



## 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 25, 2008*

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, February 11, 2008.
- (2) **UNFINISHED BUSINESS**
  1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment No. 3357/A-2008 Accessible Parking Design Requirements and Traffic Bylaw Amendment No. 3186/A-2008*  
(Consideration of 1<sup>st</sup> Reading of the Bylaws) ..1
- (3) **PUBLIC HEARINGS**
  1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment No. 3357/C-2008 Vanier Woods Place of Worship (Church) Site / Melcor Developments*  
(Consideration of 2<sup>nd</sup> and 3<sup>rd</sup> Readings of the Bylaw) ..5

2. Parkland Community Planning Services – *Re: Sunnybrook South Neighbourhood Area Structure Plan Bylaw No. 3217/B-2008*  
(Consideration of the 2<sup>nd</sup> and 3<sup>rd</sup> Readings of the Bylaw) ..8

(4) **REPORTS**

1. Social Planning Manager – *Re: Transfer of Ownership of Normandeau Day Care Facility to Red Deer Child Care Society* ..23
2. Electric, Light & Power Manager – *Re: Alberta Market Surveillance Administrator – 2007 Q4 Compliance Report* ..29
3. Electric, Light & Power Manager – *Re: Alberta Market Surveillance Administrator 2007 Annual Compliance Report* ..32
4. Tax Collector – *Re: Tax Certificates, Tax and Assessment Searches - Bylaw 3182/ A-2008*  
(Consideration of 3 readings of the Bylaw) ..36
5. Legislative & Administrative Services Manager – *Re: Proposed Cancellation of the Regular Council Meeting June 30, 2008* ..39

(5) **CORRESPONDENCE**

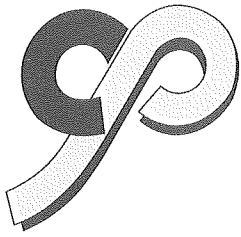
(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

- |    |                                                                                                                                                |              |
|----|------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1. | <b>3357/A-2008</b> – Accessible Parking Design Land Use Bylaw Amendment<br>(1st Reading)                                                       | ..1<br>..41  |
| 2. | <b>3186/A-2008</b> – Traffic Bylaw Amendment<br>(1 <sup>st</sup> Reading)                                                                      | ..1<br>..43  |
| 3. | <b>3357/C-2008</b> – Vanier Woods designated Church Site rezoning - Land Use Bylaw Amendment<br>(2 <sup>nd</sup> and 3 <sup>rd</sup> Readings) | ..5<br>..44  |
| 4. | <b>3217/B-2008</b> – Sunnybrook South Neighbourhood Area Structure Plan Bylaw Amendment<br>(2 <sup>nd</sup> and 3 <sup>rd</sup> Readings)      | ..8<br>..46  |
| 5. | <b>3182/A-2008</b> – Taxation and Assessment Fees Amendment<br>(3 Readings)                                                                    | ..36<br>..87 |



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**DATE:** February 13, 2008

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

**FROM:** Martin Kvapil, Planning Assistant

**RE:** **Land Use Bylaw Amendment No. 3357/A-2008  
Accessible Parking Design Requirements**

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### **Background**

On February 26, 2007, a presentation was provided to the Municipal Planning Commission (MPC) by Marlin Styner pertaining to the barrier-free design and its application to local commercial developments. Mr. Styner's presentation highlighted areas of concern such as accessible entrances and paths of travel for persons with mobility challenges (i.e. persons using wheelchairs, scooters, strollers, walkers, walking canes) upon some sites.

A March 30, 2007 report from Inspections and Licensing was presented to the MPC which outlined the barrier-free design requirements of the Alberta Building Code (ABC) and the absence of related items within the Land Use Bylaw. The report indicated that the issue of curb cuts is not addressed within The Code. Strategically-placed curb cuts are required in order to allow for continuous access and mobility within a commercial development for persons with mobility challenges. Furthermore, the report recommended that Parkland Community Planning Services (PCPS) review these issues and possibly draft an amendment to the Land Use Bylaw (LUB) in order to accommodate barrier-free design requirements and criteria. Administration was also directed to consider incorporation of similar requirements for residential developments.

### **Initial Review**

PCPS reviewed major urban land use bylaws within Alberta to investigate which municipalities have established barrier-free design provisions. With the exception of The City of Grande Prairie, none of the consulted LUBs contained any. The City of Grande Prairie LUB mentions The Code's barrier-free design requirements and provides a general provision within the document that requires all developments to comply with them. Red Deer's LUB should be amended to incorporate and expand on some of The Code's barrier-free design requirements. In addition, our LUB should introduce a new section to cover those items not addressed in The Code, such as curb cuts and their locations within a development and the provision of unobstructed travel along walkways for persons with mobility challenges.

The proposed bylaw then proceeded to Council on December 17, 2007, where Council directed Administration to further review the draft bylaw. Council requested that Administration clearly identify and define development permit triggers for when accessible design requirements would be applicable.

### **Further review**

Administration met further to determine possible benchmarks for requiring application of the proposed design requirements without conflicting or contradicting the Alberta Building Code. Administration also wished to set benchmarks which would not place unnecessary hardships on developers.

### **Proposed Bylaw**

The proposed bylaw proposes a new section within the LUB's General Regulations. This section addresses the need for providing accessible parking design requirements for commercial and multiple family residential developments. In order to do so, the proposed bylaw provides requirements that will provide for continuous and unobstructed range of travel for all pedestrians. Primarily, the proposed requirements guide developments to site structures and walkways in such a manner that vehicles and architectural features will not restrict accessibility for persons with mobility challenges.

The proposed new Land Use Bylaw section will pertain primarily to new commercial and multiple family residential developments. The development authority will however require that these provisions also be applied to existing commercial and multiple family residential developments where development permit approval is required for an expansion to the approved site plan or major building renovations. The Development Authority also would have the discretion to waive any of the requirements in the case of a minor development, such as an architectural modification or installation of a temporary structure.

Different from the original land use bylaw amendment presented to Council, the proposed bylaw amendment requires developers to provide full accessibility to all new and existing commercial and multiple family residential developments (where further development permit approval is required) while allowing the Development Authority to exercise discretion in applying the requirements for minor development permit applications.

Administration also considered the need for setting a suitable setback distance for curb stops in order to prohibit vehicles from encroaching over walkways and therefore possibly impeding paths of travel. Due to the variation of vehicle sizes, a suitable distance could not be determined, and therefore, at the recommendation of the City Solicitor, an amendment to the existing traffic bylaw is also proposed. This amendment imposes a penalty for any vehicle encroaching onto any walkway.

### **Municipal Planning Commission Recommendation**

The proposed bylaw amendment was presented to the Municipal Planning Commission (MPC) at its February 4, 2008 meeting. Discussion arose regarding the setback distance of curb stops and why a fixed value should not be included in the proposed bylaw, as vehicles may vary in size. The Inspections & Licensing Department presently uses, as an internal operating guideline, a 40-45cm (16-18") setback distance for curb stops.

MPC supports the proposed accessible parking design criteria and recommends to City Council to proceed with first reading of Land Use Bylaw Amendment No. 3357/A-2008 and Traffic Bylaw Amendment No. 3186/A-2008.

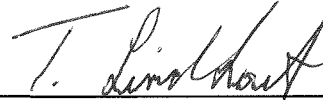
**Staff Recommendation**

That Council support the proposed accessible parking design criteria and proceed with first reading of Land Use Bylaw Amendment No. 3357/A-2008 and Traffic Bylaw Amendment No. 3186/A-2008.



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Martin Kvapil  
PLANNING ASSISTANT



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Tony Lindhout  
CITY PLANNING MANAGER

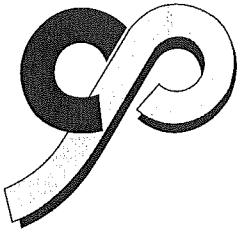
Attachment

***Comments:***

We agree with the recommendations of Parkland Community Planning Services that Council consider first reading of the Land Use Bylaw Amendment and Traffic Bylaw Amendment. A Public Hearing will be held on March 25, 2008 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

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

**DATE:** December 17, 2007

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

**FROM:** Martin Kvapil, Planning Assistant

**RE:** **Land Use Bylaw Amendment No. 3357/T-2007**  
**Accessible Parking Design Requirements**

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Further to Parkland Community Planning Services' November 30, 2007 report addressing accessible parking design requirements, please consider the additional changes to the proposed bylaw amendment.

Upon further discussion with the Inspections and Licensing Department, it is recommended that the proposed requirements only apply to new commercial developments, similarly as with new higher density residential developments. It is anticipated by the Department that implementation of the accessible parking requirements upon existing commercial developments would prove difficult, as it would be uncertain as to which type of development permit application would initiate the need for accessible parking design compliance.

The Inspections and Licensing Department also had concerns that the original bylaw amendment may conflict with the Alberta Building Code and possibly attempt to have the Land Use Bylaw exceed its capacity.

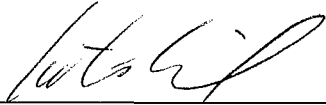
Proposed section 3.2.2 has been revised accordingly to address the above concerns, as follows:

*3.2.2 Accessible Parking Design*

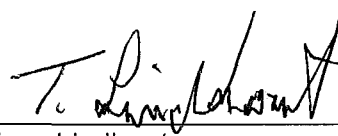
- 1) *The requirements of Section 3.2.2 shall be applied to:*
  - a) *all new ~~and existing~~ commercial developments **approved after January 14, 2008**, where requiring exterior alterations (i.e. façade improvements, parking layout);*
  - b) *all new multi-attached and multiple family building (multi-unit) residential developments.*
- 2) *All vehicle parking, pedestrian walkways, access to and from parking, passenger loading zones, curbs, and exterior walks and ramps associated with commercial and multi-unit residential developments shall be designed in accordance with the Barrier-Free Requirements of the Alberta Building Code.*
- 3) *Curbs shall be provided for all parking spaces adjacent to all walkways fronting commercial and multi-unit residential development entrances. Such curbs shall be sufficiently setback from the walkways to prohibit vehicles from projecting over the walkway.*



- 4) *Walkways along all elevations of commercial and multi-unit residential developments shall be free of obstructions and architectural features that would impede access and mobility for persons with disabilities.*
- 5) *Walkways along or adjacent to all elevations of commercial and multi-unit residential developments shall be provided with ramps at all ends in order to provide accessibility for persons with disabilities.*
- 6) *Walkway linkages shall be provided from the development to nearby transit stops and intersections.*



Martin Kvapil  
PLANNING ASSISTANT



Tony Lindhout  
CITY PLANNING MANAGER

Attachments

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

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

- 5) *Walkway linkages shall be provided from the development to nearby transit stops and intersections.*

CITY CLERK

**FILE**



**Council Decision – December 18, 2007**

**Legislative & Administrative Services**

**DATE: December 18, 2007**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

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

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

**SUBJECT: Land Use Bylaw Amendment 3357/T-2007  
Accessible Parking Design Requirements**

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***Reference Report:***

Parkland Community Planning Services, dated November 30, 2007.

***Bylaw Readings:***

Land Use Bylaw Amendment 3357Y/2007 was tabled for up to 6 weeks.

***Report Back to Council:*** Yes, the intent is that you include in the bylaw a provision related to new and redeveloped properties.

***Comments/Further Action:***

This item would be brought forward to either the January 14, 2008 or January 28, 2007 Council Meeting.



Kelly Kloss  
Manager

/chk

c     Director of Development Services  
       Inspections and Licensing Manager  
       Land and Economic Development Manager  
       LAS Admin. Assistant  
       File Copy



Council Decision – January 29, 2008

Legislative & Administrative Services

**FILE**

**DATE:** January 29, 2008

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

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

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

**SUBJECT:** Land Use Bylaw Amendment 3357/A-2008 (Originally 3357/T-2007)  
Accessible Parking Design Requirements

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*Reference Reports:*

Parkland Community Planning Services, dated November 30, 2007.

*Resolution:*

*"Resolved* that Council of the City of Red Deer having considered the report from Legislative and Administrative Services Manager, dated January 21, 2008, re: Land Use Bylaw Amendment 3357/A-2008 – Accessible Parking Design Requirements, hereby table consideration of the bylaw for up to an additional six weeks."

*Report Back to Council:* Yes. Parkland Community Planning Services will provide a report no later than March 10, 2008 to the Regular Council Meeting. The revised Bylaw and Report will be considered by Council during the March 10<sup>th</sup> 2008 Council meeting.

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

Kelly Kloss  
Manager

Cc: Director of Development Services  
Inspections & Licensing Manager  
Land and Economic Development Manager  
City Assessor  
J.Fuller, Graphic Designer  
LAS Admn Assistant



Legislative & Administrative Services

REVISED  
Council Decision – February 25 2008

**DATE:** February 26, 2008

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

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

**SUBJECT:** 1) Land Use Bylaw Amendment No. 3357/A-2008  
2) Traffic Bylaw Amendment 3186/A-2008  
Accessible Parking Design Requirements

**FILE**

*Reference Reports:*

Parkland Community Planning Services, dated, February 13, 2008.

*Bylaw Readings:*

Land Use Bylaw Amendment 3357/A-2008 was given first (1<sup>st</sup>) reading.

Traffic Bylaw Amendment 3186/A-2008 was given first (1<sup>st</sup>) reading.

*Report Back to Council:* Yes.

*Comments/Further Action:*

- 1) A Public Hearing, for the Land Use Bylaw will be held on Tuesday March 25, 2008 at 6:00 p.m. in Council Chambers, during Council's regular Council meeting. This office will now proceed with the advertising for the Public Hearing.
- 2) The Traffic Bylaw does not require a public hearing.
- 3) Please provide feedback on alternative wording related to concrete curb stops, as discussed at the Council meeting.

A handwritten signature in cursive script, appearing to read 'Kelly Kloss'.

Kelly Kloss  
Manager

attchs.

Cc: Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
J. Fuller, Graphics Designer  
LAS Admn Assistant



**Legislative & Administrative Services**

**DATE:** February 19, 2008  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment No. 3357/C-2008 Vanier Woods  
Place of Worship (Church) Site

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***History:***

At the Monday, January 28, 2008 meeting of Council, Land Use Bylaw Amendment 33357/C-2008 was given first reading.

Land Use Bylaw Amendment 3357/C-2008 is proposing to rezone the designated church site within the Vanier Woods Neighbourhood to R3 Multiple Family Residential in order to accommodate a proposed 4-storey residential building.

***Public Consultation Process:***

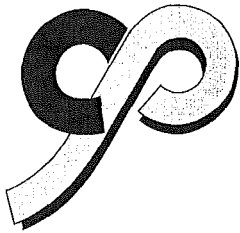
A Public Hearing has been advertised for the above noted bylaw to be held on Monday February 25, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

***Recommendation:***

That following the Public Hearing, Council consider 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

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

Kelly Kloss  
Manager



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

6

Originally Submitted to Council  
January 28, 2008

FAX: (403) 346-1570  
e-mail: pcps@pcps.ab.ca  
www.pcps.ca

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**DATE:** January 21, 2008  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Tony Lindhout, City Planning Manager  
**RE:** Land Use Bylaw Amendment No. 3357/C-2008  
Vanier Woods Place of Worship (Church) Site  
Melcor Developments Ltd.

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**Proposal**

The applicant, Melcor Developments Ltd., is proposing to rezone the designated church site within the Vanier Woods neighbourhood to R3 Multiple Family Residential in order to accommodate a proposed 4-storey residential building.

This vacant 0.4 ha (1.0 ac.) site is presently zoned PS Public Service District. In accordance with the Vanier Woods Neighbourhood Area Structure Plan, this identified place of worship site may be developed for the designated alternative use (medium density R2/R3 residential) in the event that the site is not purchased for a church use. Administration has indicated that the site, as per the City's *Neighborhood Planning Guidelines and Standards*, was advertised for sale as a place of worship site however, no interest was expressed for purchase or development of this site for a place of worship use.

Development of this site for any use other than a place of worship or multiple family use would require an amendment to the neighbourhood area structure plan.

Therefore, subject to rezoning of the site to R3 Residential being in conformance with the Vanier Woods Neighbourhood Area Structure Plan, this site may be developed for the proposed multiple family residential use.

**Staff Recommendation**

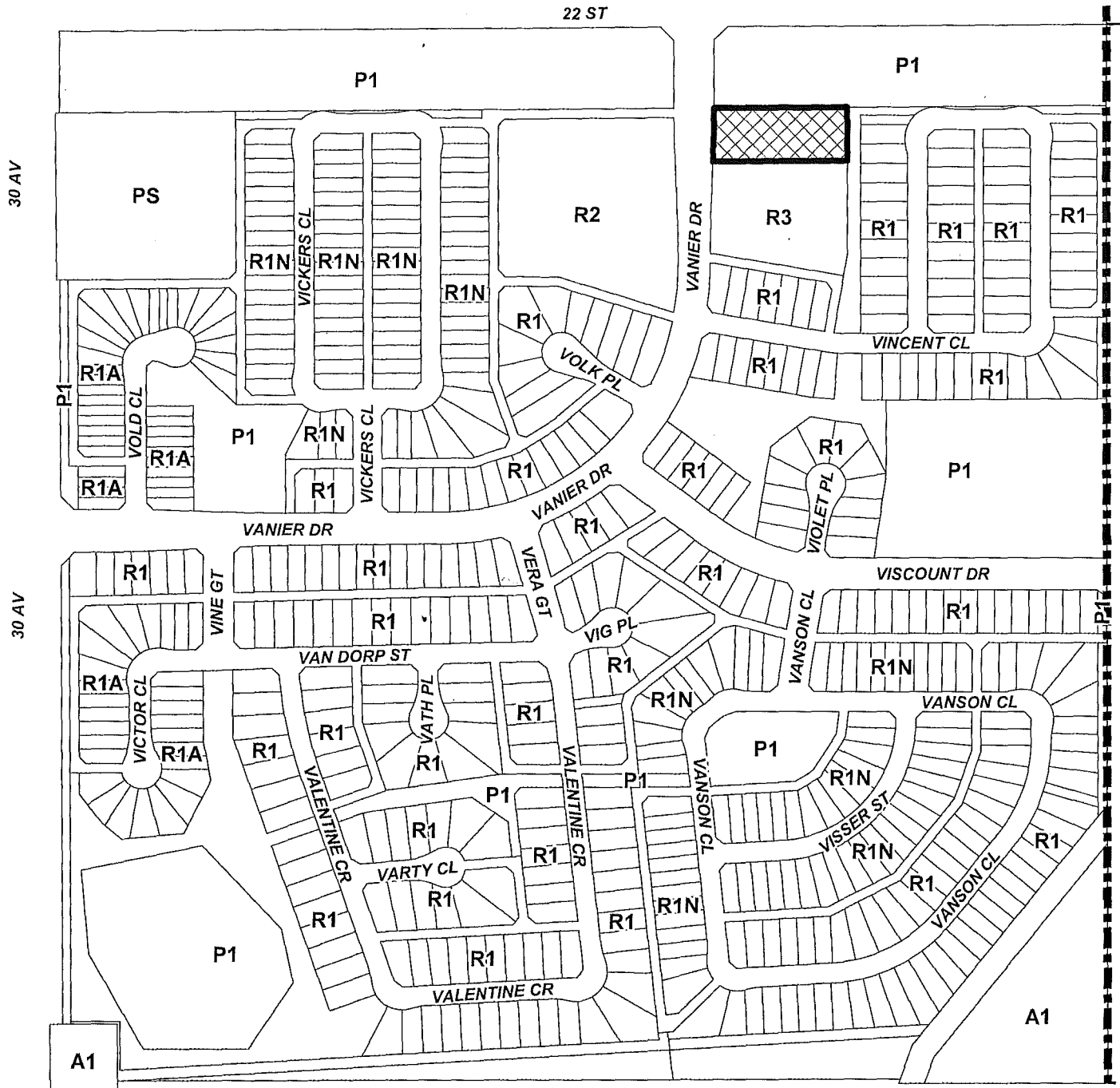
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3357/C -2008.

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Tony Lindhout  
CITY PLANNING MANAGER

Attachments

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



## Affected Districts:

PS - Public Service (Institutional or Governmental)

R3 - Residential (Multiple Family)

Change District from:



PS to R3

Proposed Amendment

Map: 2/2008

Bylaw: 3357/C-2008





Legislative & Administrative Services

## Council Decision – January 29, 2008

**DATE:** January 29, 2008  
**TO:** Tony Lindhout, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment No. 3357/C-2008 Vanier Woods  
Place of Worship (Church) Site  
Melcor Developments Ltd.

---

*Reference Report:*

Parkland Community Planning Services, dated January 21, 2008.

*Bylaw Readings:*

Land Use Bylaw Amendment 3357/C-2008 was given first reading.

*Report Back to Council:* Yes.

*Comments/Further Action:*

Public Hearings will be held on Monday February 25, 2008 at 6:00p.m. in Council Chambers, during Council's regular meeting. This office will now proceed with advertising for the public hearing. The cost of this advertising will be charged to the Developer.

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

Kelly Kloss  
Manager

Cc: Director, Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
J. Fuller, Graphics Designer  
LAS Admn Assistant

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

***Comments:***

We agree with the recommendations of Parkland Community Planning Services that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing will be held on February 25, 2008 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Council Decision – February 25, 2008

Legislative & Administrative Services

**DATE:** February 26, 2008  
**TO:** Tony Lindout, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment No. 3357/C-2008 Vanier Woods  
Place of Worship (Church) Site

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**FILE**

***Reference Report:***

Legislative and Administrative Services Manager, dated February 19, 2007.  
Parkland Community Planning Services, dated January 21, 2008.

***Bylaw Readings:***

Land Use Bylaw Amendment 3357/C-2008 was given second (2<sup>nd</sup>) and third (3<sup>rd</sup>) readings. A copy of the bylaw is attached and this office will update the bylaw in due course.

***Report Back to Council:*** No.

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

Kelly Kloss  
Manager

**Cc:** Director, Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
J. Fuller, Graphics Designer  
LAS Administration

LUB 3357/C-2008

DESCRIPTION: Land Use Bylaw Amendment Vanier Woods – Place of Worship.

FIRST READING: January 28, 2008

FIRST PUBLICATION: February 8, 2008

SECOND PUBLICATION: February 15, 2008

PUBLIC HEARING & SECOND READING: February 25, 2008

THIRD READING: February 25, 2008

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☒

DEPOSIT: YES ☐ \$ \_\_\_\_\_ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: Melcor Developments

ACTUAL COST OF ADVERTISING:

\$ 361.12 x 2

TOTAL: \$ 722.24

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

TOTAL COST: \$ \_\_\_\_\_

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

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

INVOICE NO.:

BATCH NO.:


(Advertising Revenue to 100-55)

Vanessa;  
Invoice Melcor  
(green binder)  
only after 2nd and  
3rd reading

memo to  
residents  
green binder  
adjacent to 100-55  
land.

www.reddeer.ca

**Do the Blue**  
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HOUSEHOLD WASTE



THE CITY OF  
**Red Deer**

**340-BLUE**  
www.reddeer.ca

### Municipal Planning Commission Approvals

On February 4, 2008, the Municipal Planning Commission issued approval of the following applications:

#### Discretionary Use:

##### Clearview

Danielle Hevey - for the discretionary use of a home sewing business to be located at 291 Cornett Drive (Lot 5, Block 20, Plan 962-3581), zoned R2.

##### Golden West

Don Adams Welding - for the discretionary use of above ground fuel tanks to be located at 6749-65 Avenue (Lot 5, Block 1, Plan 782-0161), zoned I1.

##### Highland Green

Spiritual Enrichment Centre - for the discretionary use of a place of worship to be located at 5, 6315 Horn Street (Lot 30, Block 14, Plan 4332 T. R.), zoned DC11.

##### Edgar Industrial Park

Lonkar Services Ltd. - for discretionary use of storage of dangerous goods at the existing Lonkar facility located at 8014 Edgar Industrial Crescent (Lot 18A, Block 1, Plan 002-2008), zoned I1.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. on February 25, 2008. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

### Municipal Development Plan

City Council proposes to pass the Municipal Development Plan (MDP) Bylaw 3404/2008. This will replace the MDP adopted in 1998. The MDP is a statutory plan adopted pursuant to the Municipal Government Act. As such, other statutory plans such as area structure plans and area redevelopment plans must be consistent with the MDP and its policies. The MDP guides and directs future growth and development for Red Deer, ensuring orderly, economical and beneficial development while balancing the environmental, social, cultural and economic needs and desires of the community. The proposed bylaw and MDP map may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, or online at [www.reddeer.ca](http://www.reddeer.ca).

City Council will hear from any person claiming to be affected by the proposed Municipal Development Plan at a Public Hearing on Monday, March 10, 2008 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you would like a letter or petition included on the Council agenda you must submit it to the Legislative & Administrative Services Department by Tuesday, March 4, 2008. Otherwise, you may submit your letter or petition at the Council meeting or simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submissions will be public information. If you have any questions regarding the use of this information please contact the Legislative & Administrative Services.

### Development Officer Approvals

On February 6, 2008, the Development Officer issued approval for the following applications:

#### Eastview

1. Beta Surveys Ltd. - a 0.46 metre side yard to a landing on an existing single family dwelling located at 69 Erickson Drive.

#### Johnstone Park

2. Snell & Ostlund Surveys Ltd. - a 3 metre rear yard to an existing detached garage located at 227 Jordan Parkway.

#### Lancaster

3. Laeson Developments Ltd. - a 7.44 metre rear yard to a proposed single family dwelling to be located at 18 Larsen Crescent.

#### Vanier Woods

4. True-Line Developments Ltd. - a 6.5 metre rear yard to a proposed single family dwelling and attached garage to be located at 188 Vincent Close.

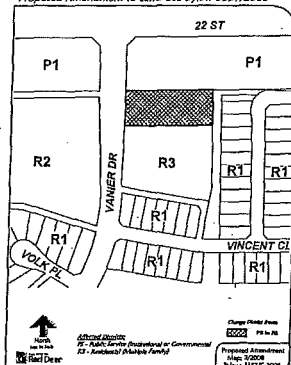
You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. February 22, 2008. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

### LAND USE BYLAW AMENDMENT Vanier Woods Neighbourhood

City Council proposes to pass Land Use Bylaw Amendment 3357/C-2008, which provides for the rezoning of the designated church site within the Vanier Woods neighbourhood to R3 Multiple Family Residential in order to accommodate a proposed 4-storey residential building.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

Proposed Amendment to Land Use Bylaw 3357/2006



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday February 25, 2008 at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday February 19, 2008. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

### SECOND REMINDER Review Assessment Notices

Attention: All property owners

Please check over your Property Assessment Notice before the February 19, 2008 complaint deadline.

Your Property Assessment Notice was mailed to you on January 11, 2008. Your 2008 property taxes will be calculated using your property's assessed value, so please review this notice carefully.

If you have not received your Property Assessment Notice, contact The City of Red Deer's Assessment office at 342-8126.

If you believe there is an error on your Property Assessment Notice:

- Contact The City's Assessment office and arrange to speak with an assessor. Office hours are from 8 a.m. to 4:30 p.m., Monday to Friday. Pre-arranged appointments to speak with an assessor via phone or in person will be honoured before walk-in traffic.
- If your discussion with an assessor does not resolve your concerns, you may submit a formal, written complaint detailing your concerns along with the appropriate filing fee noted on your Property Assessment Notice, to the Clerk of the Assessment Review Board. Complaints must be submitted by February 19, 2008.

For more information, please contact:

The City of Red Deer  
Assessment & Taxation Services  
2nd floor, Professional Building, 4808 50 Street  
Phone: (403) 342-8126

or

The Clerk of the Assessment Review Board  
2nd floor, City Hall, 4914 48 Avenue  
Box 5008, Red Deer, AB T4N 3T4  
Phone: (403) 342-8132

**LAND USE BYLAW AMENDMENT**  
**Vanier Woods Neighbourhood**

City Council proposes to pass **Land Use Bylaw Amendment 3357/C-2008**, which provides for the rezoning of the designated church site within the Vanier Woods neighbourhood to R3 Multiple Family Residential in order to accommodate a proposed 4-storey residential building.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2<sup>nd</sup> Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

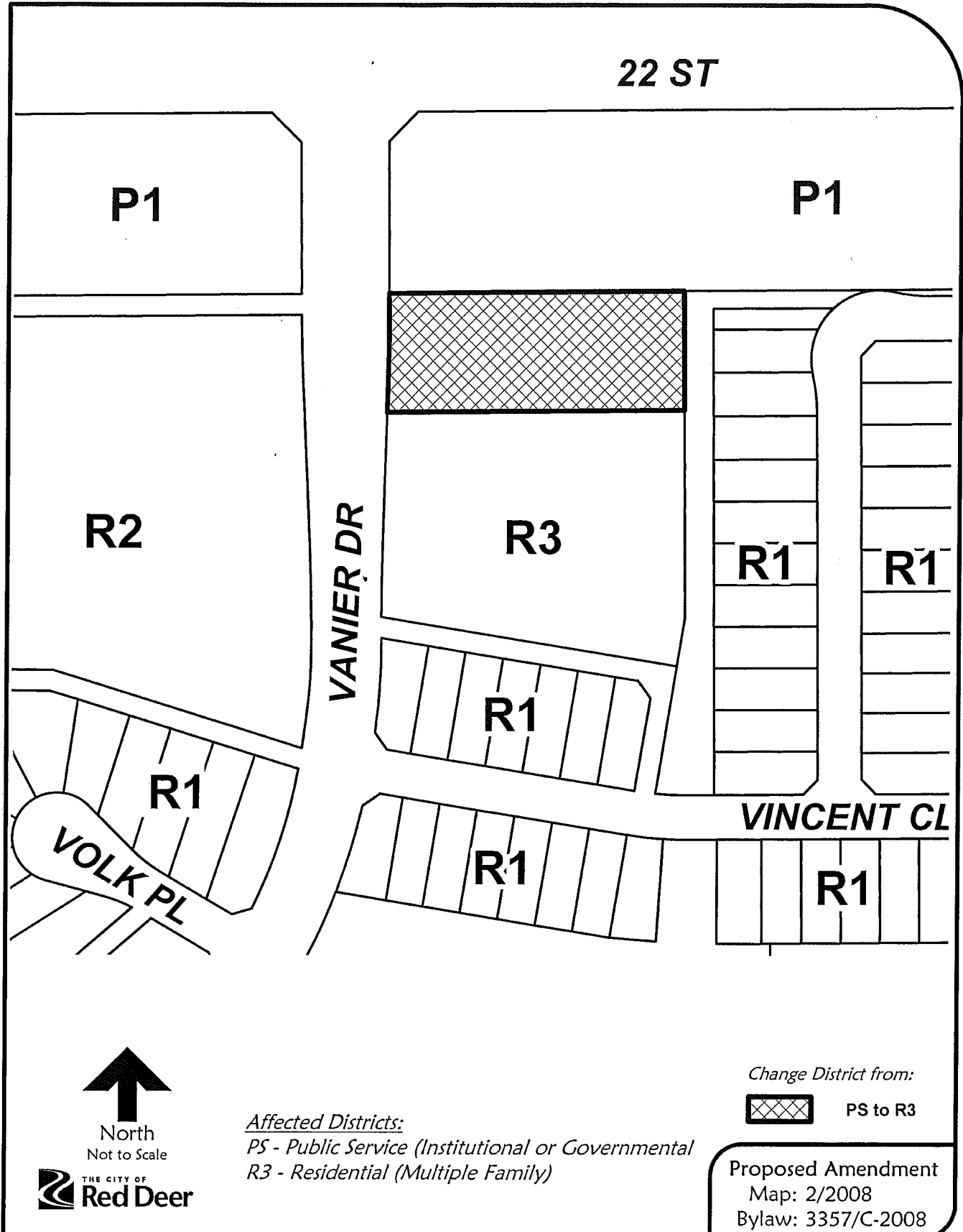
"MAP" 2/2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday February 25, 2008** at 6:00p.m. in Council Chambers, 2<sup>nd</sup> Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday February 19, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: February 8, 2008 and February 15, 2008)



*Proposed Amendment to Land Use Bylaw 3357/2006*



January 29, 2008

**ALTALINK MANAGEMENT LTD.  
C/O AEC INTERNATIONAL  
840 - 10020 101A AVE  
EDMONTON, AB T5J 3G2**

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/C-2008  
Vanier Woods Rezoning of Designated Church Site**

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

City Council proposes to pass **Land Use Bylaw Amendment 3357/C-2008**, providing for the rezoning of the designated place of worship site within the Vanier Woods Neighborhood to R3 Multiple Family Residential in order to accommodate a proposed 4 -storey residential building. This vacant 0.4 ha (1.0 ac.) site is presently zoned PS Public Service District. In accordance with the Vanier Woods Neighborhood Area Structure Plan, this identified site may be developed for alternative use given that the site was not purchased for church use. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall, during regular office hours. For more details contact Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 25, 2008** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, February 19, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

Kelly Kloss  
Manager, Legislative & Administrative Services



www.reddeer.ca

## Do the Blue

RECYCLE YOUR  
HOUSEHOLD WASTE



**340-BLUE**  
www.reddeer.ca

## CITY OFFICES CLOSED FAMILY DAY HOLIDAY HOURS

All City of Red Deer offices will be closed on Monday February 18th 2008 for the Family Day holiday.

### Transit Service

Transit Service operates on a Sunday / Holiday schedule for Family Day. First departure from City Centre Terminal is 8:45 am. Last Departure is 6:45 pm.

Transit Administration offices and Information phone lines are closed. Schedule information is available online at [www.reddeer.ca/transit](http://www.reddeer.ca/transit)

Action Bus will provide limited service. Action Bus phone lines are closed.

### Collicutt Centre

Information line 358-7529

Will remain open 10:00 am to 8:00 pm

### G.H. Dawa Centre

Information Line 309-8411

Will remain open 12:00 noon to 10:30 pm

### Recreation Centre

Information Line 309-8411

Will remain open 12:00 noon to 6:00 pm

### Roland Michener Centre

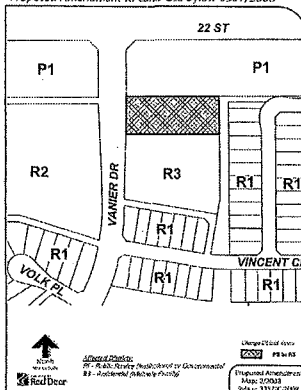
Will be closed Monday February 18, 2008

## LAND USE BYLAW AMENDMENT Vanier Woods Neighbourhood

City Council proposes to pass Land Use Bylaw Amendment 3357/C-2008, which provides for the rezoning of the designated church site within the Vanier Woods neighbourhood to R3 Multiple Family Residential in order to accommodate a proposed 4-storey residential building.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

Proposed Amendment to Land Use Bylaw 3357/2006



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday February 25, 2008 at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday February 19, 2008. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

## Municipal Planning Commission Approvals

On February 11, 2008, the Municipal Planning Commission issued approval of the following applications:

### Discretionary Use:

#### Johnstone Park

Piccolo Pizza & Pasta – for the approval of the discretionary use of a restaurant, for take-out pizzas, to be located at 130, 2 Jewell Street

#### West Park

John & Lisa Roth – for a 0.1 metre relaxation to the minimum side yard to an existing detached garage located at 6237 Cronquist Drive

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. on March 4, 2008. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132

## Municipal Development Plan

City Council proposes to pass the Municipal Development Plan (MDP) Bylaw 3404/2008. This will replace the MDP adopted in 1998. The MDP is a statutory plan adopted pursuant to the Municipal Government Act. As such, other statutory plans such as area structure plans and area redevelopment plans must be consistent with the MDP and its policies. The MDP guides and directs future growth and development for Red Deer, ensuring orderly, economical and beneficial development while balancing the environmental, social, cultural and economic needs and desires of the community. The proposed MDP of January 2008 may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, or online at [www.reddeer.ca](http://www.reddeer.ca) under City Departments/City Planning/Municipal Development Plan.

City Council will hear from any person claiming to be affected by the proposed Municipal Development Plan at a Public Hearing on Monday, March 10, 2008 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you would like a letter or petition included on the Council agenda you must submit it to the Legislative & Administrative Services Department by Tuesday, March 4, 2008. Otherwise, you may submit your letter or petition at the Council meeting or simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submissions will be public information. If you have any questions regarding the use of this information please contact the Legislative & Administrative Services Department at 342-8132.

## GAETZ AVENUE AND 32 STREET INTERSECTION DESIGN

### OPEN HOUSE

The City of Red Deer is undertaking the design of the Gaetz Avenue and 32 Street intersection and surrounding roadway improvements. Design includes such things as the number and type of traffic lanes, placement of traffic signals, location of sidewalks and land needed to fit roadway changes.

Improvements to the intersection are intended to improve traffic movement and safety, include facilities for walking, cycling and bus transit, and create an attractive street using landscaping and decorative elements.

The City has been consulting with property and business owners around the intersection about the proposed changes. This included a series of meetings and workshops. The open house will provide background on the work that has been prepared to date and the proposed changes.

Community members' thoughts and input are an important part of the process to decide what changes should be selected by The City.

Information about the project and the proposed changes to the intersection will be available during the open house.

### Open House

Date: Thursday, February 21, 2008

Time: 3:30 PM to 9:00 PM

Location: Main Stage Room, Black Knight Inn, 2929 – 50 Ave.

There is no formal presentation, please stop in when convenient.

An information booklet on the project and proposed changes is available on The City website by visiting [www.reddeer.ca](http://www.reddeer.ca) under Keeping You Informed/Projects & Initiatives.

If you are unable to attend the open house and wish to comment:

Email: [craig.teal@pcps.ab.ca](mailto:craig.teal@pcps.ab.ca)

Fax: 403-346-1570

Mail: 404, 4808 Ross Street

Red Deer AB, T4N 1X5

Attention – Craig Teal

If you are sending comments please send them by

February 28, 2008.

For further information please contact Bill Luka (403-342-8379) or Craig Teal (403-343-3394).



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

February 26, 2008

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

Dear Sir:

**Re: Vanier Woods – Rezoning of the Designated Church Site  
Bylaw Amendment 3357/C-2008**

At the City of Red Deer's Council Meeting held February 25, 2008, a Public Hearing was held with respect to *Vanier Woods Rezoning of the Designated Church Site, Land Use Bylaw Amendment 3357/C-2008*. Following the Public Hearing, *Vanier Woods Land Use Bylaw Amendment 3357/C-2008* was given second and third readings, a copy of which is attached.

*Vanier Woods Land Use Bylaw Amendment 3357/C-2008* provides for the rezoning of the designated church site within the Vanier Woods neighbourhood to R3 Multiple Family Residential in order to accommodate a proposed 4-storey residential building.

Due to an administrative error, the advertising costs were not communicated to your office prior to advertising taking place. Advertising did take place in the Red Deer Advocate on February 8, 2008 and February 15, 2008. You will be invoiced for the advertising costs, which we estimate to be approximately \$700.00.

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

Sincerely,

*for* Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

**BYLAW NO. 3357/C-2008**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

- 1. That "Use District Map Q10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 2 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28<sup>th</sup> day of January 2008.  
READ A SECOND TIME IN OPEN COUNCIL this 25<sup>th</sup> day of February 2008.  
READ A THIRD TIME IN OPEN COUNCIL this 25<sup>th</sup> day of February 2008.  
AND SIGNED BY THE MAYOR AND CITY CLERK this 25<sup>th</sup> day of February 2008.

"Morris Flewwelling"  
\_\_\_\_\_  
MAYOR

"Kelly Kloss"  
\_\_\_\_\_  
CITY CLERK

THE CITY OF RED DEER  
Invoice Journal

Document			Amounts										Tax		Ty			
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Discount																		



**Legislative & Administrative Services**

**DATE:** February 19, 2008  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Sunnybrook South Neighbourhood Area Structure Plan  
Bylaw No. 3217/B-2008

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***History:***

At the Monday, January 28, 2008 meeting of Council, Area Structure Plan Bylaw Amendment 3217/B-2008 was given first reading.

***Public Consultation Process:***

A Public Hearing has been advertised for the above noted bylaw to be held on Monday February 25, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting. Attached is correspondence received from the public related to the public hearing.

Subsequent to first (1<sup>st</sup>) reading, Parkland Community Planning Services are recommending two (2) amendments be made to the Sunnybrook South Neighbourhood Area Structure Plan Bylaw 3217/B-2008.

***Recommendation:***

That following the Public Hearing, Council:

- 1) Approve a resolution to amend the Sunnybrook South Area Structure Plan.
- 2) Consider 2<sup>nd</sup> and 3<sup>rd</sup> readings of Bylaw 3217/B-2008.

Kelly Kloss  
Manager

To: His Worship Mayor Morris Flewwelling;  
Members of City Council;  
City Manager, Craig Curtis.

From: Dorothy Dickson,  
30, 2821, Botterill Crescent,  
Red Deer.

19th. February 2008

Re: Sunnybrook South Neighbourhood Area Structure Plan.

I would like to bring to your attention some concerns with the above Plan:

*Writing as a resident of Horizon Village, Bower Estates and a community representative on the SE Sector Traffic Study -*

Re roads: 1) there is only one planned road leading to 40th. Avenue which would seem to make for unnecessary congestion at busy times at the exit and at the 40th. Ave. - 19th. Street intersection.

2) While there is provision for a north exit on to the 22nd. St. - Molly Banister Drive extension if it is necessary some time in the future, there is NO way to get to 19th. Street other than via the one exit to 40th. Ave.

We have long pointed out that access from the SE Sector residential areas on to 19th. St. is so restricted, that a Molly Banister Dr. extension would draw as much, or more, local traffic away from 19th. St. as from 32nd St. - a factor which would be exacerbated by this plan.

A pedestrian exit to 19th St. is tentatively planned through the commercial area on the south side of the plan.

**However, this would seem to be an excellent opportunity to make a vehicle exit directly on to an added lane on City-owned property on the North side of 19th. St..**

That lane should then be continued to make a decent right turn on to Gaetz Avenue. The current turn lane at the 19th. St. - Gaetz Ave. intersection is so ridiculously short it backs up traffic wanting to go straight on to SouthPointe Common, Taylor Drive and the QEII Highway. It really does need prompt attention.

The Sunnyside South exit would have to go along one end of the space left for commercial development so as not to interfere with pedestrian movement there.

We strongly support the provision of a commercial strip mall type development here to provide such amenities as, say, a bank, convenience store etc. within walking distance of the residences. We know some restrictions will apply because of the proximity to the old waste site. The lack of this type of planning in the eastern part of the sector is one of the reasons for our increasing traffic problems there.

*Writing as a naturalist -*

1) I realize that the destruction of grasslands is inevitable as we develop more areas for City growth, but I would like to take this opportunity to point out to Council and planners that, for sustainable environmental health and biodiversity, untamed, uncut grassland is just as important as woodlands. We should plan to reduce our impact on it as much as possible.

2) The Piper Creek valley between the Bower Woods and 19th. Street is one of the most productive and diverse areas of our park system. A major contributor to this value is that at present there are no buildings or trails near the creek.

As shown on this plan, there is a strip of Municipal Reserve along each side of the creek but this is narrow because the escarpments mostly rise quite close to the bank of the creek.

As planned, the residential properties on both sides of the creek are only set back 6 m. from the edge of the escarpments and on the east side this is further reduced by a planned walking/bike trail.

I am told this is the developer's decision. But surely the City makes the rules by which developers must work and can increase the width of the Municipal (or Environmental) Reserve to include a wider set back from the edge of the escarpment. That would preserve at least some grassland and give wildlife living, feeding and traversing the corridor a little more privacy.

Unfortunately any trail there would inevitably tempt people to scramble down the banks, which are not very stable in places. They are used by many small nesting birds, by Bank swallows for their tunnel nests and by beavers for the dens in which they live instead of building lodges. The dams they build allow fish to breed and then attract herons and kingfishers to feed. I could go on!

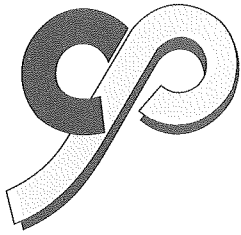
If a path IS allowed along either escarpment, even with a wider strip of Reserve, it is essential it be well fenced to keep people away from the edge of the escarpment and the creek.

3) A foot/bike bridge is planned along the south side of the power line. While it may not be ecologically desirable, it is a good idea for people to be able to cross to Bower Mall and beyond - including College students - without using a vehicle.

However, bridges such as the nice wooden ones in other park areas unfortunately attract 'partyers' and garbage dumpers. We urge that a bridge here should be of a high tressle type from the east escarpment to the trail already along Barrett Drive. This would not lead people down to the creek, which in any case overflows as it meanders here and can be boggy. It is also a favourite duck nesting and Harrier hunting area and has lots of beautiful plants and butterflies galore!

Thank you for your attention. I hope to attend the Council hearing on February 25th. and would be pleased to answer questions then if you have any or by e-mail or 'phone.

Best wishes in your work,  
Sincerely,  
Dorothy Dickson.



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

**RE: Sunnybrook South Neighbourhood Area Structure Plan  
Neighbourhood Area Structure Plan Bylaw 3217/B - 2008**

**DATE: February 15, 2008**

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In response to discussion at the January 28, 2008 Council meeting when Council considered First Reading of Bylaw 3217/B – 2008, staff propose that two minor amendments be made to the proposed Sunnybrook South Neighbourhood Area Structure Plan:

1. That Figure 3, Land Use Concept, be modified to show the portion of the proposed church access road that runs through the R3 site in a light grey colour to indicate that this will be a public road/easement just like the other roads in Figure 3.

This will clarify how this access will be used, i.e. it will be a public access.

AND

2. That the text in Section 5.1 of the proposed NASP (page 15) be modified to read as follows (proposed additional text is highlighted in **bold**):

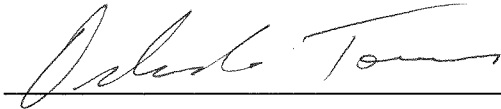
Access to the church site will be accommodated via a roadway through the multi family site. Potentially the roadway may be accommodated within an easement. The roadway access will be reviewed by Engineering Services upon development of Phase 2, and may provide for an alternative alignment or location. As the commercial area develops, access to the church site will become available through the commercial site by a means of joint access agreement or other means acceptable to the City. When an alternate access to the church site is provided through the commercial area, the City, having completed a public consultation process, may remove the north public roadway access to Living Stones Church. If the roadway is removed, the land will be returned as part of the multi family site. **Closure of the 40 Avenue (north) access may provide the possibility for the Church to develop a right-in / right-out access along 40 Avenue at / near the northeast corner of the church site.** Design and exact location of all access points will be to the satisfaction of the City.

This will provide Living Stones Church with the ability to pursue another access along 40 Avenue that will reduce the potential impact of the closure of the northern 40 Avenue access.



**RECOMMENDATION**

It is respectfully recommended that City Council proceed with Second and Third Reading (adoption) of Bylaw 3217 / B-2008 being the Sunnybrook South Neighbourhood Area Structure Plan subject to the inclusion of the two revisions described above.

A handwritten signature in dark ink, appearing to read 'Orlando Toews', is written over a horizontal line.

Orlando Toews, ACP, MCIP  
Planner

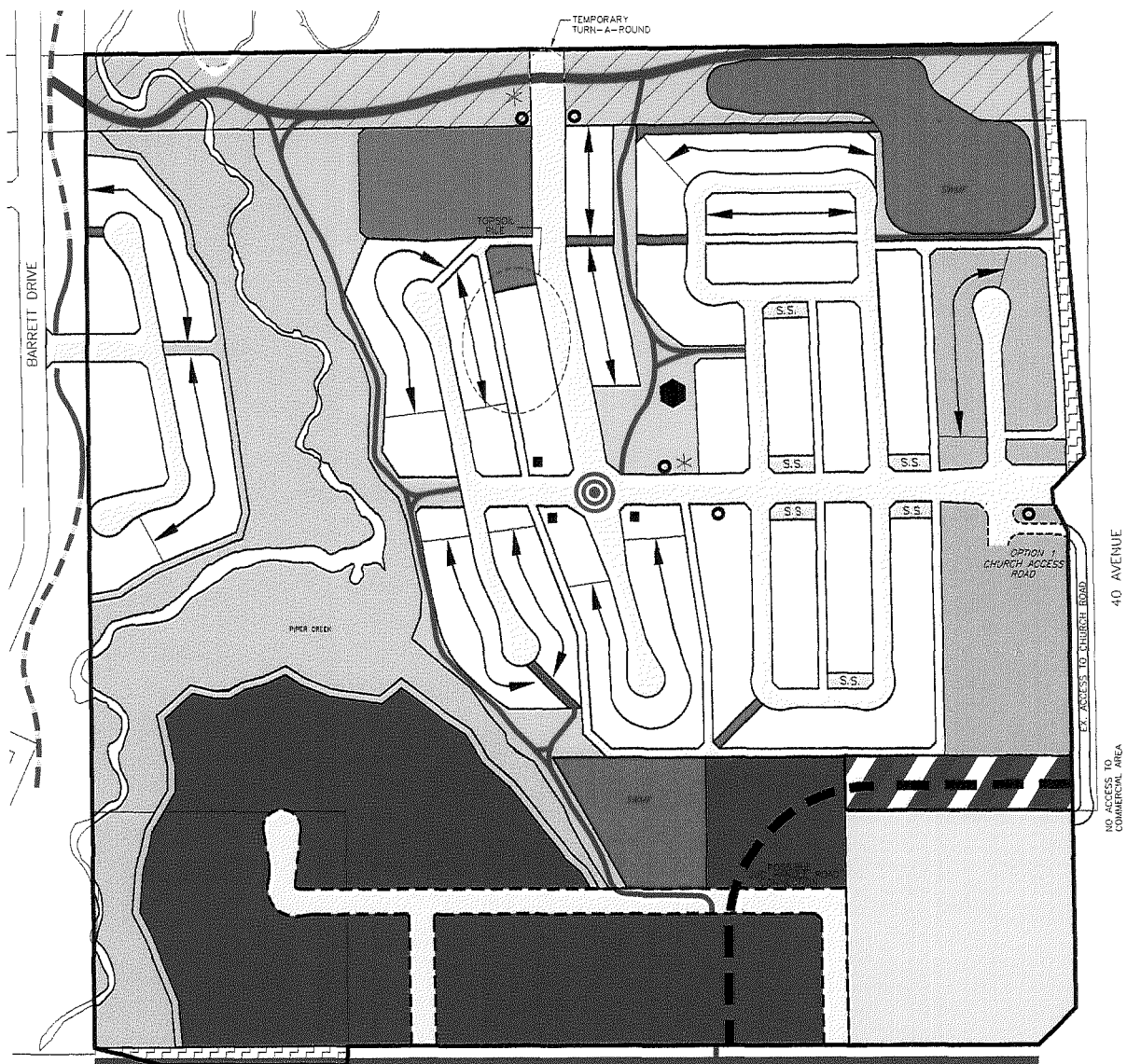
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Tony Lindhout, ACP, MCIP  
City Planning Manager

cc: Colleen Jensen, Director of Community Services

Attachment

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



## LEGEND:

- SINGLE FAMILY DETACHED - R1
- DUPLEX - R1-A
- MULTI-FAMILY - R2
- MULTI-FAMILY - R3
- MUNICIPAL RESERVE (M.R.)
- ENVIRONMENTAL RESERVE
- PUBLIC UTILITY LOTS
- ROADS AND LANES
- COMMERCIAL (C2A OR C4 TYPE)
- COMMERCIAL ROADWAY
- LIVING STONES CHURCH
- TEMPORARY CARE/DAYCARE/  
ASSISTED LIVING FACILITY
- SECONDARY SUITES
- ALTA LINK R.O.W.
- ROAD RIGHT OF WAY  
EXTENSION
- TWO STOREY HOMES  
WITH WALKOUT BASEMENTS
- POSSIBLE COMMERCIAL  
RESIDENTIAL OR PUBLIC USE
- ROUNDAABOUT
- CHILDREN'S PLAYGROUND
- GATHERING PLACE
- BUS STOP
- REAR ACCESS ONLY
- 2.5m PATHWAY
- 3.0m PATHWAY
- EX. PATHWAY

FIGURE 3  
LAND USE CONCEPT

Scale



S.E. 1/4 SEC. 4, TWP. 38, RGE. 27, W41M.

19 STREET

DATE DRAWN: December 4, 2006  
DATE REVISED: February 7, 2008  
DRAWN BY: WLT  
SCALE: 1:5000  
LOCATION: \PROJECTS\2802\2007\NASPY  
FIGURE 3 - LAND USE.dwg

will be responsible for the arterial roadway improvements. Two approaches have been shown on the figures, these are preliminary locations, detail design would be based on the Traffic Impact Assessment. In order to minimize potential conflicts between residential and non-residential areas no access to or from non-residential areas will be provided by the lanes adjoining residential areas.

Access to the church site will be accommodated via a roadway through the multi family site. Potentially the roadway may be accommodated within an easement. The roadway access will be reviewed by Engineering Services upon development of Phase 2, and may provide for an alternative alignment or location. As the commercial area develops, access to the church site will become available through the commercial site by a means of joint access agreement or other means acceptable to the City. When an alternate access to the church site is provided through the commercial area, the City, having completed a public consultation process, may remove the north public roadway access to Living Stones Church. If the roadway is removed, the land will be returned as part of the multi family site. Closure of the 40 Avenue (north) access may provide the possibility for the Church to develop a right-in / right-out access along 40 Avenue at / near the northeast corner of the church site. Design and exact location of all access points will be to the satisfaction of the City.

Figure 5 also illustrates the proposed cross-sections for the internal collector loop road.

Residential entrance roads, many of which have medians, will provide access to each of the cells. A temporary turnaround will be provided at the north end of the collector stub as per the requirements of The City.

#### **5.1.1 Linear Collector Road and Roundabout**

The roundabout located at the intersection of the collector roads allow for a smooth flow of traffic through the subdivision, and will provide for a feature landscaped area. The roundabout will be designed to allow for the continuous movements of traffic in a very safe and efficient manner. The roundabout will be single lane and will allow for vehicle, such as transit buses, garbage trucks, and emergency services, to easily navigate the intersection without having to mount the curb. Larger units, such as moving trucks and construction traffic, will be able to navigate the roundabout by using the semi-mountable concrete apron in the middle of the intersection. Figure 6 shows a proposed concept plan.

### **5.1.2 Molly Banister Drive Alignment**

Figure 7 shows the possible Molly Banister Drive Alignment, a possible future connection for the north south collector road.

It should be noted that the question of whether Molly Banister Drive extension across Piper Creek is still under review. If Molly Banister Drive is extended across Piper Creek, any final alignment will be determined at the time of the NASP preparation for the quarter section north of Sunnybrook South.

### **5.1.3 Jug Handle Road**

One possible use of the narrow strip of land north of the church site is a proposed roadway used to connect 40<sup>th</sup> Avenue and 19<sup>th</sup> Street. Figure 3 shows the approximate alignment. The status of the potential road will be confirmed prior to development of the commercial site.

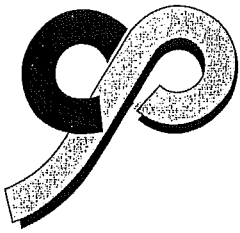
## **5.2 Pedestrian Circulation Patterns**

Figure 4 illustrates a continuous integrated pedestrian system throughout the quarter section. As shown on the Plan:

- The pedestrian linkage is continued from the Bower and Inglewood subdivisions via the 2.5 metre wide paved walkway located along the north side of the Altalink R.O.W..
- Pedestrian linkage is provided to 40<sup>th</sup> Avenue at 22<sup>nd</sup> Street.
- A pedestrian linkage has been provided for through the central linear and neighborhood park system.
- Internal linkages exist to the centrally located linear park system.

The pedestrian linkage system illustrated in Figure 4 connects key neighbourhood 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. Proposed transit stops are located to provide transit service within 400 m of all lots. The proposed crossing of Piper Creek is shown as it appears in the Trails Master Plan, approved by City Council in 2005.

Pathways shown in the commercial part of the development are the responsibility of the future developer. The pedestrian movement patterns are designed for both internal and external flows.



16

**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Originally Submitted to Council  
January 28, 2008

e-mail: pcps@pcps.ab.ca  
www.pcps.ca

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**TO: Manager, Legislative and Administrative Services**

**RE: Sunnybrook South Neighbourhood Area Structure Plan  
Neighbourhood Area Structure Plan Bylaw 3217/B - 2008**

**DATE: January 22, 2008**

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In accordance with the City's *Neighbourhood Planning Guidelines and Standards* the attached draft Sunnybrook South Neighbourhood Area Structure Plan (NASP) is being submitted to Council for review and consideration of adoption by bylaw. Adopted NASPs form the basis for future decisions regarding land use designations (zoning), subdivision and development within a plan area.

#### **BACKGROUND**

The Sunnybrook South Neighbourhood Area Structure Plan (NASP) has been submitted by Al-Terra Engineering Ltd. on behalf of the majority landowner Melcor Developments Ltd. The 62 hectare (153.2 acre) plan area, is located immediately west of 40 Avenue, north of 19 Street (Delburne Road) and east of the Bower residential neighbourhood. The plan area consists of five (5) parcels, of which the Melcor parcel is the largest (36.1 ha or 89.1 ac). Although Melcor owns only approximately 58 percent of the subject quarter section, planning staff requested that the proposed NASP cover the entire quarter section as the development of the Melcor lands will influence and be influenced by the balance of the quarter section.

This proposed NASP is situated within the East Hill Major Area Structure Plan (MASP) which provides broad overall planning direction (e.g. land use, transportation, major infrastructure, etc.) to guide the preparation of neighbourhood area structure plans. Individual neighbourhood area structure plans within the major area structure plan provide more detail in terms of land uses, servicing, and subdivision.

#### **DEVELOPMENT CONCEPT**

The proposed NASP has been produced in accordance with the requirements of the East Hill Major Area Structure Plan and the Neighbourhood Planning Guidelines and Standards,

The residential component, all within Melcor's land, provides for a total of 542 dwelling units of various types, broken down as follows:

Dwelling Unit Types	Number	Percent
Conventional Detached Dwellings (R1)	315	58.1%
Detached Dwellings with Secondary Suites (6 dwellings X 1.5)	9	1.7%
Narrow Lot Detached Dwellings (R1N)	0	0.0%
Semi-Detached Dwellings (R1A)	38	7.0%
Multi-Family Dwellings (R2 & R3)	180	33.2%
TOTAL DWELLINGS	542	100.0%

There is a variety of open spaces within the plan area. Besides public utility lots (PULs) for utilities and storm water management facilities there is a central municipal reserve (MR) area that accommodates a playground and gathering area. This is connected to a network of trails that provide non-vehicular routes throughout the plan area and connect to adjoining areas, including the commercial area. The AltaLink strip along the northern end of the quarter section accommodates both trails and a storm water management facility (constructed wetland). Piper Creek will be preserved in an environment reserve (ER) parcel along with MR parcels along the top of the creek gully.

In terms of public service facilities this quarter section already contains a church site (Living Stones Church), and a temporary care / day care / assisted living facility (TDA) site is provided towards the north end. If not developed for one of these uses this site could revert to a residential use (two R1 type lots).

Future commercial development is provided for along the southern portion of the quarter section. The NASP acknowledges the restrictions associated with development within 300 metres of the former landfill site to the south. Therefore commercial development will face some limitations in terms of uses, e.g. no overnight accommodations and food related uses, within the 300 metre setback unless a relaxation is obtained. The anticipated commercial land use district would be a modified C2A (Regional Shopping Centre) District, C4 Commercial (Major Arterial) District, or possibly a direct control district (DCD) that reflected the restrictions within the 300 metre setback.

With a proposed build-out capacity of 542 to 544 residential dwelling units within Melcor's portion of the quarter section, the proposed neighbourhood density is projected to be approximately 18.1 units per net developable hectare. The City's *Neighbourhood Planning Guidelines and Standards* sets the density range for new residential neighbourhoods between 12.35 to 17.30 units per net developable hectare; however, the new draft Municipal Development Plan (MDP) does not put a cap on residential density provided the major municipal infrastructure has the capacity to accommodate the higher density.

Melcor Developments Ltd. has also submitted a geotechnical investigation report and a Level 1 environmental site assessment in support of their NASP application.

## **NASP CIRCULATION**

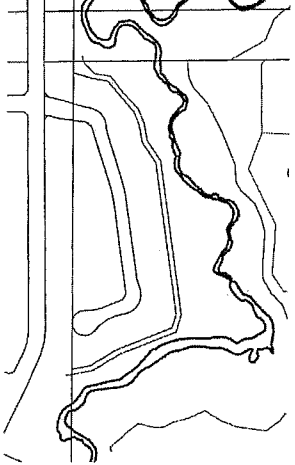
The draft NASP document was circulated to all applicable City Departments and outside agencies (utility, school authorities, etc.) for comment and identification of issues. Subsequent administration consultation with the developer resulted in a draft NASP document (dated November 19, 2007) that was presented at a neighbourhood meeting on December 6, 2007 for public input.

## **NEIGHBOURHOOD MEETING**

On December 6, 2007 PCPS hosted a neighbourhood meeting to discuss and gather community input on the proposed Sunnybrook South NASP. The meeting notice was circulated to area landowners, including all landowners within the Bower neighbourhood. The meeting, which was held at the Living Stones Church, was attended by approximately 40 people. Both Melcor and Al-Terra staff presented information on the proposed NASP. Representatives from both the Engineering and Recreation, Parks & Culture departments were also present to provide information and assist in answering questions.

Overall, concerns were primarily focused on several aspects: the design of the R1 cul-de-sac proposed on the west side of Piper Creek, long term access to the Living Stones Church site, and the potential impact of the collector road / 40 Avenue intersection on traffic wishing to access southbound 40 Avenue from Ironside Drive. The following table outlines the issues and concerns raised at the meeting and staff's response to them.

**Key Issues / Concerns Raised at December 6, 2007 Neighbourhood Meeting**

ISSUE / CONCERN	STAFF RESPONSE
<p>Concern about cars exiting the cul-de-sac onto Barrett Drive – their headlights may shine onto houses on west side of Barrett Drive. Therefore suggest that location of cul-de-sac entry road off Barrett Drive be moved north to the intersection of Bettenson Street and Barrett Drive as shown below.</p> 	<ul style="list-style-type: none"> <li>• The cul-de-sac is proposed to gain access via an entry road off Barrett Drive <u>south</u> of Bettenson Street resulting in a "T" shaped cul-de-sac (see Figure 3).</li> <li>• Staff supports the proposed "T" shaped cul-de-sac over the north entrance for the following reasons:             <ul style="list-style-type: none"> <li>○ relocating the access point to the north would create a very long cul-de-sac that exceeds the 200 m maximum standard, and would require an emergency access at the south end of the cul-de-sac.</li> <li>○ a centrally located access point has the lowest impact on existing landscaping, which includes habitat enhancement plantings done in 2003 through a partnership with Tree Action, Communities in Bloom, and The City. A north entrance (and south emergency access) would impact existing mature trees located in the municipal reserve strip on the east side of Barrett Drive.</li> </ul> </li> <li>• The developer stated at the Dec. 6 meeting that they would align the entry road so as to avoid headlights shining directly towards homes on the west side of Barrett Drive.</li> </ul> <p style="text-align: right;">continued...</p>

	<ul style="list-style-type: none"> <li>Section 5.1 of the proposed NASP states:  <i>The connection to Barrett Drive will be designed to minimize the impact of existing residences. This will be accomplished by aligning the roadway such that west bound traffic lanes are not aligned with windows, and sloping the roadway to angle headlights downward.</i></li> </ul>
Concern that the future access to Living Stones Church is not adequately addressed.	<ul style="list-style-type: none"> <li>Section 5.1 of the draft Sunnybrook South NASP, states:  <i>Access to the church site will be accommodated via a roadway through the multi family site. There may be the option that the roadway may be located within an easement. The roadway access will be reviewed by Engineering Services upon development of the site, and may provide an alternative alignment or location. If and when an alternate access to the church site is provided, the public roadway may be removed and the land returned to the multi family site.</i></li> <li>It is proposed that as development occurs on the Melcor lands and the east-west collector road develops along with improvements at the Ironside Street / 40 Avenue that the approach to the church access road would be located further west along the collector road and run through the proposed R3 site to join up with the existing access road located in the 40 Avenue right-of-way (illustrated in Figure 3). In the long term, when the commercial area develops along the southern portion of the quarter section it is anticipated that access to the church from 19 Street will become available, possibly through a joint access agreement between the church and commercial site. Once this occurs, access through the R3 site to the north may be removed.</li> </ul>
Inglewood residents expressed concern about the impact residential development will have on the intersection of Ironside Street & 40 Avenue	<ul style="list-style-type: none"> <li>Typically every 3 years The City conducts a traffic and pedestrian signal warrant analysis for the high priority un-signalized intersections in the City. The results of the warrant analysis determine the locations that would benefit from a pedestrian or traffic signal.</li> <li>Engineering Services staff have indicated that, pending budget approval, a traffic and pedestrian signal warrant study will be conducted in 2008 and the intersection of Ironside Street and 40 Avenue will be included in that study. The outcome of the study will assist in determining when signals should be installed at this intersection. This is reflected in Section 5.1 of the draft NASP, which states:  <i>It is anticipated that, pending budget approval, The City will conduct a traffic and pedestrian warrant study in 2008. This study will include the Ironside Street and 40 Avenue intersection. The signal warrant analysis results will then determine the priority for when signals should be installed.</i></li> </ul>



The input from the public meeting was analyzed and the proposed NASP was revised as required (dated January 9, 2008). This version of the NASP was presented to the Municipal Planning Commission on January 14, 2008 for review and a request from planning staff asking MPC to support the NASP and make a recommendation to Council asking Council to adopt the NASP.

### **MUNICIPAL PLANNING COMMISSION**

On January 14, 2008 the Municipal Planning Commission reviewed the Sunnybrook South NASP (January 9, 2008). The MPC allowed several members of the public speak about concerns they had with the NASP. The concerns focused on the location of the entry road for the Barrett Drive cul-de-sac. The key concern appears to be with vehicle headlights shining onto residences on the west side of Barrett Drive. The other issue raised was with the long term access to the Living Stones Church site.

Following discussion, the MPC passed the following resolution:

*Resolved that the Municipal Planning Commission supports the draft Sunnybrook South Neighbourhood Area Structure Plan and recommends the Plan to City Council for approval.*

MPC also asked planning staff to look further into the concerns raised at the MPC meeting.

Staff's response to these concerns is as follows:

#### **Barrett Drive Cul-de-Sac Entry Location**

The proposed entry location south of Bettenson ("T" shaped cul-de-sac) is preferred over the north entrance (Bettenson intersection) for the following reasons:

- It falls within the City's maximum cul-de-sac length (max 200 m). Longer cul-de-sacs may exist elsewhere in the City for various reasons, but that does not automatically justify exceeding the City's standards in this case,
- It does not require the provision of an emergency access at the south end, and
- It has the least impact on existing landscaping on the public parcel. Staff do not believe the large trees can be moved. Even if they could be moved their survival would not be guaranteed.

In response to the concerns raised about the potential impact on Barrett Drive residences Section 5.1 of the January 21, 2008 version of the NASP contains the following text revision:

*The connection to Barrett Drive will be designed to minimize the impact of existing residences. The particulars of the cul-de-sac entry road, such as the exact location, relationship to existing residences, width, angle of approach, grade, etc., are technical in nature and will be determined to the satisfaction of the City at the subdivision and development stage. The potential impacts on existing Barrett Drive residences will be taken into consideration in determining the particulars of the cul-de-sac entry road. This will be accomplished by aligning the roadway such that west bound traffic lanes are not aligned with windows, and sloping the roadway to angle headlights downward.*

Accordingly, staff recommends that Council support the southern / centrally located entry road location for the Barrett Drive cul-de-sac as proposed in the Sunnybrook South NASP.

#### Living Stones Church Access

The church's current access via 40 Avenue will be maintained even though the access point will be moved slightly westward along the east – west collector road. As the commercial area develops access to the church site through the commercial area via a joint access agreement or other means will be pursued. If/when this occurs, the 40 Avenue access may be closed subject to the City's approval. In all cases the church will always have some form of access and all access must be to the satisfaction of the City.

Section 5.1 of the January 21, 2008 version of the proposed NASP states:

*As the commercial area develops it is intended that access to the church site will become available through the commercial site by a means of joint access agreement or other means acceptable to the City. If and when an alternate access to the church site is provided through the commercial area, the public roadway from the north access may, subject to approval by the City, be removed and the land returned to the multi family site. In all cases access to the church site will be provided to the satisfaction of the City.*

Accordingly, staff recommends Council support the proposed NASP subject to the revision of the above text in Section 5.1 to read as follows:

*As the commercial area develops, access to the church site will become available through the commercial site by a means of joint access agreement or other means acceptable to the City. When an alternate access to the church site is provided through the commercial area, the City, having completed a public consultation process, may remove the north public roadway access to Living Stones Church. If the roadway is removed, the land will be returned as part of the multi family site. Design and exact location of all access points will be to the satisfaction of the City.*

#### **SUMMARY and PLANNING ANALYSIS**

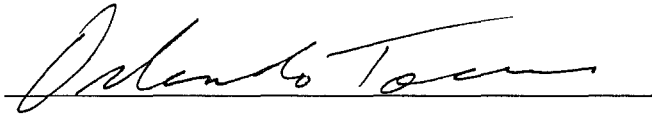
The Sunnybrook South NASP conforms to The City's *Municipal Development Plan* and the *East Hill Major Area Structure Plan*.

The proposed neighbourhood density of 18.1 dwelling units per net developable hectare is slightly higher than the City's current density range of 12.35 to 17.30 units per net developable hectare, but this is reasonable because the subject land is serviceable and the new draft *Municipal Development Plan* does not place a cap on density.

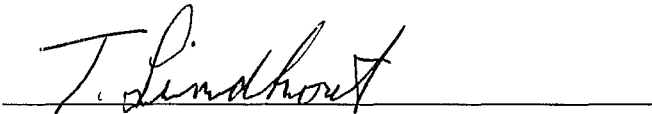
From a planning and land use perspective, planning staff support the approval of the Sunnybrook South Neighbourhood Area Structure Plan.

**RECOMMENDATION**

It is respectfully recommended that City Council proceed with First Reading of Bylaw 3217 / B-2008 being the Sunnybrook South Neighbourhood Area Structure Plan subject to the suggested text revision in Section 5.1 concerning access to the church site.

A handwritten signature in cursive script, reading "Orlando Toews", written over a horizontal line.

Orlando Toews, ACP, MCIP  
Planner

A handwritten signature in cursive script, reading "T. Lindhout", written over a horizontal line.

Tony Lindhout, ACP, MCIP  
City Planning Manager

cc: Colleen Jensen, Director of Community Services

Attachment

**Kim Woods**


---

**From:** Vanessa Connors  
**Sent:** February 19, 2008 2:41 PM  
**To:** Kelly Kloss; Kim Woods  
**Subject:** FW: Letter to Council re Sunnybrook area plan

Hi,

The resident below called this morning and wanted to submit a letter for the Council Meeting next week re: Sunnybrook South NASP. They are responding to the ad in the advocate. I gave them my email address to send it to us. So here it is. I don't know if they are planning to come and speak at the meeting?

Vanessa

---

**From:** David Dickson [mailto:grianan@telusplanet.net]  
**Sent:** February 19, 2008 2:29 PM  
**To:** Vanessa Connors  
**Subject:** Letter to Council re Sunnybrook area plan

BACKUP INFORMATION  
 NOT SUBMITTED TO COUNCIL

**To:** His Worship Mayor Morris Flewwelling;  
 Members of City Council;  
 City Manager, Craig Curtis.

**From:** Dorothy Dickson,  
 30, 2821, Botterill Crescent,  
 Red Deer.  
 e-mail [grianan@telusplanet.net](mailto:grianan@telusplanet.net)  
 phone 347-6012

19th. February 2008

Re: Sunnybrook South Neighbourhood Area Structure Plan.

I would like to bring to your attention some concerns with the above Plan:

*Writing as a resident of Horizon Village, Bower Estates and a community representative on the SE Sector Traffic Study -*

Re roads: 1) there is only one planned road leading to 40th. Avenue which would seem to make for unnecessary congestion at busy times at the exit and at the 40th. Ave. - 19th. Street intersection.

2) While there is provision for a north exit on to the 22nd. St. - Molly Banister Drive extension if it is necessary some time in the future, there is NO way to get to 19th. Street other than via the one exit to 40th. Ave.

We have long pointed out that access from the SE Sector residential areas on to 19th. St. is so restricted, that a Molly Banister Dr. extension would draw as much, or more, local traffic away from 19th. St. as from 32nd St. - a factor which would be exacerbated by this plan.

A pedestrian exit to 19th St. is tentatively planned through the commercial area on the south side of the plan.

**However, this would seem to be an excellent opportunity to make a vehicle exit directly on to an added lane on City - owned property on the North side of 19th. St..**

That lane should then be continued to make a decent right turn on to Gaetz Avenue. The current turn lane at the 19th. St. - Gaetz Ave. intersection is so ridiculously short it backs up traffic wanting to go straight on to SouthPointe Common, Taylor Drive and the QEII Highway. It really does need prompt attention.

2008/02/19

The Sunnyside South exit would have to go along one end of the space left for commercial development so as not to interfere with pedestrian movement there.

We strongly support the provision of a commercial strip mall type development here to provide such amenities as, say, a bank, convenience store etc. within walking distance of the residences. We know some restrictions will apply because of the proximity to the old waste site.

The lack of this type of planning in the eastern part of the sector is one of the reasons for our increasing traffic problems there.

*Writing as a naturalist -*

1) I realize that the destruction of grasslands is inevitable as we develop more areas for City growth, but I would like to take this opportunity to point out to Council and planners that, for sustainable environmental health and biodiversity, untamed, uncut grassland is just as important as woodlands. We should plan to reduce our impact on it as much as possible.

2) The Piper Creek valley between the Bower Woods and 19th. Street is one of the most productive and diverse areas of our park system. A major contributor to this value is that at present there are no buildings or trails near the creek.

As shown on this plan, there is a strip of Municipal Reserve along each side of the creek but this is narrow because the escarpments mostly rise quite close to the bank of the creek.

As planned, the residential properties on both sides of the creek are only set back 6 m. from the edge of the escarpments and on the east side this is further reduced by a planned walking/bike trail.

I am told this is the developer's decision. But surely the City makes the rules by which developers must work and can increase the width of the Municipal (or Environmental) Reserve to include a wider set back from the edge of the escarpment. That would preserve at least some grassland and give wildlife living, feeding and traversing the corridor a little more privacy.

Unfortunately any trail there would inevitably tempt people to scramble down the banks, which are not very stable in places. They are used by many small nesting birds, by Bank swallows for their tunnel nests and by beavers for the dens in which they live instead of building lodges.

The dams they build allow fish to breed and then attract herons and kingfishers to feed. I could go on!

If a path IS allowed along either escarpment, even with a wider strip of Reserve, it is essential it be well fenced to keep people away from the edge of the escarpment and the creek.

3) A foot/bike bridge is planned along the south side of the power line. While it may not be ecologically desirable, it is a good idea for people to be able to cross to Bower Mall and beyond - including College students - without using a vehicle.

However, bridges such as the nice wooden ones in other park areas unfortunately attract 'partyers' and garbage dumpers. We urge that a bridge here should be of a high tressle type from the east escarpment to the trail already along Barrett Drive. This would not lead people down to the creek, which in any case overflows as it meanders here and can be boggy. It is also a favourite duck nesting and Harrier hunting area and has lots of beautiful plants and butterflies galore!

Thank you for your attention. I hope to attend the Council hearing on February 25th. and would be pleased to answer questions then if you have any or by e-mail or 'phone.

Best wishes in your work,  
Sincerely,

---

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

[Please consider the environment before printing this e-mail.]

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL



Legislative & Administrative Services

Council Decision – January 29, 2008

**FILE**

**DATE:** January 29, 2008  
**TO:** Orlando Toews, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Sunnybrook South Neighbourhood Area Structure Plan  
Neighbourhood Area Structure Plan Bylaw 3217/B-2008

---

*Reference Report:*

Parkland Community Planning Services, dated January 22, 2008.

*Bylaw Readings:*

Sunnybrook South Area Structure Plan Bylaw 3217/B-2008 was given first reading.

*Report Back to Council:* Yes.

*Comments/Further Action:*

Public Hearings will be held on Monday February 25, 2008 at 6:00p.m. in Council Chambers, during Council's regular meeting. This office will now proceed with advertising for the public hearing. The cost of this advertising will be charged to the Developer.

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

Kelly Kloss  
Manager

Cc: Director, Community Services

*Comments:*

We agree with the recommendations of Parkland Community Planning Services that Council consider first reading of the Sunnybrook Neighbourhood Area Structure Plan Bylaw. A Public Hearing will be held on February 25, 2008 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

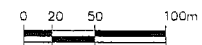


## LEGEND:

- SINGLE FAMILY DETACHED - R1
- DUPLEX - R1-A
- MULTI-FAMILY - R2
- MULTI-FAMILY - R3
- MUNICIPAL RESERVE (M.R.)
- ENVIRONMENTAL RESERVE
- PUBLIC UTILITY LOTS
- ROADS AND LANES
- COMMERCIAL (C2A OR C4 TYPE)
- COMMERCIAL ROADWAY
- LIVING STONES CHURCH
- TEMPORARY CARE/DAYCARE/  
ASSISTED LIVING FACILITY
- SECONDARY SUITES
- ALTA LINK R.O.W.
- ROAD RIGHT OF WAY  
EXTENSION
- TWO STOREY HOMES  
WITH WALKOUT BASEMENTS
- POSSIBLE COMMERCIAL,  
RESIDENTIAL OR PUBLIC USE
- ROUNDBOUT
- CHILDREN'S PLAYGROUND
- GATHERING PLACE
- BUS STOP
- REAR ACCESS ONLY
- 2.5m PATHWAY
- 3.0m PATHWAY
- EX. PATHWAY

FIGURE 3  
LAND USE CONCEPT

Scale



S.E. 1/4 SEC. 4, TWP. 38, RGE. 27, W4MM.

19 STREET

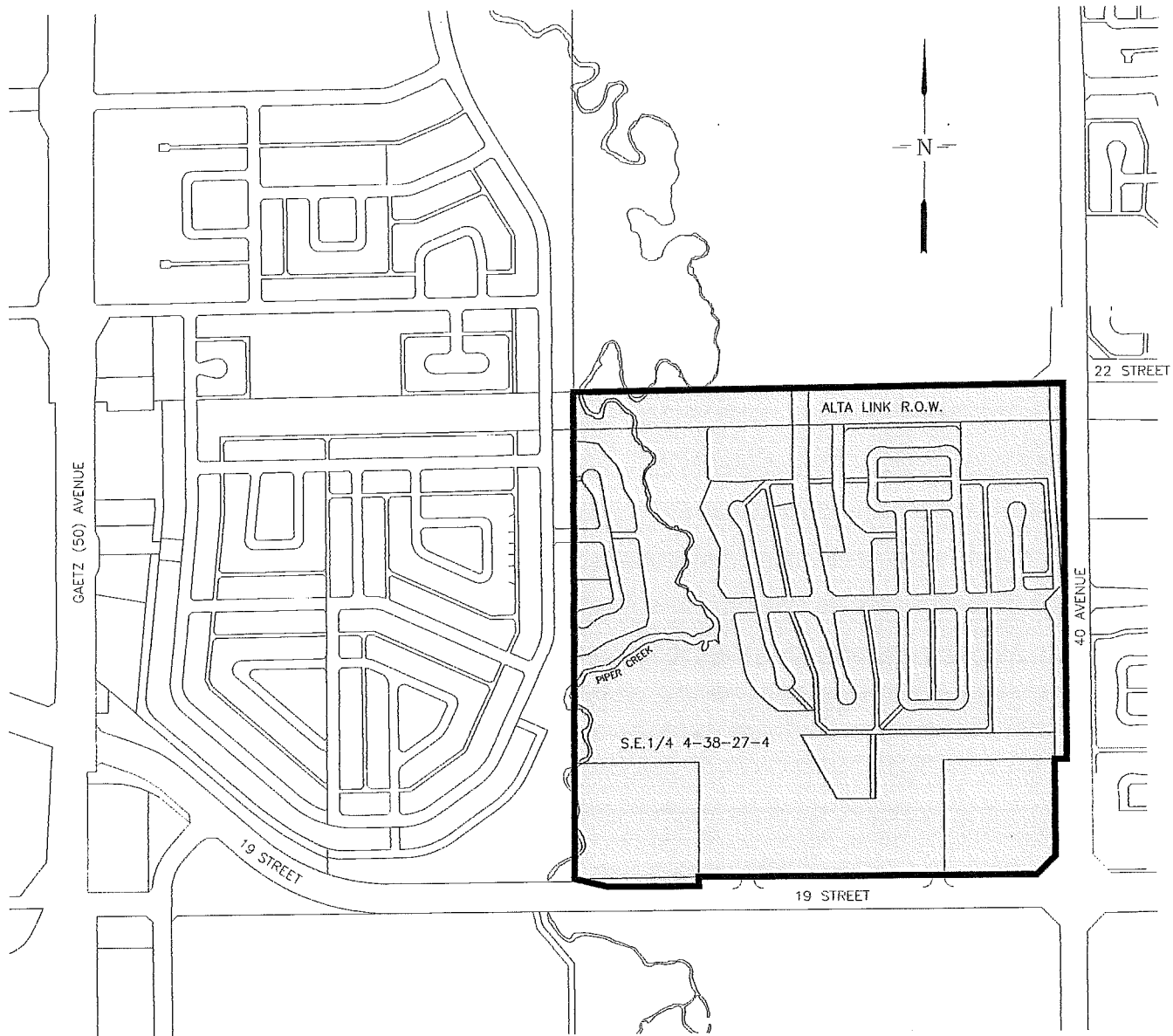
40 AVENUE

NO ACCESS TO  
COMMERCIAL AREA

DATE DRAWN: December 4, 2006  
DATE REVISED: December 18, 2007  
DRAWN BY: WLT  
SCALE: 1:5000  
LOCATION: \PROJECTS\282\2007NASP\  
FIGURE 3 - LAND USE.dwg



# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

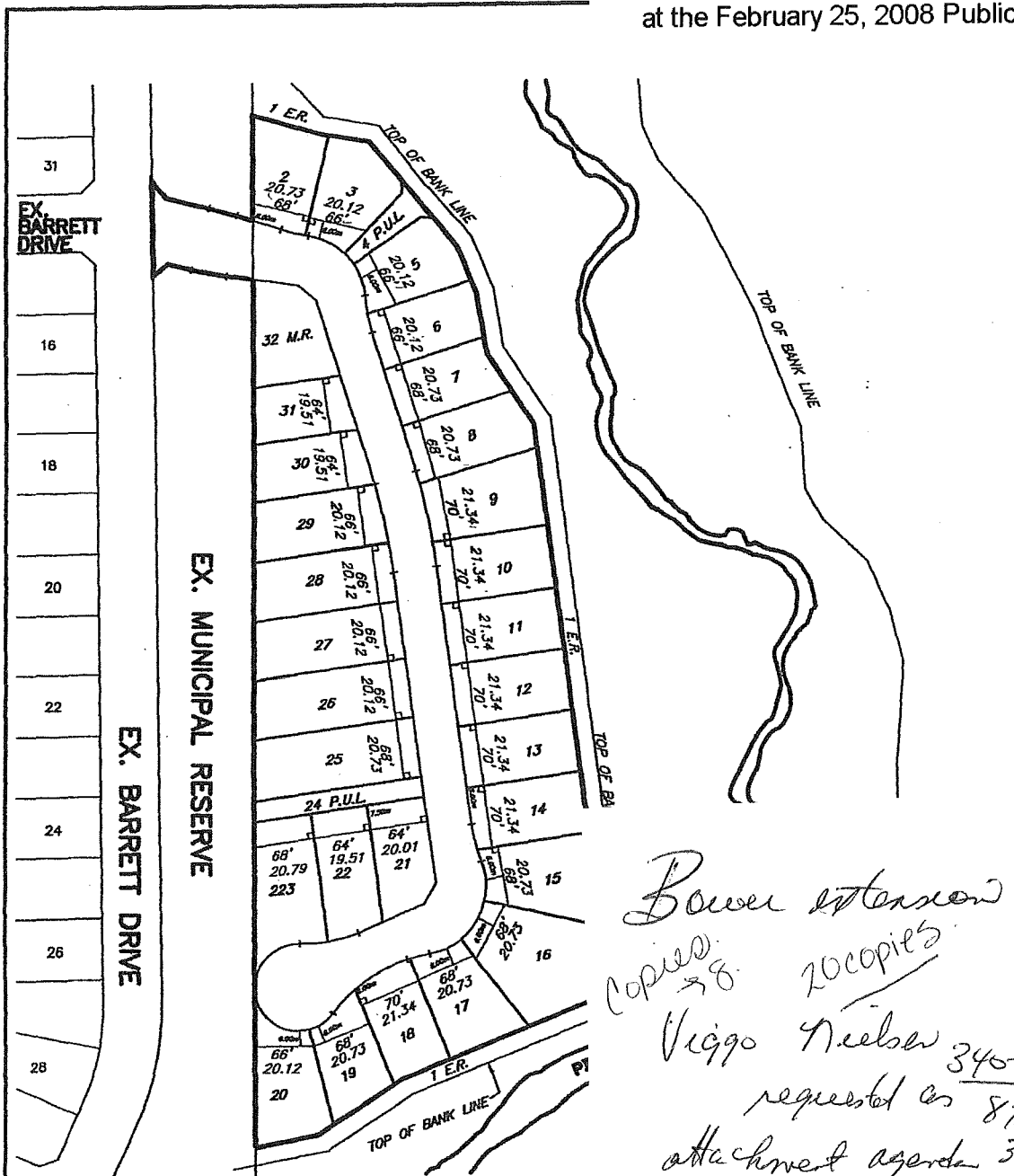


DATE DRAWN: December 4, 2006  
 DATE REVISED: June 1, 2007  
 DRAWN BY: WLT  
 SCALE: 1:10,000  
 LOCATION: \PROJECTS\262\2007NASP\  
 FIGURE 1 - LOCATION.dwg

0 100m 200m 500m

FIGURE 1  
LOCATION

Presented to Council  
by citizen: Viggo Neilsen  
at the February 25, 2008 Public Hearing



*Power extension  
copies 38 20 copies  
Viggo Neilsen 340-3494  
requested on 8/2  
attachment agenda 3404  
or hand out when  
he speaks.*

FOR: MELCOR DEVELOPMENTS  
BY: AL-TERRA ENGINEERING LTD.  
SCALE: 1:1500 m. (11'x17")  
SCALE: 1:750 m. (A1)

- NOTES:
- ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
  - ALL CUT CORNERS ARE 5.00m UNLESS SHOWN OTHERWISE.
  - BEGINNING AND END OF CURVES ARE SHOWN THUS
  - PHASE 1 BOUNDARY IS SHOWN THUS
  - SETBACK FOR STREET PLANKAGE LOTS IS 7.50m
  - SETBACK FOR OTHER INTERIOR LOTS IS 6.50m FOR LOTS BESIDE STREET PLANKAGE LOTS, AND 6.00m FOR THE REST OF THE LOTS.
  - FOR REVERSE PIE LOTS, THE LOT WIDTH IS DETERMINED AT 7.50m FROM THE REAR PROPERTY LINE.
  - FOR LOTS FRONTING ON A GULCH, THE MINIMUM SETBACK IS 6.00m FROM THE FRONT PROPERTY LINE.
  - THE TENTATIVE PLAN, AS PRESENTED, CREATES 28 RESIDENTIAL LOTS.
  - TOTAL DEVELOPABLE AREA = 3.27 Ha (8.07 ACRES)

**PRELIMINARY**

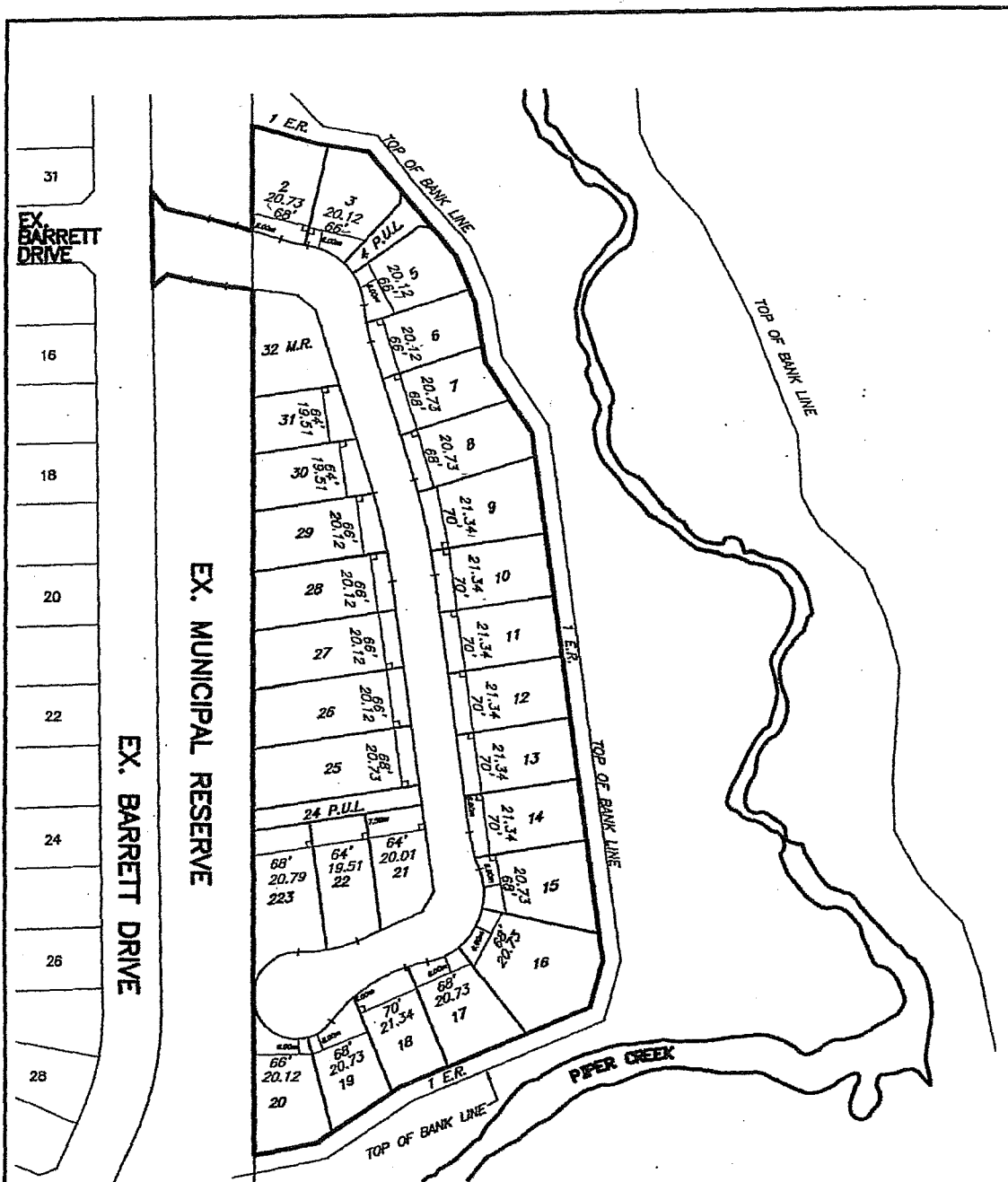
for discussion purposes only

NOV 2 2006

## PHASE 1

TENTATIVE PLAN OF  
**SUBDIVISION**  
AFFECTING PORTION OF THE  
S.E. 1/4 SEC.4, TWP.38,  
RGE.27, W.4th. M  
**RED DEER  
ALBERTA**

**AL-TERRA**  
ENGINEERING LTD.



FOR: MELCOR DEVELOPMENTS  
 BY: AL-TERRA ENGINEERING LTD.  
 SCALE: 1:1500 m. (11"x17")  
 SCALE: 1:750 m. (A1)

- NOTES:**
- ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
  - ALL CUT CORNERS ARE 5.00m UNLESS SHOWN OTHERWISE.
  - BEGINNING AND END OF CURVES ARE SHOWN THUS
  - PHASE 1 BOUNDARY IS SHOWN THUS
  - SETBACK FOR STREET FLANKAGE LOTS IS 7.00m
  - SETBACK FOR OTHER INTERIOR LOTS IS 6.50m FOR LOTS BESIDE STREET FLANKAGE LOTS, AND 6.00m FOR THE REST OF THE LOTS.
  - FOR REVERSE PIE LOTS, THE LOT WIDTH IS DETERMINED AT 7.50m FROM THE REAR PROPERTY LINE.
  - FOR LOTS FRONTING ON A BULB, THE MINIMUM SETBACK IS 8.00m FROM THE FRONT PROPERTY LINE.
  - THE TENTATIVE PLAN, AS PRESENTED, CREATES 28 RESIDENTIAL LOTS.
  - TOTAL DEVELOPABLE AREA = 3.27 Ha (8.07 ACRES)

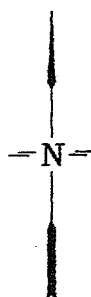
**PRELIMINARY**

for discussion only - not to be used for any other purpose

THE CITY OF RED DEER

# **OPTION 4 ORMAN SUBDIVISION PHASE 1**

TENTATIVE PLAN OF  
**SUBDIVISION**  
 AFFECTING PORTION OF THE  
 S.E. 1/4 SEC.4, TWP.38,  
 RGE.27, W.4th. M  
**RED DEER  
 ALBERTA**



NOV 2 9 2008

**AL-TERRA  
 ENGINEERING LTD.**

## 3217/B-2008 Sunnybrook South Area Structure Plan

DESCRIPTION: Area Structure Plan Amendment Sunnybrook South

FIRST READING: January 28, 2008

FIRST PUBLICATION: February 8, 2008

SECOND PUBLICATION: February 15, 2008

PUBLIC HEARING & SECOND READING: February 25, 2008

THIRD READING: February 25, 2008

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT: YES ☐ \$ \_\_\_\_\_ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: \_\_\_\_\_

ACTUAL COST OF ADVERTISING:

\$ 532.80 x 2

TOTAL: \$ 1065.60

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

TOTAL COST: \$ \_\_\_\_\_

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

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

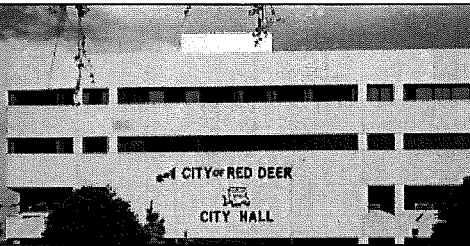
INVOICE NO.: \_\_\_\_\_

BATCH NO.: \_\_\_\_\_

(Advertising Revenue to 180.5901)

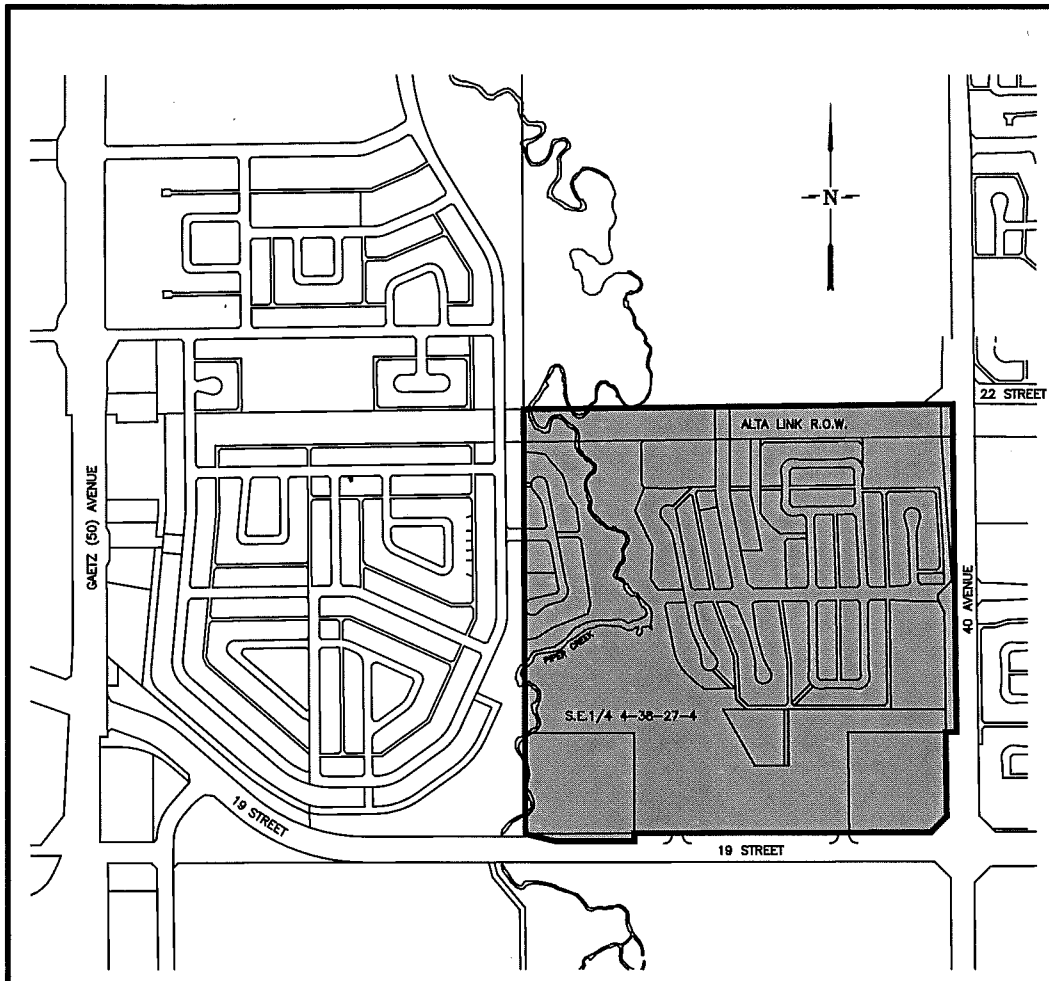
Communications  
Posting on  
website





## SUNNYBROOK SOUTH NEIGHBOURHOOD Neighbourhood Area Structure Plan Amendment

City Council proposes to pass **Bylaw 3217/B-2008**, the Sunnybrook South Neighbourhood Area Structure Plan. The subject site is located in the south quadrant of the City of Red Deer at the intersection of 19th Street and 40th Avenue.



The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, or for more details contact Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 25, 2008** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. Any letters or petitions to be included on the Council agenda must be submitted to the Legislative & Administrative Services Department by **Tuesday, February 19, 2008**. Otherwise, you may present your letter or petition at the Council meeting, or tell Council your views at the Public Hearing. Each presentation is limited to 10 minutes and any submissions will be public information. If you have any questions please contact Legislative & Administrative Services at 342-8132.

## Kim Woods

---

**From:** Orlando Toews  
**t:** January 29, 2008 11:41 AM  
Kim Woods  
**Subject:** Sunnybrook South NASP

Hi Kim,

I talked with Tony Lindhout and he says that the advertising costs for the Sunnybrook South NASP should be billed directly to Melcor Developments Ltd. (to the attention of Guy Pelletier).

Regarding putting a copy of the proposed Sunnybrook South NASP on the City's website – to me the most logical place to put it would be under the Public Notices section of "Keeping You Informed"

Orlando Toews, ACP, MCIP  
Planner  
Parkland Community Planning Services  
#404, 4808 Ross Street  
Red Deer, AB T4N 1X5  
Ph: (403) 343-3394  
Fax: (403) 346-1570

January 30, 2008

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

«Owner\_Address\_3»

*Letters  
Sent out  
Feb. 1st VC*

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3217/B-2008  
Sunnybrook South Neighborhood Area Structure Plan**

---

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

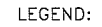
City Council proposes to pass **Land Use Bylaw Amendment 3217/B-2008**, the Sunnybrook South Neighborhood Area Structure Plan. The subject site is located in the South quadrant of the City at the intersection of 19<sup>th</sup> Street and 40<sup>th</sup> Avenue, directly east of the existing Bower area. The gross site area is 61.985 hectares (153.17 acres). Please see the enclosed area structure plan which details the proposed development of the Sunnybrook South Neighborhood.

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall, during regular office hours. For more details contact Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 25, 2008** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you would like your letter or petition included on the Council agenda it must be submitted by **Tuesday, February 19, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

Kelly Kloss  
Manager, Legislative & Administrative Services  
Enclosure




























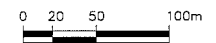
- |                                                     |                                                                                       |
|-----------------------------------------------------|---------------------------------------------------------------------------------------|
| SINGLE FAMILY DETACHED - R1                         |    |
| DUPLEX - R1-A                                       |    |
| MULTI-FAMILY - R2                                   |    |
| MULTI-FAMILY - R3                                   |    |
| MUNICIPAL RESERVE (M.R.)                            |    |
| ENVIRONMENTAL RESERVE                               |    |
| PUBLIC UTILITY LOTS                                 |    |
| ROADS AND LANES                                     |    |
| COMMERCIAL (C2A OR C4 TYPE)                         |    |
| COMMERCIAL ROADWAY                                  |    |
| LIVING STONES CHURCH                                |    |
| TEMPORARY CARE/DAYCARE/<br>ASSISTED LIVING FACILITY |    |
| SECONDARY SUITES                                    |    |
| ALTA LINK R.O.W.                                    |    |
| ROAD RIGHT OF WAY<br>EXTENSION                      |    |
| TWO STOREY HOMES<br>WITH WALKOUT BASEMENTS          |    |
| POSSIBLE COMMERCIAL,<br>RESIDENTIAL OR PUBLIC USE   |    |
| ROUNDABOUT                                          |    |
| CHILDREN'S PLAYGROUND                               |    |
| GATHERING PLACE                                     |    |
| BUS STOP                                            |   |
| REAR ACCESS ONLY                                    |  |
| 2.5m PATHWAY                                        |  |
| 3.0m PATHWAY                                        |  |
| EX. PATHWAY                                         |  |

FIGURE 3  
LAND USE CONCEPT

Scale



S.E. 1/4 SEC. 4, TWP. 38, RGE. 27, W4thM.

19 STREET

DATE DRAWN: December 4, 2006  
DATE REVISED: December 18, 2007  
DRAWN BY: WLT  
SCALE: 1:5000  
LOCATION:\-2\2007NASP\  
LAND USE.dwg



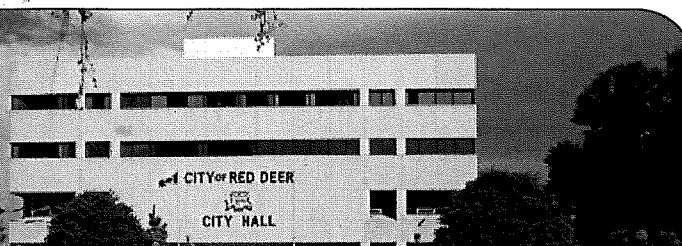
**SUNNYBROOK SOUTH NEIGHBOURHOOD**  
**Neighbourhood Area Structure Plan Amendment**

City Council proposes to pass **Bylaw 3217/B-2008**, the Sunnybrook South Neighbourhood Area Structure Plan. The subject site is located in the south quadrant of the City of Red Deer at the intersection of 19<sup>th</sup> Street and 40<sup>th</sup> Avenue.

< Map >

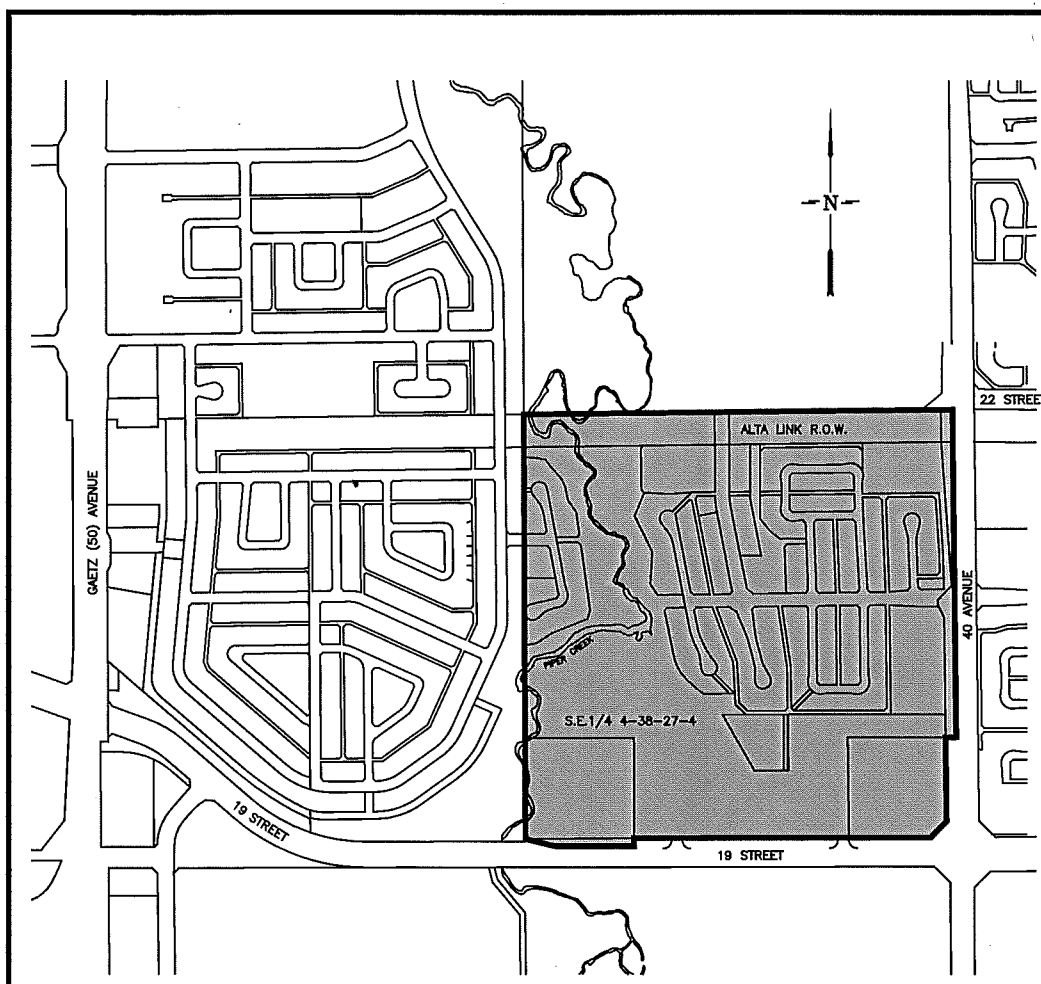
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## SUNNYBROOK SOUTH NEIGHBOURHOOD Neighbourhood Area Structure Plan Amendment

City Council proposes to pass **Bylaw 3217/B-2008**, the Sunnybrook South Neighbourhood Area Structure Plan. The subject site is located in the south quadrant of the City of Red Deer at the intersection of 19th Street and 40th Avenue.



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Social Planning Department

**DATE:** February 20, 2008

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

**CC:** Colleen Jensen, Community Services Director  
Lorraine Poth, Acting Corporate Services Director

**FROM:** Scott Cameron, Social Planning Manager  
Dean Krejci, Acting Financial Services Manager

**SUBJECT:** TRANSFER OF NORMANDEAU DAY CARE OWNERSHIP  
TO RED DEER CHILD CARE SOCIETY

---

**Background:**

The City of Red Deer has a long history of service delivery and facilities provision for child care in partnership with the Red Deer Child Care Society. Support for a review of day care in the city was identified in the 1991 Community Services Master Plan:

*The Social Planning Department considers that an external review of the Child Care Program would be beneficial, including a review of the current needs such as spaces for families requiring subsidy, inclusion of special needs children and the possible need for expansion in the future.*

A key consideration within the Master Plan recommendation was to *continue to support the decentralized service delivery system for child care services.*

A thorough review of day care services in the city occurred in 1995 resulting in a report considered by City Council on September 11, 1995. This report comments on the provision of child care facilities and recommends that The City rent both City-owned facilities (Red Deer Day Care Centre and Normandeau Day Care Centre) to Red Deer Child Care Society at rates adjusted so as to accommodate the loss of Canada Assistance Plan revenues especially during the transition period from 1996 – 1998.

Further, Recommendation #5 in the report acknowledged the need to amortize financing for Normandeau Day Care over a longer time period. While the report doesn't articulate a long-term ownership arrangement for Normandeau Day Care, the rationale contained within Recommendation #7 relative to Red Deer Care Care suggested that *a possible alternative to rental which could be explored is for The City to offer to sell Red Deer Day Care to Red Deer Child Care Society.*

In a memo prepared by the Mayor and City Manager relative to the September 11, 1995 report to City Council, it is noted:

*We recommend that at the expiry of the next management agreement in 1998, the City sell both the Red Deer Day Care and the Normandeau Day Care facilities to the Red Deer Child Care society for \$1.00 and absorb the remaining debenture on the Normandeau Day Care.*

This recommendation wasn't necessarily adopted at the time because in 1998, The City renegotiated its facility agreement with Red Deer Child Care Society for the Normandeau Day Care (Plan 812-0505, Block R-14, Lot 1-SR) establishing a termination date of December 31, 2008. Further, The City has been party to a land lease agreement with Red Deer Public School Division as owners of the property where the Normandeau Day Care is situated.

In a memo from the Community Services Director dated September 22, 1998, administration recommended approval of a new facilities agreement for Normandeau Day Care until 2008, "*by which time, the debenture on this facility will have been paid*". In a preceding memo from the Social Planning Manager (September 21, 1998), it was the intent of administration, at that time, *to enable The City to review whether they wish to transfer ownership of the facility to Red Deer Child Care Society at the end of the agreement.*

#### **Current Situation:**

The final debenture payment from Red Deer Child Care Society was received by The City of Red Deer on December 10, 2007. In anticipation of this eventuality, administration held a joint meeting of Red Deer Child Care Society and Red Deer Public School Division to discuss the potential of transfer of building ownership within the context of the tri-party land lease agreement. The meeting resulted in agreement in principle by all three parties to pursue ownership of Normandeau Day Care by Red Deer Child Care Society and assignment of the City's interest within the tri-party land lease agreement to Red Deer Public School Division.

To date, there is no formal correspondence among the three parties. Administration is recommending that the catalyst for action on this subject would logically begin with direction from City Council relative to future ownership of the Normandeau Day Care facility. This direction would trigger a definitive course of action that could then be translated into updated agreements. In essence, the decision to divest The City of its ownership interest in the Normandeau Day Care facility would remove The City from primary responsibilities within future agreements. The Social Planning Department would continue to support Red Deer Child Care Society and Red Deer Public School Division in a facilitative role as necessary.

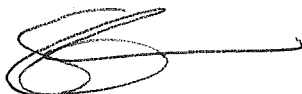
The 2008 Operating Budget and Service Plan for the Social Planning Department anticipated the end of debenture payments from Red Deer Child Care Society and therefore recognized a reallocation of prior maintenance funds previously dedicated to Normandeau Day Care. The Red Deer Child Care Society is prepared to assume all maintenance responsibilities for the facility in 2008.

Based on the directions established by past reports and actions taken by The City, administration is recommending that Council authorize the transfer of ownership for Normandeau Day Care to Red Deer Child Care Society.

**Social Planning Department****Recommendation:**

That City Council approve the transfer of the Normandeau Day Care facility to Red Deer Child Care Society in recognition of The City having fully recovered the value of the debenture and subject to:

1. Red Deer Child Care Society and Red Deer Public School Division entering into a satisfactory land lease agreement that protects the community's interest, and,
2. The City of Red Deer being fully divested of obligations contained within any future facility and land agreements pertaining to the Normandeau Day Care.



Scott Cameron  
Social Planning Manager



Dean Krejci  
Acting Financial Services Manager

Plan Red Deer 812 0505  
Block R - 14  
Lot 1 - SR (school reserve)  
Containing 1.53 hectares, more or less  
(NE 29 - 38 - 27 W4th)

EXISTING  
SCHOOL

TOP OF FLOOR SLAB

Day Care Centre

Playground

CHAIN LINK  
FENCING

NEW STORM DRAIN  
& MANHOLE BY CITY  
OF RED DEER. EXACT  
LOCATION TO BE  
CONFERRED

EXISTING  
CONC.  
WALK

NEW CONC.  
WALK TO  
MATCH ADJ.  
SLOPES

REMOVE EXISTING BIKE RACKS  
& GRAVEL PAD. RELOCATE RACKS  
TO OWNER'S DIRECTIONS

EXISTING SIDEWALK

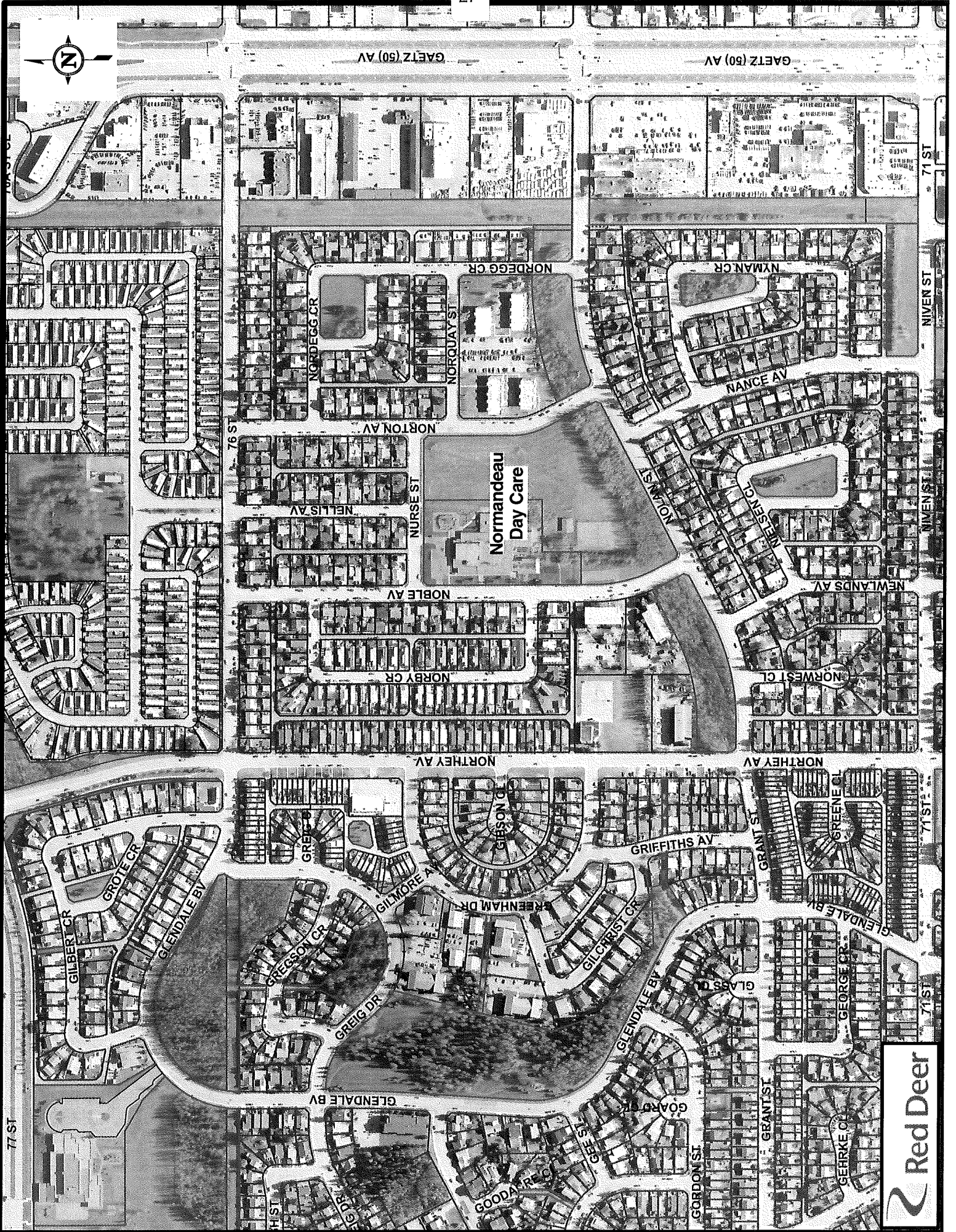
NEW GRADE TO MATCH TOP OF WALK

EMERALD JUL



NOBLE AVE.





*Comments:*

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager





Council Decision – February 25, 2008

Legislative & Administrative Services

**FILE**

**DATE:** February 26, 2008

**TO:** Scott Cameron, Social Planning Manager  
Dean Krejci, Acting Financial Services Manager

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

**SUBJECT:** Transfer of Normandeau Day Care Ownership to Red Deer Child Care Society

---

*Reference Report:*

Social Planning Manager, dated February 20, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Social Planning Manager, dated February 1, 2008 Re: Transfer of Normandeau Day Care Ownership to Red Deer Child Care Society, hereby approves the transfer of the Normandeau Day Care Facility to Red Deer Child Care Society, subject to the following:

- 1) Red Deer Child Care Society and Red Deer Public School District #104 entering into a satisfactory land lease agreement that protects the community's interest and;
- 2) The City of Red Deer being fully divested of obligations contained within any future facility and land agreements pertaining to the Normandeau Day Care."

*Report Back to Council:* No.

Kelly Kloss  
Manager

Cc: Director, Community Services  
Acting Director, Corporate Services

**Kim Woods**

---

**From:** Kelly Kloss  
**Sent:** February 22, 2008 8:44 AM  
**To:** Kim Woods  
**Subject:** Normandeau\_Day\_Care.DOC

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

For the Council backup file on this agenda

Kelly

---

**From:** Nick Riebeek  
**Sent:** February 20, 2008 11:01 AM  
**To:** Scott Cameron; Kelly Kloss; Dean Krejci  
**Cc:** Colleen Jensen; Craig Curtis; Don Simpson  
**Subject:** RE: DMPROD-#727626-v1-Feb\_1\_\_2008\_-\_memo\_to\_K\_Kloss\_re\_\_Normandeau\_Day\_Care.DOC

Hello Everyone,

I find this to be an excellent report and summary of the issues.

Essentially the Policy Decision to be made by Council is whether in fact they want the City to divest itself of all interest and responsibility relative to the facility in question. Legally, there is no impediment to so doing assuming that the School Board is willing to agree to an Assignment of the Lease the City currently holds.

The remaining question is whether there is a risk to the City in so doing.

Without a reversion clause, i.e. the property reverts to the City and the Lease is assigned back to the City in the event of certain triggers (dissolution of the Society, inability of the Society to perform necessary maintenance etc. etc.) this community asset may be lost for good.

Whether this is of concern and the level of risk may need discussion.

It is certainly possible to Assign the Lease and Transfer the building with a provision that under certain conditions at the sole option of the City (not necessarily by compulsion) the Lease and building are to revert to the City. I would recommend this approach since I can see no negative to the City while providing some level of guarantee to the community.

Nick

---

**From:** Scott Cameron  
**Sent:** Fri 2008/02/15 4:34 PM  
**To:** Kelly Kloss; Dean Krejci  
**Cc:** Colleen Jensen; Nick Riebeek  
**Subject:** DMPROD-#727626-v1-Feb\_1\_\_2008\_-\_memo\_to\_K\_Kloss\_re\_\_Normandeau\_Day\_Care.DOC

Hi Kelly -

I have gone back into this memo and added some extra information from files pulled out of archives. I felt that some of this history was necessary to understand why we would go in this particular direction and feel more comfortable with this memo in its present form. I will be away most of next week in Newfoundland although I am around on Tuesday if you are doing an agenda review for the Feb 25 Council agenda. Thanks, Kelly.

Scott Cameron, Manager  
Social Planning Department

2008/02/22

**Kim Woods**

---

**From:** Kelly Kloss  
**Sent:** February 16, 2008 1:36 PM  
**To:** Scott Cameron  
**Cc:** Dean Krejci; Nick Riebeek; Colleen Jensen; Kim Woods  
**Subject:** Solicitor Comments - Normandeau Day Care February 25 Council  
**Attachments:** DMPROD-#727626-v1-Feb\_1\_\_2008\_-\_memo\_to\_K\_\_Kloss\_re\_\_Normandeau\_Day\_Care.DOC

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Hi Scott,

Good report. I had talked with Craig and he said that Nick had done some comments as to our risks. Craig thought that there would be a condition that if the Society went under, the building would revert back to the City and could not be sold to another party. I do not see this in the report unless that is implied with the statement that the interests of the community be protected. If this is the case we may need to attach Nick's comments (can you send them to me) confidentially but not sure if we have to get direction from Council on this in open.

Your thoughts. I start agenda with Paul Goranson (Acting CM) and the Mayor about 10 on Tuesday after MPC.

Kelly

---

**From:** Scott Cameron  
**Sent:** Fri 2008/02/15 4:34 PM  
**To:** Kelly Kloss; Dean Krejci  
**Cc:** Colleen Jensen; Nick Riebeek  
**Subject:** DMPROD-#727626-v1-Feb\_1\_\_2008\_-\_memo\_to\_K\_\_Kloss\_re\_\_Normandeau\_Day\_Care.DOC

Hi Kelly -

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Scott Cameron, Manager  
Social Planning Department  
The City of Red Deer

Phone: (403) 342-8101  
E-mail: [scott.cameron@reddeer.ca](mailto:scott.cameron@reddeer.ca)



Please consider the environment before printing this e-mail and/or attachments.

<<DMPROD-#727626-v1-Feb\_1\_\_2008\_-\_memo\_to\_K\_\_Kloss\_re\_\_Normandeau\_Day\_Care.DOC>>

2008/02/19

**Kim Woods**

*Back up*

**From:** Christine Kenzie  
**Sent:** February 04, 2008 12:19 PM  
**To:** Kim Woods  
**Cc:** Scott Cameron  
**Subject:** Feb 1, 2008 - memo to K. Kloss re: Normandeau Day Care  
**Attachments:** 727626 - Feb 1, 2008 - memo to K. Kloss re Normandeau Day Care - 1.DOC

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Attached is a memo for the February 11th Council meeting from Scott Cameron & Dean Krejci. Scott is away from the office this afternoon. Let me know if you require any changes.

Thanks Kim.

**Christine Kenzie**  
**Community Services Senior Admin Assistant**  
Social Planning Department  
City of Red Deer  
Phone: 403.342.8100 Fax: 403.342.8222  
christine.kenzie@reddeer.ca

**ELECTRIC, LIGHT & POWER DEPARTMENT**

DATE: February 15, 2008  
TO: Kelly Kloss, Manager, Legislative & Administrative Services  
FROM: Ligong Gan, EL&P Manager  
RE: Alberta Market Surveillance Administrator – 2007 Q4 Compliance Report

---

The EL&P Department requests Council's approval of the Compliance Report to the Alberta *Market Surveillance Administrator* ("**MSA**") for the fourth quarter of 2007. Since 2003, the Department has been submitting similar reports to Council.

**Background**

Established under the *Electric Utilities Act* ("**Act**"), the MSA is an independent body to protect the public interest and to ensure fairness, transparency and balance in Alberta's deregulated electricity marketplace. The *Code of Conduct Regulation* ("**Code**") grants powers to the MSA to carry out its duties to "patrol" the Alberta electricity market.

The Code requires the City of Red Deer to submit reports to the MSA, both quarterly and annually, to indicate compliance with the Code for certain aspects of its electric system operation. The reports must present a compliance plan and in case of any non-compliance, actions taken to remedy the non-compliance. The reports must also include how complaints, if any, have been dealt with.

The MSA allows the City to rely upon the compliance plan and audit reporting provided by Enmax Power and Enmax Energy and as such, no compliance plan or audit reporting is directly required of the City of Red Deer.

The 2007 Q4 Compliance Report is attached. The EL&P Department did not have any incidents of non-compliance with the Code in the fourth quarter of 2007.

**Recommendation**

It is respectfully recommended that Council approve the attached report of "2007 Fourth Quarter Compliance Report to Council of the City of Red Deer".

Ligong Gan, P.Eng.  
EL&P Manager

Attachment

City of Red Deer Electric Light & Power Department

**2007 Fourth Quarter Compliance Report**  
to  
**Council of the City of Red Deer**

This Report is submitted to the Council of The City of Red Deer pursuant to sections 34(1) and 34(2) of the *Code of Conduct Regulation* (AR 160/2003) for the period of October 1, 2007 to December 31, 2007.

The City of Red Deer EL&P Department advises that:

- (a) The City of Red Deer had no incidents of non-compliance with the *Code of Conduct Regulation*.
- (b) The City of Red Deer took no action to remedy any non-compliance as there were no incidents of non-compliance.
- (c) The City of Red Deer received no complaints of non-compliance with the *Code of Conduct Regulation*, therefore, no complaints were dealt with.
- (d) Enmax Energy and Enmax Power will report directly to their board of directors on the manner in which they dealt with complaints of non-compliance with the *Code of Conduct Regulation* or their own compliance plans, including those complaints respecting the functions performed by those two entities for the City of Red Deer.

Per: \_\_\_\_\_

  
Ligong Gan, P.Eng.  
Manager, Electric Light & Power Department

Per: \_\_\_\_\_

Kelly Kloss  
City Clerk

Date: February 25, 2008

*Comments:*

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



Council Decision – February 25, 2008

Legislative & Administrative Services

**FILE**

**DATE:** February 26, 2008  
**TO:** Ligong Gan, EL&P Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Alberta Market Surveillance Administrator – 2007 Q4 Compliance Report

---

***Reference Report:***

EL&P Manager, dated February 15, 2008.

***Resolutions:***

*“Resolved* that Council of the City of Red Deer having considered the report from the Electric, Light and Power Manager, dated February 15, 2008 Re: Alberta Market Surveillance Administrator 2007 Q4 Compliance Report, hereby approves the 2007 Fourth Quarter (Q4) Compliance Report.”

***Report Back to Council:*** No.

***Comments/Further Action:***

A signed copy of the 2007 Q4 Compliance Report is attached.

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

Kelly Kloss  
Manager

Cc: Director, Development Services



**FILE**

## City of Red Deer Electric Light &amp; Power Department

**2007 Fourth Quarter Compliance Report**  
to  
**Council of the City of Red Deer**

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Per: \_\_\_\_\_

  
Ligong Gan, P.Eng.  
Manager, Electric Light & Power Department

Per: \_\_\_\_\_

  
Kelly Kloss  
City ClerkDate: February 25, 2008

**ELECTRIC, LIGHT & POWER DEPARTMENT**

DATE: February 15, 2008  
TO: Kelly Kloss, Manager, Legislative & Administrative Services  
FROM: Ligong Gan, EL&P Manager  
RE: Alberta Market Surveillance Administrator  
2007 Annual Compliance Report

---

The EL&P Department requests Council's approval of the Annual Compliance Report to the Alberta Market Surveillance Administrator for the 2007 calendar year.

EL&P is required to submit to, and obtain approval from, City Council an annual compliance report to meet the reporting requirements pursuant to the provincial regulation respecting the manner in which certain aspects of business in the electricity marketplace were conducted by the EL&P utility.

Similar reports have been submitted to Council since 2003.

**Background**

Established under the *Electric Utilities Act* SA 2003 cE-5.1 ("**Act**"), the Alberta *Market Surveillance Administrator* ("**MSA**") is an independent body to protect the public interest and to ensure fairness, transparency and balance in the deregulated electricity marketplace in Alberta. The *Code of Conduct Regulation* AR 160/2003 ("**Code**"), pursuant to the Act, provides the MSA with powers to govern aspects of the retail electricity market such as conduct of distribution system owners and their affiliated retailers, equality of treatment for customers and retailers, confidentiality of customer information, business practices, preventing unfair competitive advantage, records and accounts, and compliance reporting and audits.

As a wires owner as well as a regulated rate provider, the City of Red Deer is required to comply with the Code. Many conducts which the EL&P Department performs are subject to MSA's scrutiny. Examples are customer information keeping and provisioning, answering inquiries from customers or retailers, connecting or disconnecting sites, handling retailer switches, and providing regulated rate tariff to eligible customers.

Agreement has been reached with the MSA that there is no useful purpose in duplicating the compliance activities provided by outside parties respecting the specific functions they perform for the City of Red Deer under a contractual agreement. This understanding reduces the scope and volume of reporting required directly of the City of Red Deer. One of the compliance requirements that the City of Red Deer itself must meet, however, is that the senior management of the electric utility must provide City Council with quarterly and annual compliance reports describing various activities and obtain approvals from City Council.

Based on its understanding of the City of Red Deer EL&P Department operations, the MSA will

1. allow the City of Red Deer to rely upon the compliance plan and audit reporting to be provided by Enmax Power and Enmax Energy related to the functions they perform for the City of Red Deer and as such, no compliance plan or audit reporting will be directly required of the City of Red Deer;
2. require the City of Red Deer to advise the MSA of any material changes relating to the services contracted to the Enmax entities;
3. require that City Council be provided with quarterly compliance reports describing at least
  - a. any non-compliance with the Code or the compliance plan;
  - b. actions taken to remedy the non-compliance; and
  - c. any complaints of non-compliance with the Code and the compliance plan and how the complaints have been dealt with; and
4. require the City of Red Deer, by March 31 of the following calendar year, to send the MSA an annual compliance report, approved by City Council, describing for the calendar year the matters referred to in item 3 above.

The 2007 Annual Compliance Report and a copy of the Code are attached. The EL&P Department did not have any incidents of non-compliance with the Code in the entire period of 2007.

### **Recommendation**

It is respectfully recommended that Council approve "The City of Red Deer EL&P Department 2007 Annual Compliance Report to Council of the City of Red Deer".



Ligong Gan, P.Eng.  
EL&P Manager

Attachment

City of Red Deer Electric Light & Power Department

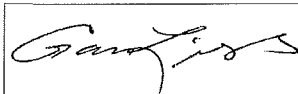
**2007 Annual Compliance Report**  
to  
**Council of the City of Red Deer**

This Report is submitted to the Council of the City of Red Deer pursuant to Sections 34(1) and 34(2) of the *Code of Conduct Regulation* AR 160/2003 for the period of January 1, 2007 to December 31, 2007.

The City of Red Deer EL&P Department advises that

- (a) The City of Red Deer had no incidents of non-compliance with the *Code of Conduct Regulation* AR160/2003;
- (b) The City of Red Deer took no action to remedy any non-compliance as there were no incidents of non-compliance;
- (c) The City of Red Deer received no complaints of non-compliance with the *Code of Conduct Regulation*, therefore, no complaints were dealt with; and
- (d) Enmax Energy and Enmax Power will report directly to their board of directors on the manner in which they dealt with complaints of non-compliance with the *Code of Conduct Regulation* or their own compliance plans including those complaints respecting the functions performed by those two entities for the City of Red Deer.

Per: \_\_\_\_\_



Ligong Gan, P.Eng.  
Manager, EL&P Department

Per: \_\_\_\_\_

K. Kloss  
City Clerk

Date: February 25, 2008

*Comments:*

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



Council Decision – February 25, 2008

Legislative & Administrative Services

**FILE**

**DATE:** February 26, 2008  
**TO:** Ligong Gan, EL&P Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Alberta Market Surveillance Administrator 2007 Annual Compliance Report

---

*Reference Report:*

EL&P Manager, dated February 15, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Electric, Light and Power Manager, dated February 15, 2008 Re: Alberta Market Surveillance Administrator 2007 Annual Compliance Report, hereby approves "The City of Red Deer EL&P Department 2007 Annual Compliance Report".

*Report Back to Council:* No.

*Comments/Further Action:*

A signed copy of the 2007 Annual Compliance Report is attached.

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

Kelly Kloss  
Manager

Cc: Director, Development Services

**FILE**

## City of Red Deer Electric Light &amp; Power Department

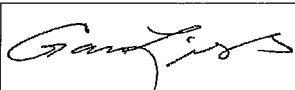
**2007 Annual Compliance Report**  
to  
**Council of the City of Red Deer**

This Report is submitted to the Council of the City of Red Deer pursuant to Sections 34(1) and 34(2) of the *Code of Conduct Regulation* AR 160/2003 for the period of January 1, 2007 to December 31, 2007.

The City of Red Deer EL&P Department advises that

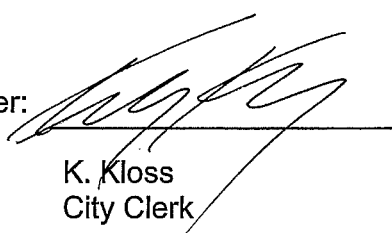
- (a) The City of Red Deer had no incidents of non-compliance with the *Code of Conduct Regulation* AR160/2003;
- (b) The City of Red Deer took no action to remedy any non-compliance as there were no incidents of non-compliance;
- (c) The City of Red Deer received no complaints of non-compliance with the *Code of Conduct Regulation*, therefore, no complaints were dealt with; and
- (d) Enmax Energy and Enmax Power will report directly to their board of directors on the manner in which they dealt with complaints of non-compliance with the *Code of Conduct Regulation* or their own compliance plans including those complaints respecting the functions performed by those two entities for the City of Red Deer.

Per: \_\_\_\_\_



Ligong Gan, P.Eng.  
Manager, EL&P Department

Per: \_\_\_\_\_



K. Kloss  
City Clerk

Date: February 25, 2008



## Assessment & Taxation Services

**DATE:** February 11, 2008

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

**FROM:** Deb Stott, Tax Collector

**CC:** Joanne Parkin, Assessment & Taxation Manager, Lorraine Poth, Acting Corporate Services Director

**SUBJECT:** Tax Certificates, Tax and Assessment Searches

### Background:

Section 350 of the Municipal Government Act states that a municipality, upon request, must issue a tax certificate showing the amount of taxes imposed in the year, taxes owing and total amount of tax arrears, if any for specified property. The city also provides tax searches and assessment searches when requested; neither of these searches are considered to be legal documents and are not mandatory according to municipal government act. The City charges a fee for each of these services.

Included in the 2008 budget, which was approved by Council, was a SPFR for additional revenue in the amount of \$75,000. This revenue will be generated by increased fees on tax certificates, tax searches and assessment searches.

Tax searches and tax certificates can be obtained with staff assistance when requests are received in person, by phone or by fax. Tax searches and certificates can be obtained directly by the customer through the city's website. Assessment searches can be requested in person only.

A **tax search or assessment search** is a non official document that gives the customer information about a particular property. The information includes the name of the registered owner(s); legal description of the property; the civic address; tax levy; local improvement levy; information on penalties and taxes in arrears. *Searches are not recognized as a legal document for Court purposes.*

An **assessment search** provides a customer with verbal information regarding a property's assessment value and square footage.

The City's fee for searches is as follows:

Tax Search Fee		<u>On-line</u>	<u>Staff Assisted</u>
	current	\$6.00	\$ 8.00
	proposed	\$13.00	\$15.00



<b>Assessment Search</b>		<u>Staff Assisted</u>
	<b>current</b>	<b>\$10.00</b>
	<b>proposed</b>	<b>\$15.00</b>

A **tax certificate** is considered a legal document and is recognized by the courts. Tax certificates are used extensively in the sale of properties and the information included on these certificates is much the same as the information provided on tax searches.

The City's fee for a tax certificate is as follows:

<b>Tax Certificate</b>		<u>On-line</u>	<u>Staff Assisted</u>
	<b>current</b>	<b>\$20.00</b>	<b>\$25.00</b>
	<b>proposed</b>	<b>\$30.00</b>	<b>\$35.00</b>

A property owner who wishes to verbally receive his personal property tax information can do so free of charge.

The last increase to tax search, tax certificate and assessment search fees was in 1999. With the proposed increase in fees The City of Red Deer will be comparable to Strathcona, Grande Prairie and Lethbridge.

**Recommendation:**

That Council approve the fee increase for tax searches, tax certificates and assessment searches.

Deb Stott, CMA  
Tax Collector

*Comments:*

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



Council Decision – February 25, 2008

Legislative & Administrative Services

**DATE:** February 26, 2008

**TO:** Deb Stott, Tax Collector

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

**SUBJECT:** Tax Certificates, Tax and Assessment Searches

---

**FILE**

*Reference Report:*

Assessment & Taxation Services, dated February 11, 2008.

*Bylaw Readings:*

The Taxation and Assessment Fees Bylaw was given three (3) readings. A copy of the bylaw is attached.

*Report Back to Council:* No.

A handwritten signature in black ink, appearing to be 'KK' or similar, written over the printed name.

Kelly Kloss  
Manager

Cc: Tax Analyst  
Acting Financial Services Manager  
Assessment and Tax Manager



Legislative & Administrative Services

**DATE:** February 13, 2008  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Proposed Cancellation of the Regular Council Meeting June 30, 2008

---

The Monday June 30, 2008 Regular Council Meeting occurs before the July 1st Statutory Holiday. Previously Council has cancelled meetings that fall between a weekend and holiday.

In order to provide adequate notice to the public and administration, Council's direction in cancelling the June 30, 2008 meeting is requested.

The following are the current scheduled Council meeting dates for the next few months:

Monday February 25, 2008  
Monday March 10, 2008  
Tuesday March 25, 2008  
Monday April 7, 2008  
Monday April 21, 2008  
Monday May 5, 2008  
Tuesday May 20, 2008  
Monday June 16, 2008  
Monday June 30, 2008 – REQUEST TO CANCEL  
Monday July 14, 2008

***Recommendation:***

That Council cancel the Monday June 30, 2008 Regular Council Meeting.

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

Kelly Kloss  
Manager

*Comments:*

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager

**Kim Woods**

---

**From:** Kelly Kloss  
**Sent:** February 04, 2008 8:32 AM  
**To:** Tara Veer  
**Cc:** Morris Flewwelling; Kim Woods  
**Subject:** Topics -Meeting Schedule

Hi Tara,

Good question, I will discuss this with the Morris and Craig and maybe we can put it on topics as right now the meeting is a go.

Kelly

**From:** Tara Veer [mailto:tara.veer@reddeer.ca]  
**Sent:** February 01, 2008 5:47 PM  
**To:** Kelly Kloss  
**Cc:** Morris Flewwelling  
**Subject:** schedule

Hi Kelly,

I was just going through my schedule and wanted to confirm with whether or not we have a meeting on June 30<sup>th</sup> or if it is rescheduled to another day. With Canada Day being on the Tuesday, I wasn't sure if this will pose issues or not. Just thought I'd check as it seemed like an anomaly. Thanks.

Tara

---

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

[Please consider the environment before printing this e-mail.]



BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Legislative & Administrative Services

**CONFIDENTIAL**

**DATE:** February 13, 2008  
**TO:** Council Services Coordinator  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** February 11, 2008 City Manager's Topics for Discussion – Directives

---

**REMINDER:**

The following action item is for you to follow up on:

**1. LAS Manager - Re: June 30, 2008 Regular Council Meeting**

The LAS Manager discussed cancelling this meeting as Tuesday July 1, 2008 is a Statutory Holiday.

**City Manager's Directives:** That the LAS Manager submit a report to Council recommending that the June 30, 2008 Council meeting be cancelled.

A handwritten signature in black ink, appearing to read 'KK', is positioned above the printed name.

Kelly Kloss  
Manager



Council Decision – February 25, 2008

Legislative & Administrative Services

DATE: February 26, 2008

**FILE**

TO: Council Services Coordinator

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Proposed Cancellation of the Regular Council Meeting June 30, 2008

---

***Reference Report:***

Legislative & Administrative Services Manager, dated February 13, 2008.

***Resolutions:***

*"Resolved* that Council of the City of Red Deer having considered the report from the Legislative & Administrative Services Manager, dated February 13, 2008 Re: Proposed Cancellation of the Regular Council Meeting June 30, 2008, hereby cancels the June 30, 2008 Regular Council Meeting."

***Report Back to Council:*** No.

***Comments / Further Action:***

Please advise all of your staff and customers that may be impacted by the cancellation of the June 30, 2008 Regular Council Meeting.

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

Kelly Kloss  
Manager

Cc: Director, Community Services  
Director, Development Services  
Acting Director, Corporate Services  
Parkland Community Planning Services  
City Solicitor  
Committee Secretary



**BYLAW NO. 3357/A- 2008**

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

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

1. The Land Use Bylaw No. 3357/2006 is hereby amended by the addition of new subsection 3.2.2 as follows:

**"3.2.2 Accessible Parking Design**

(1) The intent of this subsection is to establish development standards for parking lots and walkways within all commercial and to some multiple family residential developments, so as to ensure accessibility by persons with mobility challenges (i.e. wheelchairs, strollers, walkers, walking canes). The requirements of this subsection 3.2.2 apply to all development permit applications for:

- (a) new and existing developments in commercial districts; and
- (b) new and existing multiple family building residential developments which have a shared or common entrance.

(2) Concrete curb stops shall be provided for all parking spaces adjacent to all walkways fronting commercial and multiple family residential development entrances. Such curb stops shall be set back a sufficient distance from the walkways to prevent vehicles from projecting over the walkway.

(3) Walkways along the front, rear and side of commercial and multiple family residential structures shall be free of obstructions and architectural features that would impede access and travel for persons with mobility challenges.

(4) Ramps shall be constructed on walkways along the front, rear or side of commercial and multiple family residential structures, wherever required so as to ensure that such walkways are accessible to persons with mobility challenges.

(5) Walkways shall be provided:

- (a) from commercial development to any adjacent transit stops and public sidewalks;
- (b) from a multiple family development to the nearest public sidewalk; and
- (c) between all principal buildings within multiple building developments.

(6) An application for a development permit for a development in a commercial or multiple family residential district that is to provide for accessibility is subject to the approval of the Development Authority, which may, in its discretion, impose additional specific obligations similar to the foregoing in order to ensure that walkways are accessible.

(7) The Development Authority may, in its discretion, waive any of the requirements of Section 3.2.2:

- (a) in the case of a minor redevelopment of an existing commercial or multiple family building, (such as an architectural modification, modified signage, a change in elevations, the installation of a shed or seasonal garden centre, or the construction of a new front entrance); or
- (b) where the redevelopment does not include an expansion of, or an amendment to, an approved site plan."

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      dayof                      2008.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3186/A - 2008**

Being a Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of the City of Red Deer, as described herein:

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

Traffic Bylaw No. 3186/97 is hereby amended as follows:

1. By the addition of new section 20.1 as follows:

“24.3 No person shall park a motor vehicle in such a manner as to obstruct passage on any sidewalk or walkway or on a ramp or access designed to accommodate persons with mobility challenges.”

2. By adding the following new penalty provision to page 1 of Schedule “L”:

<b>Section</b>	<b>Title of Offence</b>	<b>Penalty</b>
“24.3	Park to obstruct sidewalk	\$50.00

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008.

---

MAYOR

---

CITY CLERK

**BYLAW NO. 3357/C-2008**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map Q10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 2 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28<sup>th</sup> day of January 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

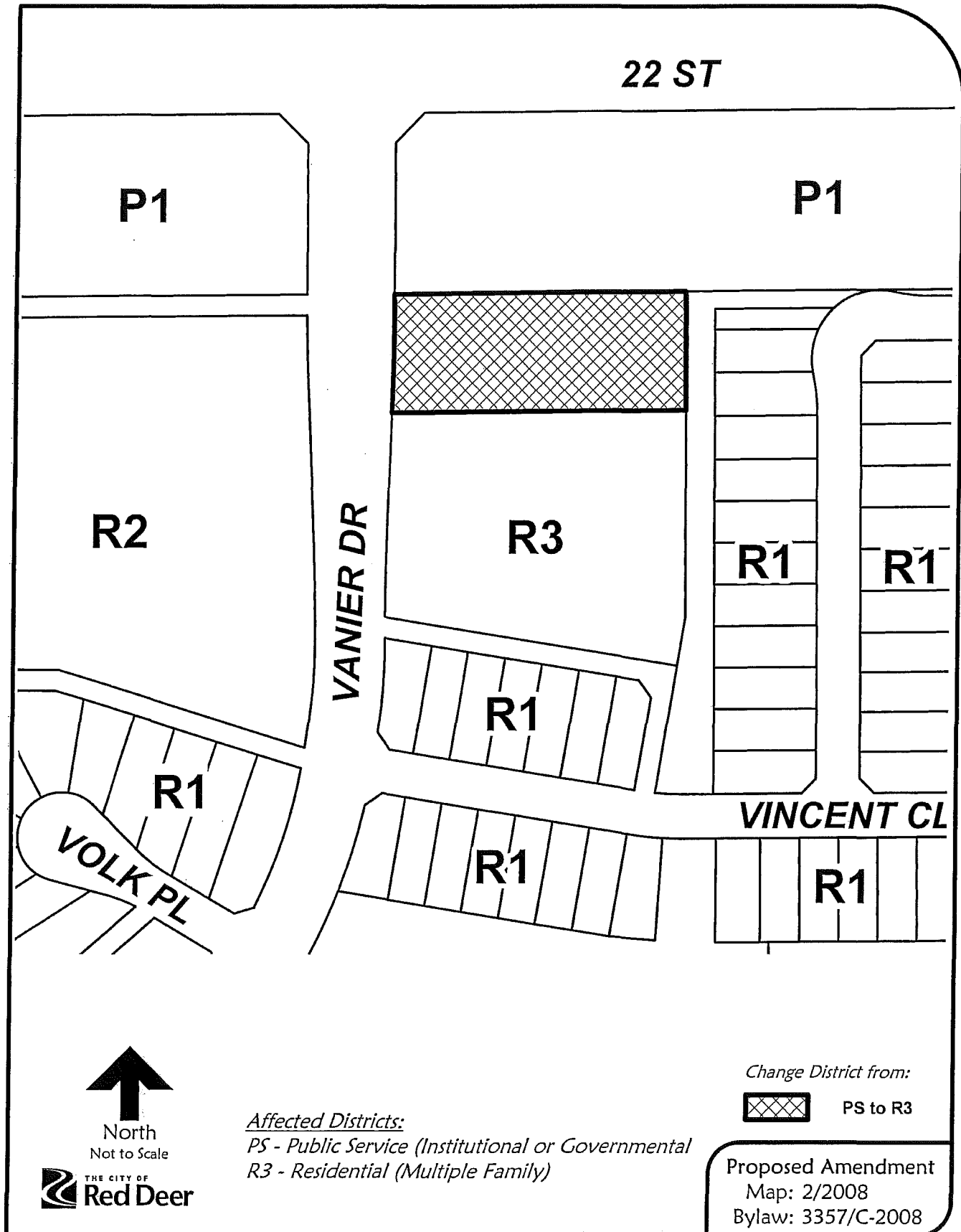
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

\_\_\_\_\_  
MAYOR

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

*Proposed Amendment to Land Use Bylaw 3357/2006*



Item No. 4

**BYLAW NO. 3217 / B - 2008**

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

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

- 1 Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the Sunnybrook South Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28<sup>th</sup> day of January 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

---

MAYOR

---

CITY CLERK

**NEIGHBOURHOOD AREA  
STRUCTURE PLAN**

**SUNNYBROOK SOUTH**

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

**Bylaw No. 3217/B - 2008**

**Prepared For:**

**Melcor Developments Ltd.**

**Prepared By:**

**Al-Terra Engineering Ltd.**

**January 21, 2008**

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## **1.0 INTRODUCTION AND PURPOSE**

The subject site is located in the south quadrant of the City of Red Deer at the intersection of 19<sup>th</sup> Street and 40<sup>th</sup> Avenue, and can be seen in Figure 1. Immediately to the west is the existing Bower area. To the east is the Inglewood West area. To the north is the future 22<sup>nd</sup> Street arterial road right of way. To the south is 19<sup>th</sup> Street and then the City of Red Deer's former landfill site.

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, 3207/98, 3217/D-04, and 3208/A-2005.

The site, containing 153.18 acres (61.99 hectares) more or less, is legally described as the Southeast ¼ Section 4, Township 38, Range 27 west of the 4<sup>th</sup> meridian.

AL-Terra Engineering Ltd. is submitting this Neighbourhood Area Structure Plan on behalf of Melcor Developments Ltd. 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, Bylaw 3207/98 on April 20, 1998, and Bylaw 3207/A-2005 on December 19, 2005. The Area Structure Plan allows for the primary use of land for residential purposes based upon an anticipated density of between 12.35 and 17.30 dwelling units per hectare.

Other land uses specified in the Area Structure Plan include a centrally located north south linear park and trail feature. The road network shows an internal collector roadway through the area with a collector link to 40<sup>th</sup> Avenue. There is also a future connection shown to the north Neighborhood Area Structure Plan area.

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

Other City of Red Deer documents such as the Neighborhood Planning Guidelines and Standards, 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 SE ¼ Section 4, Township 38, Range 27, west of the 4<sup>th</sup> meridian. As of December 2006, the registered owners are:

- Melcor Developments Ltd.
- Dr. Alfred and Mary Ordman
- Living Stones Church of Red Deer
- Susan Townsend
- Altalink Management Ltd.

#### **3.2 Site Area**

The gross site area is 61.985 hectares (153.17 acres), of which approximately 7.982 hectares (19.72 acres) are required for the environmental reserve along Piper Creek, 3.733 hectares (9.22 acres) is the Altalink R.O.W., 3.334 hectares (8.25 acres) is the current church site, and 0.565 hectares (1.40 acres) has been used for the 40<sup>th</sup> Avenue and 19<sup>th</sup> Street widening.

#### **3.3 Existing Land Use**

The entire developable area has been under cultivation. It is presently designated A-1 Future Urban Development District by the City of Red Deer Land Use Bylaw No. 3157/2006. The general purpose of this District is:

“to allow agricultural and related uses until such time as the land is required for urban development.”

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

3.334 hectares in the south east corner of the quarter section is zoned PS Public Service, and has been developed. This is the current location of the Living Stones Church.

#### **3.4 Land Form**

The entire area is relatively flat with the exception of the Piper Creek Channel, with the elevation ranging from a high point of 889 metres in the central area of the quarter to a low point of 879 metres in the extreme northwest corner (see Figure 2). An airphoto is shown in Figure 2A.

The Piper Creek channel travels from south to north along the west side of the quarter section. The channel and surrounding area contain trees and vegetation. As this channel and area will become an environmental reserve, and the responsibility of the City of Red Deer, most of the vegetation will remain after development.

### **3.5 Access**

Two present accesses to the quarter are from 40<sup>th</sup> Avenue, by means of a temporary church access road, and the Altalink Right of Way.

### **3.6 Servicing**

The site can be completely serviced with sanitary sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from existing infrastructure are located immediately to the east and west.

### **3.7 Environmental Considerations**

A Phase 1 Environmental Site Assessment was completed in the summer of 2006. It states the closed landfill directly to the south of the quarter section is the most significant issue for this development. Due to this, of the land remaining for development the subject land has been subdivided into two lots. The north lot (Lot 1) where residential development is proposed, is set back 300 m (see Figure 2) as required by the Subdivision and Development Regulation 44/2002. The south lot (Lot 2), will be zoned commercial, and have restrictions placed on it.

The most current information from the City of Red Deer's ongoing monitoring of the site indicates that there is no current risk due to methane, and that there is potential that leachate may contaminate local ground water. Ground water in the area is moving to the north west, however, any contamination of the ground water is expected to be minor due to the distance between the closed landfill and the subject area.

Any change in the existing conditions of the closed landfill would be indicated by the City of Red Deer's ongoing monitoring program.

## 4.0 DEVELOPMENT PROPOSAL

Based on the developer's vision, city policies and site characteristics, a 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, 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:

- A linear collector road to allow for a view of the Piper Creek Environmental Reserve from 40<sup>th</sup> Avenue.
- Traffic roundabout located at the intersection of the two collector roads.

Both of the above key aspects are addressed in this report.

The proposed Neighbourhood Area Structure Plan incorporates the policies contained in the East Hill Major Area Structure Plan and other City of Red Deer guidelines and policy documents. As required a noise study may need to be completed, this would likely be done at the development stage for residential development backing on to 40<sup>th</sup> Avenue.

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 illustrated in Figure 3.

The layout of the development is to take advantage of Piper Creek. A linear collector road allows for a view of the creek valley when entering the area from 40<sup>th</sup> Avenue.

#### **4.1.1 Land Use Distribution**

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

**Table 1. Neighbourhood Area Structure Plan Statistics**

Land Use Category/Component	Area	% of Net Developable Area	Number of Dwelling Units
	(ha)		(du)
Gross Plan Area minus	61.985		
Net Developable Area is made up as follows			
Gross Plan Area Minus			
Environmental Reserve	7.982		
Major Roads (arterial and expressway)	0.565		
Commercial Sites	12.249		
Industrial Uses	0		
Special land use sites as determined by the city (Altalink R.O.W.)	4.672		
Constructed Wetlands	1.026		
Net Developable Area	35.491	100	
Total Residential in the base scenario is made up as follows			
Conventional Detached Dwelling (R1)	14.595	41.1%	315
Detached Dwelling with Secondary Suites (SS)	0.269	0.8%	9
Narrow Lot Detached Dwelling (R1N)	0	0.0%	0
Semi-Detached Dwelling (R1A)	1.356	3.8%	38
Multi Family Dwelling Units (R2/R3)	3.232	9.1%	180
Total Residential in the base scenario	19.452	54.8%	542
Social Health			
TDA	0.12	0.3%	
Places of Worship Site	3.334	9.4%	
Open Spaces			
Municipal Reserve (MR)	3.806	10.7%	
Public Utility Lot (PUL)	2.050	5.8%	
Environmental Reserve (ER)	7.982	22.0%	
Transportation			
Collector Roadways	2.090	5.9%	
Local Roadways	3.347	9.4%	
Lanes	1.452	4.1%	



Table 1 illustrates 54.8 per cent is for residential uses, 16.5 per cent for parks and open space, 22.0 per cent for Environmental Reserve and 19.4 per cent for streets and lanes of the net developable area. The balance of the area is for other neighborhood uses including a church.

Table 2 shows the same land use information as it applies to lands owned by Melcor Developments Ltd, as shown on Figure 2. This area has been broken out because this NASP submission has been prepared to deal with Melcor Developments Ltd. proposed development. Areas outside of these lands have primarily been shadow planned.

**Table 2. Neighbourhood Area Structure Plan Statistics (Melcor Lands)**

Land Use Category/Component	Area	% of Net Developable Area	Number of Dwelling Units
	(ha)		(du)
Gross Plan Area minus	36.062		
Net Developable Area is made up as follows			
Gross Plan Area Minus			
Environmental Reserve	4.770		
Major Roads (arterial and expressway)	0.326		
Commercial Sites	0		
Industrial Uses	0		
Special land use sites as determined by The City	0		
Constructed Wetlands	1.027		
Net Developable Area	29.939	100	
Total Residential in the base scenario is made up as follows			
Conventional Detached Dwelling (R1)	14.595	48.7	315
Detached Dwelling with Secondary Suites (SS)	0.264	0.9%	9
Narrow Lot Detached Dwelling (R1N)	0	0.0%	0
Semi-Detached Dwelling (R1A)	1.356	4.5%	38
Multi Family Dwelling Units (R2/R3)	3.232	10.8%	180
Total Residential in the base scenario	19.452		542
Social Health			
TDA	0.120	0.4%	
Places of Worship Site	0	0.0%	
Open Spaces			
Municipal Reserve (MR)	3.266	10.5%	
Public Utility Lot (PUL)	0.270	0.9%	
Environmental Reserve (ER)	4.770	15.9%	
Transportation			
Collector Roadways	2.090	7.0%	
Local Roadways	3.348	11.2%	
Lanes	1.452	4.8%	

### **4.1.2 Residential**

The plan is a carefully integrated neighbourhood, providing for a variety of housing types, ranging from single detached to apartments. 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 residential medium density areas are proposed in two locations,

- One site, likely comprised of an apartment style R3 condominiums, in the west, and
- One R2 site in the east portion will likely be townhouses.

Areas proposed for two-storey homes with walkout basements are shown in Figure 3. The areas proposed for two storey walkout basements shown in Figure 3 are based on preliminary grading design. The walkout locations may vary over time as more detailed design information becomes available, and may require an amendment to this plan.

Potential residential development located north of the Living Stones Church would only be possible with approval from Alberta Environment, see section 4.1.5 for additional information.

### **4.1.3 Temporary Care/Day Care/Assisted Living Facility/Church Site**

A 0.12 ha TDA site has been provided. The location is central within the residential development. As the site is located on a collector road the site will have easy access. If a facility on the site is not constructed the area will convert to residential R1 zoning in accordance with the procedural requirement of the Neighborhood Planning Guidelines and Standards.

As the Living Stones Church is currently located in the quarter section, no additional lands have been provided for in this document.

### **4.1.4 Density**

The residential density identified in the East Hill Major Area Structure Plan is in the range of 12.35 to 17.30 dwelling units per developable hectare. Table 3 shows a break down of the estimated densities within Sunnybrook South.

**Table 3: Estimated Density**

Density	Dwelling Units (du)	Area (ha)	Density (du/ha)
Scenario 1 (with TDA)	542	29.939	18.10
Scenario 2 (TDA converted to R1)	544	29.939	18.17
Housing Mix - Based on Scenario 1	Dwelling Units (du)	% of Total Residential Land Area	% of Total Number of Lots
Conventional Detached Dwellings (R1)	315	75.0%	58.1%
Detached Dwelling With Secondary Suites (SS) 6x1.5	9	1.4%	1.7%
Narrow Lot Detached Dwelling (R1N)	0	0.0%	0.0%
Semi-Detached Dwellings (R1A)	38	6.9%	7.0%
Multi Family Dwelling Units (R2/R3)	180	17.0%	33.2%
Total Residential in base scenario	542	100.0%	
Ratio detached dwellings to semi- detached dwelling units	8.4:1		
Lots for detached dwelling units with secondary suites as a % of total number of R1 lots	1.9%		

The Neighborhood Area Structure Plan, depending upon the actual lot size and ultimate multi-family product, is anticipated to accommodate about 542 dwelling units.

Based upon the estimated product distribution this equates to a density of approximately 18.1 du/ha.

#### **4.1.5 Commercial**

For the purpose of this Neighborhood Area Structure Plan the commercial lands have been shadow planned only. Development of the commercial area may require an amendment to this plan to provide more detail.

As shown in Figure 2 the majority of the commercial area is situated within 300 meters of the former landfill site. Subdivision and development of the commercial area must comply with the provisions of section 13 of the Subdivision and

Development Regulation, AR 43/2002, regarding separation distances from a non-operational landfill.

Figure 5 of the East hill Major Area Structure Plan (EHMASP) acknowledges this situation by noting that commercial development will be restricted, and it states that there will be no subdivision or development of a school, hospital, food establishment, or residential use. Section 4.2.4 of the EHMASP states that the uses in this area will be similar to C4 Commercial (Major Arterial) District, but with the restrictions imposed by the Subdivision and Development Regulation. Further, the EHMASP adds that this area will be redistricted to either a Direct Control District or a special commercial district.

It is therefore anticipated that the commercial area will be provided for C4 Commercial (Major Arterial) District and / or C2A Commercial (Regional Shopping Centre) District type uses in either a direct control district or a special commercial district.

The type of separation / buffering provided between residential and non-residential land uses shall be as per City requirements (i.e. the Neighborhood Planning Guidelines & Standards) contingent upon the type and intensity of the non-residential development.

#### **4.1.6 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. An open spaces plan can be seen in Figure 4.

##### Components

The components of the proposed open space system, which are cited below, include Piper Creek, storm detention facilities, and a centrally located linear park.

- a) **Park**  
A 1.055 hectare park provides a central open space feature and pedestrian connection. The Plan also includes a children's playground and a north/south linear park. Local gathering places indicated on the plan are located within green space with trail and transit elements near by.
- b) **Storm Detention**  
Two storm detention facilities are provided in the Plan. One is situated in the northeast corner of the site and is to be developed as a wetland. The second facility is proposed in the south half of the Plan area, within the

area not owned by Melcor Developments Ltd. The location shown for this storm pond is based on the location proposed in the East Hill Major Area Structure Plan.

- c) Piper Creek  
A 7.982 ha Environmental Reserve located along Piper Creek will allow for additional green space.

#### Municipal Reserve

In order to realize the open space network envisioned by the Plan, there is a total of 3.806 hectares of municipal reserve. This accounts for 10.7 per cent of the net developable area. As can be seen in Table 2 the M.R. dedication for the residential area is 10.5%. The north portion of the plan which contains the residential development is providing an over dedication of municipal reserve land. Dedication for the commercial may take the form of money in lieu, for M.R. outside of the requirements along Piper Creek. If the church site is further subdivided M.R. dedication may be owed on the church site.

## 5.0 TRANSPORTATION

### 5.1 Traffic Circulation Pattern

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

- 22<sup>nd</sup> Street along the northern boundary of the quarter, and
- 19<sup>th</sup> Street along the southern boundary of the quarter, and
- 40<sup>th</sup> Avenue along the eastern boundary of the quarter section.

The internal transportation system will tie into 40<sup>th</sup> Avenue to the east, and a collector stub will be provided at the north which will tie the internal collector to the future development to the north, for the residential area east of Piper Creek. This may ultimately connect to Molly Banister Drive. The residential area to the west of Piper Creek will tie into Barrett Drive. Two connections will allow access to the commercial development via 19<sup>th</sup> Street. The locations of these future connections are shown for illustrations purposes, and may be relocated in the future depending on the developments requirements. No direct link between the commercial development in the south area and the residential area is planned. It is proposed that transit may service this quarter from the bordering arterial roadways, as all lots are within a 400 metre radius of the bordering roadways.

It is anticipated that, pending budget approval, The City will conduct a traffic and pedestrian warrant study in 2008. This study will include the Ironside Street and 40<sup>th</sup> Avenue intersection. The signal warrant analysis results will then determine the priority for when signals should be installed.

The connection to Barrett Drive will be designed to minimize the impact on existing residences. The particulars of the cul-de-sac entry road, such as the exact location, relationship to existing residences, width, angle of approach, grade, etc., are technical in nature and will be determined to the satisfaction of the City at the subdivision and development stage. The potential impacts on existing Barrett Drive residences will be taken into consideration in determining the particulars of the cul-de-sac entry road.

This will be accomplished by aligning the roadway such that west bound traffic lanes are not aligned with windows, and sloping the roadway to angle headlights downward.

An auxiliary lane will be provided to accommodate accesses to the commercial and church sites along 19<sup>th</sup> Street. An all turns access may be acceptable on 19<sup>th</sup> Street west of 40<sup>th</sup> Avenue (subject to a Traffic Impact Assessment and Engineering Services Review). Any other access would be right in right out only. The developer of the commercial lands

will be responsible for the arterial roadway improvements. Two approaches have been shown on the figures, these are preliminary locations, detail design would be based on the Traffic Impact Assessment. In order to minimize potential conflicts between residential and non-residential areas no access to or from non-residential areas will be provided by the lanes adjoining residential areas.

Access to the church site will be accommodated via a roadway through the multi family site. Potentially the roadway may be accommodated within an easement. The roadway access will be reviewed by Engineering Services upon development of Phase 2, and may provide for an alternative alignment or location. As the commercial area develops, access to the church site will become available through the commercial site by a means of joint access agreement or other means acceptable to the City. When an alternate access to the church site is provided through the commercial area, the City, having completed a public consultation process, may remove the north public roadway access to Living Stones Church. If the roadway is removed, the land will be returned as part of the multi family site. Design and exact location of all access points will be to the satisfaction of the City.

Figure 5 also illustrates the proposed cross-sections for the internal collector loop road.

Residential entrance roads, many of which have medians, will provide access to each of the cells. A temporary turnaround will be provided at the north end of the collector stub as per the requirements of The City.

### **5.1.1 Linear Collector Road and Roundabout**

The roundabout located at the intersection of the collector roads allow for a smooth flow of traffic through the subdivision, and will provide for a feature landscaped area. The roundabout will be designed to allow for the continuous movements of traffic in a very safe and efficient manner. The roundabout will be single lane and will allow for vehicle, such as transit buses, garbage trucks, and emergency services, to easily navigate the intersection without having to mount the curb. Larger units, such as moving trucks and construction traffic, will be able to navigate the roundabout by using the semi-mountable concrete apron in the middle of the intersection. Figure 6 shows a proposed concept plan.

### **5.1.2 Molly Banister Drive Alignment**

Figure 7 shows the possible Molly Banister Drive Alignment, a possible future connection for the north south collector road.

It should be noted that the question of whether Molly Banister Drive extension across Piper Creek is still under review. If Molly Banister Drive is extended



across Piper Creek, any final alignment will be determined at the time of the NASP preparation for the quarter section north of Sunnybrook South.

### **5.1.3 Jug Handle Road**

One possible use of the narrow strip of land north of the church site is a proposed roadway used to connect 40<sup>th</sup> Avenue and 19<sup>th</sup> Street. Figure 3 shows the approximate alignment. The status of the potential road will be confirmed prior to development of the commercial site.

## **5.2 Pedestrian Circulation Patterns**

Figure 4 illustrates a continuous integrated pedestrian system throughout the quarter section. As shown on the Plan:

- The pedestrian linkage is continued from the Bower and Inglewood subdivisions via the 2.5 metre wide paved walkway located along the north side of the Altalink R.O.W..
- Pedestrian linkage is provided to 40<sup>th</sup> Avenue at 22<sup>nd</sup> Street.
- A pedestrian linkage has been provided for through the central linear and neighborhood park system.
- Internal linkages exist to the centrally located linear park system.

The pedestrian linkage system illustrated in Figure 4 connects key neighbourhood 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. Proposed transit stops are located to provide transit service within 400 m of all lots. The proposed crossing of Piper Creek is shown as it appears in the Trails Master Plan, approved by City Council in 2005.

Pathways shown in the commercial part of the development are the responsibility of the future developer. The pedestrian movement patterns are designed for both internal and external flows.

## **6.0 MUNICIPAL SERVICING**

For the area east of Piper Creek most of the municipal services required to service this quarter section are direct extensions of services located along the east boundary of the quarter section. For areas west of Piper Creek sanitary and water servicing is extended from the Bower quarter and storm water will be discharged into Piper Creek.

### **6.1 Storm Sewer System**

Due to the topography of the site, two storm detention ponds will be required to service the quarter section. The first is located in the north east corner of the quarter section and is partially within the Altalink right of way. This pond will service a large area of the residential lands. The pond will outlet into an existing storm trunk located north of the Altalink right of way. The west part of the development will detain water in trap lows and pass the runoff through a storm water treatment unit prior to discharging to Piper Creek.

A second storm detention pond is required to service the commercial area of the quarter section. This pond is proposed to outlet into the Piper Creek Tributary located adjacent to the pond.

#### **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. The piped system will consist of catchbasins and catchbasin manholes to collect runoff and route the runoff to a storm water management facility and then to Piper Creek. A weeping tile drainage system will be provided for each lot. The design will be completed in accordance with The City of Red Deer Engineering Services Design Guidelines.

Figure 8 illustrates the conceptual layout for the storm servicing.

#### **6.1.2 Major Overland Drainage System**

In areas serviced by the underground storm water conveyance system, runoff from storms larger than 5 year event will be routed via the lanes and roadways.

To accommodate this situation, roads and lanes will be designed to route the majority of the overland flow runoff to either the northeast or south 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 Engineering Services Design Guidelines. Routing of the major storm system and the 100 year

flood event can be seen in Figure 9. Interception of drainage from lots backing on to Piper Creek will be provided.

The north storm water pond will contain manmade wetlands in the areas outside of the Altalink Right of Way. Figure 10 shows the wetlands concept plan. This will provide enhanced quality to the runoff prior to being discharges into Piper Creek.

It can not be overemphasized that this is required to safeguard the existing drainage route to the river from a water conveyance, water retention and ecological integrity perspective. Equally important is the implementation (i.e., construction phase) of well planned storm water management strategies to safeguard the sustainability of natural habitats.

## **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 Anders on the Lake subdivision to the northeast, and the Bower subdivision to the west.

A 375 millimeter diameter sanitary main will be utilized to service the east part of the subject quarter section. Based on the relatively flat ground elevation, this trunk will be able to service the entire lands east of Piper Creek. Figure 11 illustrates the conceptual layout. Additional links to the south commercial area can be tied into the south alignment of the sanitary line if required. A 200 mm diameter sanitary main, located in the Bower subdivision would be utilized to provide service to Phase 1. Phase 1 is expected to add less the 2.2 L/s peak flow to the existing system, or 10% of the pipes capacity.

All facilities required for the sanitary sewer system will be designed in accordance with The City of Red Deer Engineering Services 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 Inglewood quarter sections to the east, and the Bower quarter section to the west. The largest water supply mains include:

- A 300 millimeter diameter water main located near the east end of the east-west collector road.
- A 400 millimeter diameter water main located along 19 Street will be added when the commercial development occurs.

- A 250 millimeter diameter water main to be tied into for the commercial area located at the Living Stones Church.
- A 300 millimeter stub will be installed at the north collector road to provide a future tie in to the north.
- A 200 millimeter main located on Barrett Drive can be connected to, and looped, for Phase 1.

Computer water modeling will be utilized to evaluate actual water main sizes within the subject quarter section. It is expected that the peak hour demand of phase 1 will be 2.5 L/s.

Figure 12 illustrates the conceptual layout for water servicing.

#### **6.4 Shallow Utilities**

Shallow utilities, including The City of Red Deer Electric Light and Power Department, Shaw Cable, Telus Corporation, and Atco Gas, are all located in the bordering quarter section to the east and west. It is anticipated that extension of these utilities will not be difficult.

## **7.0 PHASING OF DEVELOPMENT**

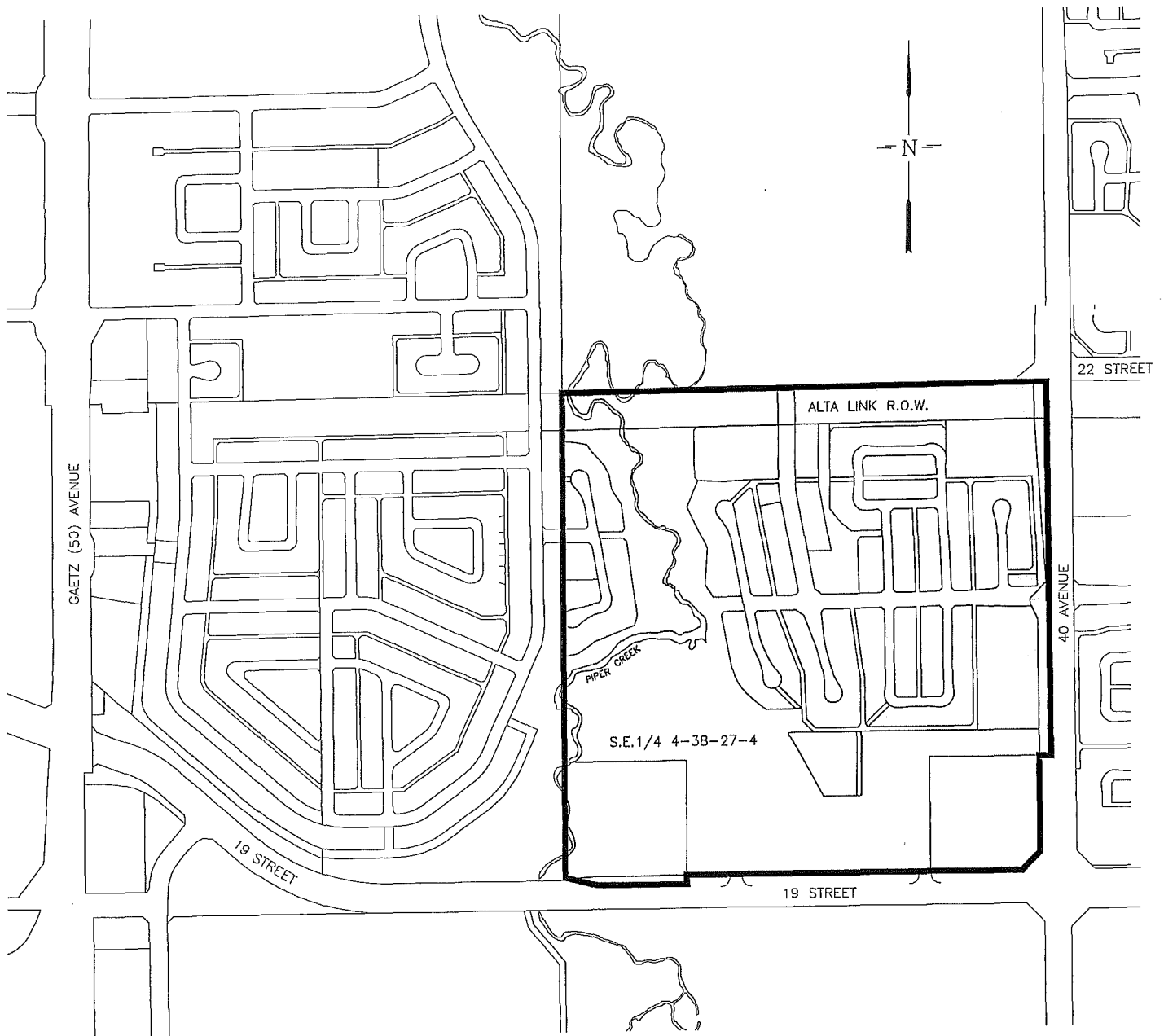
Figure 13 illustrates the proposed phasing for development. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of later development. The phasing provides tie-ins to existing city infrastructure at the onset on the development. The services will be extended into each phase as required.

## **APPENDICES**

## **APPENDIX 'A'**

### Figures

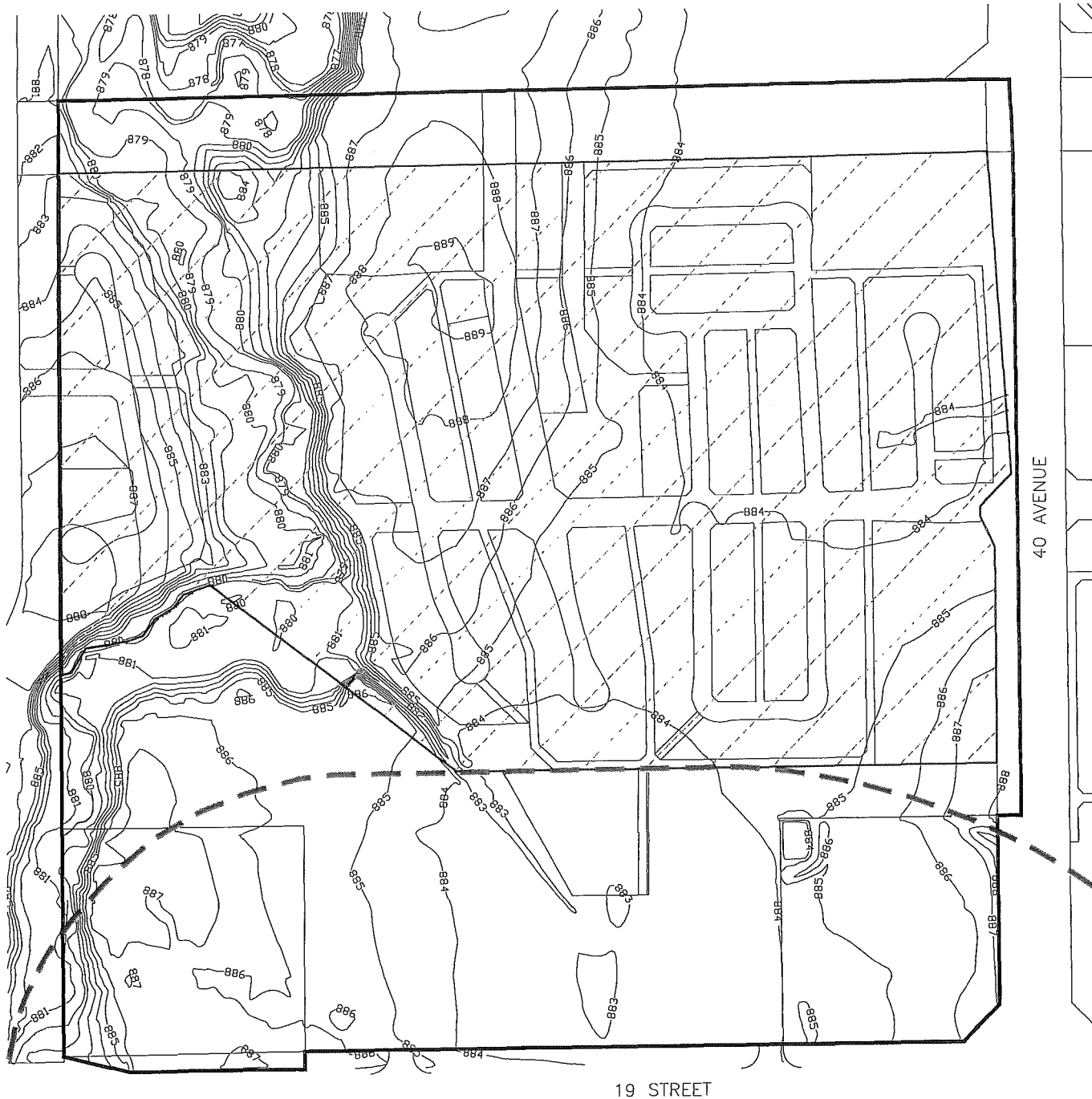
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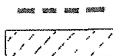


# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

N



## LEGEND:



300m LANDFILL SETBACK

MELCOR DEVELOPMENT LTD. LAND

Scale

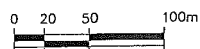


FIGURE 2  
EXISTING CONTOURS

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

-N-



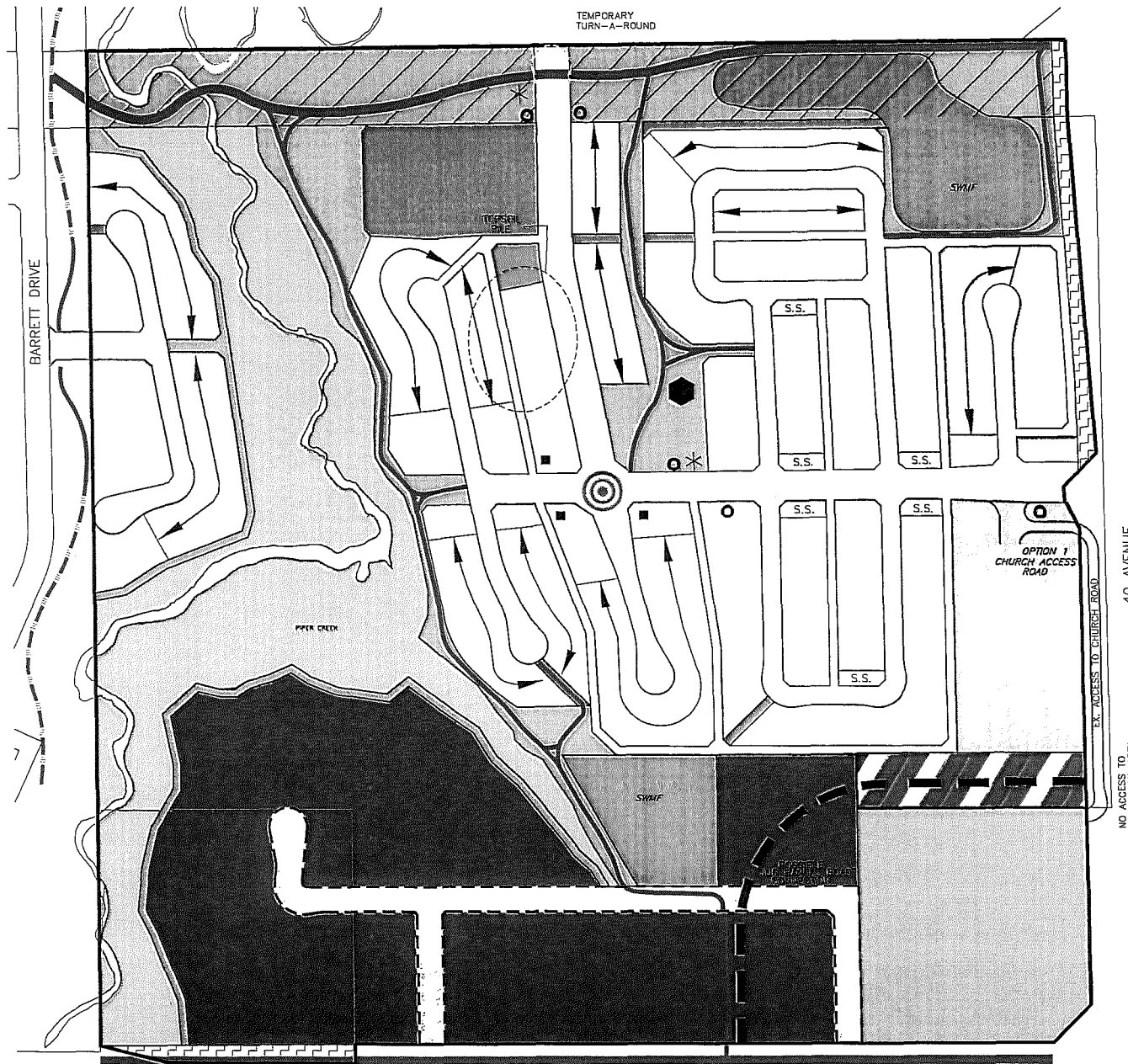
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 DATE REVISED: August 13, 2007  
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Scale

0 20 50 100m

FIGURE 2A  
AIR PHOTO

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

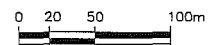


## LEGEND:

- SINGLE FAMILY DETACHED - R1
- DUPLEX - R1-A
- MULTI-FAMILY - R2
- MULTI-FAMILY - R3
- MUNICIPAL RESERVE (M.R.)
- ENVIRONMENTAL RESERVE
- PUBLIC UTILITY LOTS
- ROADS AND LANES
- COMMERCIAL (C2A OR C4 TYPE)
- COMMERCIAL ROADWAY
- LIVING STONES CHURCH
- TEMPORARY CARE/DAYCARE/ASSISTED LIVING FACILITY
- SECONDARY SUITES
- ALTA LINK R.O.W.
- ROAD RIGHT OF WAY EXTENSION
- TWO STOREY HOMES WITH WALKOUT BASEMENTS
- POSSIBLE COMMERCIAL, RESIDENTIAL OR PUBLIC USE
- ROUNDBOUT
- CHILDREN'S PLAYGROUND
- GATHERING PLACE
- BUS STOP
- REAR ACCESS ONLY
- 2.5m PATHWAY
- 3.0m PATHWAY
- EX. PATHWAY

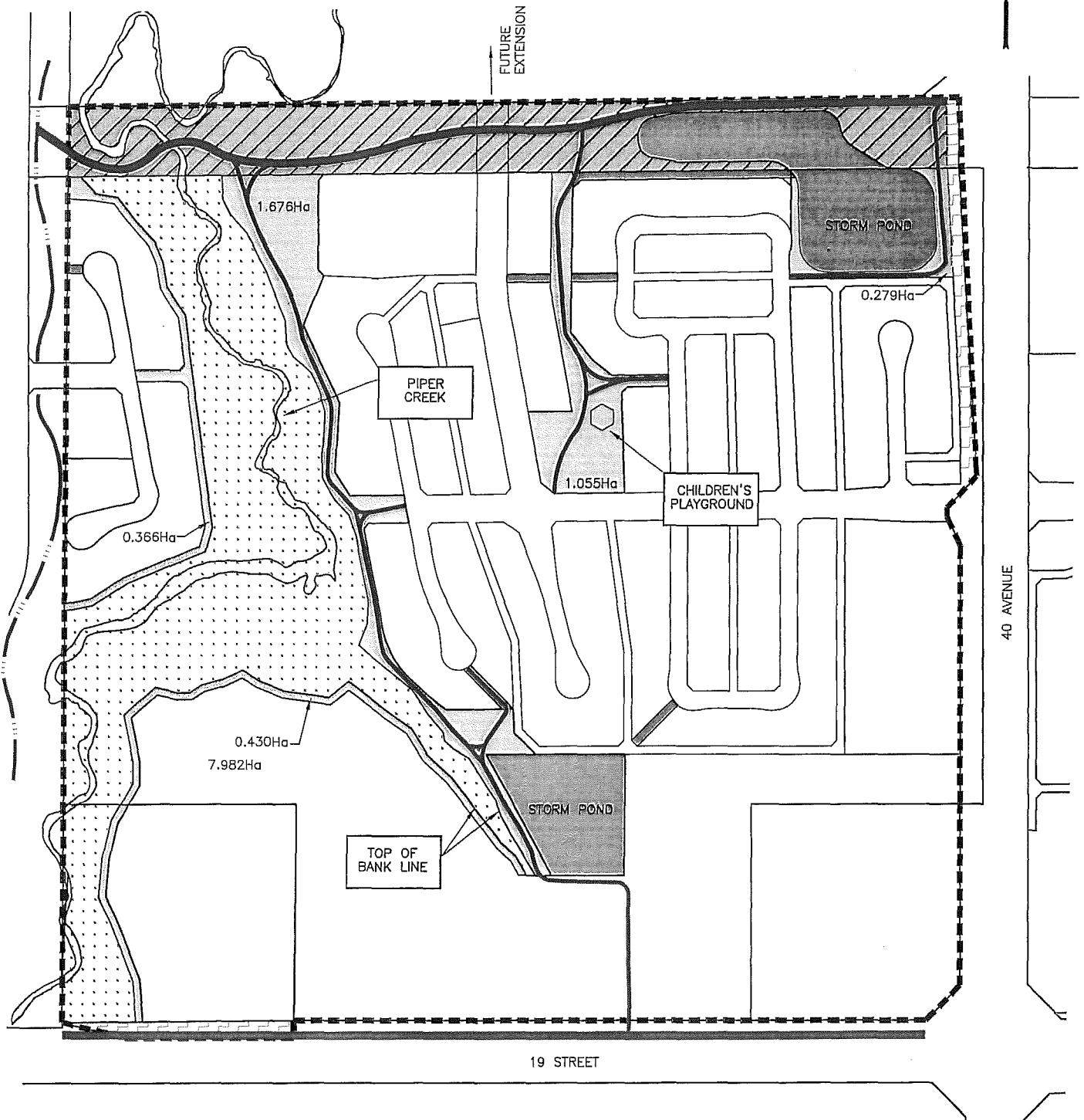
FIGURE 3  
LAND USE CONCEPT

Scale

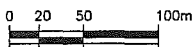


# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

N



Scale



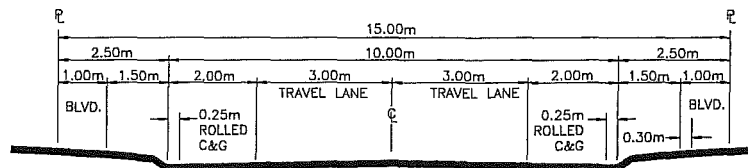
## LEGEND:

P.U.L.		ALTA LINK R.O.W.	
MUNICIPAL RESERVE		2.5m PATHWAY	
ENVIRONMENTAL RESERVE		3.0m PATHWAY	
ROAD R.O.W.		Ex. PATHWAY	

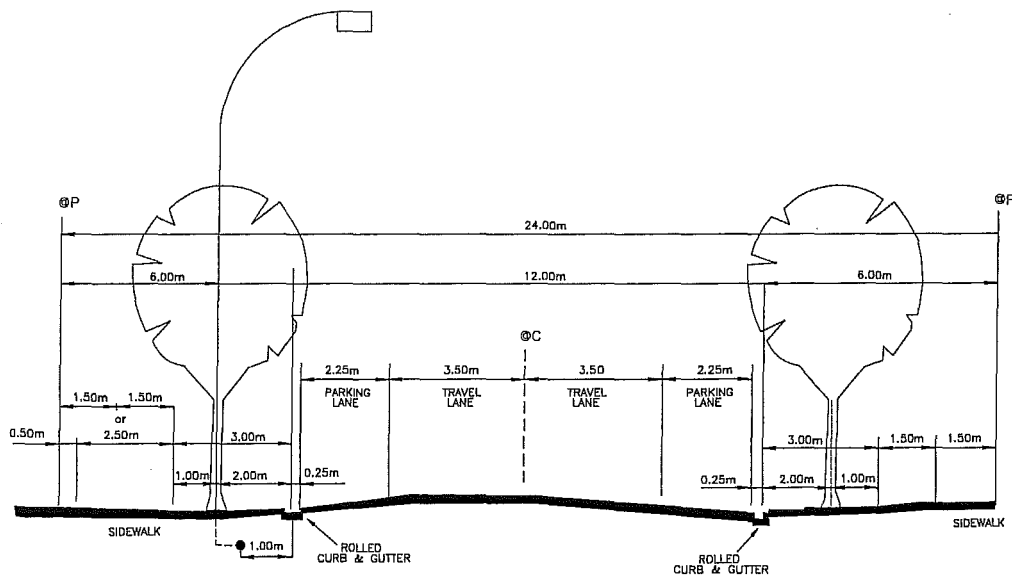
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FIGURE 4 - OPEN SPACES.dwg

FIGURE 4  
OPEN SPACES  
PLAN

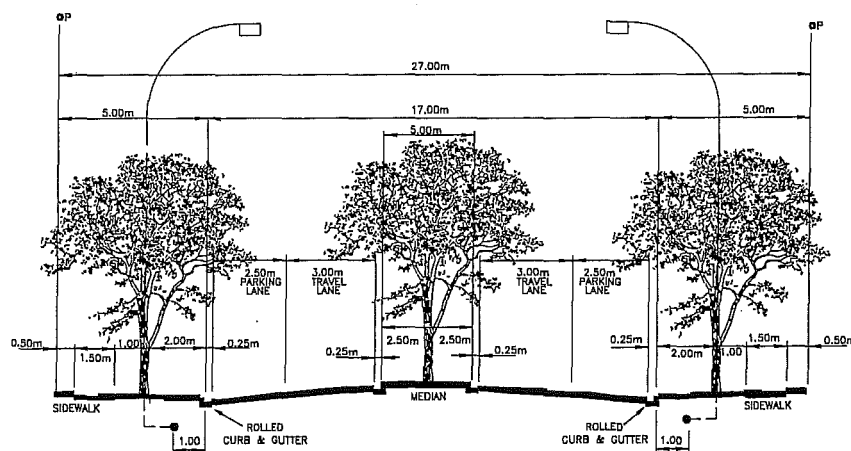
# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



MINOR RESIDENTIAL 15/10

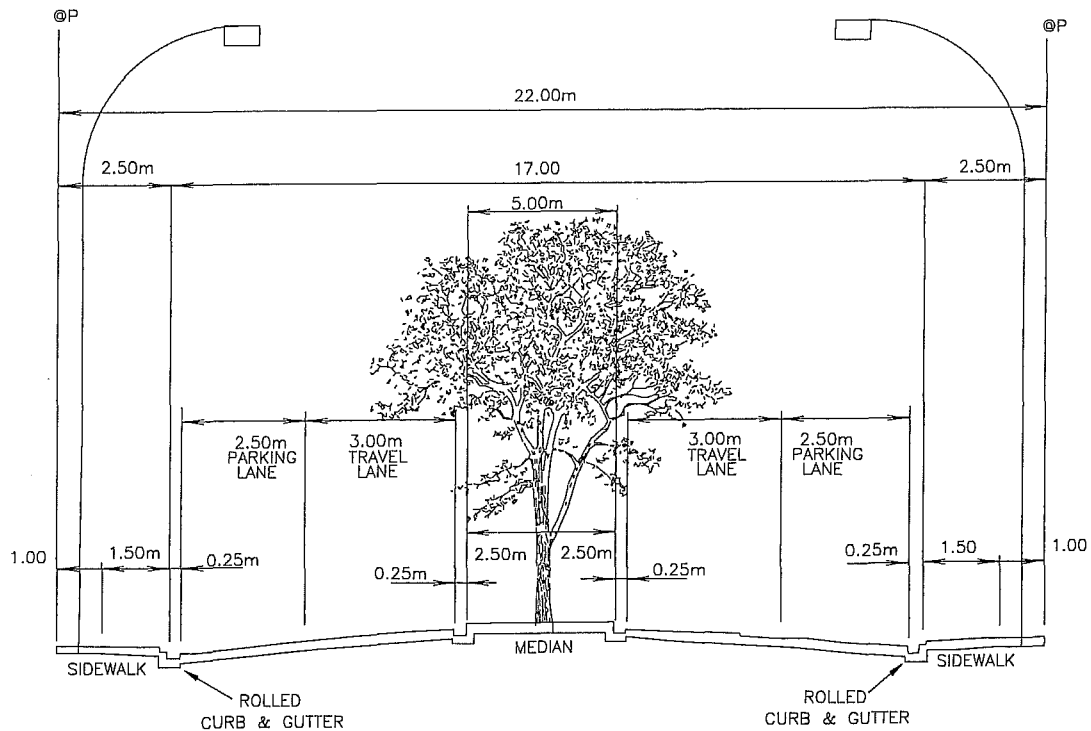


COLLECTOR ROADWAY 24/12



DIVIDED COLLECTOR ROADWAY  
WITH TREES IN 5.0m MEDIAN AND TREES IN BOULEVARD

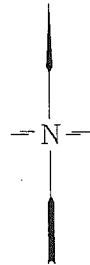
# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



DIVIDED LOCAL ROADWAY  
WITH TREES IN 5.0m MEDIAN AND TREES IN BOULEVARD

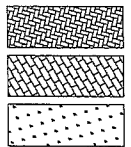


# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



79

## LEGEND:

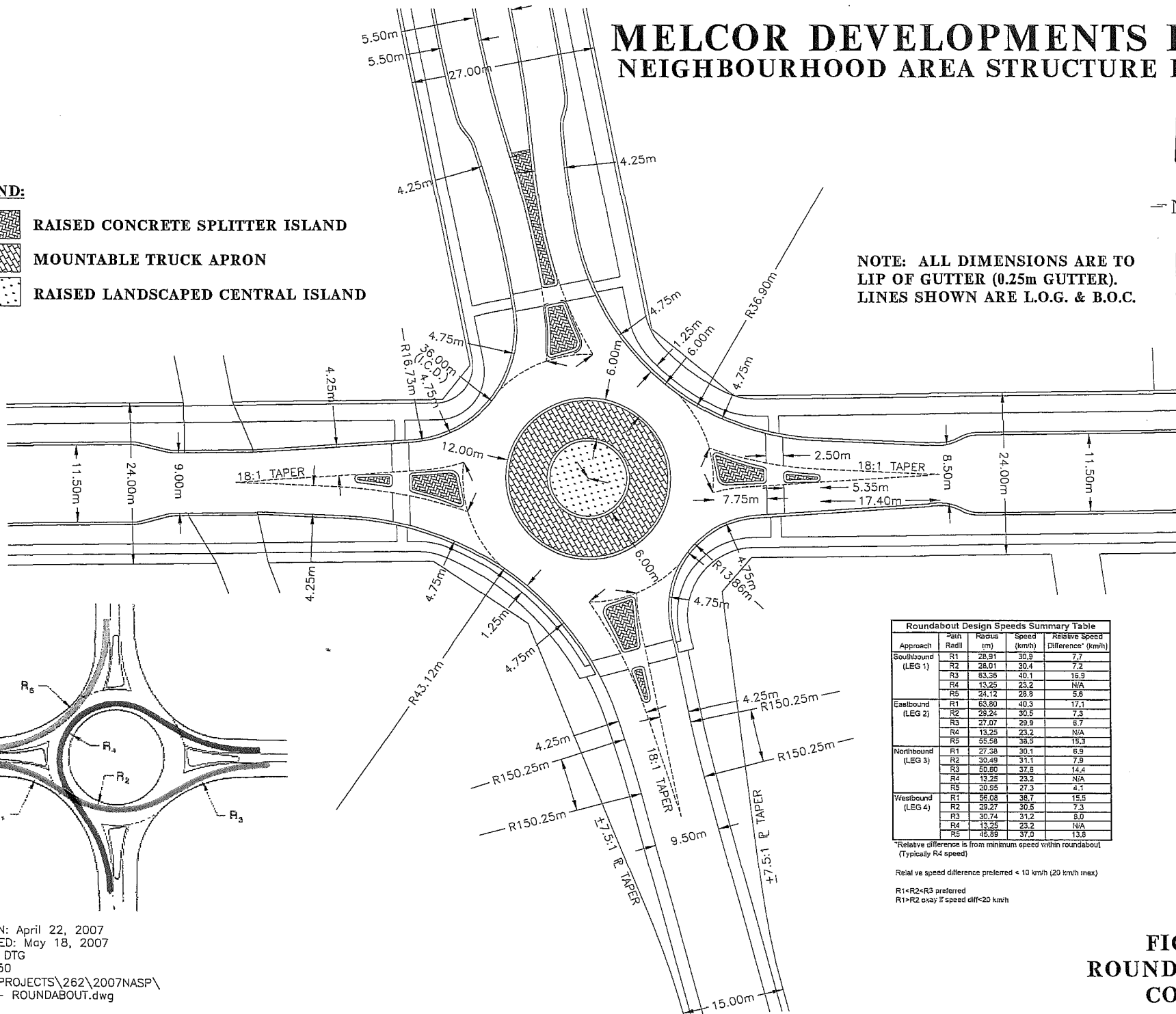


RAISED CONCRETE SPLITTER ISLAND

MOUNTABLE TRUCK APRON

RAISED LANDSCAPED CENTRAL ISLAND

NOTE: ALL DIMENSIONS ARE TO LIP OF GUTTER (0.25m GUTTER).  
LINES SHOWN ARE L.O.G. & B.O.C.



Approach	Radl	Radius (m)	Speed (km/h)	Relative Speed Difference* (km/h)
Southbound (LEG 1)	R1	28.91	30.9	7.7
	R2	28.01	30.4	7.2
	R3	63.36	40.1	16.9
	R4	13.25	23.2	N/A
	R5	24.12	28.8	5.6
Eastbound (LEG 2)	R1	63.80	40.3	17.1
	R2	28.24	30.5	7.3
	R3	27.07	29.9	6.7
	R4	13.25	23.2	N/A
	R5	65.58	36.3	19.3
Northbound (LEG 3)	R1	27.38	30.1	6.9
	R2	30.48	31.1	7.9
	R3	50.60	37.6	14.4
	R4	13.25	23.2	N/A
	R5	30.95	27.3	4.1
Westbound (LEG 4)	R1	56.08	38.7	15.5
	R2	29.27	30.6	7.3
	R3	30.74	31.2	8.0
	R4	13.25	23.2	N/A
	R5	46.89	37.0	13.8

\*Relative difference is from minimum speed within roundabout (Typically R4 speed)

Real vs speed difference preferred < 10 km/h (20 km/h max)

R1<R2<R3 preferred

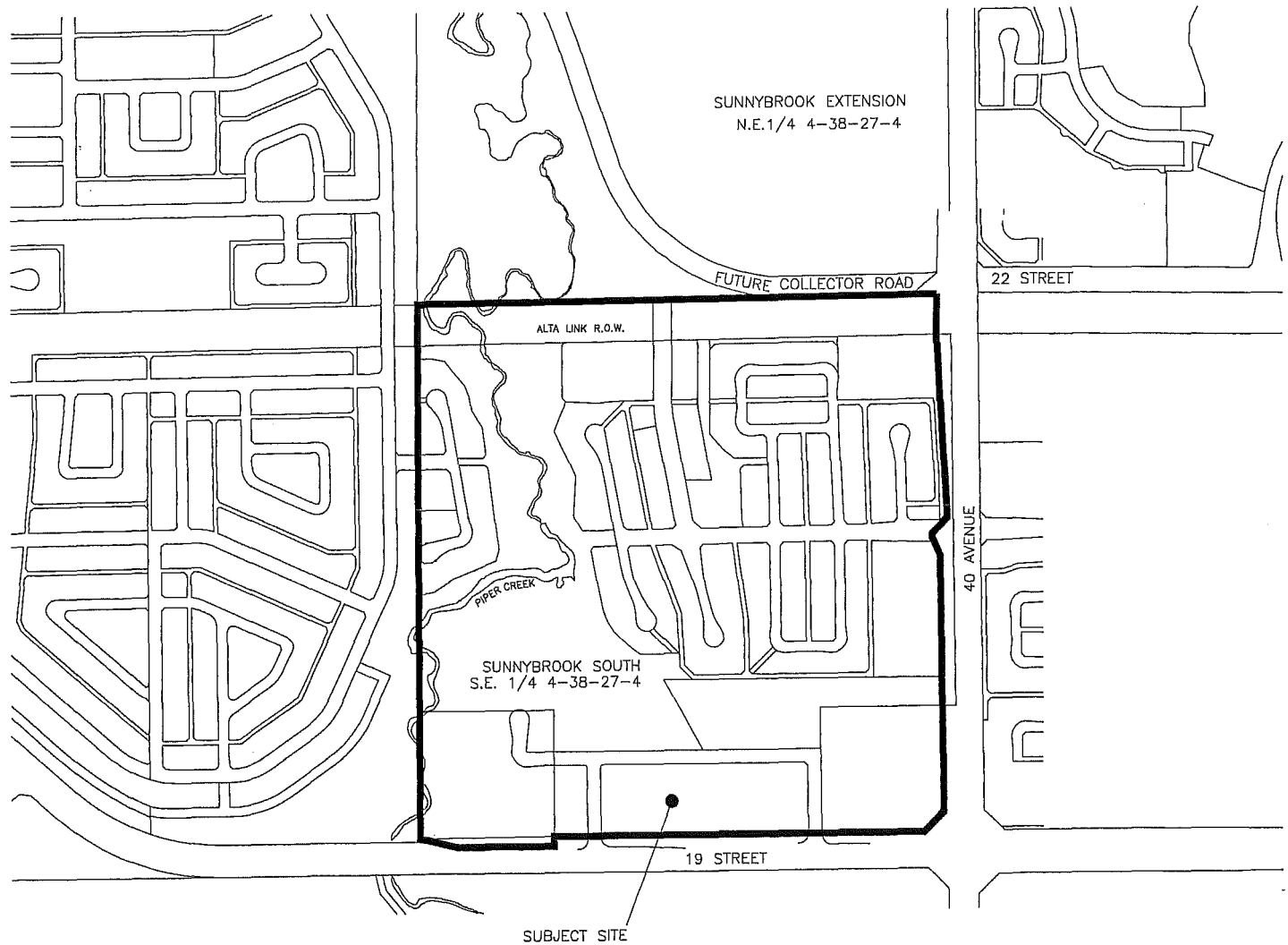
R1>R2 okay if speed diff < 20 km/h

**FIGURE 6  
ROUNDAABOUT  
CONCEPT**

DATE DRAWN: April 22, 2007  
DATE REVISED: May 18, 2007  
DRAWN BY: DTG  
SCALE: 1:750  
LOCATION: \PROJECTS\262\2007NASP\  
FIGURE 6 - ROUNDAABOUT.dwg

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN

- N -



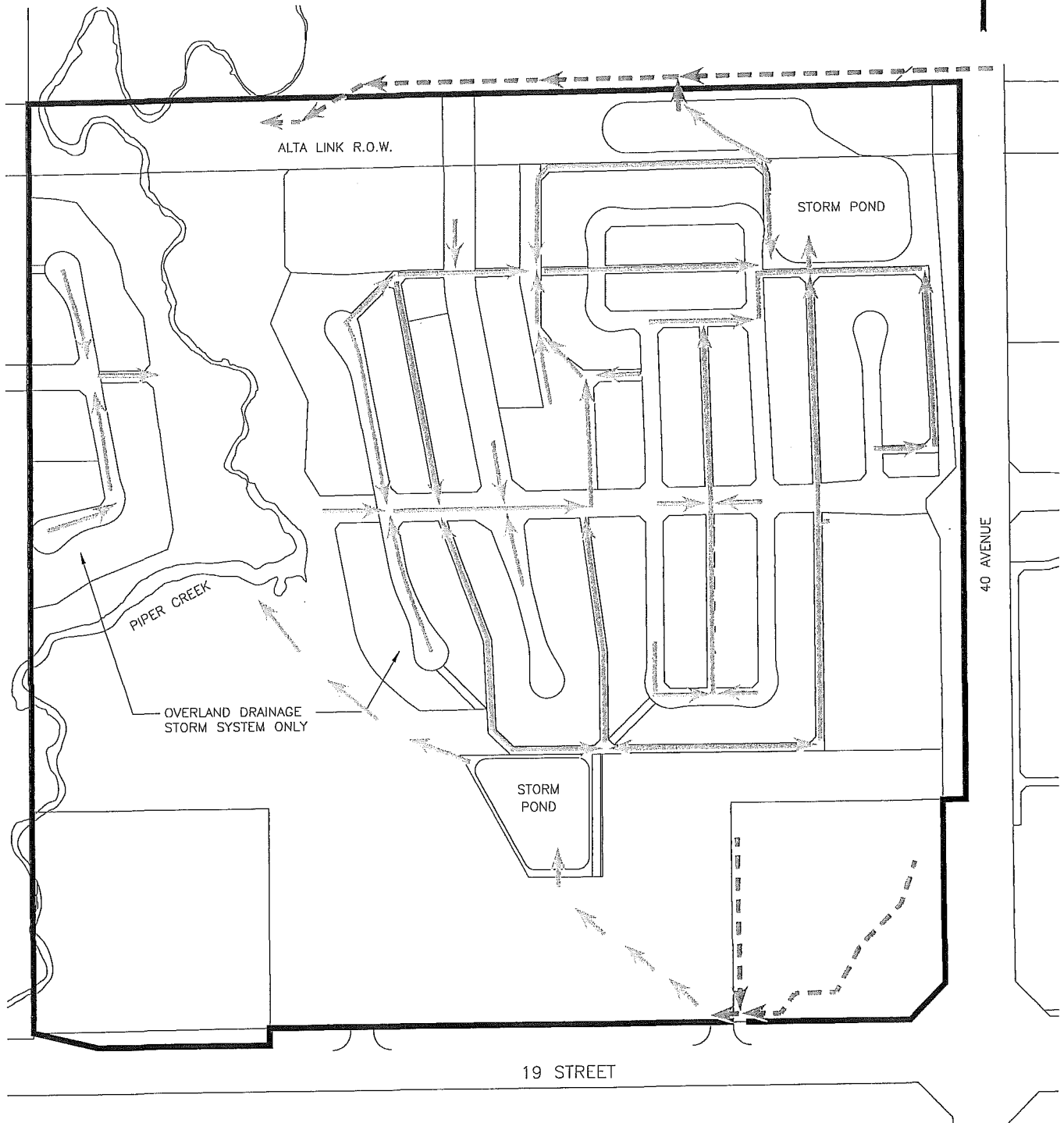
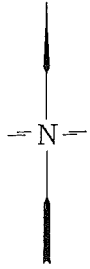
0 100m 200m 500m

DATE DRAWN: December 4, 2006  
 DATE REVISED: November 2, 2007  
 DRAWN BY: WLT  
 SCALE: 1:10,000  
 LOCATION: \PROJECTS\262\2007NASP\  
 FIGURE 7 - MOLLY BANISTER.dwg

FIGURE 7  
PROPOSED NORTH CONNECTOR



# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



DATE DRAWN: December 4, 2006  
 DATE REVISED: August 13, 2007  
 DRAWN BY: WLT  
 SCALE: 1:5,000  
 LOCATION: \PROJECTS\262\2007NASP\  
 FIGURE 8 - MAJOR STORM.dwg

Scale  
 0 20 50 100m

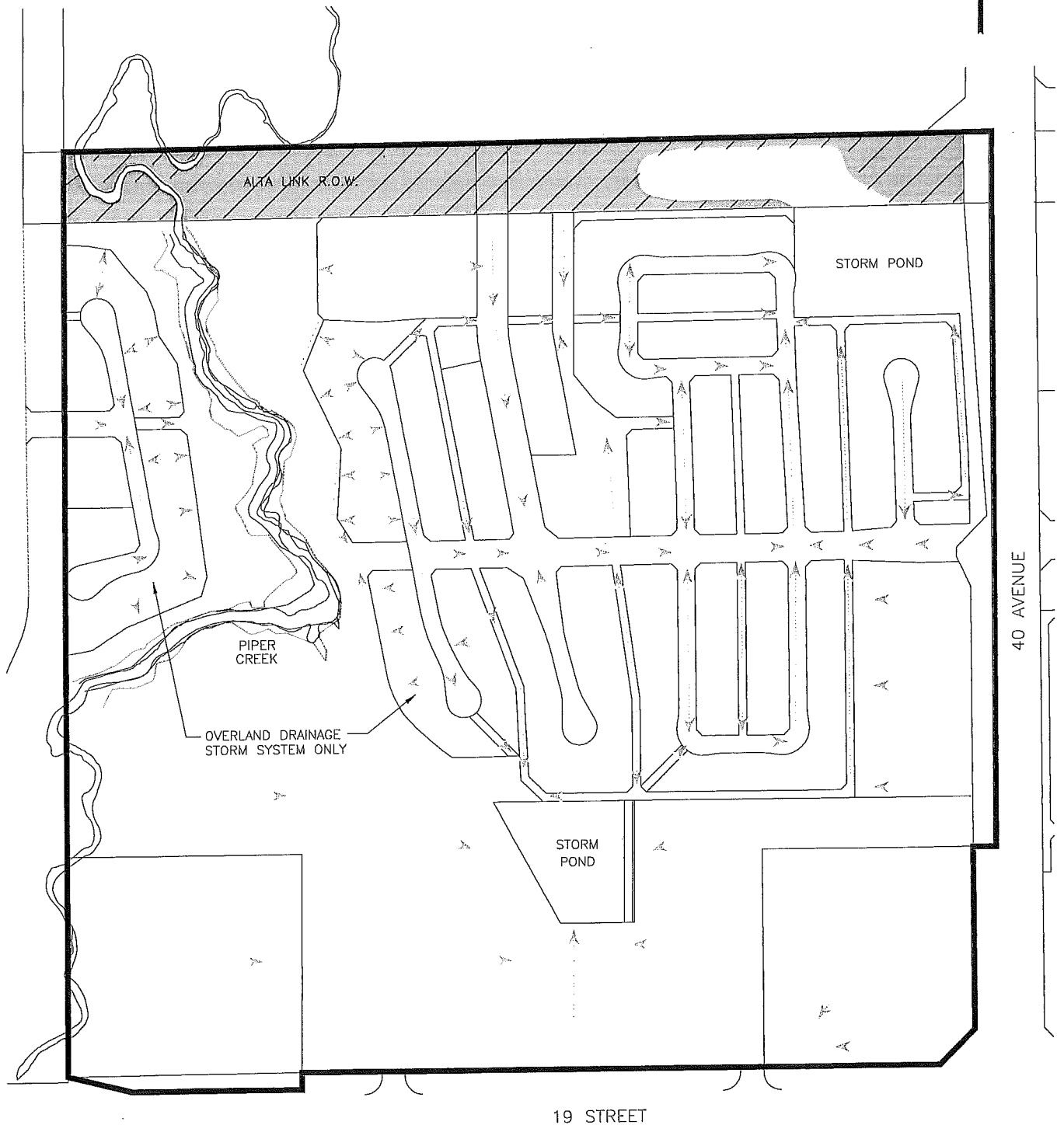
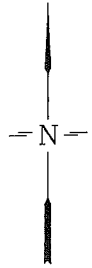
## LEGEND:



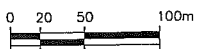
OUTLINE BOUNDARY  
 STORM SEWER MAIN  
 EXISTING SEWER MAIN

FIGURE 8  
 STORM SEWERS

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



Scale



## LEGEND:

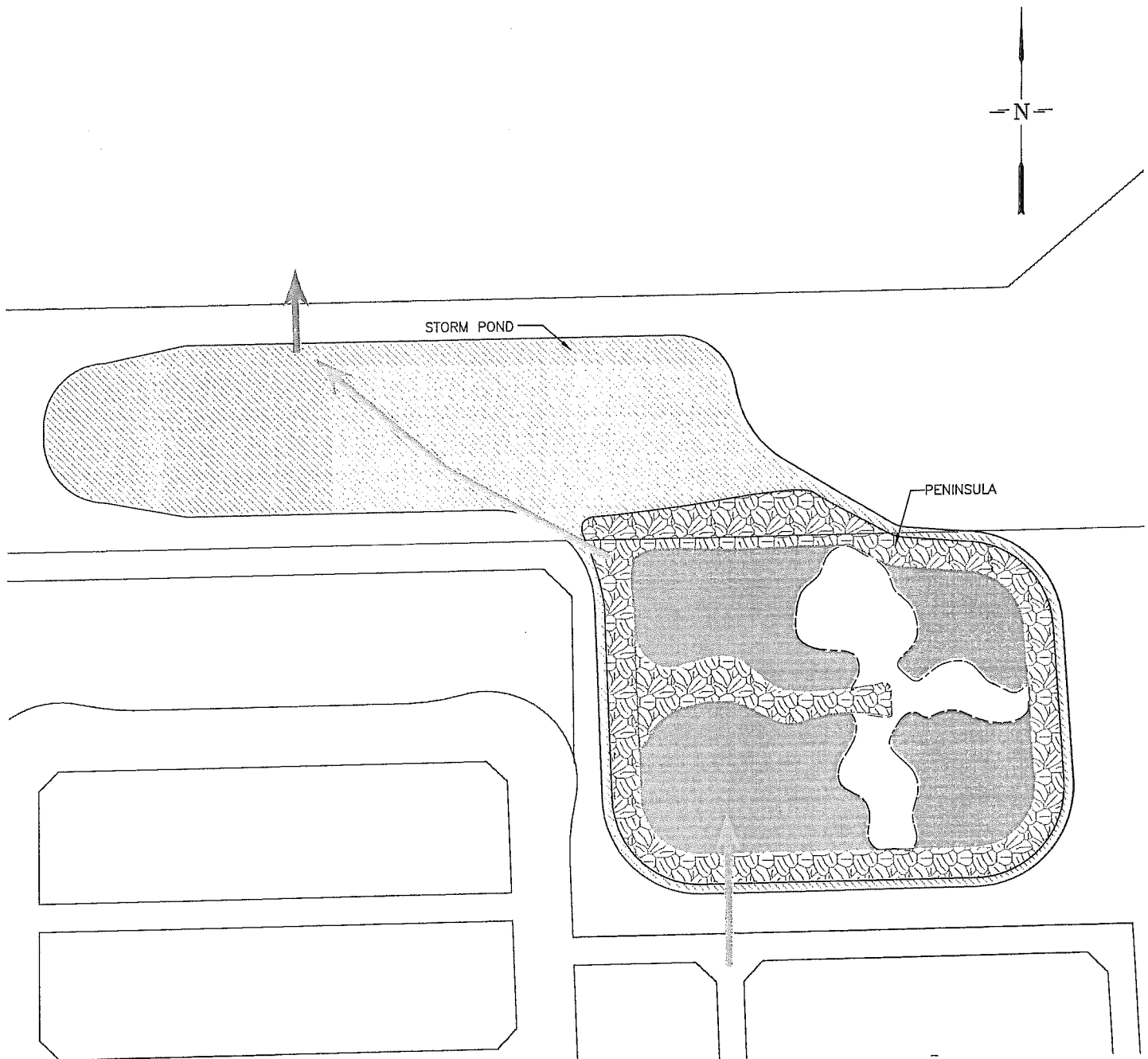


OUTLINE BOUNDARY  
MAJOR STORM FLOW DIRECTION  
100 YEAR STORM FLOOD LINE

DATE DRAWN: December 4, 2006  
DATE REVISED: August 13, 2007  
DRAWN BY: WLT  
SCALE: 1:5,000  
LOCATION: \PROJECTS\262\2007NASP\  
FIGURE 9 - OVERLAND DRAINAGE.dwg

FIGURE 9  
OVERLAND  
DRAINAGE

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



## LEGEND:

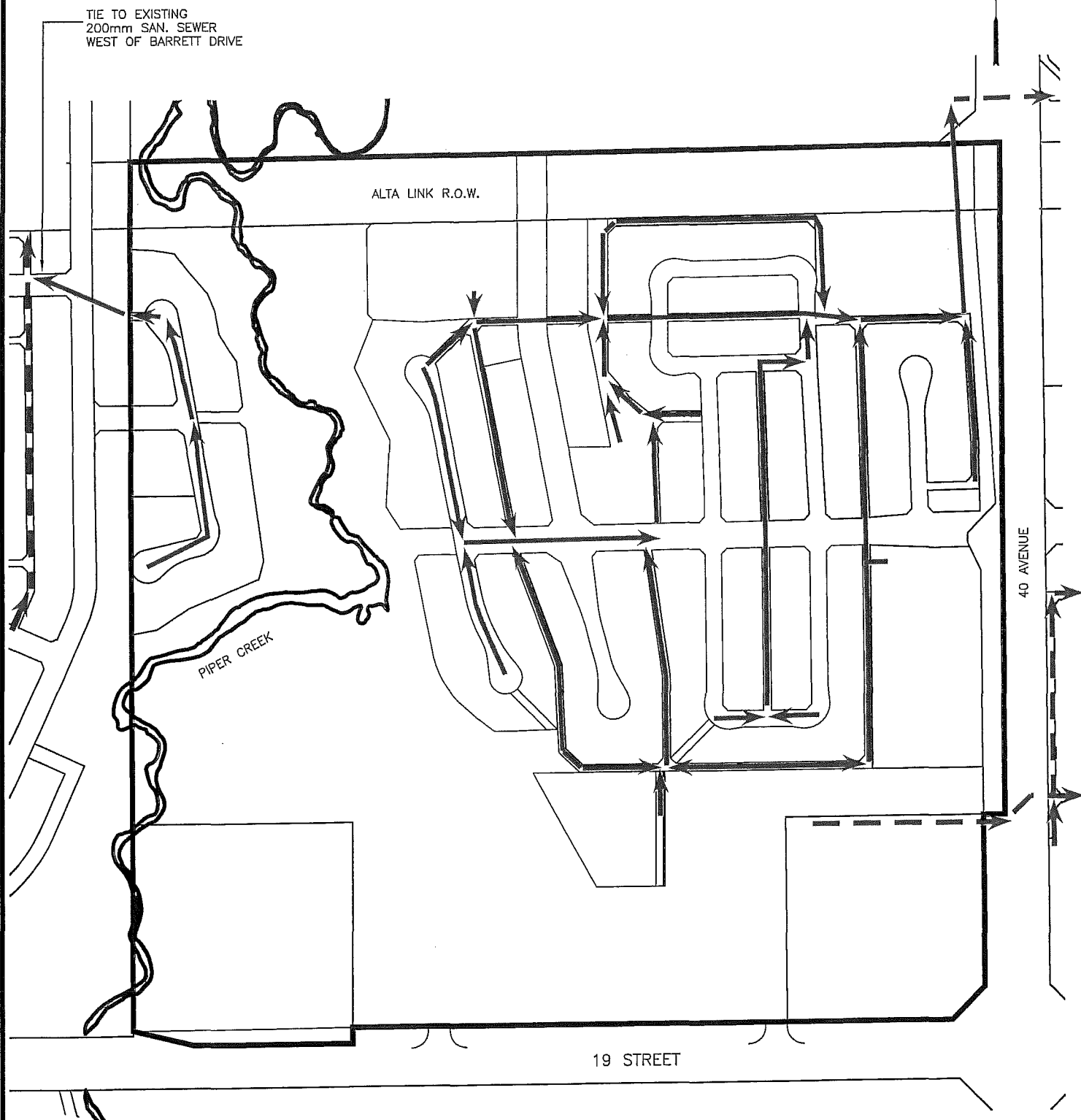
UPLAND VEGETATION AREA		DEEP POCKET	
RIPARIAN VEGETATION AREA		STORM SEWER MAIN	
AQUATIC/EMERGENT VEGETATION-SHALLOW POCKET		EX. SEWER MAIN	

**FIGURE 10  
WETLAND CONCEPT**

DATE DRAWN: April, 2007  
DATE REVISED: August 20, 2007  
DRAWN BY: K. Illian  
SCALE: 1:1500  
LOCATION: \PROJECTS\262-ORDMAN\2007NASP-  
AUG.9\FIGURE 10-WETLAND CONCEPT

Westhoff Engineering Resources, Inc.  
Land & Water Resources Management Consultants

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



Scale

0 20 50 100m

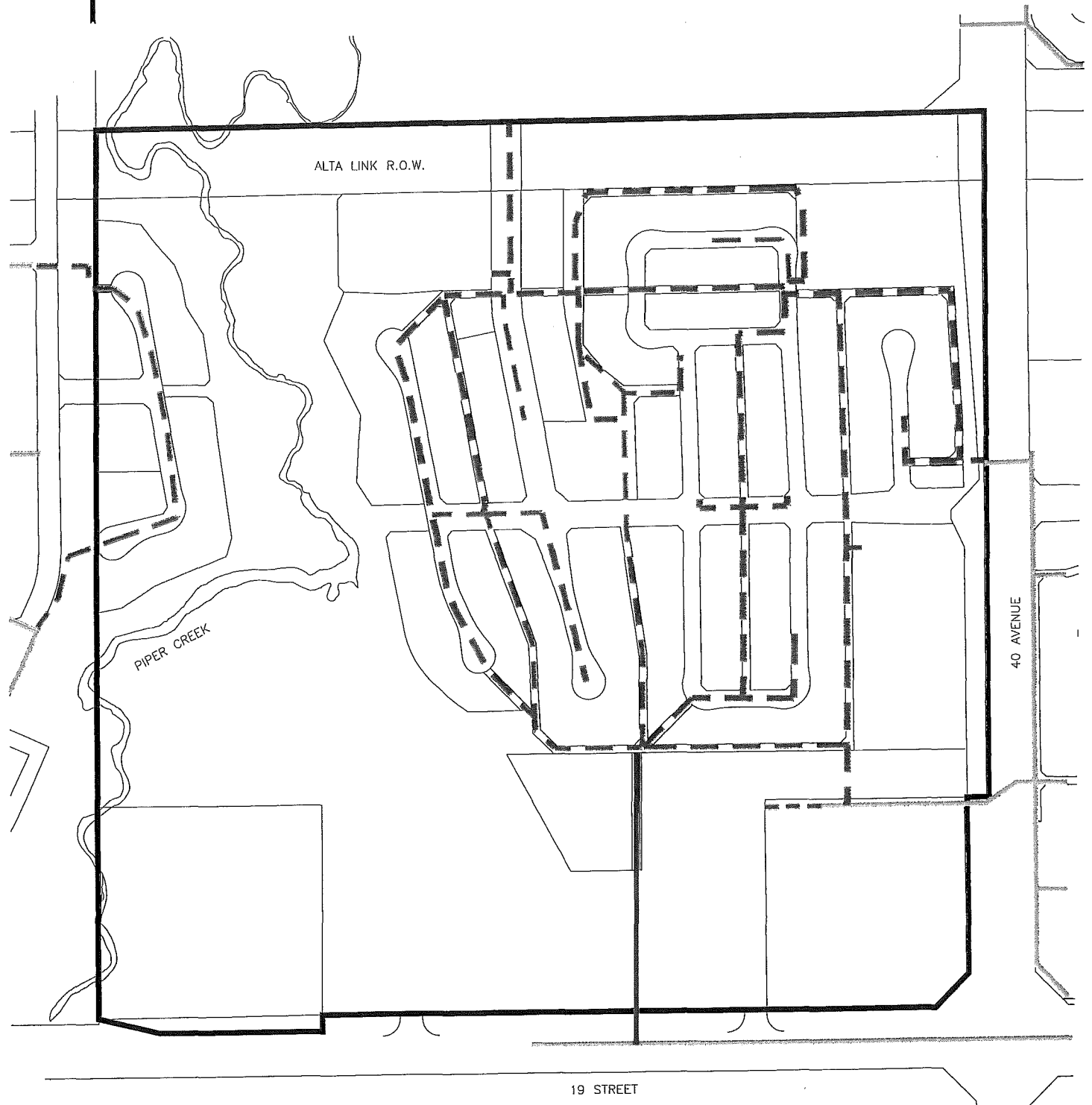
## LEGEND:



OUTLINE BOUNDARY  
SANITARY SEWER MAIN  
EXISTING SANITARY SEWER MAIN

**FIGURE 11**  
**SANITARY**  
**SEWERS**

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



Scale

0 20 50 100m

DATE DRAWN: December 4, 2006  
 DATE REVISED: November 15, 2007  
 DRAWN BY: WLT  
 SCALE: 1:5,000  
 LOCATION: \PROJECTS\262\2007NASP\  
 FIGURE 12 - WATER DISTRIBUTION.dwg

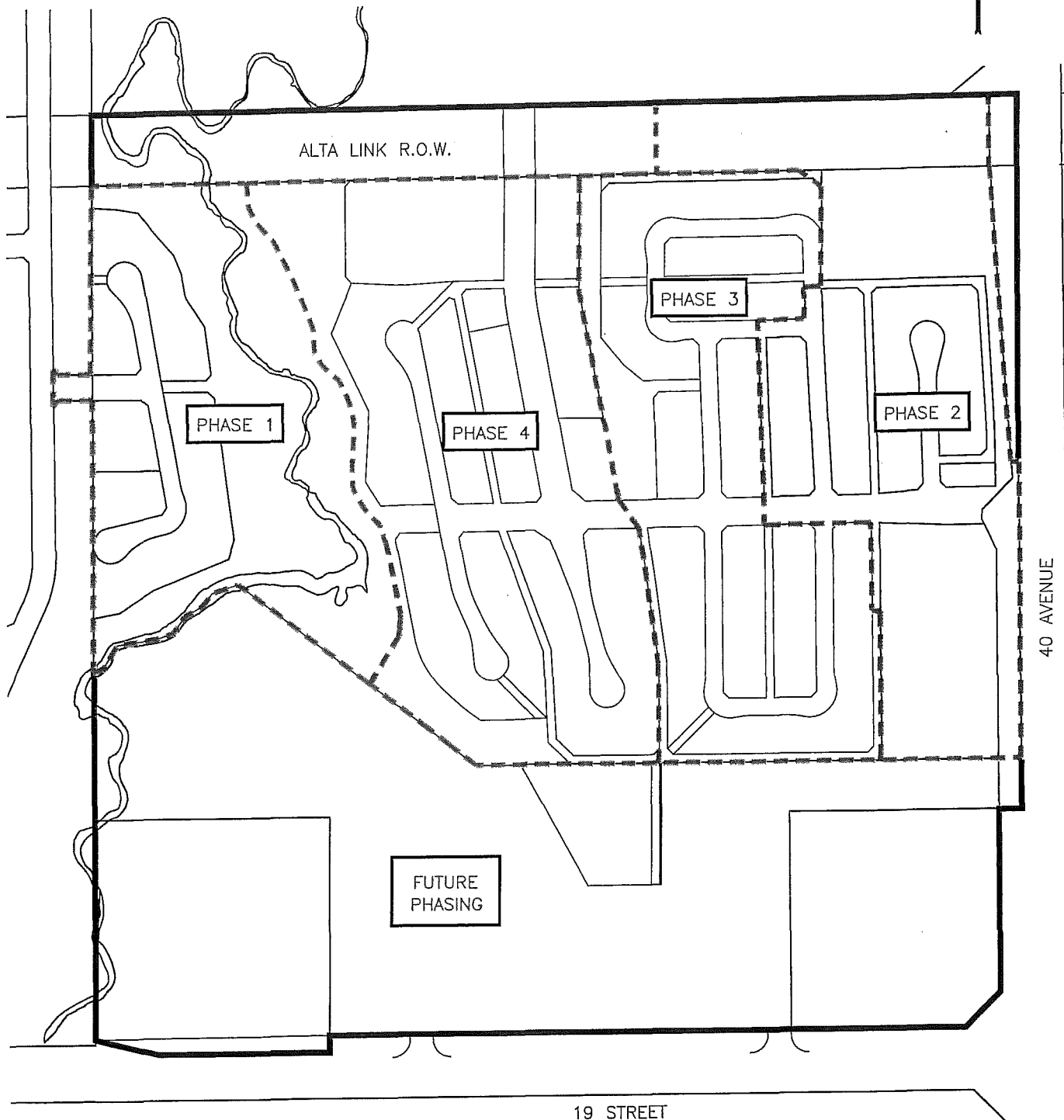
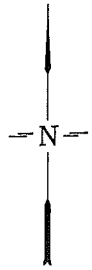
## LEGEND:



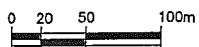
OUTLINE BOUNDARY  
 WATER MAIN  
 EXISTING WATER MAIN  
 CONCEPTUAL ALIGNMENT

FIGURE 12  
 WATER  
 DISTRIBUTION

# MELCOR DEVELOPMENTS LTD. NEIGHBOURHOOD AREA STRUCTURE PLAN



Scale



## LEGEND:



OUTLINE BOUNDARY  
PHASE BOUNDARY

**FIGURE 13**  
**PHASING CONCEPT**

Item No. 5

**BYLAW NO. 3182/A-2008**

Being a bylaw of The City of Red Deer, in the province of Alberta, to amend Bylaw No. 3182/97, the Taxation and Assessment Fees Bylaw.

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

That Bylaw No. 3182/97 is hereby amended by:

- 1 Deleting Section 2 and replacing it with the following new Section 2:

The fees for each Certificate or Search issued by the City, under the provisions of the Municipal Government Act, shall be as follows:

	Staff Assisted	Computerized (IVR)
a. Tax Certificate	\$35.00	\$30.00
b. Tax Search	\$15.00	\$13.00
c. Assessment Search	\$15.00	Not Available

- 2 This Bylaw shall come into full force and effect on March 15, 2008.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008.

\_\_\_\_\_  
MAYOR

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

## Kim Woods

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**From:** Kelly Kloss  
**Sent:** February 22, 2008 12:12 PM  
**To:** Kim Woods  
**Subject:** FW: Notice of Motion  
**Attachments:** Notice of Motion - Governance\_Ambulance.doc

Kim,

Please make 25 copies of the notice of motion for the meeting. We will also need a resolution to add it to the agenda so it can be discussed on Monday if they so choose and then the notice put into a resolution format.

I am not sure if you have done this one before so come chat it need be.

Kelly

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

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**From:** Larry & Diane Pimm [mailto:ldpimm@shaw.ca]  
**Sent:** February 22, 2008 12:08 PM  
**To:** Kelly Kloss  
**Subject:** Re: Notice of Motion

It is my intent to discuss it a topics and introduce it at the open meeting. If Council feels comfortable dealing with it on Monday, that would be fine with me. If Council does not feel comfortable dealing with it on Monday, that won't break my heart either. (Everyone has had a chance to look at it.

Larry Pimm  
larry.pimm@reddeer.ca

On 22-Feb-08, at 11:53 AM, Kelly Kloss wrote:

Thanks Larry,  
Is it your intent to discuss it at topics or are you going to present it at the open meeting. If at the open meeting did you want to debate it that night or have it set over until next meeting?  
Thanks

Kelly

---

**From:** Larry & Diane Pimm [mailto:ldpimm@shaw.ca]  
**Sent:** February 22, 2008 11:11 AM  
**To:** Kelly Kloss  
**Subject:** Notice of Motion

---

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

[Please consider the environment before printing this e-mail.]

2008/02/22



**THE CITY OF RED DEER  
DRAFT RESOLUTIONS**

**Date:** February 25, 2008

**No. 7, p.**

**Moved by Councillor Pimm**

**Seconded by Councillor**

*“Resolved* that Council of the City of Red Deer hereby tables consideration of the Notice of Motion from Councillor Pimm Re: Ambulance Governance, dated February 22, 2008 to the Monday March 10, 2008 Regular Council Meeting.”

*“Whereas*, one of the first integrated fire / ambulance services in Alberta was pioneered by The City of Red Deer starting on February 1, 1962, and

*Whereas* over the intervening time the level of medical expertise of response teams has increased first to the EMT level and subsequently, beginning in 1985, to the paramedic level, and

*Whereas*, The City of Red Deer has located fire / ambulance stations strategically throughout the city to minimize travel times for responding ambulances and crews, currently arriving on the site of a call-for-aid within four minutes travel time 90% of the time, and

*Whereas*, the citizens of Red Deer are determined to continue to be served at the Advanced Life Support Level by ambulances located strategically throughout the city to reduce travel time for responding ambulances and crews, and

*Whereas*, it has been recently learned that the provision of ambulance service is likely to be transferred to Health Regions,

Therefore be it resolved that The Council of the City of Red Deer strongly endorse the following principles as they relate to possible changes to ambulance services for the citizens of Red Deer:

- there must be no reduction in level of service to Red Deer citizens from the Advanced Life Support (ALS) level currently in place,
- there must be no increase in travel times for ambulance crews responding to calls-for-aid,
- the excellent integrated fire / ambulance service that Red Deer has developed over a long period of time must be retained.

**THE CITY OF RED DEER**  
**DRAFT RESOLUTIONS (Page 1)**

**Date:**      February 25, 2008

**No. 7, p.**

**Moved by Councillor Pimm**

**Seconded by Councillor**

Be it further resolved that The Council of The City of Red Deer express a strong preference for the governance of ambulance services to remain with The City of Red Deer so that:

- the delivery of ambulance services can continue to evolve in the future, sensitive to the changing needs of a growing, dynamic community based on the observations of those closest to the service,
- the linkage between decision makers and service providers is as close as possible so that those who are charged with the responsibility of delivering ambulance services are also empowered to make decisions required to deliver said services effectively and efficiently."

Mulder	Wong	Parks	Watkinson- Zimmer	Jefferies	Pimm	Buchanan	Veer	Flewwelling
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Carried	Defeated	Withdrawn	Tabled					

<input type="checkbox"/> For	<input checked="" type="checkbox"/> Against	A Absent
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OFFICE OF THE MAYOR

February 26, 2008

Office of the Premier  
Room 307, Legislature Building  
10800 - 97th Avenue  
Edmonton, AB T5K 2B6

Dear Premier Stelmach: *Ed.*

Recently some members of my Council heard that the administration of Ambulance Services in Alberta may change. Based on this speculation, one of my Red Deer Councillors introduced the attached resolution outlining some history about Red Deer's Ambulance Services and highlighting the success we have had with the current ambulance model. The resolution also contemplates retaining the current governance model of ambulance service for Red Deer.

Before discussing the resolution in any detail, Red Deer City Council wanted to confirm what changes, if any, the Province is contemplating for ambulance services.

I appreciate any information, clarification, or feedback you or the pertinent ministries are able to provide me on this matter. If changes are proposed, I would also be interested in how Red Deer will be involved in the consultation process.

I think it would be best if municipalities are included in the discussion group so that they can provide their input and unique perspectives. The ultimate goal would be to ensure that ambulance services continue to meet the level of service that our community has come to appreciate and expect.

If it would be more appropriate, I would be happy to meet with you to discuss this matter in more detail.

Sincerely,



Morris Flewwelling  
Mayor

Attach.

c Mary Anne Jablonski, MLA Red Deer North  
Cal Dallas, MLA Red Deer South  
John Vogelzang, President and CEO, David Thompson Health Region  
Hon. Dave Hancock, Minister of Health and Wellness  
Hon. Ray Danyluk, Minister of Municipal Affairs  
Integrated fire/ambulance service providers

*Congratulations on  
your electoral  
victory!  
Morris*

**THE CITY OF RED DEER  
DRAFT RESOLUTIONS**

**Date:** February 25, 2008

**No. 7, p.**

**Moved by Councillor Pimm**

**Seconded by Councillor Parks**

***"Whereas,* one of the first integrated fire / ambulance services in Alberta was pioneered by The City of Red Deer starting on February 1, 1962, and**

*Whereas* over the intervening time the level of medical expertise of response teams has increased first to the EMT level and subsequently, beginning in 1985, to the paramedic level, and

*Whereas,* The City of Red Deer has located fire / ambulance stations strategically throughout the city to minimize travel times for responding ambulances and crews, currently arriving on the site of a call-for-aid within four minutes travel time 90% of the time, and

*Whereas,* the citizens of Red Deer are determined to continue to be served at the Advanced Life Support Level by ambulances located strategically throughout the city to reduce travel time for responding ambulances and crews, and

*Whereas,* there is concern that the provision of ambulance service may be transferred to Health Regions,

Therefore be it resolved that The Council of the City of Red Deer strongly endorse the following principles as they relate to possible changes to ambulance services for the citizens of Red Deer:

- there must be no reduction in level of service to Red Deer citizens from the Advanced Life Support (ALS) level currently in place,
- there must be no increase in travel times for ambulance crews responding to calls-for-aid,
- the excellent integrated fire / ambulance service that Red Deer has developed over a long period of time must be retained.

Be it further resolved that The Council of The City of Red Deer express a strong preference for the governance of ambulance services to remain with The City of Red Deer so that:

- the delivery of ambulance services can continue to evolve in the future, sensitive to the changing needs of a growing, dynamic community based on the observations of those closest to the service,
- the linkage between decision makers and service providers is as close as possible so that those who are charged with the responsibility of delivering ambulance services are also empowered to make decisions required to deliver said services effectively and efficiently.

Council further agrees that the City work with the Province and the David Thompson Health Region to develop a course of action that ensures the City's governance, delivery and service levels remain constant.

Mulder	Wong	Parks	Watkinson- Zimmer	Jefferies	Pimm	Buchanan	Veer	Flewwelling
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Carried	Defeated	Withdrawn	Tabled					

<input type="checkbox"/> For	<input checked="" type="checkbox"/> Against	A Absent
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