



Riverside Meadows

Community Plan & Residential Design Criteria

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Prepared by:



In association with the community of Riverside Meadows

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Riverside Meadows



I. Introduction

I.1 Purpose of the Community Plan

Planning is the process of shaping the physical environment to achieve an orderly and compatible pattern of development and enhance quality of life.

This plan, produced in partnership with the community, provides a 10-15 year vision and policy framework to guide decisions relating to more detailed planning and physical design during the community's redevelopment.

This plan has many components including a description of the planning process, history of the neighbourhood, planning context, community policy statements, implementation strategies and residential design criteria. This document is non-statutory and approved by City Council as a planning tool.

This plan works with existing planning documents, like the *Municipal Development Plan*, to apply specific planning policies. It is also intended to address improvements in the neighbourhood as identified by stakeholders and residents. For the residential design criteria it provides additional context to the proposed *Land Use Bylaw* regulations.

This plan should be read in conjunction with the *Riverside Meadows Area Redevelopment Plan (ARP)*, a statutory plan. In the *Municipal Government Act*, an Area Redevelopment Plan is defined as a *statutory plan*, meaning it must be adopted by Council under a bylaw. The ARP contains policy statements that deal with land use, transportation, utilities and includes land use concepts and tables.

The two plans were prepared together and then separated based on their different approval processes, statutory vs. non-statutory.

I.2 Vision for Riverside Meadows

The community's vision for Riverside Meadows is a vibrant, safe, and friendly downtown neighbourhood with character that respects its historical, natural and social context. It reinforces a high quality of life for its diverse residents and businesses.

The plan strives to achieve this vision.

1.3 Plan Area

Riverside Meadows is located in the central portion of the city of Red Deer, north of the Red Deer River. The Plan Area is defined as the area encompassed by the Red Deer River to the South, 61st Street to the North, Gaetz Avenue to the east, and Taylor Drive to the west. This area is outlined in Map 1: Plan Area.

1.4 Why redevelop Riverside Meadows?

Investing in the redevelopment of Riverside Meadows is sustainable development and advances The City's smart growth principles. The *2002 Red Deer Growing Smarter* document lists 19 principles for future neighbourhood development which are summarized as follows:

1. A diversity of housing types equates to a diverse population
2. Affordable and appropriate housing opportunities
3. A mix of uses
4. A strong sense of community
5. Diversity of open spaces that also serve to provide linkages
6. Green space that is accessible and serves multiple purposes
7. Visually appealing neighbourhoods
8. Identifiable neighbourhoods
9. Range of transportation opportunities
10. A safe, accessible transportation system for all modes
11. Inclusive, accessible and affordable services and amenities
12. Intense use of land and buildings
13. Wise use of water
14. Reduction of solid waste and opportunities for recycling and using alternate materials
15. Roadways designed to provide option, reduce trip lengths, slow and minimize traffic on local roads
16. Reduced infrastructure costs
17. "Smart" infrastructure and 'wired' neighbourhoods
18. A safe community
19. Local gathering places and a multi-purpose community facilities

Riverside Meadows has a range of housing sizes, types and prices. This allows for an economically integrated neighbourhood. The land use changes proposed further promote the neighbourhoods' mix of land uses especially with the expansion of the small scale mixed use area. The design criteria provide predictability and create a visually appealing neighbourhood. Riverside Meadows has a strong community association that represents the residents with a history of collaborating with City and other community stakeholders to complete projects. The natural beauty, range of open spaces and environmental areas of the neighbourhood are protected while remaining accessible. Riverside Meadows is a walkable neighbourhood linked to the downtown, trail systems and recreation. The plan includes policies to promote neighbourhood history, encourage attractive development while preserving the built character of the neighbourhood in order to create a sense of place. Other areas of the city are accessible from Riverside Meadows via public transit, the trail network and bridge connections. The plan provides land use policies that encourage redevelopment and maintains Riverside Meadows as one the densest neighbourhoods in the City (proposed for 19 du/ha in the updated ARP) which is also an efficient use of existing infrastructure. The upgrading of Riverside Meadows existing infrastructure is more sustainable than building new infrastructure. The plan identifies policies to increase safety and improve perceptions of the neighbourhood. The community shelter, bridge parkette and community garden plots serve as gathering places for the community.

I. Introduction

I.5 Planning Process



Participants worked in groups to complete a mapping exercise (Above). Issues were rated by participants (Below)



The existing *North Red Deer- Riverside Meadows Revitalization and Action Plan (ARP)* was prepared by Parkland Community Planning Services (PCPS) through an intensive community consultation process beginning in September 1998. The ARP was adopted by City Council in May 2000. As part of the implementation plan it states that “a major review will be undertaken every five years to analyze implementation progress and evaluate plan objectives.”

Beginning in fall 2007, PCPS, on behalf of The City of Red Deer, led the update and review of the *2000 Riverside Meadows Revitalization and Action Plan* to create this Plan to replace the 2000 Plan.

The first step was to establish a Steering Committee comprised of the following community stakeholders:

- Two representatives from Parkland Community Planning Services
- One representative from Riverside Meadows Community Association
- One citizen of Red Deer
- One business person from Riverside Meadows neighbourhood
- One resident of Riverside Meadows neighbourhood

The Steering Committee reviewed the existing ARP to determine which recommendations have been implemented, what areas of the plan need updating, what areas need to be added and what approach should be taken for an effective and efficient update process. Based on this information a Terms of Reference was prepared by PCPS and adopted by the Steering Committee which outlined the planning process and methodology.

A vital component to the update involved a community consultation process. The objective of the community workshop was to review the vision, identify neighbourhood issues and strengths, and determine what residential redevelopment should look like. This was completed by reviewing the current vision, listing and rating issues, completing a residential image survey and a mapping exercise.

The interactive community workshop was held on Saturday, October 20, 2007 from 10-12:30pm in the library at Fairview Elementary School. 25 people attended the workshop. All households in Riverside Meadows received a neighbourhood flyer and non-resident property owners were notified by mail. An advertisement was placed in the Riverside Meadows Community Association newsletter, the City’s website and Red Deer Advocate City page.

The 2006 Statistics Canada data and the 2008 City of Red Deer Census was used to update the background and statistical information for Riverside Meadows.

The Steering Committee also conducted pedestrian counts and recorded turning movements in May 2008 at the north end of the CPR pedestrian bridge where the trails intersect. This information was used to quantify the importance of the trail system. A walkabout with the Steering Committee and City's Recreation, Parks and Culture Department staff also occurred in May 2008. The Steering Committee introduced and received valuable comment on a variety of draft policies relating to the trail system.

Steering Committee representatives from the Riverside Meadows Community Association have been reporting back to the community association at their monthly meetings. The draft plan was circulated to City Administration, Riverside Meadows Community Association and applicable referral agencies for review and comment. Revisions were made to the plan. A neighbourhood public meeting was held in May 2009 to gather comments from the public. Comments were summarized by PCPS and the Steering Committee made suggested modifications.

The plan was then broken in to two separate documents based on how they are approved by Council. The *Riverside Meadows Area Redevelopment Plan* is a statutory document approved by Council and the *Riverside Meadows Community Plan and Residential Design Criteria* is adopted as a planning tool. The two plans were presented to City Council for consideration.

II. Background & Community Direction

2.1 Policy Framework

There are many relevant community and statutory documents in place within Red Deer that influence development in Riverside Meadows. They are ever evolving documents that have been updated or created since the last area redevelopment plan in 2000 and include the *Municipal Development Plan*, *Red Deer Trails Master Plan*, *Land Use Bylaw*, and *Crime Prevention and Policing Strategy*. These higher level plans have also been developed through various community consultation processes and contain the following principles, policies and directions that relate to this plan and the *Riverside Meadows Area Redevelopment Plan (ARP)*.

City of Red Deer Municipal Development Plan

The *Municipal Development Plan (MDP)*, adopted in May 2008, is a statutory plan that guides and directs future growth and development in Red Deer. It is a primary policy document that serves as a framework for the physical development of the community. All other statutory plans adopted by The City must be consistent with the MDP and its policies.

Specific areas of the MDP that apply to the Riverside Meadows plans are:

Guiding Principles:

- *Build vibrant, attractive and safe neighbourhoods that provide for a range of housing choices, access to services, local employment, recreation, and open space.*
- *Foster a strong sense of community based upon caring for neighbours, pride in private property and public spaces, enhancement of the built environment and creating a safe environment through design, community engagement and protective services.*
- *Provide a diversity of connected parks and open spaces that facilitate both active and passive community activities.*

Policies:

5.18 Infill Development

The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

7.1 Requirements for Design Guidelines

In addition to the Neighbourhood and Industrial Area Planning Guidelines & Standards, The City should prepare and adopt design guidelines for areas with special characteristics, opportunities and problems to exercise greater design controls. Areas where design guidelines may be needed could include older neighbourhoods experiencing development pressures, the Gaetz Avenue Corridor, QE II Highway, and major entries and gateways to the city and Downtown.

10.4 Housing Forms

The City shall encourage the creation of a wide variety of housing forms. This may include dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.

10.9 Infill and Intensification in Established Neighbourhoods

Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan.

12.10 Revitalization of Older Commercial Centres

The City should encourage the revitalization and adaptive reuse of underutilized or vacant commercial centres for future mixed use developments.

19.8 Preparation of Area Redevelopment Plans

The City should prepare and adopt area redevelopment plans for areas that could benefit from the direction of such plans. In preparing area redevelopment plans, the following considerations should be taken into account:

- *area residents and other stakeholders should be as active as possible in the planning process;*
- *recognize and plan for the role the area, for which the plan is being prepared, plays or could play within the greater community;*
- *input should be provided from key resource personnel and professional expertise related to land use planning; and*
- *sufficient time and information should be provided to allow a full understanding of the implications of the proposed plan.*

As a general guide, the statutory component of an area redevelopment plan should address the following:

- *proposed land uses for the area, including the planned densities and building forms;*
- *proposals for acquiring land for parks, schools or similar community facilities;*
- *status and any required upgrades of utility systems; and*
- *the existing and future transportation systems serving the area.*

The area redevelopment plan may also contain a non-statutory community plan that addresses plan process, background information, planning concepts and possible action plan items.

City of Red Deer Strategic Plan

City Council adopted a new strategic plan in December 2008 with a mission for “The City to work together to provide leadership and sustainable municipal services for our community”. The goal to “Be Authentic” and “build effective and meaningful relationships to achieve the best for our community” is very applicable. One objective of this goal is “to increase community pride and capacity through encouraging citizen involvement in neighbourhoods and community”. The strategy is to “use community development practices to bring together citizens in their neighbourhood”. Both Riverside Meadows plans strive to achieve this goal, objective and strategy in particular.

City of Red Deer Land Use Bylaw 3357/2006

The implementation strategy in the ARP proposes amendments to the *Land Use Bylaw (LUB)*. The current LUB was adopted in 2006 by City Council and any subsequent changes must be passed by City Council. The purpose of the LUB is to regulate and control the development of land and buildings in the city.

The LUB divides the city into land use districts such as commercial, residential, industrial, environmental, park, and direct control districts. Each district lists permitted land uses which are allowed within the district and cites discretionary land uses which may or may not be allowed based on the opinion of the development authority of The City of Red Deer.

The LUB contains a variety of direct control districts. A direct control district is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in any other land use district. Each district is written specifically for the site. A common misconception is that the community or Community Association has direct control of the development. This is not true. The approving authority, either Council or the Development Authority, as specified in the district has the authority to approve development in district control districts.

The LUB further provides regulations for development permit applications and the issuing of development permits. The current land use zoning for the Riverside Meadows is shown in Map 2: Existing Land Use Districts which corresponds to land use bylaw district maps.

Design Criteria for Identified Redevelopment Sites in the Riverside Meadows Overlay District

Based on recommendation from the 2000 ARP, *Design Criteria for Identified Redevelopment Sites* was created in June 2007 and implemented as regulations in the *Land Use Bylaw*. The design criteria describe the manner by which redevelopment, both private and public, is designed. The design criteria apply to major redevelopment sites in the Riverside Meadows Overlay District which basically encompasses sites along Kerry Wood Drive, 58th Street and Gaetz Avenue. Major redevelopment sites are those where land assembly and/or significant development or redevelopment is proposed including change of use.

Red Deer Trails Master Plan

The *Red Deer Trails Master Plan*, approved by Council in 2005, provides a detailed long range plan to facilitate the future expansion and integration of this network throughout the city. The trails in Riverside Meadows are part of the Waskasoo Trail network which is the backbone of the entire Red Deer trail network.

There is a 2.5 metre asphalt trail that runs along the river front which connects the neighbourhood to Bower Ponds to the south and Lions campground to the northeast. The *Trails Master Plan* does not designate any of the Waskasoo Trails for upgrading but in the future should these trails be improved they should be built to the standards defined in the plan. The new standard would be a 3 metre asphalt trail with rest nodes every 1-1.5 km and directional/distance signage shall be provided at all trail intersections and destinations. Regular maintenance activities shall be carried out.

The plan identifies a nature trail along 53 Avenue adjacent to the former Harper's Metals site connecting the CPR pedestrian bridge to Kerry Wood Drive. An arterial trail follows Taylor Drive up the hill and meets 60th Street.

The plan proposes a bikeway from Kerry Wood Drive, west along 55th Street to Taylor Drive. A bikeway is also proposed to run from 54 Avenue through the park north of the community shelter and link to the Highland Green neighbourhood. There is a proposed future nature trail that runs 54 Avenue from the corner of 60th Street north in to Highland Green.

Any proposed nature trails and bikeways are to be built to the standards outlined in the *Red Deer Trails Master Plan*.

The *Red Deer Trails Master Plan* based many of its recommendations on intercept surveys. An intercept survey is when a trail user is interrupted and asked to complete a short verbal survey. In total 745 surveys were collected in the Waskasoo Park System. There were eight locations such as the CPR Bridge, Kin Canyon, 45 Avenue and Ross Street and Bower Ponds. The bridge was the only Riverside Meadows location. Because the CPR bridge was so busy, the survey team spent three days at the bridge compared to two or one day at other locations. The days at CPR Bridge also generated 50% more surveys than at other locations indicating the busiest location.

It should be noted that the second busiest location was Bower Ponds which is just south of Riverside Meadows. The largest contingent of respondents was from Riverside Meadows with 50 respondents (7 %). The assumption can be made that people from all over the city use the CPR pedestrian bridge rather than just those residing in Riverside Meadows.

Crime Prevention and Policing Strategy

Phase II: Crime Prevention and Policing in Red Deer: Community Consultation Outputs report summarizes the feedback gathered from the community on proposed solutions from *Phase I: Crime Prevention and Policing in Red Deer: Community Dialogue*. Phase II, completed in 2004, analyzed the data in Atoms (policing districts) with Atom 2f referring to Riverside Meadows.

Residents in Riverside Meadows were asked to identify the most urgent or significant social issues. Residents of Riverside Meadows responded that they had the highest level of concern related to alcohol and drug abuse. This was a typical response in areas close to the downtown. Break and enters, theft, and drug related crimes were not identified as urgent priorities in Riverside Meadows however these issues were identified by other city neighbourhoods.

Residents were asked if crime in their neighbourhood was a serious problem and if they felt safe to walk the streets in their neighbourhood at night. Residents perceived Riverside Meadows to have higher than average crime counts.

In reality, the count of all crimes committed in Riverside Meadows is average and comparable to many other neighbourhoods in the city. The downtown is the most concentrated for crime counts and the number of crimes committed decreases as you move away from the core.

The *Phase III: Crime Prevention and Policing Strategy* developed in 2004 provides a framework and direction to guide crime prevention and policing activities in Red Deer. There are many recommendations that relate to Riverside Meadows:

- 3.2.2.5 *Introduce selected enforcement programs to target specific problems in specific neighbourhoods.*
- 3.2.2.7 *Move toward a community (neighbourhood) driven program of crime prevention and problem oriented policing.*
- 3.2.3.3 *Pursue decentralization of policing operational infrastructure.*
- 3.3.6.1 *Revitalize Citizens on Patrol and tie to specific neighbourhood initiatives.*
- 3.3.7 *A community crime and crime prevention awareness program is required.*

2.2 Current Community Issues

Workshop participants identified and ranked the following current community issues as well as issues Riverside Meadows will face as it grows and develops. The issues identified below are listed in order of community ranking (highest to lowest):

- Potential redevelopment of Valley Park Manor site
- Overhead utilities detract from the neighbourhood
- Maintain a mix of housing types and not just social housing projects
- Safety of bus stops, cross walks and C.P.R bridge
- Maintain and improve river front access and utilization
- Preserve and maintain green space
- Attract more families to the neighbourhood so the schools can remain
- Safety of residents
- Growing number of people living in the parks
- Better and safer traffic access on to Kerry Wood Drive
- Negative image of the neighbourhood
- Do not want to become a high density neighbourhood
- Preserving the character of the neighbourhood
- High number of rental properties
- Traffic and pedestrian safety on 55th Street in front of Fairview Elementary School
- Major redevelopment through the conversion of industrial sites to commercial and/or residential
- Large repetitive pattern developments with no character
- Poor upkeep of lanes and properties
- Preservation of historic sites
- Short cutting through the neighbourhood
- Maintaining a dynamic Community Association
- Growing number of drug houses and increasing crime

II. Background & Community Direction

2.3 History

Early Settlement

Sitting across the river from the settlement of Red Deer, the lands of North Red Deer were originally acquired in 1893 by Howard Douglas of Calgary. Douglas joined with other investors and in 1894 sold the lands to Halley Hamilton Gaetz who began subdividing the first lots in North Red Deer for development.

The first large scale industry opened in North Red Deer in 1904 with the establishment of the G.H. Bawtinheimer Saw Mill. The mill, later bought out by the Great West Lumber Company, was immensely successful. Steady employment at the mill led to demand for residential development in areas north of the Red Deer River.

Along with mill development, the St. Joseph's Convent was established on the North Red Deer hill in 1908 by the teaching and nursing sisters of the Daughters of Wisdom. In the following years a presbytery, school, and Roman Catholic Church were added to the community. By 1910 there were 75 houses in North Red Deer and a population of approximately 300. A total assessed value of \$200,000 was recorded for North Red Deer's residential and industrial buildings in 1910.

The Village of North Red Deer

In 1910, during the height of North Red Deer's early growth, and after lengthy debate, a petition was forwarded to the Province requesting permission to separate from the local improvement district (of Red Deer) and form an independent village. The community received approval and the "Village of North Red Deer" was established in 1911. The impetus for the petition focused on the goal of a locally controlled community with amenities such as schools, stores, and leisure facilities.

In the years following 1911, utilities such as natural gas, expanded services, and ongoing road development enhanced the Village of North Red Deer. The community remained independent until 1947 at which time a two-thirds majority vote opted to dissolve the Village and amalgamate with The City of Red Deer effective January 1, 1948. The push to join The City centred on the cost efficiency of electricity, drains, and water servicing to be provided by The City.

North Red Deer Neighbourhood

After amalgamation, the community continued to grow. Residential and commercial development eventually encompassed all sides of the North Red Deer area, including the establishment of the neighbouring residential areas of Fairview and Oriole Park, the development of additional commercial businesses along Gaetz Avenue, and the construction of Parkland Mall.



CPR Railway Bridge in the distance
Photo courtesy Red Deer & District Archives



Redevelopment and renaming of Burnt Lake Park in 2002.

Riverside Meadows

II. Background & Community Direction



The evolution of 58th Street, 2006, 2007, 2008 (top to bottom).

During the 1950s and 60s much industrial development occurred in North Red Deer. Businesses such as Red Deer Scrap Metal Co. (Harper's Metals Ltd.), a number of autobody and service stations, Pioneer Electric Company, and the Red Deer Seed Company were established. In the 1970s and 1980s, much of the area was developed for higher density housing, and many industrial manufacturing businesses relocated to other parts of the city. During the 1990s, the railway tracks were relocated from the community, providing the opportunity for residential redevelopment and recreational trail development in their place. The community worked to preserve and recondition the rail bridge as a pedestrian link to the downtown. ♦

In the 1990s North Red Deer was facing several challenges as one of the oldest neighbourhoods in the city. Issues such as the reuse of older buildings, development of the former railway right of way, road network and transportation adjustments, land use, rental properties, density, and safety issues faced the community. The community members and Parkland Community Planning Services began the Area Redevelopment Plan process in 1998 with adoption by City Council in 2000.

2000 to Today

The name of North Red Deer was changed to Riverside Meadows with the adoption of the North Red Deer-Riverside Meadows Area Redevelopment Plan (ARP) in 2000. The ARP brought many changes for the neighbourhood with a great many of the recommendations being implemented including (but not limited to) redevelopment of Burnt Lake Park/Riverside Meadows Park, installation of the story stones project, traffic calming along Kerry Wood Drive, development of new residential lots on 58A Street (Habitat for Humanity homes), redevelopment of river front properties (the former Perma Green, Kent House and Cass' Stagger Inn buildings), removal of the truck route, and rezoning of residential properties to R1 Single Family residential. Refer to Appendix E for a complete summary of the recommendations and accomplishments of the 2000 ARP.

At present Riverside Meadows has a range of amenities provided in the neighbourhood that serve the immediate community and Red Deer: gas station, convenience store, fast foods, restaurants, pub, service garage, hair salon, architect, insurance agent, accountant, financial planner, realtor, bike repair, courier, dentist, optometrist, mechanic, schools and churches. Riverside Meadows community would like to continue to draw business service type uses and small offices.

♦ Information Sources:

The Little Village that Grew: A History of North Red Deer. Published by the North Red Deer 75th Anniversary Committee of the Northside Community Association, Red Deer: Advisor Graphics. 1987.
Dawe, Michael J. *Red Deer: An Illustrated History.* Burlington, ON: Windsor Publications Ltd. 1989.

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II. Background & Community Direction

Riverside Meadows is a convenient location for people who work downtown due to its proximity and easy access in to the core. The neighbourhood is also located along the river with many parks and trail linkages. With Red Deer's continued growth and demand for housing, the opportunity for redevelopment increases.

Residents have been challenged with the perception that the neighbourhood is unsafe. In reality, the count of all crimes committed in Riverside Meadows is average and comparable to many other neighbourhoods in the city. Developing a distinct character and a strong identity for the neighbourhood will diminish negative perceptions of safety.

Change is occurring in Riverside Meadows. Redevelopment has begun along 58th Street overlooking the river. Major redevelopment has begun along Kerry Wood Drive in the past few years. Prominent examples include demolition of warehouse buildings along Kerry Wood and construction of condominium buildings.

Redevelopment of the former Harper's Metals site began in 2007 with the removal of the buildings and contaminated soil. This 1.86 hectare site formerly used for industrial purposes is proposed for a multi-family housing development in the near future.



Before (top) and after (bottom) of 5601 Kerry Wood Drive. A dilapidated building was removed for construction of a condominium building.

Riverside Meadows

II. Background & Community Direction



Harper's Metals site in 2007 (top). View of the site post clean up in 2008 (bottom).



Before (top) and after (bottom) of Burnt Lake Park now Riverside Meadows Park.

2.4 Context

The 2008 City of Red Deer census reports 3,662 people live in Riverside Meadows. This is 4.2 % of the population in Red Deer (87,816). The population breakdown is as follows:

	Population		
	Males	Females	Total
Riverside Meadows	1,977	1,685	3,662
% of Neighbourhood	54%	46%	100%
The City	43,999	43,501	87,816
% of City	4.5%	3.9%	4.2%

Source: City of Red Deer Census, 2008

Based on the 2008 Census data there are 1649 dwelling units in Riverside Meadows. The approximate area of Riverside Meadows is 99 hectares (245 acres).

The original area redevelopment plan was completed in 2000. The plan captured several statistics at that point in time based on the 1999 census. A comparison of housing types from 1999 to 2008 can be found in the table below:

Housing Type	Housing Types			
	1999		2008	
	Units	% of total units	Units	% of total units
Single Detached	264	18	334	20
Single Detached with a Suite	42	3	51	3
Suite	46	3	n/a	n/a
Duplex	98	7	104	6
Tri or Four Plex Townhouse	310	22	307	19
Apartment	673	47	847	51
Other	4	0	4	0
Group Home	1	0	2	0
Total	1438	100	1649	100

Source: City of Red Deer Census, 1999 and 2008

There was a 2% increase in the number of single detached units in the neighbourhood from 1999 to 2008. One of the concerns in 2000 was that although there were hundreds of single family homes in the neighbourhood less than 30 lots were actually zoned R1 Single Family. The existing single family homes had been zoned in the previous decades to allow multi-family development or medium high density residential uses. Under such zoning the neighbourhood could have been redeveloped to almost entirely multi-family use. The 2000 ARP attempted to create a better balance to ensure that there would be a variety of housing types, including single family homes, in the community in the future. Based on this data, things have begun to change with 70 more single family units than in 1999.

There was also a significant increase (5%) in the number of apartment units. This can be attributed to the Convent Park development and apartment building constructed at 5820 61 Street.

At present, there are more apartment type housing units under construction along Kerry Wood Drive that will further increase the numbers in 2008. An 84 unit townhouse development has also been approved along Kerry Wood Drive.

Ownership Type	Home Ownership			
	1999		2006	
	Riverside Meadows	City	Riverside Meadows	City
Owner Occupied Units	23%	33%	29%	66%
Rental Units	77%	67%	71%	34%
Total Units	100%	100%	100%	100%

Source: 1999 City of Red Deer Census, 2006 Federal Census

Since the 2000 ARP, there has been a 6% increase in the number of units that are owner occupied in Riverside Meadows. Compared to the overall city, Riverside Meadows has a very high percentage of rental properties. The City has had a large increase in the number of owner occupied units. In the past several years, with increasing real estate values, many rental units have been converted into condominiums since a single family home has become out of reach for purchase by first time home buyers.

Statistics Canada released the 2006 Federal Census Data in 2008. Riverside Meadows is broken out as a separate census subdivision. The following statistics are very interesting:

Age

- Riverside Meadows is younger than average. The median age of Riverside Meadows is 29 years which is slightly lower than the median age of Red Deer, 33 years.

Housing and Household Mix

- Housing units in Riverside Meadows are older than average. 83% of the dwelling units in Riverside Meadows were constructed prior to 1986. In the city only 57% of the dwelling units were constructed prior to 1986.
- Housing units are more affordable. The average value of a dwelling is \$157,684 compared to \$244,254 in the city as a whole.
- There is a slightly higher percentage (24%) of lone-parent families in Riverside Meadows compared to the city (17%).
- The average household size in Riverside Meadows is 2.2 persons per dwelling unit compared to 2.5 person per dwelling unit in the city.
- Of all the total private households, 14% are couples (married or common law) with children, 20% are couples without children, 38% are one person households, and 28% are multi-family, lone parent or non family households. In comparison to the city, of all the total private households, 27% are couples (married or common law) with children, 28% are couples without children, 25% are one person households, and 20% are multi-family, lone parent or non family households. The biggest difference is that Riverside Meadows has approximately half the number of couples with children households than the city average.

Income and Labour Force

- The median income in 2005 for all private households in Riverside Meadows was \$41,567 which is 51% lower than the city's median income (\$63,034).
- The median monthly payment for a rental dwelling in Riverside Meadows is \$683 compared to the city's at \$750.
- The unemployment rate in Riverside Meadows is 7% of the population 15 years and over compared to 4.4% of the city's population 15 years and over.
- The total experienced labour force 15 years and over can be broken down in to the following occupational categories:

Occupation	Labour Force	
	Riverside Meadows	City
Management	4	9
Business; finance and administration	11	17
Natural and applied science and related	5	5
Health	5	6
Social science, education, government service and religion	2	7
Art, culture, recreation and sport	1	2
Sales and service	30	25
Trades and transport	22	18
Unique to primary industry	10	7
Processing, manufacturing, and utilities	10	4
Total	100%	100%

Source: Federal Census Date, 2006

- One third (30%) of the total experienced labour force over the age of 15 in Riverside Meadows works in sales and service occupations. This is 5% higher than the city overall. 22% work in trades, transport, equipment operators and related occupations. This is 4% higher than in the city overall.
- 79% of Red Deer residents drive their vehicle to work. 66% of Riverside Meadows Residents drive their vehicle to work. Almost twice as many people in Riverside Meadows (12%) walk or bicycle to work compared to the rest of the city (6.7%). The same is the case with public transit where 7.4% of those employed in Riverside Meadows take the bus compared to 3.7% in the city overall.

2.5 Pedestrian Activity

According to Statistics Canada, twice as many people in Riverside Meadows walk or bike to work compared to the rest of the city.

Because of the significance of trail use in Riverside Meadows, the Steering Committee conducted pedestrian counts and recorded turning movements at the north end of the CPR pedestrian bridge where the trails intersect.

Pedestrian counts and turning movements were completed by volunteers on the north end of the CPR pedestrian bridge where the trails intersect. On Saturday, May 10, 2008 counts were done between 10 am and 6pm. On Wednesday, May 13, 2008 counts were done between 7:30am and 6pm. In 15 minute intervals, the

Riverside Meadows

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mode of transportation was documented (walk, bike or other) as well as the direction where people were travelling to and from.

There were 772 total pedestrian movements on Saturday and 818 total movements on Wednesday. This is a significant number of people using this trail intersection. During the week, the 65% of the movements were walking with the largest number of movements in both directions from the CPR Bridge (downtown) to 53 Avenue. There was a small percentage (7%) of traffic that used an alternate mode of transportation such as skateboards or roller blades. The peak traffic time was between 3:30 p.m. and 4:30 p.m. Observations were also made that people parked on local streets to access the trail.

On Saturday, there were almost equal numbers of cyclists and walkers and a larger percentage (14%) of the traffic was on a different mode of transportation such as a skateboard or rollerblades. The largest number of movements was both directions between the trail that leads to Bower Ponds and the CPR Bridge. The other popular pedestrian movement was both directions between the CPR Bridge (downtown) and trail leading north on to 53 Avenue. The peak traffic time was between 12 p.m. and 1p.m. and between 4:30 p.m. and 5:30 p.m. Observations were also made that people asked for directions from the counters sitting on the bench. There were also several wedding parties taking pictures near or on the bridge.

On both days it was noted that youth climb over the bridge railing and sit on the bridge columns.

The pedestrian counts and movements show that during the week most of the traffic is commuters moving to and from the downtown in to Riverside Meadows. On weekends more people use the trails for recreational use and use the CPR bridge as a destination point.

A complete summary of the data including diagrams can be found in Appendix D.



Left: Aerial photo showing the trail intersection where pedestrian activity was monitored.

2.6 Natural Features

The topography of the Riverside Meadows community runs from the highest point along the escarpment at approximately 878 metres (2880 feet) in elevation to the lowest point, 850 metres (2786 feet) in elevation, along the riverbank.

Significant natural features in the community include the habitat areas along the escarpment and the Red Deer River bank area. According to The City's 1998 *Integrated Ecospace Natural Habitat Management Ecospace/Biodiversity Inventory* the escarpment functions as an observed and confirmed wildlife corridor. Deer, possibly moose, several smaller mammals, and bird life readily use the escarpment as a corridor within the Waskasoo Parks System and as an important habitat area. In addition to areas along the escarpment, the riverbank is also home to a variety of plant and animal species particularly in wetland regions identified between Taylor Drive and the pedestrian bridge. There are some private undeveloped natural areas remaining along the former rail line, although most of these have been developed since 1998. Several mature cottonwood trees remain in the 58A Street segment. The neighbourhood is also fortunate to have willow, spruce, and poplar clusters throughout environmental reserve, park, and habitat areas.

2.7 Land Use and Zoning

Prior to 1998

Many of the residential properties in Riverside Meadows were zoned R2 General Residential District prior to 1980. Within this district, all types of residential including apartment buildings were considered conditional uses. With a new *Land Use Bylaw* adopted in 1980, the R2 General Residential District was reclassified and R1-Single Family Residential and R1A -Semi-detached Residential land use districts were created. At this time residential properties were rezoned and the majority of the residential in Riverside Meadows was classified as R1A-Semi-detached Residential. Only 30 lots were designated as R1-Single Family Residential. Any existing uses were considered discretionary and conforming.

1998 to 2000 ARP

As a result of recommendations in the original ARP, several residential, commercial, and direct control areas were rezoned in January 2001, under *Land Use Bylaw 3156/96*. Existing land uses were considered non-conforming and granted a site exception so they could maintain their properties and rebuild if a fire or natural disaster occurred. In cases other than a fire or natural disaster the properties are not able to redevelop the site or rebuild unless the use complies with the current land use district. As an example, an apartment building in a R1-Single Family Residential land use district could maintain the building and continue to legally operate. The owners are able to rebuild if the building was lost to fire or natural disaster. However, the owners could not demolish the building for other reasons and rebuild or enlarge the building. The permitted new use would be a single family detached home or accessory use.

These changes in 2001 were based on extensive planning research, community visioning and neighbourhood input. The lands were rezoned with the intention of decreasing the overall density of the area and encouraging a balance of types of residential structures throughout the community.

In 2003 Council approved a proposal as directed in the 2000 ARP to rezone industrial parcels. The new zoning allowed limited new industrial development as well as commercial and residential land uses under a unique I1A/BSR- Light Industrial Business Service Residential district. Refer to Appendix E for a complete summary of the recommendations and accomplishments from the 2000 ARP.

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Recent Issues

In 2007, the contaminated former Harper's Metal Site, located at 5835 Kerry Wood Drive and identified as a major redevelopment site, was sold and cleaned up. In 2008 the City's contaminated PI-Parks and Recreation district parcel to the north was sold to the developer and rezoned IIA-BSR-Light Industrial Business Service Residential district for the construction of multi-attached housing.

Valley Park Manor site is currently a 100 bed nursing home operated by Alberta Health Services formerly David Thompson Health Region. Residents will be relocated by the health region to a new facility in Michener Hill neighbourhood in 2009. The feasibility of a short term physical rehabilitation centre is currently being explored by the health region. The site is currently zoned as R3-Multi-family Residential district which allows multi-family and multi-attached buildings to a maximum of 4 storeys. Assisted living facilities approved prior to December 1998 are also allowed. Today assisted living facilities are zoned PS-Public Service district. The community supports a nursing home on the site. The potential redevelopment to multi-family or multi-attached buildings is not supported by the community. The higher density use may add to the current traffic congestion in this area with the adjacent multi-family site and school traffic. The site is also located on the interior of the neighbourhood on a local roadway. Transit service is only permitted on collector roadways and the nearest collector road is two blocks to the east. In new neighbourhoods the *Neighbourhood Planning Guidelines and Standards* require higher density housing to be situated along or near collector roadways. The site is surrounded by 2 to 2.5 storey buildings and a 4 storey multi family building may shade or affect privacy of adjacent homes.

Design Criteria for Identified Redevelopment Sites was created and implemented as regulations in the *Land Use Bylaw* in 2007. The design criteria describes the manner by which redevelopment, both private and public, will be designed. The design criteria apply to major redevelopment sites in the Riverside Meadows Overlay District which basically encompasses sites along Kerry Wood Drive, 58th Street and Gaetz Avenue.

2.8 Historic Sites

Riverside Meadows has many historic sites. There are several levels of designation of historic sites. These historic sites are currently flagged in the City's GIS system. When a permit request is made for changes to a designated historic site or for sites abutting designated historic sites the Inspections and Licensing Department will take special consideration in reviewing the application based on the level of designation. Changes to abutting sites are also considered to ensure that adjacent development does not cause damage to the existing heritage site. These designations and considerations are outlined below.



North Cottage School, 5704 60th Street, is designated a Municipal Historic Resource under the Alberta Historical Resources Act.

HS-Historical Significance

An HS-Historical Significance Overlay District designation under the *Land Use Bylaw* is intended to promote community awareness of historical sites or buildings. The permit application for changes to the building or demolition is circulated to the Heritage Planner or planning department for comment. The Heritage Planner or planning department has 45 days to encourage the land owner not to demolish the building or to preserve the historical value and be sympathetic to the historical value of the building. The final decision would be made by the Development Authority. Riverside Meadows Park is listed in a HS-Historical Significance Overlay District. This is the former location of the Freytag Tannery Site.

HP-Historical Preservation

An HP-Historical Preservation Overlay District designation under the *Land Use Bylaw* is intended to ensure preservation of the historic value of the site or building. Sites designated as municipal and/or provincial under the *Alberta Historical Resources Act* (AHRA) are listed as HP. City Council designates a site as a Municipal Historic Resource by resolution. Provincial Historic Resources are designated by the Minister responsible for the AHRA. These designations are registered on the land title with a caveat.

In accordance with the AHRA no person shall destroy, disturb or alter, restore or repair HP sites without written approval of the Development Officer based on a recommendation of Heritage Planner or planning department. Additional permission is required from the Minister responsible for the AHRA if the site is designated as a Provincial Historic Resource.

The CPR Pedestrian Bridge and North Cottage School in Riverside Meadows are listed as HP-Historical Preservation because they are designated Municipal Historic Resources under the AHRA.

Historic Site Survey

A *Historic Site Survey* was completed for the entire city in March 2008. It is a comprehensive record of potential historic places that includes photographs of older homes and businesses that are at least fifty years old. Further historical research on each of these sites has been collected and notes the date of construction, the builder, the early occupants and owners, as well as the background and the site's historical context. There are 32 historic sites identified by the survey in Riverside Meadows that have potential historic significance.



A view of 54 Avenue looking north from 59th Street.

2.9 Transportation, Parking and Pedestrian Circulation

During the community workshop to review planning issues, residents raised concerns regarding the number of people who short cut through the neighbourhood. Riverside Meadows is served by several key roadways which encourage short cutting. Major arterial roads, Gaetz Avenue and Taylor Drive, border the community.

Kerry Wood Drive (54th Avenue), 59th Street and 60th Street act as collector road to distribute traffic from these arterials into the community. A road is classified as a collector until the volumes reached 5000 vehicles per day. After such volume is exceeded there would be quality and function issues within the residential area that would have to be reviewed by the Engineering Department. In 1999 along Kerry Wood Drive the average summer weekday traffic was over 4,400 vehicles; over 1,400 vehicles on 60th Street in 2003 and over 2,500 vehicles on 59th Street in 2001. Traffic turning movement data has not been collected in recent years in Riverside Meadows.

Corner bulbs, landscaped median and trees were installed along Kerry Wood Drive between Taylor Drive and 59th Street in 2004 as a result of a traffic calming recommendation in the 2000 ARP. This has been successful in calming traffic along Kerry Wood Drive especially through the park and playground zone.

At the community workshop, residents also raised concerns regarding safe access on to Kerry Wood Drive at the intersections of 55th Street, 59th Street and Taylor Drive. Access from 55th Street is difficult during school drop off and pick up hours. Access from 59th Street is difficult during peak commuting hours. Concerns were also raised that turning left on to Taylor Drive from Kerry Wood Drive often takes several light cycles.

In addition to the road network, the community is linked by trails that allow for non-motorized travel in and out of the area. One of the more significant and widely used trails is the former railway bridge across the Red Deer River, which has been restored to act as a pedestrian/cyclist corridor.

Riverside Meadows is served by City of Red Deer Transit which connects the neighbourhood to the downtown core and surrounding communities of Oriole Park, Fairview (West of Taylor Drive), and Highland Green. There are presently 18 bus stops in Riverside Meadows. A Traffic Impact Assessment, at the cost of the developer, may be required by The City to take into consideration the possibility of

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managing increased traffic if high density residential or major commercial projects are proposed.

2.10 Utilities

For multi-storey developments, the capacity and sizing of all deep utilities should be reviewed through a Servicing Feasibility Study at the cost of the developer. The existing deep utilities in the Riverside Meadows neighbourhood are of an advanced age and replacement or upgrades, by the developer, should be considered as new development occurs.

Riverside Meadows has a mix of overhead and underground power lines. The majority of the neighbourhood is overhead power lines. Some areas that do have underground power lines have been developed more recently when the policy was to place power lines underground in residential areas. In terms of burying existing above ground lines, the City's Electric, Light and Power Department have a policy that conversion of existing areas will not be at their expense but the expense of the developer or residents.

In 1986, The City of Red Deer determined that the overhead lines in Riverside Meadows needed to be rebuilt because they were at the end of their life expectancy. At that time residents voted on whether they wanted a levy placed on their taxes over a 10 or 20 year period to pay for having power lines placed underground. Since the overhead lines were at the end of their life cycle the cost to the residents was based on the cost of continuing above ground lines subtracted from the higher cost of placing the power lines underground. The residents voted against the levy and the overhead power lines were rebuilt. The power lines will not need to be rebuilt until approximately 2050.

At this point in time the cost to convert all the residential lines to an underground system would be very substantial. In addition each resident would have to make alterations to their homes to accommodate underground services. Most areas would require easements filed on their properties and experience a considerable amount of disturbance to their landscaping. As well some of the overhead power lines can not be converted for reasons of reliability and therefore need to stay overhead. However, if residents desire to bury all power lines underground on their lot at the time of redevelopment an application could be made to The City's Electric, Light and Power Department and to have it paid for by adding a levy to their property taxes.

The large power transmission towers along the river belong to AltaLink and form part of their major distribution system. These towers and lines impede views of the river. Permission would need to be granted



Power lines along 52 Avenue which is identified as a view corridor to the river.

from AltaLink. There may be some cost efficiencies if the Alta Link towers are buried on the south side of the river with the redevelopment of Riverlands.

Power lines along 52nd Avenue and 58th Street should be considered a priority to be buried underground because these streets are view corridors to the river.

2.11 Landfills

There are five former landfill sites and related setback areas within Riverside Meadows. These former landfill sites are located near the BMX park, near Riverbend Village, near Montfort Heights, underneath Gaetz Avenue and underneath Taylor Drive. Properties within 300 metres of these sites may be restricted in their future development. *The Municipal Government Act Subdivision and Development Regulations* specify that the development or subdivision authority can not issue a development permit or create a new lot within 300 metres of a closed landfill for use as a school, hospital, hotel, place of residence or food services.

Properties that fall within these setbacks may obtain a setback variance to allow a development permit or subdivision. If supported by The City of Red Deer, the development and subdivision authority, a setback variance can be obtained with the written consent of the Deputy Minister of the Environment.

Alberta Environment does not provide blanket setback variances. Each property requiring a subdivision or development permit in the landfill setback area is required to apply. This can be a deterrent or delay redevelopment in the neighbourhood.

As part of an application for subdivision or development within the landfill setback area, The City of Red Deer may require an environmental assessment. This document is then referred to The City of Red Deer Environmental Services Department and the health region for review. Further information may be required at this point and may include monitoring the site for a year to ensure there is no leaching. When the Environmental Services Department and health region are satisfied that the variance to the setback does not pose a risk, a letter of support is written. The City, which is the development or subdivision authority, then applies for permission from Alberta Environment to vary the setback.

Alberta Environment conducts a review and may also ask for further information at this time. If they support the application, a letter is provided to the development or subdivision authority and a development permit can be issued or subdivision approved.

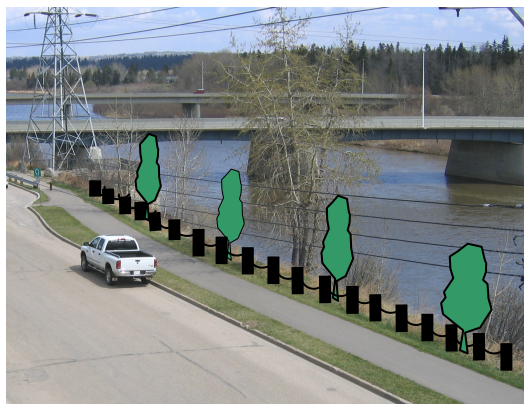
If a developer plans to redevelop or subdivide a property within the landfill setback area for use as a school, hospital, residence or food establishment, Inspections and Licensing Department should be contacted for an explanation of the complete process for obtaining a setback variance.

2.12 Escarpment Areas

Riverside Meadows neighbourhood is almost completely bounded by escarpment areas. Sites in escarpment areas are identified in the *Land Use Bylaw*. A development permit is required when redeveloping, developing, clearing or grading, excavating or adding fill in an escarpment area. Additional information to assess the slope will be required as part of the development permit application. Slope stability and emergency access to the building and escarpment are examples of important considerations in site planning. Development adjacent to the escarpment will need to be designed in accordance with the *Land Use Bylaw* and the *Fire Smart Guidelines* produced by Alberta Sustainable Resources Development.

III. Riverside Meadows Community Plan Policy Statements

This section contains policies that address property enhancement, public realm, community identity, safety, linkages, heritage, culture and the environment. The policies outline specific actions or provide guidance while achieving the vision for the neighbourhood. Projects, where applicable, will be subject to approval processes of The City including those that affect the capital and operating budgets. The implementation of these policies will result in a vibrant, safe, and friendly downtown neighbourhood with character that respects its historical, natural and social context. The policies reinforce a high quality of life for its diverse residents and businesses. CP in front of a policy number indicates that it is a community plan policy statement.



An illustration of how to separate the natural landscaping from the groomed trail along 58th Street.

CPI.0 River Front Policy Statements

Intent: The river front is a public asset and redevelopment shall optimize public access to the valued Waskasoo Park trail system. 58th Street is a focal point along the river for the neighbourhood. The design of buildings along the river front shall engage the public space.

CPI.1 Neighbourhood Entrance Sign

An entrance sign should be installed north of the parkette as you enter the neighbourhood from the CPR pedestrian bridge and exit off the Waskasoo park trail system. The Waskasoo park identity program has been created to enhance the identity of the park.

CPI.2 Define 58th Street

The natural vegetation of the riverbank should be separated from the groomed portion of the trail along 58th Street, which is a focal point for the neighbourhood. As a suggestion black iron railing or fence, less than .9 metres in height and of an open design could be placed along the top of the bank to define the boundary between the natural and groomed areas. Plantings, such as tall slender aspen trees, may also help to define the areas without blocking the view of the river.

Street furniture and lighting should be added to the groomed portion. These should be designed using elements that relate to the CPR pedestrian bridge. Example design elements include iron, black, and distinct lines.

CPI.3 Activities

Year round uses and activities should be established that reflect and enhance the natural character of the river front and foster the community's relationship with the shoreline and their heritage. As an example, a mobile concession near the railway parkette would be a busy location where trail users could stop to enjoy an ice cream with a view.

III. Community Plan Policy Statements

CPI.4 River Trail Commuter Route

Over 600 people use the trail along the river daily from Bower Ponds to Lions Campground or cross the CPR pedestrian bridge to the downtown at the proposed bridge parkette. This trail links Riverside Meadows to the downtown. These busy trail sections should be cleared of snow in the winter to promote safe pedestrian and bike traffic all year round. Snow removal on the bridge has challenges due to the wooden bridge deck and snow removal can not be done by machine. Due to the high volumes of trail users and concern for safety, the area near the CPR pedestrian bridge should be considered as an increased priority in the City's overall parks maintenance program.

CP2.0 Property Enhancement Policy Statements

Intent: Pride in your property translates to pride in the community. All property owners, residential and commercial, shall be encouraged to maintain and improve their properties.



A Community in Bloom project in Lloydminster, Alberta.

CP2.1 Education

The community should be educated on the benefits of maintaining their property as well as the process for reporting unkept yards, lanes and graffiti. Articles could be written in the community newsletter or a presentation could be made at a community event.

CP2.2 Bylaw Compliance

A 'neighbourhood sweep' should be conducted by the community to identify and report City of Red Deer Bylaw infractions to the Inspections and Licensing Department relating to unkept sites, graffiti, etc.

CP2.3 Programs

The neighbourhood should continue to plan, promote and participate in the annual Riverside Meadows in Bloom and Green Deer events to encourage maintenance and enhancement of properties. A component should be added to the current garden awards to award innovative and attractive redevelopment.

Trees in the neighbourhood are aging. Neighbourhood programs should be developed to encourage maintenance of existing trees and planting of new trees to guarantee trees for future generations. Example programs could be purchasing trees in bulk and selling them at a discounted rate or a pruning and disease control workshop.

III. Community Plan Policy Statements

CP3.0 Public Realm Policy Statements

Intent: The public realm is where the Riverside Meadows community converges to define their identity and meaning of their neighbourhood. Improvements to the public realm shall improve the area's safety and strengthen Riverside Meadows appeal to residents and visitors alike. Public realm projects shall provide a means for historic commemoration, expression of cultural identity and engaging the community to create an environment they can be proud of.



An example of streetscape improvements that could be completed on 58th Street

CP3.1 Neighbourhood Hub

The community shelter and surrounding park area should continue to be developed as the neighbourhood hub where community members can host events, display community information, and meet.

Improvements to the community shelter could include public art and community programming.

CP3.2 Streetscape Improvements

The existing streetscapes should be improved with lighting, benches, trees, public art, bicycle racks, bulbings, signage, etc. Kerry Wood Drive, 54 Avenue, 59th and 58th Streets are special character streets and shall receive priority.

Street amenities should be located along or near the curb as a barrier to the automobile and clear of the pedestrian path. Pedestrian scaled light fixtures should emit a warm generous downward light on local roadways.

A selective palette of materials should be used in developing street furniture, signage, and lighting that complement the neighbourhoods railway history and provide a distinct identity. As an example black iron with straight clean lines could be used to complement the CPR pedestrian bridge.

CP3.3 Welcome to the Neighbourhood

The Riverside Meadows Community Association should meet and welcome developers to the neighbourhood. The community association should encourage developers to be involved in the community and implementation of this plan. As an example, a developer may want to contribute a public art piece, become a committee member, or plant trees in the neighbourhood to show their commitment to improving the neighbourhood.

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An interactive sculpture that engages the public and has an educational component.



Trail under Gaetz Avenue bridges from Lions Campground where public art would help deter graffiti.

CP3.4 Accessibility

Streets and sidewalks should accommodate a diversity of users and modes of transportation, including bicycles, and be accessible to people with disabilities or mobility challenges. The commercial areas along 51st Avenue and 52 Avenue are priority areas for curb cuts when being considered as part of the City's work plan.

CP3.5 Public Art

Interactive public art should be incorporated as an integral element of the streetscape that reflects the neighborhoods' heritage. Public art is most enjoyed when people can interact with it by climbing, sitting, and taking photographs. As an example, a replica train sculpture could be installed in the parkette at the north end of the CPR Bridge so children would be able to climb and actively interact.

Public art should be explored under the bridges on the concrete piers and abutments to promote the community identity and portray the neighbourhoods' heritage.

CP3.6 Community Revitalization Levy

The community should research and explore the option of advocating The City to make application to the Province to implement a Community Revitalization Levy (CRL) in Riverside Meadows.

The City of Red Deer's property tax revenues are divided between The City and the Province. The Province sets the level of the education allocation, then Council passes an annual property tax bylaw to generate the funds required for both education and municipal purposes. Because funds available for education are derived from the property tax base, increasing the property tax base from new private sector investment within Riverside Meadows would produce corresponding incremental revenues for education as well.

The impact of recent changes to the *Municipal Government Act* (Division 4.1) allow The City of Red Deer to make application to the Province to forgo a portion of their property tax revenues (education increment) in Riverside Meadows for 20 years, thereby enabling The City to leverage this contribution to fund redevelopment projects such as public realm, infrastructure and river front improvements. This is called a Community Revitalization Levy (CRL).

The Province examines The City's application to determine the feasibility of forgoing the education tax increment within Riverside Meadows, allowing The City to apply all property tax incremental revenues to fund capital infrastructure. If the Province approves the application The City must borrow to front end the cost of the initial projects. Revenues generated from the CRL are used to repay the borrowing. As a result no tax increase is necessary to cover the cost of borrowing to drive redevelopment.

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Logo for Riverside Meadows.



An example of the potential for new sign blades.

CP4.0 Community Identity Policy Statements

Intent: Riverside Meadows is a distinct and unique neighbourhood. Entrances to the community shall be defined. Visitors and residents to Riverside Meadows shall feel they have entered a village within the city. Residents want to be engaged in their community.

CP4.1 Logo

The neighbourhood logo should be incorporated on signs, newsletters and any promotional material regarding Riverside Meadows.

CP4.2 Street Signs

Distinctive street sign blades should be designed and installed in Riverside Meadows that complement the neighbourhoods history with the railway. The sign design shall be in compliance with the City's *Engineering Design Guidelines*. Streets could use their historic street names on the signs. For example, 57 Avenue was historically Cherry Avenue.

CP4.3 59th Street Entrance

59th Street should be defined as an entrance to the community with the installation of a treed median, corner bulbing and sidewalk along the north side of the road. It would then be comparable to Kerry Wood Drive when entering the neighbourhood from Taylor Drive.

Sidewalks should be installed along the north side of 59th Street to increase pedestrian safety and promote linkage from Gaetz Avenue to Kerry Wood Drive.

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An example of an attractive community promotional brochure.

CP5.0 Community Image Policy Statements

Intent: Riverside Meadows is a wonderful place to be. A positive image of the neighbourhood should be thought of every time Riverside Meadows is spoken.

CP5.1 Promotional Strategy

A promotional strategy should be developed for residents and businesses that boast the benefits of living and doing business in Riverside Meadows. The strategy could include the development of a community marketing brochure, a series of news releases, listing of development opportunities and community images. As an example the area along 58th Street could be marketed as “The Boulevard” which is its historic street name. Another possibility is placing banners along entrance points in to the neighbourhood such as 54 Avenue, Kerry Wood Drive or 59 Street.

CP5.2 Relationships

The Riverside Meadows Community Association and social agencies in the neighbourhood should strengthen and develop their relationship to improve communication and understanding of each other so that when issues arise solutions are found that benefit the neighbourhood. Organizations should be invited to speak and participate in Community Association meetings and neighbourhood events.

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CP6.0 Safety Policy Statements

Intent: Riverside Meadows is a safe place to walk, live and work. Safety shall be forefront in the design or redevelopment of the neighbourhood. Any unsafe places, whether perceived or true, shall be made safe.



Treed area at the entry to the bridge requires continued maintenance based on CPTED principles to ensure adequate visibility, security and aesthetics.

CP6.1 Crime Prevention and Problem Oriented Policing Strategy

Based on recommendations of *The Red Deer Crime Prevention and Policing Strategy*, a community driven strategy of crime prevention and problem oriented policing should be developed which identifies the problems that contribute to crime in the neighbourhood, sets priorities on what to address and how to solve the problem.

The community driven strategy should include:

- (a) Residents identify problem areas and notify the RCMP and other stakeholders (ie. property owner) of these areas.
- (b) Residents work with the RCMP to come up with solutions to improve problems and proceed to implement solutions. As an example of problem oriented policing in action, city RCMP currently have developed specialized units such as the Community Response Unit (CRU), Street Team, Mobile Foot Patrol and Zone Policing.
- (c) Educate residents on how to most effectively report crime and how to increase safety in their home and community. Two examples would be placing articles in the newsletter or bringing in a speaker.
- (d) Complete a Crime Prevention Through Environmental Design (CPTED) analysis for problem areas in the neighbourhood to improve surveillance, visibility and lighting. CPTED is one tool to identify and find solutions for problem areas.
- (e) Maintain a relationship with the Neighbourhood Watch Program.
- (f) A neighbourhood representative becoming involved in City crime prevention and policing initiatives.

CP6.2 Policing Town Hall Meeting

The community association should offer to host a policing town hall meeting in the neighbourhood. This is an open forum where the community can ask questions of the RCMP and for the RCMP to update the community on initiatives and strategies.

CP6.3 Parkette Development

The busy four way trail intersection north of the CPR pedestrian bridge should be developed as a gathering place with a railway parkette that improves site lines and encourages legitimate use. As an example a well designed train sculpture would encourage interaction and reflect the neighbourhoods' heritage. Improvements should include



An example of an interactive train sculpture that would be a great addition to the bridge parkette and reflect the history of the neighbourhood.

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surface treatments, directional maps, distance signage, benches, and ambient downward lighting, which complies with the *Red Deer Trails Master Plan* recommendation for directional/distance signage to be provided at all trail intersections and destinations.

The addition of period lighting to the CPR pedestrian bridge should also be considered to increase safety by improving site lines and encouraging legitimate use.

CP6.4 Boat Launch

A trail crosses the boat launch area. The boat launch is in a blind spot for trail users. To increase safety, the trail should have one or a combination of the following completed: trail stenciled with warnings or hatching; trail realigned slightly to the east; trail paved with a different material to get attention; vegetation undergrowth cleared or trail signed to notify boat launchers not to block the trail.

In the long term, plans for upgrading and expanding the boat launch within Riverside Meadows should be explored in order to provide adequate parking and reduce conflict between boat launch, trail, and BMX park users. There is also potential for a dinner cruise or river tour company to operate from this location.



A view of where the trail crosses the boat launch

Riverside Meadows

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A story stone that marks the former location of the saw mill.



An electrical box downtown wrapped with an historic image.

CP7.0 Historical, Cultural and Environmental Policy Statements

Intent: Riverside Meadows is rich in history and green space. These are important components to the community and they shall be maintained, preserved, promoted and enhanced to provide a sense of evolution, identity and place.

CP7.1 Green Space Planning

Any upgrading of the river front trail system, parks and open spaces shall preserve, enhance and compliment natural habitats. Enhancements could include expanding the range of activities and uses available in the boat launch area. The community has a continuing interest in projects that affect the Waskasoo park system.

CP7.2 Neighbourhood History

The community should continue to connect with the history of the neighbourhood. The more people learn about their neighbourhood the more they appreciate it.

Historic plaques should be maintained and updated as well as the historic walking tour brochure.

The Story Stones markers should be maintained, promoted and expanded as sites are identified such as the aboriginal grave site in the escarpment north of Convent Park.

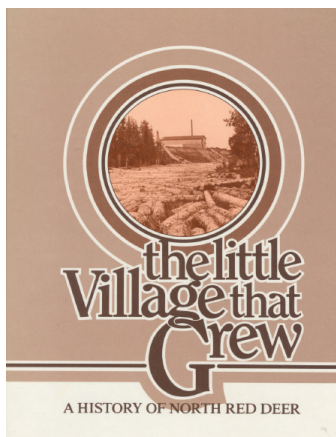
New projects should be explored such as the wrapping electrical boxes with historic photographs or the creation of wall murals at the community centre. Articles or trivia could be incorporated in the newsletter to educate about the history of the neighbourhood. Other ideas include creating a geocache challenge specific to Riverside Meadows.

CP7.3 Historic Tours

The North Red Deer Historical Walking Tour should be updated with new sites such as the native burial ground on the convent hill escarpment. The story stones walking tour should be incorporated. The walking tour should be adapted for cyclists due to the large geographic area.

Consider adding tours that explore the neighbourhood and teach participants the 'what' and 'whys' of their neighbourhood. A new trend is psycho geographic walking clubs and tours that take pedestrians off their predictable paths.

III. Community Plan Policy Statements



The Little Village that Grew is a history of North Red Deer published by a group of volunteers who formed the North Red Deer 75th Anniversary Committee.

CP7.4 Riverside Meadows Centennial

In 2011, Riverside Meadows (North Red Deer) will be 100 years old. A centennial event or project should be explored to celebrate the milestone. The development of the CPR bridge parkette and distinctive sign blades should be considered as a community commemorative project.

CP7.5 Designation of Historic Sites

Historic sites in the neighbourhood should continue to be identified and protected by working with The City and property owners to designate these historic sites.

CP7.6 Landfills

There are 5 landfills which affect Riverside Meadows. 44 hectares of land, approximately 110 parcels, are within a landfill setback. Major redevelopment sites affected include Valley Park Manor and sites along Kerry Wood Drive like the former Harpers Metals site and Central Alberta Paint Supply (CAPS).

The Municipal Government Act Subdivision and Development Regulations specify that the development or subdivision authority can not issue a development permit or create a new lot within 300 metres of a closed landfill for use as a school, hospital, hotel, place of residence or food services. Developments near closed landfill sites are to meet the requirements of the setback variance and management of landfills unless an application is made for a setback variance. This is a major deterrent to these specific types of redevelopment. Refer to section 2.11 in background section.

The City should explore options to address former landfills in the neighbourhood and the negative affect that the setback areas have on redevelopment. One option is that The City and the Province work together to find solutions to address community issues related to landfills. This may include changes to the current *Municipal Government Act* regulations to allow municipalities to review and grant setback variances where the landfill site does not pose a risk. A second option may be determining the content of each landfill to see if the setback can be removed.

Property owners in these setbacks should be informed of the special development regulations pertaining to their properties. This may be done through a public information night organized by the community where City staff and Alberta Environment are invited to speak.

III. Community Plan Policy Statements

CP8.0 Implementation Policy Statements

Intent: Successful implementation of the plan shall be a collaborative effort between the community and all stakeholders including The City. All involved shall ensure implementation momentum is maintained and success celebrated.

CP8.1: Annual ARP Meeting

Once a year, the Riverside Meadows Community Association should call an annual area redevelopment plan meeting to update the community on the implementation progress and announce the upcoming year's priorities. Lead organizations or groups, as identified in the implementation table, will be invited to provide an update on the progress of responsibilities. The meeting provides an incentive to maintain momentum, create community buy-in, encourage accountability of lead groups and organizations and act as a forum for celebrating milestones and rewarding success. The media should be invited. The first meeting will be a 'kick off' of the ARP to rally support and momentum for the upcoming years initiatives.



An example of an attractive community newsletter.

CP8.2 Newsletter

The Riverside Meadows community newsletter should have a dedicated ARP section to provide updates and encourage community involvement.

IV. Residential Design Criteria

This section of the plan is implemented through an amendment to the *Land Use Bylaw*. The design criteria contain “shall”, “should” and “may” statements. “Shall” statements are those which must be followed. “Should” statements mean compliance to the principle is required but the Development Authority has some discretion based on the circumstances of the specific case. “May” statements indicate that the Development Authority determines the level of compliance that is required.

All Residential Development

Intent: To create a variety of sizes, styles and types of residential units that have a small town ‘village in a city’ feel and appeal to a variety of demographic groups. Residential development shall have well identified individual entries with verandahs, porches, and creative design features to reflect the location on the edge of the downtown and desire to create a non-suburban feel. New development shall not come at the expense of excellence in urban design.



A street with a small town ‘village in a city’ feel. This was the highest ranked image in the community image survey.



An example of an acceptable front yard fence.

Criteria 1: Building Width

The maximum building width shall be 15 metres (50 feet) to be compatible with the scale and mass of typical homes in the neighbourhood.

Criteria 2: Front Yard Setback

Front yards shall provide separation from the street/sidewalk. The front yard setback shall be consistent with existing buildings on the same block as the proposed development. On corner properties, the front yard shall be in the same direction as front yards on the remainder of the block.

Criteria 3: Front Fencing

Vertical walls, railings, hedges, gates or decorative fences in the front yard shall not exceed .9 metres (3 feet) in height unless of an open design that does not impede site lines.

Criteria 4: Multi-attached Units

There shall be no more than 6 multi-attached units in one building block to reduce the mass and scale of the building and promote pedestrian circulation.

Riverside Meadows

IV. Residential Design Criteria



A building with a variety of materials, recesses, projections, and colours used in combination to create an interesting façade.



The redevelopment exception would allow medium density 2 storey housing in a single family (R1) district. Front yard setbacks of R1 would be applied to create a seamless street presence.



An apartment building design with individual entries on the main floor.

Criteria 5: Building Height

Building height shall follow the underlying land use district or site exception, if applicable.

Criteria 6: Architectural Elements

Architectural elements such as gables, balconies, verandahs, bay windows, cornices, projections, recesses, terracing, window and door trim shall be used to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces. On elevations facing streets, parks or trails, surfaces with a vertical or horizontal wall length greater than 5 metres (16 feet) in either direction shall not be permitted.

Street frontage elevations of buildings located on corner lots shall have equal architectural treatment.

The use of vibrant colours and textures shall be used in combination to distinguish elements of the façade and visually separate multi-attached and semi-detached units.

Criteria 7: Materials

More than one type of high quality and innovative building material, such as, but not limited to, brick, stone, concrete and cement stucco shall be used in a variety of combinations. Ornamentation and articulation shall be the result of the assembly of compatible and complimentary materials and construction details.

Criteria 8: Entrances

The main entrance of the principal building shall be clearly identified, visible and accessible from the principal frontage streets.

On corner lots, the main entrance of the principal building shall face in the same direction as the other building entrances on the block.

All main floor dwelling units including multi-family, fronting onto a public street or park, shall have an individual front entry that can be accessed directly from the public sidewalk or trail through a private front yard. The main floor of residential ground units shall not be situated higher than 1.2 metres above the grade of the front public sidewalk/curb.

Criteria 9: Garbage

Multi-attached and multi-family dwelling units with more than four units shall have an enclosed garbage area.

Riverside Meadows

IV. Residential Design Criteria



A duplex with two distinct sides.



A home on 57th Avenue where the garage does not dominate the home.



Mature boulevard trees add character to a street and shall be preserved with new development.

Criteria 10: Relation to Neighbours

Side windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.

Criteria 11: Semi-Detached Design

Semi-detached (duplex) residential façade design shall treat each unit with distinction to give the appearance of two separate units.

Criteria 12: Utilities

Overhead utility services shall be buried and connected to the side or the rear of the principal building. No meters shall be allowed on the front of the building.

Criteria 13: Garages and Accessory Buildings

Garages and accessory buildings shall be designed to complement the principal building. This shall be achieved by utilizing similar or compatible exterior materials, colours and architectural details. This shall apply to both new developments as well as new garages on lots with existing houses.

Garages and accessory buildings facing streets, parks or trails shall have design features including projections, recesses, variations, or gables to minimize the perception of mass and height and to break up large flat surfaces, including roof faces.

Garages shall not protrude beyond the front building face (including porches and verandas) of the principal building. Boulevard trees are not to be removed to accommodate any front vehicular access. Garages shall be no more than 35% of the total lot frontage.

Criteria 14: Parking

Large multi-family developments should have an underground parking garage to minimize above grade parking.

Criteria 15: Safety (CPTED)

Crime Prevention Through Environmental Design (CPTED) principles shall be applied to all components of development as listed in the *Land Use Bylaw*.

Criteria 16: Landscaping

Mature trees contained within residential properties shall be preserved to the greatest extent possible. In developments with new principal buildings, where mature vegetation or landscaping material has been removed, new landscaping material shall be added to the site.

Enhanced landscaped areas with trees and a variety of plantings shall be in the front yard setback area.

V. Implementation Table

The table summarizes the plan policies and suggests implementation actions with an outline of who may be responsible for any actions contained in the corresponding policy, implications and the approximate timeframe. CP policy statements indicate a community plan policy which is adopted as a planning tool by City Council. ARP policy statements indicate an area redevelopment plan policy statement which has received statutory approval by City Council. These policies are detailed, under separate cover, in the *Riverside Meadows Area Redevelopment Plan*.

It should be noted that any public improvement proposed or recommended in this plan are subject to the City's capital and operating budgets and approval process. The lead identified in the table below, often the community or Riverside Meadows Community Association, will need to put together a project proposal for consideration by The City to implement policies where city staff time or funding is being requested. A proposal would include a budget and identification of potential funding sources. The City evaluates each proposal in relation to needs of other neighbourhoods and in relation to city-wide spending priorities.

Responsibility Codes:

The lead organization or group identified will initiate and drive the implementation of the policy statement. The organization or group identified as involved will actively assist the identified lead in implementing the policy.

Code	Organization or Group
City Council	Red Deer City Council
RMCA	Riverside Meadows Community Association
PCPS	Parkland Community Planning Services (City of Red Deer's contracted Planning Department)
ILD	Inspections and Licensing Department of The City of Red Deer
RPC	Recreation, Parks, and Culture Department of The City of Red Deer
Comm.	Community at large including agencies and institutions

Timeline:

Timeline	Approximate timeframe
Ongoing	Constant monitoring
Completed with Plan Adoption	Completed with plan adoption
Near Range	Complete within 2 years of plan adoption
Medium Range	Complete within 5 years of plan adoption
Long Range	Complete within 10 year of plan adoption

Implications:

This column identifies key organizations or groups that are implicated by the policy or are involved in approving the policy. Where City staff time is identified, it implies that this time needs to be budgeted in a department work plan and approved through the City's annual budget approval process. Resources can include a variety of sources such City budget, grants, redevelopment levies, fundraising, donations, sponsorship, etc. depending on the project.

No.	Policy Statement	Actions	Responsibility		Implications	Timeline
			Lead	Involved		
CP1.0 River Front Policy Statements						
CPI.1	A neighbourhood entrance sign should be installed north of the parkette as you enter the neighbourhood from the CPR pedestrian bridge and exit off the Waskasoo Park trail network.	The RMCA determine a sign design, raise funds, choose a location and request permission prior to install.	RMCA	Comm. Bus. Comm. RPC	Fundraising	Medium Range
CPI.2	Define 58th Street by separating the natural vegetation of the riverbank from the groomer portion of the trail.	Businesses and the RMCA work together to develop a concept and explore options for resources. RPC approval is required on items such as ownership, maintenance and design standards.	Bus. Comm.	RMCA Comm. RPC	May be a combination of fundraising, levies, application to City	Near Range
CPI.3	Establish year round uses and activities that reflect and enhance the natural character of the river front and foster the community's relationship with the shoreline and heritage.	Brainstorm uses such as hot dog vendors, bridge festival, Riverside Meadows marathon, Historic RD Week events, etc. that community volunteers can organize with assistance from RPC.	RMCA	RPC Comm.	Fee for Service Grant Application, RMCA fundraising, Sponsors	Ongoing
CPI.4	Clear the river trails of snow in the winter because a commuter route.	Modify winter trail clearing plan. Snow clearing on the bridge provides challenges because it is a wooden deck. Request that Parks review maintenance plan for this area.	RPC	Heritage Arch. Coord. (bridge is historic site) Public Works	City Staff Time	Near Range
CP2.0 Property Enhancement Policy Statements						
CP2.1	Educate the community on the benefits of maintaining their property as well as the process for reporting unkept yards, lanes and graffiti	Organize presentations from a CPTED specialist and/or ILD regarding Community Standards Bylaw, write articles in newsletter, organize a lane clean up with volunteers, etc.	RMCA	Comm. ILD RCMP		Near Range
CP2.2	A 'neighbourhood sweep' should be conducted by the community to identify and report City of Red Deer Bylaw infractions to the Inspections and Licensing Department relating to unkept sites, graffiti, etc.	Organize a crew of community volunteers. Educate on how to recognize bylaw infractions. Report infractions to Inspections and Licensing Department.	RMCA	Comm. RCMP ILD		Near Range

CP2.3	Plan, promote and participate in the annual Riverside Meadows in Bloom and Green Deer events. Add a new award to the Riverside Meadows in Bloom program for innovative and attractive redevelopment. Add programs to encourage maintenance of existing trees and planting of new trees to guarantee trees for future generations .	Plan and promote these events in the neighbourhood, organize volunteers and additional programming around these events.	RMCA	Comm.	Volunteers	Near Range
CP3.0 Public Realm Policy Statements						
CP3.1	Continue to develop the community shelter and surrounding park as the neighbourhood hub .	Maintain and continue to improve the shelter and park with public art and programming.	RMCA	Comm. RPC	Comm. Assoc. and City budget	Ongoing
CP3.2	Improve existing streetscapes. Kerry Wood Drive, 54 Avenue, 59 th Street and 58 th Street are character streets and shall receive priority.	RMCA work with City to develop a concept, budget and implementation plan to install decorative lighting, benches, trees, public art, bike racks, bulbing, and signage along Kerry Wood Drive, 59 th Street and 58 th Street.	RMCA	PCPS RPC Public Works EL&P Engineering Comm. Businesses	Cost and resources to be determined. Levies, grants, etc.	Medium Range
CP3.3	The community association should meet and welcome developers to the neighbourhood . The community association shall encourage developers to be involved in the community and get involved in the implementation of the community plan.	Identify the new developers. Members of the RMCA to schedule a meeting, present a welcome package (ARP, brochures, newsletter, etc) and encourage involvement.	RMCA	Bus. Comm.		Ongoing
CP3.4	Accommodate a diversity of users and modes of transportation on streets and sidewalks. The commercial areas along 51 Ave and 52 Ave are priority areas when being considered as part of the City's work plan.	Inform Engineering of the priorities in the community for consideration when scheduling their upgrading of sidewalks	RMCA	Engineering	None, as to be considered as part of the current upgrading plan by City.	Ongoing
CP3.5	Incorporate interactive public art in the streetscape that reflects the neighbourhoods' heritage.	Raise funds, create ideas, evaluate and choose locations for public art in the neighbourhood. A maintenance program should also be developed.	RMCA	RPC Archives Comm.	Fundraising/Grant applications	Ongoing

CP3.5 cont'd	Public art should be explored on the concrete piers and abutments under the bridges to promote the community identity and deter graffiti.	Determine if there are people in the community with the skills. Determine a theme. Obtain permission from City Departments and Province.	RMCA	Comm. Engineering RPC AB Infra.	Volunteers Raise funds	Near Range
CP3.6	Explore the option of making application to the Province to implement a Community Revitalization Levy (CRL)	RMCA set up a committee to research the CRL process. Apply to Council to support application and pass borrowing bylaw. If supported the next step is to work with City Admin. to develop an application to the Province. City administration time needed to review application.	RMCA	City Council Finance Tax & Assessment PCPS Bus. Comm.	Motion by City Council Staff Time	Near Range
CP4.0 Community Identity Policy Statements						
CP4.1	Incorporate the neighbourhood logo on signs, newsletters, and any promotional material.	Encourage the business community in Riverside Meadows to use the logo. Incorporate in newsletter. Encourage Parks to use the logo on neighbourhood signs.	RMCA	RPC Businesses Comm.		Ongoing
CP4.2	Design and install distinctive street sign blades that complement the neighbourhoods history. The sign design must meet <i>Engineering Design Guidelines</i> .	Contact RPC and Eng. to design a sign blade, with the community, and provide costs for the new sign blades. Consider as a centennial project.	RMCA	Engineering Comm.	Raise funds	Medium Range
CP4.3	Define 59th Street as an entrance to the community.	Install a treed median, corner bulbing and sidewalk along the north side of the street. Include 59 th Street in the sidewalk program.	Engineering	RMCA Comm. PW	Cost and resources (ie. CRL, grants, levys, etc.) to be determined City Staff Time	Medium Range
CP5.0 Community Image Policy Statements						
CP5.1	Develop a promotional strategy for residents and businesses that boast the benefits of living and doing business in Riverside Meadows.	Complete a strategy that may include community marketing brochure, series of news releases, listing of development opportunities and community images. Costs are associated with printing and advertising. May consider hiring a contracted person or using volunteers to make and implement strategy. Another possibility is placing banners along entrance points in to the neighbourhood such as 54 Avenue, Kerry Wood Drive or 59 Street.	RMCA	Comm. Businesses Land &Econ. Dev.	Fundraise or sponsorship	Near Range

CP5.2	Strengthen and continue to develop the Riverside Meadows Community Associations relationships with social agencies to improve communication and understanding of each other and to find solutions to community issues.	Invite social agencies to speak at Community Association meetings and events. Meet face to face to discuss neighbourhood issues.	RMCA	Social Agencies Comm. Social Planning		Ongoing
CP6.0 Safety Policy Statements						
CP6.1	Develop a community driven strategy of crime prevention and problem oriented policing to identify problems that contribute to crime in the neighbourhood, set priorities on what to address and how to solve the problem.	Hire a consultant to identify problems that contribute to crime in the neighbourhood, set priorities and solve the problem.	RMCA	Crime Prevention Coor. Comm. RCMP	Grant applications, sponsorship, application to City, etc. could be used as resources	Near Range
CP6.2	Host a policing town hall meeting in the neighbourhood.	Contact the RCMP and offer to host a meeting.	RMCA	RCMP Comm.		Near Range
CP6.3	Develop a gathering place with a parkette at the north end of the CPR pedestrian bridge to improve site lines, safety and encourage legitimate use.	Explore suggested improvements such as installing a train sculpture, directional signage, surface treatments, map, benches, downward lighting, etc. at the intersection. Add lighting to the bridge. Consider a railway theme.	RPC	RMCA Comm.	Cost and funding resources to be determined City Staff Time	Near Range
CP6.4	Explore trail realignment at the boat launch to increase safety. Explore upgrading and expanding the boat launch within Riverside Meadows. There is also potential for a dinner cruise or river tour company to operate from this location.	Stencil trail warnings, hatch trail, realign trail to east, or pave trail with different material as well as clear vegetation undergrowth regularly. City explore contracting consultant to redesign boat launch area.	RPC RPC	RMCA Comm. RPC Transit Dept. RMCA	City Staff Time Cost and resources to be determined City Staff Time Cost and resources to be determined	Near Range
CP7.0 Historical, Cultural and Environmental Policy Statements						
CP7.1	Any upgrading of the river front trail system, parks and open spaces shall preserve, enhance and compliment natural habitats.	Maintain a relationship with RPC and express interest in projects they are undertaking.	RMCA	RPC		Ongoing

CP7.2	The community should continue to connect with the history of the neighbourhood . The more people learn about their neighbourhood the more they appreciate it.	Maintain and update historic plaques, walking tours and story stones. Explore new projects such as wrapping electrical boxes with historic images or murals. Articles or trivia could be incorporated in the newsletter to educate about the history of the neighbourhood. Other ideas include creating a geocache challenge specific to Riverside Meadows. Ownership, installation and maintenance of plaques and story stones shall comply with City policies and procedures	RMCA	Heritage Preservation Committee Comm. Archives	Volunteers Costs are project dependant. Obtain resources with fundraising, grants, sponsorship	Ongoing
CP7.3	Update North Red Deer Walking Tour with new sites such as native burial ground and incorporate story stones in to one brochure. Adapt the walking tour for cyclists.	Approach the Heritage Preservation Committee to organize and fund the update and consolidation as well as adaption for cyclists. Consider adding tours that explore the neighbourhood and teach participants the 'what' and 'whys' of their neighbourhood. Consider psycho geographic walking clubs and tours.	RMCA	Heritage Preservation Committee Comm. Archives	Provincial heritage grants (AHRF), fundraise	Near Range
CP7.4	A centennial event or project shall be explored to celebrate the neighbourhoods 100 th birthday in 2011.	The development of the CPR bridge parkette should be considered as a community commemorative project.	RMCA	Comm. RPC	Volunteers, obtain resources with fundraising, grants, sponsorship	Near Range
CP7.5	Protect historic sites in the neighbourhood with designation.	Land Use Bylaw amendment required for any level of protection. Preparation of Statements of Significance may be required.	PCPS	City Council Heritage Advisory Team Comm.	Motion by City Council City Staff Time	Ongoing
CP7.6	Explore options to address the negative affect former landfills have on redevelopment. Inform property owners within setback of special development regulations.	Letter writing, meetings with Province administration and MLA's to make changes to the MGA regulations. Explore the option of determining the content of each landfill. RMCA should host a community information session. Invite ILD, AB Environment, and those affected in the setback area to attend and learn from ILD.	ILD RMCA	RMCA City Council Municipal Affairs AB Environ't ILD AB Environ't Comm.	City Staff Time City Staff Time	Near Range Completed with Plan Adoption

CP8.0 Implementation Policy Statements						
CP8.1	Have an annual area redevelopment plan meeting to update the community on the implementation progress and announce upcoming year's priorities.	Advertise and organize event agenda. Invite lead organizations and groups to provide update on progress of responsibilities. Invite the community and media to attend. Award and celebrate successes. Announce next year's initiatives.	RMCA	Comm. City Depart. City Council PCPS		Annual
CP8.2	Dedicate a section in the Riverside Meadows newsletter for ARP initiatives.	Provide updates on initiatives, seek people to champion initiatives and encourage involvement in initiatives.	RMCA	Comm. Bus. Comm. PCPS		Ongoing
ARPI.0 Land Use Policy Statements						
ARPI.1	The pattern of land use shall be developed in accordance with Map 3: Development Concept , Table 5: Land Use Allocation and Table 6: Density.	Land Use Bylaw amendment to adopt Map 3: Development Concept to achieve land use allocations and densities as outlined in Table 5 and 6.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.2	Redevelopment shall be designed in accordance with Residential Design Criteria and <i>Design Criteria for Identified Redevelopment Sites in Riverside Meadows Overlay District</i> .	Land Use Bylaw amendment to adopt Residential Design Criteria.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.3	As industrial uses move out of the area and IIA-BSR sites redevelop, a more appropriate and common land use district should be applied to better represent the new use. Amend IIA-BSR to allow 4 storeys in district	A Land Use Bylaw amendment to change the district.	PCPS	Developer RMCA City Council	City Staff Time Motion by City Council	Ongoing
			PCPS	City Council	Motion by City Council	Completed with Plan Adoption
ARPI.4	Expand DC 13 area and amend the district. Make a focal point of the neighbourhood.	Land Use Bylaw amendment to change and expand DC 13 as well as delete DC 17 and DC14.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.5	Add a redevelopment exception to all sites where the existing use does not comply with the land use district to allow redevelopment to the same floor area, not exceeding 2 storeys (10m).	Land Use Bylaw amendment to add a new exception.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption

ARPI.6	Remove site exceptions (h), (i), and (j) in the <i>Land Use Bylaw</i> to encourage redevelopment and minimize confusion	Land Use Bylaw amendments to remove those specific exceptions.	PCPS	Comm RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.7	If an adjacent property owner is interested The City shall be explore closing the lane east of Burger Boy and finding the best alternative use for the site...	Work with Land & Econ. Development and Eng. to develop a purchase agreement. Consult with RPC.	Bus. Comm.	Eng. PCPS LED RPC	City Staff Time Motion by City Council	Ongoing
ARPI.8	Redevelopment on 61 Street shall not obstruct existing views from escarpment.	Inspections & Licensing Dept. to apply policy to development applications.	ILD	MPC		Ongoing
ARPI.9	Allow the option of back to back semi-detached housing on the lots between 58A and 58 Street.	Land Use Bylaw amendment to add an exception.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.10	School sites are encouraged to remain in their current use.	Maintain a relationship with school districts and community consulted on any proposed changes to school sites.	PCPS	City Council RMCA Comm.		Application Dependant
ARPI.11	RMCA maintain relationship with the health region to discuss plans for Valley Park Manor . Create a direct control district in the <i>Land Use Bylaw</i> for this site. At the time of redevelopment reconfigure intersection of 60 th Avenue and 55 th Street to reduce traffic conflicts. Preserve the mature elm trees .	RMCA schedule a meeting with health region. Land Use Bylaw amendment to rezone from R3-Multi-Family Residential to Direct Control District. School District, Health Region and City Engineers meet to discuss solutions. Consult with area residents. Review any permits to see if best effort is being made to preserve the elm trees.	RMCA PCPS	Health Region Health Region RMCA Comm. ILD Health Region RMCA Comm. RPC	 City Staff Time Motion by City Council City Staff Time	Near Range Completed with Plan Adoption Application Dependant Ongoing
ARPI.12	Rezone the Public Service Site located at 5503 58A Street to R3 Multi-family Residential.	Land Use Bylaw amendment to rezone parcel from PS-Public Service to R3-Multi-Family	PCPS	RMCA Comm. City Council	City Staff Time Motion by City Council	Completed with Plan Adoption

ARPI.13	Explore Community Garden Plot program. Locations could include park north of Loaves and Fishes. Extend invitation to neighbourhood schools and residents to participate. Complete CPTED evaluation of the site to ensure proper site lines and discourage vandalism.	A community group of gardeners is formed to lead and determine the requirements for community garden plot program with The City. The RMCA will support the community. CPTED evaluation of the concept for the garden plot site.	Comm. RPC	RMCA RPC RCMP Comm.	Volunteers Cost and resources to be determined Cost for the evaluation	Near Range Near Range
ARP2.0 Transportation & Utility Policy Statements						
ARP2.1	Network public places and spaces with parks and trails that are clearly marked as proposed in Map 4.	Implement trails as proposed on Map 4.	RPC		City Staff Time	Near Range
ARP2.2	Local road network improvements are suggested at the intersection of Kerry Wood Drive and 59 th Street as adjacent sites redevelop and increase pressure on this intersection. Consider a one lane roundabout, three way stop or traffic lights Maintain Kerry Wood Drive at a collector standard. Minimize short cutting to maintain appropriate traffic levels.	Do engineering study to determine if traffic levels warrant the improvements to improve access, ensure safety of pedestrians and other modes of transportation and to maintain the current neighbourhood road standards. Consult with stakeholders. Monitor redevelop and the affect on traffic in the neighborhood.	Engineering Engineering	 RMCA Comm.	City Staff Time Associated costs and resources to be determined with improvement. Could include a local improvement bylaw, grants, etc. Staff time	Ongoing Ongoing
ARP2.3	The school district, owners of Valley Park Manor site, City traffic engineer and area residents should meet to brainstorm solutions to create a safe Fairview school drop off.	RMCA invite stakeholders meet to brainstorm solutions. This may be a funding partnership between school district, City and private developer. An engineering study will be required to explore and design possible solutions.	RMCA	Engineering Comm. Transit Public School District Valley Park Manor Developer	Cost share between City, school district and developer.	Near Range
ARP2.4	Programs and funding opportunities should be explored to bury all overhead power lines . Explore partnerships in burying power lines.	Research programs such as development levies, grants, etc.	EL&P	RMCA Comm. Bus. Comm.	City Staff Time Potential fundraising or levy on the community residents	Near Range

ARP3.0 Implementation						
ARP3.1	Redevelopment shall be in accordance with the objectives and policy statements contained in the Riverside Meadows ARP .		All			Ongoing
ARP3.2	Comprehensive review of the Plan at a minimum every 10 years (2018).		PCPS	City Council Comm. Community Services Dept. RMCA	City Staff Time	Long Range
ARP3.3	Prepare progress bulletin summarizing implementation progress and priorities every two years.	Review implementation table, contact leaders and draft report. Distribute to City Administration and the Community Association.	PCPS	City Depart. RMCA	Staff Time	Every two years



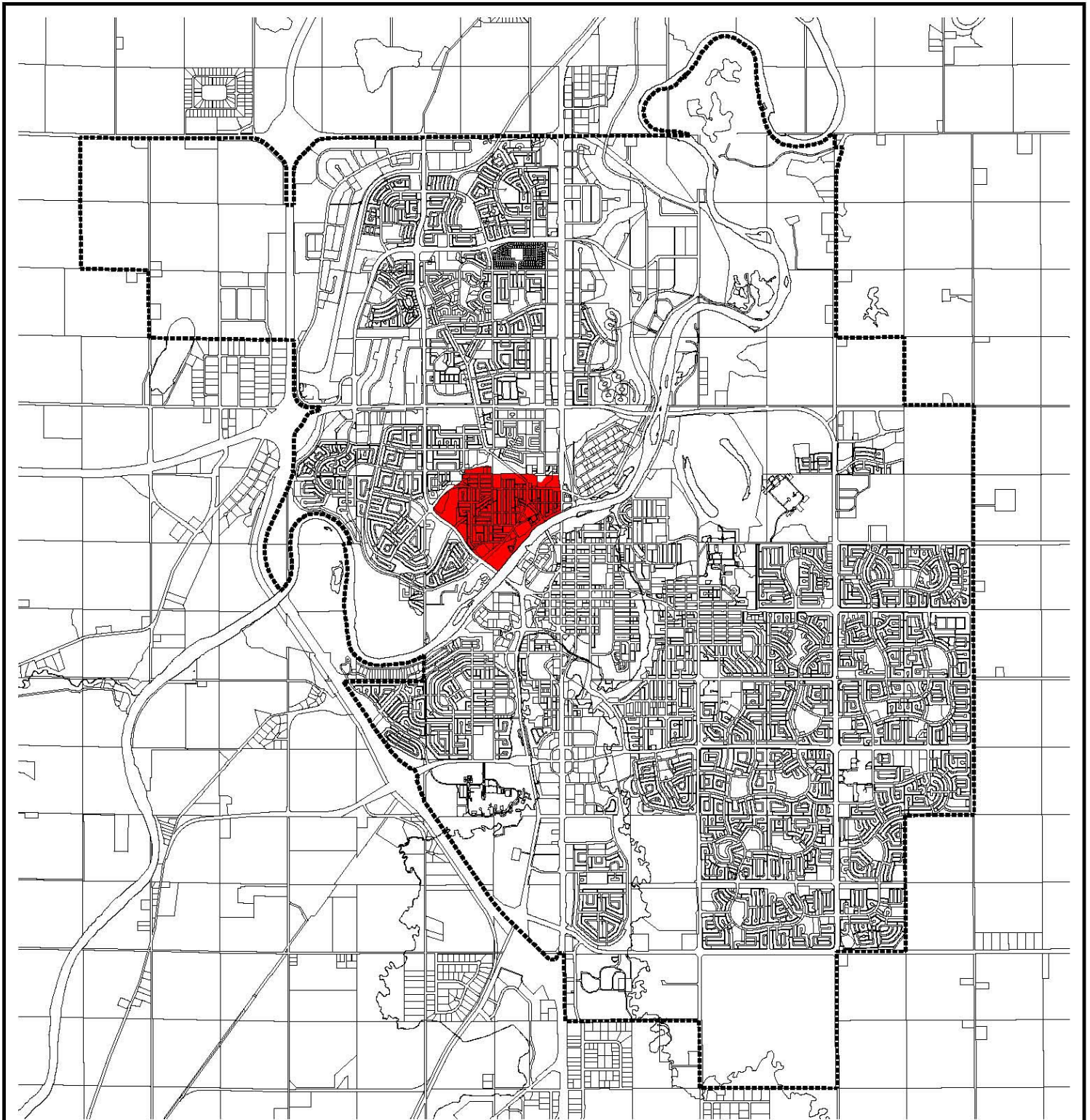
Appendix A- Maps

1.0 Area Context

2.0 Existing Land Use Concept

3.0 Proposed Land Use Concept

4.0 Public Realm & Open Space Concept



CITY OF RED DEER

Riverside Meadows Area Redevelopment Plan

MAP 1
Plan Area




















-  **PLAN AREA**
-  **CITY BOUNDARY**



JULY 4, 2008

CITY OF RED DEER
Riverside Meadows
 Area Redevelopment Plan

MAP 2
 Existing Land Use Districts

-  PLAN BOUNDARY
-  CLOSED LANDFILL SETBACK - 300m
-  FORMER LANDFILL SITE
-  A2 - ENVIRONMENTAL PRESERVATION
-  C1 - COMMERCIAL (CITY CENTRE)
-  C3 - COMMERCIAL (NEIGHBOURHOOD CONVENIENCE)
-  C4 - COMMERCIAL (MAJOR ARTERIAL)
-  DC (13) - DIRECT CONTROL
-  DC (14) - DIRECT CONTROL
-  DC (17) - DIRECT CONTROL
-  DC (18) - DIRECT CONTROL
-  MABSR - INDUSTRIAL (LIGHT INDUSTRIAL AND BUSINESS SERVICE - RESIDENTIAL)
-  P1 - PARKS AND RECREATION
-  P8 - PUBLIC SERVICE (INSTITUTIONAL OR GOVERNMENTAL)
-  R1 - RESIDENTIAL (LOW DENSITY)
-  R1A - RESIDENTIAL (SEMI-DETACHED DWELLING)
-  R2 - RESIDENTIAL (MEDIUM DENSITY)
-  R3 - RESIDENTIAL (MULTIPLE FAMILY)
-  DESIGN CRITERIA OVERLAY DISTRICT

NOTE: REFER TO LAND USE BYLAW FOR POSSIBLE EXCEPTIONS WHICH MAY ALSO APPLY.



JULY 4, 2008




























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CITY OF RED DEER
Riverside Meadows
 Area Redevelopment Plan

MAP 3

Proposed Land Use Concept

-  **PLAN BOUNDARY**
-  **CLOSED LANDFILL SETBACK - 300m**
-  **FORMER LANDFILL SITE**
-  **A2 - ENVIRONMENTAL PRESERVATION**
-  **C1 - COMMERCIAL (CITY CENTRE)**
-  **C3 - COMMERCIAL (NEIGHBOURHOOD CONVENIENCE)**
-  **C4 - COMMERCIAL (MAJOR ARTERIAL)**
-  **DC (13) - RESIDENTIAL, SMALL-SCALE COMMERCIAL**
-  **DC (18) - RESIDENTIAL**
-  **DC (26) - RESIDENTIAL**
-  **11ABSR - INDUSTRIAL (LIGHT INDUSTRIAL AND BUSINESS SERVICE - RESIDENTIAL)**
-  **P1 - PARKS AND RECREATION**
-  **PS - PUBLIC SERVICE (INSTITUTIONAL OR GOVERNMENTAL)**
-  **R1 - RESIDENTIAL (SINGLE-FAMILY)**
-  **R1A - RESIDENTIAL (SEMI-DETACHED DWELLING)**
-  **R2 - RESIDENTIAL (MEDIUM DENSITY)**
-  **R3 - RESIDENTIAL (MULTIPLE FAMILY)**
-  **EXCEPTION 1: Allowed to redevelop to the same floor area and not exceeding 2 storeys or 10 m in height.**
-  **EXCEPTION 2: Back-to-back duplexes allowed as a discretionary use.**
-  **EXCEPTION: As per the Land Use Bylaw**
-  **As per ARP text 1.12**
-  **TRAFFIC IMPROVEMENT AREA**
-  **EXISTING TRAIL**
-  **PROPOSED TRAIL**
-  **NOTE: The Riverside Meadows Design Criteria Overlay District shall apply to all lands within the ARP area.**

0 35 70 140m

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











OCTOBER 19, 2009




** Amended by Bylaw 3261/A-2024, December 2, 2024
 *** Amended by Bylaw 3261/A-2026, March 24, 2026

CITY OF RED DEER
Riverside Meadows
 Area Redevelopment Plan

MAP 4
**Public Realm &
 Open Space Concept**

-  PLAN BOUNDARY
-  CLOSED LANDFILL SETBACK - 300m
-  FORMER LANDFILL SITE
-  A2 - ENVIRONMENTAL PRESERVATION
-  P1 - PARKS AND RECREATION
-  WASKASOO PARK BOUNDARY
-  EXISTING TRAILS
-  PROPOSED TRAIL
-  PUBLIC PARKING
-  RECREATION FACILITY
-  ENTRY SIGN
-  GATHERING PLACE
-  STREETSCAPE IMPROVEMENTS PRIORITY



JUNE 5, 2009
 ORTHO: OCTOBER, 2006



Appendix B-Sample Infill Design Pictures

1.0 Single Family (R1) Residential

2.0 Semi-detached (R1A) Residential

3.0 Medium Density (R2) Residential

4.0 Multiple Family (R3) Residential

Examples of Acceptable Single Family (R1) Residential



Examples of Acceptable Semi-detached (RIA) Residential



Examples of Acceptable Medium Density (R2) Residential



Examples of Acceptable Multiple Family (R3) Residential



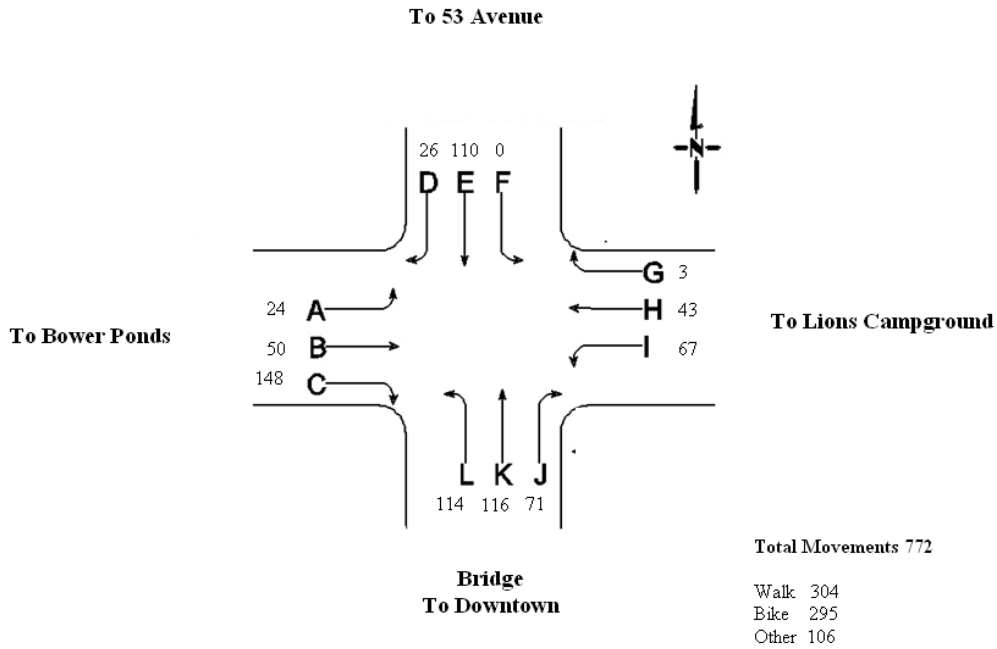
Appendix C-Steering Committee

The Riverside Meadows Area Redevelopment Plan Update Steering Committee spent many volunteer hours working with Parkland Community Planning Services to complete the plan. The steering committee members were as follows:

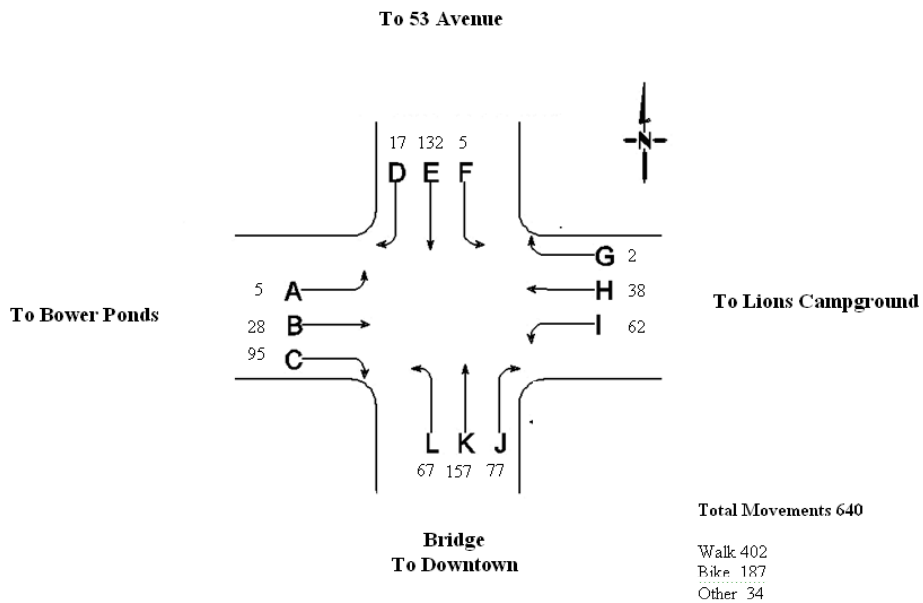
- Two representatives from Parkland Community Planning Services (Tara Lodewyk, Jordan Furness)
- One representative from Riverside Meadows Community Association (Marleen Cowan)
- One citizen of Red Deer (Sherri Turpin)
- One business person from Riverside Meadows neighbourhood (Debbie Ramage, Counsel Tech Consulting Ltd.)
- One resident of Riverside Meadows neighbourhood (Shirley Hocken)

Appendix D-Pedestrian Counts & Movements

CPR Bridge Pedestrian Movements
Saturday, May 10, 2008
10am to 6pm



CPR Bridge Pedestrian Movements
Wednesday, May 14, 2008
7:30am to 6pm



Appendix E-2000 Riverside Meadows Area Redevelopment Plan Accomplishments

2000 ARP Recommendation	Notes	Status
5.1 Neighbourhood Name		
1. Rename the neighbourhood “Riverside Meadows”.		
i. The Area Redevelopment Plan recommends Riverside Meadows as the new neighbourhood name.		Complete
ii. The name “Fairview” will no longer be used to refer to any area east of Taylor Drive. In connection with this action, Fairbank Road east of Taylor Drive will be referred to only as 55th Street.	Street sign has been changed and city mapping was adjusted for 2002 maps.	Complete
iii. Rename the Burnt Lake Park to Riverside Meadows Park to recognize the new neighbourhood name. The historical identity of the park is to be retained through proposed story stones/signs.	Name changed in 2001 and sign installed at the park.	Complete
2. Foster community pride.		
i. Create a community logo	In 2002 the community association began a review of current logo and new design created.	Complete
ii. Find a positive visible action to link to the new neighbourhood name. "Riverside Meadows" could link to a river clean up or river-focused activity.	The Association has held several events since 2001 designed to both improve the community and also to promote the redevelopment efforts and new name (e.g. community clean up, potluck, community garage sale, park playground building).	Complete
3. Promote respect for the area.		
i. Use educational tours. City Councillors, the police and City Department staff will be invited on a tour of the area at least once during every two year period over the life of the ARP, as the plan is implemented.	A bus tour for City Council, the RCMP, city staff, and the community association was organized on October 9, 2002.	Complete
ii. Through the use of tours, press releases, and face to face communication the community will strive to educate realtors about the unique aspects of this neighbourhood and about the value of this community as a residential area.	Numerous press releases and communication tools (including the city web site) promoted the redevelopment work taking place in Riverside Meadows.	Ongoing
iii. Through the use of tours, press releases, and face to face communication the community will strive to improve the perception of non-residents regarding this community.	Riverside Meadows has a quarterly newsletter.	Ongoing

2000 ARP Recommendation	Notes	Status
4. Ensure the area is easy to locate and easy for non-residents to identify.		
i. Install at least two neighbourhood area map signs at entranceways to the community. These signs will be located on city property, will not interfere with utilities, and will not be situated on an arterial roadway. In the cases where “either-or” is indicated on the map, only one of the locations is to be selected for a sign. In these cases, a traffic count study will be require to determine which access route of the two options shown is more heavily used. The sign is to be installed in the busier location (providing safety is not compromised) for maximum visibility and use.	The signs were installed by Public Works in 2002.	Complete
ii. Initiate an education campaign aimed at the entire city of Red Deer to inform residents about where the neighbourhood is and who the residents are.		Carry Forward
5. Distinguish this community from all other areas “north of the river”		
i. Through a press release/media kit, inform and educate the media about the name change to Riverside Meadows.		Complete
5.2 Land Use		
i. Working with the proposed land use map, amend the Land Use Bylaw to provide for the following land use districts: residential, commercial, park, direct control.	Majority of rezonings completed in 2001.	Complete
ii. Where a change in land use designation has been recommended for a property, the existing uses will be made discretionary, in the existing building only, with the understanding that the goals of this plan and the objectives of proposed changes in land use districts will be reviewed and weighed heavily in any and all development authority decisions.	City Council approved the new zoning of I1A/BSR (Light Industrial Business Service Residential).	Complete
iii. Establish a committee comprised of residents, Parkland Community Planning Services, Inspections and Licensing, and design professionals to create a set of design guidelines for the more prominent redevelopment sites in the community, namely the Harper's/Town Square site, the Convent Park/Multi-Family site, and the Riverfront area. These guidelines are to be consistent with the objectives of this plan. The aforementioned direct control districts should include standards for landscape design, parking, environmental preservation, and development of a “theme” area where directed by this Plan.	Adopted and implemented in the Land Use Bylaw by Motion of City Council in June 2007.	Complete
5.3 Transportation		
I. Ensure all bus stops are located on sidewalks and are easily accessible.		
i. Transit Service planning is to tie into the Engineering Services Department’s sidewalk program; as sidewalk upgrades are planned or as new sidewalks are built, transit stops will be taken into account as priority locations.	Development applications are circulated to Transit Department.	Complete

2000 ARP Recommendation	Notes	Status
ii. Consider access, proximity, and operating requirements of bus service when evaluating redesign/redevelopment proposals. This will include referrals of major redevelopment applications to the Transit Department.	Transit service on collectors in Riverside Meadows.	Complete
2. Engage the community in dialogue on ideas that will enhance transit service in the community.		
i. Rider demand is to be monitored closely and if demand increases additional buses are to be considered as necessary.		Ongoing
ii. Investigate a neighbourhood transit route that provides two way travel on Kerry Wood Drive, allowing flexibility of mid-route transfers.	Two way transit service on KWD.	Complete
3. Investigate the transportation needs of seniors in the community		
i. The special needs of seniors are to be considered during annual or special planning reviews of transit service applications. As part of a review of transportation needs for all seniors across the city, The City may consider programs for improved public transit such as mini-buses or the expansion of the action bus service. Reviews are to be conducted as part of the standard transit planning processes (such as transit open houses and budget planning).	Red Deer Transit Action Bus offers transportation services to persons with disabilities, seniors and children with disabilities.	Complete
Servicing/Maintenance:		
1. Improve lane appearance and maintenance.		
i. Lanes are to be kept debris and litter free. Ongoing effective garbage pick up service will help to achieve a clean, neat looking community.	Garbage pick up service in neighbourhood.	Ongoing
ii. Address potholes in lanes and initiate a program of more frequent grading in all lanes in the community (as conditions warrant).	Constructed lanes are dealt with consistent to other lanes in the City.	Complete
iii. In areas where the neighbourhood is fully developed (that is where infill or redevelopment is not presently scheduled or is complete) lanes be improved to a constructed status, as a general benefit project.	Previous requests to improve all unconstructed lanes in the city were not approved in the 2001 or 2002 city budgets.	Request denied
2. Provide quality road and sidewalk maintenance.		
i. Continue to place a high priority on ongoing road, lane, and sidewalk maintenance.	Road, lane and sidewalk maintenance consistent with overall City standard.	Ongoing

2000 ARP Recommendation	Notes	Status
<p>ii. Assess sidewalks at busy intersections on a needs basis for upgrades including ramps/corner cuts to facilitate movement of persons with mobility challenges including persons in wheelchairs, those with strollers, or children on bikes. The intersection at Kerry Wood Drive/60 Street should be reviewed on a needs basis due to the high level of pedestrian traffic. Sidewalk upgrades will improve safety at this intersection. Kerry Wood Drive/ 57 Street is also a priority location due to its proximity to Riverside Meadows Park. Upgrading of this park is intended to make it a central park that welcomes people of all ages and abilities. Sidewalk upgrades as described will allow all users to access this park safely.</p>	<p>60th Street and Kerry Wood Drive have been upgraded with sidewalk ramps. Park upgraded.</p>	<p>Complete</p>
<p>iii. Strongly encourage a review of the policy pertaining to maintenance and upgrading of crosswalk markings to ensure that these markings are highly visible by all motorists. At present crosswalks are repainted annually. The Area Redevelopment Plan supports more frequent, semi-annual repainting. In addition to the review of repainting, an analysis is to be completed on potential upgrading of existing crosswalk areas. Upgrade measures to be considered include signs, reduced speed zones, push button crossings/lights. The results of the analysis are to be used to determine where upgrades are feasible/desired.</p>	<p>Public Works reviewed the policy and does not feel it requires any changes.</p>	<p>Request denied</p>
<p>3. Enforce and strengthen city bylaws relating to garbage collection.</p>		
<p>i. Strengthen city garbage regulations pertaining to pick-up at multi-family sites. Where a multi-family building has been issued three warnings that they are providing insufficient capacity by opting for hand pick-up over a dumpster, on the third warning the owner will be required to install a dumpster.</p>	<p>Commercial and multi-family sites that are a concern have been pursued to improve practices, which has been successful.</p>	<p>Complete</p>
<p>4. Improve the pedestrian/cyclist linkage from the rail bridge to downtown.</p>		
<p>i. Require that the pedestrian/cyclist trail coming off the rail bridge into the downtown core be redesigned and upgraded. This work is to be coordinated with the Recreation, Parks & Culture Department in consultation with the Community of Riverside Meadows.</p>	<p>Greater Downtown Action Plan (GDAP) will deal with access on the south side of the CPR pedestrian bridge.</p>	<p>Not Complete</p>
<p>Roads:</p>		
<p>1. Address heavy truck route and dangerous goods route in the community.</p>		
<p>i. Due to safety concerns within a residential area, commit to investigating modifications to the heavy truck/dangerous goods route with the objective of working to eliminate the existing routes from the Riverside Meadows (North Red Deer) Community. This will require working with the local Community Association. This may occur as part of the City's General Transportation Study.</p>	<p>Council agreed to remove the heavy truck route from Riverside Meadows. Field changes made during May and June 2002.</p>	<p>Complete</p>
<p>2. Close roads no longer required in the community.</p>		

2000 ARP Recommendation	Notes	Status
i. Close 53rd Avenue, north of 60th Street and incorporate into the adjacent Environmental Reserve area. There are existing underground servicing within this road right-of-way. Normally an easement is required for these facilities.	Adjacent property has not been redeveloped and requires the access.	Carry Forward
ii. Close 51st Avenue, north of 60th Street and incorporate into the proposed adjacent multi-family site. There are existing electric, light, and power facilities and underground servicing within this road right-of-way. Normally an easement and unimpeded vehicular access are required for these facilities. No construction is to occur immediately over buried services, nor is development to prevent access to over head power lines.		Complete
iii. Close 61st Street west of 59th Avenue, dependant upon further investigation as to whether current residences require rear property access. Develop a landscaping plan to accompany this closure. There are existing electric, light, and power facilities and underground services within this road right-of-way. Normally an easement and unimpeded vehicular access are required for these facilities. No construction is to occur immediately over buried services, nor is development to prevent access to over head power lines.	Utilities in right of way.	Not Complete
3. In identified locations, improve local road network to address congestion problems, improve access, and ensure safety.		
i. The lane at the end of 58A Street near 60th Avenue is a concern. Redesign of the remaining rail bed will address this problem.	Construction of a redesigned road and lane surrounding the new Habitat development.	Complete
ii. Eliminate congestion on 55th Street by removing on-street parking especially at the intersection of Kerry Wood Drive and 55th Street, no parking is to be permitted on the south side of 55th Street between 60th Avenue and Kerry Wood Drive.	Community Association met with Public Works and Engineering. Curbs have been painted yellow to create a no parking setback from the corner.	Complete
iii. In some key places in the community there are no sidewalks. Proposed redevelopment and an increased focus on safe pedestrian travel will create a need for sidewalks in the following locations:		
~ Install sidewalks on the west side of Kerry Wood Drive between 59th Street and 55th Street.		Complete
~Consider sidewalks on 60th Street between 51st Ave to 54th Avenue on the north side.	Sidewalk constructed in 2008.	Complete

2000 ARP Recommendation	Notes	Status
iv. Address the speed and volume of traffic using Kerry Wood Drive. A study is to be completed to look at traffic calming measures, whether to and how to encourage more parking along both sides of Kerry Wood Drive (as additional commercial and residential development occur here more parking will be needed), removal of the four lane markings, speed enforcement, curb side islands/boulevard islands (as on Ross Street downtown), and other measures to meet the objective of a safer, slower Kerry Wood Drive.		Complete
5.4 Neighbourhood Safety		
1. Strive to eliminate vandalism and crime in the community.		
i. Initiate citizen-police partnerships that will allow individuals or specific groups in the community to provide victim impact statements for property crimes.	RCMP completed a series of seminars.	Ongoing
ii. Establish a program of “problem-based policing” and/or policing through environmental design aimed at improving safety in the Riverside Meadows community, under which area resident participation will be a key component. This program may serve as a pilot project to address safety issues throughout the city.	A neighbourhood contact officer was appointed to work with the community and attend community association meetings.CPTED guidelines in place for entire city.	Carry Forward
2. Investigate ways to improve safety and security for seniors.		
i. Initiate citizen-police partnership that will investigate and address the specific safety concerns of seniors living in Riverside Meadows. This partnership may be used a pilot project to address seniors’ safety concerns throughout Red Deer.	Address safety and security issues for all residents in update of ARP.	Not Complete
3. Eliminate traffic speeding in the neighbourhood		
i. Increase education around neighbourhood speed limits, for instance, it is not widely known that the speed limit in a neighbourhood lane is only 20 km.		Not Complete
ii. Encourage and respond to formal requests from the community for possible locations for photo radar enforcement and/or other innovative means to reduce speeding and enforce speed limits.		Ongoing
4. Reduce number of people loitering in the community.		
i. Initiate means of cooperation between agencies, social based services, businesses, and the police to arrive at ways to reduce or eliminate loitering and thereby eliminate the problems associated with loitering; namely noise, litter, resident perception of compromised safety, and intimidation.	Community Association has met with social agencies in the neighbourhood to address concerns.	Ongoing
5. Enforce city bylaws relating to noise, maintenance of properties, abandoned cars, and parking.		

2000 ARP Recommendation	Notes	Status
<p>i. A sweep of the neighbourhood is to be conducted to identify and deal with all major infractions. After the initial sweep, all reported bylaw infractions/problems (including messy sites and insufficient parking at multi-family sites) are to be dealt with on a complaint basis with prompt follow-up by a bylaw officer or site inspector and feedback to the complainant.</p>	<p>Inspections and Licensing Department did work with the community in reviewing the neighbourhood and identifying areas that required attention or cleaning up (one example of this was graffiti). The site inspector completed a neighbourhood sweep and under the authority of the Nuisance Bylaw sent letters to those property owners that had messy sites and requested they be cleaned up.</p>	<p>Complete</p>
<p>6. Improve pedestrian safety.</p>		
<p>i. Review safety concerns around access to Convent Park. The feasibility of: crosswalks, push button crossing lights, improved painted road markings, extension of the 30 kilometre speed limit, and ongoing police enforcement of speeding must all be considered for improving safe access to this park.</p>	<p>2008 improvements to 60th Street includes bulbing of corners and sidewalk.</p>	<p>Complete</p>
<p>ii. Review the need for crosswalks at the areas around schools. Priority for review is to be given to 55th Street and Kerry Wood Drive for consideration of upgraded crosswalks or pedestrian lights as this is a busy area.</p>	<p>Traffic calming along KWD</p>	<p>Partially Complete</p>
<p>iii. Investigate the use of devices to slow traffic such as safety strips on the roads near playgrounds to alert drivers to pay attention for children.</p>	<p>Traffic calming along KWD</p>	<p>Partially Complete</p>
<p>iv. Undertake regular monitoring of the intersection of Kerry Wood Drive and 59th Street to ensure this intersection remains exceptionally safe for pedestrians. Should pedestrian safety be determined to be at risk at this intersection area, all measures to improve or alleviate concerns are to be reviewed including the consideration of push-button crossing lights, traffic signals, and a three way stop. Neighbourhood consultation will be required prior to selecting a plan of action.</p>		<p>Not Complete</p>
<p>5.5 Heritage</p>		
<p>I. Foster an appreciation of and support for preservation of current heritage resources in the community</p>		
<p>i. Place plaques or markers on the walking tour sites in Riverside Meadows. As part of this action, the Area Redevelopment Plan recommends that sites be prioritized with properties in best condition being recognized first (provided the owner is in agreement).</p>	<p>Heritage Preservation Committee is working on this recommendation.</p>	<p>Ongoing</p>
<p>ii. Install story stones to tell the “stories” of who lived in the houses, why the site was important, or to reveal myths or legends about sites. Alternately, story stones should be investigated for the Community’s parks, each park could have a differently themed story stone. The idea of story stones is discussed in more detail under the Parks recommendations.</p>	<p>Stones were installed in 2002.</p>	<p>Complete/Ongoing</p>

2000 ARP Recommendation	Notes	Status
iv. Prepare and publish an update of the Riverside Meadows heritage resources brochure.	1992 date of last brochure	Not Complete
v. Investigate other significant buildings and sites that could be added to the list of heritage resources in the community.	City Historic Site Survey and Inventory being completed by The City in 2008 & 2009	Complete
2. Promote the Community's heritage		
i. Promote the walking tour through the use of tools like a press release, a media kit, and an article in "Our Community" magazine. These news releases are to highlight the community and Community Association's role in heritage.		Carry Forward
ii. Distribute the walking tour booklets widely. Distribution points could include the museum and archives, the Chamber of Commerce, the Visitors Bureau, real estate agents, Lions campground, schools, City Hall, and seniors' walking groups. There could be a small sign displayed beside the brochures indicating that these are compliments of the Northside Community Association and donations could be accepted. A press release should coincide with the initial distribution of the updated brochures.	In the summer of 2002 a University student was hired by the Normandeau Society to complete this walking tour brochure update. After undertaking very thorough site visits, updates were made to the brochure.	Complete
iii. A sign and historic location map briefly explaining the history of the "Village of North Red Deer" and showing the location of walking tour sites is to be erected at a key point in the community. This sign/map will be used to assist in promoting the area's history.		Carry Forward
iv. Place historic photos in significant locations around the community, at schools or other public buildings, to promote heritage recognition.		Carry Forward
v. Presentations to school classes are recommended as a means to increase awareness of historic sites and the history of Riverside Meadows among children. As part of this education process, a display depicting the history of the community should be available that could be loaned to teachers. This display could be in the form of a mounted display board, a slide show, or a video.		Not Complete
3. Encourage architecture and design that reflect the heritage of the community		
	Design Criteria for Major Redevelopment Sites adopted in 2007.	Partially Complete
5.6 Culture		
1. Encourage unique and diverse cultural experiences		

2000 ARP Recommendation	Notes	Status
i. Create a playground space(s) that has a mini-stage or mini-performing area that children can play on but that will also be used for performances to be enjoyed by the whole community. These spaces are intended to encourage creativity, enjoyment of the arts, and a sense of cultural adventure in children. Further study and design will be required and Convent Park is to be considered as a possible location where redevelopment should include an “imagination park” focus.	Convent Park upgrade in 2006	Complete
ii. Establish a skills sharing centre where people of the community can bring their own cultural skill such as quilting, sewing, crafts, carpentry or wood-working, to share with other residents in a learn to do by doing format. This centre may be located in an existing building or in a new building. It should be available to all residents of Riverside Meadows.		Not Complete
iii. Complete further study to determine how best to incorporate cultural opportunities into the future redevelopment of the riverfront properties along 58th Street in order that culture be blended into the unique “riverfront” theme area.		Carry Forward
2. Incorporate public spaces for art into community redevelopment		
i. Attempt to incorporate more public art into the Riverside Meadows community. Consideration will be given to venues to display art created by youth in the community as well as art by adult residents of the community. Consideration will be given to hanging murals/incorporating art and sculpture in the community at parks, businesses, or in the commercial-residential direct control areas (specifically the “town square”) area. Consideration will be given to art fairs to be held in the community, perhaps during the summer on a monthly or bi-monthly basis.		Not Complete
ii. Support the creation of wall murals at the community centre.		Not Complete
iii. Investigate the feasibility of large scale murals under the bridges at Gaetz Avenue and Taylor Drive.		Carry Forward
3. Create a festival event(s) for Riverside Meadows		
i. Encourage a Cultural Festival in Riverside Meadows. Ideas to be reviewed include a multi-cultural event that does not overlap with Bower Ponds Canada Day celebration or a riverfront festival to tie in with the new riverfront theme area.		Not Complete
ii. Investigate the possibility of a series of “pocket” festival events similar to Edmonton’s fringe festival. The pocket locations to be considered will include an event at the rail bridge, in the neighbourhood parks, and in other locations to be determined.		Not Complete

2000 ARP Recommendation	Notes	Status
iii. Build on the success of the Canada Day Celebration at Bower Ponds. This is to include running Riverside Meadows heritage walking tours with volunteer guides to lead people into the neighbourhood from Bower Ponds. Establish a charge for parking on Canada Day on Riverside Meadows area streets and use funds to promote culture in the community. Explain to the public the purpose of the charge and the intent that the funds go back into the neighbourhood.	Member of the community is encouraged to sit on Canada Day organizing committee.	Ongoing
iv. Study the feasibility of an outdoor theatre at the park north of 60th Street, west of 54th Avenue (behind People’s Place). This may be a workable location for an outdoor event owing to the natural hillside that could be used for open air seating.	Garden Plots are proposed for this location in the updated ARP.	Not Complete
v. Special consideration may be given to development proposals which incorporate community cultural space or other unique and desired community amenities into direct control commercial areas.		Not Complete
5.7 Parks		
I. Provide a Variety of Types of Parks		
i. Create a central park site at Riverside Meadows Park for all ages, with water features like sprinklers for children, cultural equipment, educational aspects as well as benches, sculpture, and flowers to interest adults.	Project was started in 2001 with installation of new playground equipment. In 2002 installation of a story stone, landscaping, benches, horseshoe pits, and several other features were added. No water feature.	Complete
ii. Investigate the demand for community garden plots. If there is sufficient demand, identify potential sites for community gardens including vacant parcels. Unless a suitable permanent location was selected, these gardens would be temporary until development of vacant lands occurred but nevertheless would contribute to the community well-being in the interim.		Carry Forward
iii. Plant wild Saskatoon bushes in the community’s natural areas – let the community pick them and enjoy them.		Not Complete
iv. Create a railbed park to be maintained to city standard but which retains the cottonwood and poplar trees, includes some passive bench areas, a small tot lot/sandbox area, allows for tobogganing on the existing contours, incorporates a shale or paved walking trail.	Park plan was prepared in 2001 and park was built in 2002.	Complete
v. Redistrict the property at 53rd Avenue and 59th Street to park space. This property is to be purchased or acquired by the City in agreement with the owner to develop as a park. When developed as a park, it will link with the adjacent park lands, serve as an amenity to the neighbourhood, and accentuate the proposed town square area.		Ongoing

2000 ARP Recommendation	Notes	Status
2. Create Good Pedestrian/Cyclist Linkages within the Neighbourhood and to areas outside the Neighbourhood		
i. Improve the pedestrian/cyclist links from the rail bridge.	Trail along Harpers site was improved.	Carry Forward
ii. Review improvements and additions to the trail network in the community. Under this review, public input will be solicited as to the priorities and demand for new trails. The study will investigate cost, environmental constraints, escarpment sensitivity, and grade issues. Specific consideration will be given to improving the path at 60th Street and Gaetz Avenue, and the creation of a bike path off the escarpment hill leading from Parkland Mall to the Convent playground.	No change.	Not Complete
iii. Establish a perimeter trail around the entire community.		Carry Forward
iv. Install a sidewalk on the north side of 60th Street, to improve access to Convent Park.	Sidewalk installed in 2008.	Complete
v. Link railbed park at 58A Street into the overall trail network.		Not Complete
3. Ensure Park Areas are Safe		
i. Complete some clean up behind North Cottage School site by pruning the trees for security, visibility, aesthetics, see other recommendations pertaining to escarpment below.		Ongoing
ii. Initiate crosswalk improvements at trail and park areas to prevent traffic-pedestrian conflict	Kerry Wood Drive traffic calming including bulbing, sidewalk and cross walks. 60th Street improved in 2008.	Complete
4. Reflect the History of the Community Where Appropriate		
i. Create a series of story stones that tell the history of the Riverside Meadows community to be located in the parks/identified locations.		Complete
ii. Keep park at North School, maintain as a historic site, and preserve the trees planted in 1912 by the first school teacher		Complete
5. Create Opportunities for Social Interaction		
i. Create a garden/flower festival, a recognition program, or contest for residents in the neighbourhood to participate in. This program would recognize individuals in Riverside Meadows for maintaining outstanding gardens and flower beds, which contribute to the overall beauty of the neighbourhood.	Community Association hosted community garden awards for residents.	Complete

2000 ARP Recommendation	Notes	Status
ii. Offer Programs at the Community Centre. Examples for consideration include once a week card parties or socials.	Several events ranging from skating parties to potlucks were organized at the community centre in 2003-2004. North Red Deer School uses it for some of their programs such as learn to cook program.	Ongoing
6. Provide All Residents with Access to Parks		
i. Keep the park areas along Kerry Wood Drive, as they are central to many residents.		Ongoing
ii. Landscape the city property at the dead-end of 53rd Avenue into a green/landscaped park space.		Not Complete
7. Ensure Parks are Clean and Beautiful Spaces		
i. Clean up the riverfront area as it is weedy and overgrown, some of the picnic tables are hidden behind tall grass and weeds. The area should enhance the proposed riverfront redevelopment area. Specifically, the area should be maintained as a manicured picnic area and park.	Picnic tables have been removed. Regular maintenance has been completed by The City.	Carry Forward
ii. Assess identified areas as to the viability of an increased level of maintenance. An assessment by a qualified expert to determine the need for and impact of increased maintenance in the areas identified is recommended.		Carry Forward
iii. Support the volunteer working crews at all adopt-a-park locations.	Parks are adopted in the neighbourhood by volunteers.	Ongoing
8. Enhance Park Equipment Where Possible		
i. Maintain Pearson Park as a pre-school park in its current location		Ongoing
ii. Reduce the size of Convent Park. Proceeds from the sale of portions of the park are to be used for upgrading the remaining Convent Park area so that it functions as an “imagination-theme” park with versatile equipment that encourages children of all ages to use the park in a wide variety of ways. Proceeds from the sale of any park land should also be used to acquire additional park spaces.	New playground equipment and landscaping installed in 2005.	Complete
5.8 Schools in the Community		
i. The two existing school sites should continue to be designated as PS Public Service (Institutional or Governmental. District with the preferred use as a school and park site.		Ongoing
ii. Neighbourhood residents are to be consulted before consideration is given to alternate uses for these sites. Although a school or park use is preferred under the Area Redevelopment Plan, consideration would be given to a health and wellness centre, day care centre, or other community based use.	No change to school site use has occurred nor been proposed.	Ongoing

2000 ARP Recommendation	Notes	Status
iii. Approach the School Board to consider changing the name of the Fairview Elementary School to accommodate the new neighbourhood name (e.g. Fairview-Riverside Meadows Elementary School).	The School Board was approached on this issue. After discussion at a board meeting the request was denied in writing.	Request denied
5.9 Community-Social Development		
i. Assess all major developments within the community on the basis of the questions (see plan text) pertaining to safety, cleanliness, access, open space, noise, and land use interface.	Design Criteria completed in 2007 to address all major developments.	Complete
ii. Investigate the possibility of a health and wellbeing centre in Riverside Meadows that would provide a central location for education, clinics, and programs dealing with health and well being.	DTHR was a partner in the ARP and provided resources for health in the community.	Complete
iii. Communication is to be encouraged between social agencies working in the community and the residents. This ongoing communication with social agencies in the community (e.g. People's Place and Loaves and Fishes) is needed to ensure a good relationship between the agencies and the community at large and to address (on an ongoing basis) any areas of concern.		Ongoing