

Letter to the Waskasoo Community Association
PLANNING DEPARTMENT / The City of Red Deer

DATE: December 17, 2010

TO: Waskasoo Community Association – Executive
Mr. Derek Nelson, President
5825 45th Avenue
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e-mail. waskasoo@telus.net

FROM: Quincy Brown, Planner

RE: Waskasoo Neighbourhood Area Structure Plan
Chinook's Edge School Division 73

In October 2010 the City of Red Deer, Planning Department received a draft Neighbourhood Area Structure Plan (NASP) for the property located immediately west of the River Glen School within the Waskasoo Neighbourhood. The property in question has a civic address of 4210 59th Street (part of the NE¼ 21-38-27-4 and SE¼ > 21-38-27-4). The NASP was required by the City of Red Deer under the City's Neighbourhood Planning Guidelines and Standards prior to any development taking place on the site.

At the onset of the NASP process, the landowner/consultant was advised that the plan should consider how any proposed development on the site would impact the existing Waskasoo neighbourhood. The applicant's were instructed to consider the overall impacts of proposed land use, density, traffic, open space, community character, infrastructure etc.

When the City of Red Deer (Planning Department) receives a draft NASP the City is obligated to process the application. The process for the Waskasoo NASP review will include:

Internal circulation of the proposal. The Planning Department coordinates an internal circulation and distributes the document to city departments. The intention of the circulation is to give the Planning Department an understanding of the issues/opportunities/constraints and benefits of what is being proposed.

Following the internal circulation and analysis of comments, the Planning Department would like to meet with the Waskasoo Community Association executive. The intention of the meeting would be to > discuss the proposed NASP draft. The Planning Department is hopeful that this meeting might take place in early 2011 (January or February).

Public Consultation Process. The public consultation process usually consists of a public meeting. The public meeting gives the community the opportunity to discuss the proposed NASP with City Staff and the applicant. This process provides further direction for consideration and will be finalized closer to the date. Once the initial public consultation process is completed the draft plan will be presented to the Municipal Planning Commission (MPC) and eventually to City Council (additional opportunity for public input at the Public Hearing related to the Council approval process).

The NASP process generally takes 6 months to complete. Timelines are dependent on the complexity of the proposal and the feedback the Planning Department/applicant receives from the internal circulation, the community association and the community.

At this time, I wanted to provide the community association with a brief update and overview on how the draft plan will be processed from the City's perspective. It is important to keep in mind that the document provided is in draft form and subject to change as we are at the onset of the review process.

Feel free to contact me with any questions that you might have. If I do not hear from you before the start of 2011, I will contact you in the New Year to organize a meeting.

If you would like a 'hard copy' of the Draft NASP please feel free to let me know and I will make sure that

you receive one.

Sincerely,

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