the school districts
Our File: 0195*

DATE: March 19, 2004
TO: Norbert Van Wyk, City Manager
CC: Mayor Surkan and Councillors
FROM: Transit Manager
SUBJECT: Transportation Agreement – Red Deer School Districts

Further to the Council Resolution of February 24, 2003, and trial-period outcomes, we have agreed to continue the 5-year agreement with the school districts. Letters of agreement have been formalized with both districts.

As indicated during Budget deliberations the overall net impact was less than projected, based on actual revenues and expenditures from September to December 2003. The net impact was projected at \$105,000 and the outcome was roughly \$64,000. The pass sale percentage split between restricted and unrestricted was projected to be 50/50. The trial-period proved a 70/30 split. In itself this created a revenue loss. At the same time cash fares and single ride ticket revenue increased to offset the loss. We also created some operating expenditure efficiencies through scheduling, and there was also an overall increase in the transit customer base.

We have also met with both school districts and they are pleased with the service they receive and wish to continue the agreement. They have agreed to fare increases for September 2004; \$26.50 from \$26 for the restricted pass and \$41 from \$40 for the unrestricted pass.

In terms of concerns; the school districts would like student passes to include picture identification, and service to new areas was raised. They have agreed to hold off on new style passes until the transit study considers new fare collection technology so that we can consistently apply a new strategy across the system, not just for students. New neighbourhoods are also being addressed, for the most part, for September 2004.

This is forwarded for your information. Please contact me with questions or concerns.

Kevin Joll

KJ:slm

c. Colleen Jensen, Director of Community Services

Attachment Council Decision – February 24, 2003

City Clerk's Department

DATE: February 25, 2003

TO: Kevin Joll, Transit Manager

FROM: Kelly Kloss, City Clerk

SUBJECT: Red Deer Public Schools – Request for Restricted Discounted Pass Recommendations from The Student Transportation Task Force

Reference Report:

Transit Manager, dated February 14, 2003

Resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Transit Manager, dated February 14, 2003 re: Red Deer Public Schools – Request for Restricted Discounted Pass Recommendation from The Student Transportation Task Force, hereby:

1. Approves implementing Option 1 as noted in the above report in which students continue to be transported during the hours of 6:15 A.M. to 5:00 P.M., Monday to Friday, on public transit with a \$26/month Restricted Pass and during all regularly scheduled transit hours with a discounted Full Fare Student Pass at \$40/month. These passes will be provided to School Divisions as a bulk purchase (effective September 2003).
2. Agrees this option is based on a 5-year agreement subject to performance review for continuation after June 2004.
3. Directs administration to conduct a detailed analysis of expenditures and pass sales in February 2004 after 5 full months of operation reviewing the viability of continuation beyond June 2004.
4. Directs administration to develop a letter of agreement between the City; the Public School District; and the Catholic Board of Education based on Option 1.

Report Back to Council: No

...2/

Council Decision – February 24, 2003
Transit Manager
Page 2

Comments/Further Action:

Transit Department to conduct a detailed analysis of expenditures and pass sales in February 2004 as noted in the above resolution.

A letter of agreement is to be developed between the City, the Public School District and the Catholic Board of Education regarding the above resolution.

Kelly Kloss
City Clerk
/chk

c Director of Community Services
Treasury Services Manager

City Clerk's Department

DATE: February 25, 2003
TO: Kevin Joll, Transit Manager
FROM: Kelly Kloss, City Clerk
SUBJECT: Red Deer Public Schools – Request for Restricted Discounted Pass
Recommendations from The Student Transportation Task Force

Reference Report:

Transit Manager, dated February 14, 2003

Resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Transit Manager, dated February 14, 2003 re: Red Deer Public Schools – Request for Restricted Discounted Pass Recommendation from The Student Transportation Task Force, hereby:

1. Approves implementing Option 1 as noted in the above report in which students continue to be transported during the hours of 6:15 A.M. to 5:00 P.M., Monday to Friday, on public transit with a \$26/month Restricted Pass and during all regularly scheduled transit hours with a discounted Full Fare Student Pass at \$40/month. These passes will be provided to School Divisions as a bulk purchase (effective September 2003).
2. Agrees this option is based on a 5-year agreement subject to performance review for continuation after June 2004.
3. Directs administration to conduct a detailed analysis of expenditures and pass sales in February 2004 after 5 full months of operation reviewing the viability of continuation beyond June 2004.
4. Directs administration to develop a letter of agreement between the City; the Public School District; and the Catholic Board of Education based on Option 1.

Report Back to Council: No

Council Decision – February 24, 2003
Transit Manager
Page 2

Comments/Further Action:

Transit Department to conduct a detailed analysis of expenditures and pass sales in February 2004 as noted in the above resolution.

A letter of agreement is to be developed between the City, the Public School District and the Catholic Board of Education regarding the above resolution.



Kelly Kloss
City Clerk
/chk

c Director of Community Services
Treasury Services Manager

MEMORANDUM:

February 12/03

To: City Clerk

From: Harold Jeske, Recreation, Parks & Culture Department Manager.
Jerry Tennant, Athletics Programmer
Dave Matthews, Community Development Planning Coordinator

Re: Proposed Mountain Bike Park.

For the past two years the Recreation, Parks and Culture Department has been working with the Central Alberta Bicycle Club and interested individuals to identify an area, and develop plans for a Mountain Bike Park. The Public Works department, Red Deer River Naturalists and Environmental Advisory Board have also been involved in an advisory capacity.

Mountain Biking and the need for proper facilities for the sport, have been issues in the City of Red Deer and Red Deer County for several years. With a surge in popularity of the sport over the last few years, demand has grown for a dedicated facility that would meet the needs of those who participate in the various mountain biking disciplines. Without a proper site, devotees have been developing trails and building structures in City parks and on private land. This unauthorized use has caused environmental damage to the affected areas and poses very real personal injury and liability concerns. There is a need to expeditiously deal with these problems to the benefit of bikers, private landowners and the municipalities involved.

History of the sport:

The popularity of mountain bike riding, especially in natural settings, has increased steadily since its inception in the 1970s. Ninety percent of bikes sold in the United States in 1993 were mountain bikes. Canada, New Zealand and the United States are among several international tourist destinations offering mountain bike riding as a thrill-seeking nature-based activity. The increase in the number of trails and number of riders, however, has also heightened concerns for the environmental impacts of the sport and user conflicts. Mountain bike riding by its very nature, is an activity mainly pursued on trails and similar features such as old logging roads and utility right of ways in park reserves and other natural settings. Most physical impacts, therefore, relate to changes on the trails and adjacent areas.

Current Trends:

Recreational and competitive mountain bikers prefer trails in natural settings and a clear avoidance of urban or built environments. Some are willing to travel greater distances to use trails in natural settings, however a facility adjacent to an urban area is deemed more appropriate for young riders and those who wish to enjoy their sport for an hour or two after work or school. The trend therefore is for riders to create their own trails in municipal park settings or on private land close to the city. Some of the inappropriate areas now being used are Kentwood, the Barrett Park escarpment, Pines escarpment and the Northey, Larratt and Chisholm properties that lie between MacKenzie Trail Park and River Bend.

In some of the areas obstacles (stunts) are being constructed which pose a public safety hazard while in others there is considerable environmental damage. Responsible riders realize the actions of a few are detrimental to the reputation of the sport and they are eager to work with the City and private landowners to rectify the situation.

The Need:

There is a need for a multi-use mountain biking park that will meet the needs of the various disciplines. Cross-country mountain bikers require a large area capable of accommodating a seven to ten kilometer course. It should have a variety of terrain that allow for course changes with little effort. This could include a starter course up to three meters wide and a sixty-centimeter expert course. Free-ride mountain bikers require two to three acres for a Free Ride stunt course and a downhill grade of up to 600 meters for a dual slalom course.

Local Involvement/Partnerships:

There are a variety of groups in Red Deer that have an interest in the establishment of a mountain bike park. The Central Alberta Bicycle Club has 30 to 40 members and a base of 150 riders who participate in mountain biking on a regular basis. There is also a core group of 25 riders who are involved in downhill, slalom and free-ride disciplines. In addition, It is estimated there are several hundred casual riders, mostly of middle and high school age who would make use of such a facility. These associations and individuals have been heavily involved in the process to date and are willing to continue their involvement to ensure a park is designed, constructed and maintained to a high standard.

Benefits:

Respondents to surveys have indicated they ride mountain bikes because it is fun, healthy, challenging and a social activity. Some enjoy the competition aspect of the sport while others see it as a means of transport and a way to relax and experience nature. Most riders have indicated that a designated recreational mountain bike park, in close proximity to the city, would benefit the sport as a whole and recreational riders in particular.

The benefits of having a designated park include:

- less likely to have people riding in environmentally sensitive areas
- more control over the development of features within the park
- ability for riders to develop their skills in a safe, structured environment
- user groups will participate in development, maintenance and security aspects of the facility
- ability to concentrate sport in a designated area and educate the public about its use

Proposed Location:

The proposed location for a recreational mountain bike park is the escarpment north of 77th street between the Northlands and Riverside Industrial areas. This site has areas that would accommodate cross-country, dual slalom and free ride disciplines. There is potential for the existing dry landfill site to be incorporated into the park as well as a utility right-of-way known as the meadows.

Environmental Assessment:

The Parks Maintenance section of the Recreation, Parks and Culture Department completed an environmental impact study in the fall of 2001. The report describes eight ecological zones found in the proposed area and makes recommendations for use of the site as a Mountain Bike Park. A copy of the study is attached to this report.

Site Development:

As mentioned earlier in this report, the proposed site is adaptable for all three disciplines associated with the sport of Mountain Biking. There are several kilometres of trails already in place as a result of casual use by bikers and hikers. With minor alterations and upgrading these will be suitable for the cross-country discipline. The utility right of way known as the meadow would be enhanced with fill and contoured to meet the needs of the slalom racers. One- half of the dry landfill site and the adjoining treed area at the top of the escarpment would be developed with features (jumps, ramps, rails, stairs, etc.) creating the free-ride portion of the park. It is proposed to have two official entrances to the park, one off of 77th street and the other off of 48th avenue. Barriers would be placed at "unofficial" entrances to deter ATV's and other off road vehicles. The entrances would have signage outlining the trail systems and indicating rules and regulations. Various features within the park would also have signs denoting degrees of difficulty and giving cautionary warnings.

Safety/Liability:

Safety of riders is of paramount importance in developing a Mountain Bike Park. While there are no set standards for these parks, the trails, courses and features would be constructed to afford maximum protection and safety for participants. Professional advice (i.e. Journeyman carpenter) would be sought in building the various features and initial inspections would be carried out by the City to ensure they have been properly constructed. After the Park is operational all features will be inspected on a regular basis. An extraction plan will also be developed in cooperation with Red Deer Emergency Services in case there are injuries requiring emergency medical treatment.

Since this would be an open park,(no supervision), much the same as a playground or the Skateboard Park, the issue of liability will have to be addressed by the City of Red Deer and the Central Alberta Bicycle Club as the partner groups. The City would be covered by its own liability insurance while the club and its members are covered under the Alberta Bicycle Association. The City's Risk Management and Insurance Analyst has been consulted and does not foresee any difficulty with the insurance/liability issue.

Project Funding:

A park on the proposed site would be developed in stages with funding coming from a variety of sources. The City has already budgeted some money while additional funding would come from grants and other initiatives of the partner user groups and the Recreation, Parks and Culture Department. Construction budgets will be developed on an ongoing basis as plans progress. Ongoing maintenance and upkeep will be the responsibility of the Central Alberta Bicycle Club. An initial budget is attached to this report.

Process to Date:

1. In June of 2001 a meeting was held with representatives from potential user groups, Red Deer County and interested individuals to look at the need, discuss issues and identify potential sites for a park. The escarpment and adjacent areas north of 77th street were chosen as the best potential site for a mountain bike facility.
2. As a result of this decision, a representative group walked the area to map out suitable locations for the various courses that would make up the park.
3. A second meeting was held in July to review the results of the walk through and set a timetable for pursuing the matter. Other mountain bike parks in the province that might provide a template were also identified. These included Canmore Nordic Centre and Calgary Olympic Park.
4. An internal meeting, with staff from the Recreation, Parks and Culture and Engineering and Public Works departments was held to look at environmental and construction issues.
5. The Parks Maintenance section completed an ecological assessment of the area.
6. A committee representing the Recreation, Parks and Culture Department, Public Works, The Environmental Advisory Board, The Red Deer River Naturalists, user groups and interested individuals, was formed to guide the process for designing and developing the Park.
7. The committee spent several months gathering information, developing site plans, identifying funding sources and preparing this report.
8. A public meeting was held in November 2002 to present conceptual design and construction information and to answer questions relevant to the Park.

Rationale:

The community Services Division Master Plan states that the Recreation, Parks and Culture Department should work with the citizens of Red Deer to provide accessible and affordable recreation, park and culture programs, services and facilities, as well as enhance working relationships and seek new partnerships.

The City of Red Deer Bicycle Master Plan states that the designation and development of a specific mountain bike course in Red Deer would be welcomed by the local bicycling community, and would add a further dimension to the recreational and sporting opportunities in Red Deer. Such a facility could also act as a focus for the bicycling community, and help stimulate an active partnership with the City of Red deer and other user groups in maintaining river valley trails. To this end, the City should work with the local bicycling community with a view to establishing a recognized mountain bike course within or adjacent to the City.

This report and the accompanying Environmental Impact Study were presented to the Environmental Advisory Board on January 28th and the Recreation, Parks and Culture Board on February 11th. Both groups supported the recommendations to establish a mountain bike park in the area proposed in the report.

Recommendations:

In light of the support of the Recreation, Parks and Culture and Environmental Advisory Boards, the Recreation, Parks and Culture Department makes the following recommendations to Council.

1. That the proposed Mountain Bike Park be developed in the escarpment area north of 77th street and west of the Riverside industrial complex described as: Portion of lot R5, Block 4, Plan 772-0064; Portion of Lot 35 MR, Block, Plan 012-3206; Portion of N.E. ¼ Sec. 35-38-27-4 bordered by the CNR to the east and north, Lot 12 MR, Block 4, Plan 812-2323 to the west, and Lot R5, Block 4, Plan 772-0064 to the south.
2. That the Recreation, Parks and Culture Department work with the Central Alberta Bicycle Club and interested individuals to develop the park in stages, beginning in 2003.
3. That the City of Red Deer enter into an agreement with the Central Alberta Bicycle Club with respect to park maintenance, upkeep and security.



Harold Jeske

Recreation, Parks & Culture Department Manager.



Jerry Tennant

Athletics Programmer



Dave Matthews

Community Development & Planning Coordinator

RED DEER MOUNTAIN BIKE PARK

BUDGET – DRAFT#2

Revenue:

City of Red Deer	\$8150.00	
Grants	\$6,000.00	
Donated labour	\$4,000.00	
Donated Equipment	\$1,000.00	<u>\$19150.00</u>
TOTAL		\$19150.00

Expenditures:**Design/Administration**

Conceptual Drawings	\$2000.00	
Public Meeting	\$ 200.00	
Misc:	\$ 100.00	\$2300.00

Construction:

Fill (purchase & delivery)	\$ 750.00	
Bobcat Work	\$ 600.00	
Feature construction material	\$3500.00	
Cross-country trail rebuilding	\$ 500.00	
Fencing	\$ 600.00	
Barriers (purchase & delivery)	\$2500.00	
Labour & equipment	\$5000.00	\$13,450.00

Signage:

Information signs	\$1000.00	
Directional signs	\$ 250.00	
Feature signs	\$ 800.00	
Misc. signage	\$ 500.00	
Posts	\$ 350.00	\$2900.00

Miscellaneous costs	\$ 500.00	<u>\$ 500.00</u>
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TOTAL		\$19150.00
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Date: April 23, 2002

To: Jerry Tennant, Programmer II Athletics
Dave Matthews, Community Development Planning Coordinator
Harold Jeske, Manager, Recreation, Parks and Culture
Ron Kraft, Construction/Maintenance Superintendent
Neil Evans, Parks Facilities Superintendent
Mary Stewart, Solid Waste Superintendent
Jim Chase, Public Works Program Technician

From: Grant Moir, Biological Services Coordinator
Linda Feddes, Urban Forester

Re: Environmental Inventory of 77 Street Escarpment for Proposed City of Red Deer Mountain Bike Park

Introduction

The following report describes eight ecological zones found along the 77 Street escarpment. This area has been designated as a potential mountain bike park. A map attached at the end of the report illustrates each of the zones. A large attached aerial photograph (one copy only) highlights each zone and other features including motorized vehicle trails, walking/bike trails and wildlife trails amongst others. Not all trails are marked and some are approximate in location.

The report makes recommendations for bike use in the area based on:

- The need to assure the long term ecological integrity of the entire area
- The sensitivity of ecological features found in the zones, the connections between the zones and their proximity to the river valley
- The need to consider other human activities in the area

An appendix lists an inventory of plants and animals (ecological features) found in the various zones.

The inventory was carried out on September 6 & 7, 2001, by the following Recreation, Parks and Culture Personnel:

Grant Moir, Biological Services Coordinator; Linda Feddes, Urban Forester; Judy Adamson, City Weed Inspector; Margaret Stevenson, Biological Services Technician; Susan Katzell, Arborist Assistant

Thanks to the above for their knowledge and input.

The area was extensively photographed with a digital camera during the inventory and these are on file for future use.

Ecological Zone Descriptions

Zone descriptions have been kept general and brief. Additional detailed descriptive material is available if required.

Zone 1 - Dry Landfill

- On the eastern section of the parcel there is a dry landfill used by the Public Works Department for many years as a fill area. The work is not yet completed and there is at this point a very long slope and some terraced sections. As a result of the highly disturbed nature of the landfill, vegetation cover is sparse and limited to the fringes. A rail track forms the border on the east. The top of the escarpment is the border to the west.



Zone 2 - Dry Landfill Margin

- The dry landfill margin is located directly above (west) and to the north of Zone One. This area serves as valuable erosion control for the top of the dry landfill and is both an upper plateau and northern side slope of mostly thick deciduous plant material. There are already some established trails in this zone, as well as a built ramp structure.

**Zone 3 - Connecting Trail**

- Zone 3 is a path under the power lines running north and south, directly east of the industrial area.

Zone 4 - Public Utility Lot (PUL)

- The northernmost section of the proposed bike park is a sloped strip of Public Utility Lot. It is approximately 40m wide bordered to the northeast by the rail track and to the southwest by an industrial area. As a result of the highly disturbed nature of the PUL, vegetation cover is limited to grasses and a few weedy species.

Zone 5 - Grassland

- Zone 5 is an area comprised of sensitive grassland species of plants including some short flowering species, birds and insects. There is evidence of deer bedding sites. This grassland vegetation is very susceptible to human impacts. Although this grassland zone may seem inviting for use due to its open nature, efforts should be made to keep disturbances to a minimum in this area.



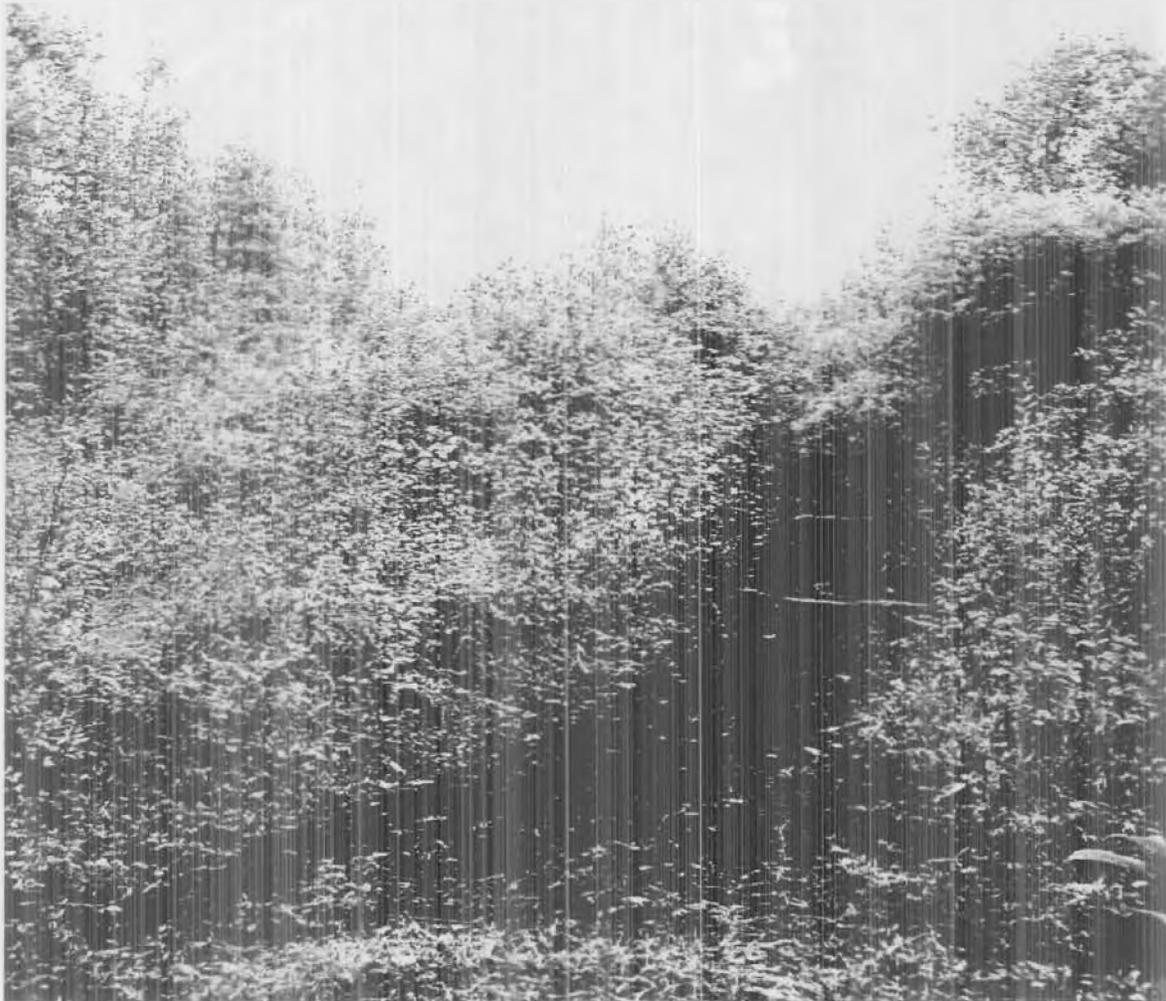
Zone 6 - Wooded Area (South Facing)

- Zone 6 is a large south facing area along the escarpment with poplar forests and hills. This zone is very diverse both in its physical features and natural features. Trails already wind through the area. Parts are heavily forested with aspen and balsam poplar with a diverse complement of under growth. Vegetation groves of varying ages are found throughout, pointing to the overall vitality. Many signs of wildlife were found in the shelter of this wooded zone.



Zone 7 - Wooded Area (North Facing)

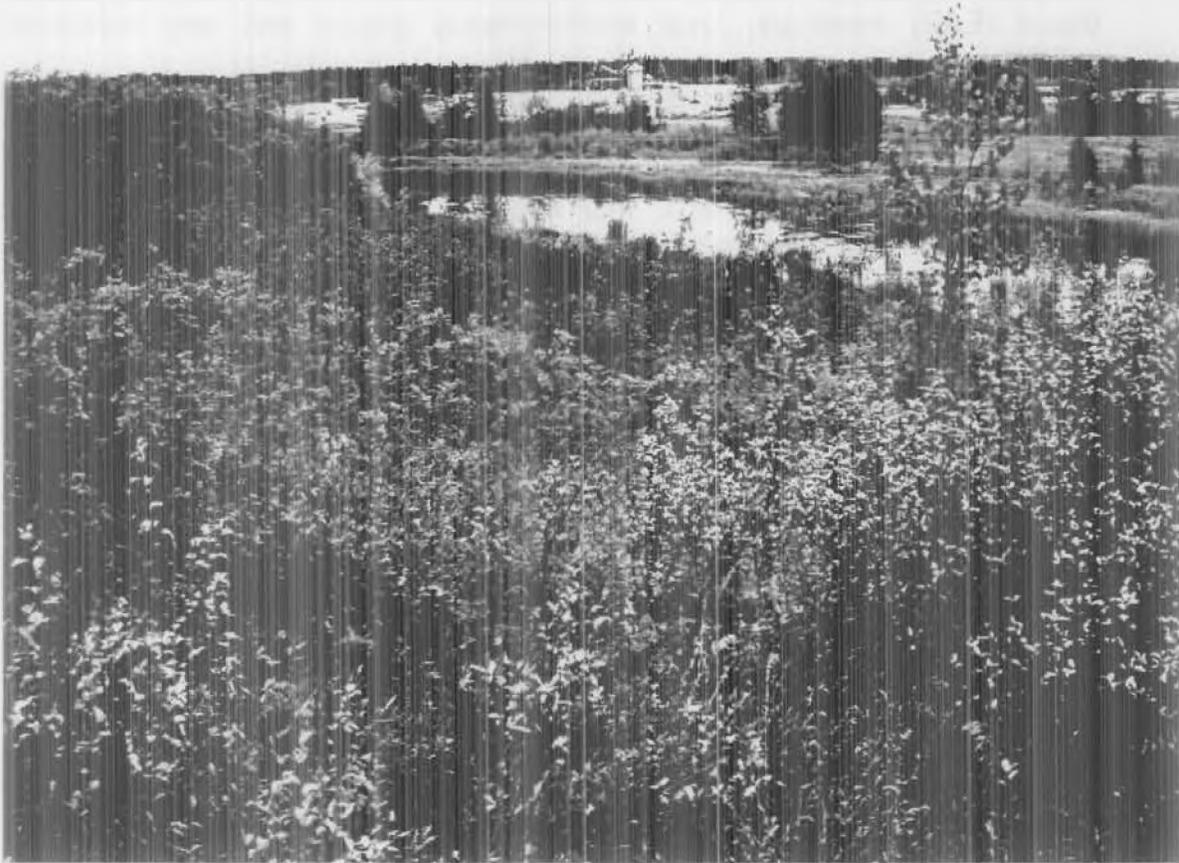
- Zone 7 is a large north facing wooded area bordered by the rail track. There are several prominent trails throughout and a well-established quad track along the north side. The track has become quite wide in places as a result of bikes and vehicles avoiding the wet areas; this has caused some erosion. This zone also has evidence of being a thriving animal habitat for both large mammals and birds. Like Zones 5,6 and 8, Zone 7 also has high levels of biodiversity, including moss, fungi and many other micro-level organisms. The area is predominantly deciduous in nature but does have quite a large number of spruce trees. The southern top of the escarpment could possibly incur erosion problems if used in a high impact activity.





Zone 8 - Wetland

- This permanent wetland has many species of nesting waterfowl and songbirds. A large beaver dam has produced significant vegetation succession at the site encouraging re-growth. As a result, moose and deer feed on the shrubs that replace larger trees removed by beaver. This wetland is also an important source of water for large and small mammals. The escarpment to the north of the wetland has many berry species that are an important food source for permanent and migratory birds. The shore of this wetland is particularly sensitive with its cattails and submerged plant life. Any trail or bike impacts must be kept away from this area so as not to disturb nesting and feeding wildlife and sensitive plant material.



- The following is an observation of the wetland area noted by one of the individuals helping with the inventory:

'This unique and healthy wetland at the north end of 47 Avenue Close is surrounded on its north escarpment by a lush growth of vegetation. There are numerous fruit producing trees and shrubs surrounding the wetland that creates a haven for a wide variety of songbirds. Some of the plant species observed at this site include chokecherry, pincherry, saskatoon, high bush cranberry, wolf willow, gooseberry, buckbrush, wild raspberry, snowberry and rose. Also found here is a crabapple tree and a red elder bush not normally found growing around a wetland of this nature. This is an indication of the site being visited by birds from outside the area. All these fruit trees and shrubs create an excellent source of food for numerous wildlife species. In addition, there is a wide selection of grasses and herbaceous plant material surrounding this wetland. The lush growth of cattail along the edge of the water serves as a filtering system for runoff from the industrial business area to the south. For the health and well being of all living organisms in this area, including man, this out-of-the-way wetland is a must to be preserved.'

Recommendations

1. All concerned parties should **walk the area** once the vegetation is fully emerged to establish potential conflicts, agreements and provide input. This includes representatives from each of the different bike groups, Recreation, Parks and Culture (RPC) and Public Works personnel, Environmental Advisory Board (EAB) members, local environmental groups and any concerned individuals.
2. A **bike park committee** consisting of a representative from each of the above groups should be established to oversee the development of the bike park and to assure the long term integrity of the entire area. The complete project should be put in the context, that foremost, all users are to take on a stewardship role of the bike park, in addition to their own individual needs and activities.
3. A **yearly on-site review** of the bike park should be required in any agreement. This would consist of a walk through at the end of each season with bike park committee members. The walk would coincide with seasonal vegetation still in place and would review any changes or short-term ecological damage to the area not provided for in the park development agreement. Experience in other parts of the park system has shown that extensive damage can occur very quickly and needs to be monitored frequently.
4. A **five-year review** should be established at the EAB level – this board level review would consider any longer term impacts that may be causing irreversible harm to the escarpment; this review could take place at any time before the five-year mark if evidence of damage and lack of compliance occur.
5. Prior to any active park development, an **independent geo-tech study** should be considered for the bike park to identify possible erosion problems and hazards, as well as locate any natural springs in the area.
6. The inventory indicates that there is a wide variety of plants and wildlife in the area. There is evidence of deer trails and grass beds, as well as suspected coyote scat. Some of the trails are well used and are likely more permanent wildlife corridors that run between the various zones and along the whole escarpment of the river valley. As a result, it is unknown whether increasing and concentrating the number of users along this part of the escarpment will have any significant negative impacts on wildlife living in or passing through the area. Any bike park agreement should make it very clear that there will be no tolerance for harassing wildlife or for impeding the movement of wildlife through the various zones. There should be an **environmental education and awareness** component built into the agreement.
7. Before developing a bike park, consideration should be given to the possibility that the area may turn out to be less desirable than initially planned for. If trends change and bike groups decide to move out of the area after a number of years of development in the park, who will deal with any cleanup and/or other repairs? Part of any agreement should specify responsibility for **cleanup and dismantling of structures** if the area is abandoned.
8. Any bike park agreement should consider the **use of the escarpment by people other than bikers**. The whole area has a number of trails that have

evidently been in place for many years and are likely used by people for walking. The escarpment offers many desirable passive recreation attributes ranging from bird watching to simply walking in an isolated natural setting. With the potential increase of bikers in the area, conflicts may arise between those desiring passive versus active recreation.

9. All **motorized vehicle's**, including all terrain vehicles (ATV's), motorbikes, and any other motorized vehicle should be prohibited from the entire escarpment area, unless required for official purposes.
10. Prior to any on-site work all **trail and structural designs** developed by the bike groups should be reviewed by the bike park committee to assure that environmental impacts in the various zones are kept to a minimum.
11. Personnel from RPC should be informed about the start of any significant construction activities that could have direct impacts on vegetation or water flow found in any of the zones. This will allow for some **initial on-site recommendations** that will help lessen impacts.
12. Where required, **wood chip covering** should be used to lessen root impacts and erosion.
13. Where required, areas of the trail system requiring a "**rest time**" to recover from damage should be closed.
14. **Guidelines for the bike groups** using the bike park are based on the sensitivity and importance of the different ecological zones; the relationship of the zones to each other and proximity to the river valley in general. The following indicates which zones each bike group should use, restrictions applied to each group and any other conditions. There are two mountain bike groups:
 - 1) **Extreme Mountain Bikers** have three sub-groups
 - a) **Downhill**
 - b) **Dual Slalom**
 - c) **Shore Stuff**
 - 2) **Cross Country Mountain Bikers**

Zones 1 and 4:

- Designated for high intensity use by the extreme mountain bikers (downhill and dual slalom).
- Downhill and dual slalom bikers should restrict their activities to these zones.
- Downhill bikers would utilize Zone 1 and possibly Zone 4.
- Dual slalom bikers would utilize Zone 4 and possibly Zone 1.
- Access to these zones will be close to nearby parking facilities or via trails in the area.
- Access between these zones is along the north trail at the base of the escarpment.
- Signage and possibly fencing should be installed in the appropriate areas around Zone 1 indicating the 'no use' restrictions in Zone 8.

Zone 2:

- ❑ Designated for high intensity use by the extreme mountain bikers (shore stuff).
- ❑ Shore stuff mountain bikers should restrict their activities to this zone.
- ❑ Access to this zone will be close to nearby parking facilities or via trails in the area.

Zone 3:

- ❑ Designated for use by all bikers passing from one zone to another.
- ❑ All bikers should restrict their activities to use of the trail only.

Zones 5, 6 and 7:

- ❑ Designated for low intensity use by the cross country mountain bikers.
- ❑ Cross country mountain bikers should restrict their activities to these zones.
- ❑ Access to these zones will be close to nearby parking facilities or via trails in the area.
- ❑ Access between these zones is through Zone 3.
- ❑ Bikers should use trails that are already established and refrain from creating new side trails or cut through trails.
- ❑ Bikers should enhance trails where erosion has occurred; construct simple wooden bridges over excessively wet sites to prevent widening of the trail and be aware of other trail users, such as people walking.

Zone 8:

- ❑ Strictly no use by any bikers.

Zone 1		
Absinthe	Hawk's-beard	Sarsaparilla
Alfalfa	Hedge-nettle	Saskatoon
Ant hills	Lamb's-quarters	Showy aster
Aspen	Night-flowering catchfly	Sow thistle spp
Beaked hazelnut	Northern bedstraw	Spreading dogbane
Brome grass	Oak-leafed goosefoot	Stinkweed
Buckbrush	Pin cherry	Timothy grass
Canada thistle	Plantain spp	Wild mustard
Chokecherry	Prickly lettuce	Wolf-willow
Dandelion	Quack grass	Yarrow spp
Goat's beard	Red osier dogwood	
Golden corydalis	Rose spp	
Zone 2 and 3		
Absinthe	Clover (yellow)	Saskatoon
Alfalfa	Flax spp	Scotch thistle
Annual sow thistle	Goldenrod	Bedstraw spp
Aspen	Meadow rue	Snowberry
Balsam	Northern bedstraw	Spreading dogbane
Buckbrush	Peavine	Wolf willow
Chokecherry	Plantain spp	Yellow loosestrife
Clover (red)	Prairie aster	
Clover (white)	Prickly rose	
Zone 4		
Canada thistle	Dandelion	Sow thistle spp
Clover spp	Grass spp	
Zone 5		
Alfalfa	Deer fly	Northern bedstraw
Aphids	Deer scat & bed	Northern pocket gopher
Aster spp	Dogwood	Orchid spp
Balsam	Dragonfly spp	Painted lady larvae
Bedstraw spp	Flat topped goldenrod	Prairie aster
Bee	Flax spp	Prairie cone flower
Blue butterfly	Flower fly	Red ant hills
Buckbrush	Grass spp	Red clover
Cabbage butterfly	Grasshopper	Rose spp
Canada goldenrod	Horsetail spp	Canada buffalo berry
Canada thistle	Hover fly	Saskatoon
Chokecherry	Ichnemonid wasp	Sow thistle spp
Common horsetail	Ladybug	Strawberry
Cut leaf anemone	Lindley's Aster	Tall anemone
Dandelion	Northern bedstraw	Violet spp
		Yarrow spp
Zone 6		
Agrimony	Dragonfly Spp	Rose spp
Alsike clover	Fairybells	Canada buffalo berry
Ant hill	False Solomon's seal	Sandbar willow
Aphids	Fringed gentian	Sarsaparilla
Aspen	Fungi Spp	Saskatoon
Baneberry (red)	Harebell (common)	Scat (Coyote?)
Beaked hazelnut	Hawthorn	Schubert
Beaver damage	Heal All	Sedge grass

Black currant	Horsetail spp	Sedge grass (hairy fruit)
Black knot	Human litter	Silverweed
Blue lettuce	Hyssop (giant)	Snakeroot
Blue-eyed grass	Lace bug	Snowberry
Bracted honeysuckle	Leaf hopper spp	Sow thistle spp
Buckbrush	Lichen spp	Spruce
Canada goldenrod	Lindley's aster	Strawberry
Canada thistle	Many flowered aster	Sweet bedstraw
Canada wood violet	Meadow rue	Tall buttercup
Canary reed grass	Midges	Timothy
Chickadee	Moss spp	Vetch spp
Clover spp	Mountain ash	Violet spp
Cotoneaster spp	Northern gooseberry	White spruce
Cow parsnip	Nurse logs	Wild lily-of-the-valley
Cranberry	Paper birch	Wild mint
Creamy peavine	Pink fairy puke	Wild vetch
Damselfly	Pink wintergreen	Witches'-broom
Dandelion	Plantain spp	Wolf-willow
Deer browsing	Potentilla (yellow)	Yarrow spp
Deer corridor	Puff balls	Yellow avens
Deer track	Raspberry	Yellow fringed loosestrife
Dewberry	Red osier dogwood	
Zone 7		
Absinthe	Cutter bee	Red clover
Alfalfa	Dandelion	Red osier dogwood
Alsike clover	Dewberry	Ribes Spp
Ant hill	Fairybells	Rose Spp
Aspen	False Solomon's seal	Sarsaparilla
Balsam	Fireweed	Saskatoon
Baneberry	Fringed gentian	Showy aster
Beaked hazelnut	Fringed loosestrife	Snakeroot
Bee balm	Fungi spp	Snowberry
Birch spp	Goldenrod spp	Sowthistle
Bishop's-cap	Hyssop (giant)	Spreading dogbane
Black knot	Lichen spp	Spruce
Buckbrush	Lindley's aster	Strawberry spp
Bunchberry	Meadow rue	Sweet bedstraw
Canada buffalo berry	Moss spp	Sweet clover
Canada thistle	Mossy covered logs	Tall anemone
Canadian anemone	Northern bedstraw	Timothy
Chokecherry	Northern gentian	Vetch spp
Common groundsel	Palmate coltsfoot	White baneberry
Common horsetail	Pink wintergreen	Wild lily-of-the-valley
Common tansy	Plantain spp	Wildlife browsing on dogwood
Cotoneaster spp	Prickly rose	Willow spp
Cow parsnip	Puff balls	Yarrow spp
Coyote scat	Raspberry	
Zone 8		
Ant hills	Elder (red)	Prickly rose
Aspen	False Solomon's seal	Raspberry
Aster spp	Fireweed	Red osier dogwood
Balsam	Flat topped goldenrod	Sarsaparilla



NORTH

Scale: NTS

Railway Line

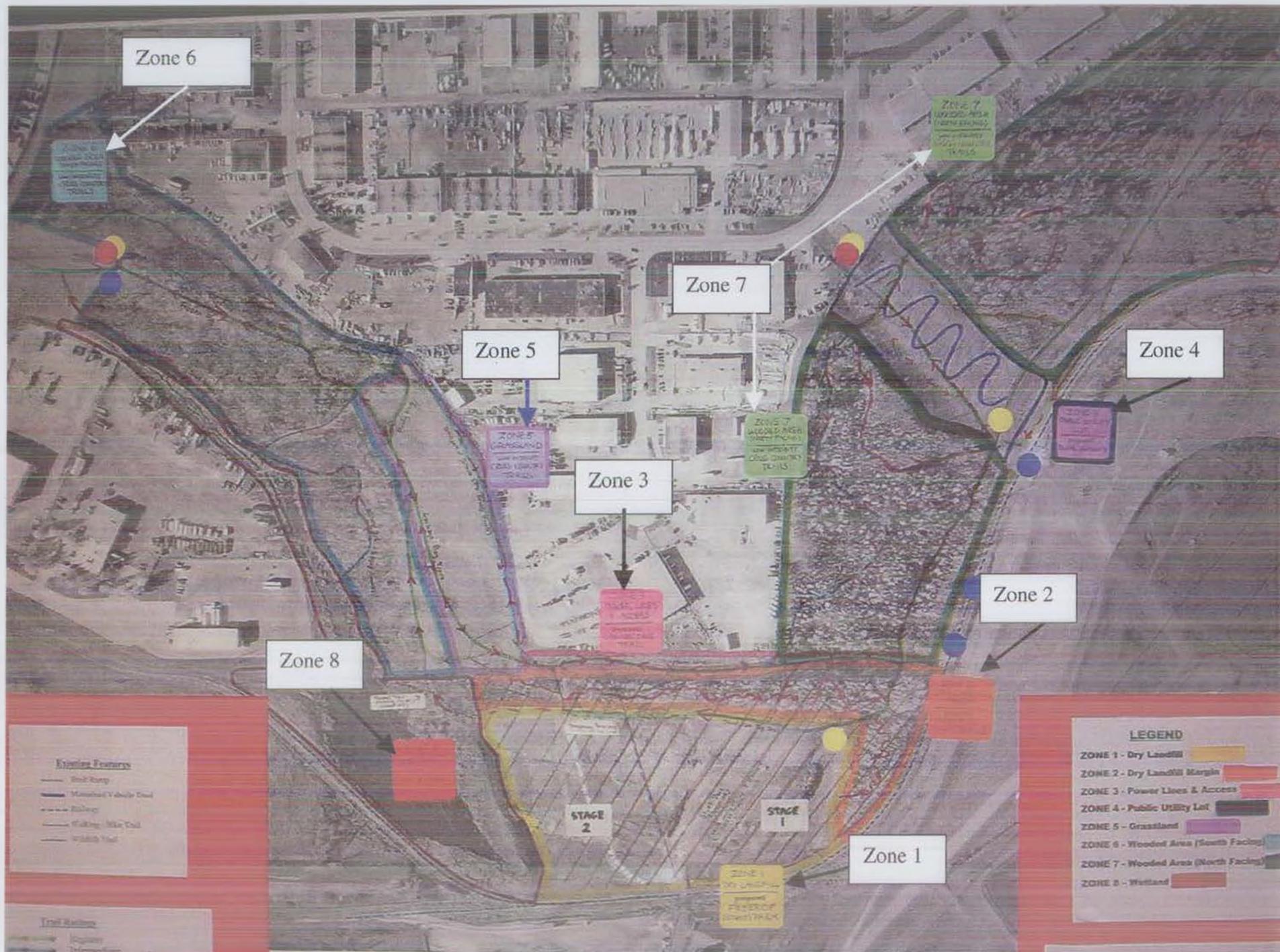
78A ST CL

48 AV

13 AV CL

17 ST





Comments:

We concur with the recommendations of the Administration. In addition, we recommend Council endorse the recommendations provided by Grant Moir and Linda Feddes as a template for the ultimate design and operation of the park. We note that the construction budget for the park includes a contribution from the City. For Council's information that amount was budgeted for in a previous year and is currently set aside in a reserve account in contemplation of the construction of the park. The operating costs of the park are intended to be covered by the Bicycle Club in much the same way as the BMX Club covers the cost of the BMX facility within Waskasoo Park.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



City Clerk's Department

DATE: February 25, 2003
TO: Harold Jeske, Recreation, Parks & Culture Department Manager
FROM: Kelly Kloss, City Clerk
SUBJECT: Proposed Mountain Bike Park

Reference Report:

Recreation, Parks & Culture Department Manager, Athletics Programmer and Community Development Planning Coordinator, dated February 12, 2003.

Resolutions:

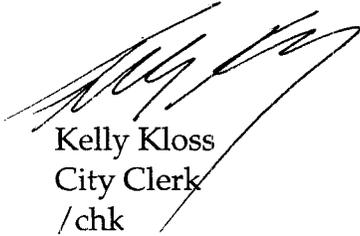
Resolved that Council of the City of Red Deer, having considered the report from the Recreation, Parks & Culture Manager, dated February 12, 2003, re: Proposed Mountain Bike Park, hereby:

1. Approves the development of a Mountain Bike Park in the escarpment area north of 77th Street and West of the Riverside industrial complex described as: Portion of Lot R5, Block 4, Plan 772-0064; Portion of Lot 35 MR, Block, Plan 012-3206; Portion of NE ¼ Sec. 35-38-27-4 bordered by the CNR to the East and North, Lot 12 MR, Block 4, Plan 812-2323 to the West, and Lot R5, Block 4, Plan 772-0064 to the South.
2. Directs Administration to work with the Central Alberta Bicycle Club and interested individuals to develop the park in stages, beginning in 2003 using the recommendations outlined in the report from the Biological Services Coordinator and Urban Forester dated April 23, 2002 re: Environmental Inventory of 77 Street Escarpment for proposed City of Red Deer Mountain Bike Park, as a template.
3. Approves the City of Red Deer entering into an agreement with the Central Alberta Bicycle Club with respect to the Mountain Bike Park maintenance, upkeep and security.

Report Back to Council: No

Council Decision – February 24, 2003
Recreation, Parks & Culture Manager
Page 2

Comments/Further Action:



Kelly Kloss
City Clerk
/chk

- c Director of Community Services
Grant Moir, Biological Services Coordinator
Linda Feddes, Urban Forester

DATE: February 14, 2003
TO: Kelly Kloss, City Clerk
FROM: Barbara Jeffrey, Social Planning Manager
RE: Budget for the Piper Creek Foundation for 2003

In February, 2002, Council ratified the Piper Creek Foundation Budget for 2002 and approved the inclusion of the deficit on the mill rate in 2002, in order to establish a reserve fund to cover the requisition at year end. In further consultation with the Piper Creek Foundation and City administration, Piper Creek decided not to requisition in order to establish a reserve fund, but rather to requisition when the deficit occurs, at year end, understanding that Council has received the budget with the anticipated deficit.

The pattern then established is that Council receives the budget in the year the deficit is to occur, but the payment of the deficit and the enclosure on the tax bill occurs after the audited financial statement for that year has been received and the actual deficit confirmed. The predicted deficit for 2002, yet to be confirmed by the audited financial statements, is \$72 277; Council will be made aware of the actual deficit when the 2003 mill rate is brought forward.

BACKGROUND

Municipalities in the Province of Alberta have a longstanding agreement (1959), under the Alberta Housing Act, to requisition taxpayers of the municipality for any deficit incurred by the foundations operating seniors' lodges in their municipalities:

Alberta Housing Act (Revised 2000)
 Requisitions

- 7(1) *On or before April 30 in any year a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for*
- (a) the amount of the management body's annual deficit for the previous fiscal year arising from the provision of lodge accommodation, and*
 - (b) any amounts necessary to establish or continue a reserve fund for the management body.*

Enclosed with this memo is the amendment of the Appendix to the Ministerial Order, under the Alberta Housing Act, establishing the Piper Creek Foundation, dated October 31, 1997. The City of Red Deer was involved in the Piper Creek Foundation's request to amend the Management Agreement (i.e. Appendix) and asked that the amendment include the requirement to present any deficit budget to City Council for their approval and ratification. On the final page of the amended Appendix, two clauses say:

- 5. (1) For the purposes of providing lodge accommodation, the management body may requisition the City of Red Deer.*
- (2) All deficit budgets for the Piper Creek Foundation must be ratified by the Council of the City of Red Deer.*

PRESENT SITUATION

Prior to 1996, the Piper Creek Foundation had consistently needed to requisition for deficits. When the province expanded their role from only building facilities to providing some financial assistance by providing a per diem payment of \$4.80 per resident, the need to requisition was

suspended. The per diem rate has remained the same since 1996. The foundation has received no notification that the per diem rate or the method of calculation will change.

The Foundation, in 2003, is charging the maximum rental rate allowed by the province to leave the resident on the most limited income money for any additional health and personal expenses. This is an increase of \$40 per month for residents.

Each of the three lodges has now been renovated. The budget for 2003 does not include the building of a fund for future retrofitting, predicted to be needed in the next 10 – 15 years. However, the budget does include a reserve fund for facility emergency repairs.

The Piper Creek Foundation must meet rising labour and operating costs by requisition if the maximum rents are being charged to citizens on limited income and the per diem rate hasn't increased. The foundation reports that approximately 85% of its residents are on a limited income.

Scott Cameron and I met with the Finance Committee Chair, Rod Boden and the Executive Director of the Piper Creek Foundation, Dale Aasen and we are assured that the Piper Creek Foundation Board has made the best effort to keep the deficit as low as possible. Council is represented on the Piper Creek Foundation Board by Lorna Watkinson-Zimmer.

The letter received from the Piper Creek Foundation is enclosed, with a copy of the budget. Representatives of the Piper Creek Foundation will be in Council chambers to answer any questions.

RECOMMENDATION

THAT Council ratify the 2003 budget from the Piper Creek Foundation which includes an anticipated deficit of \$68 910.

att.



cc Joyce McDonald, Chair, Piper Creek Foundation
Rod Boden, Finance Committee Chair, Piper Creek Foundation
Dale Aasen, Executive Director, Piper Creek Foundation



MUNICIPAL AFFAIRS

Ministerial Order No. H:058/97

Office of
the Minister

IN THE MATTER OF THE
ALBERTA HOUSING ACT
S.A. 1994, c. A-30.1

PIPER CREEK FOUNDATION

FEED DOCUMENT THIS DIRECTION	
IMPORTANT FAX MESSAGE	
TO	<u>Christine Kenyon</u>
COMPANY	
FAX NO.	<u>346 6195</u>
FROM	<u>Piper West</u>
NO. OF PAGES	<u>5</u>
RE	

I, Iris Evans, Minister of Municipal Affairs, pursuant to section 5 of the *Alberta Housing Act*, ORDER THAT:

1. Ministerial Order No.H:153/95, as amended, establishing Piper Creek Foundation as a management body, is amended:
 - (a) by replacing the Appendix attached to Ministerial Order H:153/95 with the attached Appendix dated 01-Nov-97.
2. This Order is effective November 1, 1997.


Iris Evans
Minister of Municipal Affairs

DATED at the City of Edmonton in
the Province of Alberta, this 31
day of October, 1997.

APPENDIX

Piper Creek Foundation

1. **Piper Creek Foundation** (hereafter referred to as the "management body") is hereby established as a management body.
2. **The City of Red Deer** is the only member of the management body.
3. (1) The management body shall be governed by a board (hereafter referred to as the "board"), comprised of a maximum of seven (7) members appointed as follows, and in accordance with subsections (2) and (3):
 - (a) one (1) member of the board appointed by the City of Red Deer; and
 - (b) six (6) members of the board appointed by the board of the management body from the citizens-at-large with one of these members coming from the client group.
- (2) For the purposes of subsection (1)(b), the board of the management body has the sole discretion to determine:
 - (a) the boundaries of the areas from which members of the board may be appointed;
 - (b) how residency in the areas from which members of the board may be appointed is determined; and
 - (c) the eligibility requirements, if any, for members of the board.
- (3) The board shall be appointed as follows:
 - (a) The first members of the board, except for the members appointed under subsection (1)(b), shall be appointed as soon as possible following the effective date of this Order.
 - (b) The members of the board referred to in subsection (1)(b), shall be appointed at the first meeting of the board following the effective date of this Order.
 - (c) Members of the board referred to in subsection (1)(a), except the first members, shall be appointed at the annual organizational meeting of the City of Red Deer in accordance with this Order and at the times the board requests the City of Red Deer and may be re-appointed as many times as thought appropriate by the municipality.
 - (d) Members of the board referred to in subsection (1)(b), shall be appointed by the board of the management body in accordance with this Order and at the times the board requires.
 - (e) The term of office for each first member of the board referred to in subsection (1)(a), shall be from the date appointed until another member is appointed to hold that office, but shall not extend beyond one (1) year.

- (f) The term of office for the first members of the board referred to in subsection (1)(b) shall be as follows:
- (i) one (1) member appointed for a maximum one (1) year term; and
 - (ii) one (1) member appointed for a maximum two (2) year term.

and the board of the management body has the sole discretion in determining which member appointed shall serve which term of office.

- (g) The term of office for each member of the board referred to in subsection (1)(a), except the first members:
- (i) is for a maximum three (3) year term;
 - (ii) shall begin the day after the City of Red Deer holds its annual organizational meeting in the year appointed; and
 - (iii) ends the day the City of Red Deer holds its annual organizational meeting in the year the term expires.
- (h) The term of office for each member of the board referred to in subsection (1)(b), except for the first members, shall be from the date appointed until another member is appointed to hold that office, but shall not extend beyond three (3) years and appointments shall be staggered.
- (i) Members of the board referred to under subsection (1)(b), including the first members appointed under clause (b), may hold consecutive terms of office, but no person shall serve more than two (2) consecutive terms.
- (j) Members of the board referred to under subsection (1)(b), including the first members may re-apply for board membership after a one (1) year absence.
- (k) If the office of a board member is vacated, on the vacancy occurring or as soon as possible thereafter, another individual shall be appointed as a member of the board to complete the term of the vacating member.
- (l) The chairperson, vice-chairperson or any other officers of the board that the board determines necessary, shall be appointed from among the board members in the manner and at the times the board determines appropriate.
- (m) The term of office for the chairperson, vice-chairperson or any other officers of the board shall be for a one (1) year term.
- (n) The chairperson, vice-chairperson or any other officers of the board may hold consecutive terms of office as long as each officer is a member of the board.
- (o) Each member of the board is entitled to deal with all matters of the board arising from the policies and programs, and operation and administration, of the management body, except where otherwise provided under the Act and its Regulations.

(4) The board is a continuing body.

(5) The board shall provide the Deputy Minister with the name of its chairperson and vice-chairperson as soon as possible on selection, and shall notify the Deputy Minister of any change of chairperson and vice-chairperson.

4. The board shall:

- (a) designate the offices of the management body, and
- (b) immediately notify the Deputy Minister of the location of its primary place of business in Alberta and any other offices, the management body's address for service, and any change in the location of such offices or address for service.

* 5. (1) For the purposes of providing lodge accommodation, the management body may requisition the City of Red Deer.

* (2) All deficit budgets for the Piper Creek Foundation must be ratified by the Council of the City of Red Deer.

6. (1) The management body is responsible for the operation and administration of the housing accommodation listed in Schedule "A".

(2) In addition to the housing accommodation operated under subsection (1), the management body may operate Rent Supplement housing accommodation as designations are allocated to the management body by the Minister under the Rent Supplement Program Regulation.

7. For the purposes of the Act, the management body has and is subject to the powers, functions or duties as provided in the following Regulations:

- (a) Management Body Operation and Administration Regulation;
- (b) Social Housing Accommodation Regulation;
- (c) Housing Accommodation Tenancies Regulation;
- (d) Rent Supplement Program Regulation; and
- (e) Lodge Assistance Program Regulation.

8. For the purposes of the Act, the management body's reporting date is 90 days from the effective date of this Order.



PIPER • CREEK FOUNDATION

402 - 4901 - 48 STREET, RED DEER, ALBERTA T4N 6M4 PHONE: (403)343-1077 FAX: (403)343-2332

November 4, 2002

Ms. Barbara Jeffrey
Social Planning Manager
City of Red Deer
4918 48 Avenue
Red Deer, Alberta

Dear Ms. Jeffrey:

Re: Piper Creek Foundation Requisition for 2003

The Piper Creek Foundation is requesting requisition funding from the City of Red Deer in the amount of \$68,910. for the year 2003. The amount of the requisition is the result of projected increases in labor and operating cost and the cap on our income stream.

Enclosed please find a copy of the 2003 Budget projections that were ratified by our Board of Directors at their October 30, 2002 meeting. The items of note in the budget are as follows:

- 1.0 The rental income is projected at the maximum allowable rate (an increase to our residents of \$40.00/month.)
- 2.0 There is no allocation in this budget for the funding of future major retrofits to the Lodges operated by the Piper Creek Foundation. All three lodges have been upgraded, under a provincial program, at a cost in excess of \$1,000,000. per lodge. To provide funding for a future retrofit program in ten to fifteen years the Foundation would have to increase our annual requisition by a minimum of \$200,000.
- 3.0 The Foundation has included in the budget an amount of \$40,000. to establish a Reserve fund for emergency facility repairs. A fund of this nature will cover situations such as the water main break at the Pines Lodge in 2001-2002 that had a net cost to the Foundation of \$50,000.
- 4.0 The increase in manpower expenditures reflects the three (3) per cent increase as part of the collective agreement with CUPE 838 for 2003. The year 2003 is the last year of a two-year contract.
- 5.0 The lodge assistance program has been budgeted at last years rate of \$4.80/day as there has been no further word from the province regarding a change in the amount or funding model of this program.

ADMINISTRATORS FOR

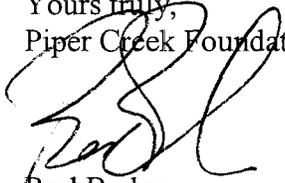
PARKVALE LODGE, 4277 - 46A Avenue, Red Deer, Alberta, T4N 6T6 (403)343-0688

PINES LODGE, 52 Piper Drive, Red Deer, Alberta, T4P 1H8 (403)343-0656

PIPER CREEK LODGE, 4820 - 33 Street, Red Deer, Alberta, T4N 0N5 (403)343-1066

We trust that the enclosed documents and supplementary information is sufficient information for this request for the 2003 requisition. If, however, you require further documentation please contact Dale Aasen at the Foundation office.

Yours truly,
Piper Creek Foundation



Rod Boden
Chairman Finance Committee



Dale J. Aasen
Executive Director

Enc. 2003 Budget, 2001 Audited Statement, Insurance Policy (face page only)

2002-2003 BUDGET COMPARISON

	BUDGET	PROJECTED	BUDGET
	2002	2002	2003
INCOME			
RENT	2144520	2069320	2246940
GUEST MEALS	5313	5200	5200
PARKING	3080	3500	3500
HAIRDRESSER	6750	6400	6400
BANK INTEREST	25000	19797	20000
GST	18090	12814	13000
LAP GRANT	385440	385440	385440
CONTRACT FEES (SYLVAN)	27000	27000	27810
EXPENSE RECOVERY	153294	51000	
DTHR -PCA RECOVERY		122696	146256
TOTAL	2768487	2703167	2854546
EXPENDITURES			
OPERATING	777445	751610	810290
MAINTENANCE	73982	64527	70000
REPLACEMENT	43900	35000	38400
MANPOWER	1816913	1851501	1924578
CAPITAL MAINTENANCE RESERVE	29997	29997	40000
DEPRECIATION	26250	42809	40188
TOTAL	2768487	2775444	2923456

deficit \$68,910

There is no allocation in this budget for future major retrofits to the lodges operated by the Foundation

Comments:

We agree with the recommendations of the Social Planning Manager.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

CITY CLERK'S DEPARTMENT

February 25, 2003

Mr. D. Aasen, Executive Director
Piper Creek Foundation
306, 4901 - 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Aasen:

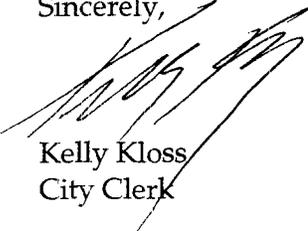
Thank you for attending the February 24, 2003 Council meeting and providing information to Council regarding the Budget for the Piper Creek Foundation.

Council passed the following resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Social Planning Manager, dated February 14, 2003, re: Budget for the Piper Creek Foundation for 2003 hereby approves the 2003 Budget for the Piper Creek Foundation which includes an anticipated deficit of \$68,910.

If you have any questions or concerns, please contact Barbara Jeffrey, Social Planning Manager, at 342-8101.

Sincerely,



Kelly Kloss
City Clerk

KK/chk

c B. Jeffrey, Social Planning Manager

FILE



Council Decision – February 24, 2003

City Clerk's Department

DATE: February 25, 2003
TO: Barbara Jeffrey, Social Planning Manager
FROM: Kelly Kloss, City Clerk
SUBJECT: Budget for the Piper Creek Foundation for 2003

Reference Report:

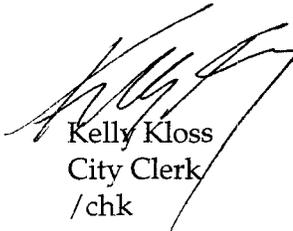
Social Planning Manager, dated February 14, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Social Planning Manager, dated February 14, 2003, re: Budget for the Piper Creek Foundation for 2003 hereby approves the 2003 Budget for the Piper Creek Foundation which includes an anticipated deficit of \$68,910.

Report Back to Council: No

Comments/Further Action:



Kelly Kloss
City Clerk
/chk

c Director of Community Services
Treasury Services Manager

**Personnel Department**

DATE: January 7, 2003
TO: City Clerk
FROM: Greg LeBlanc, Labour Relations Coordinator
Grant Howell, Personnel Manager
SUBJECT: Council Consideration of 2003 Exempt Salary Treatment

The proposed salary adjustment for Exempt (management) staff is:

<p>2003 Exempt Salary Adjustment 3.25%</p>
--

The rationale for this proposed salary adjustment follows. It is important that we consider both internal and external factors when deciding what the appropriate adjustment will be. The proposed adjustment is within the budget approved for this purpose. We also need to bear in mind the impact the adjustment will have on unions and the Exempt staff themselves.

1. Canada's 2003 inflation is anticipated to be 2.5% according to the Conference Board of Canada. Alberta's will likely continue to be higher. We anticipate that the November and December 2002 Alberta inflation rates of 9.7% and 8.3% respectively will raise some concerns for staff (2002 inflation for Alberta actually averaged 3.4%). The effects of utility rates combined with the jump in inflation attributed to post-911 deflation will cause some consternation in the first half of 2003 but inflation figures are expected to back off in the second half of the year. Aon's national survey of projected salary increases for 2003 indicates Western Canada will be the highest in the country at 3.4%. Hewitt Associates and Watson Wyatt figures also projected 3.4%. Mercer's Compensation Planning Survey pegs the figure at 3.3% for Canadian employees. Calgary, though, is expected to lead the country again with increases in the 4% range. Finally, during the last quarter of 2002 in Alberta, public administration settlements averaged 3.6% in increases.



Personnel Department

2. City of Red Deer Employee Group Increase Comparison

<u>GROUP</u>	2000	2001	2002	2003	Simple Total
ATU (Transit)	2.50%	2.00%	3.25%	3.00%	10.75%
CUPE	3.50%	2.50%	4.00%	3.00%	13.00%
IBEW	3.00%	4.50%	4.50%	4.16%	16.16%
IAFF	4.00%	4.00%	4.00%	3.00%	15.00%
EXEMPT	3.00%	3.50%	3.25%	3.25%	13.00%
Avg Increase	3.20%	3.30%	3.80%	3.28%	13.58%
CPI for Alberta	3.50%	2.30%	3.40%	?	

We recommend to Council acceptance of the proposed 2003 Exempt salary adjustment.

GL

February 18, 2003

Council asked to consider exempt salary increase

Why is The City of Red Deer looking at changes to exempt salary ranges for 2003?

Each year, The City examines its salaries to ensure it maintains its position in the market place for competitive reasons. The City tries to remain "in the middle of the pack" with respect to salaries paid in all our employee groups. Heavy economic activity in Alberta makes this imperative in attracting and retaining top employees. Keeping an eye on the Consumer Price Index also gives us one good lead to what others are likely to do, and we also compare our increases with what some other organizations are doing.

What will inflation be in 2003?

According to the Consumer Price Index, predictions are for approximately a 3.4% increase to the cost of living in Alberta in 2003.

What is The City's recommendation?

The Personnel Manager is recommending that exempt salaries be increased by 3.25% to maintain our competitive position and to keep pace with inflation.

How does this recommendation compare with what other cities are doing?

In making this recommendation, The City of Red Deer routinely compares its planned increases with other Alberta cities and with a few local businesses and organizations. These cities and organizations have approved increases for exempt employees ranging from 3% to 4%.

What was the exempt salary range increase last year?

In 2002, exempt salary ranges were adjusted by 3.25% while inflation was 3.4% for the year.

Who will this recommended increase impact?

This recommended increase will impact all exempt employees including superintendents, managers, and directors. By policy, Councillors receive the same amount of increase as exempt employees.

Why are Councillor salaries tied to exempt employee salaries?

Many years ago, City Council decided to address the issue of compensation each year by adjusting their compensation by the same amount as exempt employees. This decision was prompted by the fact that Council remuneration had traditionally only been examined when it became neglected and salaries were significantly behind other communities of similar size. This approach has worked quite well.

In 1996 Council formalized a policy in which our Mayor, Council, and City Manager's salaries would reflect the median of their counterparts in seven cities of similar size in Western Canada. Every three years, our salaries are compared to theirs, with the next review scheduled for this year.

What will the typical exempt employee see as an increase?

If a 3.25% increase is approved, the typical manager will see an increase of approximately \$110 per two-week pay period – before tax.

What will councillors and the mayor see as an increase?

If a 3.25% increase is approved, councillors will see an increase of approximately \$22 per two-week pay period and the mayor will see an increase of \$80 per two-week pay period.

What will this recommended increase cost The City of Red Deer?

If approved, an increase of 3.25% would cost The City \$220,000 per annum on a total annual operating budget of \$117 million.

When will the approved increase come into effect?

If approved, the increase will be effective January 1, 2003.

Comments:

We agree with the recommendations of the Administration.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE



Council Decision – February 24, 2003

City Clerk's Department

DATE: February 25, 2003
TO: Grant Howell, Personnel Manager
FROM: Kelly Kloss, City Clerk
SUBJECT: 2003 Exempt Salary Treatment

Reference Report:

Personnel Manager and Labour Relations Coordinator, dated January 7, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Labour Relations Coordinator and Personnel Manager, dated January 7, 2003, re: 2003 Exempt Salary Treatment hereby approves an adjustment of 3.25 percent to exempt salary ranges, effective January 1, 2003.

Report Back to Council: No

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
City Clerk
/chk



DATE: February 18, 2003
TO: Kelly Kloss City Clerk
FROM: Frank Wong, Planning Assistant
RE: West Park Extension (Westlake) Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/B-2003

PURPOSE

Al-Terra Engineering Ltd., on behalf of Trademark West Park Inc., being the landowner/developer of the West Park Extension Subdivision, is proposing to amend the existing West Park Extension (Westlake) Neighbourhood Area Structure Plan. The proposed amendment was received on January 27, 2002 and was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

The purpose of this Plan Amendment application is to change land use designations in the northeast portion of the Plan area which will necessitate amendments to the servicing plans, associated maps and the Plan text accordingly, prior to commencing with development of the initial phases of the subdivision. The amendment also adjusts the previously approved subdivisions for Phases 1 and 2.

BACKGROUND

The original West Park Extension (Westlake) Neighbourhood Area Structure Plan was adopted by Council in May 2002. The proposed amendment includes the following changes which are labelled on the attached map:

1. The public utility lot located in the northeast of the Development Concept Plan is enlarged to accommodate a larger stormwater detention pond as required by the City's Engineering Services Department.
2. The expansion of the public utility lot southward results in the realignment of an adjacent local road as well as replotting of residential lots in the vicinity.
3. The amendment will result in a net loss of 3 narrow single-family lots and 1 regular single-family lot.
4. The amendment will result in an increase in green space from 13.06 ha (20.65%) to 13.36 ha (21.12%).

Bylaw No. 3217/B-2003 ...page 2

NEIGHBOURHOOD MEETING

In terms of the City's "*Planning & Subdivision Guidelines*" a neighbourhood meeting is not required for a Plan Amendment where the amendment entails the following issues:

- Minor road, lane or public utility lot deletions and/or additions;
- Addition or deletion of lots with walkout basements; or
- Designation of R1-Single Family lots from higher density residential designations.
- Self-contained local roads or lanes.

As an alternative to a neighbourhood meeting, a door to door notice has been circulated to adjacent landowners informing them of the proposed changes, the date of the MPC meeting, and the fact that there will be an opportunity for further input at the public hearing for the Neighbourhood Area Structure Plan amendment.

As of February 18, 2003, no comments have been received.

PLANNING ANALYSIS

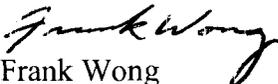
From a planning perspective the proposed plan amendment reduces the percentage of residential development in the Plan Area, improves traffic circulation in the vicinity of Walker Boulevard and Weddell Crescent, and increases the amount of green space in the Plan area.

MUNICIPAL PLANNING COMMISSION

In accordance with the "*Planning & Subdivision Guidelines*" this proposed Neighbourhood Area Structure Plan amendment was referred to the Municipal Planning Commission for a recommendation to City Council. MPC at their February 18 meeting recommended that Council give first reading to Bylaw Amendment 3217/B-2003.

RECOMMENDATION

Planning staff recommend that Council gives first reading to the proposed Bylaw Amendment 3217/B-2003, which seeks to amend the existing West Park Extension (Westlake) NASP as described in this report.


 Frank Wong
 Planning Assistant

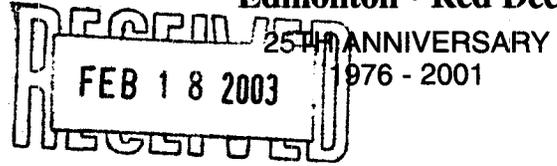
Attachments

AL-TERRA Engineering Ltd. Consulting Engineers

February 14, 2003

Edmonton • Red Deer

236-G-45



Parkland Community Planning Services
#404, 4808 Ross Street
Red Deer, Alta; T4N 1X5

Attention: Mr Frank Wong

Dear Sir

Re: Revisions to the Neighbourhood Area Structure Plan
For West Park Extension Project

Enclosed please find the revisions to the Neighbourhood Area Structure Plan for the West Park Extension. The revisions required are caused by the modifications to the north-east storm pond and surrounding roads and lots. The items that have been revised include:

- Page 12 - Table 1 - Land Use Allocation
- Page 14 - 4.2 Development Density
- Page 15 - Table 2 - Estimated Population Densities
- Page 16 - 4.2 Development Density (cont'd)
- Page 19 - 4.7 Public Utilities
- Figure 4 - Land Use Plan
- Figure 7 - Gravel Boulevard Concept Plan
- Figure 10 - North East Wetland Park Concept Plan
- Figure 16 - Proposed Water Main
- Figure 17 - Proposed Sanitary Sewer
- Figure 20 - Proposed Overland Drainage
- Figure 21 - Proposed Storm Sewers
- Figure 22 - Phasing

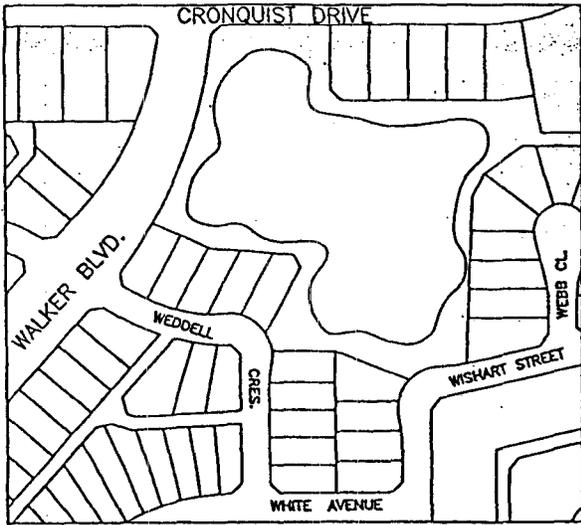
If you have any questions or require additional information, please contact our office.

Yours truly

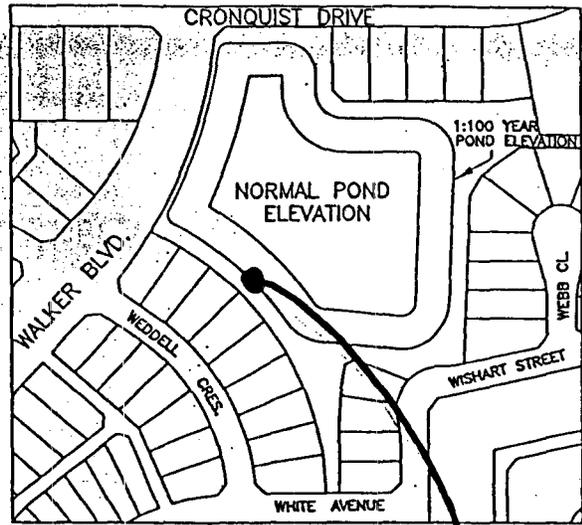
Steve Banack, P. Eng.
Project Manager

c.c. Gary Grelish - Trademark
Ron Zazelenchuk - Interplan Strategies

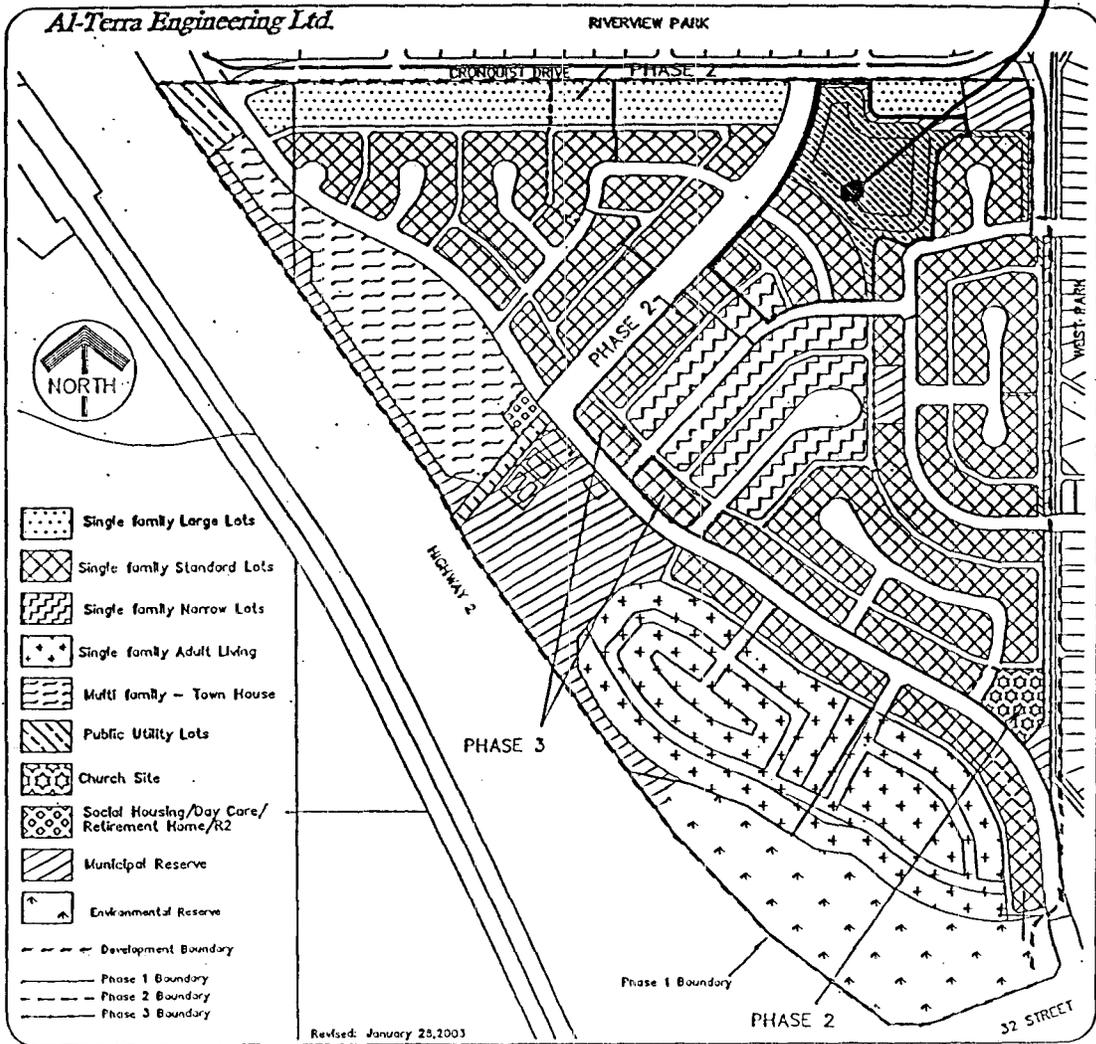




PREVIOUS LOTTING ARRANGEMENT AND POND LAYOUT FOR WESTPARK SUBDIVISION



CURRENT LOTTING ARRANGEMENT AND POND LAYOUT FOR WESTPARK SUBDIVISION



**Proposed WESTPARK EXTENSION
NEIGHBORHOOD AREA STRUCTURE PLAN**

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in *Figure 4*.

The proposed land use allocation is illustrated in *Table 1*.

TABLE 1 LAND USE ALLOCATION

	Acres ± (Ha±)		Percentage
Total Neighbourhood Area	156.26	(63.24)	-
Environmental Reserve	11.19	(4.53)	-
Developable Area	145.07	(58.71)	100.00
Land Use			
Single Family - Large Lots	8.08	(3.27)	5.57
Single Family - Standard Lots	46.67	(18.89)	32.17
Single Family - Adult Living	19.84	(8.03)	13.68
Multi - Family - Townhouse	9.69	(3.92)	6.68
Single Family - Narrow Lot	8.18	(3.31)	5.64
Municipal Reserve	14.51	(5.87)	10.00
Streets and Lanes	29.50	(11.94)	20.34
Public Utility Lots	7.30	(2.96)	5.02
Church Site	1.00	(0.40)	0.69
Social Care Site*	0.30	(0.12)	0.21

Existing NASP

- +0.03 ha
- +0.09 ha
- -0.22 ha
- +0.30 ha

* Social Housing/Day Care/Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.



City Clerk's Department

DATE: February 19, 2002

TO: City Council

FROM: Gail Surkan, Chair
Municipal Planning Commission

SUBJECT: WEST PARK EXTENSION (WESTLAKE) NEIGHBOURHOOD AREA
STRUCTURE PLAN - BYLAW AMENDMENT 3217/B-2003

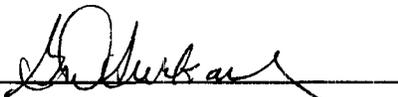
At our Municipal Planning Commission Meeting of February 18, 2002, consideration was given to the West Park Extension (Westlake) Neighbourhood Area Structure Plan Amendment. Following discussion the motion as set out hereunder was introduced and passed.

"RESOLVED that the Municipal Planning Commission, support the proposed Bylaw Amendment 3217/B-2003 to amend the existing West Park Extension (Westlake) Phase 2 Plan by:

1. The public utility lot being enlarged to accommodate a larger storm water pond.
2. The expansion of the public utility lot southwards resulting in realignment of a local road as well as replotting of residential lots in the vicinity.
3. Amendment will result in a net loss of 3 narrow single family lots and 1 regular single family lot.
4. Amendment will result in an increase of green space from 13.06 ha (20.65%) to 13.36 ha to (21.12%).

Recommendation

That Council consider the bylaw readings relative to the West Park Extension (Westlake) Neighbourhood Area Structure Plan Amendment.



 Gail Surkan, Chair
 Municipal Planning Commission

/eas

cc. Parkland Community Planning Services

Comments:

We recommend that Council proceed with First Reading of the Neighbourhood Area Structure Plan Amendment. A Public Hearing will be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Date: February 14, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/H-2003
Portion of the NE ¼ Sec 7-38-27-4
West Park Extension – Phase 1 (revision)
Trademark West Park Inc.

Trademark West Park Inc. is the process of amending the West Park Extension (Westlake) Neighbourhood Area Structure Plan. An amendment was required because the public utility lot located in the northeast portion of the Westlake subdivision needs to be enlarged to accommodate a larger stormwater detention pond as required by the City's Engineering Services Department. The expansion of the public utility lot southward results in the realignment of an adjacent local road as well as replotting of residential lots in the vicinity. The amendment will result in a net loss of 3 narrow single-family lots and 1 regular single-family lot.

In view of the above, an amendment to the Land Use Bylaw is required. The amendment will rezone land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A. Bylaw 3156/H-2003, Map No. 5/2003 incorporates the proposed changes and will supercede the underlying land use districts.

The proposed land uses comply with the proposed amendments to the West Park Extension (Westlake) Neighbourhood Area Structure Plan which appeared as an earlier item in this Council agenda.

Staff Recommendation

Subject to City Council giving first reading to the West Park Extension (Westlake) Neighbourhood Area Structure Plan bylaw amendment 3217/B-2003; Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/H-2003.

Sincerely,

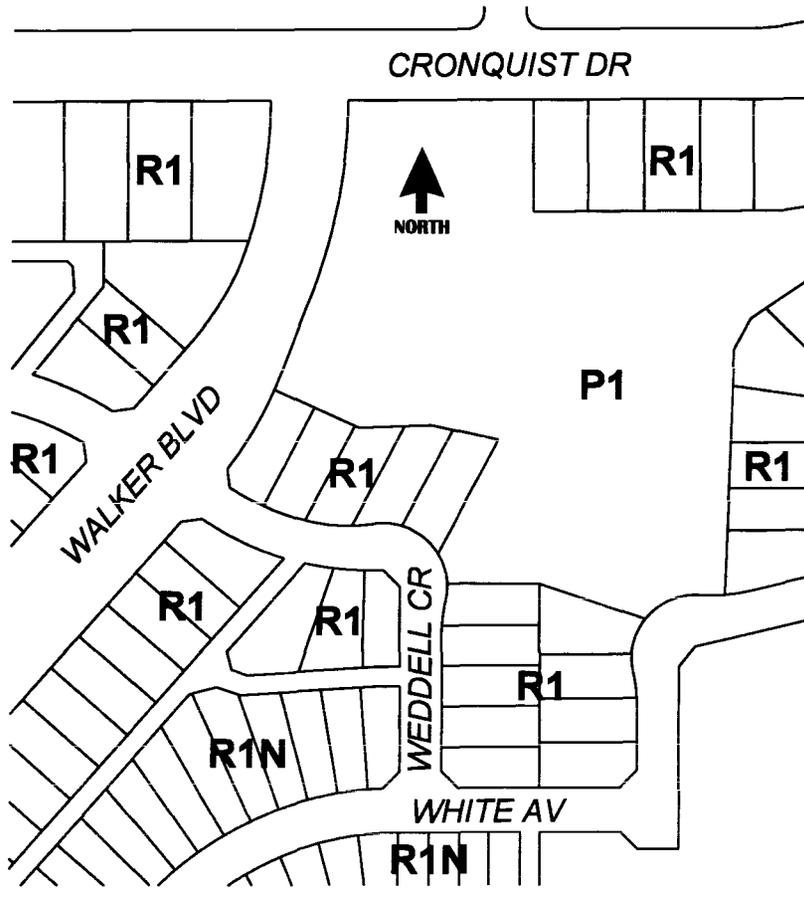

Frank Wong,
Planning Assistant

Attachment

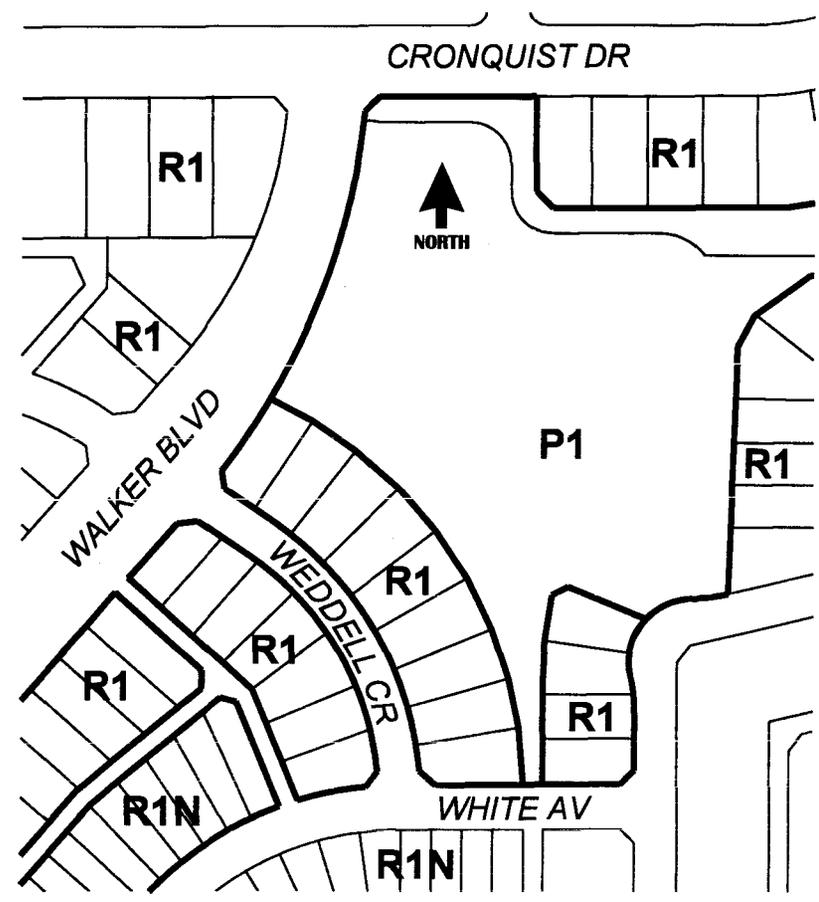
The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

63



EXISTING



PROPOSED

- AFFECTED DISTRICTS:
- R1 - Residential (Low Density)
 - R1N - Residential Narrow Lot
 - P1 - Parks & Recreation

MAP No. 6 / 2003
BYLAW No. 3156 / H - 2003

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

CITY CLERK'S DEPARTMENT

February 25, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Re: West Park Extension (Westlake):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

At the City of Red Deer's Council meeting held on Monday, February 24, 2003, first reading was given to West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/H-2003 and Land Use Bylaw Amendment 3156/B-2003. Copies of the bylaws are attached for your information.

West Park Extension (WestLake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

In conjunction with the above Neighbourhood Area Structure Plan Bylaw Amendment, Land Use Bylaw Amendment 3156/H-2003 rezones land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A.

...2/

Trademark Pacific Properties Ltd.
February 25, 2003
Page 2

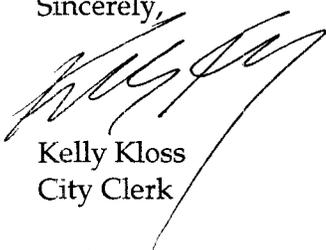
Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048 ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

This office will now proceed with the advertising for Public hearings to be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$600. We require this deposit by no later than Wednesday, March 5, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

DATE: February 25, 2003

TO: City Council

FROM: City Clerk

SUBJECT: West Park Extension (Westlake)
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003

History

At the Monday, February 24, 2003 Council Meeting, West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 were given first readings.

West Park Extension (WestLake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

In conjunction with the above Neighbourhood Area Structure Plan Bylaw Amendment, Land Use Bylaw Amendment 3156/H-2003 rezones land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, March 24, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

Recommendations

That following the Public Hearings, Council may proceed with

- (a) 2nd & 3rd readings of West Park Extension (Westlake) Neighbourhood Area Structure Plan,
- (b) 2nd & 3rd readings of Land Use Bylaw Amendment 3156/H-2003.

Kelly Kloss
City Clerk
/chk



Council Decision – February 24, 2003

City Clerk's Department

DATE: February 25, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, City Clerk
SUBJECT: West Park Extension (Westlake)
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003

Reference Report:

Parkland Community Planning Services, dated February 14 & February 14, 2003.

Bylaw Readings:

West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

West Park Extension (WestLake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

In conjunction with the above Neighbourhood Area Structure Plan Bylaw Amendment, Land Use Bylaw Amendment 3156/H-2003 rezones land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A.

This office will now proceed with the advertising for the Public Hearings. Trademark West Park Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
/attach.

- c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno, City Clerk's



Date: February 18, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec 7-38-27-4
West Park Extension
Trademark West Park Inc.

Trademark West Park Inc. is proposing to subdivide approximately 5.737 ha (14.176 ac) to create a 4.048 ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, while the 4.048 ha (10.0 ac) lot will remain in the A1 Future Urban Development District until such time as when services and roads are extended to adjacent phases of development. The purpose of this rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement.

Planning staff have had discussions with the Engineering Services Department regarding the creation of the A1 Future Urban Development lot and the issue of servicing can be addressed with a Deferred Servicing Agreement with the Developer. The subject 4.048 ha (10.0 ac) A1 lot will be developed as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan. It will be rezoned to R2 Residential Medium Density at the time of development.

The proposed land uses comply with the West Park Extension Neighbourhood Area Structure Plan.

Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/G-2003.

Sincerely,


Frank Wong,
Planning Assistant

Attachment

89' 55' 52"

56.88

24.64

BLOCK X
PLAN
1128 AM

ROAD RIGHT OF WAY

ABANDONED
ROAD
PLAN 2082 LZ

PUBLIC UTILITY LOTS

1 PUL

102.20

144' 12' 27"

AREA = 0.408 ha

13.99

50'05'34"

51'12'27"

35.00

20.00

20.00

24.43

39.64

144'12'27"

162.26

55'

75.71

131'30'08"

3 MR

AREA = 0.879 ha

32.63

01'45'47"

117' 14' 32"

78.96

117' 24' 13"

60.16

1.77

138'35'25"

15.36

138'35'25"

102.48

AREA = 0.239 ha

14'

14'

38.10

104'34'49"

41'

41'

41'

41'

41'

41'

41'

41'

41'

41'

41'

41'

41'

HIGHWAY NO 2

MUNICIPAL RESERVE

PLAN 2082 LZ

BLOCK 1

NE 1/4 SEC 7

PUBLIC UTILITY LOTS

Proposed Subdivision

R=551.01
Δ=01°41'29"
L=16.26

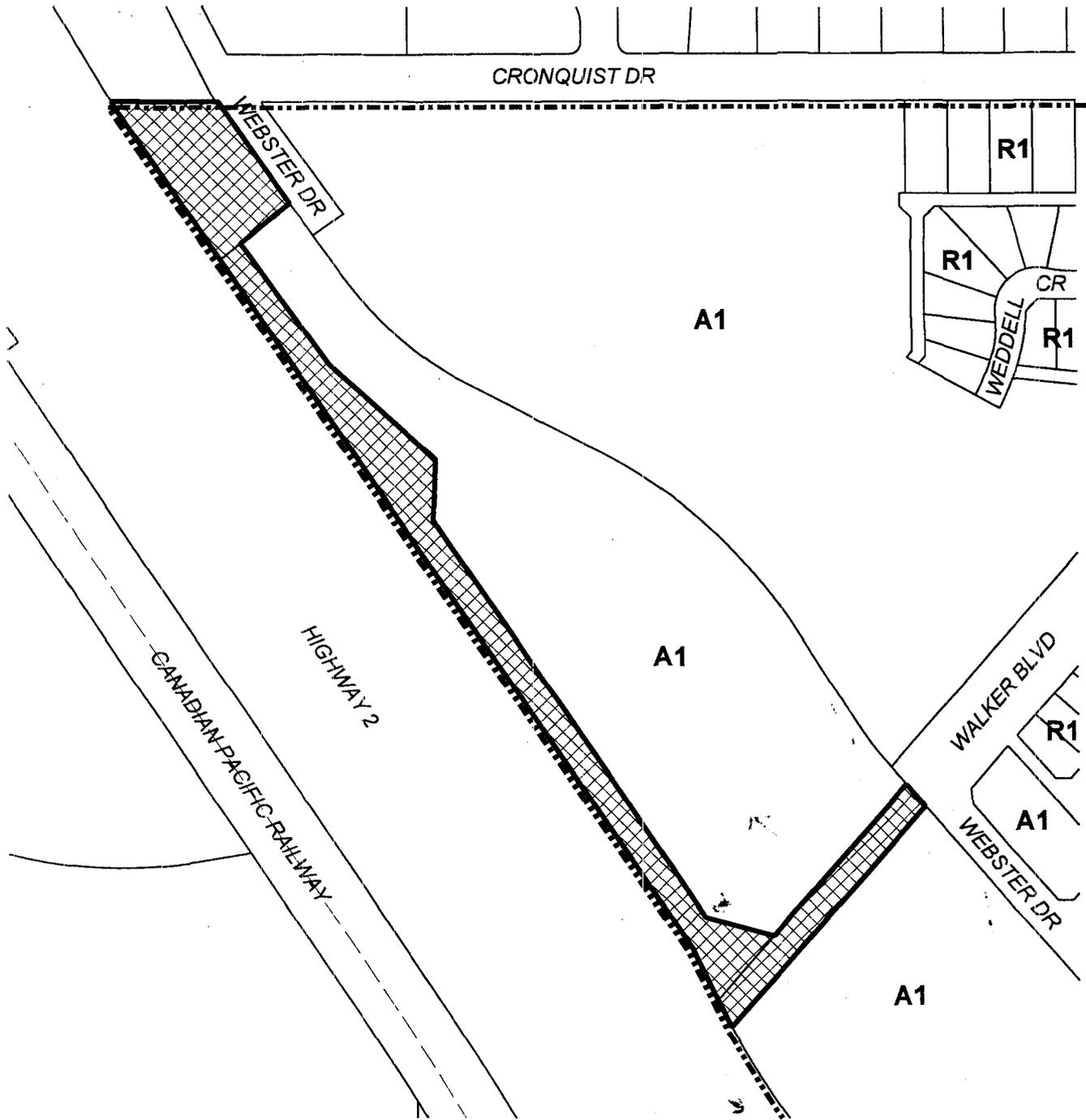
Δ=30°09'40"
R=220.00
142.13

Δ=08°48'18"
R=235.00
387.46

R=551.01
Δ=01°41'29"
L=16.26

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- P1 - Parks & Recreation

Change from :

A1 to P1 

MAP No. 5 / 2003

BYLAW No. 3156 / G - 2003

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

CITY CLERK'S DEPARTMENT

February 25, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 - 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Re: West Park Extension (Westlake):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

At the City of Red Deer's Council meeting held on Monday, February 24, 2003, first reading was given to West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/H-2003 and Land Use Bylaw Amendment 3156/B-2003. Copies of the bylaws are attached for your information.

West Park Extension (WestLake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

In conjunction with the above Neighbourhood Area Structure Plan Bylaw Amendment, Land Use Bylaw Amendment 3156/H-2003 rezones land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A.

...2/

Trademark Pacific Properties Ltd.

February 25, 2003

Page 2

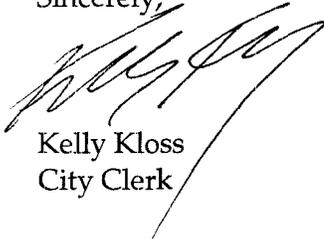
Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048 ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

This office will now proceed with the advertising for Public hearings to be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$600. We require this deposit by no later than Wednesday, March 5, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

City Clerk's Department

DATE: February 25, 2003

TO: City Council

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec 7-38-27-4
West Park Extension / Trademark West Park Inc.

History

At the Monday, February 24, 2003 Council Meeting Land Use Bylaw Amendment 3156/G-2003 was given first reading.

Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk
/chk

FILE



Council Decision – February 24, 2003

City Clerk's Department

DATE: February 25, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec. 7-38-27-4
West Park Extension – Trademark West Park Inc.

Reference Report:

Parkland Community Planning Services, dated February 18, 2003

Bylaws:

Land Use Bylaw Amendment 3156/G-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

This office will now proceed with the advertising for a Public Hearing. Trademark West Park Inc. will be responsible for the advertising costs in this instance.

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

Kelly Kloss
City Clerk
/chk
/attach.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- B. Greter, Clerk Steno, City Clerk's

BYLAW NO. 3156/G-2003

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

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

- 1 The "Use District Maps C7 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **24th** day of **February** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

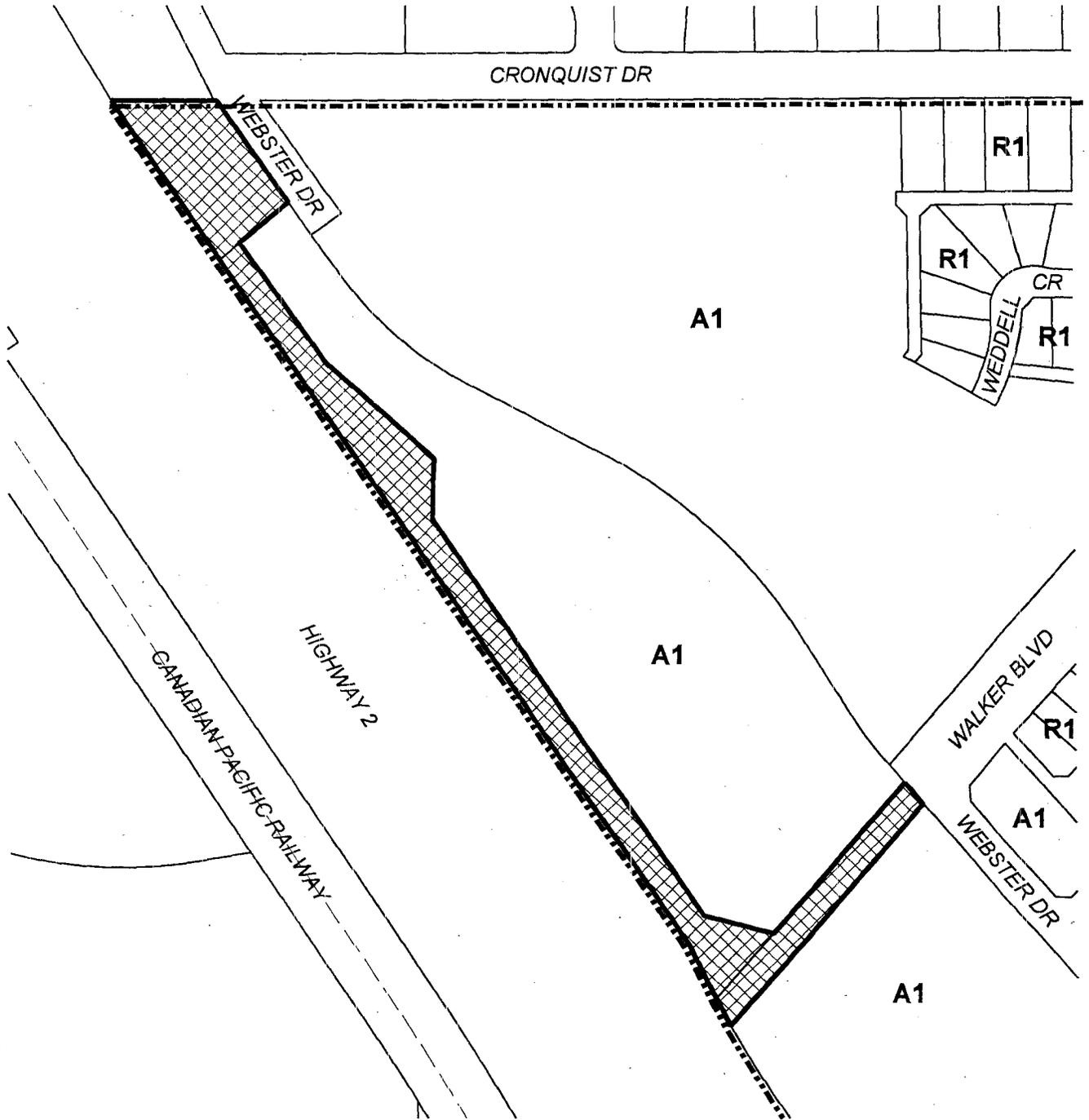
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- P1 - Parks & Recreation

Change from :

A1 to P1 

MAP No. 5 / 2003

BYLAW No. 3156 / G - 2003

BYLAW NO. 3217/A-2003

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan as a bylaw of the City of Red Deer.

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting the existing Lancaster East (Lonsdale) Neighbourhood Area Structure Plan with the amended Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

READ A FIRST TIME IN OPEN COUNCIL this **27TH** day of **JANUARY**, A.D. 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2003.

MAYOR

CITY CLERK

NEIGHBOURHOOD AREA STRUCTURE PLAN

**SE 1/4 SECTION 11, TOWNSHIP 38,
RANGE 27, WEST OF 4**

Prepared For:

Laebon Developments Ltd.

Prepared By:

**Interplan Strategies Inc., and
Al-Terra Engineering Ltd.**

December, 1997

Revised: June, 1998

Revised: February, 2000

Revised: May, 2000

Revised: November, 2002

TABLE OF CONTENTS

	<u>Page</u>
1.0 Introduction and Purpose	1
2.0 Policy Framework	1
3.0 Site Characteristics	2
3.1 Legal Description and Ownership	2
3.2 Site Area	2
3.3 Existing Land Use	2
3.4 Land Form	2
3.5 Access	3
3.6 Servicing	3
3.7 Environmental Considerations	3
3.8 Road Widening	3
4.0 Development Proposal	4
4.1 Development Concept	4
4.1.1 Neighborhood Structure	4
4.1.2 Land Use Distribution	5
4.1.3 Residential	6
4.1.4 Density	7
4.1.5 Open Space	7
4.1.6 Environmental Issues	8
5.0 Transportation	9
5.1 Traffic Circulation Pattern	9
5.2 Pedestrian Circulation Patterns	10
6.0 Municipal Servicing	11
6.1 Storm Sewer System	11
6.1.1 Minor Drainage System	11
6.1.2 Major Overland Drainage System	11
6.2 Sanitary Sewer System	12
6.3 Water Distribution System	12
6.4 Shallow Utilities	13
7.0 Phasing of Development	13
Appendices	

List of Tables

Table 1	Neighbourhood Area Structure Plan Statistics	6
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List of Figures

Figure 1	Location
Figure 2	Site Features
Figure 3	Development Concept
Figure 4	“Main Street”
Figure 5	Abandoned Oil Well
Figure 6	Collector Roadway Detail
Figure 7	Storm Sewers
Figure 8	Overland Drainage
Figure 9	Sanitary Sewers
Figure 10	Water Distribution
Figure 11	Phasing Plan

1.0 INTRODUCTION AND PURPOSE

The subject site is located in the southeast quadrant of the City of Red Deer at the intersection of 32nd Street and 20th Avenue. (See Figure 1). Immediately to the north is the future 32nd Street Arterial road right of way; beyond which is future residential which is presently in the preliminary planning stages. To the west is the future Lancaster Meadows area which is currently under development. To the east is the future 20th Avenue arterial road right of way and the present city limit. To the south is agricultural land, that is intended for future residential.

The site is situated within the study area boundary of the East Hill Area Structure Plan adopted by Council on September 14, 1992 by Bylaw 3075/92, with subsequent revisions by Bylaw 3075/A-93, 3075/B-93, 3075/A-97 and 3207/98. Since the subject quarter section is within the study area but not within the actual Area Structure Plan boundary, a boundary amendment to the Area Structure Plan is required.

The site, containing 159.88 acres (64.7 hectares) more or less, is legally described as the Southeast ¼ Section 11, Township 38, Range 27 west of the 4th meridian.

INTERPLAN STRATEGIES INC. is hereby submitting, on behalf of Laebon Developments Ltd., an application for an Neighbourhood Area Structure Plan approval for primarily residential and associated land uses. The plan submitted acknowledges the presently known edge conditions on all four sides of the site.

The following sections of this report discuss: policy framework, site characteristics, proposed land uses, development densities, municipal reserve and open space requirements, transportation considerations, proposed site servicing and phasing.

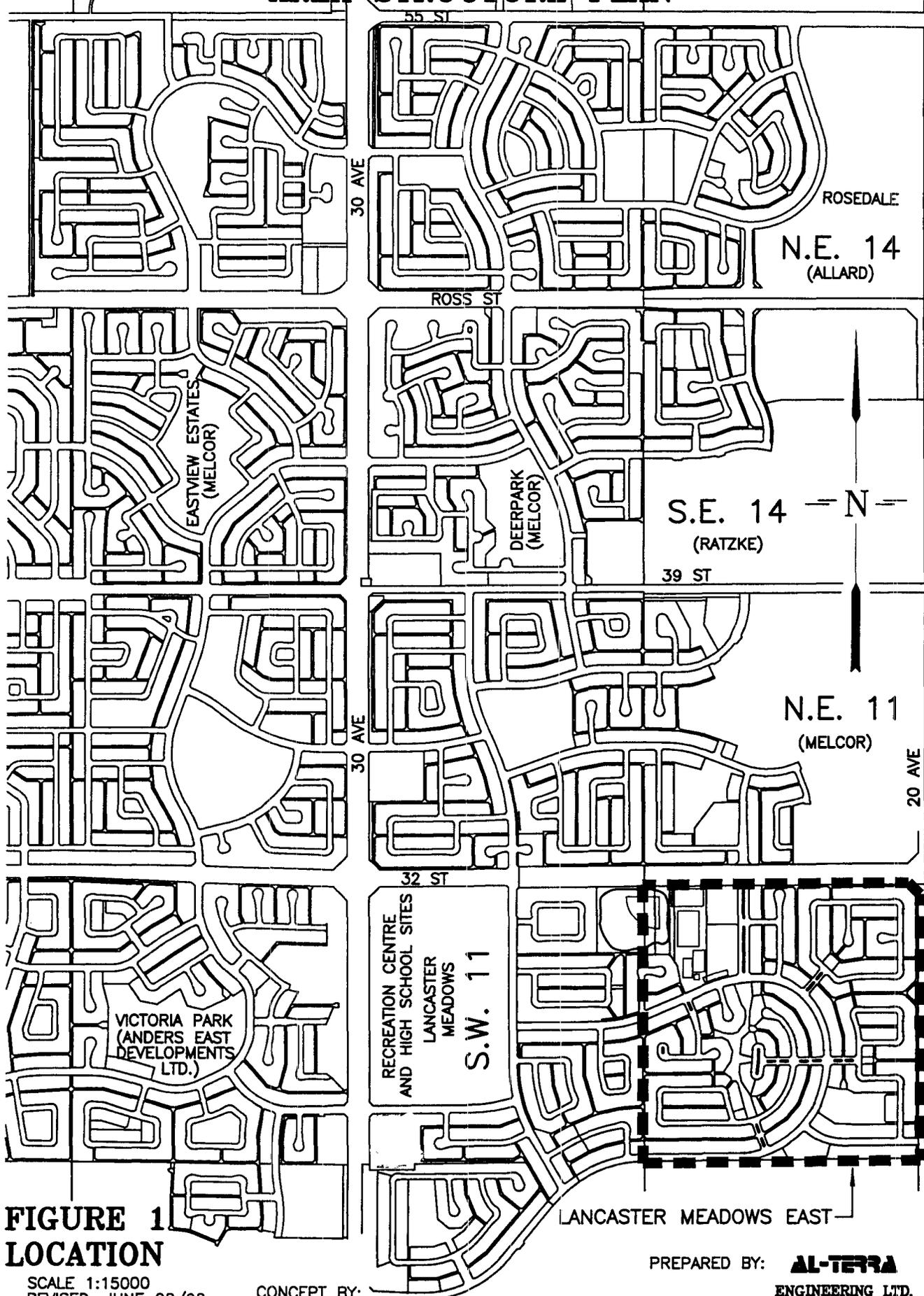
2.0 POLICY FRAMEWORK

On September 14, 1992 City of Red Deer Council adopted the East Hill Area Structure Plan (Bylaw 3075/92). Subsequent revisions were made to the Plan by Bylaw 3075/A-93 on April 26, 1993, by Bylaw 3075/B-93 on November 22, 1993, Bylaw 3075-97 on January 26, 1998 and Bylaw 3207/98 on April 20, 1998. (The Area Structure Plan is presently under review). The Area Structure Plan allows for the primary use of land for residential purposes based upon an anticipated population of around 32 persons per gross hectare (or approximately 4 units per acre).

Other land uses specified in the Area Structure Plan include a Public Middle School in conjunction with a neighborhood park and a centrally located north south linear park and trail feature. The road network shows an internal collector loop through the area which is an extension from the Lancaster Meadows area. A collector link to 32nd Street is also shown, as well as a possible future connection to the south of the Neighbourhood Area Structure Plan Area.

The East Hill Area Structure Plan is implemented by means of Neighbourhood Area Structure Plans for each quarter section.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 1
LOCATION**

SCALE 1:15000
REVISED: JUNE 08/98
REVISED: FEB. 15/00

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PREPARED BY: **AL-TERRA**
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Other City of Red Deer documents such as the Planning and Subdivision Guidelines, the Community Services Master Plan, Ecological Profiles and Land Use Bylaw govern the more detailed elements of the planning process.

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the SE ¼ Section 11, Township 38, Range 27, west of the 4th meridian. The registered owners are:

- Alleghany Holdings Ltd. as to an undivided 1/9 interest.
- Leges Management Ltd., as to an undivided 1/9 interest.
- Lark Investments Ltd. as to an undivided 1/9 interest, and
- Gary K. Cooper as to an undivided 2/3 interest.

The appropriate titles are included in Appendix 1.

3.2 Site Area

The gross site area is 159.88 acres (64.704 hectares), of which approximately 9.94 acres (4.02 hectares) are required for the widening of 32nd Street and 20th Avenue. This results in a developable area of 149.94 acres (60.68 hectares).

3.3 Existing Land Use

The entire quarter section has been under cultivation. It is presently designated A-1 Future Urban Development by the City of Red Deer Land Use bylaw No. 3156/96. The general purpose of this District is

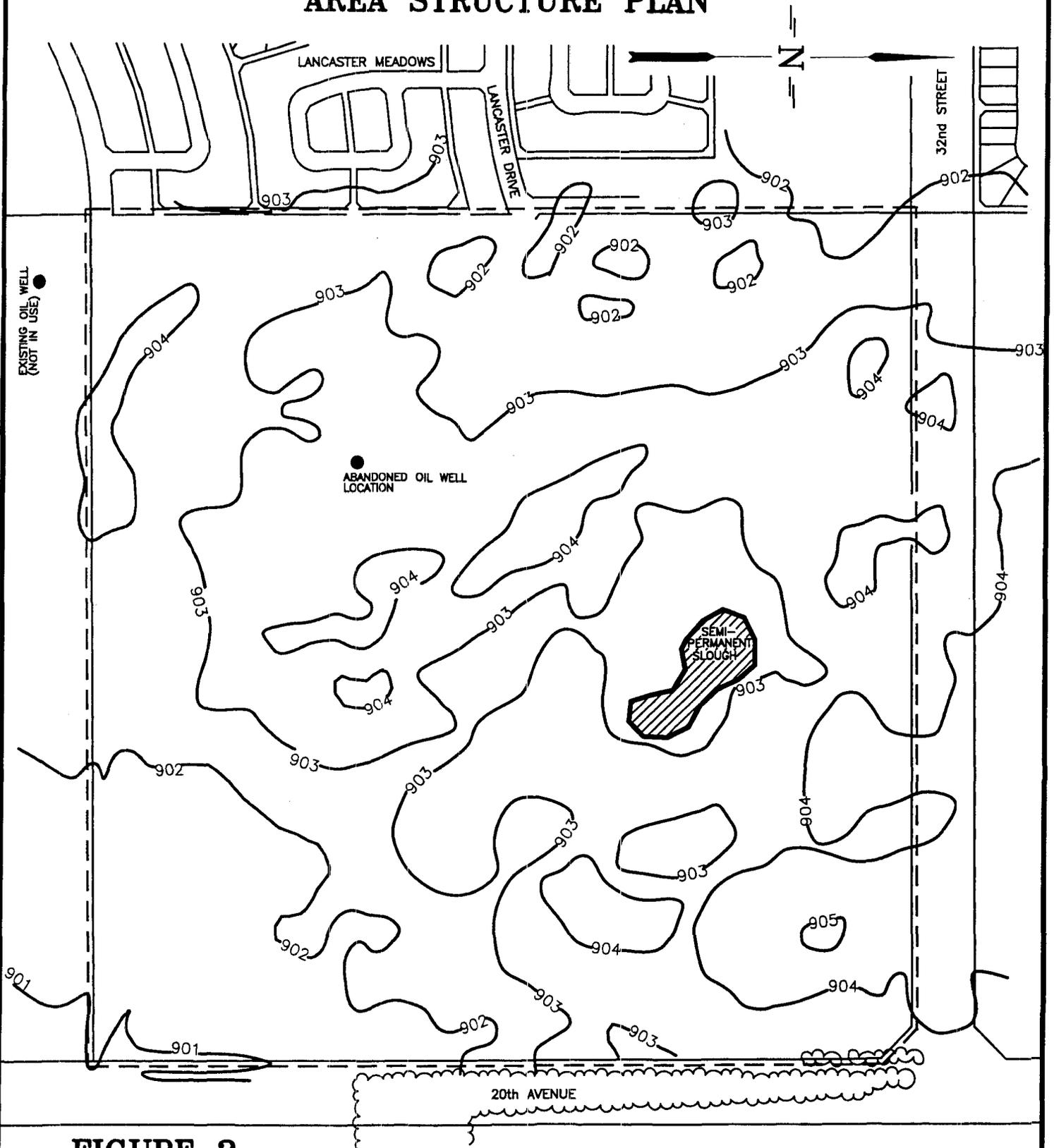
“to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the General Municipal Plan.”

A re-designation to appropriate urban land use districts is therefore required before any urban development can occur.

3.4 Land Form

The entire quarter section is relatively flat, with the elevation ranging from a high point of 905 metres in the northeast corner of the quarter to a low point of 901 metres in the extreme southeast corner. (see Figure 2).

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



EXISTING OIL WELL
(NOT IN USE)

ABANDONED OIL WELL
LOCATION

SEMI-
PERMANENT
SLOUGH

FIGURE 2 SITE FEATURES

SCALE 1:5000

LEGEND:

- OUTLINE PLAN BOUNDARY
- ~ 901 ORIGINAL GROUND CONTOURS
- ~~~~ ORIGINAL TREELINE

REVISED: MAR. 30/98
REVISED: FEB.16/00

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The recently completed Ecological Profile for the quarter section identified two elements.

- A. A stand of aspens in the existing road allowance to adjacent the northeast corner of the quarter section. Recommendation R1 of the Profile encourages the preservation of the trees within the road right of way, by shifting the roadway to the east and providing an MR strip that would include the trees.
- B. A semi-permanent wetland in the north central portion of the quarter which depends on drainage from the surrounding crop land. Recommendation R6 suggests that an “attempt should be made to incorporate it into some form of drainage system and/or open space design”.

3.5 Access

Present access to the quarter is from 20th Avenue, a rural dirt road.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from infrastructure imminently available in the Lancaster Meadows area to the west.

3.7 Environmental Considerations

A Phase 1 Environmental Site Assessment has been completed by AGRA Earth and Environmental and will be submitted under separate cover. According to Alberta Energy and Utilities Board records, there is an abandoned Petro Canada crude oil well located in Legal Subdivision 2 of Section 11, Township 38, Range 27 west of the Fourth, (see Figure 2). This site was abandoned on July 10, 1985 but not reclaimed. Also a Canadian 88 Energy Corp. lease is located in Legal Subdivision 2 adjoining the south property line. The subject site has therefore been assigned a rating of “moderate” in terms of environmental risk. This means that petroleum hydrocarbon contaminated soils could be encountered. If so the soil should be assessed and the affected area remediated as necessary.

3.8 Road Widening

A road widening of 30 metres is required along the northern boundary for the future 32nd Street arterial roadway, and along the eastern boundary for the future 20th Avenue arterial roadway.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's vision, city policies and site characteristics, an Neighbourhood Area Structure Plan has been prepared for the subject site. The components of the Neighbourhood Area Structure Plan are development concept, land use, density and population, open space, transportation, servicing and phasing.

4.1 Development concept

The intent of the design concept for the area is to provide a comprehensively planned residential community with an emphasis on integrating land uses and addressing the market factors presently prevalent in the City. The overall concept is generally conventional in nature, in that it:

- Establishes a hierarchy of road patterns (arterial, collector and residential);
- Has a curvilinear road pattern consisting of crescents, P-loops and cul de sacs), and
- Has densities that are similar to other newer areas in the City.

However, two key aspects of the Plan are not conventional. These include:

- The creation of a mixed use community node, and
- The focus on a pedestrian/open space network,

both of which are addressed in this report.

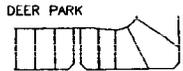
The proposed Neighbourhood Area Structure Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guidelines and policy documents. One element of the Plan that is not included in any current policy documents but is being considered in an amendment to the Area Structure Plan, is the proposed local commercial centre.

The Plan, based to a large extent on the cluster concept, is intended to provide the opportunity for flexibility and variety of residential product type. This is especially important when considering the dynamics and sensitivity of the present day market.

The proposed Neighbourhood Area Structure Plan is contained in Figure 3.

4.1.1 Neighborhood Structure

The proposed Plan places an emphasis on the development of a mixed use neighborhood node which is readily accessible to the neighborhood by pedestrians as well as by automobile. This neighborhood node is comprised of a neighborhood park (including a school), and other public uses such as day care

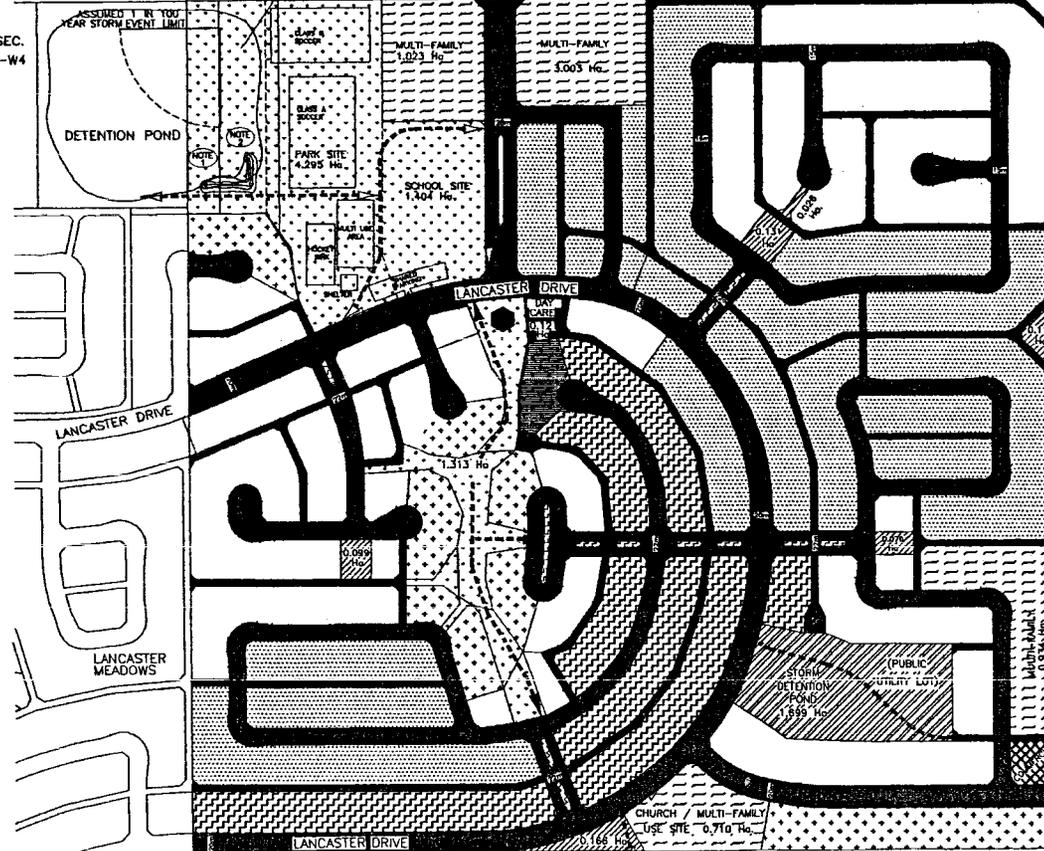


32nd STREET

TOTAL MIDDLE SCHOOL AND PARK SITE = 5.871 Ha.
 M.R. TO BE PURCHASED BY THE CITY = 0.556 Ha.
 M.R. TO BE INCORPORATED INTO DENTENTION POND = 0.820 Ha.
 SCHOOL SITE = 1.404 Ha.
 CENTRAL PARK SITE = 2.891 Ha.

N.E. 1/4 SEC.
 11-38-27-W4

S.W. 1/4 SEC.
 11-38-27-W4



LANCASTER MEADOWS

1/4 SECTION E

NOTES:

1. MUNICIPAL RESERVE OF 0.556 Ha. TO BE PURCHASED BY THE CITY OF RED DEER FOR STORMWATER DETENTION POND NEEDS.
2. 0.820 Ha. OF MUNICIPAL RESERVE TO BE USED AS DETENTION POND

N.E. 1/4 SEC. 2-38-27-W4

ORIGINAL PREPARED AUGUST 8, 1997
 REVISIONS:
 SEPTEMBER 4, 1997
 NOVEMBER 14, 1997
 NOVEMBER 29, 1997
 DECEMBER 5, 1997
 DECEMBER 16, 1997
 MARCH 15, 1998
 MARCH 12, 1998
 MARCH 26, 1998
 JUNE 25, 1998
 JUNE 02, 1998
 NOVEMBER 26, 2002

RED DEER
 NEIGHBOURHOOD AREA
 STRUCTURE PLAN
 SHOWING
 SUBDIVISION
 OF THE
 S.E.1/4, 11-38-27-W4
 FOR
 LAEBON DEVELOPMENTS LTD.

SCALE: 1:2000m
 11"x17": N.T.S.

- SINGLE FAMILY DETACHED - R1
- SINGLE FAMILY NARROW (R1-N)
- SEMI-DETACHED - R1A
- MULTI-FAMILY - R2/R3
- TWO STOREY WALKOUT BASEMENT - SINGLE DETACHED
- TWO STOREY WALKOUT BASEMENT - SEMI-DETACHED
- WALKWAYS AND LOCAL PARKS
- NEIGHBOURHOOD COMMERCIAL
- MIDDLE SCHOOL AND PARK
- PUBLIC UTILITY LOTS
- ROADS AND LANES
- MEDIANS FOR COLLECTOR OR RESIDENTIAL ROADS
- MAIN PEDESTRIAN LINKAGE
- CHILDREN'S PLAYGROUND

NOTES:

1. ALL ROAD RIGHT OF WAYS ARE 15.00m WIDE, UNLESS OTHERWISE NOTED.
2. R1-N LOTS ARE TO BE LOCATED ONLY IN AREAS WHERE THERE IS A MINIMUM LOT DEPTH OF 36.6m.

TOTAL AREA OF ORIGINAL 1/4 SECTION	84,704 Ha	159.88 Ac
32nd STREET AND 20th AVENUE BIDDING	4,623 Ha	9.94 Ac
DEVELOPABLE AREA	80,081 Ha	149.94 Ac
SINGLE FAMILY-DETACHED (R1)	16,748 Ha	36.00 Ac
SINGLE FAMILY-NARROW (R1-N)	11,225 Ha	24.17 Ac
SEMI-DETACHED (R1-A)	8,148 Ha	17.72 Ac
MULTI-FAMILY LOTS (R2)	2,199 Ha	4.70 Ac
COMMERCIAL	8,145 Ha	17.72 Ac
DAY CARE SITE	8,103 Ha	17.63 Ac
CHURCH SITE	8,710 Ha	19.00 Ac
MIDDLE SCHOOL SITE, PARK SITE	6,598 Ha	14.47 Ac
LOCAL PARKS AND WALKWAYS	1,823 Ha	4.00 Ac
S.E. CORNER DETENTION POND	1,899 Ha	4.16 Ac
ROADWAY PULL LOTS	8,162 Ha	17.83 Ac
ROADS	14,795 Ha	32.34 Ac
COLLECTOR	4,411 Ha	9.60 Ac
RESIDENTIAL	7,183 Ha	15.72 Ac
LANES	3,201 Ha	7.04 Ac

DESIGNED BY:
 INTERPLAN STRATEGIES INC.
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and multi-family residential. The node is intended to create a community focus and activity place where people within the neighborhood gather and interact. The node is therefore strategically located in terms of both vehicular and pedestrian systems. A key element of the node is the creation of an “urban main street” through its centre (See Figure 4). A sense of main street will be achieved by placing mixed uses along the street, including higher density residential, and a school. A landscaped central median will result in a boulevard streetscape which culminates in a T-intersection with a public open space as a terminus.

A special treatment is also proposed for the collector loop through the area. In order to create a streetscape that is visually more appealing and one that is more pedestrian friendly, separate sidewalks on both sides with landscaped boulevards are proposed for the entire length of the collector loop. Also it is the intent of the Plan to encourage the use of lane access and rear drive garages as much as possible along the wider collector loop street. The housing product type anticipated along this street is a mix of single family detached and semi-detached units. In order to accommodate this theme, it is proposed within the plan to reduce the front yard setback from 6 metres to 3 metres when fronting on a 23 metre wide road right of way.

In addition to the multi family proposed along “main street”, an allowance is made in the Plan for a higher density site to the east, as well as for a possible small site in the southern portion of the plan area. It is also intended that an area in the central portion of the Plan adjacent to the linear park be provided for the mature adult market.

Single family detached and possibly some semi-detached housing, will be distributed throughout the remainder of the community. The majority of these residential units will be provided with rear lanes. However, a small percentage that back onto some of the Open Space and storm detention facilities will be laneless, and may have walkout basements.

The lot sizes will be determined at the subdivision stage and are intended to vary in width to encourage a variety of residential building product.

4.1.2 Land Use Distribution

The Neighbourhood Area Structure Plan provides for a comprehensively planned residential community comprised of residential and ancillary uses including a neighborhood node. Table 1 outlines the land use distribution for the Neighbourhood Area Structure Plan Area.

The intent of the small commercial component in the southeast corner, as identified in the East Hill Area Structure Plan, is to serve the needs of the residents of the planning area and future adjacent communities.

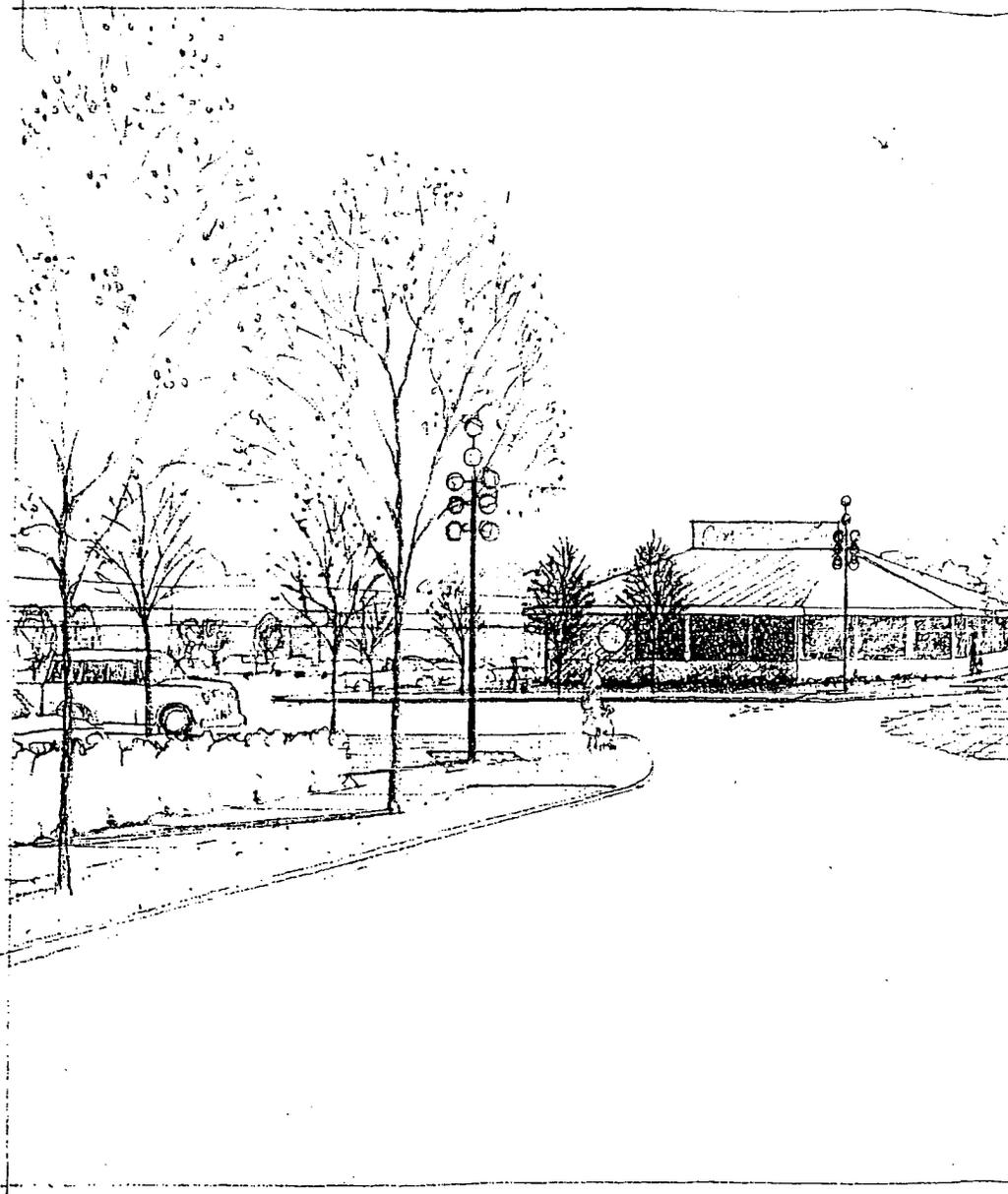




FIGURE 4
"MAIN STREET"

Table 1. Neighbourhood Area Structure Plan Statistics

Land Use	Acres (+/-)	Hectares (+/-)	Percentage
Residential - Single Family Detached Dwellings (R1)	38.23	15.479	25.5
Residential - Single Family Narrow Dwellings (R1-N)	29.06	11.766	19.4
Residential - Duplex Dwellings (R1-A)	12.72	5.148	8.5
Residential-Multi-Family	7.90	3.196	5.3
Commercial	0.41	0.165	0.30
Day Care Site	0.25	0.103	0.2
Church Site	1.75	0.710	1.2
Middle School/Park Site (1)	13.76	5.568	9.2
Local Parks and Walkways	4.75	1.923	3.2
Detention Pond	4.20	1.699	2.8
Remaining P.U.L. Lots	0.25	0.102	0.2
Streets and Lanes	38.54	14.795	24.5
TOTAL DEVELOPABLE AREA	149.92	60.695	100.0

1. *0.557 (1.38 acres) of Municipal Reserve to be purchased by the City of Red Deer for storm water detention pond needs in the northwest corner of the plan area.*

Table 1 illustrates that 58.81 per cent of the site (net of streets and lanes) is for residential uses, 12.96 per cent for parks and open space, (with an additional 2.8 per cent for detention ponds), 24.45 per cent for streets and lanes and the balance for other neighborhood uses including school, commercial and a church. The percentage of R1N to total residential (not including the Church site) is 32.96%.

4.1.3 Residential

The Plan is a carefully integrated neighborhood, providing for a variety of housing types, ranging from single detached to townhouses. It is comprised of a series of residential cells relating to the collector street loop and focusing to a large extent upon small parks and the linear open space network.

The low density residential areas will consist mainly of R1 single detached dwellings, R1A semi detached dwellings, and R1N single detached narrow dwellings. In order to provide lotting consistency, the grouping of these different types of dwellings will be separated by either a roadway, a lane way or a P.U.L.

The residential medium density areas are proposed in two locations,

- Two small sites, likely comprised of townhouses, in the neighborhood core area, and
- One strip likely comprised of townhouses, in the S.E. corner of the quarter section and
- A site in the southern portion of the site which is presently shown as a possible church site.

Areas proposed for walk-out basements are shown in Figure 3.

4.1.4 Density

The residential density identified in the East Hill Area Structure Plan is in the range of 32 to 50 persons per hectare (13 to 20 persons per acre).

The Neighbourhood Area Structure Plan, depending upon the actual lot size and ultimate multi-family product, is anticipated to accommodate 800 to 850 dwelling units.

Based upon the estimated product distribution this equates to a density of 38 to 40 persons per hectare.

4.1.5 Open Space

The key components of the Open Space system proposed in the Neighbourhood Area Structure Plan are discussed below followed by a statement of municipal reserve calculations.

Components

The components of the proposed open space system, which are cited below, include a neighborhood school and park centre, three small local parks, storm detention facilities and a centrally located linear park.

- a) Neighborhood School and Park Facility
A 13.76 acre (5.57 hectare) neighborhood school and park site is provided in the location indicated in the East Hills Area Structure Plan adjacent to the existing storm detention facility. The site plan has been modified by shifting the school envelope to the south.

The Plan also proposes to locate a children's playground at the north end of the linear park immediately to the south of the collector street.

- b) **Linear Park**
A 3.19 acre (1.313 hectare) north south linear park provides a central open space feature and pedestrian connection.
- c) **Local Parks**
Three small local parks are indicated on the Plan. These parks are strategically located to provide centralized open space and entry features.
- d) **Storm Detention**
Two storm detention facilities are provided in the Plan. One is situated in the northwest corner of the site and is incorporated into the neighborhood park and will be an extension of an existing pond to the west. The developer will be compensated for 1.38 acres (0.557 hectares) of the land contributed towards this pond. The second facility comprising 4.20 acres (1.701 hectares), all of which will be a Public Utility Lot is proposed in the southeast corner of the Plan area.

Municipal Reserve

In order to realize the open space network envisioned by the Plan, there is a total of 18.51 acres (7.49 hectares) of municipal reserve. Of this 1.38 acres (0.557 hectares) are to be purchased by the City of Red Deer for storm water detention ponds. This results in an over-dedication of 2.14 acres (0.87 hectares).

4.1.6 Environmental Issues

As indicated in Section 3.4 of this report, and illustrated in Figure 2, the Ecological Profile Report for southeast Red Deer prepared by the City of Red Deer Parks and Culture Department, dated September 24, 1997, identifies a priority "B" Wetland in the north central portion of the subject quarter section. The report appropriately describes it as semi-permanent. Based upon the vegetation it contains it appears to be wet for only part of the year. The cultivated area around its perimeter defines the size as approximately 196 feet (60m) by 394 feet (120m). Tire tracks from a tractor were evident across the slough illustrating the current dry nature of the slough. The feature, in the opinion of the consultants, is not particularly significant and its sustainability is in question once urban development has occurred around it. Therefore, the feature has not been incorporated into the Plan.

The Ecological Profile also identified an existing tree stand within the 20th Avenue right of way as a priority "A" feature. The report suggests that the road right of way be shifted eastward and that, in lieu of a typical berm, the trees be retained and a municipal strip be provided.

A site review of the trees in question indicated that only a narrow band exists on

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

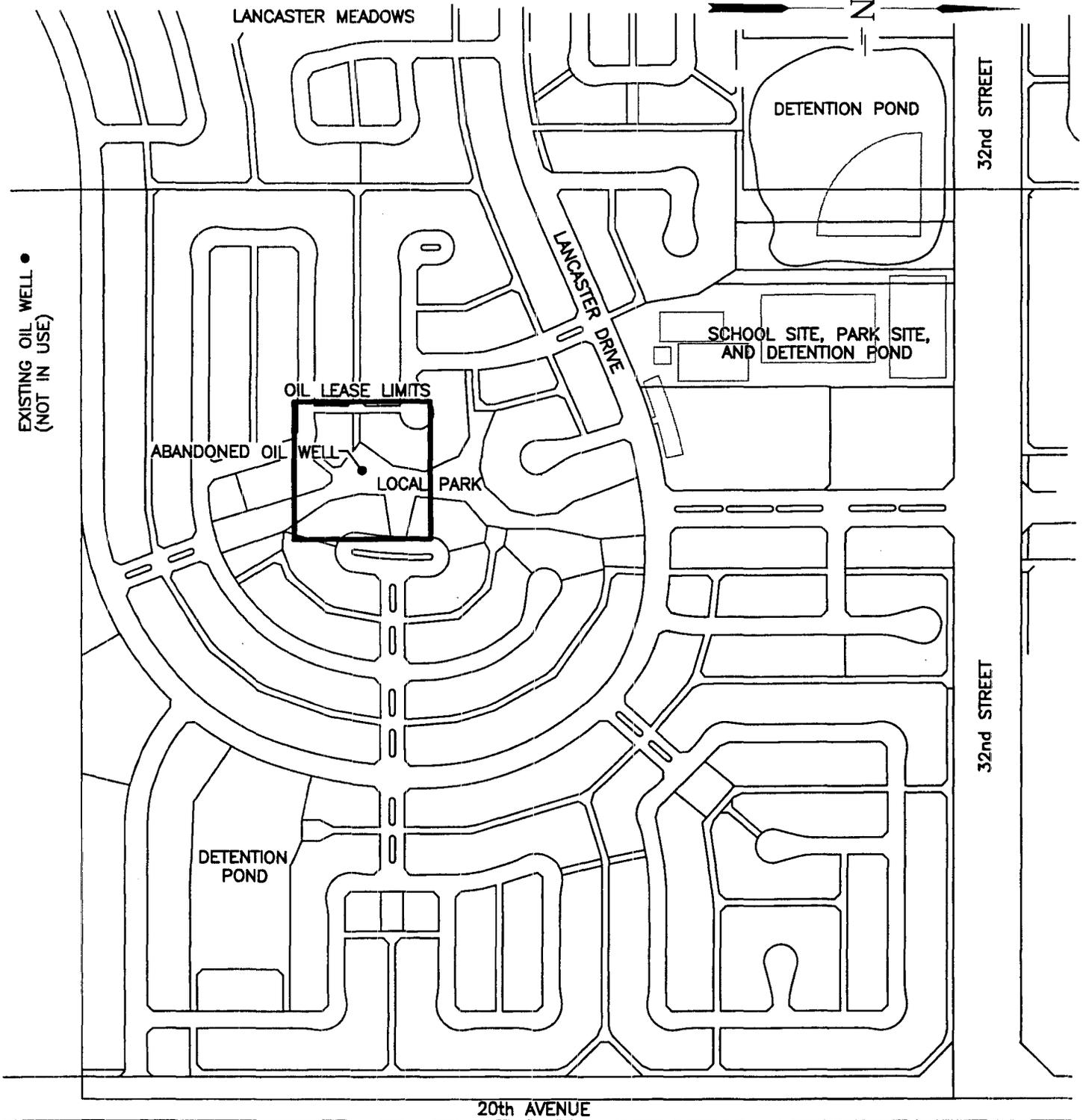


FIGURE 5 ABANDONED OIL WELL

SCALE 1:5000

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REVISED: FEB. 16/00

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the west side of the existing dirt road and that more of the treed area exists on the east side of the existing dirt road. Assuming that the existing dirt road is approximately in the middle of the existing 66 foot (20m) right of way, which appears to be the case from an examination of air photography, the roadway for 20th Avenue would have to be shifted to the east of the existing 66 foot (20m) road right of way. In other words, most of the 197 foot (60m) right of way for the ultimate 20th Avenue would have to be purchased from the quarter section to the east, namely the SW ¼ Section 12, Township 38, Range 27 west of the 4th meridian.

The quality of the trees proposed to be preserved must also be considered. The band on the west side of the dirt road is very narrow. It consists of old dying poplars, some younger poplars and willows. At the very least, the westerly most 33 feet (10m) of the old 66 foot (20m) road right of way is probably not worth preserving. The band along the east side of the dirt road is wider but contains a similar quality of trees.

Construction adjacent to the trees, and particularly a change in adjacent grades, will result in a number of the existing trees dying.

Accordingly, a realistic re-assessment is required to determine, if in fact the trees are worth saving.

Insofar as the abandoned oil wells are concerned, the site has been assigned a rating of “moderate” in terms of environmental risk. This, according to AGRA’s report submitted under separate cover, means that petroleum hydrocarbon contaminated soils could be encountered. If so, the soil should be assessed and the affected area remediated as necessary. Development within 50m of the abandoned well site will be addressed prior to the approval of the affected subdivision plan.

5.0 TRANSPORTATION

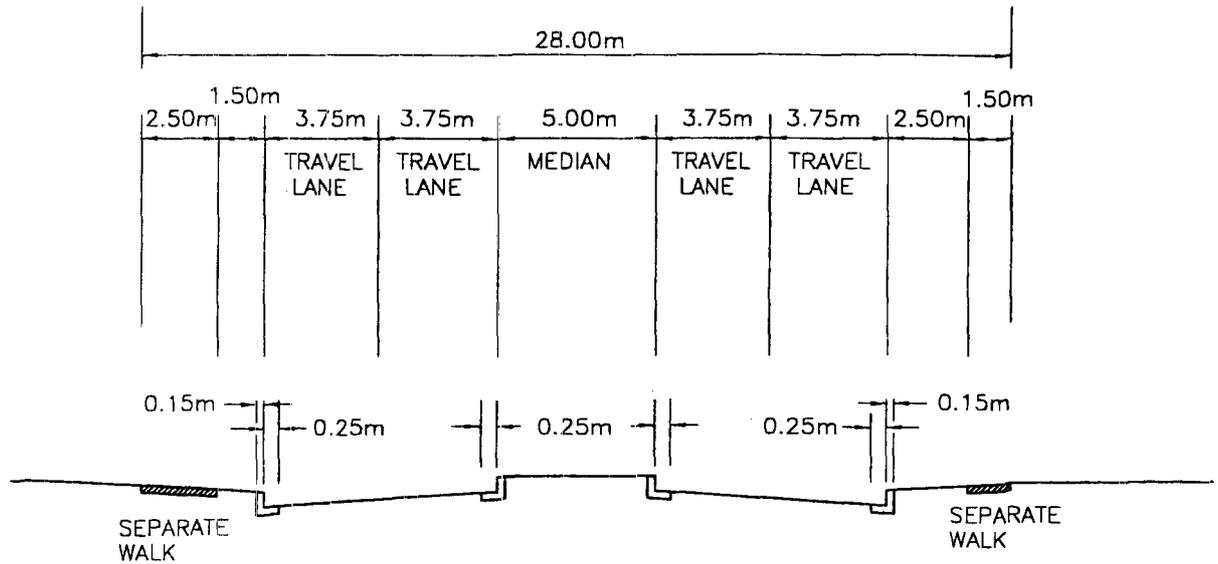
5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Neighbourhood Area Structure Plan conforms to the East Hill Area Structure Plan. At some point in the future there will be two arterial roadways adjacent to the quarter section:

- 32nd Street along the northern boundary of the quarter, and
- 20th Avenue along the eastern boundary of quarter section.

The internal transportation system will ultimately tie into 32nd Street and 20th Avenue. An internal collector loop street will tie into the collector road system in Lancaster Meadows to the west. This extension of Lancaster Drive from the west will initially provide access to the subject site until 32nd Street is extended eastward. A collector stub will connect the

DIVIDED RESIDENTIAL COLLECTOR



UNDIVIDED RESIDENTIAL COLLECTOR

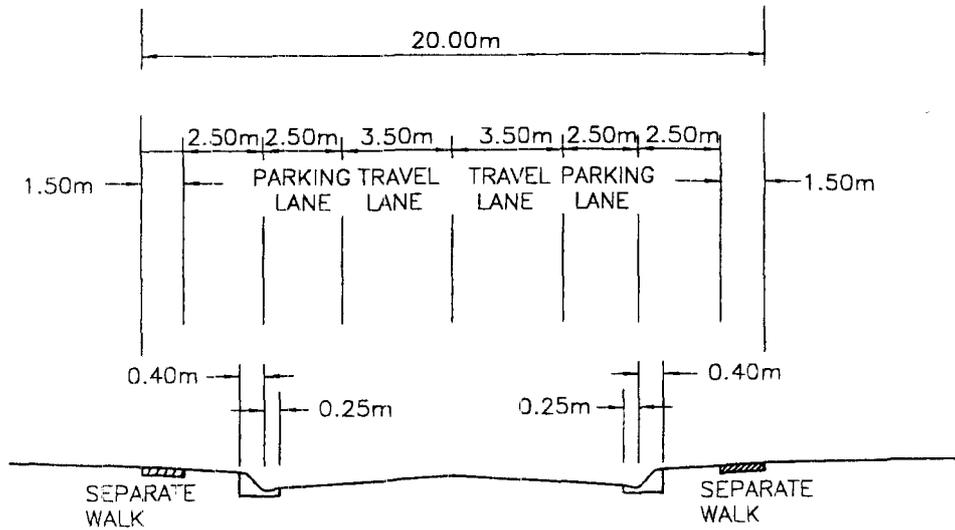


FIGURE 6
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL

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 REVISED: FEB. 16/00

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internal collector to 32nd Street and will function as “main street”. The northern part of this street will have no median and will permit an additional lane for turning movements at the intersection with 32nd Street. The southern portion of the entry road will be a divided collector. The proposed cross-section for this street is illustrated in Figure 6. This cross-section conforms to the City of Red Deer Design Guidelines drawing B5, except that a 1.50 metre wide separate walk is proposed on the east side of the roadway, adjacent to the commercial site. A 2.5 metre separate sidewalk will be located along the west side, adjacent to the neighborhood park and multi-family area.

It should be noted that the developer intends to explore options for the creation and implementation of a Home Owners Association, which, amongst other things, would assume the ongoing maintenance of public landscaped areas , i.e. traffic islands which may not typically be assumed by the City.

Figure 6 also illustrates the proposed cross-section for the internal collector loop road. This cross-section conforms to the City of Red Deer Design Guidelines, Drawing B-5, except for the proposed 1.50 metre wide separate sidewalk on both sides of the roadway.

A collector stub is provided at the south which will tie the internal collector loop with future development to the south.

Residential entrance roads, many of which may have medians, will provide access to each of the cells.

5.2 Pedestrian Circulation Patterns

Figure 3 Illustrates a continuous integrated pedestrian system throughout the quarter section. As shown on the Plan:

- The pedestrian linkage is continued from the City’s Lancaster Meadows quarter section via the 1.4 metre wide separate sidewalk located along the north side of Lancaster Drive.
- Pedestrian linkages are provided to both 32nd Street and 20th Avenue.
- A pedestrian linkage is proposed through the central linear and neighborhood park system.
- Internal linkages exist to the centrally located linear park system, and
- Although the Neighbourhood Area Structure Plan does not show it, it is assumed that the City will construct a pedestrian walkway of some sort along the south side of 32nd Street and along the west side of 20th Avenue when these arterial roads are constructed.

The pedestrian linkage system illustrated on the Neighbourhood Area Structure Plan connects key neighborhood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

The pedestrian movement patterns are designed for both internal and external flows.

6.0 MUNICIPAL SERVICING

Most of the municipal services required to service this quarter section are existing, and are a direct extension of services located along the west boundary of the quarter section.

6.1 Storm Sewer System

Due to the topography of the site, two storm detention ponds will be required to service the quarter section. An existing storm detention pond, located immediately to the west of the northwest corner of the quarter, will be extended easterly to accommodate a portion of the storm runoff from the north westerly portions of the subject lands. The combined area from the City's Lancaster Meadows quarter and the Laebon quarter which drains to this pond is approximately 173 acres (70 hectares).

A second storm detention pond is required to service the southeast portions of the quarter due to its existing low-lying topography. The approximate area of the contributing lands which will drain to this pond is 74 acres (30 Ha). The storage volume required to accommodate a one in 100 year storm event is approximately 17,000 cubic metres.

6.1.1 Minor Drainage System

Runoff from storms up to a one in five year event will be handled via a gravity piped system. Consideration will also be given to providing a weeping tile drainage system for all lots. The design will be completed in accordance with the City of Red Deer Design Guidelines.

Figures 7 illustrate the conceptual layout for the storm servicing.

6.1.2 Major Overland Drainage System

The major overland drainage will exist regardless of whether or not it is designed for. When there is too much storm runoff for the piped system to handle, the runoff will flow overland along the easiest path available. This will occur when the storm is greater than a one in five year event.

To accommodate this situation, roads and lanes will be designed to route the overland flow runoff to either the northwest or southeast storm detention ponds. Some ponding will occur within the roads, lanes and municipal reserve areas. The

detailed design process will ensure that the major overland drainage system is designed in accordance with the City of Red Deer Design Guidelines.

The major overland drainage system is illustrated schematically on Figure 8.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Lancaster Meadows quarter section to the west.

A 250 millimeter diameter sanitary main will be extended with the south leg of Lancaster Drive to service the south part of the subject quarter section. A 375 millimeter diameter sanitary main will be extended along the north leg of Lancaster Drive to service the northern part of the subject quarter section, and other property to the north. Figure 9 illustrate the conceptual layout.

The southeast corner is the lowest portion of the quarter section. In order to accommodate gravity forced sewer systems, significant quantities of fill will be required in this area. If the standard rear lot servicing is used, the resultant fill will necessitate back sloping into the quarter section to the south. Accordingly, a more reasonable approach to servicing this area is via the street servicing alternative. This would allow for normal walkout basement lot grading and have less impact to the lands to the south.

All facilities required for the sanitary sewer system will be designed in accordance with the City of Red Deer Design guidelines.

6.3 Water Distribution System

The water distribution system required to service the subject quarter section is a direct extension of the water distribution system for the Lancaster Meadows quarter section to the west. The largest water supply mains include:

- A 300 millimeter diameter water main to be extended in the lane north of the south leg of Lancaster Drive;
- A 250 millimeter diameter water main to be extended along the north side of the north leg of Lancaster Drive.
- A 300 millimeter diameter water main to run in a north/south direction along 20th Avenue (the eastern boundary of the property), as per the requirements of the CH2M Hill's 1992 Water System study.

Computer water modelling will be utilized to evaluate actual water main sizes within the subject quarter section.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

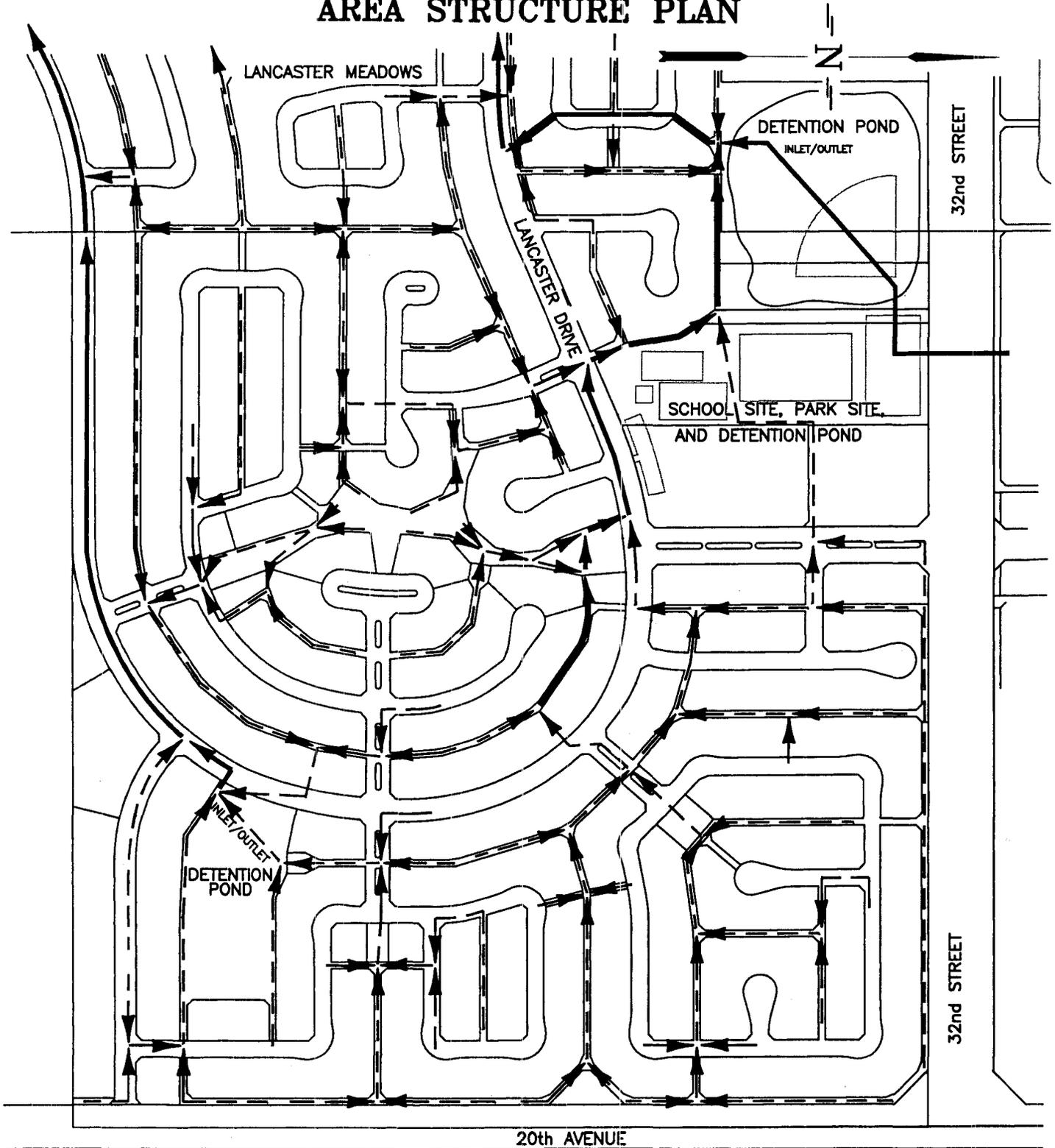
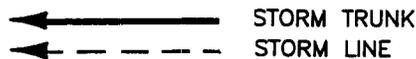


FIGURE 7 STORM SEWERS

SCALE 1:5000

LEGEND:



REVISED: JUNE 04/98
 REVISED: FEB. 16/00
 REVISED: NOV. 28/02

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EDMONTON

RED DEER

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

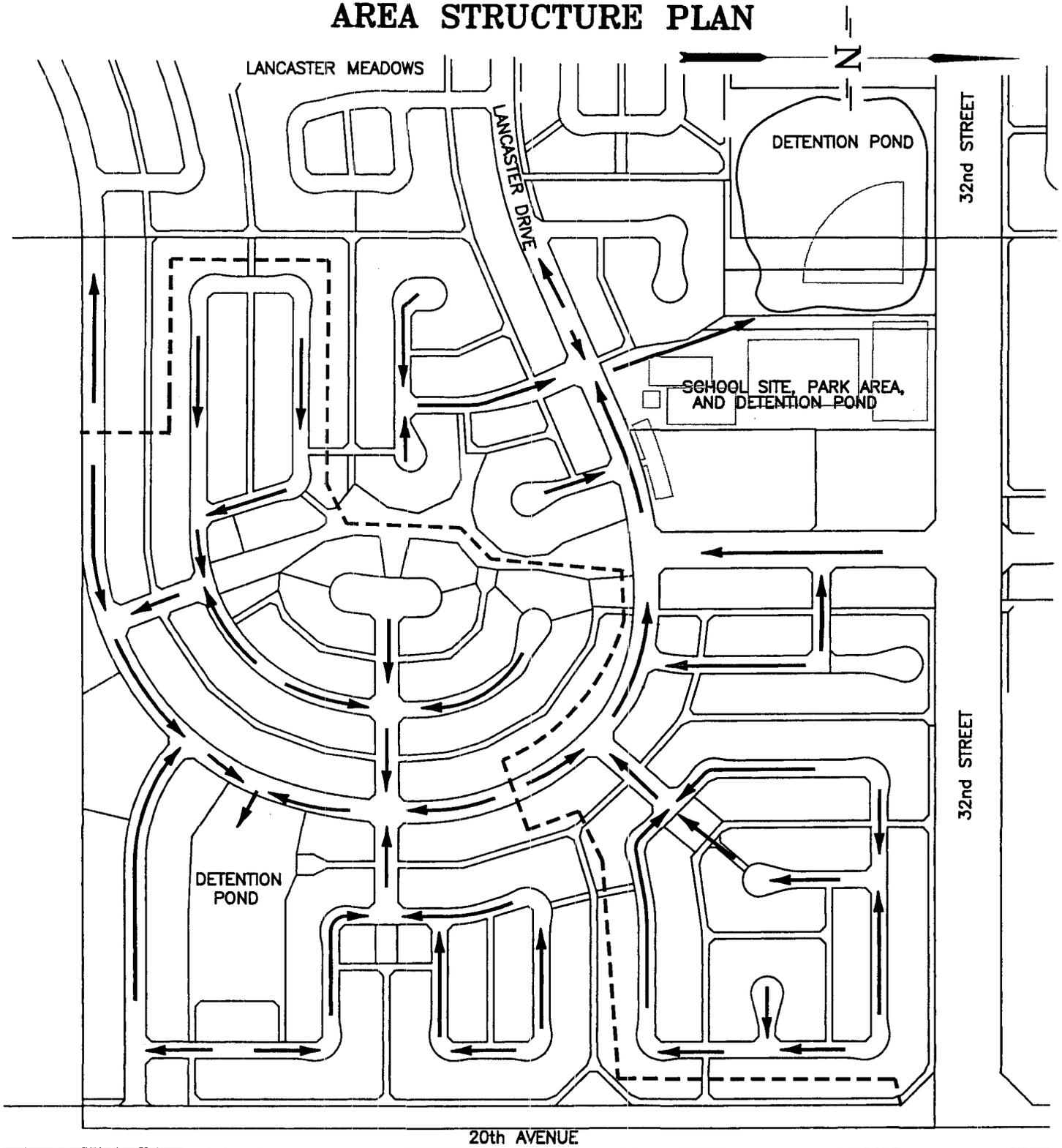


FIGURE 8
OVERLAND DRAINAGE
 GREATER THAN 1:5
 YEAR STORM EVENT

LEGEND:

- ← DIRECTION OF FLOW
- - - BOUNDARY OF CATCHMENT AREA

AL-TERRA
 ENGINEERING LTD.

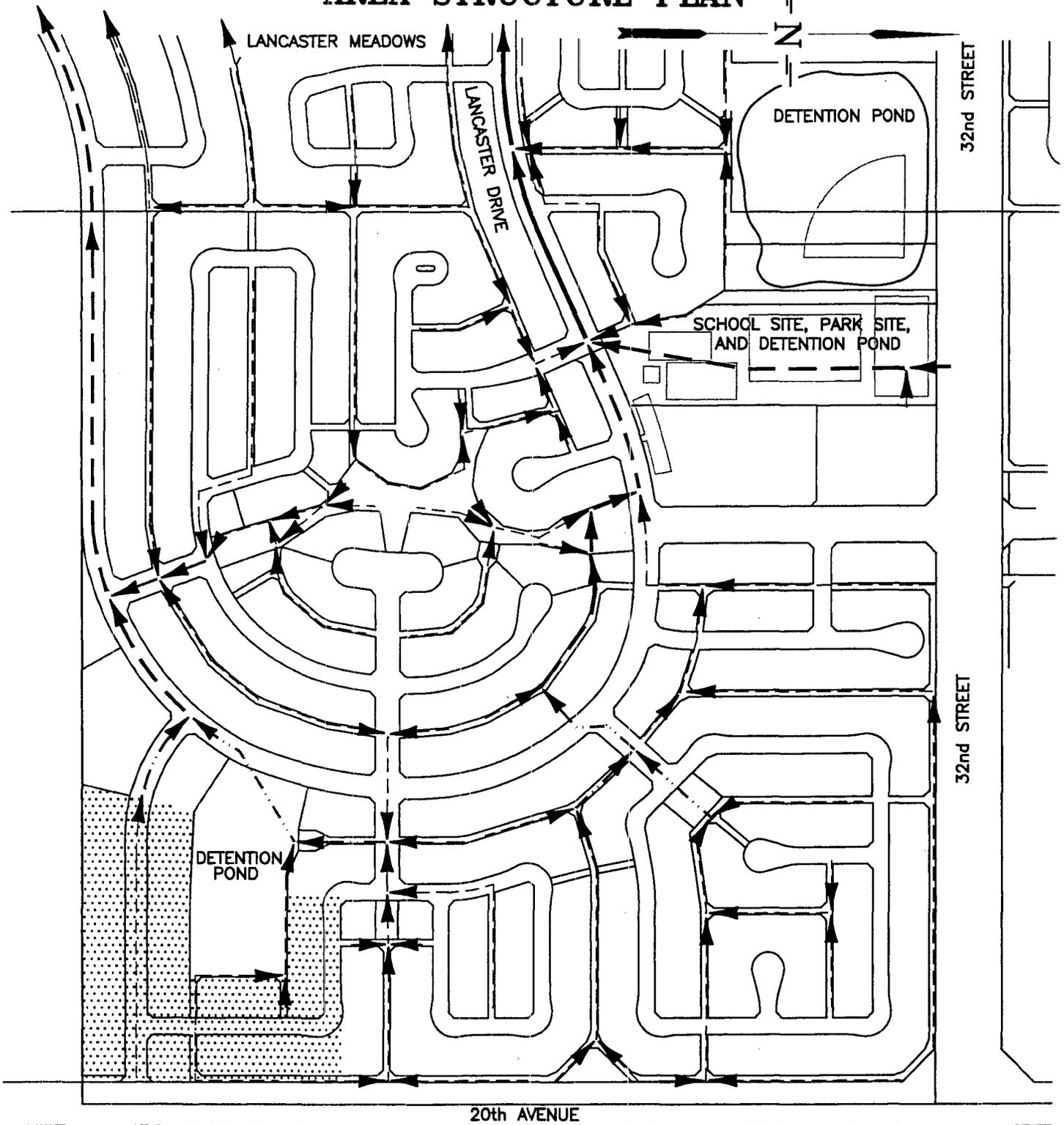
REVISED: JUNE 08/98
 REVISED: FEB. 16/00
 REVISED: NOV. 28/02

SCALE 1:5000

EDMONTON

RED DEER

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



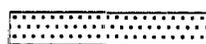
**FIGURE 9
SANITARY SEWERS**

SCALE 1:5000

REVISED: JUNE 04/98
REVISED: FEB. 17/00
REVISED: NOV. 28/02

LEGEND:

- 375mm SAN
- 300mm SAN
- 250mm SAN
- 200mm SAN



LOW AREA WHICH REQUIRES
FILL IN ORDER FOR SANITARY
TO WORK

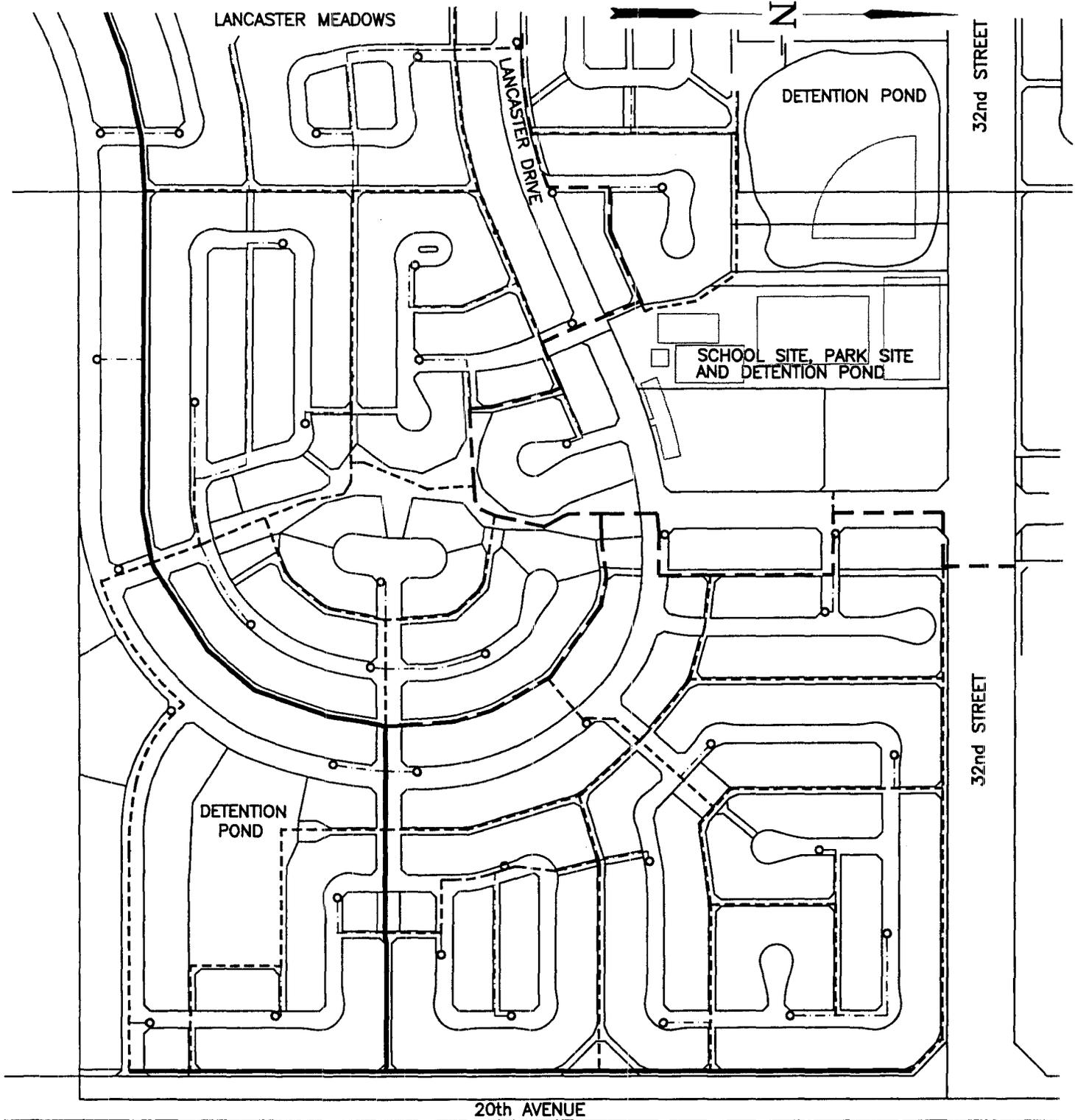
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ENGINEERING LTD.

EDMONTON

RED DEER

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 10
WATER DISTRIBUTION**

SCALE 1:5000

LEGEND:

- 300mm WATER
- - - 250mm WATER
- - - 200mm WATER
- · - · 150mm WATER
- HYDRANT

REVISED: JUNE 04/98
REVISED: FEB. 18/00
REVISED: NOV. 28/02

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EDMONTON

RED DEEP

Figure 10 illustrates the conceptual layout for water servicing.

6.4 Shallow Utilities

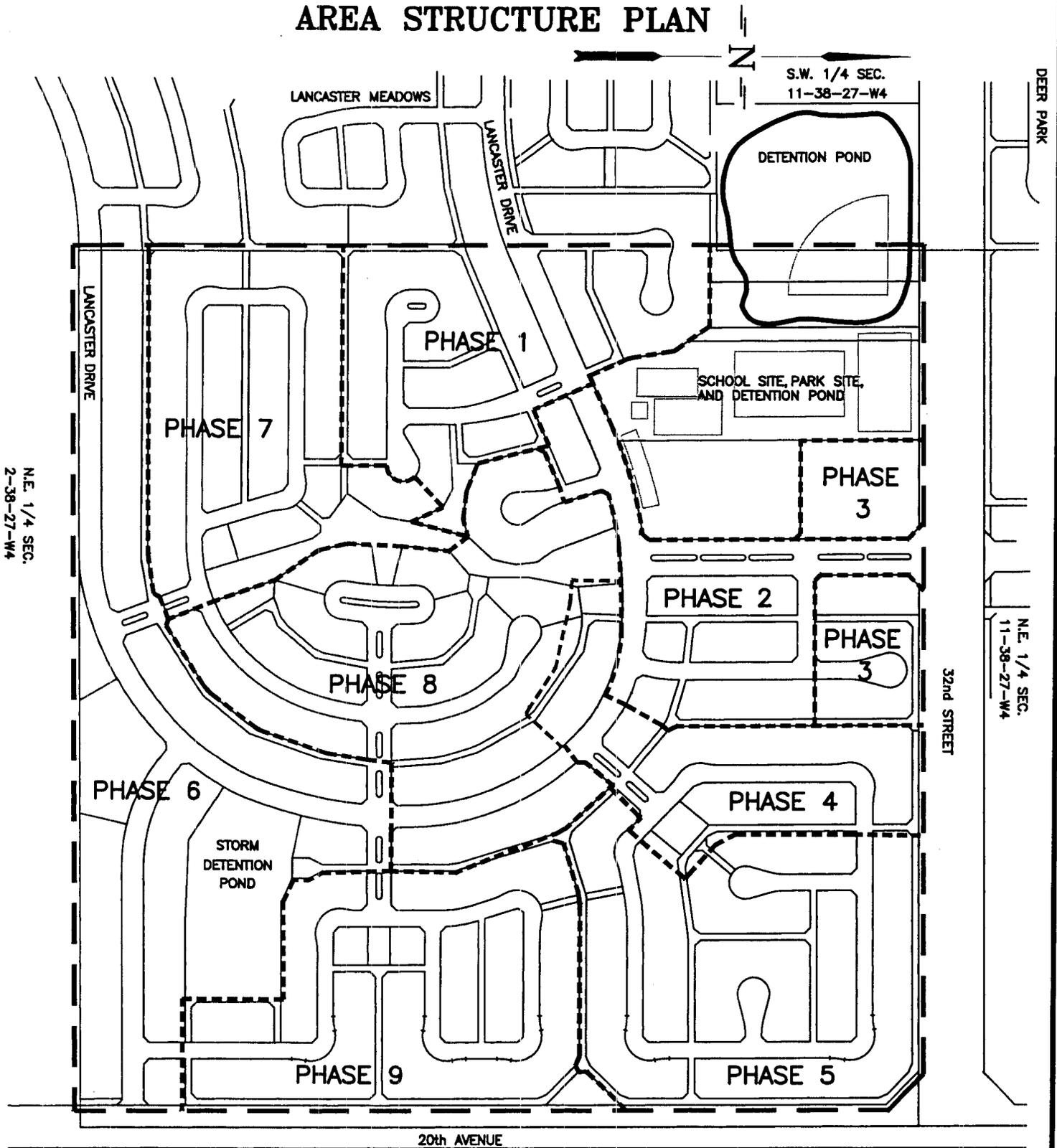
The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and Northwestern Utilities have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Neighbourhood Area Structure Plan.

7.0 PHASING OF DEVELOPMENT

Figure 11 illustrates the proposed phasing for development. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of later development.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

96



**FIGURE 11
PHASING PLAN**

SCALE 1:5000

S.W. 1/4 SEC.

LEGEND:
PHASE BOUNDARY - - - - -

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY:

AL-TERRA
ENGINEERING LTD.

REVISED: JUNE 04/98
REVISED: FEB. 18/00
REVISED: AUG. 10/01
REVISED: NOV. 28/02

EDMONTON

RED DEER



OFFICE OF THE CITY CLERK
February 4, 2003

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

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/A-2003
Lancaster East (Lonsdale) Neighbourhood Area Structure Plan 3217/A-2003**

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

Red Deer City Council proposes to pass Bylaw **3217/A-2003**, an amendment to the **Lancaster East (Lonsdale) Neighbourhood Area Structure Plan**. This amendment will allow for redesignation in the northeast and southwest portions of the plan area from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District, deletion of the designation for two-storey walkout basements on R1 lots in the northeast portion, and the addition of a public utility lot to separate the R1N Residential (Narrow Lot) District from R1 Residential (Low Density) District and to accommodate a water main looping in the southwest.

City Council also proposes to pass **Land Use Bylaw Amendment 3156/A-2003**, which provides for rezoning from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District, P1 Parks and Recreation District and road, from R1A Residential (Semi-detached Dwelling) District to R1 Residential (Low Density) District, and from R1N Residential (Narrow Lot) District to R1 Residential (Low Density) District.

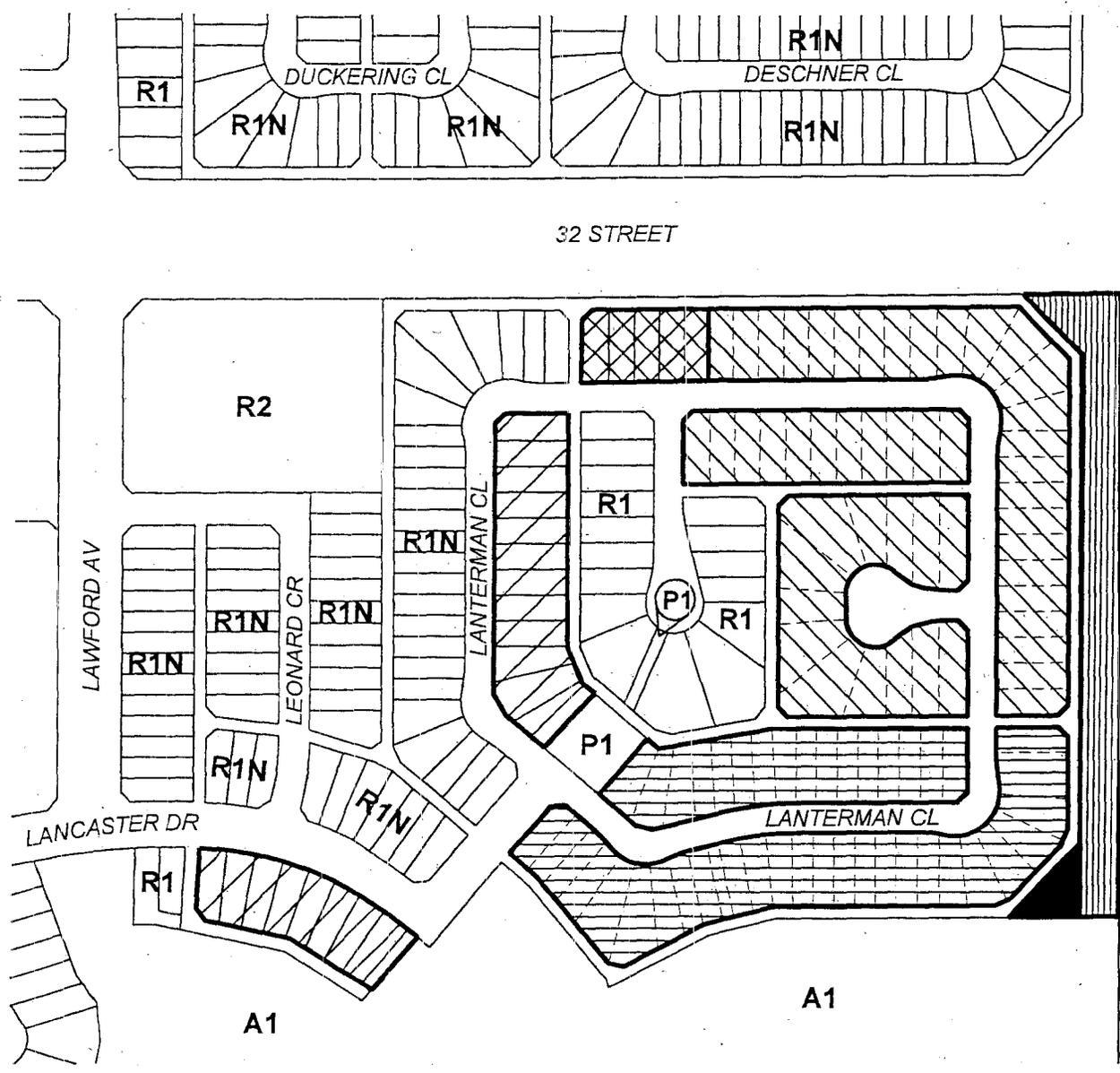
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, February 24, 2003 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, February 18, 2003**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the City Clerk Department, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,

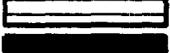
Kelly Kloss
City Clerk

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



- AFFECTED DISTRICTS:**
- A1 - Future Urban Development
 - R1 - Residential (Low Density)
 - R1N - Residential Narrow Lot
 - R1A - Residential (Semi-Detached Dwelling)
 - P1 - Parks and Recreation

- Change from :**
- R1N to R1 
 - R1A to R1 
 - A1 to R1 
 - A1 to R1N 
 - A1 to P1 
 - A1 to Road 

MAP No. 1/2003
 BYLAW No. 3156/A - 2003

TaxRoll	V	V	V	OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3
1141990				Quinton Carl Fahrenschon	80 Deschner Ct	RED DEER, AB T4R 3C5	
1141995				Cordell Nielsen	87 Deschner Ct	RED DEER, AB T4R 3C5	
1142000				Marsha Dawn & Kevin Arthur Scobie	88 Deschner Ct	RED DEER, AB T4R 3C5	
1142005				Deanna Janet Cave	92 Deschner Ct	RED DEER, AB T4R 3C4	
1142010				Elizabeth M Bartko	96 Deschner Ct	RED DEER, AB T4R 3C5	
1142015				Wallace & Marion Larkham	100 Deschner Ct	RED DEER, AB T4R 3C5	
1142020				John P & Annie L Rogoschewsky	104 Deschner Ct	RED DEER, AB T4R 3C5	
1142025				Ian W & Jami M Hume	108 Deschner Ct	RED DEER, AB T4R 3C5	
1142030				Jennifer C & Richard V Ludlow	112 Deschner Ct	RED DEER, AB T4R 3C5	
1142035				Cory C & Jennifer D Kingsfield	116 Deschner Ct	RED DEER, AB T4R 3C3	
1142040				Kurt Gary Franson	120 Deschner Ct	RED DEER, AB T4R 3C4	
1142045				Mary Leslie Skinner	124 Deschner Ct	RED DEER, AB T4R 3C5	
1142050				Kelly Rae & Richard Paul Robinson	128 Deschner Ct	RED DEER, AB T4R 3C4	
1142055				Chad Meyer	132 Deschner Ct	RED DEER, AB T4R 3C1	
1142060				Kelly John Wabick	136 Deschner Ct	RED DEER, AB T4R 3C5	
1142065				Cynthia L & Jeffrey A Oliver	140 Deschner Ct	RED DEER, AB T4R 3C3	
1142070				Joel A R & Tracy J E Jackson	144 Deschner Ct	RED DEER, AB T4R 1W3	
1142075				Andrew David Epp	148 Deschner Ct	RED DEER, AB T4R 3C4	
1142080				Brent Allan Strauss	152 Deschner Ct	RED DEER, AB T4R 2L7	
1142085				Douglas Roy & Tamar Bourne	156 Deschner Ct	RED DEER, AB T4R 3C4	
1140885				Jo-Anne McLuhan & Kevin W Baldwin	72 Duckering Ct	RED DEER, AB T4R 2Z3	
1140890				Corey Abercrombie	68 Duckering Ct	RED DEER, AB T4R 2Z4	
1111290				Laebon Lands Ltd	1 5128 52 Street	RED DEER, AB T4N 6Y4	
1111485				Susan Carol Hawkins	25 Lanterman Ct	RED DEER, AB	
1110450				Christy Ann Pritchard	649 Lancaster Dr	RED DEER, AB T4R 3B4	
1110455				Mark & Tracy Burton	645 Lancaster Dr	RED DEER, AB T4R 3B4	
1110460				Jason R & Allen P Schamber	641 Lancaster Dr	RED DEER, AB T4R 3B4	
1110530				Michael Harris & Julie Thomas	665 Lancaster Dr	RED DEER, AB T4R 3B4	
1110535				Zoran & Mira Cadjan	661 Lancaster Dr	RED DEER, AB T4R 2W9	
1110540				Evgeni & Tatyana Filippov	657 Lancaster Dr	RED DEER, AB T4R 2V6	
1110525				Dean & Shawna Brisbane	3 Lawford Av	RED DEER, AB T4R 3B4	
1130004				Pemberton Holdings Ltd	200 10020 101a Av	EDMONTON, AB T5J 3G2	

Item No. 2

BYLAW NO. 3156/A-2003

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

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

- 1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 1/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 27th day of JANUARY 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

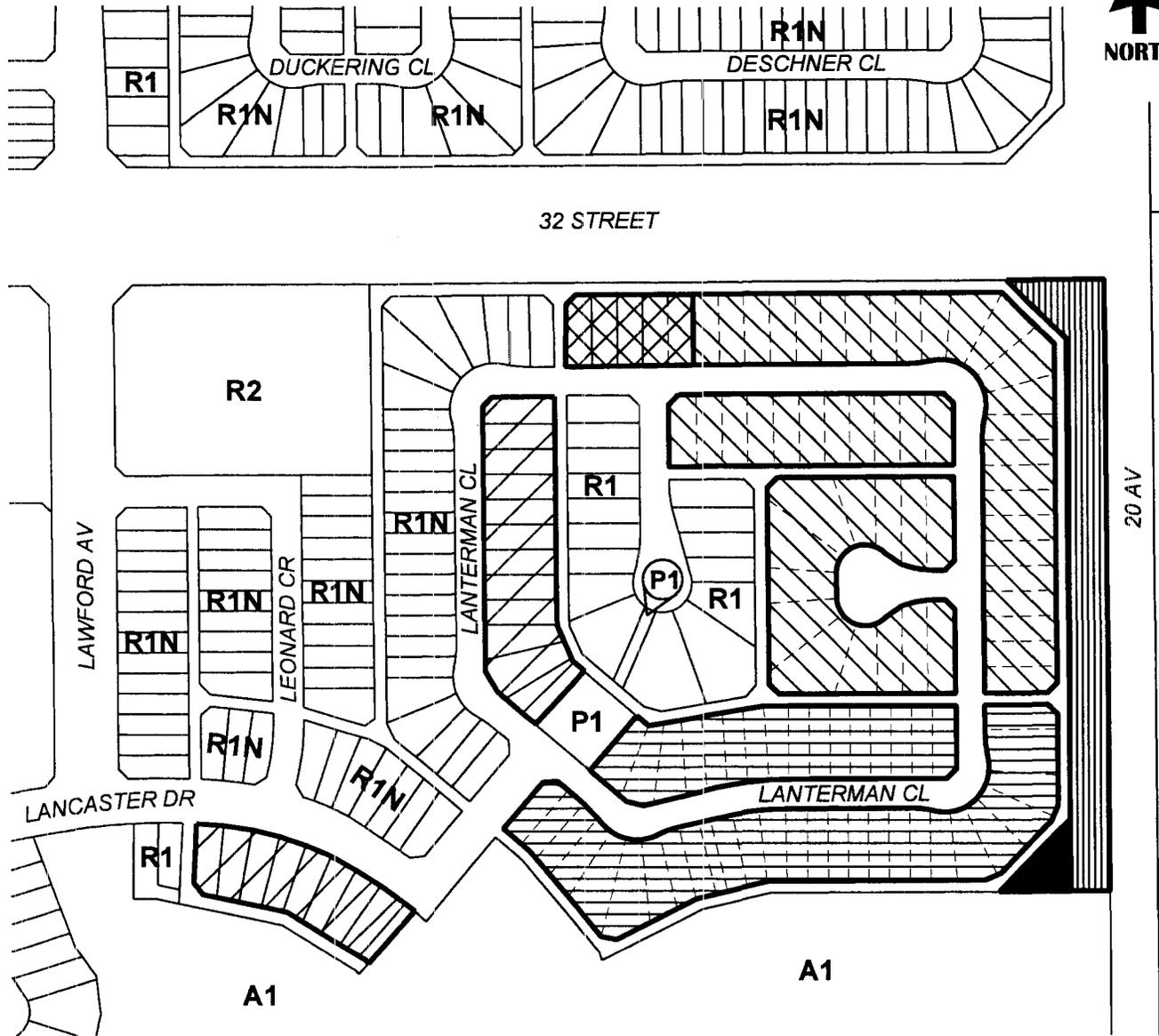
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

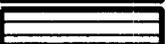
PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

- R1N to R1 
- R1A to R1 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- A1 to Road 

MAP No. 1 / 2003
 BYLAW No. 3156 / A - 2003

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in **Figure 4**.

The proposed land use allocation is illustrated in **Table 1**.

TABLE 1 LAND USE ALLOCATION

	Acre± (Ha±)	Percentage
Total Neighbourhood Area	156.26 (63.24)	-
Environmental Reserve	11.19 (4.53)	-
Developable Area	145.07 (58.71)	100.00
Land Use		
Single Family – Large Lots	8.08 (3.27)	5.57
Single Family – Standard Lots	46.67 (18.89)	32.17
Single Family – Adult Living	19.84 (8.03)	13.68
Multi - Family – Townhouse	9.69 (3.92)	6.68
Single Family – Narrow Lot	8.18 (3.31)	5.64
Municipal Reserve	14.51 (5.87)	10.00
Streets and Lanes	29.50 (11.94)	20.34
Public Utility Lots	7.30 (2.96)	5.02
Church Site	1.00 (0.40)	0.69
Social Care Site*	0.30 (0.12)	0.21

* Social Housing/Day Care/ Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

Adult Living: Adult living detached single family lots are typically 12.2 metres \pm (40 feet \pm) wide. They are found in an 8.03 hectare \pm (19.84 acre \pm) cluster located at the south end of the neighbourhood adjacent to the park and natural areas. As implied by their name, they are intended as detached seniors' housing characterized by smaller yards.

4.1.2 Townhouses

A single, 3.92 gross hectare \pm (9.69 acre \pm) medium density townhouse site is strategically located in close proximity to a park / natural area and the internal collector road network. Townhouse units will be a maximum two stories high. They are intended for a range of potential homebuyers.

4.2 Development Density

As noted in Section 3.1 maximum density for new residential areas in the City of Red Deer is 45 persons per gross hectare. Based upon the existing policy and given a total neighbourhood development area of 63.24 hectares \pm (156.26 acres \pm), a maximum population of 2846 persons could be accommodated in the West Park Extension area.

The proposed development concept, however, is well below the maximum, as the estimated population density is 37.35 persons per hectare. This is based upon an estimated build-out of 704 dwelling units, City of Red Deer occupancy factors and a population of 2362 persons.

The population density calculation is summarized in **Table 2**. Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (371) and population (1261) as compared to the other residential land uses.

TABLE 2 ESTIMATED POPULATION DENSITIES

Land Use	Lot Width (m±)	Number of Dwelling Units	Number of Persons/ Unit	Total Population (Maximum)	Density Persons/Ha
Single Family, Large Lot	22.9	30	3.4	102	-
Single Family, Standard A Lots	12.8	371	3.4	1261	-
Single Family, Standard B Lots	16.8	14	3.4	48	
Single Family, Narrow Lots	10.4	81	3.4	275	
Single Family, Adult Living Lot	12.2	130	3.4	442	-
Multiple Family, Townhouse	9.69 ac@8upa	78	3.0	234	-
Total (With church and social care site)		704	-	2362	37.35
Multiple Family, Townhouse (Additional- no social care site)*	0.30 ac@8upa	2	3.0	6	
Single Family, Standard Lot A (Additional- no church)	12.9	5	3.4	17	
Total (No church or social care site*)		711	-	2385	37.71

* Social Housing /Daycare /Retirement Home /R2

NOTE: The occupancy factor of 3.4 persons per dwelling unit used for the Adult Living single family is considered to be high. Applying a more realistic factor of 2.2 persons per dwelling unit to the Adult Living component the anticipated overall neighbourhood density would be 34.88 persons per hectare (with a church and social care site) and 35.25 persons per hectare (without the sites).

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the assumption that the church and community care sites would be developed for these intended purposes. Should the two sites be developed for residential purposes, the estimated population density for the entire neighbourhood would marginally increase to 37.71 persons per hectare (15.26 persons per acre). This is well within the 45 persons per hectare limit stipulated in the City of Red Deer *Municipal Development Plan*.

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 10 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to 21 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.58 hectare ± (8.87 acre ±) natural park located at approximately the midway point along the boundary (see *Figure 8*). A "play area", complete with a full range of playground facilities, a multi-use area and a small parking lot are integrated into the natural area park. The final location and layout of the play area will be determined in cooperation with the City of Red Deer Recreation Parks and Culture Department. The western linear park system connects the northern and southern detention

4.7 Public Utilities

In addition to the environmental reserve wetland area within the Plan boundary and the one to the east of 60th Avenue, two storm detention facilities are provided to service the neighbourhood. A large, 2.12 hectares \pm (5.2 acres \pm) site, located in the northeast sector of the neighbourhood just east of the Grand Boulevard, will be supplemented by 0.30 hectares \pm (0.76 acres \pm) of municipal reserve along the east and north side. The combined area will be landscaped and developed as an amenity for the neighbourhood as well as a storm sewer facility (see **Figure 10** and **Section 6.3**).

A small 0.40 hectares \pm (1.0 acres \pm) wetland in the northwest corner will also be retained as part of the open space and storm water system.

5.0 TRANSPORTATION

A West Park Extension Traffic Impact Study was prepared by Finn Transportation Consultants in November 2001 and was submitted under separate cover. This study addresses both the external and internal transportation networks and concludes that both networks can adequately accommodate the anticipated traffic generated by the West Park Extension.

5.1 Internal Road Network

Road connections to the external road network are strategically located. An internal road hierarchy conveys traffic efficiently and safely within the neighbourhood, while cul-de-sacs provide access to many of the single family residences.

As outlined in Section 4.1, the proposed neighbourhood structure plan closes a portion of the existing 60th Avenue. This closure is intended to provide for more continuity between the existing community and the new neighbourhood and will eliminate the current shortcutting traffic on 60th Avenue. A small portion of 60th Avenue between 59th Avenue Crescent and Cronquist Drive will remain open to accommodate local traffic movement.

The intent of the proposed internal roadway network is to:

West Park Extension

In Red Deer

Neighbourhood Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics	Ares ²	Hectares ²	%
Total Area	158.28	63.24	
Environmental Reserve	11.19	4.53	
Total Developable	145.07	58.71	
Single family Large Lots	8.08	3.27	5.57
Single family Std. Lots	46.67	18.89	32.17
Single family Narrow Lots	8.18	3.31	5.64
Single family Adult Living	19.84	8.03	13.68
Multi family - Town House	9.69	3.92	6.88
Street and Lanes	29.50	11.94	20.34
Public Utility Lots	7.30	2.96	5.02
Church Site	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/ Retirement Home/R2)	0.30	0.12	0.21
Municipal Reserve	14.51	5.87	10.0
Net Developable Area	145.07	58.71	100.0

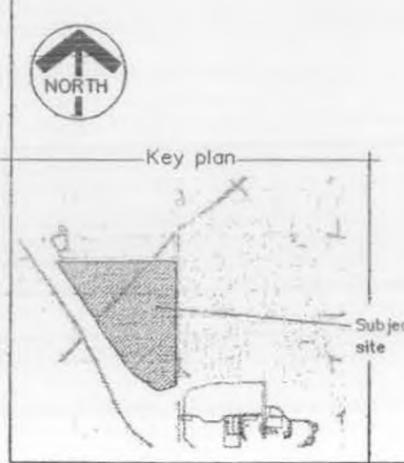
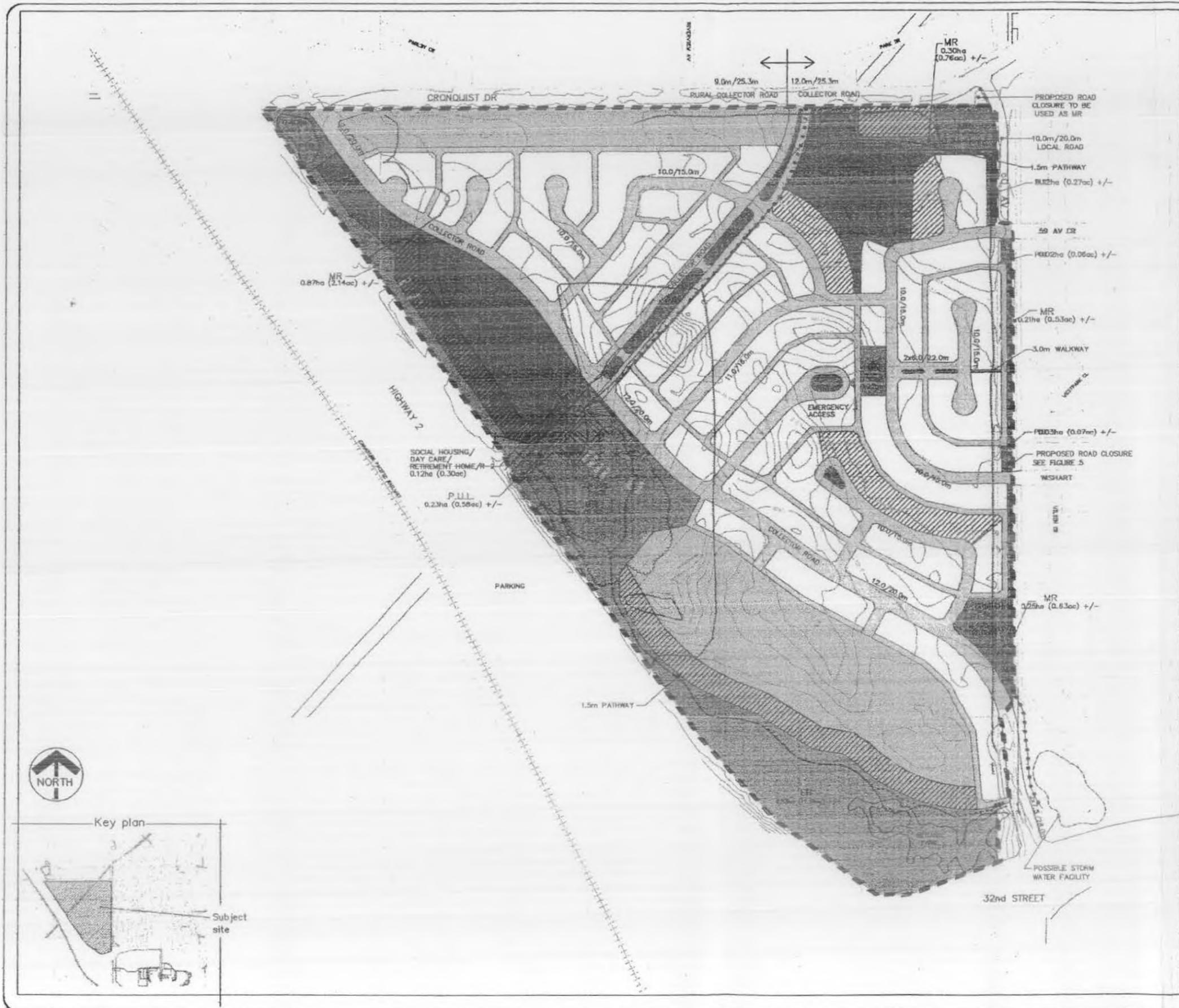
Municipal Reserve Summary	Ares ²	Hectares ²
Central Park	8.87	3.58
Highway 2 Buffer	2.14	0.87
Buffer - Existing Community	1.16	0.47
Tot Lot	0.55	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.78	0.31
Total Area for Municipal Reserve	14.51	5.87

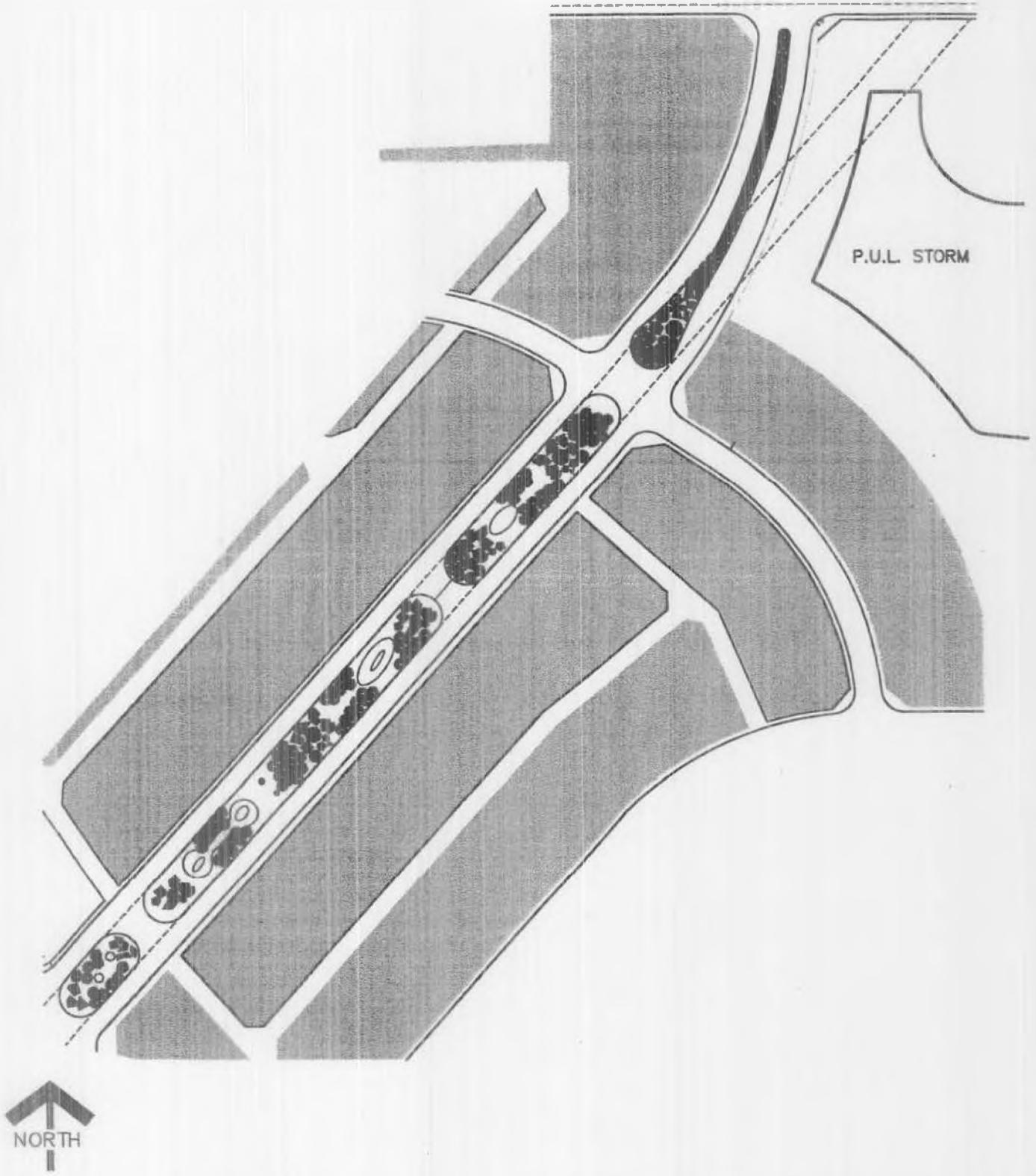
- Legend**
- Neighbourhood Structure Plan Boundary
 - Existing Power Poles
 - Proposed 1.5m Pathway
 - Proposed Walkway
 - Existing Tree Cover
 - Children Play Area
 - Potential Walkout lots
 - Landscaped Medians
 - Proposed 2.5m Regional Pathway
 - Existing Contours

Planning Team
 InterPlan Strategies Inc.
 Al-Terra Engineering Ltd.
 Lira Associates Inc.
 Plan Transportation Consultants
 Westhoff Resources Engineering Inc.
 McElhenny Consulting Services Ltd.
 Group 2 Architects

Prepared By
 InterPlan strategies inc.
 Land Planning Services

Date Nov. 2001	Scale 0 20 50 100m	Figure 4
Rev Jan. 24/03 (MPC)		





West Park Extension Grand Boulevard Concept Plan

CRONQUIST DR

WALKING TRAIL

1.0m BERM

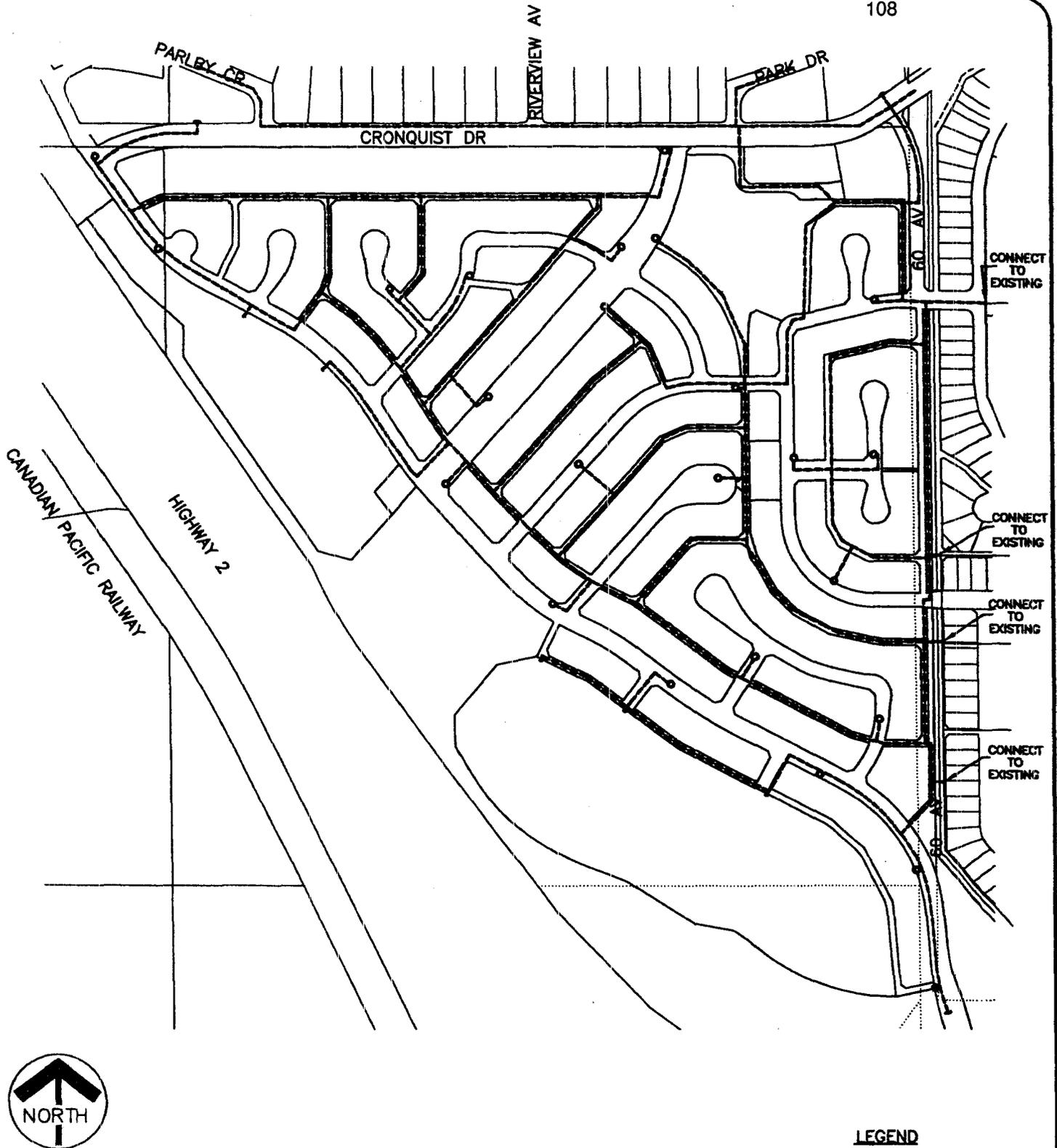
SEATING AREA

1.0m BERM

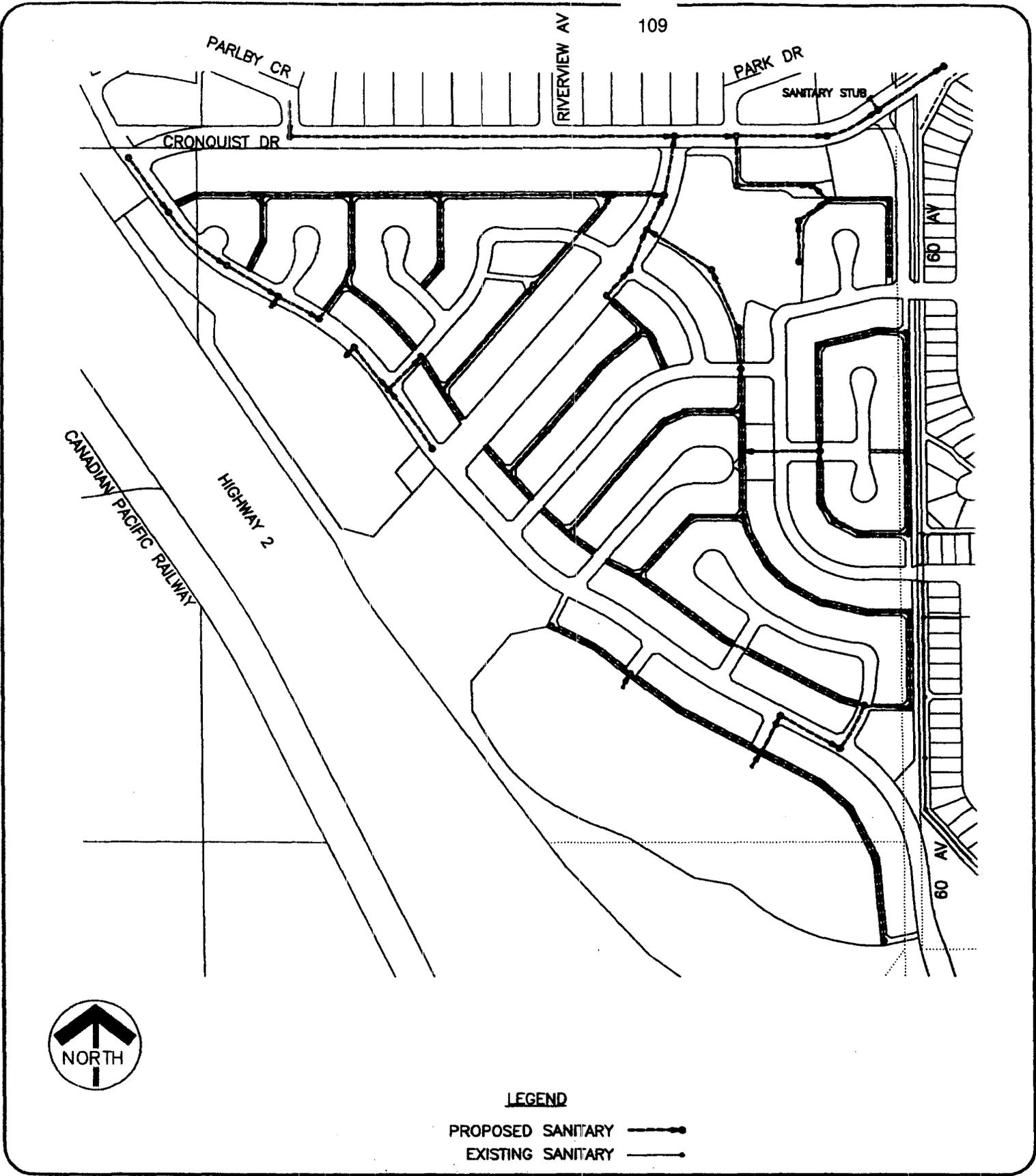


West Park Extension Northeast Wetland Park Concept Plan

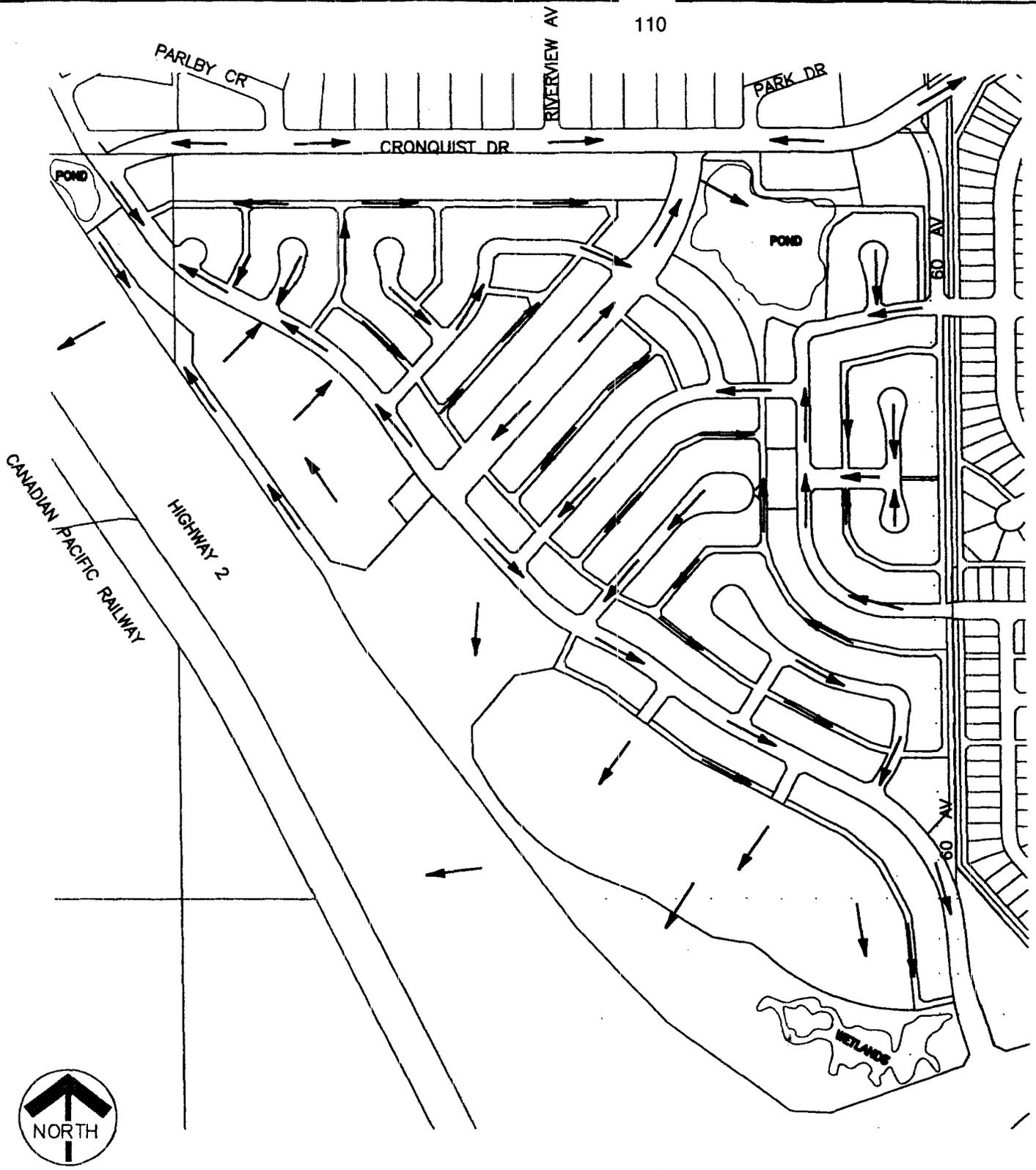
FIGURE 10



West Park Extension Proposed Water Main

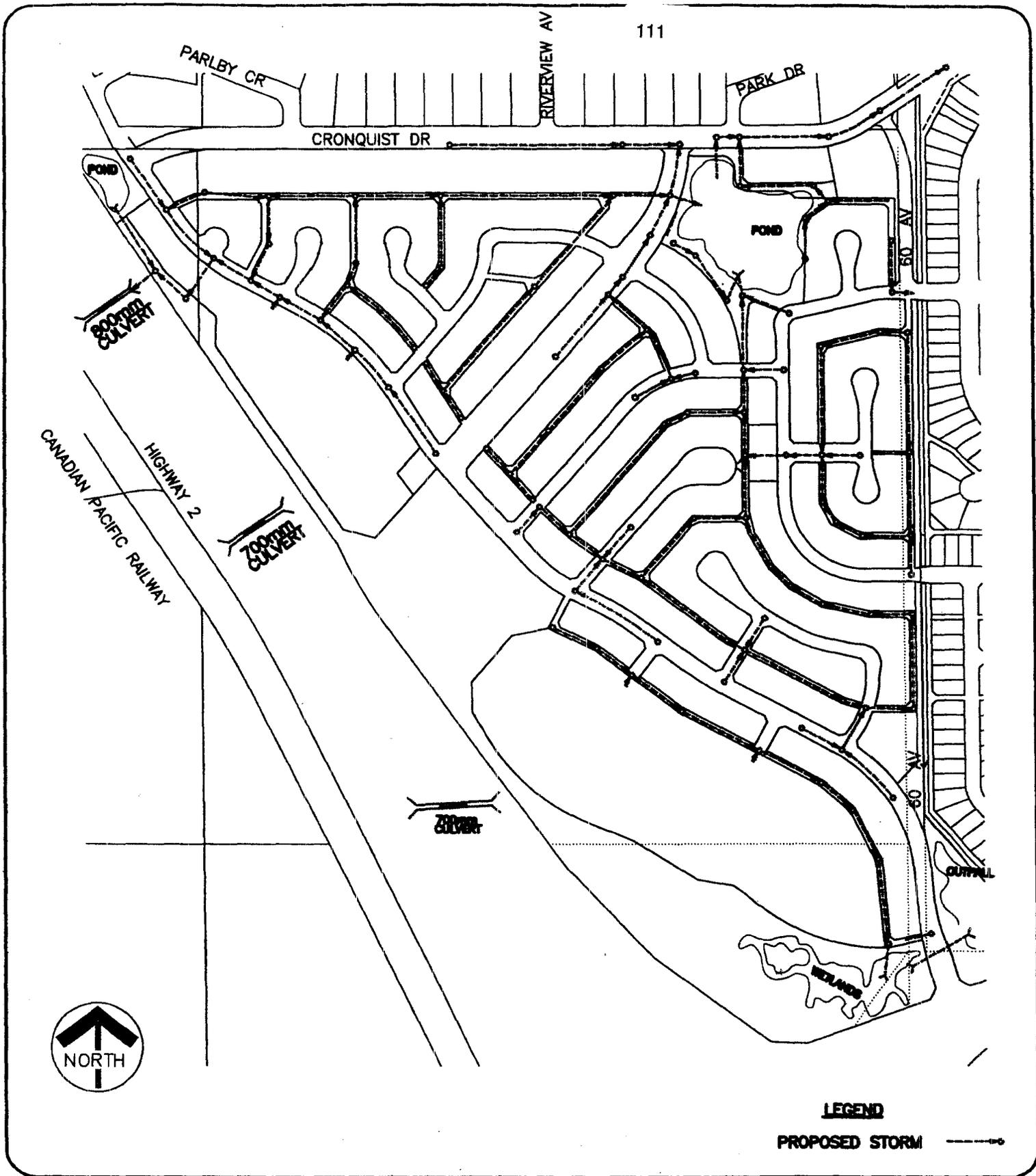


West Park Extension Proposed Sanitary Sewer

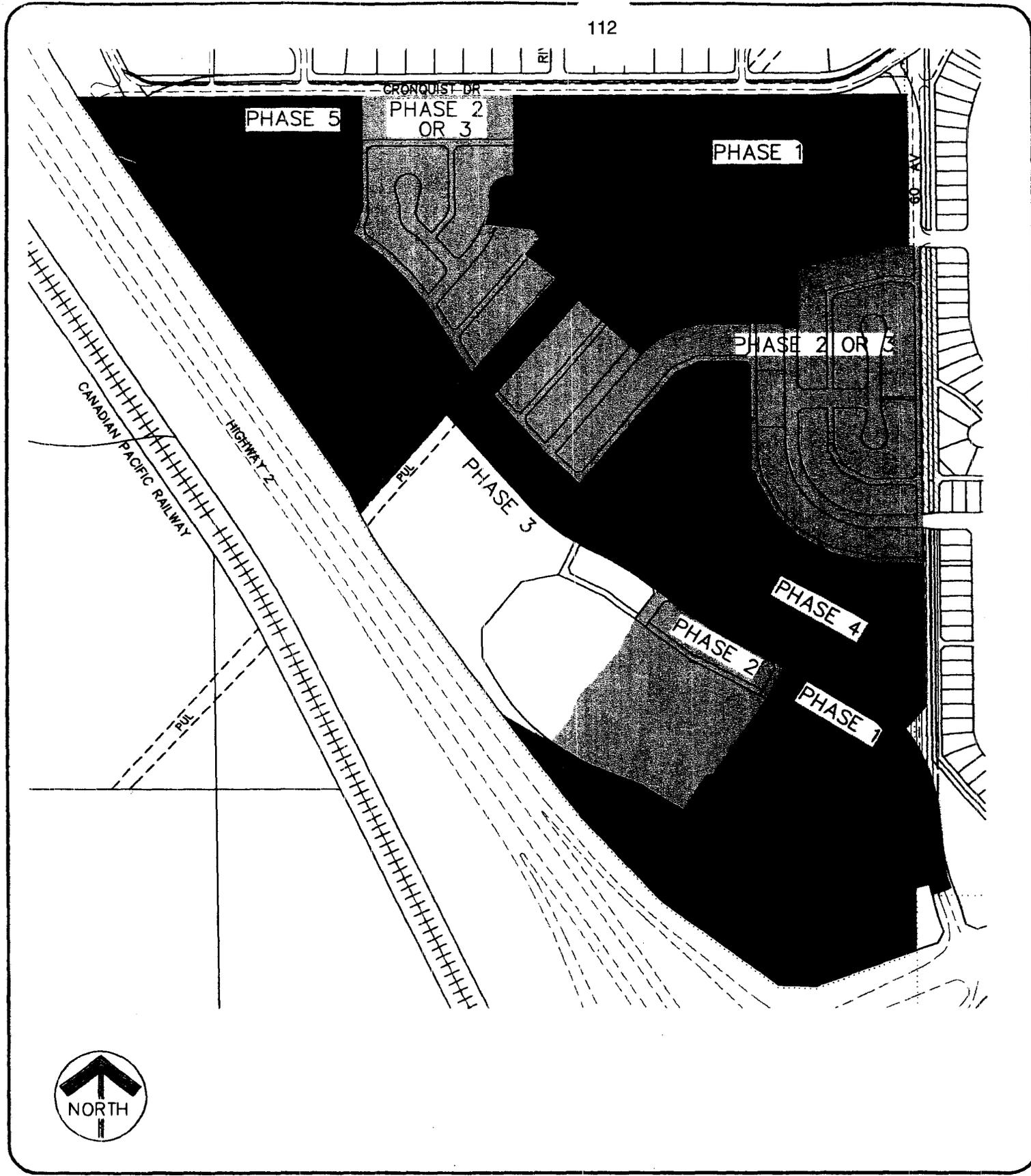


LEGEND:
 ← DIRECTION OF FLOW

West Park Extension Proposed Overland Drainage



West Park Extension Proposed Storm Sewer



West Park Extension Phasing

FIGURE
22

BYLAW NO. 3156/H-2003

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 6/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

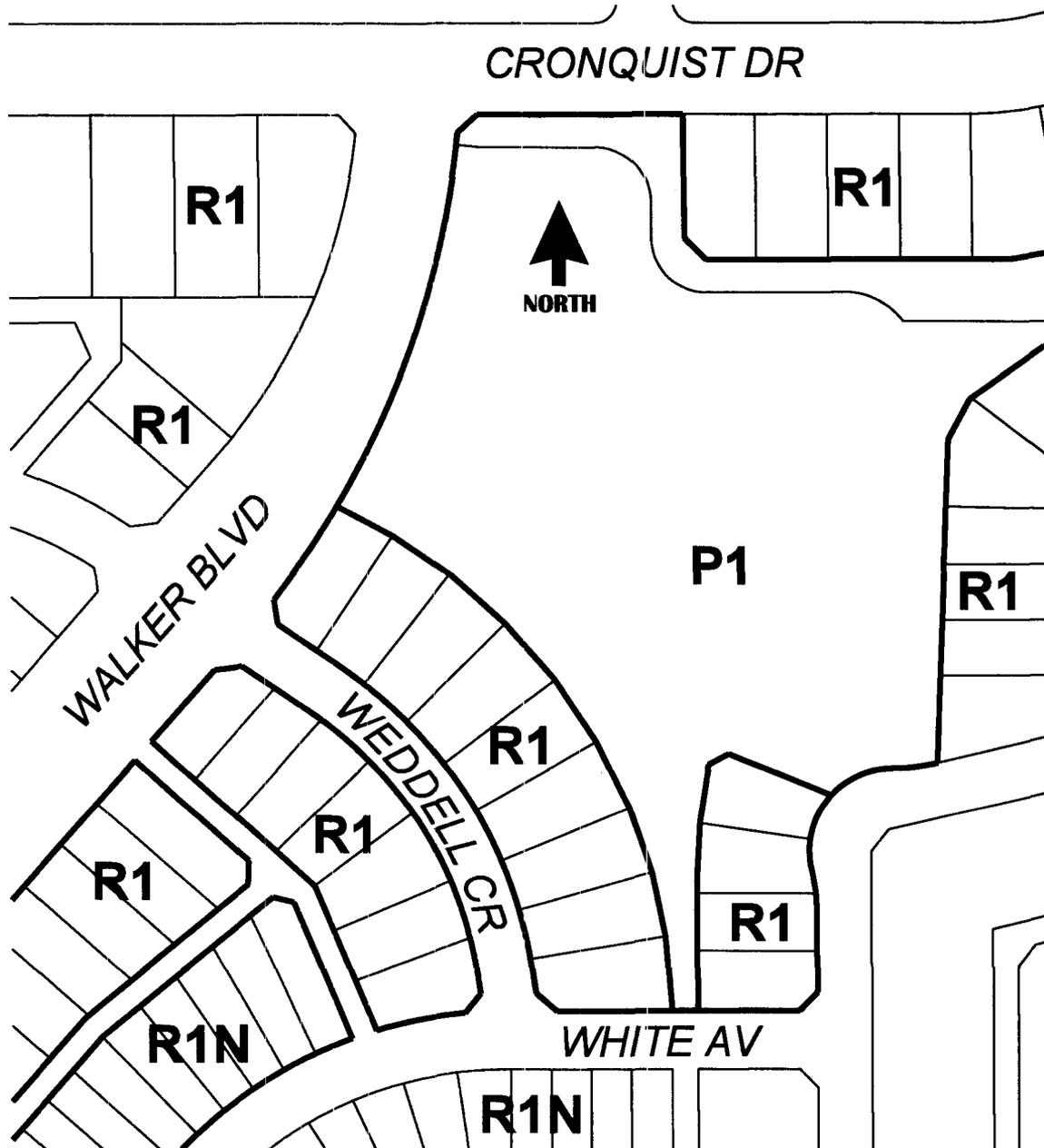
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1N - Residential Narrow Lot

P1 - Parks & Recreation

MAP No. 6 / 2003

BYLAW No. 3156 / H - 2003

Item No. 5

BYLAW NO. 3156/G-2003

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

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

- 1 The "Use District Maps C7 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

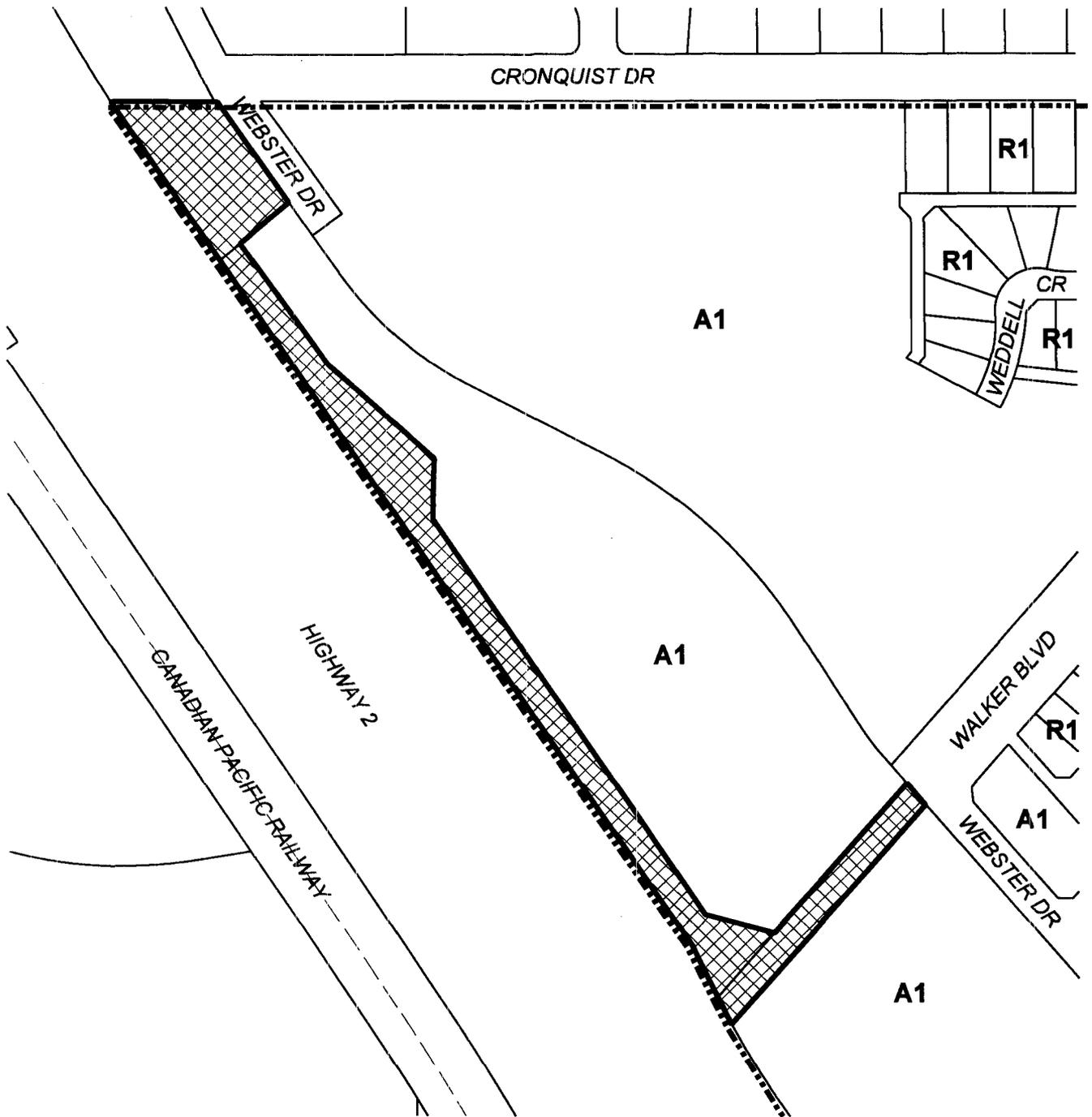
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks & Recreation

Change from :

A1 to P1 

MAP No. 5 / 2003

BYLAW No. 3156 / G - 2003