



**PARKLAND
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SERVICES**

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Date: May 1, 2002
To: City Clerk
From: Paul Meyette
City Planning Manager
RE: **Proposed Guidelines – Taylor Drive between 67th Street and 65th Avenue**

Bearden Engineering is proposing an overall plan for the area located west of Taylor Drive, north of 67th Street and south of 65th Avenue. This plan has been reformatted into the planning and development guidelines attached to this letter.

BACKGROUND INFORMATION

The site is currently designated I1 Industrial (Business Service) District. The property currently consists of the former Red Deer Bottling site and the east portion of two industrial properties.

PURPOSE OF THE OVERALL PLAN

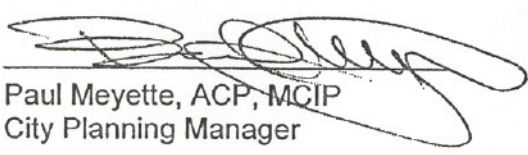
The purpose of the planning and development guidelines is to agree on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels. It is my understanding that the owners are in full agreement with the plan

COMMENTS

The guidelines which are addressed in general terms in the Bearden Engineering letter and more specifically in the attachment to this letter represent the interests of the landowners and addresses the concerns of the City.

RECOMMENDATION

Under direction from the City Manager, these guidelines will be used by City and Planning Staff to guide future development in this area. They are presented to Council for information only.


Paul Meyette, ACP, MCIP
City Planning Manager

**PLANNING AND DEVELOPMENT GUIDELINES
TAYLOR DRIVE BETWEEN 67TH STREET AND 65TH AVENUE**

MAY 1, 2002

These guidelines are intended to guide development of the area located west of Taylor Drive between 67th Street and 65th Avenue (shown on the attached map).

BACKGROUND INFORMATION

The area is currently designated I1 Industrial (Business Service) District in the Land Use Bylaw. The property currently consists of the former Red Deer Bottling site and the east side of two industrial properties, Don Adams Welding and L-7 Inc.. The City of Red Deer Municipal Development Plan has identified these properties for commercial use. These guidelines will provide guidance in the redevelopment of these parcels for commercial use.

At a special meeting of the Recreation Parks and Culture Board on April 29, 2002, the Board supported the disposal of Municipal Reserve as detailed in these guidelines.

PURPOSE OF THE OVERALL PLAN

The purpose of these guidelines is to reflect agreements on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these overall guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels.

INVOLVEMENT

Engineering Services, Land and Economic Development, Recreation Parks and Culture and Parkland Community Planning Services have all been involved in the creation of these guidelines along with the current owners of the properties involved. All parties are in agreement with the content of these guidelines.

STATEMENT OF INTENT

A major objective of these guidelines is to ensure that the overall design accommodates traffic flow and access/egress for each site, in accordance with City Design Standards.

These guidelines allow for the phasing of re-zoning and development. Each property owner may make application to City Council for re-zoning to C4 and to purchase a portion of Municipal Reserve at such date as best suits the property owner's needs. City council will base their decision on rezoning on the merits of each application, statutory plans, compliance with these guidelines, administrative comments and public input.

PROPERTY ORIENTATION

The east portion of the properties currently owned by Don Adams Welding and L-7 Inc. are proposed to be redesignated to commercial use (C4) in accordance with the City of Red Deer Municipal Development Plan. The area proposed to be redesignated to commercial use is shown approximately east of the bold line on the attached map and development will be oriented to Taylor Drive. The former Red Deer Bottling site is proposed to be redesignated in its entirety to commercial use (C4) and development will be oriented to Taylor Drive.

ACCESS / EGRESS

Former Red Deer Bottling site

Only (2) access / egress points will be permitted to this site. At a point to be agreed upon between City Engineering and the affected property owner, a right-in and right-out only will be located on 67 St. for west-bound traffic. The intersection at 68 St. and Taylor Drive will allow all turns.

Don Adam's Welding site

A common access (with Red Deer Bottling) at 68 St. will be the principal entry to this property. It is not required that this access be developed at the same time as the access into the planned commercial development on the Red Deer Bottling site. However, it is understood and agreed by the affected parties that 50% of the cost incurred by the owners of Red Deer Bottling to purchase the MR land from the City for this access and to construct same will be paid for by Don Adams Welding, or any future owners of the site, at such future date that they also would apply for subdivision for commercial use; such payment shall be made to the registered owners of the Red Deer Bottling site at the time the don Adams site is subdivided. Don Adams Welding and Red Deer Bottling will enter into a Common Access Agreement for the area shown as cross-hatched on the plan and will register the Agreement on the titles of both properties.

L-7 Inc. site (former Telus Site)

A maximum of (3) access / egress points will be permitted for this site at the approximate locations indicated in the attached map. The property owner shall only be required to provide access/egress points to the property as needed for any planned development. A maximum of (2) access points onto Taylor Drive will be positioned approximately as shown if at some future time re-zoning to C4 requires such access, and will be right-in / right-out only. It is acknowledged that, if the one or more access points onto Taylor Drive are constructed, an acceleration/deceleration lane will be located and constructed to the satisfaction of the City at the time of development. Both right and left access / egress turns will be permitted at the north entrance to 65 Ave., and the intersection of 65 Ave. with Taylor Drive will permit all turns.

MUNICIPAL RESERVE (MR) LANDS

Red Deer Bottling site

The owners of this site are prepared to purchase the (2) areas of MR at the Taylor Drive entrance to their site, comprising one block of 0.076 ha.+/- (cross-hatched on attached map) and one block of 0.054 ha.+/- (diagonal hatched on the attached map). The City would at the same time agree to purchase a triangular block of 159 Sq. M.+/- from the site owner at the south-east corner (shown cross-hatched on Overall Plan) for the provision of a corner cut from Taylor Drive to 67 St. west. The terms and conditions are the subject of a separate agreement.

The owners of this site shall also have the ability to purchase from the City, at a future time, a 9.15 ft. (2.79 M.) strip of the MR lot that abuts the easterly property line of this site at market value, subject to City Council approval.

Don Adams Welding and L-7 Inc.(former Telus) sites

The owners may make application to the city to purchase the "MR DISPOSAL" parcels, at market value (as shown in the Map attached) adjacent to their sites if the owners chose at a future time when they would apply for re-zoning. They would have the ability to buy all, any or no portion of such lands identified as surplus, depending entirely on the needs of their planned development. Any purchase shall be subject to approval from City Council. Any lands purchased shall be consolidated with the main development site

Preservation of Trees on the Municipal Reserve Land

If any of the Municipal Reserve land is purchased, the developer shall endeavour to preserve existing trees. If the existing trees are removed or damaged, the City shall be compensated for the value of the trees over and above the cost of the Municipal Reserve or alternatively the developer shall be required to replace the trees.

CROSS ACCESS AGREEMENT

It is the City's requirement that a cross access agreement be registered on the titles of the properties to allow internal vehicular circulation; this cross access agreement will be registered on title at the time of commercial development of each of the parcels. It is understood that this will not require a dedicated roadway but only the ability for vehicles to move from one site to another.

PARKING

It is acknowledged by the owners that parking for such uses as are proposed to be developed on each individual site upon receiving re-zoning will be sufficiently provided within each particular site.

