



## A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, JULY 15, 2002*

COMMENCING AT 4:30 P.M.



- (1) Confirmation of the Minutes of the regular meeting of Tuesday, July 2, 2002.
- (2) **UNFINISHED BUSINESS**
- (3) **PUBLIC HEARINGS**
  1. City Clerk – *Re: Land Use Bylaw Amendment 3156/BB-2002 / Rezoning of Approx. 3.74 ha of Land from A1 Future Urban Development to R1 Residential Low Density District and Road / Anders South (Anders on the Lake) – Phase 14 / Redbrook Group 2 Corp.*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw)

2. City Clerk – Re: *Land Use Bylaw Amendment 3156/CC-2002 - Increasing the Density of a 1.77 ha (4.37 ac) Multiple Family Lot in Phase 1 of the Inglewood Subdivision by Rezoning from R2 Residential (Medium Density) to R3-D85 Residential (High Density) / Melcor Developments Ltd.*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .5
3. City Clerk – Re: *Land Use Bylaw Amendment 3156/EE-2002 – Rezoning of Land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District / West Park Extension (Westlake) – Phase 2 / Trademark West Properties Inc.*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .9
4. City Clerk – Re: *Land Use Bylaw Amendment 3156/FF-2002 – Rezoning of Land from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts / Kentwood Subdivision / City of Red Deer*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .13

(4) **REPORTS**

1. Land & Economic Development Manager – Re: *Proposed Lane Closure / Oriole Park West, Stage 7 / Road Closure Bylaw 3297/2002*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .16
2. Land & Economic Development Manager – Re: *Broadstreet Properties Ltd. / Offer to Purchase Kentwood West Multifamily Site / 5.54 ha (13.69 ac) / Part of Lot 6, Block 5, Plan 892 3301* . .21

3. Land & Economic Development Manager - *Re: Heritage Centre Ltd. / Land Exchange and License to Occupy / Lots 25 & 26, Plan H and Road Plan 4239 MC:*
  - (a) *Road Closure Bylaw No. 3298/2002 – Portion of Road Plan 4239 MC (Parcel A)*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .28
  - (b) *Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/LL-2002 / Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC / Rezoning of Parcel “A” from Road to C1 and Parcel “B” from C1 to Road / Heritage Centre Ltd / City of Red Deer*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .33
4. Land & Economic Development Manager – *Re: First Capital (Red Deer) Corporation / Offer to Purchase and Land Exchange / Road Plan 002 1155 and Lot A Plan 3155 HW* . .36
  - (a) *Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/MM-2002 / Lot A, Plan 3155 HW and Road Plan 002 1155 / NE ¼ Sec. 20-38-27-4 / Rezoning from C2 to Road / Gaetz Avenue and 67 Street / First Capital (Red Deer) Corporation / City of Red Deer*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .41
5. Land & Economic Development Manager – *Re: Offer to Purchase Part of C&E No. 1 and Road Plan 892 0111 / Laebon Developments Ltd. – Kentwood Phase 19* . .44
6. Land & Economic Development Manager – *Re: Advancing Capital Budget for Lancaster Green Phase 5, 6 & 7 Pre-leveling.* . .48
7. Land & Economic Development Manager – *Re: Pegasus Builders Ltd. / Offer to Purchase Kentwood West Neighbourhood Commercial (C3) Site / 0.24 ha ± (0.60 ac) / Part of Lot 6, Block 5, Plan 892 3301* . .51

(5) **CORRESPONDENCE**

1. Central Alberta Regional Waste Management Commission (CARWMC), dated June 27, 2002 – *Re: Agreement Between CARWMC and the City of Red Deer for Disposal of Municipal Waste* . . .55
2. Red Deer Regional Airport Authority, dated July 4, 2002 – *Re: Request for Airport “Reserve Fund”* . . .63

## (6) PETITIONS AND DELEGATIONS

1. *Petition for the Installation of Traffic Lights at the Intersection of 32<sup>nd</sup> Street and Metcalf Avenue* ..73
2. Local Improvement Project - *Petition for Construction of Paved Lane as a Local Improvement Project – Lane between 69<sup>th</sup> Street Drive and 70<sup>th</sup> Street Drive* ..84

## (7) NOTICES OF MOTION

1. Councillor Jeffrey Dawson – *Re: Brownfields* . . .95

## (8) WRITTEN INQUIRIES

(9) **BYLAWS**

- |    |   |             |
|----|---|-------------|
| 1. | <b>3156/BB-2002</b> – Land Use Bylaw Amendment - Rezoning of<br>Approx. 3.74 ha of Land from A1 Future Urban Development<br>to R1 Residential Low Density District and Road / Anders<br>South (Anders on the Lake) – Phase 14 / Redbrook Group 2<br>Corp.<br>(2 <sup>nd</sup> & 3 <sup>rd</sup> Readings) | ..98<br>..1 |
|----|---|-------------|



- |    |   |                 |
|----|---|-----------------|
| 2. | <b>3156/CC-2002</b> – Land Use Bylaw Amendment - Increasing the Density of a 1.77 ha (4.37 ac) Multiple Family Lot in Phase 1 of the Inglewood Subdivision by Rezoning from R2 Residential (Medium Density) to R3-D85 Residential (High Density) / Melcor Developments Ltd.<br>(2 <sup>nd</sup> & 3 <sup>rd</sup> Readings)   | . .100<br>. .5  |
| 3. | <b>3156/EE-2002</b> – Land Use Bylaw Amendment - Rezoning of Land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District / West Park Extension (Westlake) – Phase 2 / Trademark West Properties Inc.<br>(2 <sup>nd</sup> & 3 <sup>rd</sup> Readings) | . .102<br>. .9  |
| 4. | <b>3156/FF-2002</b> – Land Use Bylaw Amendment - Rezoning of Land from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts / Kentwood Subdivision / City of Red Deer<br>(2 <sup>nd</sup> & 3 <sup>rd</sup> Readings)  | . .104<br>. .13 |
| 5. | <b>3156/LL-2002</b> – Land Use Bylaw Amendment - Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC / Rezoning of Parcel “A” from Road to C1 and Parcel “B” from C1 to Road / Heritage Centre Ltd / City of Red Deer<br>(1 <sup>st</sup> Reading)   | . .106<br>. .33 |
| 6. | <b>3156/MM-2002</b> – Land Use Bylaw Amendment - Lot A, Plan 3155 HW and Road Plan 002 1155 / NE ¼ Sec. 20-38-27-4 / Rezoning from C2 to Road / Gaetz Avenue and 67 Street / First Capital (Red Deer) Corporation / City of Red Deer<br>(1 <sup>st</sup> Reading)   | . .108<br>. .41 |

- |    |  |                 |
|----|--|-----------------|
| 7. | <b>3297/2002</b> – Road Closure Bylaw / Oriole Park West – Stage 7<br>(1 <sup>st</sup> Reading)  | . .110<br>. .16 |
|    |  |                 |
| 8. | <b>3298/2002</b> – Road Closure Bylaw / Portion of Road Plan 4239<br>MC (Parcel A) / Heritage Centre Ltd.<br>(1 <sup>st</sup> Reading) | . .111<br>. .28 |

**LAND USE BYLAW 3156/BB-2002**  
**Anders South (Anders on the Lake) – Phase 14**

**DESCRIPTION:** Rezone from A1 Future Urban Development to R1 Residential Low Density and Road

**FIRST READING:** June 17, 2002

**FIRST PUBLICATION:** June 28, 2002

**SECOND PUBLICATION:** July 5, 2002

**PUBLIC HEARING & SECOND READING:** July 15, 2002

**THIRD READING:** July 15, 2002

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☒ NO ☐

**DEPOSIT?** YES ☒ \$ 400. NO ☐ BY: Redbrook

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 289.56 & 2<sup>ND</sup> \$ 289.56 TOTAL: \$ 579.12  
~~209.56~~ ~~209.56~~ ~~419.12~~

**MAP PREPARATION:** \$ —

**TOTAL COST:** \$ 579.12  
~~419.12~~

**LESS DEPOSIT RECEIVED:** \$ (400.00)

**AMOUNT OWING/ (REFUND):** \$ 179.12  
~~19.12~~

**INVOICE NO.:**

(Account No. 59.5901)

Invoice 44518  
19.12

44762  
160.—



Office of the City Clerk

Council Decision – July 15, 2002

**DATE:** July 16, 2002

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/BB-2002  
Lot 15, Block 7, Plan 982 3791  
NW ¼ Sec. 3-38-27-4  
Anders South (Anders on the Lake) – Phase 14  
Redbrook Group 2 Corp.

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*Reference Report:*

City Clerk, dated June 18, 2002

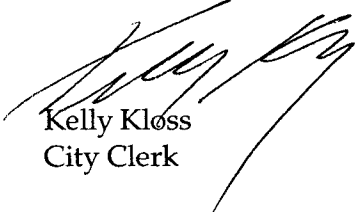
*Bylaw Readings:*

Land Use Bylaw Amendment 3156/BB-2002 was given second and third readings. A copy of the Bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22<sup>nd</sup> Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan. This office will amend the Land Use Bylaw and distributes copies in due course.



Kelly Kloss  
City Clerk

/chk  
attchs.

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

**BYLAW NO. 3156/BB-2002**

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

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

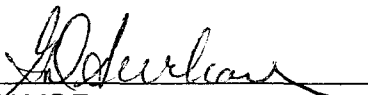
- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2002 attached hereto and forming part of the bylaw.

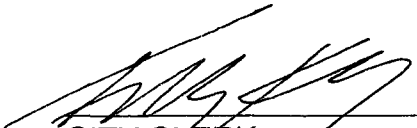
READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

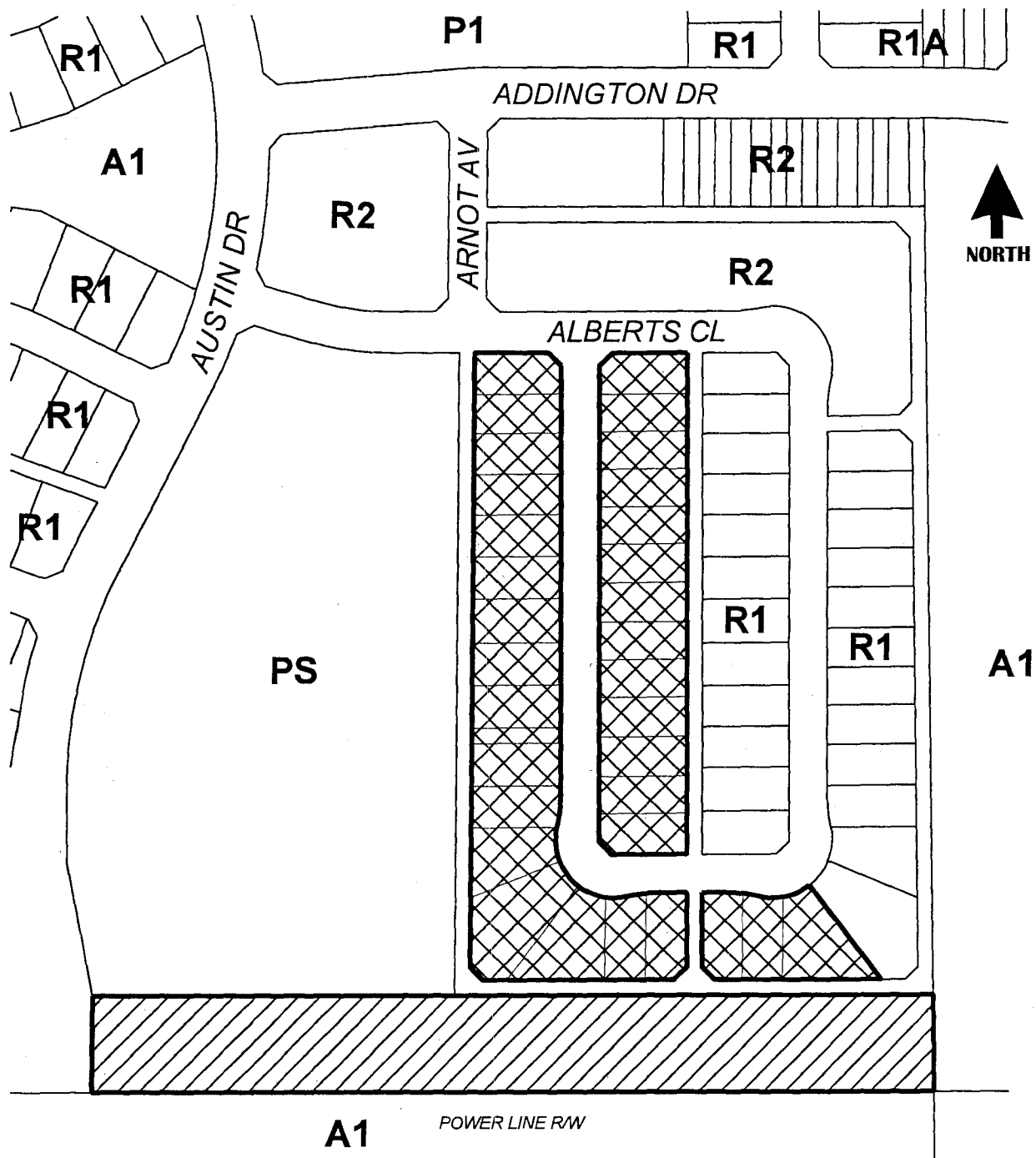
READ A SECOND TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15<sup>th</sup> day of July 2002.

  
MAYOR

  
CITY CLERK



Change from :

A1 to R1 

A1 to Road 

**AFFECTED DISTRICTS:**

A1 - Future Urban Development

R1 - Residential (Low Density)

MAP No. 31 / 2002  
BYLAW No. 3156 / BB - 2002

June 26, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/BB-2002**  
**Anders South – Anders on the Lake Phase 14**

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/BB-2002**, to provide for development of Phase 14 of the Anders South (Anders on the Lake) subdivision, which will rezone approximately 3.74 ha (9.24 acres) of land from Future Urban Development to Residential Low Density and ROAD. Phase 14 will include 32 single family lots, 1 public utility lot and a portion of road right-of-way for the extension of 22 Street. You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July 15, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, July 9, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Kelly Kloss  
City Clerk

/attch.

**ANDERS SOUTH – Anders on the Lake Phase 14  
Land Use Bylaw Amendment**

Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment 3156/BB-2002 to provide for development of Phase 14 of the Anders South (Anders on the Lake) subdivision, which will rezone approximately 3.74 ha (9.24 acres) of land from Future Urban Development to Residential Low Density and ROAD. Phase 14 will include 32 single family lots, 1 public utility lot and a portion of road right-of-way for the extension of 22 Street. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours.

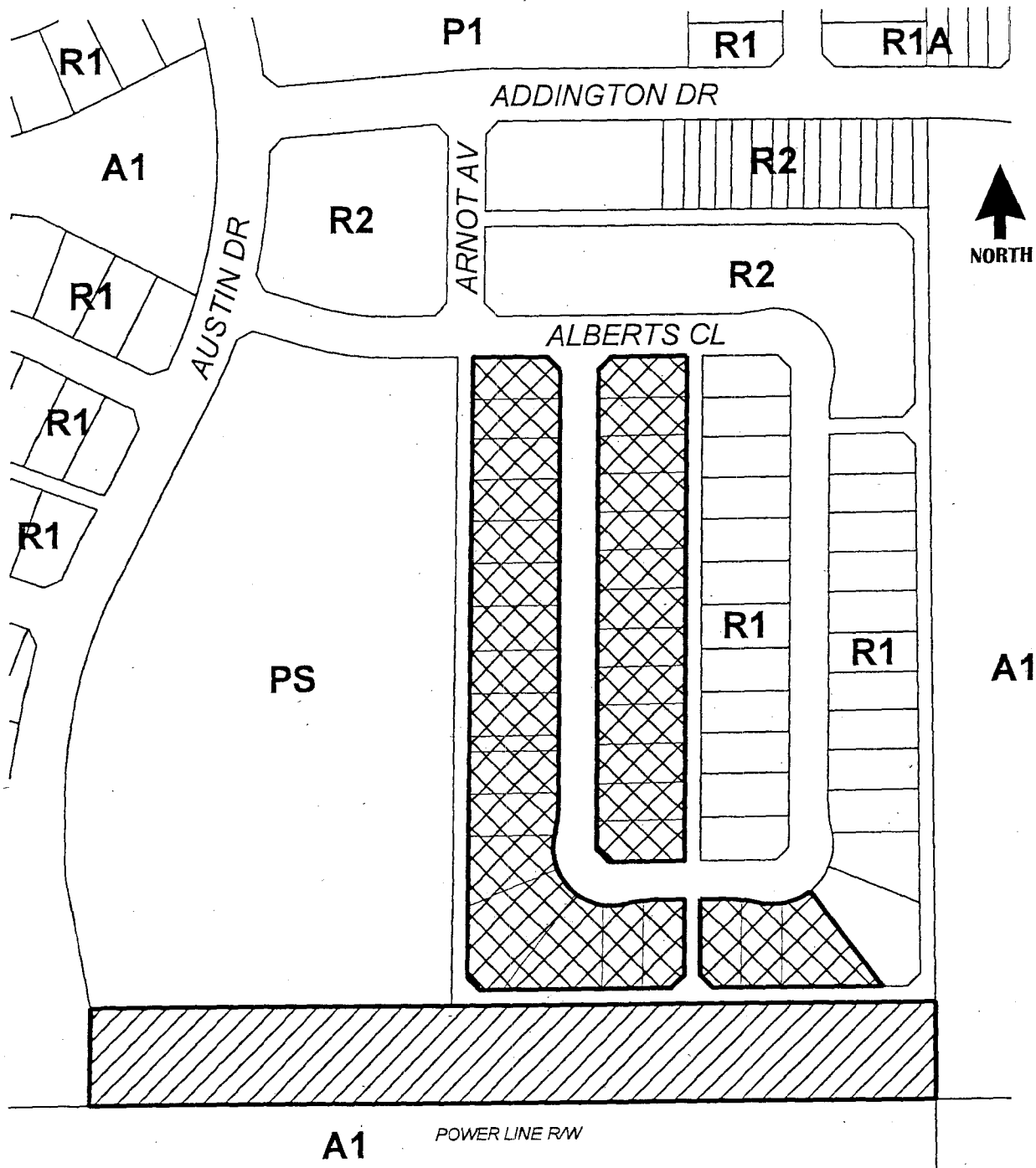
**“Map”**

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, July 15, 2002** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, July 9, 2002**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss  
City Clerk

(Publication Dates: June 28 & July 5, 2002)





**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)

Change from :  
 A1 to R1 [Cross-hatched box]  
 A1 to Road [Diagonally hatched box]

MAP No. 31 / 2002  
 BYLAW No. 3156 / BB - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	
Redbrook Group 2 Corporation	3 Archer Drive	RED DEER, AB T4R 2V1		
Red Deer Christian School Society	5205 48 Avenue	RED DEER, AB T4N 6X3		
Inglewood Communities Incorporated	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8		
Thorvald Nielsen	32 Parsons Close	RED DEER, AB T4P 2C8		
Calgary Power Ltd.	Box 1900 Station M	CALGARY, AB T2P 2M1		
Seth Anders	PO Box 399	RED DEER, AB T4N 5E9		
Melcor Developments Ltd.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8		



**THE CITY OF RED DEER**  
City Clerk's Department Payment Receipt

02 06 21  
Year Month Day

Name: ALLEN BROWN 111171862117 Reference: 2012 111171862117 11/1/17

NOT VALID ULESS MACHINE PRINTED HERE

ITEM	Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785 TOTAL					400.00

SUNDAY \$400.00

06/21/2021 1:19PM 2518075

SUNDAY \$400.00  
CHECK \$400.00



## Office of the City Clerk

June 18, 2002

Fax: 346-9107

Redbrook Group 2 Corp.  
3 Archer Drive  
Red Deer, AB T4R 2V1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/BB-2002**  
**Lot 15, Block 7, Plan 982 3791**  
**NW ¼ Sec. 3-38-27-4**  
**Anders South (Anders on the Lake) – Phase 14**  
**Redbrook Group 2 Corp.**

At the City of Red Deer's Council meeting held Monday, June 17, 2002, first reading was given to Land Use Bylaw Amendment 3156/BB-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22<sup>nd</sup> Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 15, 2002, at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, June 26, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

*The City of Red Deer*

## BYLAW NO. 3156/BB-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

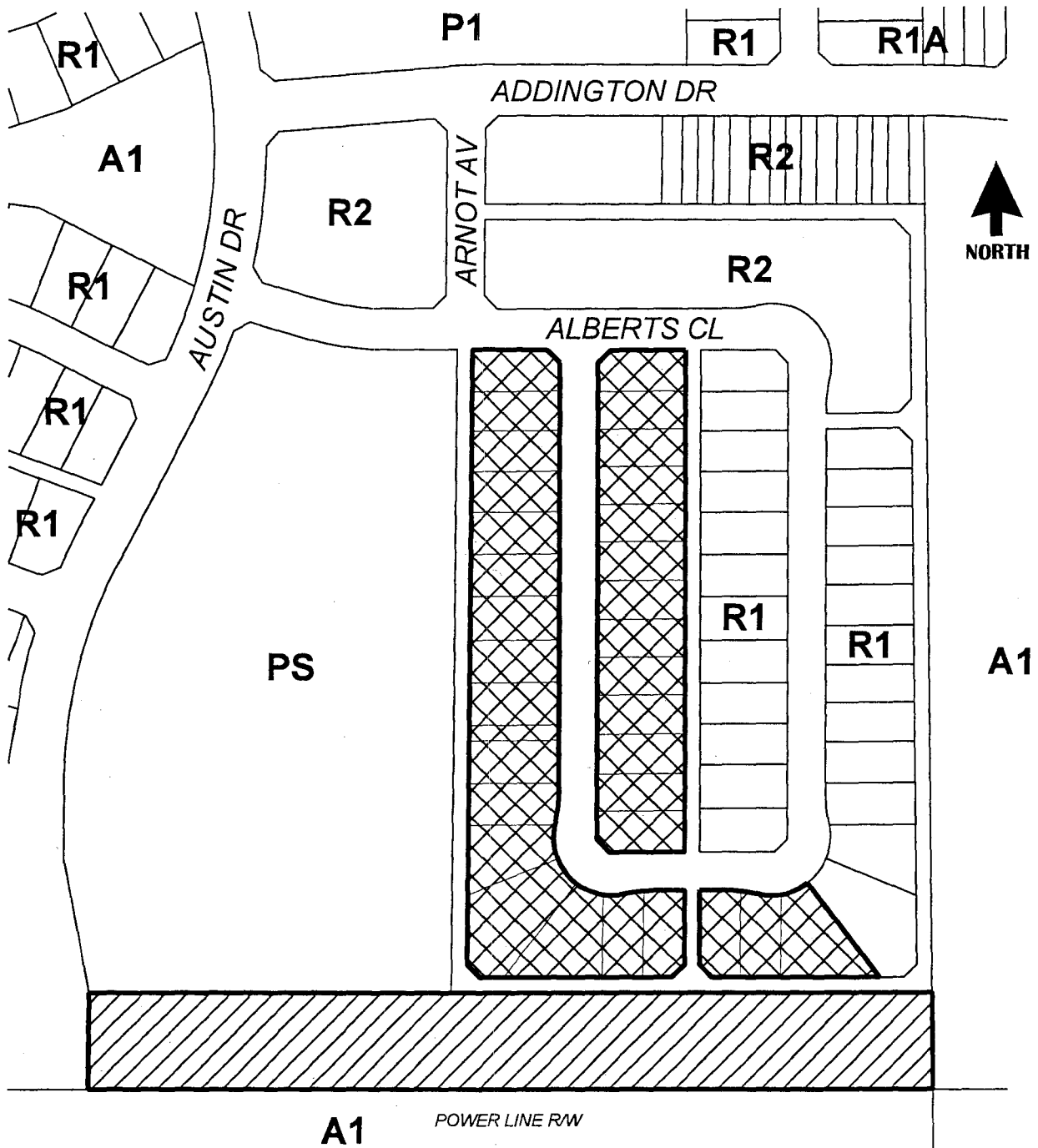
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

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MAYOR

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CITY CLERK



\* \* \* Transmission Result Report (MemoryTX) ( Jun.18. 2002 2:23PM ) \* \* \*

1) CITY OF RED DEER  
2) City Clerks Dept

Date/Time: Jun.18. 2002 2:21PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
2780	Memory TX	3469107	P. 3	OK	

## Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connectionBox 5008  
Red Deer, Alberta  
T4N 3T1

The City of Red Deer

## Office of the City Clerk

June 18, 2002

Fax: 346-9107

Redbrook Group 2 Corp.  
3 Archer Drive  
Red Deer, AB T4R 2V1

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/BB-2002  
Lot 15, Block 7, Plan 982 3791  
NW ¼ Sec. 9-38-27-4  
Anders South (Anders on the Lake) - Phase 14  
Redbrook Group 2 Corp.

At the City of Red Deer's Council meeting held Monday, June 17, 2002, first reading was given to Land Use Bylaw Amendment 3156/BB-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22nd Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 15, 2002, at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, June 26, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Klose  
City Clerk
KK/chk  
/attach.  
c Packland Community Planning Services  
C. Adams, Administrative Assistant

DATE: June 20, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams  
City Clerk's Office

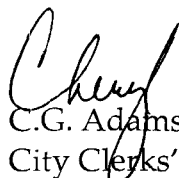
RE: Land Use Bylaw Amendment 3156/BB-2002  
Anders South (Anders on the Lake) Phase 14

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

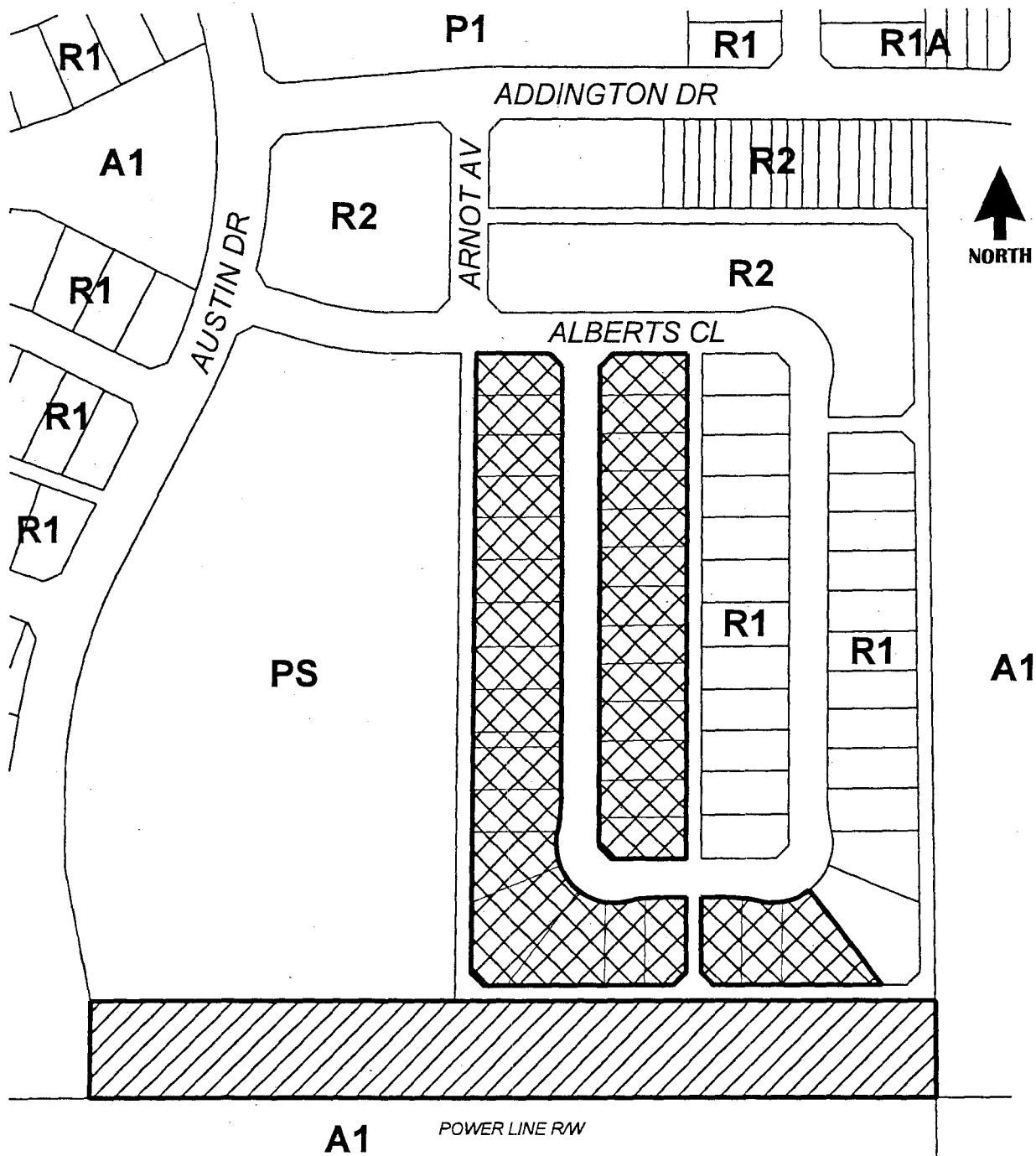
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.





**AFFECTED DISTRICTS:**

A1 - Future Urban Development  
R1 - Residential (Low Density)

Change from :

A1 to R1 

A1 to Road 

MAP No. 31 / 2002  
BYLAW No. 3156 / BB - 2002

Office of the City Clerk

**DATE:** June 18, 2002

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/BB-2002  
Lot 15, Block 7, Plan 982 3791  
NW ¼ Sec. 3-38-27-4  
Anders South (Anders on the Lake) – Phase 14  
Redbrook Group 2 Corp.

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*Reference Report:*

Parkland Community Planning Services, dated May 30, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/BB-2002 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22<sup>nd</sup> Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for the Public Hearing. Redbrook Group 2 Corp. will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/chk  
attchs.

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

**BYLAW NO. 3156/BB-2002**

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17th day of June 2002.

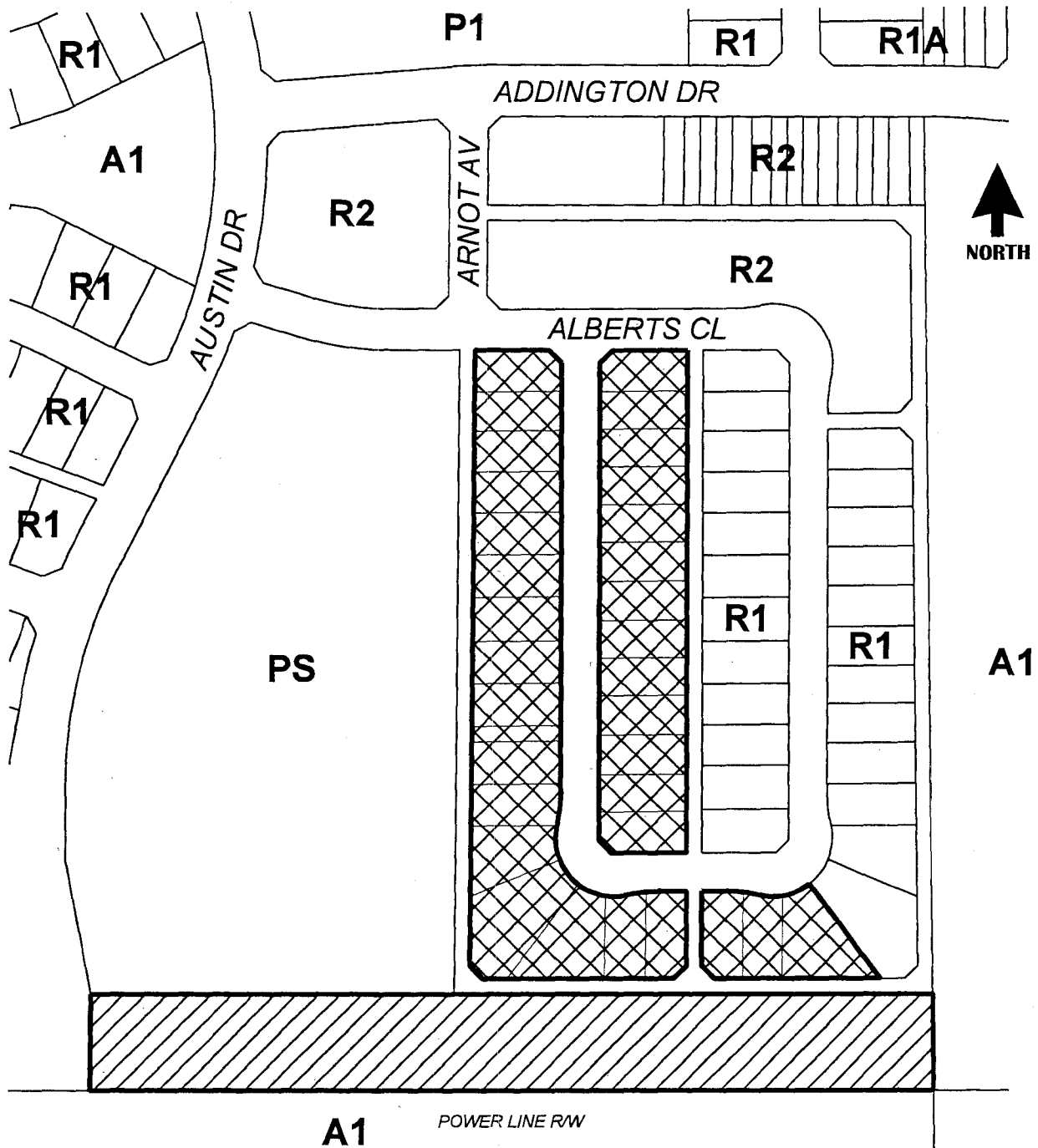
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



**AFFECTED DISTRICTS:**

A1 - Future Urban Development  
R1 - Residential (Low Density)

Change from :

A1 to R1 

A1 to Road 

MAP No. 31 / 2002  
BYLAW No. 3156 / BB - 2002

# FILE



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/BB-2002  
Lot 15, Block 7, Plan 982 3791  
NW ¼ Sec. 3-38-27-4  
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Redbrook Group 2 Corp.

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*Reference Report:*

City Clerk, dated June 18, 2002

*Bylaw Readings:*

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*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22<sup>nd</sup> Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan. This office will amend the Land Use Bylaw and distributes copies in due course.



Kelly Kloss  
City Clerk

/chk  
attchs.

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

**BYLAW NO. 3156/BB-2002**

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

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

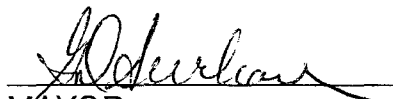
- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

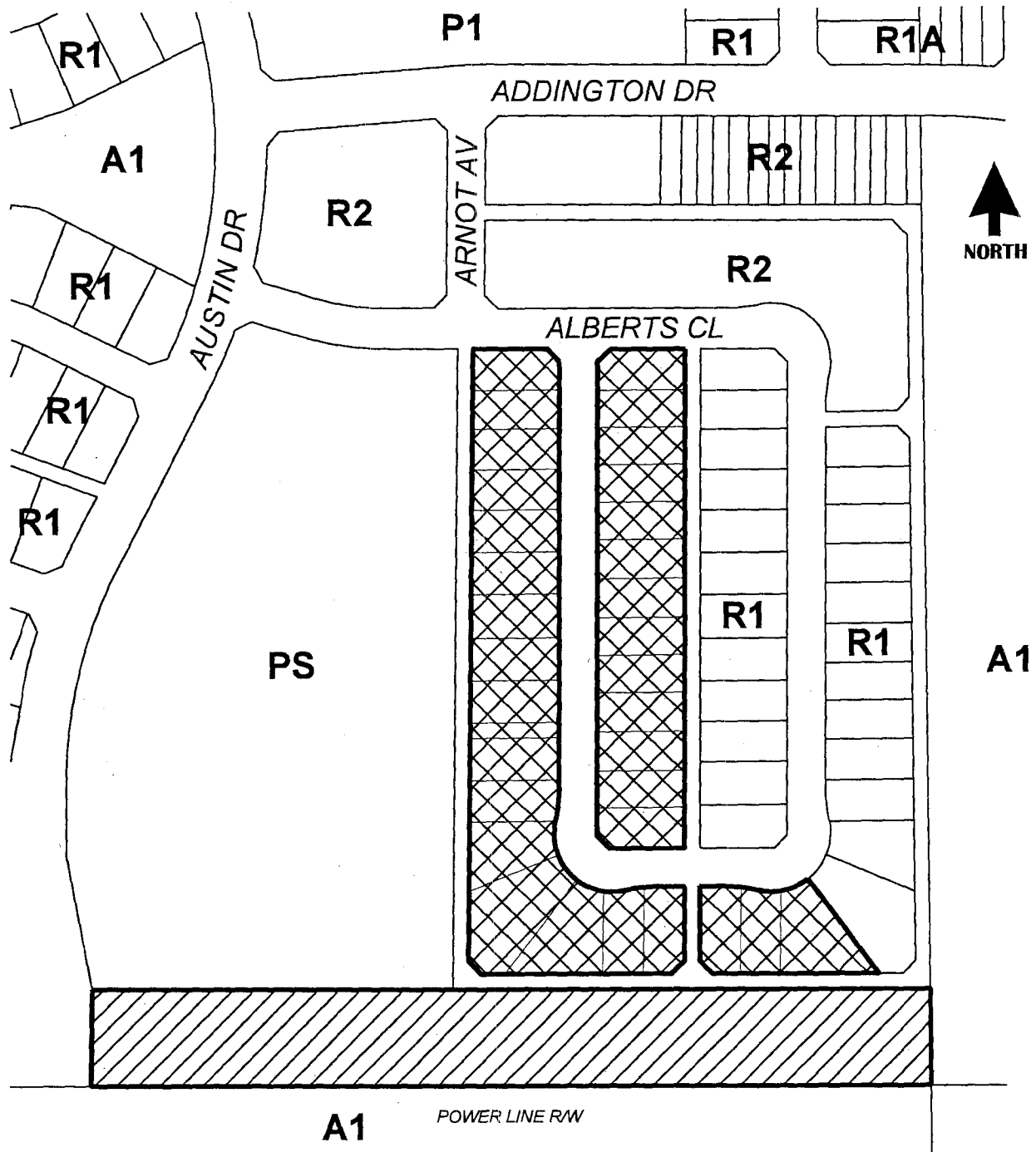
READ A SECOND TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15<sup>th</sup> day of July 2002.

  
MAYOR

  
CITY CLERK





Office of the City Clerk

July 16, 2002

Box 5008  
Red Deer, Alberta  
T4N 3T4

Redbrook Group 2 Corp.  
3 Archer Drive  
Red Deer, AB T4R 2V1

Dear Sirs:

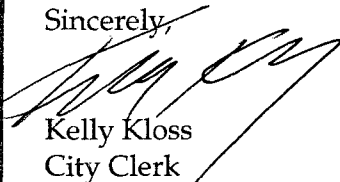
**Re: Land Use Bylaw Amendment 3156/BB-2002  
Lot 15, Block 7, Plan 982 3791  
NW ¼ Sec. 3-38-27-4  
Anders South (Anders on the Lake) – Phase 14  
Redbrook Group 2 Corp.**

At the City of Red Deer's Council meeting held July 15, 2002, a Public Hearing was held with respect to Land Use Bylaw 3156/BB-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/BB-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22<sup>nd</sup> Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

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

Sincerely,



Kelly Kloss  
City Clerk

/chk

/attach.

c Parkland Community Planning Services

*The City of Red Deer*





Office of the City Clerk

**DATE:** June 18, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/CC-2002  
Lot 21, Block 1, Plan 022 \_\_\_\_\_  
SW ¼ Sec. 3-38-27-4  
Inglewood – Phase 1  
Melcor Developments Ltd.

---

### *History*

At the Monday, June 17, 2002 meeting of Council, Land Use Bylaw Amendment 3156/CC-2002 was given first reading.

Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

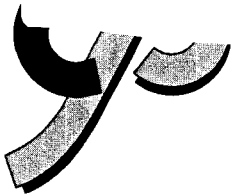
### *Recommendations*

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

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

Kelly Kloss  
City Clerk

/chk



**KLAND  
COMMUNITY  
PLANNING  
SERVICES**

6

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

Date: June 11, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/CC-2002  
Lot 21, Block 1, Plan 022 \_\_\_\_\_  
SW ¼ Sec. 3-38-27-4  
Inglewood – Phase 1  
Melcor Developments Ltd.

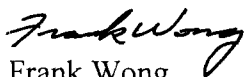
---

Melcor Developments Ltd. is requesting to increase the density of the 1.77ha (4.37ac) multiple family lot in Phase 1 by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. The proposal would allow a maximum development of 150 multiple family dwelling units on Lot 21.

Recommendation

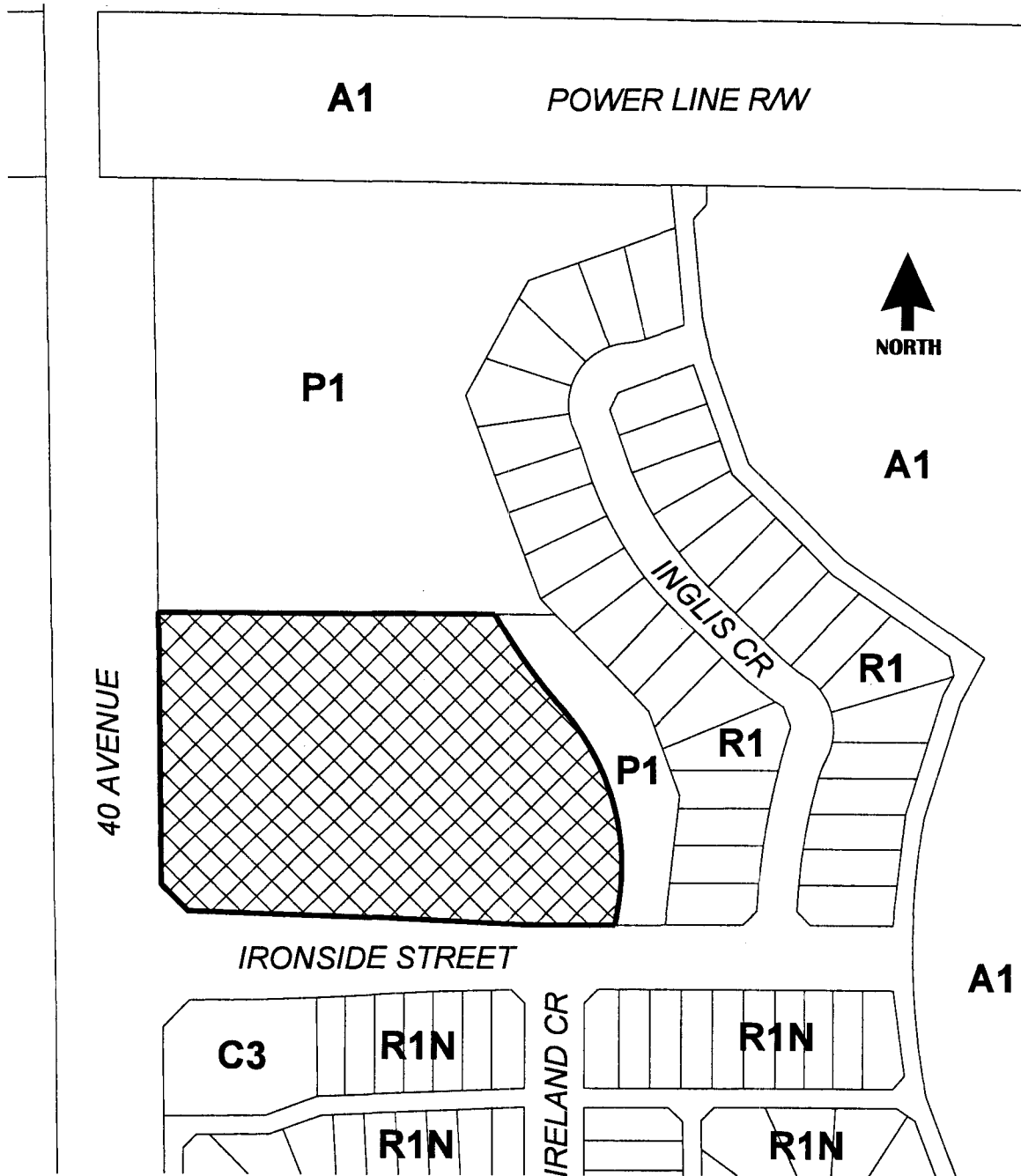
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/CC-2002.

Sincerely,


  
Frank Wong,  
Planning Assistant

Attachment

c. Melcor Developments Ltd., Guy Pelletier

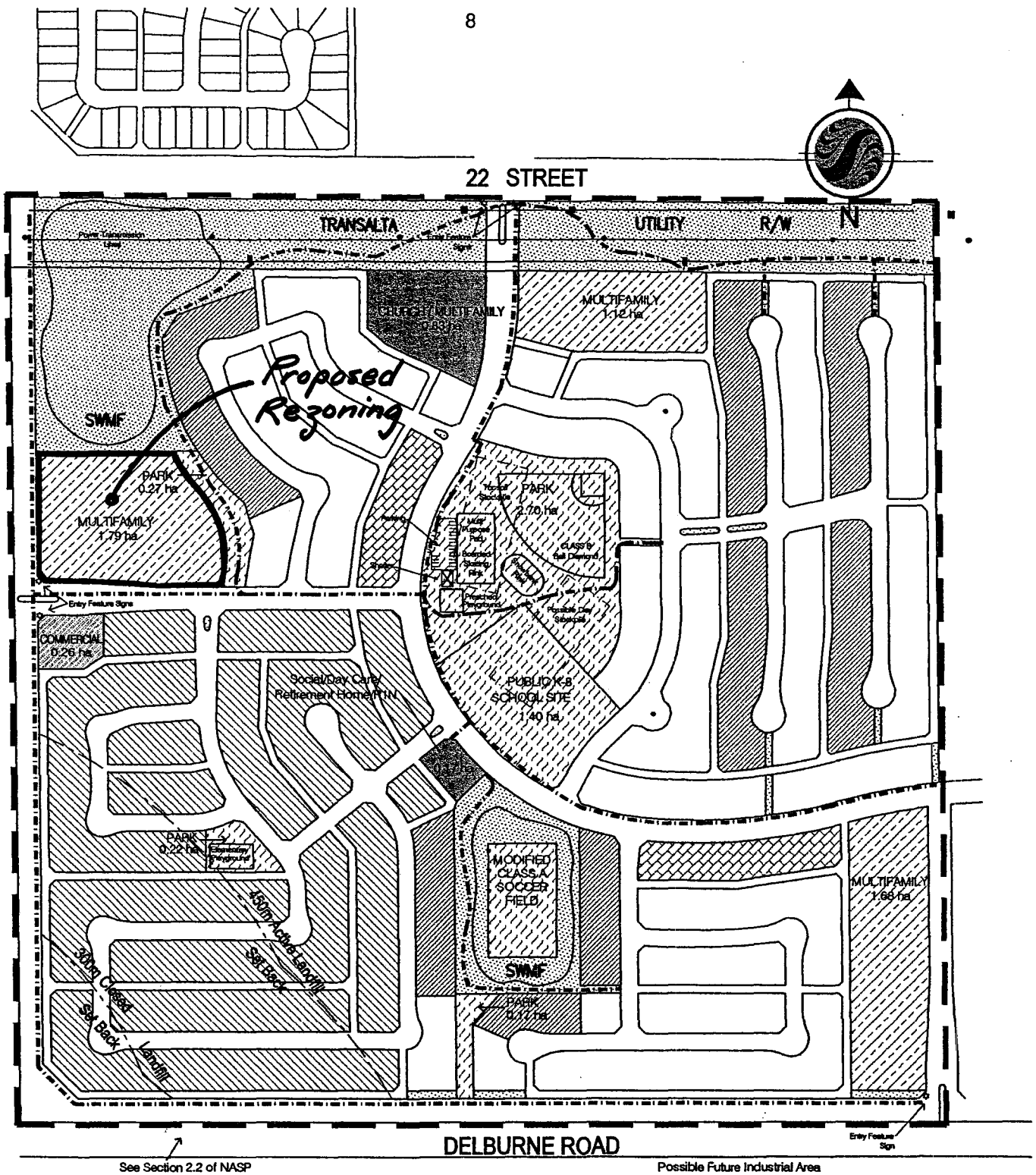
**AFFECTED DISTRICTS:***R2 - Residential (Medium Density)**R3-D85- Residential (Multiple Family)*

*with a maximum density of 85 dwelling  
units per hectare*

*Change from :**R2 to R3-D85* 

MAP No. 32 / 2002  
BYLAW No. 3156 / CC - 2002

40 AVENUE



Stantec

## Legend

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1A Residential Semi Detached
- R1N Residential Narrow Lot
- R2/R3 Residential Multi Family

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

## Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

## Figure No.

3.0

## Title

Development Concept

November, 2001  
128 70620



Office of the City Clerk

**DATE:** June 18, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/BB-2002  
Lot 15, Block 7, Plan 982 3791  
NW ¼ Sec. 3-38-27-4  
Anders South (Anders on the Lake) – Phase 14  
Redbrook Group 2 Corp.

---

### *History*

At the Monday, June 17, 2002 meeting of Council, Land Use Bylaw Amendment 3156/BB-2002 was given first reading.

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22<sup>nd</sup> Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 15, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

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

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

Kelly Kloss  
City Clerk

/chk



**RKLAND  
COMMUNITY  
PLANNING  
SERVICES**

2

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

---

Date: May 30, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/BB-2002  
Lot 15, Block 7, Plan 982 3791  
NW ¼ Sec. 3-38-27-4  
Anders South (Anders on the Lake) – Phase 14  
Redbrook Group 2 Corp.

---

Redbrook Group 2 Corp. is proposing to develop Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 consists of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22 Street. The proposal rezones approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/BB-2002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Wong', is written over the printed name.

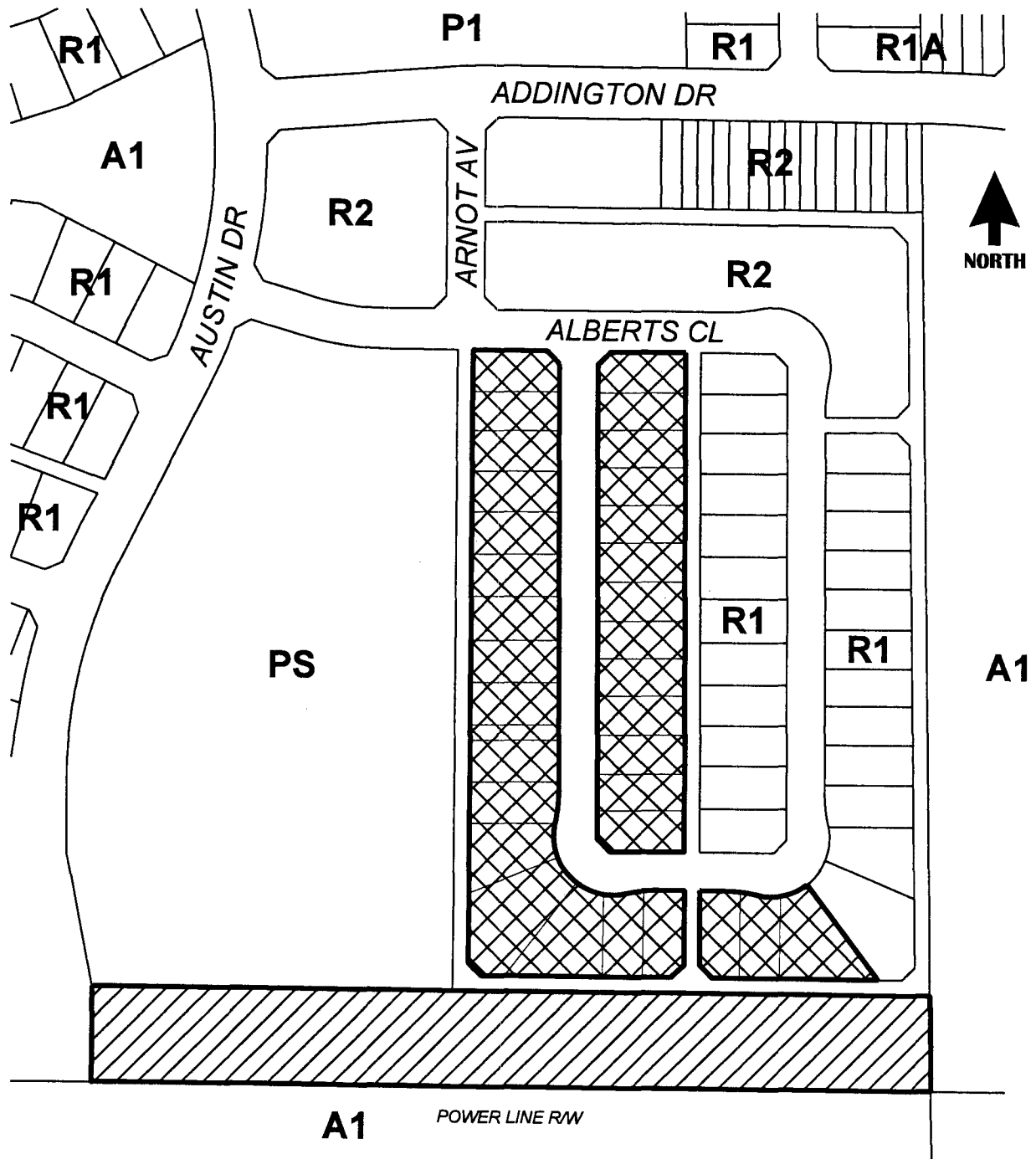
Frank Wong,  
Planning Assistant

Attachment





# PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

A1 - Future Urban Development  
R1 - Residential (Low Density)

Change from :

A1 to R1 

A1 to Road 

MAP No. 31 / 2002  
BYLAW No. 3156 / BB - 2002



**LAND USE BYLAW 3156/CC-2002**  
**Inglewood – Phase 1**

**DESCRIPTION:** Rezone from R2 Residential (Medium Density) to R3-D85 Residential (High Density) for a maximum of 150 multiple family dwelling units on Lot 21

**FIRST READING:** June 17, 2002

**FIRST PUBLICATION:** June 28, 2002

**SECOND PUBLICATION:** July 5, 2002

**PUBLIC HEARING & SECOND READING:** July 15, 2002

**THIRD READING:** July 15, 2002

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☐ NO ☐

**DEPOSIT?** YES ☒ \$ 400. NO ☐ BY: Melcor

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 281.94 & 2<sup>ND</sup> \$ 281.94 TOTAL: \$ 563.88

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

**TOTAL COST:** \$ 563.88

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

**AMOUNT OWING/ (REFUND):** \$ 563.88

**INVOICE NO.:** 44519



## Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/CC-2002  
Lot 21, Block 1, Plan 022 \_\_\_\_\_  
SW ¼ Sec. 3-38-27-4  
Inglewood – Phase 1  
Melcor Developments Ltd.

---

*Reference Report:*

City Clerk, dated June 18, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/CC-2002 was given second and third readings. A copy of the Bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21. This office will amend the Land Use Bylaw and distributes copies in due course.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

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

**BYLAW NO. 3156/CC-2002**

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

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

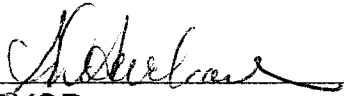
- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2002 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

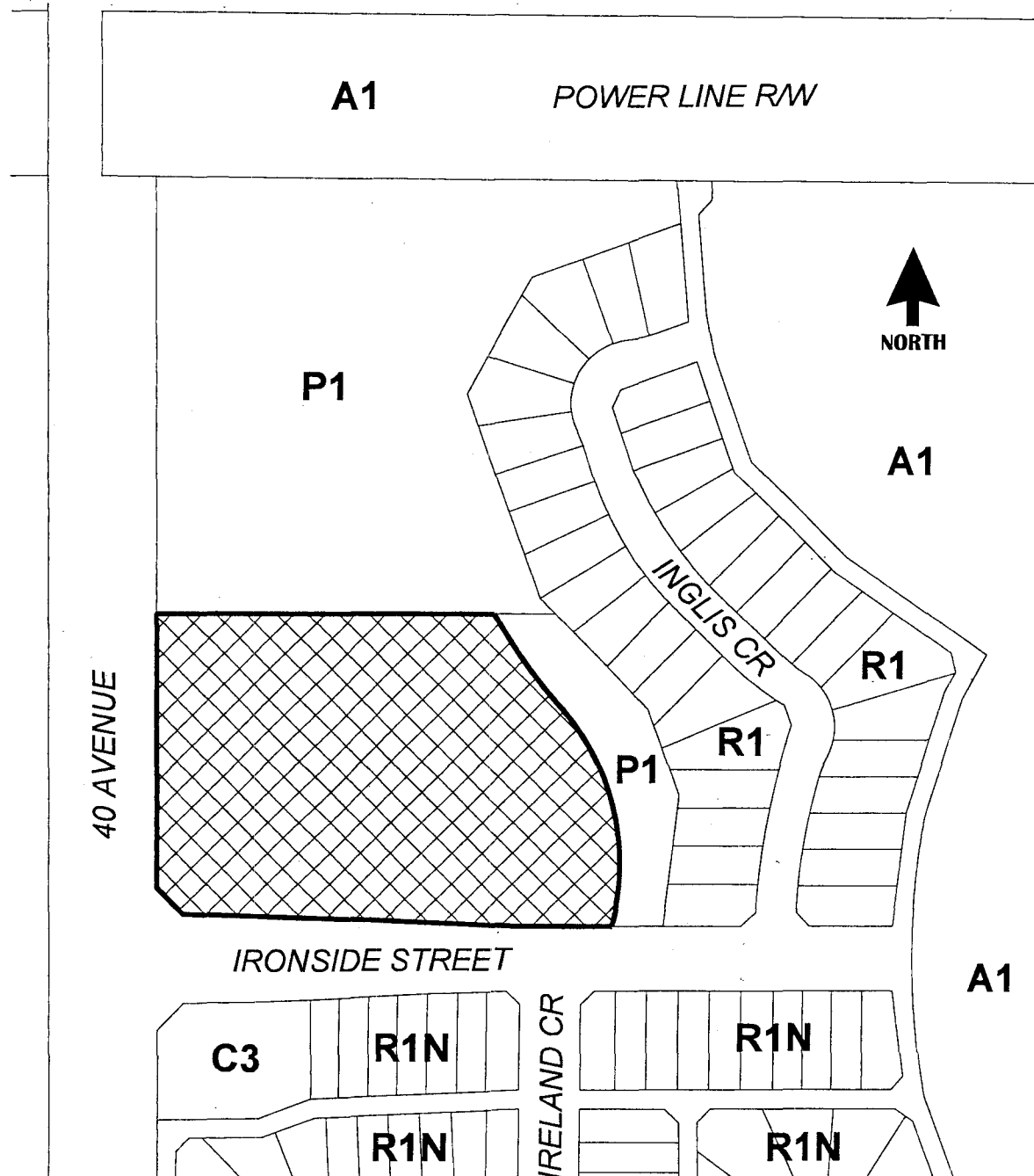
READ A SECOND TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15<sup>th</sup> day of July 2002.

  
\_\_\_\_\_  
MAYOR

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



**AFFECTED DISTRICTS:**

R2 - Residential (Medium Density)

R3-D85- Residential (Multiple Family)

with a maximum density of 85 dwelling  
units per hectare

Change from :

R2 to R3-D85



MAP No. 32 / 2002  
BYLAW No. 3156 / CC - 2002

June 26, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/CC-2002**  
**Inglewood – Lot 21 Density**

---

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/CC-2002**, which will provide for an increase to the density of the 1.77 ha (4.37 acres) family lot in Phase 1 of the Inglewood subdivision by rezoning the lot from Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This will allow for a maximum density of 150 multiple family dwelling units on Lot 21. You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July 15, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, July 9, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Kelly Kloss  
City Clerk

/attch.

**INGLEWOOD – Lot 21 Density  
Land Use Bylaw Amendment**

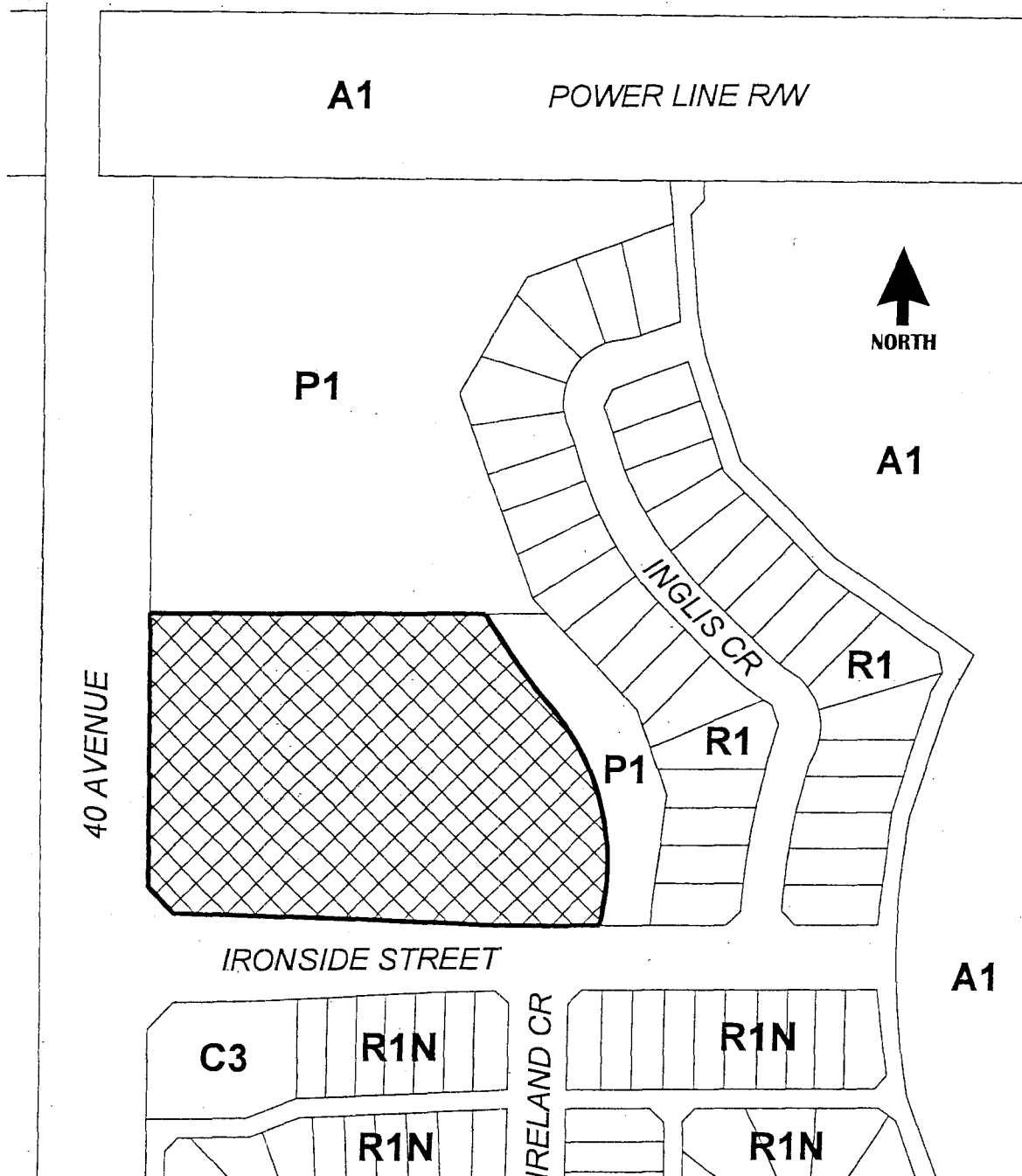
Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment 3156/CC-2002 to provide for an increase to the density of the 1.77 ha (4.37 acres) family lot in Phase 1 of the Inglewood subdivision by rezoning the lot from Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This will allow for a maximum density of 150 multiple family dwelling units on Lot 21. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours.

**“Map”**

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, July 15, 2002** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, July 9, 2002**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss  
City Clerk

(Publication Dates: June 28 & July 5, 2002)



**AFFECTED DISTRICTS:**

*R2 - Residential (Medium Density)*

*R3-D85- Residential (Multiple Family)*

*with a maximum density of 85 dwelling  
units per hectare*

*Change from :*

*R2 to R3-D85*



MAP No. 32 / 2002

BYLAW No. 3156 / CC - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3
Dorothy Irene & Ruth Catherine Bower	2820 40 Avenue	RED DEER, AB T4R 2V1	
Redbrook Group 2 Corporation	3 Archer Drive	RED DEER, AB T4R 2V1	
Red Deer Christian School Society	5205 48 Avenue	RED DEER, AB T4N 6X3	
Melcor Developments Ltd.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8	
Clark & Marnie Hoskins	6409 39 Avenue	STETTLE, AB T0C 2L1	
Executive Builders Group Inc.	109 5018 45 Street	RED DEER, AB T4N 1K9	
Thomas & Barbara Printz	139 Adams Close	RED DEER, AB T4R 3C7	
Terry Michael Strynadka	143 Adams Close	RED DEER, AB T4R 2W4	
Kevin & Jansci Sitter	147 Adams Close	RED DEER, AB T4R 3C8	
Ronald Larry & Kelly Ann Hoppe	151 Adams Close	RED DEER, AB T4R 3C8	
Executive Builders Group Inc.	109 5018 45 Street	RED DEER, AB T4N 1K9	
Darcy & Cathy Johannson	159 Adams Close	RED DEER, AB T4R 3C8	
William Keppler & Cheryl Anne Holmes	163 Adams Close	RED DEER, AB T4R 3C8	
Robert & Barbara Gregory	Box 27095 Downtown PO	RED DEER, AB T4N 6Y8	
William & Janice Mercer	Box 25022	RED DEER, AB T4R 2M2	
Jack Alfred & Mary Ordman	3407 Spruce Drive	RED DEER, AB T4N 3N7	
Susan Edith Townsend	Ex. For Arnold P Jerram	PO Box 33	SANGUDO, AB T0E 2A0
Calgary Power Ltd.	Box 1900 Station M	CALGARY, AB T2P 2M1	
Inglewood Communities Inc.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8	
Thorvald Nielsen	32 Parsons Close	RED DEER, AB T4P 2C8	
Seth Anders	PO Box 399	RED DEER, AB T4N 5E9	
Non-Denominational Living	Stones Church Of Red Deer	2020 40 Avenue	RED DEER, AB T4N 5E3
County Of Red Deer #23	4758-32 Street	RED DEER, AB T4N 0M8	





## Office of the City Clerk

June 18, 2002

Fax: 343-7510

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

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/CC-2002**  
**Lot 21, Block 1, Plan 022**  
**SW ¼ Sec. 3-38-27-4**  
**Inglewood - Phase 1**  
**Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, June 17, 2002, first reading was given to Land Use Bylaw Amendment 3156/CC-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 15, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, June 26, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

**BYLAW NO. 3156/CC-2002**

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

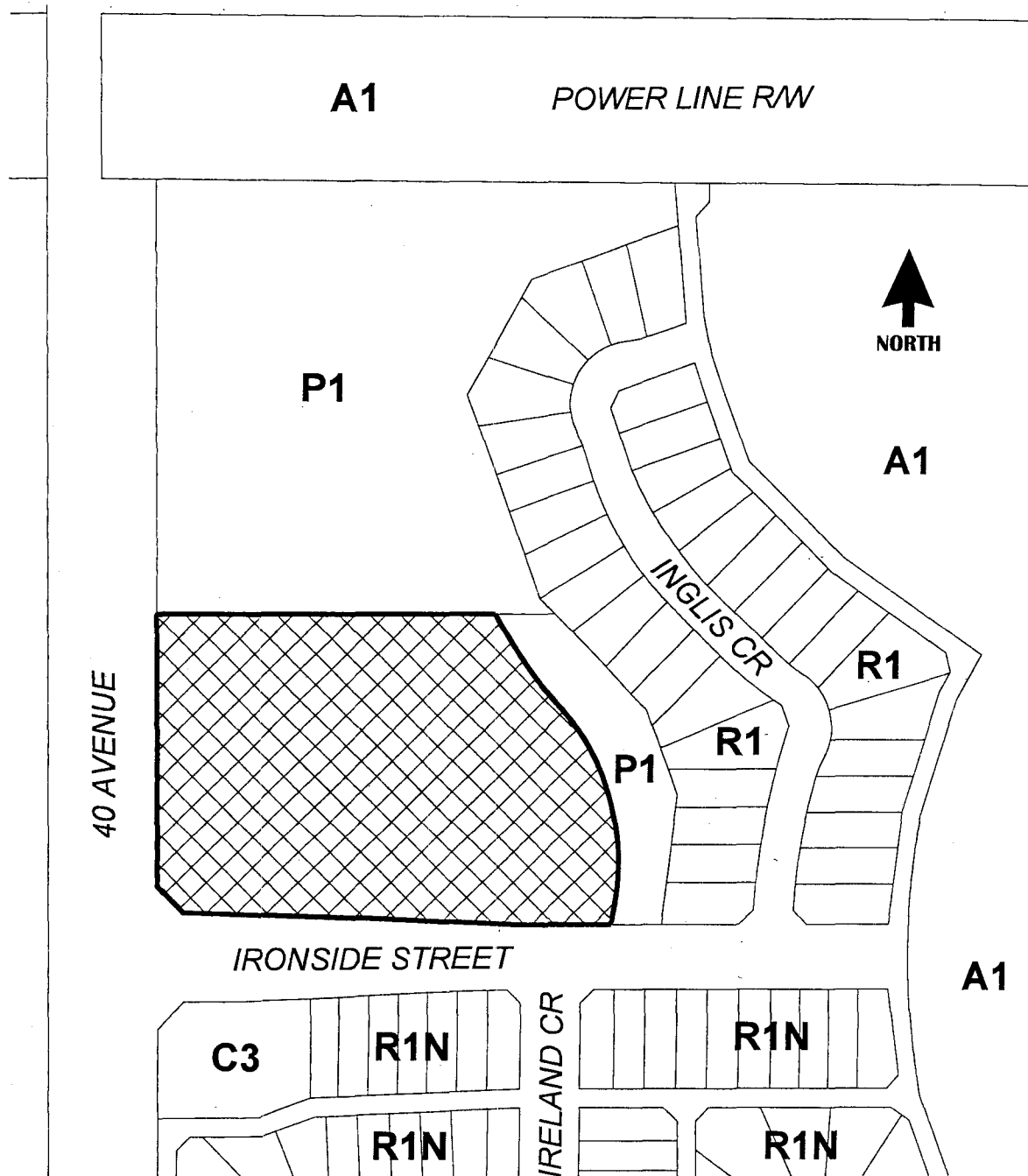
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

---

MAYOR

---

CITY CLERK




**AFFECTED DISTRICTS:**

*R2 - Residential (Medium Density)*

*R3-D85- Residential (Multiple Family)*

*with a maximum density of 85 dwelling  
units per hectare*

*Change from :*

*R2 to R3-D85* 

MAP No. 32 / 2002  
BYLAW No. 3156 / CC - 2002

\* \* \* Transmission Result Report (MemoryTX) ( Jun.18. 2002 2:26PM ) \* \* \*

1) CITY OF RED DEER  
2) City Clerks Dept

Date/Time: Jun.18. 2002 2:25PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
2781 Memory TX	3437510	P. 3	OK	

## Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connection

The City of Red Deer

## Office of the City Clerk

June 18, 2002

Fax: 343-7510

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

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/CC-2002  
 Lot 21, Block 1, Plan 022  
 SW 1/4 Sec. 3-38-27-4  
 Inglewood - Phase 1  
 Melcor Developments Ltd.

At the City of Red Deer's Council meeting held Monday, June 17, 2002, first reading was given to Land Use Bylaw Amendment 3156/CC-2002. A copy of the bylaw is attached for your information.

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

Sincerely,

  
 Kelly Kloss  
 City Clerk
KK/chk  
/attach.c Patland Community Planning Services  
C Adams, Administrative Assistant

Office of the City Clerk

**DATE:** June 18, 2002

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/CC-2002  
Lot 21, Block 1, Plan 022 \_\_\_\_\_  
SW ¼ Sec. 3-38-27-4  
Inglewood – Phase 1  
Melcor Developments Ltd.

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*Reference Report:*

Parkland Community Planning Services, dated June 11, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/CC-2002 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21.

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

  
Kelly Kloss  
City Clerk/chk  
attchs.

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

**BYLAW NO. 3156/CC-2002**

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

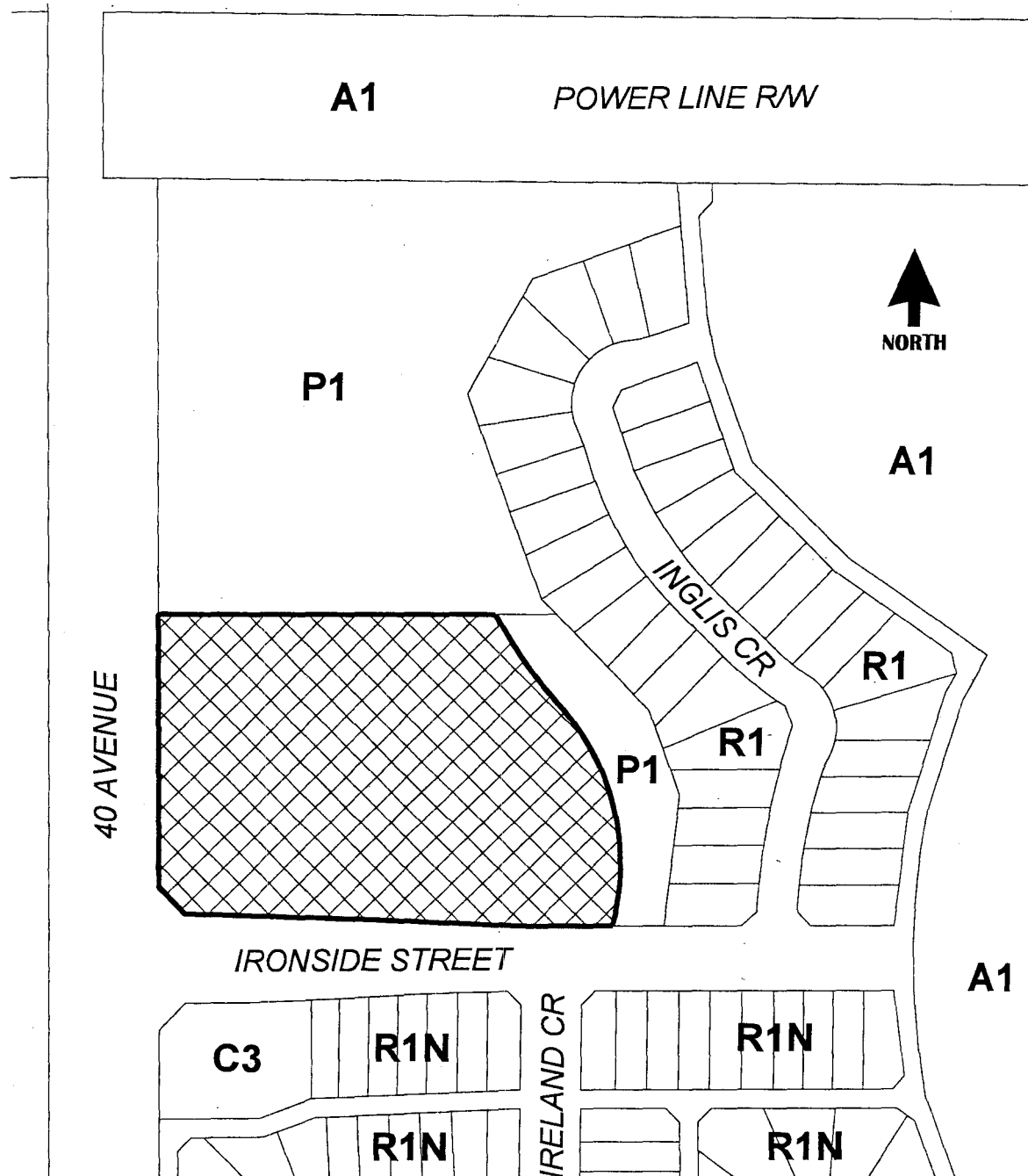
\_\_\_\_\_  
MAYOR

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



THE CITY OF  
**Red Deer**

## PROPOSED LAND USE BYLAW AMENDMENT




### AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3-D85- Residential (Multiple Family)

with a maximum density of 85 dwelling  
units per hectare

Change from :

R2 to R3-D85 

MAP No. 32 / 2002  
BYLAW No. 3156 / CC - 2002

DATE: June 20, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams  
City Clerk's Office

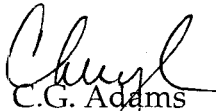
RE: Land Use Bylaw Amendment 3156/CC-2002  
Inglewood Phase 1

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

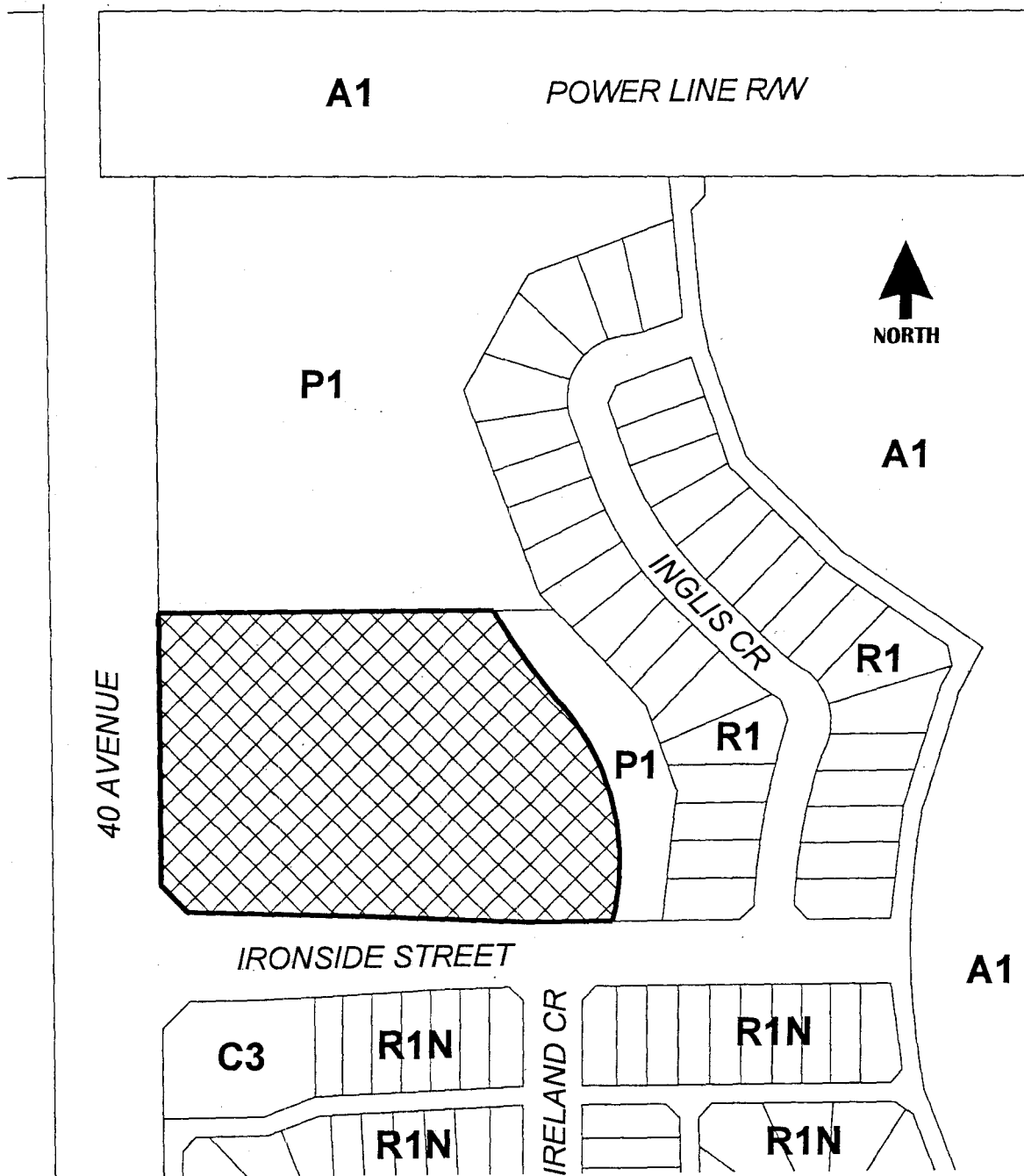
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.





**AFFECTED DISTRICTS:**

*R2 - Residential (Medium Density)*

*R3-D85- Residential (Multiple Family)*

*with a maximum density of 85 dwelling  
units per hectare*

*Change from :*

*R2 to R3-D85*



*MAP No. 32 / 2002  
BYLAW No. 3156 / CC - 2002*

**FILE**



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/CC-2002  
Lot 21, Block 1, Plan 022 \_\_\_\_\_  
SW ¼ Sec. 3-38-27-4  
Inglewood – Phase 1  
Melcor Developments Ltd.

---

*Reference Report:*

City Clerk, dated June 18, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/CC-2002 was given second and third readings. A copy of the Bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21. This office will amend the Land Use Bylaw and distributes copies in due course.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

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

**BYLAW NO. 3156/CC-2002**

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2002 attached hereto and forming part of the bylaw.

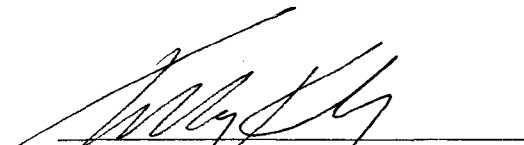
READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

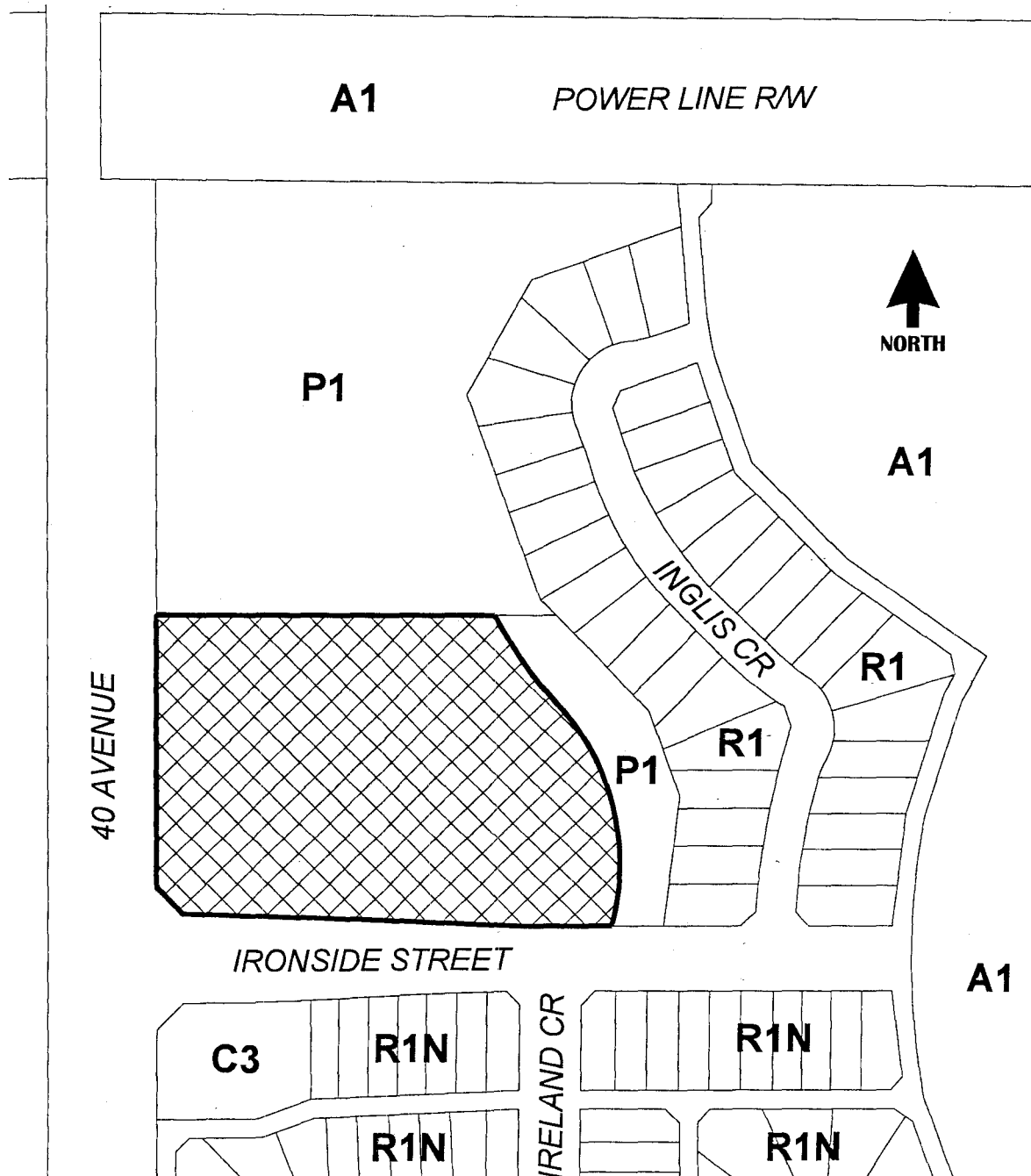
READ A SECOND TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15<sup>th</sup> day of July 2002.

  
MAYOR

  
CITY CLERK




**AFFECTED DISTRICTS:**

*R2 - Residential (Medium Density)*

*R3-D85- Residential (Multiple Family)*

*with a maximum density of 85 dwelling  
units per hectare*

*Change from :*

*R2 to R3-D85* 

MAP No. 32 / 2002  
BYLAW No. 3156 / CC - 2002



Office of the City Clerk

July 16, 2002

Box 5008  
Red Deer, Alberta  
T4N 3T4

Melcor Developments Ltd.  
502, 4901 – 48 Street  
Red Deer, AB T4N 6M4

Dear Sirs:

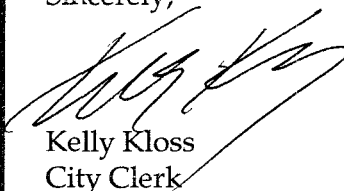
Re: Land Use Bylaw Amendment 3156/CC-2002  
Lot 21, Block 1, Plan 022 \_\_\_\_\_  
SW ¼ Sec. 3-38-27-4  
Inglewood – Phase 1  
Melcor Developments Ltd.

At the City of Red Deer's Council Meeting held July 15, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/CC-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/CC-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21.

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

Sincerely,

  
Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services



Office of the City Clerk

**DATE:** June 18, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/EE-2002  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 2  
Trademark West Properties Inc.

---

### *History*

At the Monday, June 17, 2002 meeting of Council, Land Use Bylaw Amendment 3156/EE-2002 was given first reading.

Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 15, 2002, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

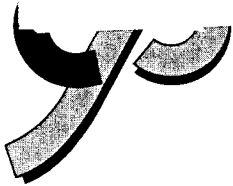
### *Recommendations*

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

A handwritten signature in black ink, appearing to read "K. Kloss", written over the printed name and title.

Kelly Kloss  
City Clerk

/chk



**LAND  
COMMUNITY  
PLANNING  
SERVICES**

10

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

---

Date: June 10, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/EE-2002  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) - Phase 2  
Trademark West Park Inc.

---

Trademark West Park Inc. is proposing to develop Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 consists of 18 single-family lots, 74 narrow single-family lots, and 1 church site. The proposal rezones 6.45ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/EE-2002.

Sincerely,

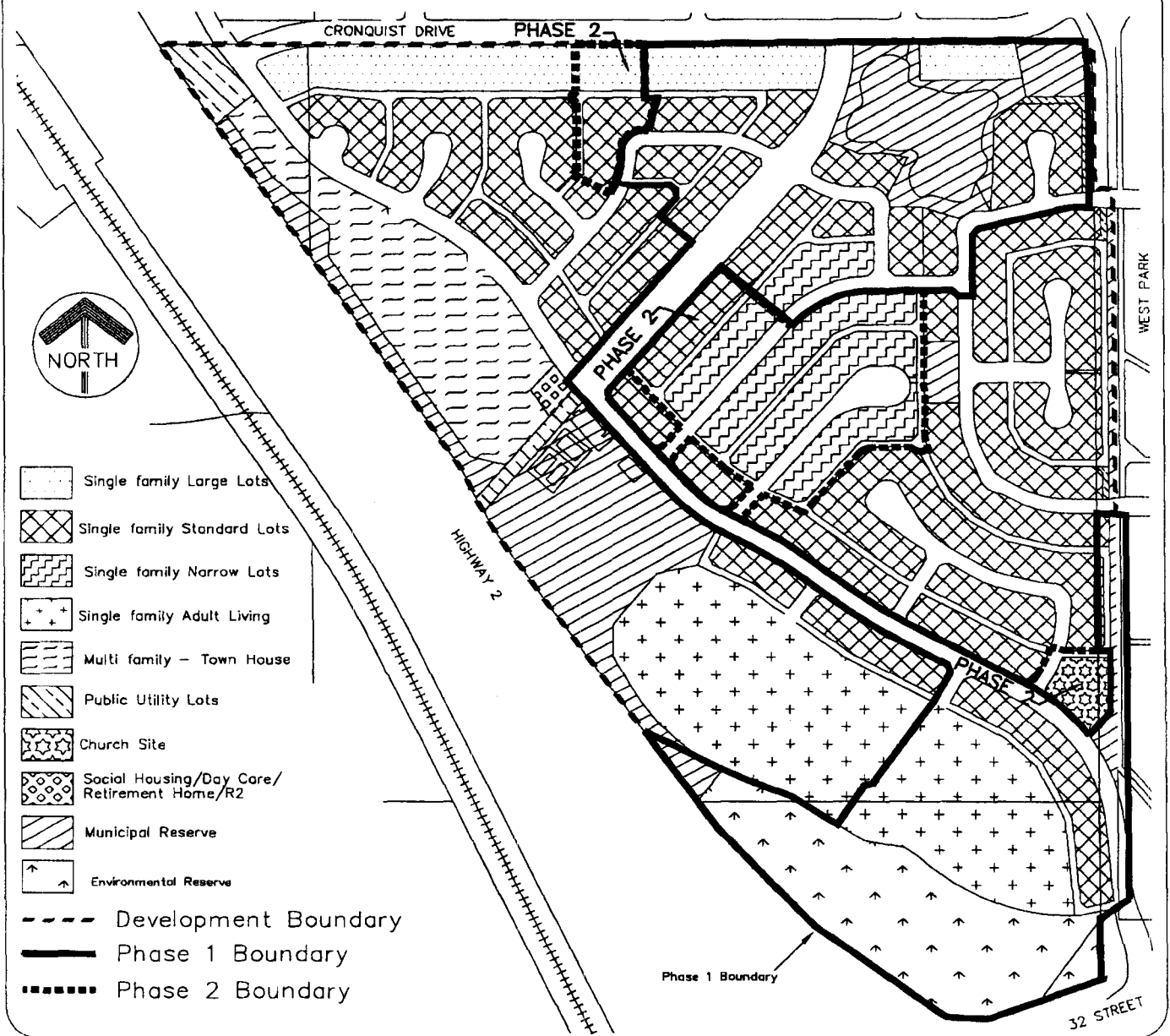
Frank Wong,  
Planning Assistant

Attachment

11

*Al-Terra Engineering Ltd.*

RIVERVIEW PARK

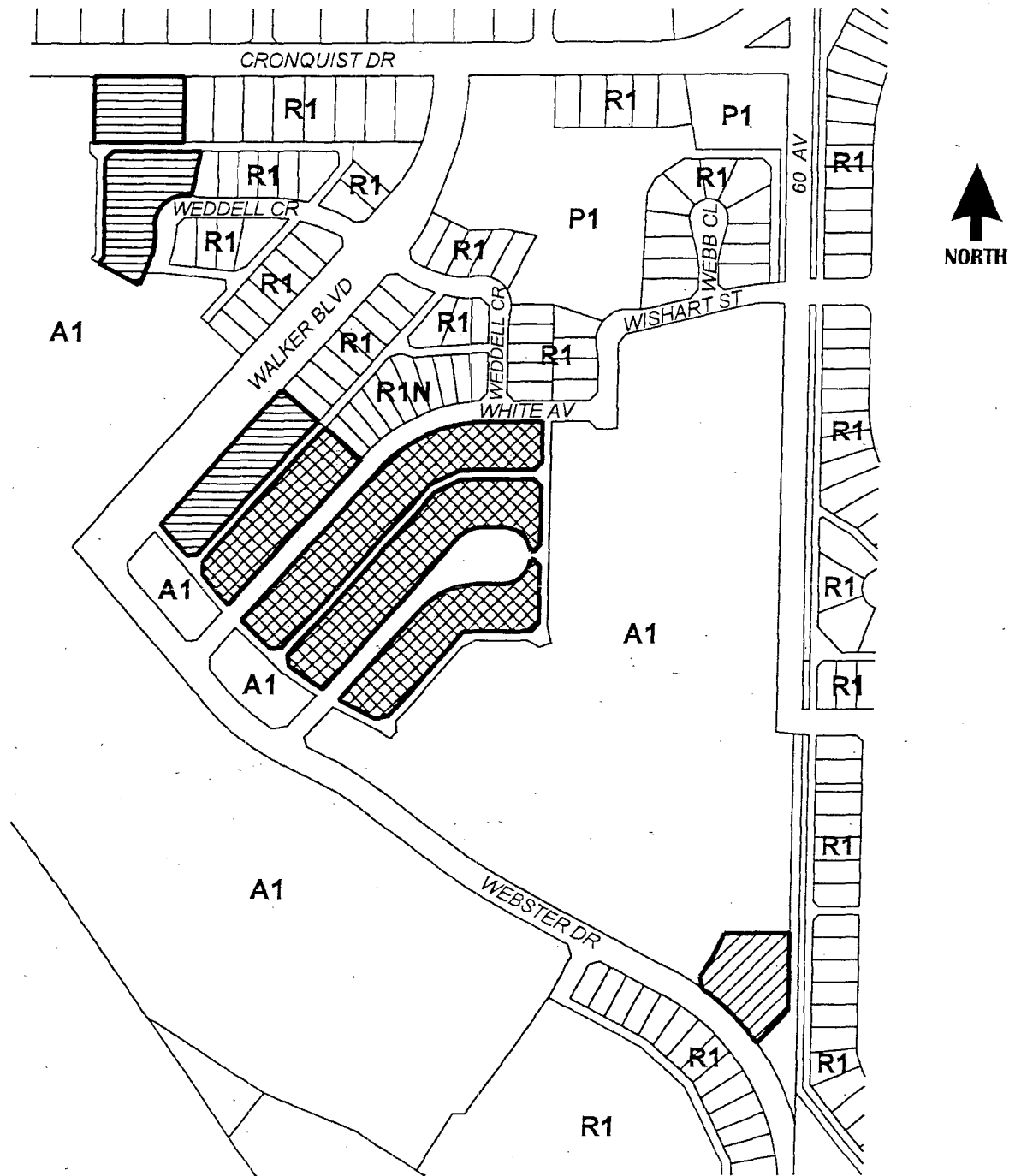


## WESTPARK EXTENSION NEIGHBORHOOD AREA STRUCTURE PLAN





# PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- PS - Public Service (Institutional or Governmental)

## Change from :

- A1 to R1 
- A1 to R1N 
- A1 to PS 

MAP No. 33 / 2002  
BYLAW No. 3156 / EE - 2002

**LAND USE BYLAW 3156/EE-2002**  
**West Park Extension (Westlake) – Phase 2**

**DESCRIPTION:** Rezone from A1 Future Urban Development to R1 Residential Low Density, R1N Residential Narrow Lot District & PS Public Service District

**FIRST READING:** June 17, 2002

**FIRST PUBLICATION:** June 28, 2002

**SECOND PUBLICATION:** July 5, 2002

**PUBLIC HEARING & SECOND READING:** July 15, 2002

**THIRD READING:** July 15, 2002

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☐ NO ☐

**DEPOSIT?** YES ☒ \$ 400. NO ☐ BY: Trademark Pacific

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 304.80 & 2<sup>ND</sup> \$ 304.80 TOTAL: \$ 609.60

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

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

**LESS DEPOSIT RECEIVED:** \$ (400.-)

**AMOUNT OWING/ (REFUND):** \$ 209.60

**INVOICE NO.:** 44520



## Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/EE-2002  
Part of the NE ½ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 2  
Trademark Western Properties Inc.

---

*Reference Report:*

City Clerk, dated June 18, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/EE-2002 was given second and third readings. A copy of the Bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District. This office will amend the Land Use Bylaw and distributes copies in due course.



Kelly Kloss

City Clerk

/chk

attchs.

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

**BYLAW NO. 3156/EE-2002**

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

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

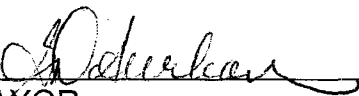
- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2002 attached hereto and forming part of the bylaw.

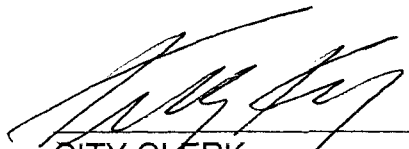
READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

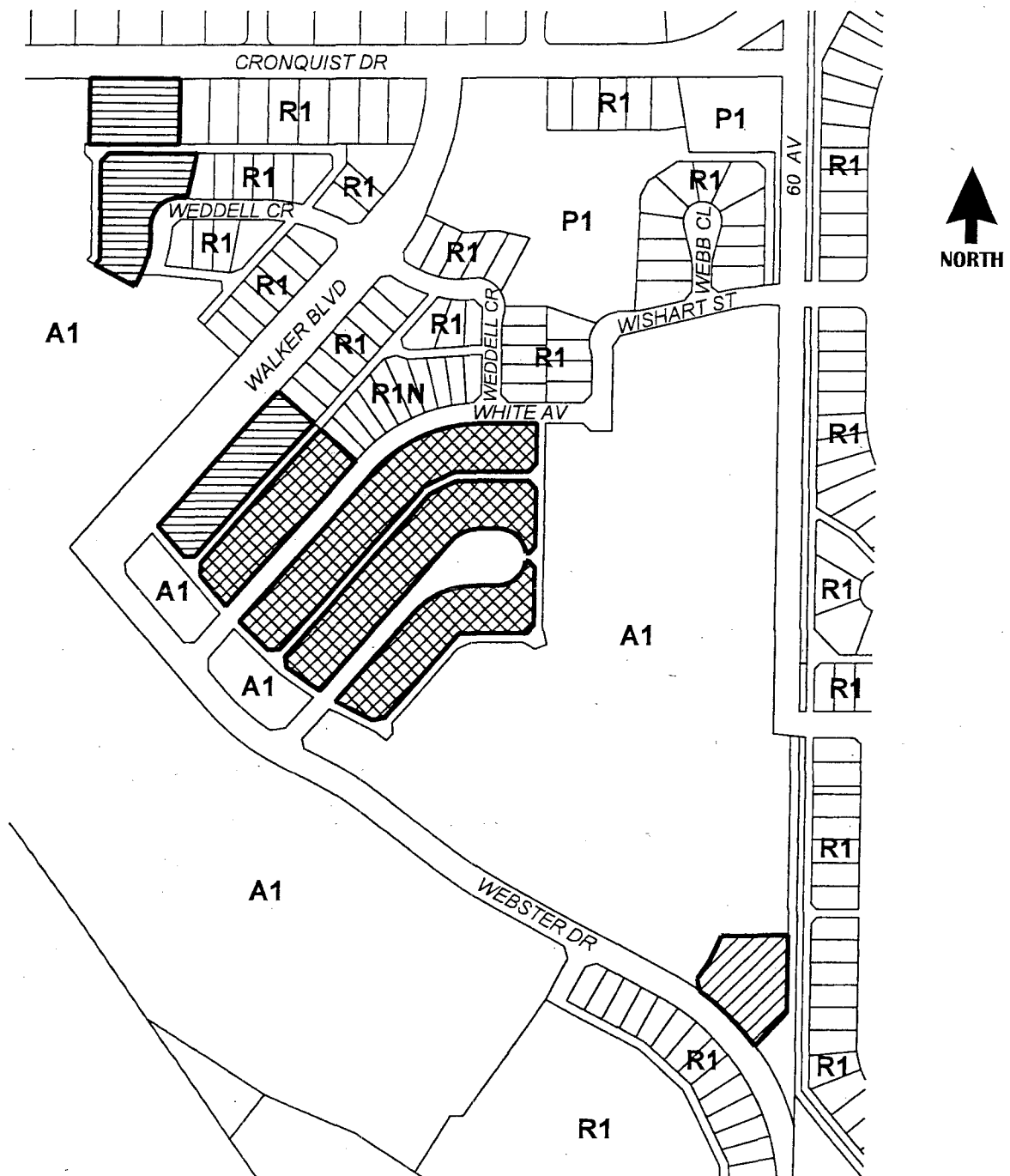
READ A SECOND TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15<sup>th</sup> day of July 2002.

  
MAYOR

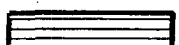


  
CITY CLERK



**AFFECTED DISTRICTS:**

A1 - Future Urban Development  
R1 - Residential (Low Density)  
R1N - Residential Narrow Lot  
PS - Public Service (Institutional  
or Governmental)

**Change from :**

A1 to R1   
A1 to R1N   
A1 to PS 

MAP No. 33 / 2002  
BYLAW No. 3156 / EE - 2002

June 26, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/EE-2002**  
**West Park Extension – Westlake Phase 2**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. You have been previously notified of the changes occurring in the West Park area and this is to inform you that an amendment will be considered to allow for development of Phase 2 of the West Park Extension, Westlake Area. This letter is to allow you the opportunity to ask questions and to let Council know your views on the development of Phase 2 of Westlake.

City Council proposes to pass **Land Use Bylaw Amendment 3156/EE-2002**, which will provide for the rezoning of 6.45 ha (15.94 ac) of land from Future Urban Development to Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District. Phase 2 will consist of 18 single family lots, 74 narrow single family lots and 1 church site. You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

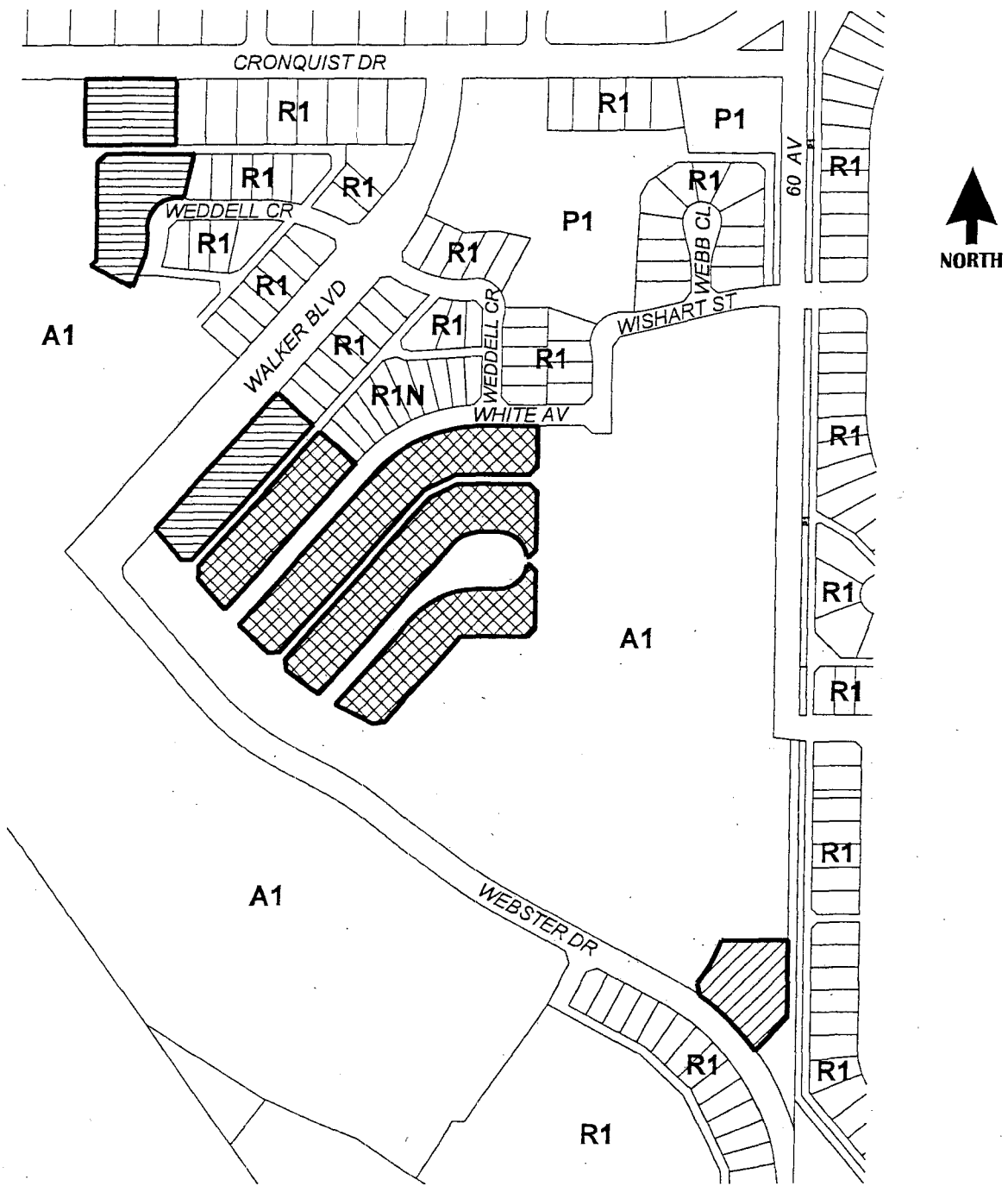
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July 15, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, July 9, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Kelly Kloss  
City Clerk

/attch.



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- PS - Public Service (Institutional or Governmental)

**Change from :**

- A1 to R1 
- A1 to R1N 
- A1 to PS 

MAP No. 33 / 2002  
 BYLAW No. 3156 / EE - 2002

**WEST PARK EXTENSION – Westlake Phase 2**  
**Land Use Bylaw Amendment**

Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment 3156/EE-2002 to provide for the rezoning of 6.45 ha (15.94 ac) of land from Future Urban Development to Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District. Phase 2 will consist of 18 single family lots, 74 narrow single family lots and 1 church site. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours.

**“Map”**

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, July 15, 2002** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, July 9, 2002**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss  
City Clerk

(Publication Dates: June 28 & July 5, 2002)



OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3
Albert Wayne & Denise Ann Ferry	33 Wiltshire Blvd.	RED DEER, AB T4N 6L1	
Gary T & Donna J Strome	29 Wiltshire Blvd.	RED DEER, AB T4N 6L1	
Terence & Faye Ames	5854 West Park Crescent	RED DEER, AB T4N 1E8	
Wayne F. & Bonnie M. Howell	5848 West Park Crescent	RED DEER, AB T4N 1E8	
Central Alberta Residence Society	5409 50 Avenue	RED DEER, AB T4N 4B7	
Michael William & Julie Lynne Schewaga	5706 35 Street	RED DEER, AB T4N 0S6	
Kenneth E & Marion J Bowles	5710 35 Street	RED DEER, AB T4N 0S6	
Michael Ove & Denise Colleen Sorensen	5714 35 Street	RED DEER, AB T4N 0S6	
Phillip I & Kathleen E Brooks	5718-35th Street	RED DEER, AB T4N 0S6	
Jayson & Judy Mchattie	5722 35 Street	RED DEER, AB T4N 0S6	
Gordon James & Debrah Ann Gardiner	5726 35 Street	RED DEER, AB T4N 0S6	
Maria Ann Sacha	5730 35 Street	RED DEER, AB T4N 0S6	
Kaly Holdings Ltd.	62 Flagstaff Close	RED DEER, AB T4N 6V1	
Dale Vernon Storvik	40 Arb Close	RED DEER, AB T4R 1E8	
Harold James & Engelbertha Maria Lainchbury	111 Patterson Crescent	RED DEER, AB T4P 1J4	
Phyllis Margaret Berard	5930 West Park Crescent	RED DEER, AB T4N 1G2	
Gregory & Barbara Woodard	PO Box 1846	BROOKS, AB T1R 1C6	
Shelley Ann Koch & Robert Ivan Becker	5926 West Park Close	RED DEER, AB T4N 1G2	
Jonathan Raymond & Linda Jean Henry	5924 Westpark Crescent	RED DEER, AB T4N 1G1	
Lawrence & Annette Sackmann	5922 West Park Crescent	RED DEER, AB T4N 1G1	
Barbara Lofstrand	5920 West Park Crescent	RED DEER, AB T4N 1G1	
Vernon & Alana Lowe	5918 West Park Crescent	RED DEER, AB T4N 1G1	
Gerald & Edith Raddis	5916 West Park Crescent	RED DEER, AB T4N 1G1	
Barbara Mckinnon	5914 West Park Crescent	RED DEER, AB T4N 1G1	
Mr & Mrs D W Harrison	5912 West Park Crescent	RED DEER, AB T4N 1G1	
Eileen Macsephney	5910 West Park Crescent	RED DEER, AB T4N 1G1	
Nick & Cora Zahara	5908 West Park Crescent	RED DEER, AB T4N 1G1	
E A & M M Burkinshaw	5906 West Park Crescent	RED DEER, AB T4N 1G1	
Corrinne Funk	5904 West Park Crescent	RED DEER, AB T4N 1G1	
Wayne Morgan	5902 West Park Crescent	RED DEER, AB T4N 1G1	
Gerald Cronquist	Box 402	RED DEER, AB T4N 5E9	
Doug Whitesell	49 Wilson Crescent	RED DEER, AB T4N 5V7	

Cameron Madsen & Lynne Warner	69 Wishart Street	RED DEER, AB T4N 5W4	
Elden Thomas & Catherine Anne Herbert	173 Wilson Crescent	RED DEER, AB T4N 5V6	
Ronald & Leanne Hall	169 Wilson Crescent	RED DEER, AB T4N 5V6	
Paula Van Gent & Norman Dunphy	165 Wilson Crescent	RED DEER, AB T4N 5V6	
Harlan Kirby & Janice Susanna Fox	161 Wilson Crescent	RED DEER, AB T4N 5V6	
Ronald & Leona Korchinski	157 Wilson Crescent	RED DEER, AB T4N 5V6	
Bruce Holland	153 Wilson Crescent	RED DEER, AB T4N 5V6	
Gordon & Phyllis Diks	149 Wilson Crescent	RED DEER, AB T4N 5V6	
Dianne Fowler	145 Wilson Crescent	RED DEER, AB T4N 5V6	
Thomas Teichroeb	141 Wilson Crescent	RED DEER, AB T4N 5V6	
Ronald & Virginia Bohme	137 Wilson Crescent	RED DEER, AB T4N 5V6	
Robert Ross & Shelley Anne Bailie	133 Wilson Crescent	RED DEER, AB T4N 5V6	
Donald & Diane Clark	129 Wilson Crescent	RED DEER, AB T4N 5V6	
Allen & Barbara Rowland	125 Wilson Crescent	RED DEER, AB T4N 5V6	
Joel & Karen Jackshaw	121 Wilson Crescent	RED DEER, AB T4N 5V6	
Hazel Jackson	117 Wilson Crescent	RED DEER, AB T4N 5V6	
Terri Tanner	1 Riverview Park	RED DEER, AB T4N 1E3	
Roberto Bencivenga & Loretta Fiorillo	2 Riverview Park	RED DEER, AB T4N 1E3	
Ronald & Kim Courte	3 Riverview Park	RED DEER, AB T4N 1E3	
Rene & Carold Weber	4 Riverview Park	RED DEER, AB T4N 1E3	
Emil & Donna Lajeunesse	5 Riverview Park	RED DEER, AB T4N 1E3	
George & Katherine Smith	6 Riverview Park	RED DEER, AB T4N 1E3	
Valentine & Jillian Owen	5569 47 Street	RED DEER, AB T4N 1S1	
Lewis Edwards	8 Riverview Park	RED DEER, AB T4N 1E3	
Wes & Linda Waschuk	9 Riverview Park	RED DEER, AB T4N 1E3	
Gilbert & Lena Willson	10 Riverview Park	RED DEER, AB T4N 1E3	
Antoinette & Howard Stuppard	11 Riverview Park	RED DEER, AB T4N 1E3	
Janice Gyori	12 Riverview Park	RED DEER COUNTY, AB	
Beverly Anne Turple	13 Riverview Park	RED DEER, AB T4N 1E3	
Garnet Eastcott	14 Riverview Park	RED DEER COUNTY, AB	
Barry & Cheryl Simpson	15 Riverview Park	RED DEER COUNTY, AB	
Donna Mattson	16 Riverview Park	RED DEER, AB T4N 1E3	
Wayne Cummings	17 Riverview Park	RED DEER, AB T4N 1E3	

Keith & Malcolm Lamb	18 Riverview Park	RED DEER, AB T4N 1E3
Larry & Eunice Leasak	19 Riverview Park	RED DEER, AB T4N 1E3
Jennifer O'Brien	20 Riverview Park	RED DEER, AB T4N 1E3
Hope Haverstock	21 Riverview Park	RED DEER, AB T4N 1E3
Thomas & Sonnia Skjonsberg	22 Riverview Park	RED DEER, AB T4N 1E3
Matthew & Wendy Steiert	23 Riverview Park	RED DEER, AB T4N 1E3
Ian Brown	24 Riverview Park	RED DEER, AB T4N 1E3
Red Deer County	4758 32 Street	RED DEER, AB T4N 0M8



## THE CITY OF RED DEER RECEIPT

RECEIVED FROM Trademark Western Properties Inc \$ 400.0002/06/25  
YY MM DDTHE SUM OF Four hundred / xx DollarsDESCRIPTION LUB Amendment 3156/EE-2002 Advertising

06/25/02 1:26PM 002#0561 A

G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.S.T.

Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
59.5901				400.00
2.3210				

SUNDRY  
CHECK\$400.00  
\$400.00

GST Registration #R119311785

Not Valid Unless Machine Printed



# TRANSMITTAL

#200, 6245 - 136th Street  
Surrey, BC V3X 1H3

**Telephone:** (604) 590-1155  
**Fax:** (604) 590-6766

**Date:** Monday, June 24, 2002

**To:** City of Red Deer  
4914- 48<sup>th</sup> Avenue  
Red Deer, AB T4N 3T4  
**Attention:** Office of the City Clerk

**Re:** Land Use Bylaw Amendment 3156/EE-2992  
Part of the NE1/4 Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 2

**Items Transmitted:**

Cheque in the amount of \$400.00 as a deposit towards the cost of the advertising for a Public Hearing to be held on Monday, July 15, 2002.

**From:** Alvin Schellenberg

Signature



## Office of the City Clerk

June 18, 2002

Fax: 1-604-590-6766

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

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/EE-2002  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 2**

At the City of Red Deer's Council meeting held Monday, June 17, 2002 first reading was given to Land Use Bylaw Amendment 3156/EE-2002. A copy of the bylaw is attached for your information.

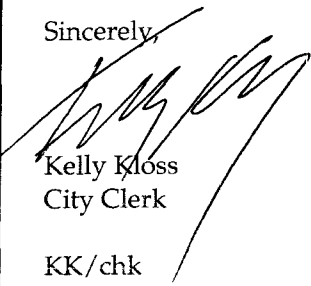
Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 15, 2002, at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, June 26, 2002 in order to proceed with the advertising. Once the actual cost of the advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

**BYLAW NO. 3156/EE-2002**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17th day of June 2002.

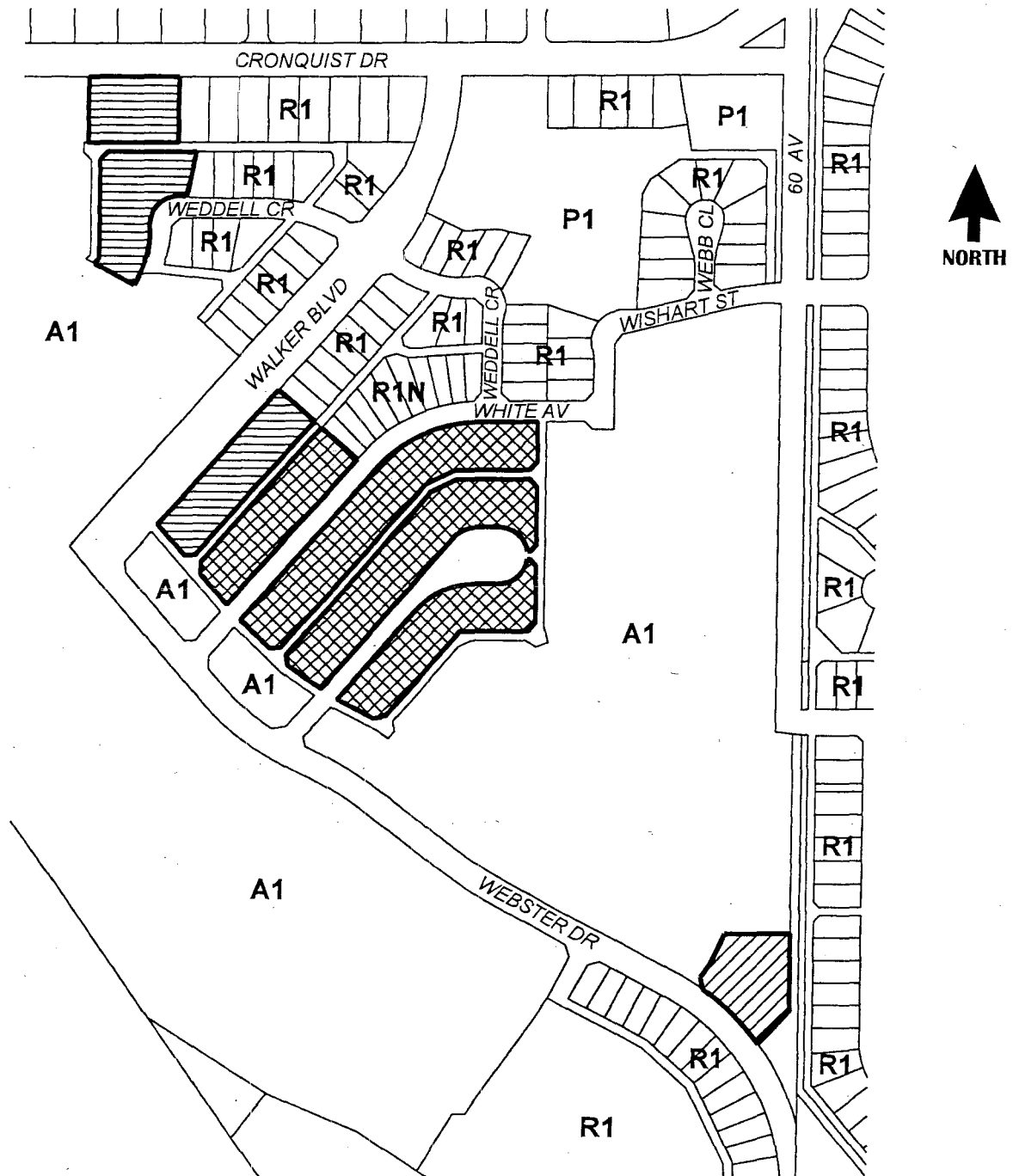
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



**AFFECTED DISTRICTS:**

A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1N - Residential Narrow Lot  
 PS - Public Service (Institutional  
 or Governmental)

**Change from :**

A1 to R1   
 A1 to R1N   
 A1 to PS 

MAP No. 33 / 2002  
 BYLAW No. 3156 / EE - 2002



\* \* \* Transmission Result Report (MemoryTX) ( Jun.19. 2002 8:06AM ) \* \* \*

1) CITY OF RED DEER  
2) City Clerks Dept

te/T me: Jun.19. 2002 8:05AM

File	No. Mode	Destination	Pg(s)	Result	Page Not Sent
2798	Memory TX	16045906766	P. 3	OK	

## Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connection

## Office of the City Clerk

June 18, 2002

Fax: 1-604-590-5766

Mr. Gary Greliah  
Trademark Pacific Properties Inc.  
200, 6245 - 136 Street  
Surrey, BC V3X 1H3

Dear Sir:

Re: Land Use Bylaw Amendment 3156/EE-2002  
Part of the NE 1/4 Sec. 7-38-27-4  
West Park Extension (Westlake) - Phase 2

At the City of Red Deer's Council meeting held Monday, June 17, 2002 first reading was given to Land Use Bylaw Amendment 3156/EE-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 15, 2002, at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, June 26, 2002 in order to proceed with the advertising. Once the actual cost of the advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Bloss  
City Clerk
KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

Office of the City Clerk

**DATE:** June 18, 2002

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/EE-2002  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 2  
Trademark West Properties Inc.

---

*Reference Report:*

Parkland Community Planning Services, dated June 10, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/EE-2002 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

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

  
Kelly Kloss  
City Clerk/chk  
attchs.

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

**BYLAW NO. 3156/EE-2002**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **17th**    day of    **June**    2002.

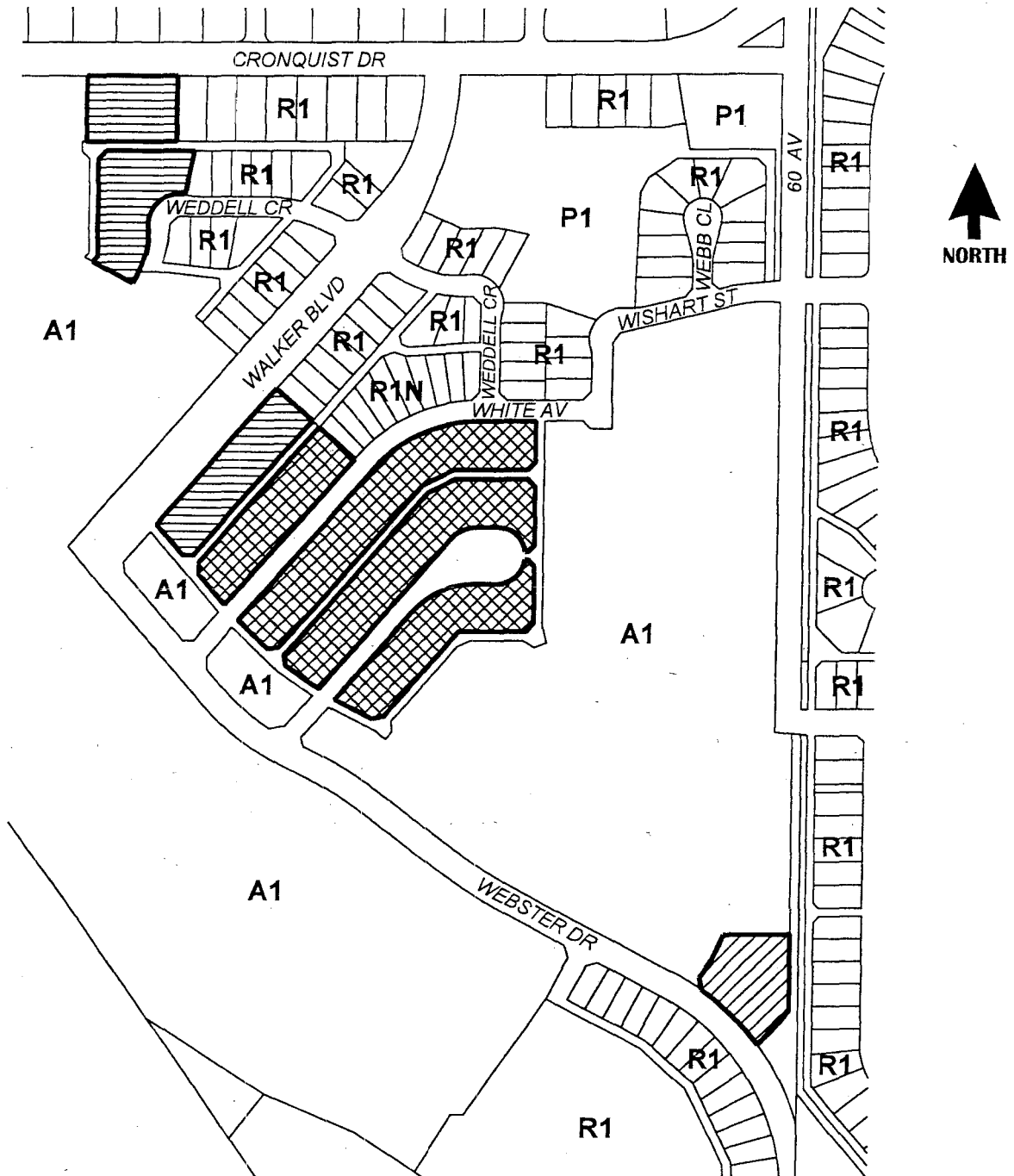
READ A SECOND TIME IN OPEN COUNCIL this       day of       2002.

READ A THIRD TIME IN OPEN COUNCIL this       day of       2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this    day of       2002.

\_\_\_\_\_  
MAYOR

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



**AFFECTED DISTRICTS:**

A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1N - Residential Narrow Lot  
 PS - Public Service (Institutional  
 or Governmental)

**Change from :**

A1 to R1   
 A1 to R1N   
 A1 to PS 

MAP No. 33 / 2002  
 BYLAW No. 3156 / EE - 2002

DATE: June 20, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams  
City Clerk's Office

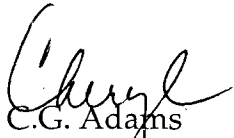
RE: Land Use Bylaw Amendment 3156/EE-2002  
West Park Extension (Westlake) Phase 2

---

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

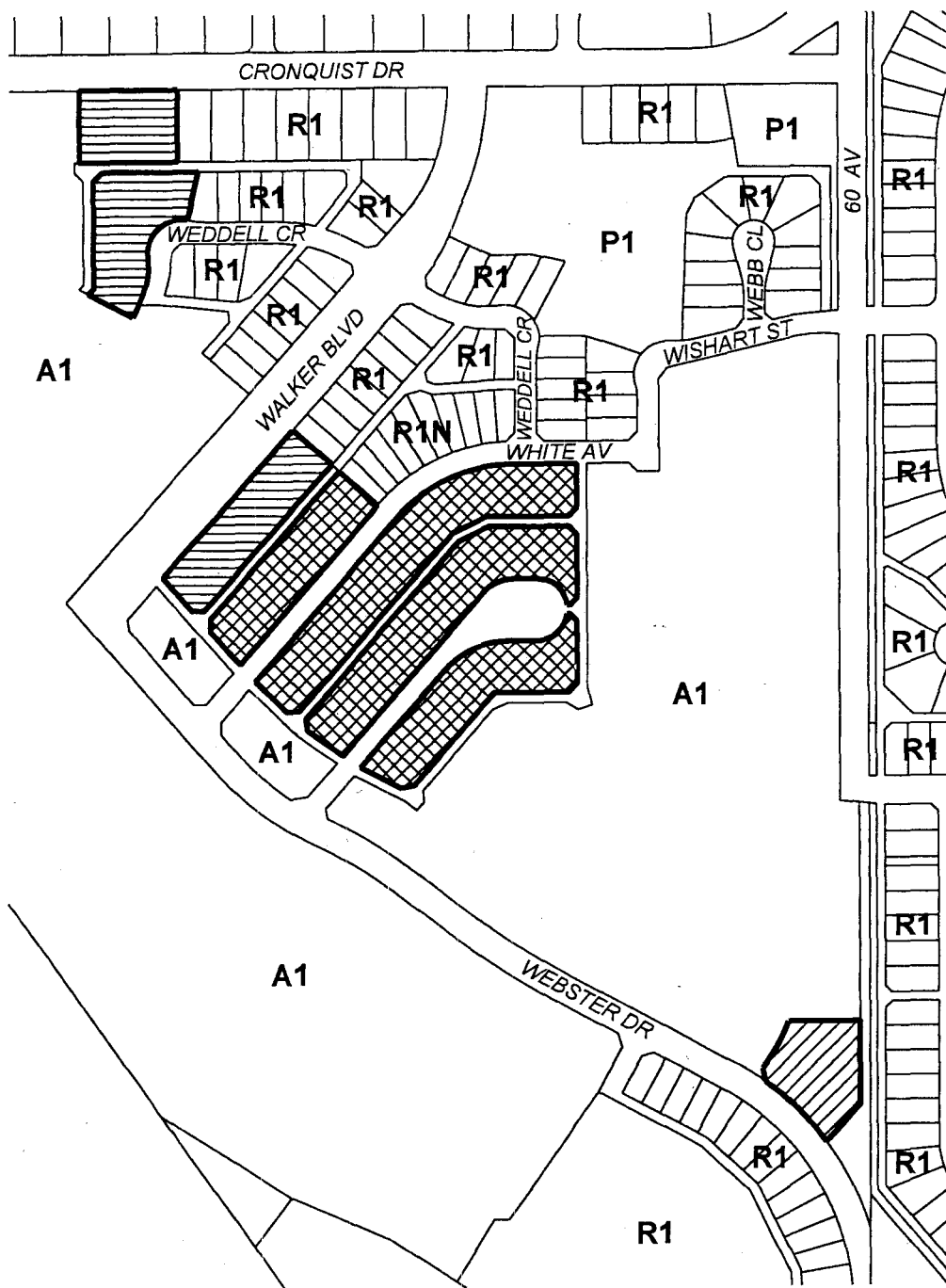
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.



C.G. Adams  
City Clerks' Office

Attach.



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- PS - Public Service (Institutional or Governmental)

**Change from :**

- A1 to R1 
- A1 to R1N 
- A1 to PS 

MAP No. 33 / 2002  
 BYLAW No. 3156 / EE - 2002

# FILE



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/EE-2002  
Part of the NE ½ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 2  
Trademark Western Properties Inc.

---

*Reference Report:*

City Clerk, dated June 18, 2002

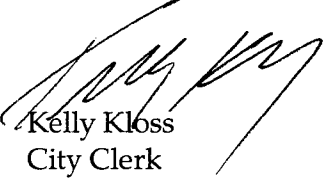
*Bylaw Readings:*

Land Use Bylaw Amendment 3156/EE-2002 was given second and third readings. A copy of the Bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District. This office will amend the Land Use Bylaw and distributes copies in due course.



Kelly Kloss

City Clerk

/chk

attchs.

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

**BYLAW NO. 3156/EE-2002**

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

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

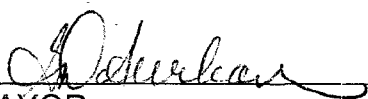
- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

READ A SECOND TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

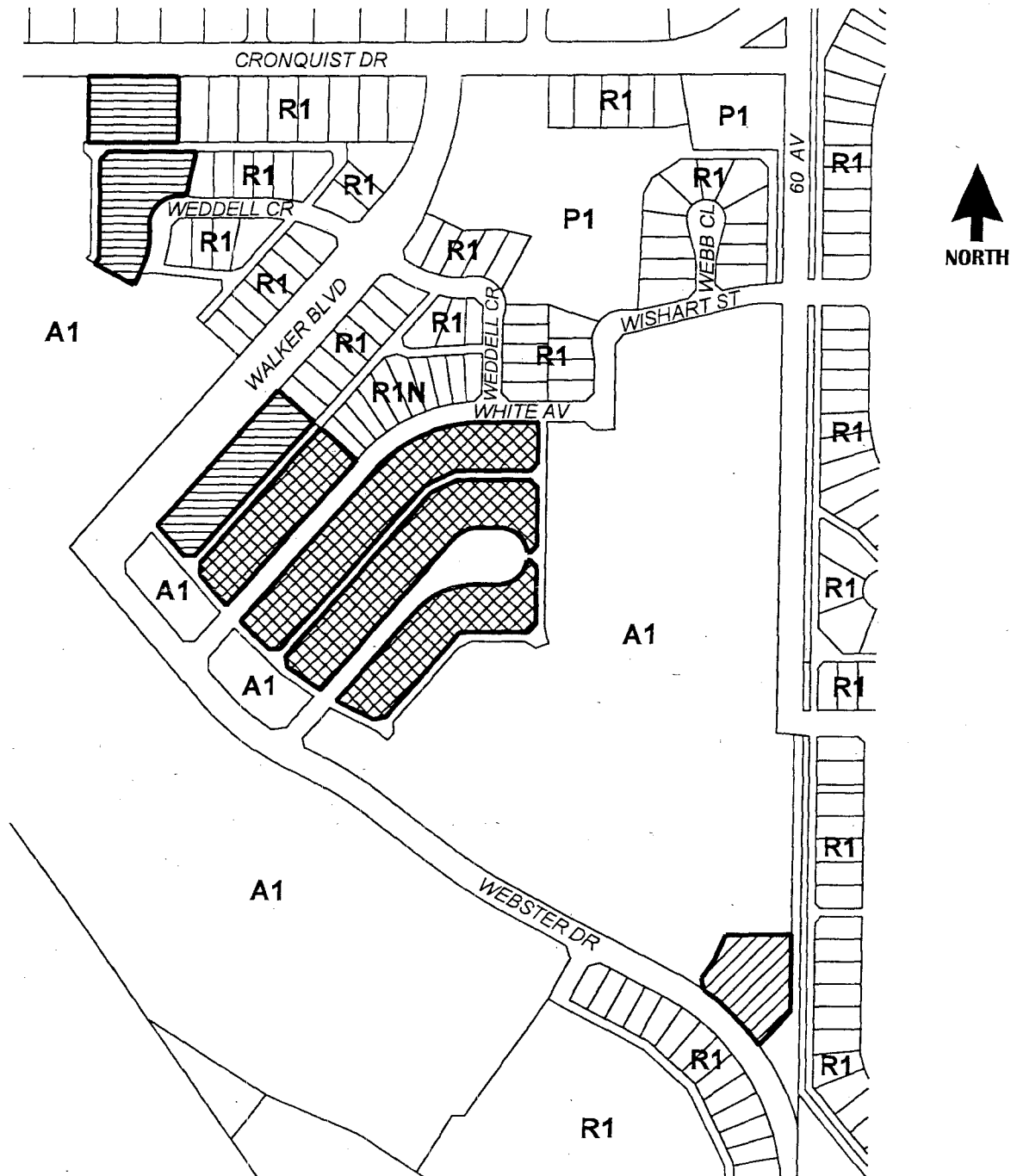
READ A THIRD TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15<sup>th</sup> day of July 2002.

  
MAYOR

  
CITY CLERK





**AFFECTED DISTRICTS:**

A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1N - Residential Narrow Lot  
 PS - Public Service (Institutional  
 or Governmental)

**Change from :**

A1 to R1   
 A1 to R1N   
 A1 to PS 

MAP No. 33 / 2002  
 BYLAW No. 3156 / EE - 2002



Office of the City Clerk

July 16, 2002

Box 5008  
Red Deer, Alberta  
T4N 3T4

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

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/EE-2002  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 2**

At the City of Red Deer's Council Meeting held July 15, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/EE-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/EE-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

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

Sincerely,

  
Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services

*The City of Red Deer*

**Office of the City Clerk**

**DATE:** June 18, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/FF-2002  
Lot 6, Block 5, Plan 892 3301  
NW ¼ Sec. 32-38-27-4  
Kentwood Subdivision / City of Red Deer

---

*History*

At the Monday, June 17, 2002 meeting of Council, Land Use Bylaw Amendment 3156/FF-2002 was given first reading.

Land Use Bylaw Amendment 3156/FF-2002 provides for the rezoning of land in the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west for a 5.54 ha (13.69ac) multiple family site, a 0.24 ha (0.6 ac) neighbourhood commercial site and a 0.6 ha (1.49 ac) public utility lot to accommodate an existing storm detention pond. The land will be rezoned from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 15, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

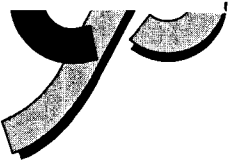
*Recommendations*

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

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

Kelly Kloss  
City Clerk

/chk



**RED DEER  
COMMUNITY  
PLANNING  
SERVICES**

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

Date: June 10, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/FF-2002  
Lot 6, Block 5, Plan 892 3301  
NW ¼ Sec. 32-38-27-4  
Kentwood Subdivision  
The City of Red Deer

The City of Red Deer is proposing to develop the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west. The proposal would rezone land for a 5.54ha (13.69ac) multiple family site, a 0.24ha (0.6ac) neighbourhood commercial site and a 0.6ha (1.49ac) public utility lot to accommodate an existing storm detention pond. Land will be rezoned from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts.

Recommendation

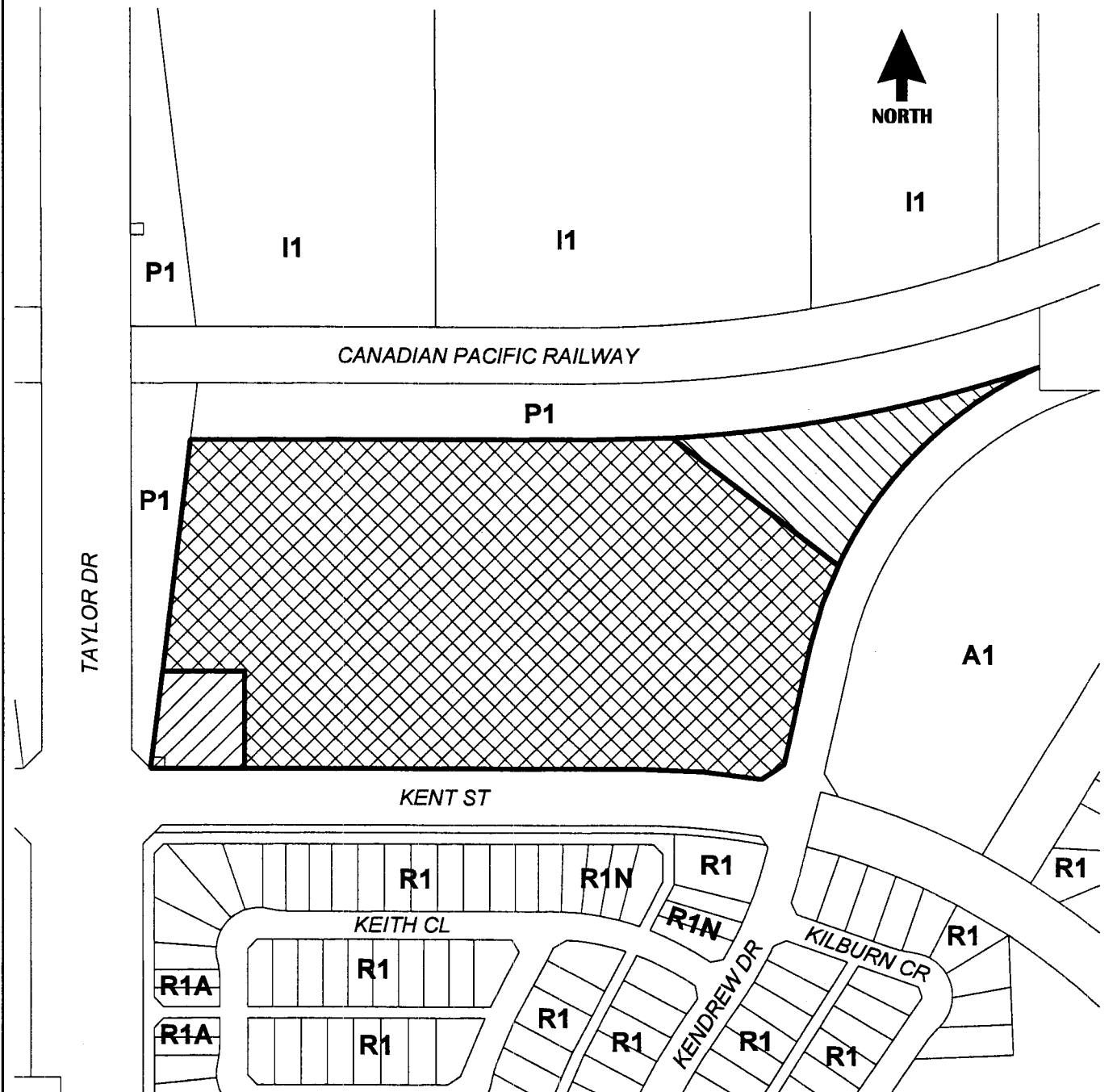
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/FF-2002.

Sincerely,

*Frank Wong*




Frank Wong,  
Planning Assistant

Attachment

**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- C3 - Commercial (Neighbourhood Convenience)
- R2 - Residential (Medium Density)
- P1 - Parks and Recreational

Change from :

- A1 to C3 
- A1 to R2 
- A1 to P1 

MAP No. 34 / 2002  
BYLAW No. 3156 / FF- 2002

**LAND USE BYLAW 3156/FF-2002**  
**Kentwood**

**DESCRIPTION:** Rezone from A1 Future Urban Development to R2 Residential (Medium Density) C3 Commercial (neighbourhood convenience) and P1 Parks & Recreation

**FIRST READING:** June 17, 2002

**FIRST PUBLICATION:** June 28, 2002

**SECOND PUBLICATION:** July 5, 2002

**PUBLIC HEARING & SECOND READING:** July 15, 2002

**THIRD READING:**

July 15, 2002

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☒ NO ☐

**DEPOSIT?** YES ☐ \$ \_\_\_\_\_ NO ☒ **BY:** CITY

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 287.<sup>02</sup> & 2<sup>ND</sup> \$ 287.<sup>02</sup> **TOTAL:** \$ 574.<sup>04</sup>

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

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

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

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

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

(Account No. 59.5901)



## Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/FF-2002  
Lot 6, Block 5, Plan 892 3301  
NW ¼ Sec. 32-38-27-4  
Kentwood Subdivision / City of Red Deer

---

***Reference Report:***

City Clerk, dated June 18, 2002

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/FF-2002 was given second and third readings. A copy of the Bylaw is attached.

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

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/FF-2002 provides for the rezoning of land in the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west for a 5.54 ha (13.69ac) multiple family site, a 0.24 ha (0.6 ac) neighbourhood commercial site and a 0.6 ha (1.49 ac) public utility lot to accommodate an existing storm detention pond. The land will be rezoned from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts. This office will amend the Land Use Bylaw and distributes copies in due course.

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

Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/FF-2002**

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

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


- 1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2002 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

READ A SECOND TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

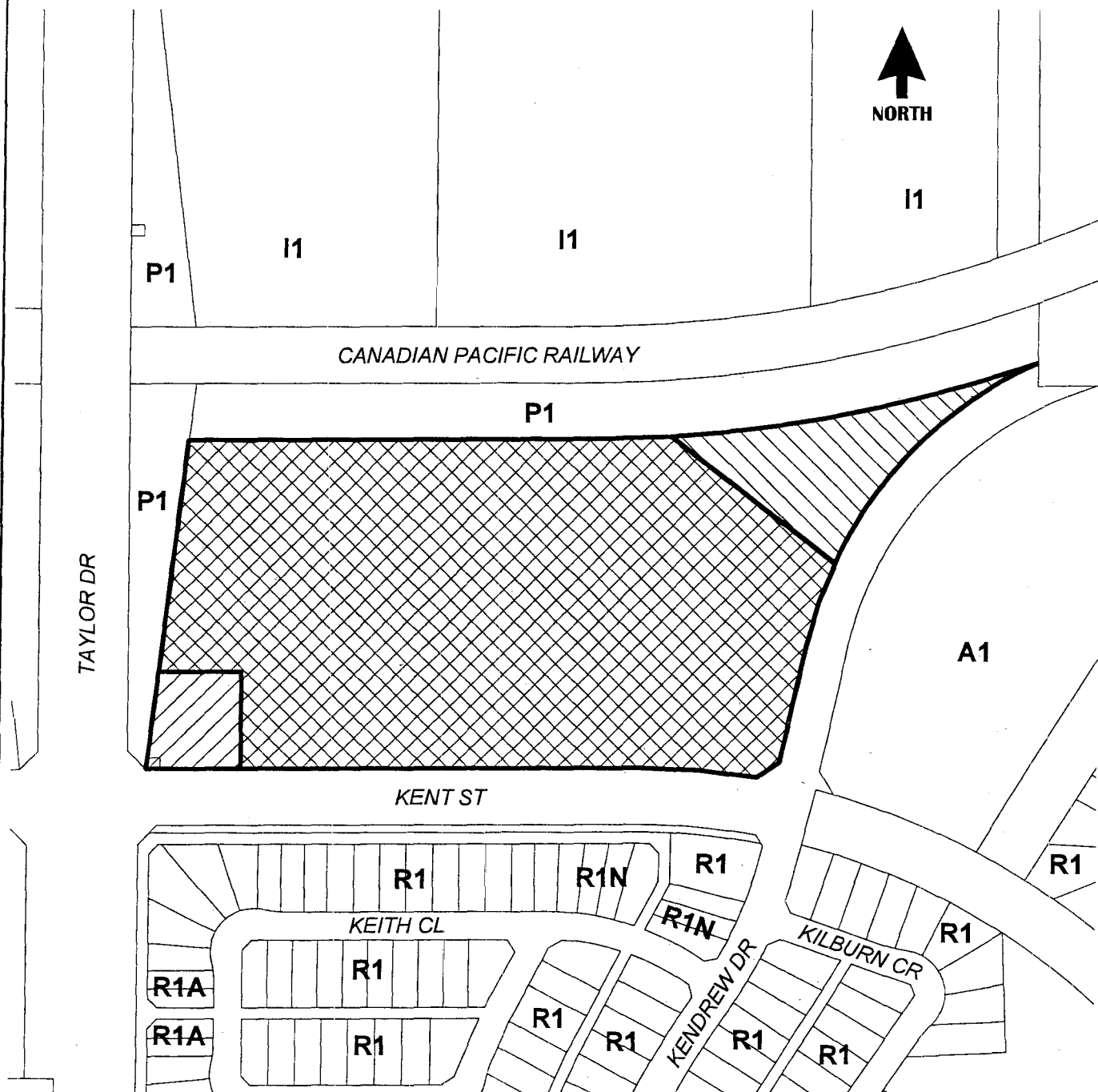
READ A THIRD TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15<sup>th</sup> day of July 2002.

  
MAYOR

  
CITY CLERK








**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- C3 - Commercial (Neighbourhood Convenience)
- R2 - Residential (Medium Density)
- P1 - Parks and Recreational

**Change from :**

- A1 to C3 
- A1 to R2 
- A1 to P1 

MAP No. 34 / 2002  
BYLAW No. 3156 / FF- 2002

June 26, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/FF-2002  
Kentwood**

---

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/FF-2002**, which will provide for the rezoning of land in the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west. The land will be rezoned from Future Urban Development to allow for a multiple family site, a neighbourhood commercial site and a public utility lot to accommodate an existing storm detention pond. You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July 15, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, July 9, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Kelly Kloss  
City Clerk

/attch.

**KENTWOOD**  
**Land Use Bylaw Amendment**

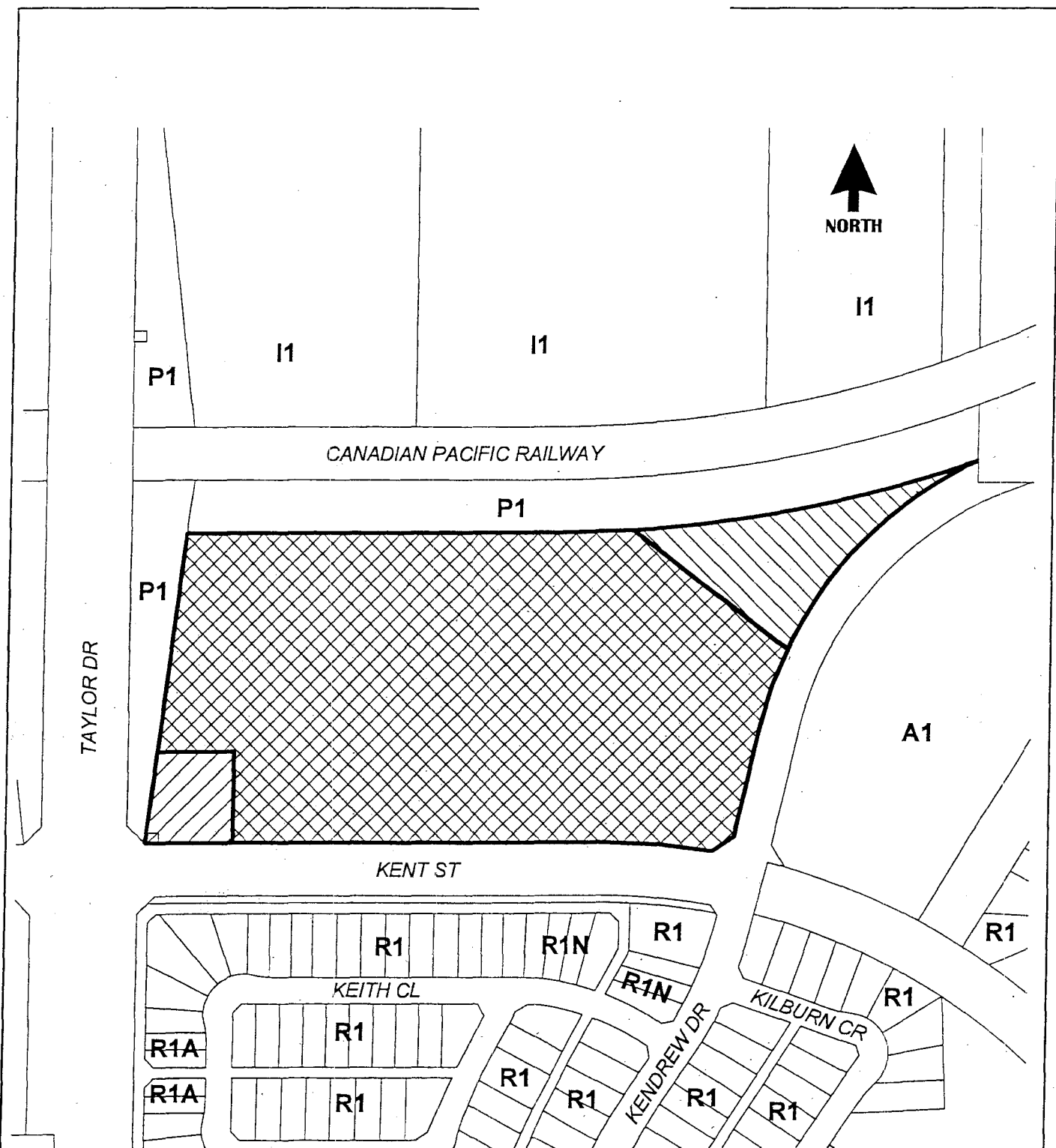
Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment 3156/FF-2002 to provide for the rezoning of land in the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west. The land will be rezoned from Future Urban Development to allow for a multiple family site, a neighbourhood commercial site and a public utility lot to accommodate an existing storm detention pond. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours.

**"Map"**

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, July 15, 2002** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, July 9, 2002**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss  
City Clerk




(Publication Dates: June 28 & July 5, 2002)



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- C3 - Commercial (Neighbourhood Convenience)
- R2 - Residential (Medium Density)
- P1 - Parks and Recreational

Change from:

- A1 to C3 
- A1 to R2 
- A1 to P1 

MAP No. 34 / 2002  
BYLAW No. 3156 / FF- 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd	Own
Calgary & Edmonton Railway Company	2300 125 9 Avenue SE	CALGARY, AB T2P 0P8		
John & Ann Slemko & Bevan	Michael & Marcy Blaine Slemko	& Jerrold John Slemko	BOX 906	RED DEER, AB
Jacks Mens Wear Red Deer Ltd.	4th Floor 4943 50 Street	RED DEER, AB T4N 1Y1		
Harpers Metals Inc.	8149 Edgar Industrial Close	RED DEER, AB T4P 3R4		
Halliburton Services Limited	8145 Edgar Industrial Close	RED DEER, AB T4P 3R4		
Collicutt Hanover Services Ltd.	8133 Edgar Industrial Close	RED DEER, AB T4P 3R4		
Petro-Canada	Box 2844	CALGARY, AB T2P 3E3		
Combres Construction Ltd.	21 Leung Close	RED DEER, AB T4R 2W6		
Peter & Jacquie Larsen	118 Keith Close	RED DEER, AB T4P 3X4		
Michael Lanz	122 Keith Close	RED DEER, AB T4P 3X4		
Robert Allan & Leigh Karen Mackenzie	126 Keith Close	RED DEER, AB T4P 3X4		
Shayne Musseau & Angela Bragg	134 Keith Close	RED DEER, AB T4P 3X4		
Kyle & Stacey Sawatsky	138 Keith Close	RED DEER, AB T4P 3X4		
Sheryl Narong & Jovito Salita	142 Keith Close	RED DEER, AB T4P 3X4		
Stephan & Jenniefer Thomas	154 Keith Close	RED DEER, AB T4P 3X4		
Mark Johnson	158 Keith Close	RED DEER, AB T4P 3X2		
Shannon & Douglas Morris	162 Keith Close	RED DEER, AB T4P 3T8		
James & Katie Ballantyne	166 Keith Close	RED DEER, AB T4P 3T8		
Stanley & Cindy Northam	174 Keith Close	RED DEER, AB T4P 3T8		

Office of the City Clerk

**DATE:** June 18, 2002

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/FF-2002  
Lot 6, Block 5, Plan 892 3301  
NW ¼ Sec. 32-38-27-4  
Kentwood Subdivision / City of Red Deer

---

*Reference Report:*

Parkland Community Planning Services, dated June 10, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/FF-2002 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/FF-2002 provides for the rezoning of land in the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west for a 5.54 ha (13.69ac) multiple family site, a 0.24 ha (0.6 ac) neighbourhood commercial site and a 0.6 ha (1.49 ac) public utility lot to accommodate an existing storm detention pod. The land will be rezoned from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts.

This office will now proceed with the advertising for the Public Hearing. The City of Red Deer will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk/chk  
attchs.

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

**BYLAW NO. 3156/FF-2002**

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

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

- 1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this      **17th**    day of      **June**      2002.

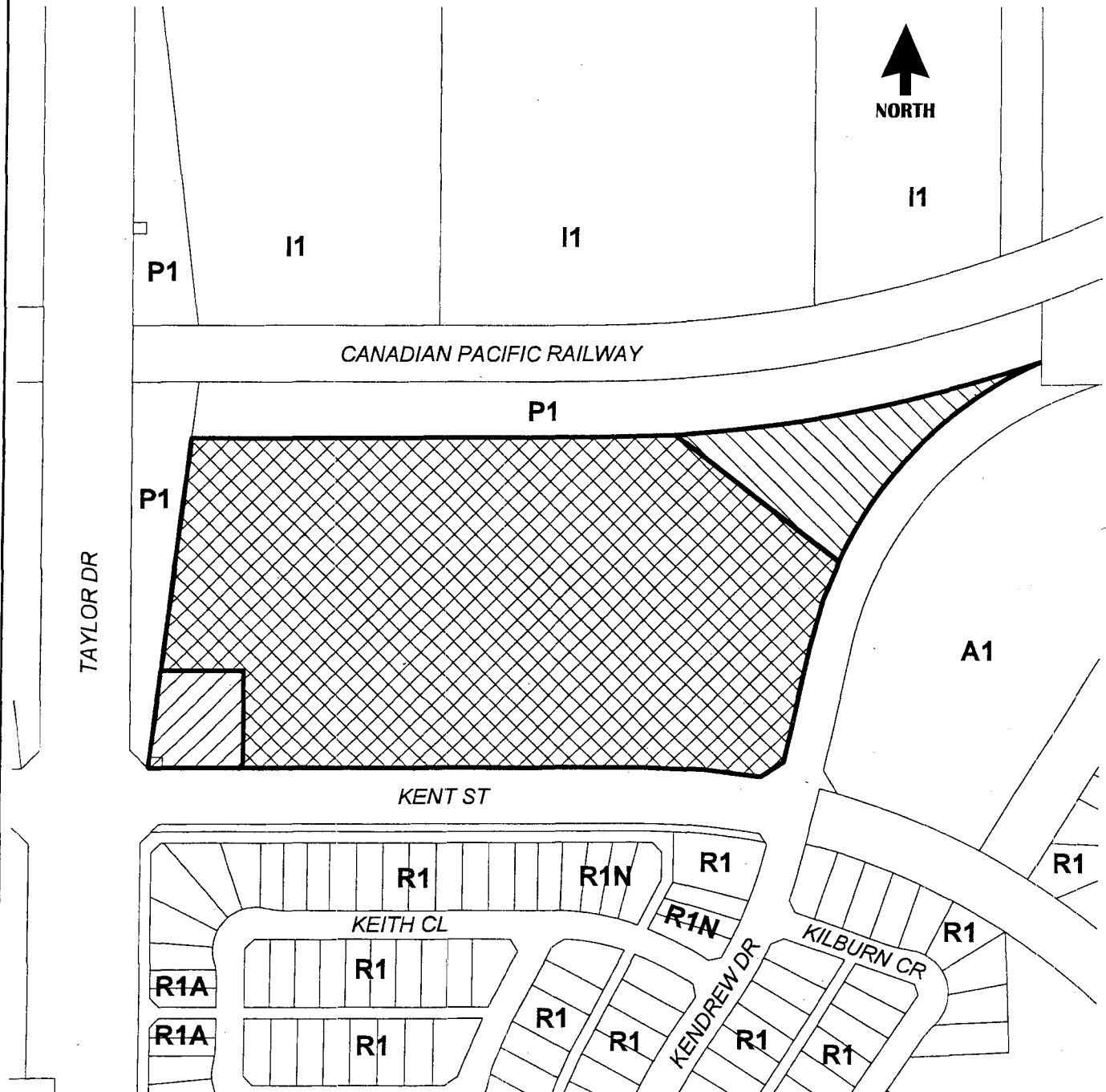
READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this      day of                      2002.

\_\_\_\_\_  
MAYOR




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



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- C3 - Commercial (Neighbourhood Convenience)
- R2 - Residential (Medium Density)
- P1 - Parks and Recreational

**Change from :**

- A1 to C3 
- A1 to R2 
- A1 to P1 

MAP No. 34 / 2002  
BYLAW No. 3156 / FF- 2002



DATE: June 20, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams  
City Clerk's Office

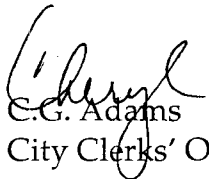
RE: Land Use Bylaw Amendment 3156/FF-2002  
Kentwood (bounded by Kent Street, Kendrew Drive and Taylor Drive)

---

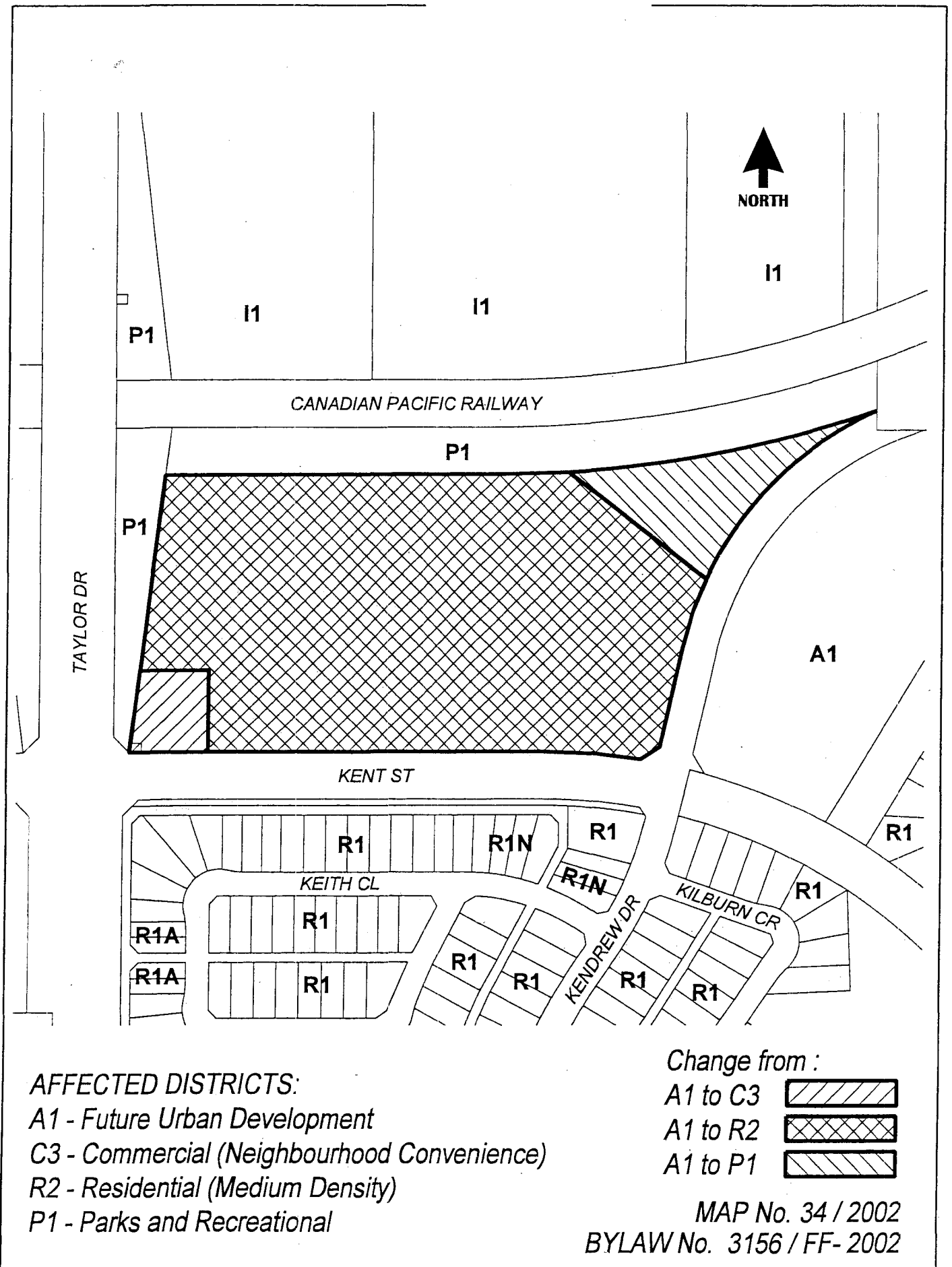
Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

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

Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.



**FILE E**



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/FF-2002  
Lot 6, Block 5, Plan 892 3301  
NW ¼ Sec. 32-38-27-4  
Kentwood Subdivision / City of Red Deer

---

*Reference Report:*

City Clerk, dated June 18, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/FF-2002 was given second and third readings. A copy of the Bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/FF-2002 provides for the rezoning of land in the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west for a 5.54 ha (13.69ac) multiple family site, a 0.24 ha (0.6 ac) neighbourhood commercial site and a 0.6 ha (1.49 ac) public utility lot to accommodate an existing storm detention pond. The land will be rezoned from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts. This office will amend the Land Use Bylaw and distributes copies in due course.

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

Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/FF-2002**

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

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


- 1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

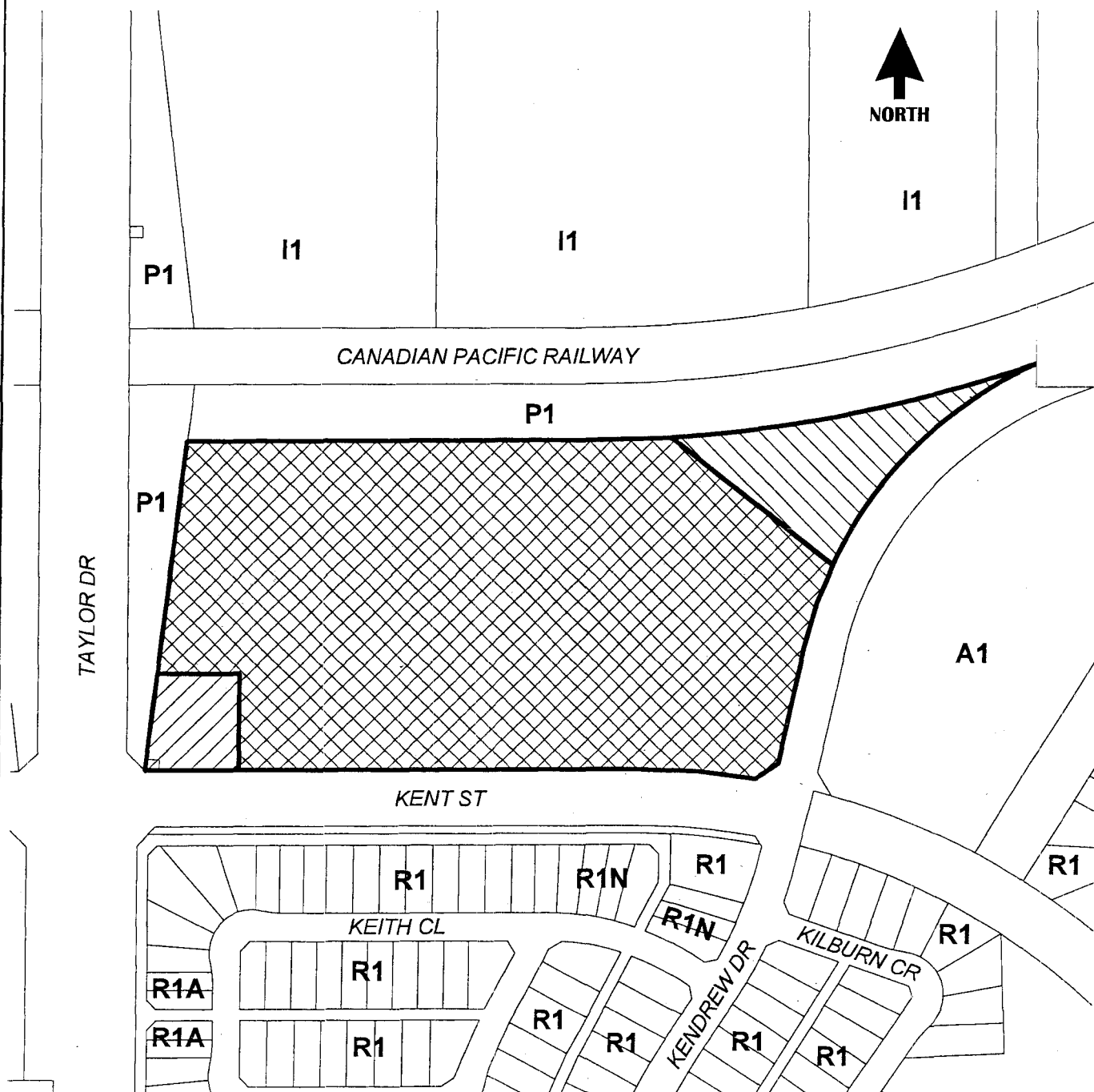
READ A SECOND TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15<sup>th</sup> day of July 2002.

  
MAYOR



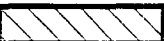
  
CITY CLERK



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- C3 - Commercial (Neighbourhood Convenience)
- R2 - Residential (Medium Density)
- P1 - Parks and Recreational

**Change from :**

- A1 to C3 
- A1 to R2 
- A1 to P1 

MAP No. 34 / 2002  
BYLAW No. 3156 / FF- 2002

# Memo

---

**DATE:** July 8, 2002

**TO:** Kelly Kloss  
City Clerk

**FROM:** Howard Thompson  
Land & Economic Development

**RE:** **Proposed Lane Closure**  
**Oriole Park West, Stage 7**

---

Stantec Consulting Ltd., on behalf of Reid Worldwide Corp. are applying to close a portion of lane located in Oriole Park West, within Plan 002-6605.

The closure is required as part of the development of Stage 7, referenced in the Land Use Bylaw Amendment 3156/Y-2002, approved June 17, 2002.

The lane closure and subsequent development of Stage 7 are in conformance with the "Oriole Park West Area Structure Plan".

Recommendation:

That City Council approve the proposed lane closure as follows: -

"All that portion of lane, Plan 992-6605 lying within Subdivision Plan \_\_\_\_\_, and containing 0.004 Ha more or less".



Howard Thompson, Manager  
Land and Economic Development

PR/mjw

Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton AB T5K 2L6  
Tel: (780) 917-7000  
stantec.com

**Stantec**

11 June 2002  
File: 161 30085

Tel: (780) 917-7405  
Fax: (780) 917-7179  
pbarker@stantec.com

City of Red Deer  
Office of the City Clerk  
P.O. Box 5008  
Red Deer AB T4N 3T4

**Attention: Ms. Christine Kenzie**

Dear Ms. Kenzie:

**Reference: Proposed Lane Closure  
Oriole Park West  
Stage 7 Zoning & Subdivision**

Stantec Consulting Ltd., on behalf of Reid Worldwide Corporation, is applying to close a portion of lane located in the Oriole Park West area of Red Deer. The portion to be closed is shown on the attached plan and is legally described as a portion of road within Plan 992 6605.

The closure is required as part of the development of Stage 7, referenced in Land Use Bylaw amendment 3156/Y-2002. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

Please contact the undersigned if you have any questions or require additional information.

Sincerely,

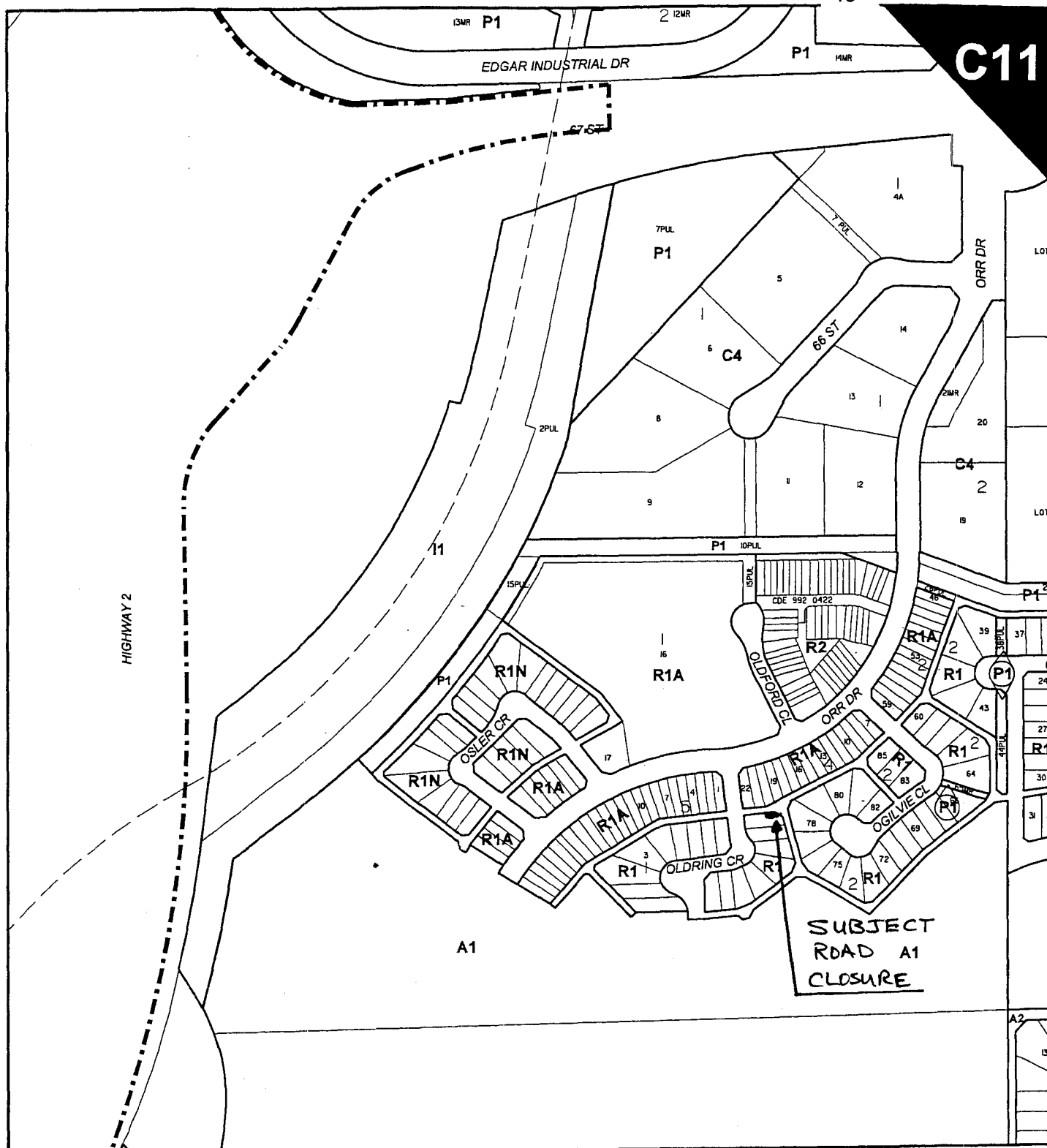
**STANTEC CONSULTING LTD.**

Patrick J. Barker  
Associate, Urban Land

Attachment

c. Reid Worldwide Corporation (fax: 780-489-5293)  
Frank Wong, Parkland Community Planning Services (fax: 346-1570)

Buildings  
Environment  
Industrial  
Transportation  
Urban Land



Part Six of the Bylaw  
outlines the Land Use  
District Definitions

refer to the Index Map  
for the Legend



**NORTH**  
Scale 1:5,000

© The City of Red Deer,  
Engineering Department

## The City of Red Deer

# Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 19

3156 / EE-97	Dec 15, 1997
3156 / A-98	Feb 9, 1998
3156 / R-98	July 13, 1998
3156 / S-98	July 13, 1998
3156 / TT-98	Dec 21, 1998
3156 / P-99	June 21, 1999
3156 / AA-2000	Aug 28, 2000
3156 / OO-2001	Nov 5, 2001

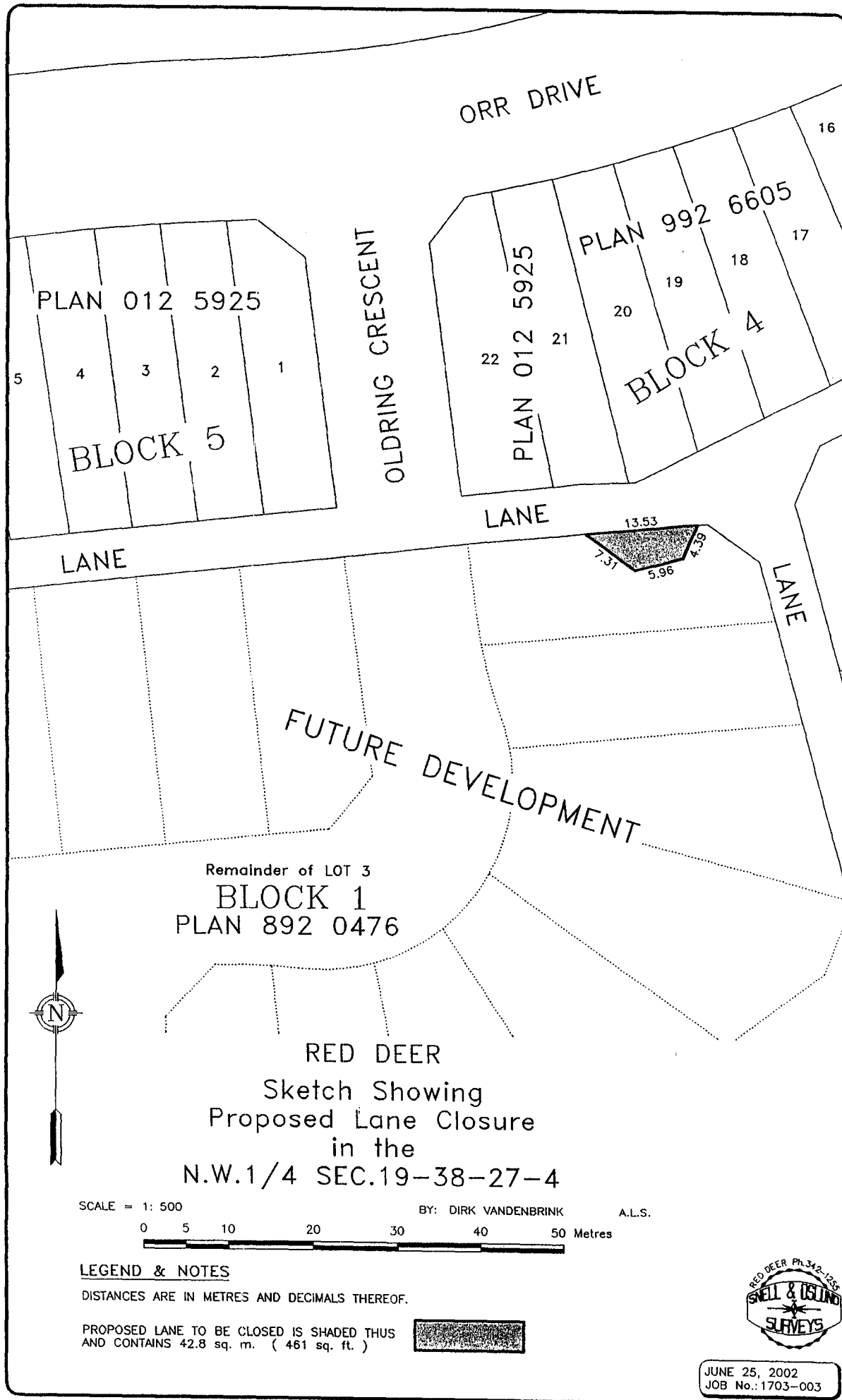
3156 / Y-2002 June 17, 2002

B12	C12	D12
B11	<b>C11</b>	D11
B10	C10	D10

**NW 1/4 Sec 19**  
Twp 38- Rge 27 - W4th

printed on  
June 26, 2002





***Comments:***

We agree with the recommendation of the Land & Economic Development Manager. A Public Hearing for the Road Closure Bylaw would be held on Monday, August 12, 2002 at 7:00 p.m., in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager



Office of the City Clerk

**FILE**  
Council Decision – July 15, 2002

**DATE:** July 16, 2002  
**TO:** Howard Thompson, Land & Economic Development Manager  
**FROM:** City Clerk  
**SUBJECT:** Proposed Lane Closure  
Oriole Park West, Stage 7  
Road Closure Bylaw 3297/2002

---

**Reference Report:**

Land & Economic Development Manager, dated July 8, 2002

**Bylaw Readings:**

Road Closure Bylaw 3297/2002 was given first reading. A copy of the bylaw is attached.

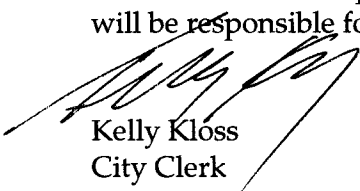
**Report Back to Council:** Yes

A Public Hearing will be held Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

**Comments/Further Action:**

Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Stantec Consulting Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk  
/chk  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Parkland Community Planning Services  
C. Adams, Administrative Assistant

**BYLAW NO. 3297/2002**

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of lane, Plan 992-6605 lying within Subdivision  
Plan \_\_\_\_\_, and containing 0.004 Ha more or less."

READ A FIRST TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

WELLM

---

DATE: July 6, 2002  
TO: Kelly Kloss, City Clerk  
FROM: Howard Thompson, Land & Economic Development Manager  
RE: **BROADSTREET PROPERTIES LTD.  
OFFER TO PURCHASE KENTWOOD WEST MULTIFAMILY SITE  
5.54HA. ± (13.69 AC) - PART OF LOT 6, BLOCK 5, PLAN 892 3301**

---

Background:

In March, 2001, the City of Red Deer advertised a Call for Proposals for the Kentwood West multifamily site as shown on the attached map. Broadstreet Properties Ltd. initially submitted a development proposal for a 4 to 5 acre portion of the site at that time for apartment and townhouses and then withdrew their proposal due to other commitments. The parcel has been available for sale on a first come first serve basis since the call for proposals. There has been limited interest over the last 18 months, however, with the current healthy residential building market we have received several inquiries in the past few months including Broadstreet.

Broadstreet has submitted a conditional offer to purchase the entire parcel for a combination of townhouse (29 buildings, 196 units) and 8-plexes (6 buildings, 48 units) as shown on the attached draft site plan. Their intent is to split the site into 3 parcels of land and to build units for the rental market. Broadstreet has a significant amount of experience in this marketplace with recent projects in many other Alberta communities (see [www.broadstreet.ca](http://www.broadstreet.ca)). The preliminary development proposal for medium density multifamily use on this site meets the intent of the Kentwood West Neighborhood Area Structure Plan. Broadstreet is planning to submit their application for a development permit to the Municipal Planning Commission, as soon as possible, and to commence with the first phase in the spring 2003. Phases 2 & 3 would follow in the summer 2003. Broadstreet has been very cooperative to stage their construction starting at the east end of the site and moving west in order to not interfere with the city's anticipated construction project to build the Taylor Drive Rail Overpass through to September 2003.

The conditions of the offer include receiving approvals for subdivision, a development permit for all three phases, rezoning from A1 to R2, acceptable soil reports, financing, city services adjacent to the site, any development agreements if required, and the Purchaser being satisfied with the easements. We do not see any concerns with the conditions and subject to City Council's approval of the land sale and the Municipal Planning Commission's approval of the development and subdivision, we anticipate all of the conditions can be satisfied by the October 30<sup>th</sup>, 2002 removal date. Upon the removal of all conditions, the offer to purchase becomes a binding land sale agreement.

MEMO

Kelly Kloss  
Page 2

Bylaw No. 3156/FF-2002 to rezone Lot 6, Block 5, Plan 8923301 from A1 - Future Urban District to R2 – Residential (Medium Density) District is before Council for 2<sup>nd</sup> and 3<sup>rd</sup> readings on this agenda.

Financial Implications:

The offer is for the current appraised value of \$2,395,750.00, or the equivalent of \$175,000.00 per acre, as determined by an independent appraisal conducted in June, 2002. Half of the \$20,000.00 initial deposit is non-refundable and an additional \$80,000.00 is to be paid upon removal of the conditions. The closing dates and final payment for the 3 parcels will be March 28, 2003 for Phase 1, May 30, 2003 for Phase 2 and July 15, 2003 for Phase 3. As the closing dates are within one year, consistent with city practice, interest will not be applicable on any outstanding payments unless an extension is granted beyond the closing dates.

The City Solicitor has reviewed the offer and has suggested some minor amendments to the wording and the inclusion of a building commitment along with appropriate security to protect the City's interest. Construction of each phase must commence within 12 months of the closing date and be completed within 36 months. These amendments are acceptable to Broadstreet and the Land & Economic Development Department.

Recommendation:

That City Council approves the sale of 5.54 Ha. ± (13.69 Ac.) being part of Lot 6, Block 5, Plan 892 3301 to Broadstreet Properties Ltd. subject to:

1. The purchase price to be \$175,000.00 per acre with adjustments based on the area as determined by a legal plan of subdivision.
2. Removal of all conditions by October 30, 2002 including the passing of Bylaw No. 3156/FF-2002, and issuance of a Development Permit and subdivision approval by the Municipal Planning Commission.
3. A Land Sale Agreement satisfactory to the City Solicitor.












Howard Thompson

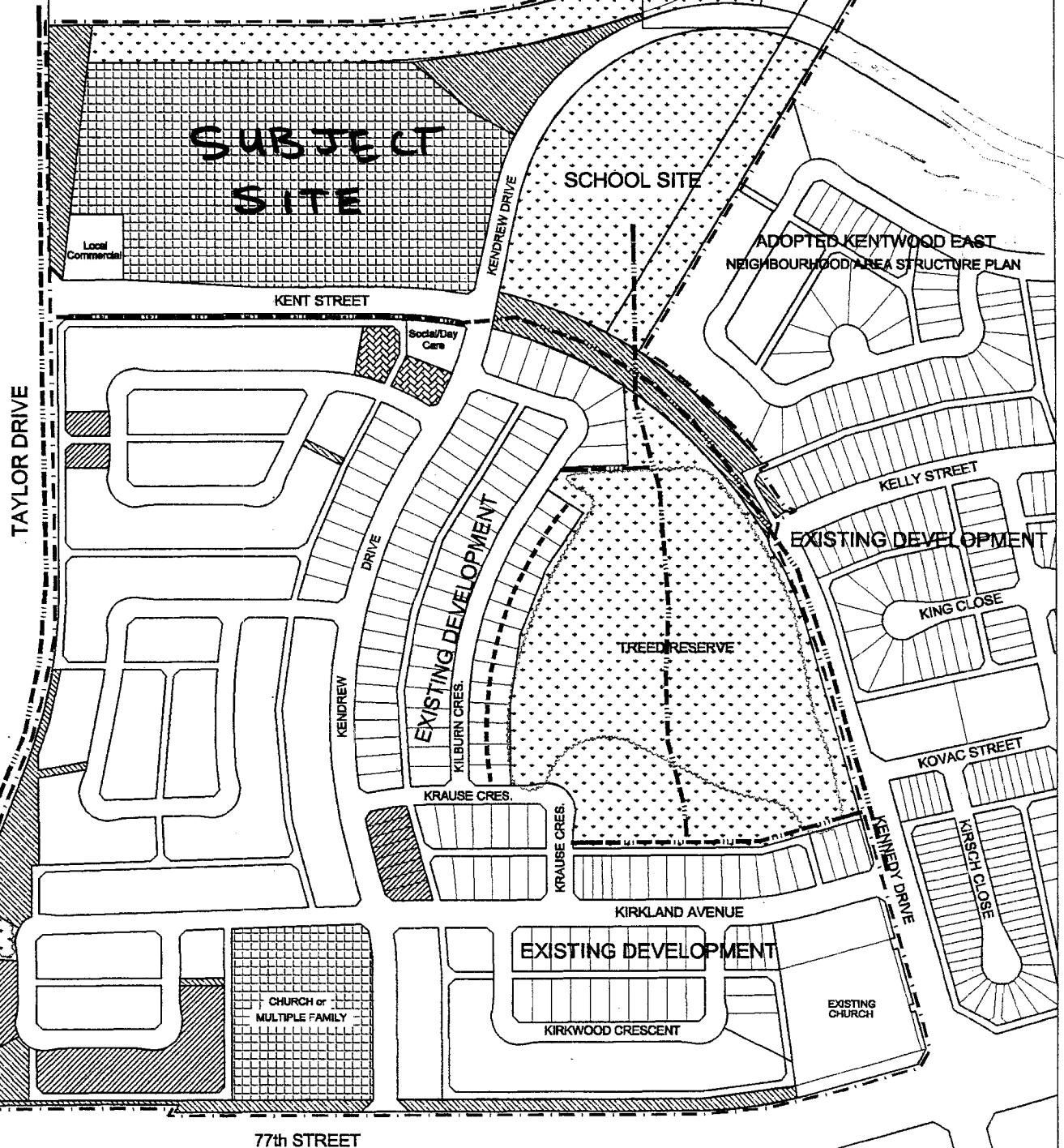
Attach.

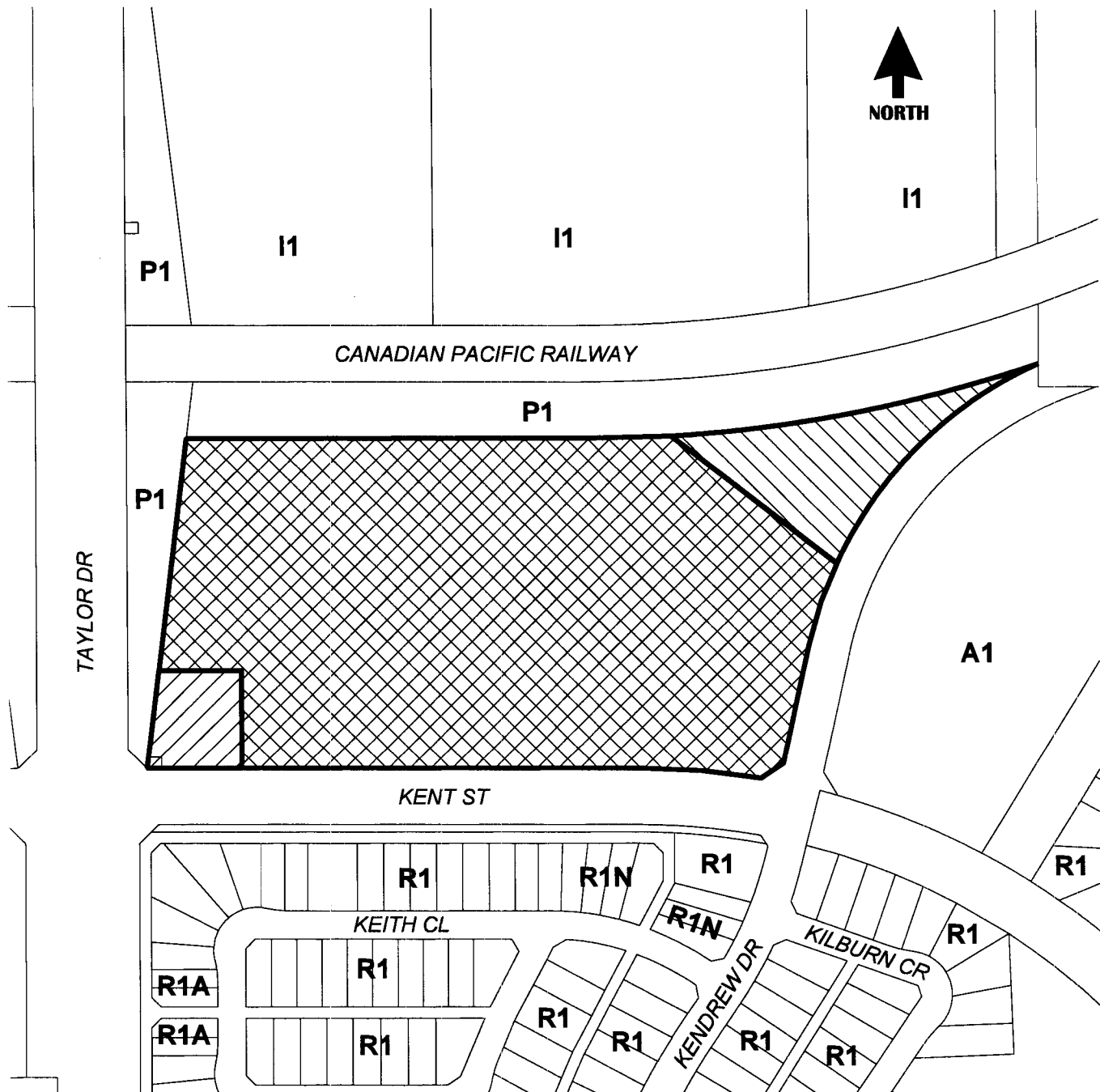
- c. Bryon Jeffers, Director of Development Services

# Kentwood West Neighbourhood Area Structure Plan

## Figure 3 - Proposed Land Use

- |   |  |   |                            |  |                    |
|---|--|---|----------------------------|--|--------------------|
|  | NASP Plan Boundary                                     |  | Medium Density Residential |  | Public utility lot |
|  | Single Family Residential                              |  | Narrow Single Family       |  |                    |
|  | Semi-Detached Residential                              |  | Parks and Recreation       |  |                    |
|  | Two Storey Residences With Walkout Basements Permitted |  | Pedestrian/Bike Trails     |  |                    |



**AFFECTED DISTRICTS:***A1 - Future Urban Development**C3 - Commercial (Neighbourhood Convenience)**R2 - Residential (Medium Density)**P1 - Parks and Recreational***Change from :**A1 to C3 A1 to R2 A1 to P1 

MAP No. 34 / 2002  
BYLAW No. 3156 / FF- 2002



CANADIAN PACIFIC RAILWAY

# **SITE PROFILE:**

CIVIC ADDRESS: LOT 5, BLOCK 5, PLAN 002-3381  
 LEGAL DESCRIPTION: RM2, MULTI-FAMILY RESIDENTIAL  
 ZONING: RM2, MULTI-FAMILY RESIDENTIAL  
 LOT AREA: 596,338 SQ. FT. (5.54 HA, 55,488 SQ. M.)  
 TOTAL BUILDING AREA:  
 PHASE I: 144,518 SQ. FT. (13,425 SQ. M.)  
 PHASE II: 26,896 SQ. FT. (2,484 SQ. M.)  
 PHASE III: 12,424 SQ. M. X 15,389 SQ. M. X 15,613 SQ. M.  
 PHASE I: 171,428 SQ. FT. (15,925 SQ. M.)  
 PHASE II: 26,896 SQ. FT. (2,484 SQ. M.)  
 PHASE III: 12,424 SQ. M. X 15,389 SQ. M. X 15,613 SQ. M.  
 MINIMUM LOT SIZE: 8 UNIT BUILDING 4 X 1112 SQ. M. - 6,672 SQ. M.  
 MULTI-FAMILY:  
 MULTI-ATTACHED:  
 4 UNIT BUILDING 4 X 858 SQ. M. - 6,888 SQ. M.  
 6 UNIT BUILDING 4 X 1228 SQ. M. - 9,768 SQ. M.  
 8 UNIT BUILDING 4 X 1540 SQ. M. - 11,128 SQ. M.  
 18 UNIT BUILDING 4 X 1506 SQ. M. - 11,238 SQ. M.  
 TOTAL LOT AREA REQUIRED: 46,112 SQ. M.  
 LOT COVERAGE: 13,425 SQ. M. / 55,488 SQ. FT. X 100% = 24.23%  
 PARKING REQUIREMENT:  
 MULTI-FAMILY:  
 2 PARKING STALLS PER 1 BEDROOM UNIT PLUS  
 1 PARKING STALL PER 3 UNITS FOR GUESTS.  
 148 UNITS X 2 = 296 UNITS / 3 = 98 STALLS  
 MULTI-ATTACHED:  
 2 PARKING STALLS PER UNIT.  
 176 UNITS X 2 = 352 STALLS  
 PARKING PROVIDED:  
 REGULAR STALL 12' X 24' 11" 177  
 GUEST STALLS 12' X 14' 11" 186  
 HANDICAPPED (28' X 12' 11") 186  
 TOTAL PARKING STALLS 359  
 BUILDING SETBACKS:  
 MULTI-FAMILY BUILDINGS  
 SETBACK DISTANCE  
 FRONT YARD 24.0 FT (7.3M)  
 REAR YARD 24.0 FT (7.3M)  
 SIDE YARD 21.0 FT (6.4M) (1/2 BLDG HEIGHT)  
 MULTI-ATTACHED BUILDINGS  
 SETBACK DISTANCE  
 FRONT YARD 24.0 FT (7.3M)  
 REAR YARD 24.0 FT (7.3M)  
 SIDE YARD 8.0 FT (2.4M) (WITH OUT SIDE ENTRANCE)  
 SIDE YARD 8.0 FT (2.4M) (PLANNING PUBLIC ROAD)  
 NUMBER OF UNITS:  
 PHASE I:  
 MULTI-FAMILY BUILDINGS  
 2 BEDROOM UNITS (1538.8 SQ. FT./UNIT)  
 6 UNIT BLDGS. 48 UNITS  
 PHASE II:  
 MULTI-ATTACHED BUILDINGS  
 2 BEDROOM UNITS (1681.2 SQ. FT./UNIT)  
 4 UNIT BLDGS. 16 UNITS  
 6 UNIT BLDGS. 36 UNITS  
 8 UNIT BLDGS. 24 UNITS  
 2 - 18 UNIT BLDGS. 36 UNITS  
 40 UNITS  
 PHASE III:  
 MULTI-ATTACHED BUILDINGS  
 2 BEDROOM UNITS (1681.2 SQ. FT./UNIT)  
 4 UNIT BLDGS. 16 UNITS  
 6 UNIT BLDGS. 36 UNITS  
 8 UNIT BLDGS. 24 UNITS  
 2 - 18 UNIT BLDGS. 36 UNITS  
 40 UNITS  
 TOTAL UNITS: 244 UNITS

NOTE:  
 PROPERTY LAYOUT WAS TAKEN FROM DIGITAL SITE PLAN  
 DRAWING (LEGAL) OBTAINED FROM THE CITY OF  
 RED DEER, ALBERTA. PROPERTY LAYOUT TO BE CONFIRMED  
 WITH EXISTING LEGAL SURVEY OF THE SITE.

**HEIDEMA ENGINEERING LTD**  
 STRUCTURAL ENGINEERING - PROJECT MANAGEMENT  
 \*2682-B SOUTH ISLAND HIGHWAY, CAMPBELL RIVER B.C.  
 BUS. (250) 926-9788 FAX. (250) 926-9799

DRAWN BY:  
 DRAWN DATE:  
 DESIGNED BY:  
 DESIGNED DATE:  
 CHECKED BY:  
 CHECKED DATE:  
 PROJECT NO: SCALE:

JOB CODE = 1

DRAWING: \*\*



***Comments:***

We agree with the recommendations of the Land & Economic Development Manager.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

Office of the City Clerk

July 16, 2002

Fax: (780) 917-7179

Mr. Patrick Barker  
Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton, AB T5K 2L6

Dear Mr. Barker:

**Re:    *Proposed Lane Closure  
Oriole Park West - Stage 7  
Road Closure Bylaw 3297/2002***

At the City of Red Deer's Council meeting held Monday, July 15, 2002, first reading was given to Road Closure Bylaw 3297/2002. A copy of the bylaw is attached for your information.

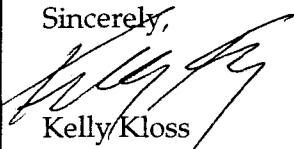
Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no Wednesday, July 24, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kloss  
City Clerk's

KK/chk  
/attach.

c     H. Thompson, Land & Economic Development Manager  
      C. Adams, Administrative Assistant, City Clerk's

**BYLAW NO. 3297/2002**

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of lane, Plan 992-6605 lying within Subdivision  
Plan \_\_\_\_\_, and containing 0.004 Ha more or less."

READ A FIRST TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

**FILE**



Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Proposed Lane Closure  
Oriole Park West, Stage 7  
Road Closure Bylaw 3297/2002

---

*History*

At the Monday, July 15, 2002 meeting of Council, Road Closure Bylaw 3297/2002 was given first reading.

Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

*Recommendations*

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

Kelly Kloss  
City Clerk

/chk

**FILE**



## Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Howard Thompson, Land & Economic Development Manager  
**FROM:** City Clerk  
**SUBJECT:** Broadstreet Properties Ltd.  
Offer to Purchase Kentwood West Multifamily Site  
5.54 ha  $\pm$  (13.69 ac) – Part of Lot 6, Block 5, Plan 892 3301

---

*Reference Report:*

Land & Economic Development Manager , dated July 6, 2002

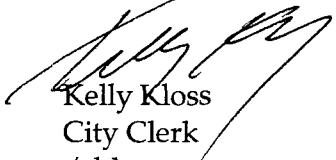
*Resolutions:*

*Resolved* that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, re: Offer to Purchase Kentwood West Multifamily Site, 5.54 ha  $\pm$ (13.69 ac) – Part of Lot 6, Block 5, Plan 892, 3301, Broadstreet Properties Ltd. approves the sale of 5.54 ha  $\pm$  (13.69 ac) being part of Lot 6, Block 5, Plan 892 3301 to Broadstreet Properties Ltd. subject to:

1. The purchase price to be \$175,000 per acre with adjustments based on the area as determined by a legal plan of subdivision.
2. Removal of all conditions by October 30, 2002 including the passing of Land Use Bylaw 3156/FF-2002, and issuance of a Development Permit and subdivision approval by the Municipal Planning Commission.
3. A Land Sale Agreement satisfactory to the City Solicitor.

*Report Back to Council:* No

*Comments/Further Action:*

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c Director of Development Services  
Director of Corporate Services

DATE: July 8, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **HERITAGE CENTRE LTD.  
LAND EXCHANGE AND LICENSE TO OCCUPY  
LOTS 25 & 26, BLOCK 19, PLAN H AND ROAD PLAN 4239 MC**

---

**Background:**

The Millennium Centre, owned by Heritage Centre Ltd., has received a development permit for the construction of a parkade on Lots 26 to 34, Block 19, Plan H. One of the conditions of the development permit was for Heritage to acquire a 2.13 metre strip of road right of way on 48<sup>th</sup> Street from the City (Parcel A) in exchange for a 2.13 metre strip along 49<sup>th</sup> Avenue required by the City for future road widening (Parcel B) as shown on the attached map.

The land exchange is being treated as equal although Parcel B is approximately 17.5 to 19.5 m<sup>2</sup> larger than Parcel A. Therefore instead of a minor monetary exchange from the City to Heritage, the City will be responsible for all survey, advertising and related land exchange costs, estimated to be under \$5,000.00, is to be paid from the Road Right of Way Reserve Fund. The City Solicitor has prepared a Draft Land Exchange Agreement that acknowledges the transfers of land are subject to the following conditions:

1. City Council approval of the land exchange.
2. City Council approval of a Bylaw to close a portion of Road Plan 4239MC (Parcel A).
3. City Council approval to rezone Parcel A from Road to C1 and Parcel B from C1 to Road.
4. Subdivision Authority approval of the Plan of Consolidation of Titles.

**License to Occupy:**

As the City does not require the use of Parcel B for road at this time, Heritage has requested to continue to utilize the southerly portion of Parcel B, adjacent to Lot 26, for off street parking as shown on the attached artists rendering. The Administration have no objections to granting a License to Occupy to run indefinitely until the right of way is required by the City. The City Solicitor has prepared a draft License to Occupy agreement that stipulates the use only for parking, has a 90 day cancellation clause and requires Heritage to carry \$2 million in liability insurance with the City named as additional insured.



Kelly Kloss  
Page 2

With regard to the License fee, the Administration support using the City's standard one-time fee of \$100.00 + GST for encroachments onto City lands versus a lease with a commercial market rate. It is the opinion of the City Solicitor that a License is the most appropriate vehicle, as it does not allow the Licensee to caveat their interest in City land. However, as this agreement may run for an indefinite time frame, this agreement may be deemed as a disposal of land for less than market value under Section 70 of the Municipal Government Act and therefore the proposal must be advertised.

**Recommendation:**

That City Council approve:

1. The equal land exchange for a portion of Road Plan 4239 MC adjacent to Lots 26 to 34, Block 19, Plan H to Heritage Centre Ltd. for a 2.13 metre strip adjacent to Lots 25 & 26, Block 19, Plan H subject to an agreement satisfactory to the City Solicitor.
2. Road closure Bylaw described as:  
**"All that portion of Road Plan 4239 MC contained within Plan \_\_\_\_\_, containing 0.014 Hectares more or less".**
3. Rezoning Parcel A from Road to C1 and Parcel B from C1 to Road.
4. Survey, advertising and related land exchange costs to be charged to the Road Right of Way Reserve Fund.
5. Entering into a License to Occupy Agreement with Heritage Centre Ltd. with a one-time License Fee of \$100.00 + GST subject to advertising and an agreement satisfactory to the City Solicitor.



Howard Thompson

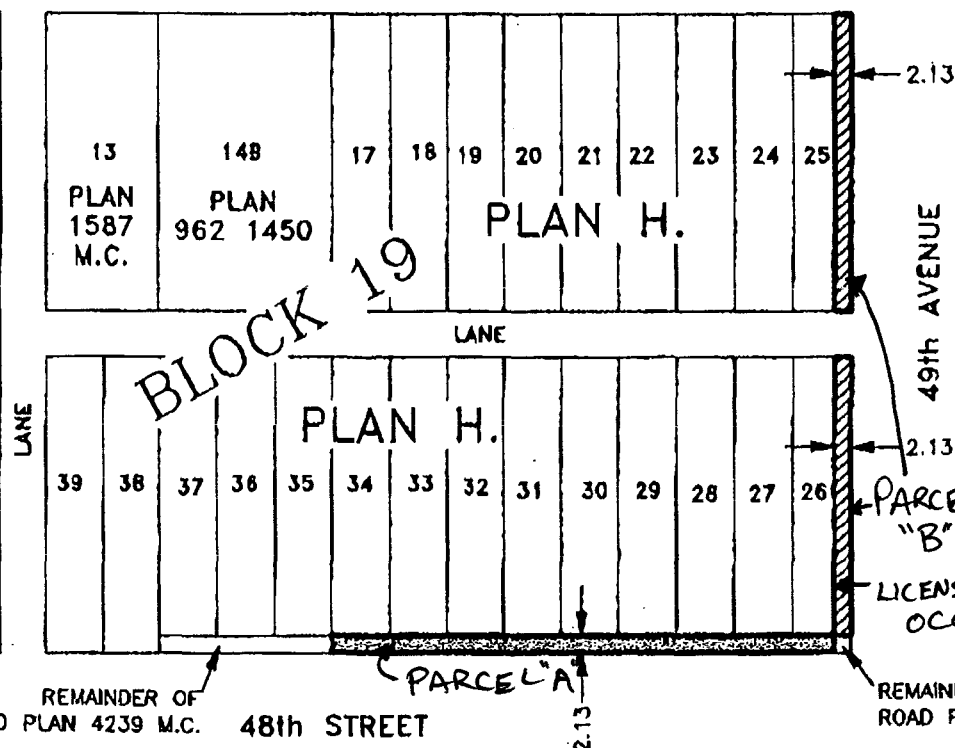
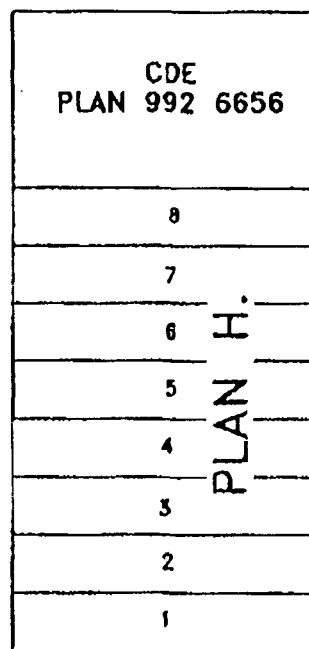
Attach.

- c. Norbert Van Wyk, City Manager  
Bryon Jeffers, Director of Development Services  
Ken Haslop, Engineering Services Manger  
Greg Scott, Inspections & Licensing Manager  
Don Simpson, City Solicitor

SUNSHINE



GAETZ AVENUE



## RED DEER

Sketch Showing a Proposed Land Exchange  
affecting

lots 25, 26 to 34 (Inclusive), Block 19, Plan H  
&

ROAD PLAN 4239 MC

in the

N.W. 1/4 SEC. 16-38-27-4

## LEGEND &amp; NOTES

"A" AREA TO BE ACQUIRED FROM THE CITY (Added to Lots 26 to 34 Inclusive)  
IS SHADED THUS

"B" AREA TO BE GIVEN TO THE CITY  
IS SHADED THUS

DISTANCES ARE IN METRES AND DECIMALS THEREOF.

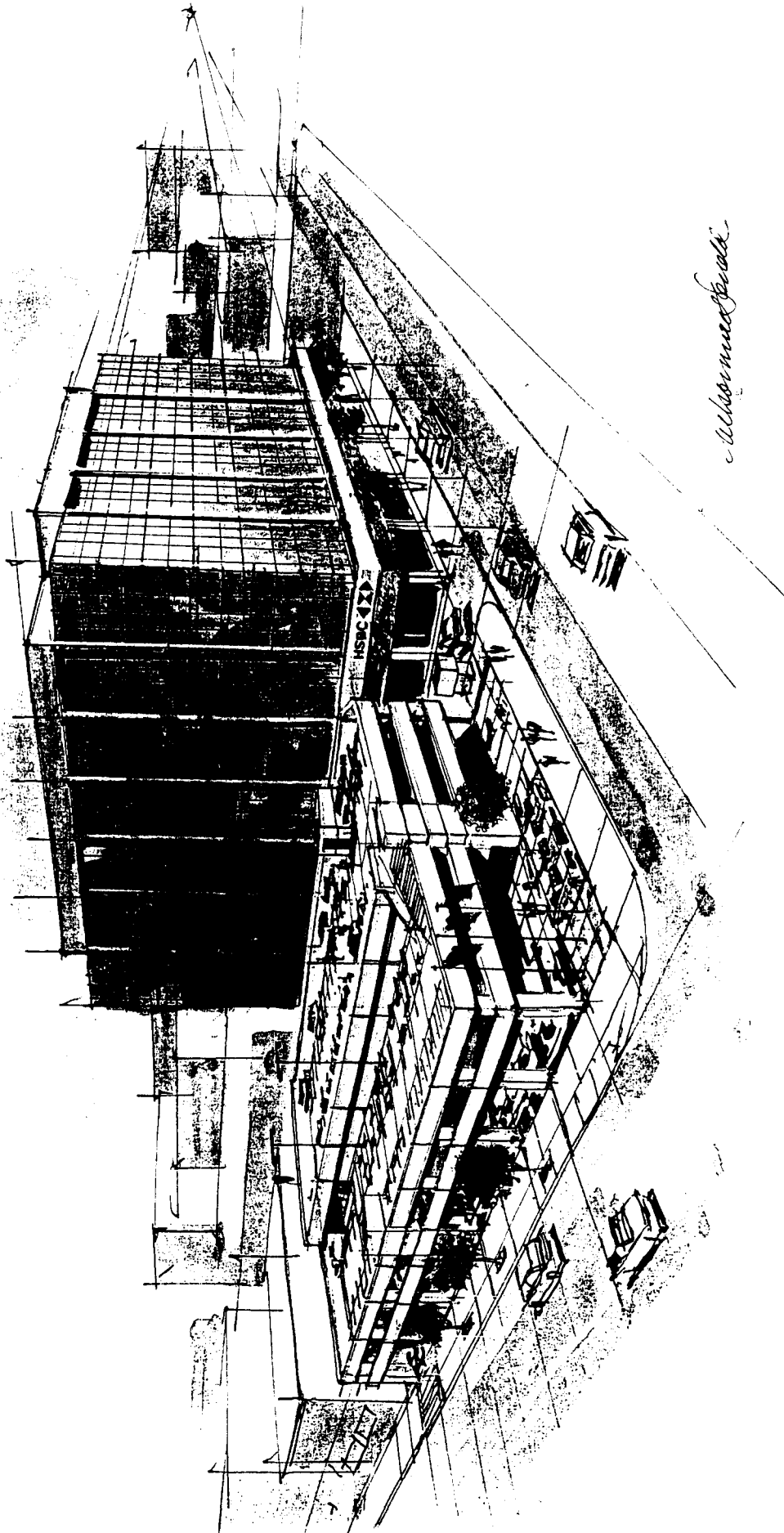


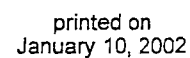
MAY 28, 2002  
JOB No.: 1598-004

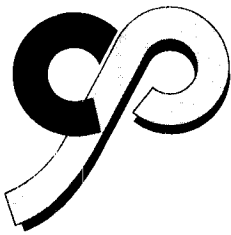
SCALE = 1: 1000

10 20 40 60 80 100 Metres

BY: DIRK VANDENBRINK A.L.S.







---

Date: July 9, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/LL-2002  
Lots 25 and 26, Block 19, Plan H and  
Road Plan 4239 MC  
NW ¼ Sec. 16-38-27-4  
City Centre  
Heritage Centre Ltd./The City of Red Deer

---

The City of Red Deer is in the process of completing a land exchange with Heritage Centre Ltd., owners of the Millennium Centre. The land exchange is to accommodate the development of a parkade previously approved by the Municipal Planning Commission. This rezoning proposal is part of the supporting material to the report by the Land and Economic Development Manager which appears elsewhere in the agenda.

Recommendation

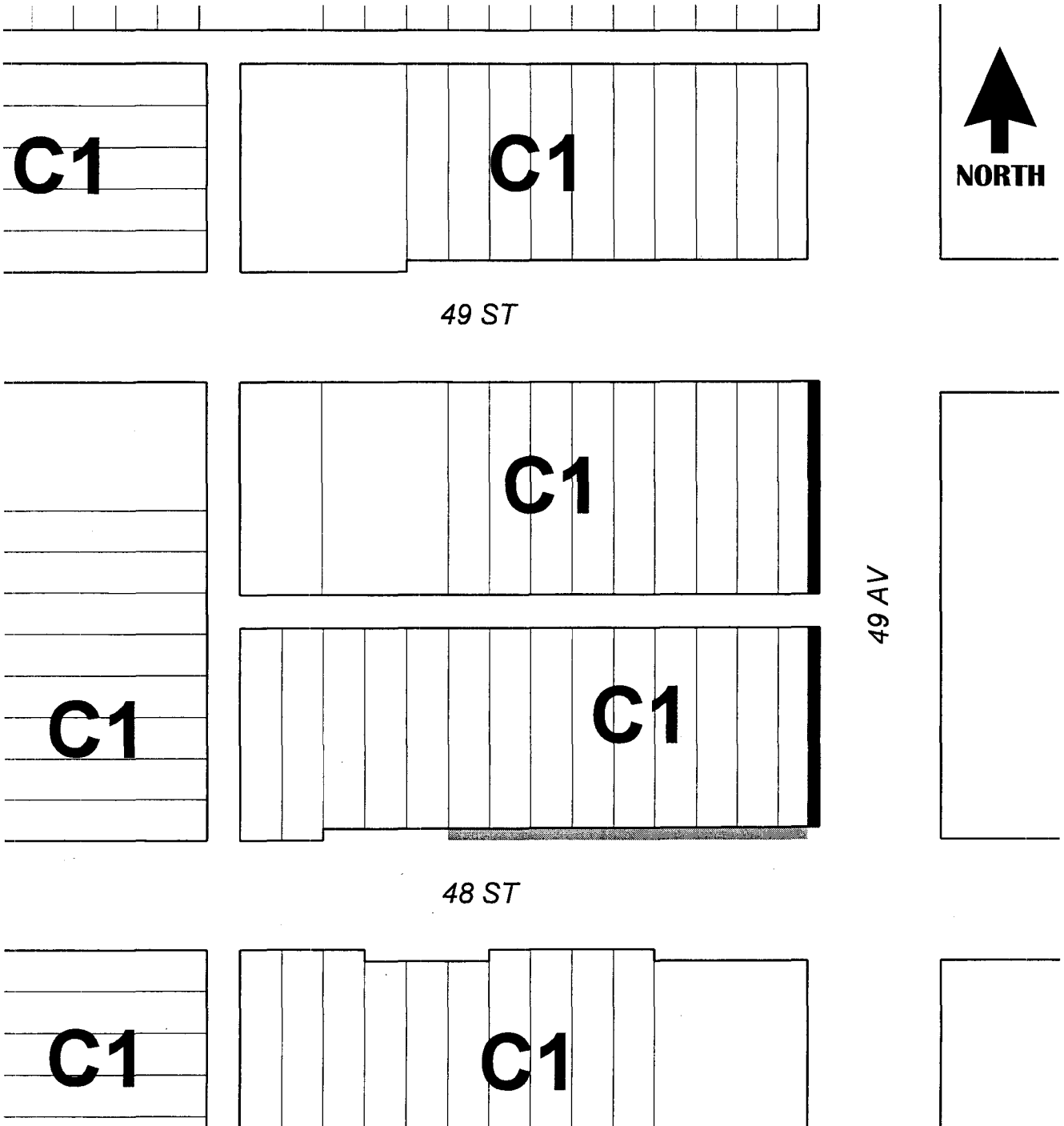
This land use bylaw amendment is required to allow the land exchange between The City and Heritage Centre Ltd.; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/LL-2002.

Sincerely,

Frank Wong,  
Planning Assistant

Attachment

# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



**AFFECTED DISTRICTS:**  
*C1 - Commercial (City Centre)*

**Change from :**  
*C1 to Road*  
*Road to C1*



**MAP No. 40 / 2002**  
**BYLAW No. 3156 / LL - 2002**

*Comments:*

We agree with the recommendations of the Land & Economic Development Manager. First reading of the Land Use Bylaw Amendment and Road Closure Bylaw can also be given with a Public Hearing to be held on Monday, August 12, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager



Office of the City Clerk

FILE

**DATE:** July 16, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Heritage Centre Ltd.  
Land Exchange and License to Occupy  
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC  
Road Closure Bylaw 3298/2002  
Land Use Bylaw Amendment 3156/LL-2002

---

### *History*

At the Monday, July 15, 2002 meeting of Council, Road Closure Bylaw 3298/2002 and Land Use Bylaw Amendment 3156/LL-2002 were given first reading.

Road Closure Bylaw 3298/2002 provides for the closure of a 2.13 metre strip of road right of way on 48<sup>th</sup> Street (portion of Road Plan 4239 MC) and is part of a land exchange to accommodate the development of a parkade.

Land Use Bylaw Amendment 3156/LL-2002 provides for the rezoning of Parcel A (2.13 metre strip of road right of way on 48<sup>th</sup> Street) from Road to C1 and Parcel B (a 2.13 metre strip along 49<sup>th</sup> Avenue) from C1 to Road in order to accommodate a land exchange between the City and Heritage Centre Ltd. and the development of a parkade.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaws to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with:

1. 2<sup>nd</sup> and 3<sup>rd</sup> readings of the Road Closure Bylaw 3298/2002, and
2. 2<sup>nd</sup> and 3<sup>rd</sup> readings of Land Use Bylaw Amendment 3156/LL-2002

Kelly Kloss  
City Clerk  
/chk





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

Office of the City Clerk

July 16, 2002

Mr. Peter Hansum  
Heritage Centre Ltd.  
Millennium Centre  
502, 4909 – 49<sup>th</sup> Street  
Red Deer, AB T4N 1V1

Dear Mr. Hansum:

*Re: Heritage Centre Ltd.  
Land Exchange and License to Occupy  
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC  
Road Closure Bylaw 3298/2002  
Land Use Bylaw Amendment 3156/LL-2002*

At the City of Red Deer's Council meeting held Monday, July 15, 2002, first reading was given to Road Closure Bylaw 3298/2002 and Land Use Bylaw Amendment 3156/LL-2002. Copies of the bylaws are attached for your information.

Road Closure Bylaw 3298/2002 provides for the closure of a 2.13 metre strip of road right of way on 48<sup>th</sup> Street (portion of Road Plan 4239 MC) and is part of a land exchange to accommodate the development of a parkade.

Land Use Bylaw Amendment 3156/LL-2002 provides for the rezoning of Parcel A (2.13 metre strip of road right of way on 48<sup>th</sup> Street) from Road to C1 and Parcel B (a 2.13 metre strip along 49<sup>th</sup> Avenue) from C1 to Road in order to accommodate a land exchange between the City and Heritage Centre Ltd. and the development of a parkade.

The City will now proceed with the advertising for Public Hearings for the above referenced bylaws to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

Council also passed the following resolution concerning the land exchange:

*Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Heritage Centre Ltd., Land Exchange and License to Occupy, Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC, hereby agrees to the equal land exchange for a portion of Road Plan 4239 MC adjacent to Lots 26 to 34, Block 19, Plan H to Heritage Centre Ltd. for a 2.13 metre strip adjacent to Lots 25 & 26, Block 19, Plan H subject to:

...2/

1. An agreement satisfactory to the City Solicitor.
2. Passing of Road Closure Bylaw 3298/2002.
3. Passing of Land Use Bylaw Amendment 3156/LL-2002.
4. Costs related to the survey, advertising and related land exchange are the responsibility of The City and charged to the Road Right of Way Reserve Fund

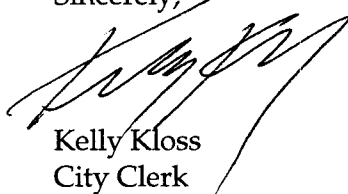
Council also passed the following resolution regarding the License to Occupy:

*Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Heritage Centre Ltd., Land Exchange and License to Occupy, Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC, hereby directs the Administration to proceed with advertising of the License to Occupy Agreement between the City and Heritage Centre Ltd. that reflects a one-time \$100 + GST license fee for the land adjacent to the East of Lot 26, Block 19, Plan H and West of 49<sup>th</sup> Avenue.

This office will proceed with the advertising of the License to Occupy. This is a requirement for any land that the City either sells or leases for below market value.

If you have any questions, or require additional information, please contact Mr. Howard Thompson, Land & Economic Development Manager, at 342-8364.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c H. Thompson, Land & Economic Development Manager  
F. Wong, Parkland Community Planning Services  
C. Adams, Administrative Assistant

**BYLAW NO. 3156/LL-2002**

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

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

- 1 The "Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 40/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **15th**    day of    **July**    2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

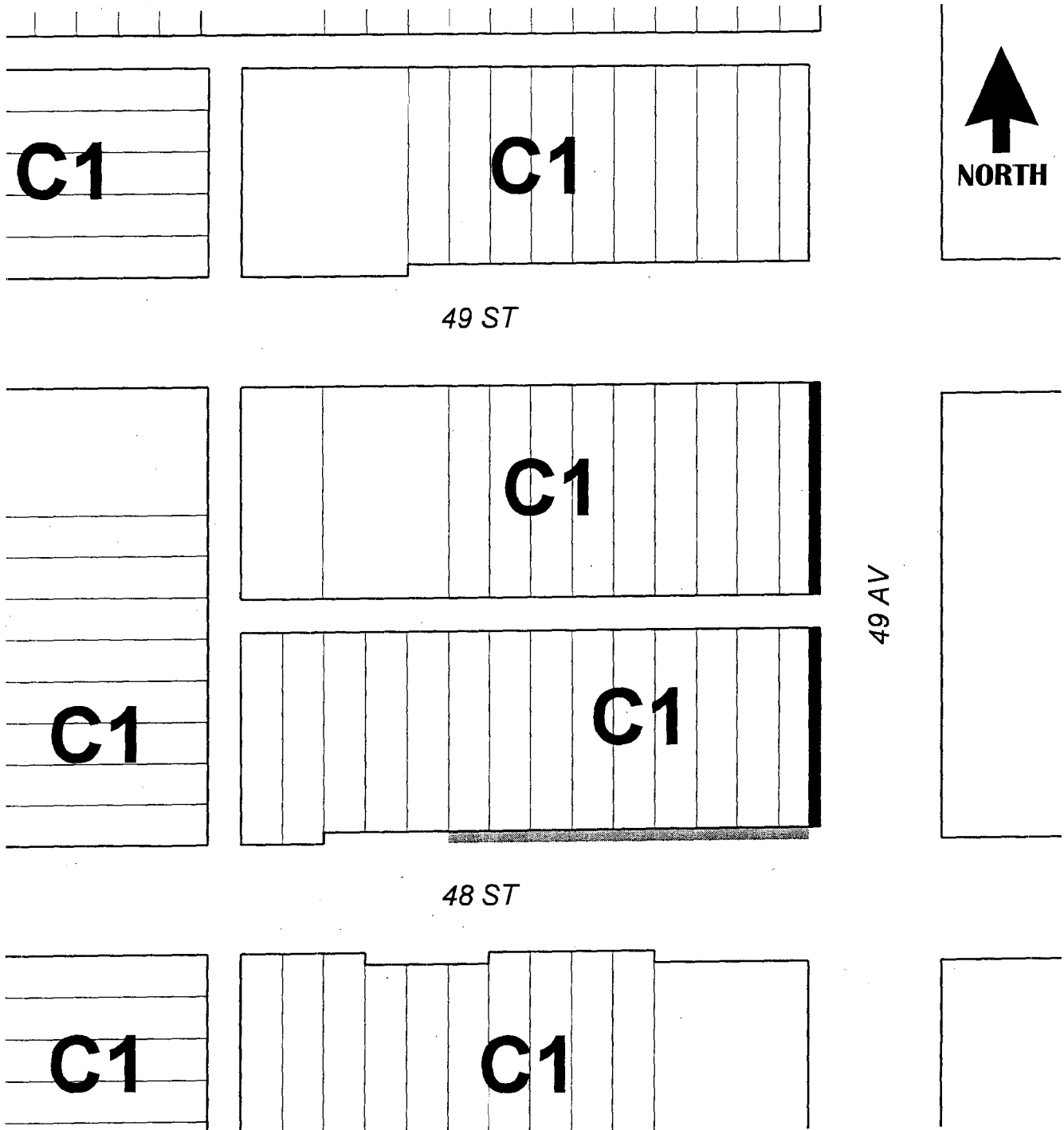
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this    day of                      2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



**AFFECTED DISTRICTS:**  
C1 - Commercial (City Centre)

Change from :  
C1 to Road  
Road to C1



MAP No. 40 / 2002  
BYLAW No. 3156 / LL - 2002

**BYLAW NO. 3298/2002**

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of Road Plan 4239 MC contained within Plan \_\_\_\_\_, containing 0.014 Hectares more or less."

READ A FIRST TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.  
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.  
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.  
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002

**TO:** Howard Thompson, Land & Economic Development Manager

**FROM:** City Clerk

**SUBJECT:** Heritage Centre Ltd.  
Land Exchange and License to Occupy  
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC  
Road Closure Bylaw 3298/2002

---

***Reference Report:***

Land & Economic Development Manager, dated July 8, 2002

***Bylaw Readings:***

Road Closure Bylaw 3298/2002 was given first reading. A copy of the bylaw is attached.

***Resolutions:***

***Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Heritage Centre Ltd., Land Exchange and License to Occupy, Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC, hereby agrees to the equal land exchange for a portion of Road Plan 4239 MC adjacent to Lots 26 to 34, Block 19, Plan H to Heritage Centre Ltd. for a 2.13 metre strip adjacent to Lots 25 & 26, Block 19, Plan H subject to:

1. An agreement satisfactory to the City Solicitor.
2. Passing of Road Closure Bylaw 3298/2002.
3. Passing of Land Use Bylaw Amendment 3156/LL-2002.
4. Costs related to the survey, advertising and related land exchange are the responsibility of The City and charged to the Road Right of Way Reserve Fund

***Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Heritage Centre Ltd., Land Exchange and License to Occupy, Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC, hereby directs the Administration to proceed with advertising of the License to Occupy Agreement between the City and Heritage Centre Ltd. that reflects a one-time \$100 + GST license fee for the land adjacent to the East of Lot 26, Block 19, Plan H and West of 49<sup>th</sup> Avenue.

***Report Back to Council:*** Yes

A Public Hearing will be held Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

***Comments/Further Action:***

Road Closure Bylaw 3298/2002 provides for the closure of a 2.13 metre strip of road right of way on 48<sup>th</sup> Street (portion of Road Plan 4239 MC) and is part of a land exchange to accommodate the development of a parkade.

This office will now proceed with the advertising for a Public Hearing and the Notice of License to Occupy. The City will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk  
/chk  
attchs.

- c      Director of Development Services
- Director of Corporate Services
- Inspections & Licensing Manager
- Parkland Community Planning Services
- C. Adams, Administrative Assistant

**BYLAW NO. 3298/2002**

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of Road Plan 4239 MC contained within Plan \_\_\_\_\_, containing 0.014 Hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 15<sup>th</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



# FILE



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/LL-2002  
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC  
NW ¼ Sec. 16-38-27-4  
City Centre  
Heritage Centre Ltd. / The City of Red Deer

---

***Reference Report:***

Parkland Community Planning Services, dated July 9, 2002

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/LL-2002 was given first reading. A copy of the bylaw is attached.

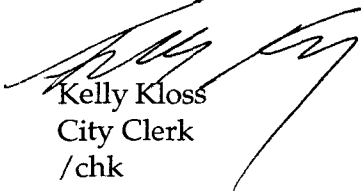
***Report Back to Council:*** Yes

A Public Hearing will be held Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/LL-2002 provides for the rezoning of Parcel A (2.13 metre strip of road right of way on 48<sup>th</sup> Street) from Road to C1 and Parcel B (a 2.13 metre strip along 49<sup>th</sup> Avenue) from C1 to Road in order to accommodate a land exchange between the City and Heritage Centre Ltd. and the development of a parkade.

This office will now proceed with the advertising for a Public Hearing. The City of Red Deer will be responsible for the costs in this instance.



Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/LL-2002**

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

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

- 1 The "Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 40/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **15th**    day of    **July**    2002.

READ A SECOND TIME IN OPEN COUNCIL this            day of            2002.

READ A THIRD TIME IN OPEN COUNCIL this            day of            2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this    day of            2002.

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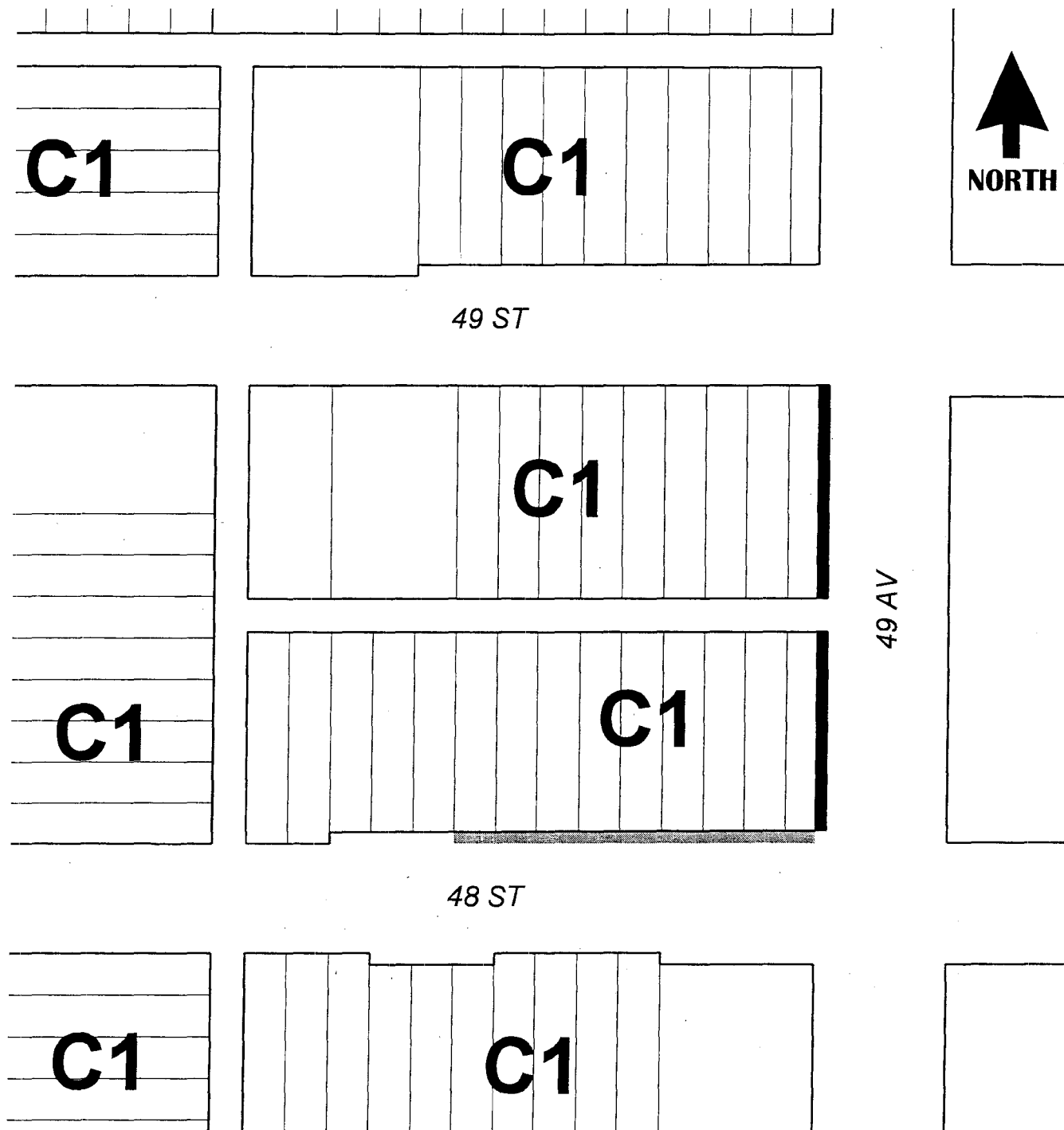
MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



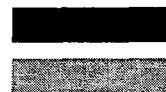
### AFFECTED DISTRICTS:

C1 - Commercial (City Centre)

### Change from :

C1 to Road

Road to C1



MAP No. 40 / 2002

BYLAW No. 3156 / LL - 2002

DATE: July 8, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **First Capital (Red Deer) Corporation  
Offer to Purchase and Land Exchange  
Road Plan 002 1155 and Lot A Plan 3155 HW**

---

**Background:**

First Capital (Red Deer) Corporation has a conditional offer on Lot A, Plan 3155 HW (the former Alberta Transportation site) and has expressed interest in the attached letter to enter into an agreement to purchase the service road and exchange two areas required by the City for road widening. Their intent is to develop an extension of their existing property, the Village Shopping Centre.

The land exchange is outlined approximately by the shaded areas on the attached map with the net area that First Capital wishes to purchase being 1,695.8 m<sup>2</sup> (18,246.8 sq. ft.). The areas shown for the service road (Parcel A) less the 63<sup>rd</sup> Street intersection (Parcel B) and 52<sup>nd</sup> Avenue corner cut-off (Parcel C) are subject to minor changes based on the engineering design currently underway. In order to complete this sale, Council's consideration will also be required to rezone Parcels B, C and a portion of Plan 002 1155 (Area D) from C2 to Road.

**Financial Implications:**

Land and Economic Development recommend that the market value for all parcels is to be based on the same price that First Capital has offered for Lot A, Plan 3155 HW less the City's standard 50 % discount for encumbered land due to the utilities in the service road, which equals \$7.75 per square foot. Based on the net area of 18,246.8 sq. ft., more or less, approximately \$141,400.00 will be credited to the Road Right of Way Reserve Fund less and related costs for road plan surveys or advertising.

**Recommendation:**

That City Council approve entering into a Land Exchange and Sale Agreement with First Capital (Red Deer) Corporation for the sale of 1,974.6 m<sup>2</sup>, more or less, being part of Plan 002 1155 less 278.8 m<sup>2</sup>, more or less, being part Lot A, Plan 3155 HW subject to:

Kelly Kloss

Page 2

1. The purchase price to be \$7.75 per square foot with adjustments based on legal survey.
2. First Capital completing the purchase of Lot A, Plan 3155 HW.
3. City Council approval of rezoning.
4. First Capital to consolidate the service road, part of Plan 002 1155, with Lot A, Plan 3155 HW.
5. All costs for the survey, subdivision and advertising to be shared equally with First Capital.
6. First Capital agreement to grant a Utility Right of Way back to the City over the service road.
7. Net proceeds of the sale to be credited to the Road Right of Way Reserve Fund.
8. Option and Land Sale Agreement satisfactory to the City Solicitor with the option period to be 90 days from the date of City Council approval.



Howard Thompson

Attach.

- c. Bryon Jeffers, Director of Development Services  
Ken Haslop, Engineering Services Manger

# First Capital (Red Deer) Corporation

Mr. Kelly Kloss  
City Clerk - City of Red Deer  
4914 - 48<sup>th</sup> Avenue.  
Red Deer, Alberta  
T4N 3T4

June 12, 2002

Dear Mr. Kloss,

**Re: Westfair Site & Village Shopping Centre**

Please be advised that we are the registered owner of the Village Shopping Centre and we have recently entered into a Purchase and Sale agreement with Westfair Properties Ltd. to purchase the Westfair Site. ( Copy of the Purchase and Sale agreement enclosed )

We would hereby request the City of Red Deer to proceed with the preparation and finalization of the following 3 documents.

1. **Development Agreement:** It is our understanding that you will be requesting Stantec Consulting (Russ Wlad) to prepare the "final figures" with respect to the 63<sup>rd</sup> Street intersection and that the Stantec figures will be included in a Draft Development Agreement that will be prepared by the City of Red.
2. **Land Exchange Agreement:** It is our intention to Purchase from the City of Red Deer approximately 22,713 sq. ft. of land which is located east of the Westfair Property. ( Former service road ) In addition, it our understanding that the City of Red Deer will require a small amount of land from our Village Shopping Centre Site in order to facilitate the development of the new intersection at . It will be our intention to have our architect Peter Bull ( IBI ) and Russ Wlad ( Stantec ) work out the exact calculation on both sites so that we can determine the exact figure that should be contained in the Land Exchange Agreement. Once this figure is calculated we will pass on the results to Howard Thompson (City of Red Deer) and he can then prepare a Draft Land Exchange Agreement.
3. **Local Improvement Tax:** It is our intention to make an application to the City of Red Deer for a local improvement tax to cover our cost of the 63<sup>rd</sup> Street intersection and all of our improvements relating to the site development along the public roadway.

We are enclosing the following information for your records.

1. Site Plan and rendering showing the proposed development.
2. A copy of a letter supporting the development from the Highland community.
3. A copy of a letter from Alberta Environment supporting the development.

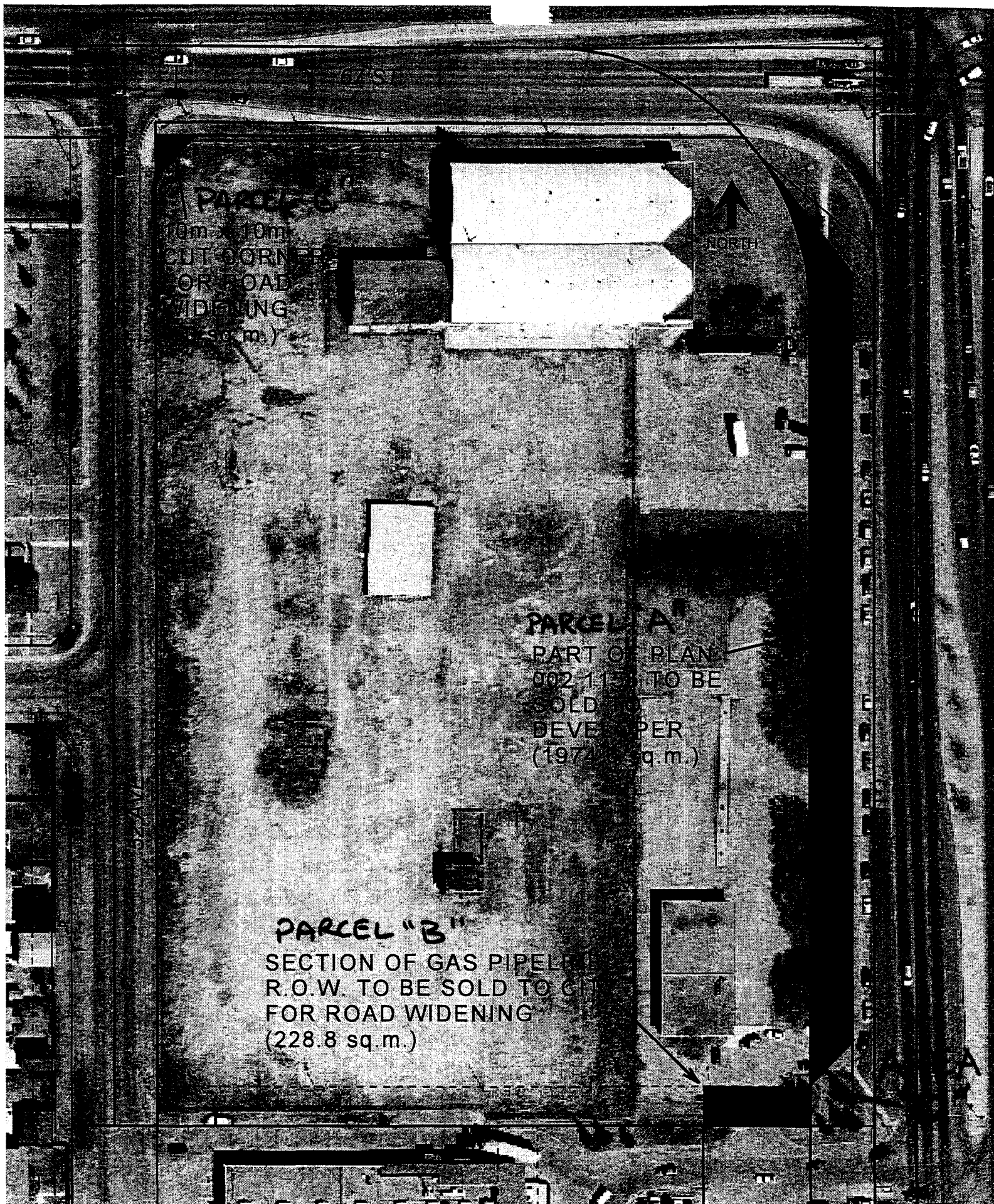
Should you have any questions or need any additional information please don't hesitate to contact our representative Mr. Mark Marshall at 403-245-9014.

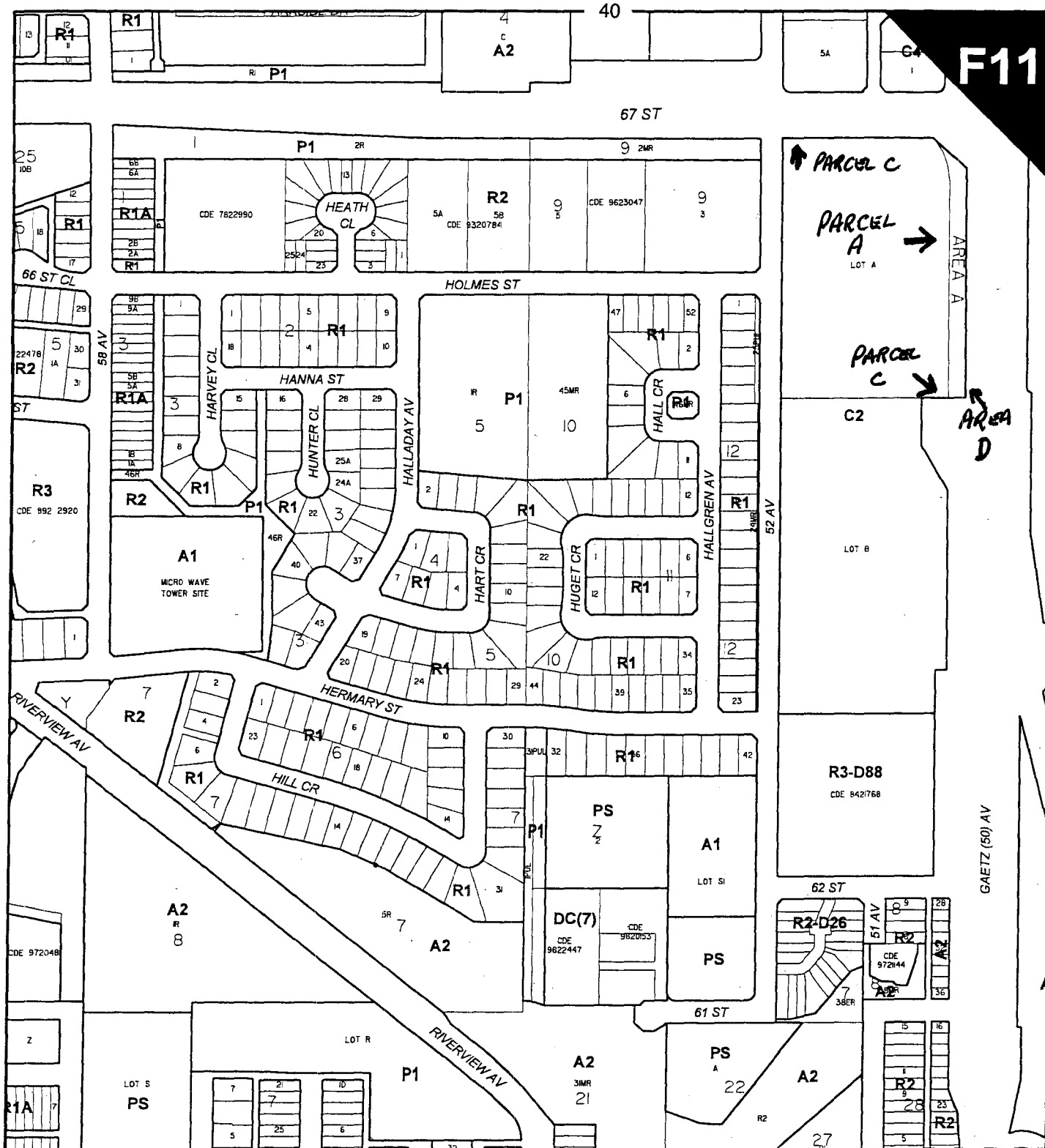
Yours very truly,

  
Derek Hull

First Capital (Red Deer) Corporation

First Capital (Red Deer) Corporation  
BCE Place, Canada Trust Tower  
161 Bay Street, Suite 2820 P.O. Box 219  
Toronto, ON M5J 2S1 Tel: (416) 504-4114 Fax: (416) 941-1655





Part Six of the Bylaw  
outlines the Land Use  
District Definitions

refer to the Index Map  
for the Legend



**NORTH**  
Scale 1:5,000

© The City of Red Deer,  
Engineering Department

## The City of Red Deer

# Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 20

3156 / O-96	Nov 18, 1996
3156 / D-97	May 20, 1997
3156 / B-2000	Mar 13, 2000
3156 / B-2002	Feb 25, 2002
3156 / G-2002	June 17, 2002

E12	F12	G12
E11	F11	G11
E10	F10	G10

**NE 1/4 Sec 20**  
Twp 38- Rge 27 - W4th

printed on  
June 26, 2002



# FILE



## Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002

**TO:** Howard Thompson, Land & Economic Development Manager  
Frank Wong, Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** First Capital (Red Deer) Corporation  
Offer to Purchase and Land Exchange  
Road Plan 002 1155 and Lot A Plan 3155 HW  
(Former Alberta Transportation Site)  
Land Use Bylaw Amendment 3156/MM-2002  
NE ¼ Sec. 20-38-27-4  
Gaetz Avenue and 67 Street

---

### *Reference Report:*

Land & Economic Development Manager, dated July 8, 2002 and Parkland Community Planning Services, dated July 9, 2002.

### *Bylaw Readings:*

Land Use Bylaw Amendment 3156/MM-2002 was given first reading. A copy of the bylaw is attached.

### *Resolutions:*

**Resolved** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager re: First Capital (Red Deer) Corporate, Offer to Purchase and Land Exchange, Road Plan 002 1155 and Lot A Plan 3155 HW, hereby approves entering into a Land Exchange and Sale Agreement with First Capital (Red Deer) Corporation for the sale of 1,974.6 m<sup>2</sup> more or less, being part of Plan 002 1155 less 278.8 m<sup>2</sup>, more or less, being part of Lot A, Plan 3155 HW subject to the following:

1. The purchase price to be \$7.75 per square foot with adjustments based on legal survey.
2. First Capital completing the purchase of Lot A, Plan 3155 HW.
3. Passage of Land Use Bylaw Amendment 3156/MM-2002.
4. First Capital to consolidate the service road, part of Plan 002 1155, with Lot A, Plan 3155 HW.
5. All costs for the survey, subdivision and advertising to be shared equally between First Capital and the City.
6. First Capital agreement to grant a Utility Right of Way back to the City over the service road.
7. Net proceeds of the sale to be credited to the Road Right of Way Reserve Fund.
8. Option and Land Sale Agreement satisfactory to the City Solicitor with the option period to be 90 days from July 15, 2002.

...2/

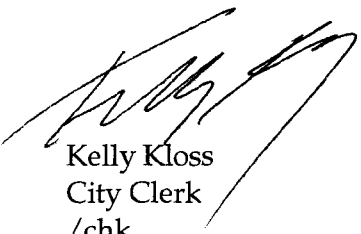
***Report Back to Council: Yes***

A Public Hearing will be held Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

***Comments/Further Action:***

First Capital (Red Deer) Corporation intend to develop an extension of their existing property, the Village Shopping Centre. Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63<sup>rd</sup> Street intersection) Parcel C (52<sup>nd</sup> Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road, to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening.

This office will now proceed with the advertising for a Public Hearing. The City of Red Deer and First Capital (Red Deer) Corporate will share responsibility for the costs in this instance.



Kelly Kloss  
City Clerk  
/chk  
attchs.

c     Director of Development Services  
      Director of Corporate Services  
      Inspections & Licensing Manager  
      Parkland Community Planning Services  
      C. Adams, Administrative Assistant

**BYLAW NO. 3156/MM-2002**

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

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

- 1 The "Use District Map F11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 41/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this     **15th**     day of     **July**             2002.

READ A SECOND TIME IN OPEN COUNCIL this             day of             2002.

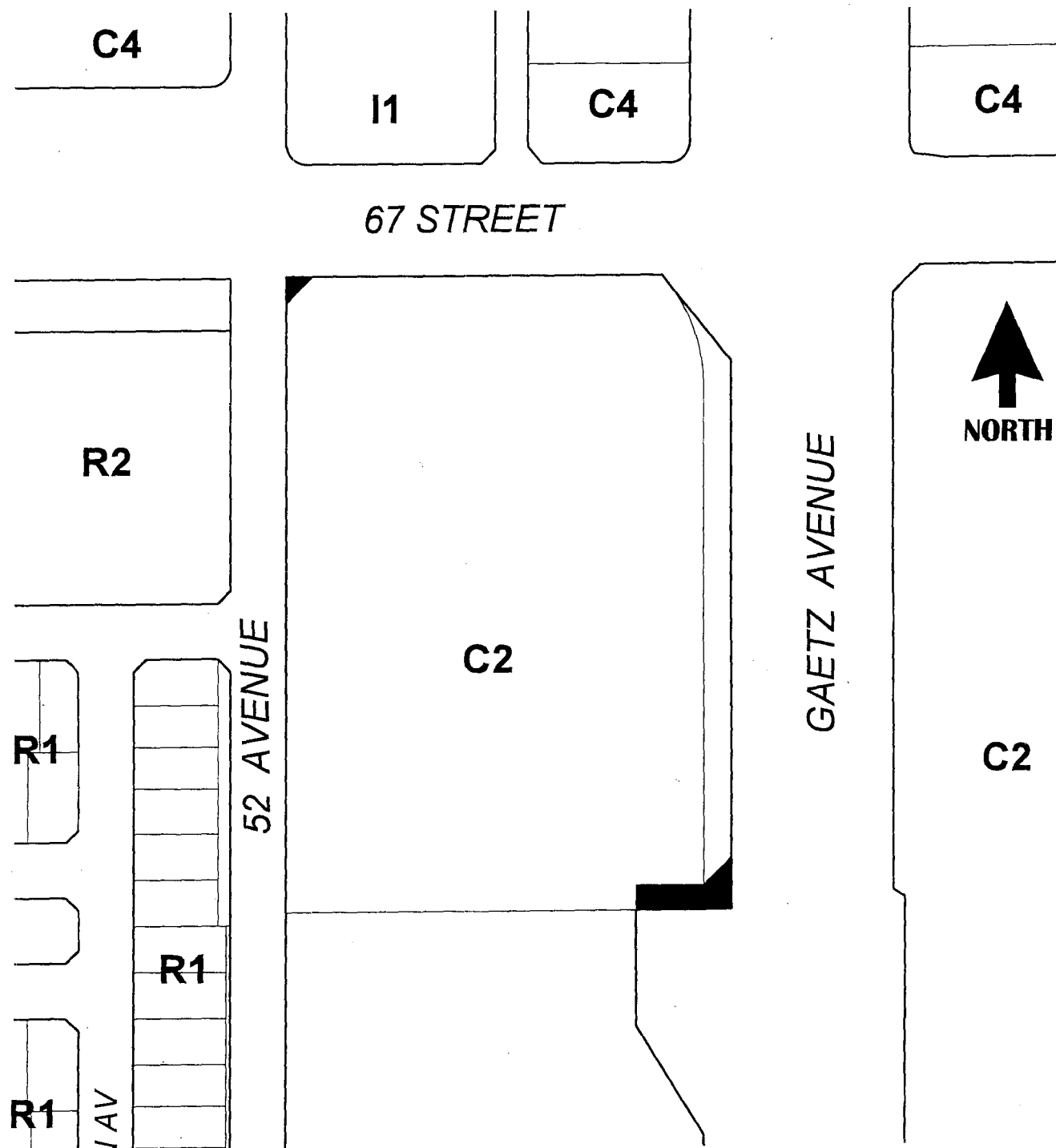
READ A THIRD TIME IN OPEN COUNCIL this             day of             2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this     day of             2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



## **AFFECTED DISTRICTS:**

**C2 - Commercial (Regional & District Shopping Centre)**

Change from :

**C2 to Road** [REDACTED]

**MAP No. 41 / 2002**

**BYLAW No. 3156 / MM - 2002**



Office of the City Clerk

**FILE**

July 16, 2002

Fax: (416) 941-1655

Mr. Derek Hull  
First Capital (Red Deer) Corporation  
BCE Place, Canada Trust Tower  
161 Bay Street, Suite 2820, P.O. Box 219  
Toronto, ON M5J 2S1

Dear Mr. Hull:

**RE:    *First Capital (Red Deer) Corporation  
Offer to Purchase and Land Exchange  
Road Plan 002 1155 and Lot A Plan 3155 HW  
Land Use Bylaw Amendment 3156/MM-2002***

At the City of Red Deer's Council meeting held Monday, July 15, 2002, first reading was given to Land Use Bylaw Amendment 3156/MM-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63<sup>rd</sup> Street intersection) Parcel C (52<sup>nd</sup> Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road, to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 12, 2002 at 7:00 pm. in the Council Chambers of City Hall during Council's regular meeting.

The City will pay the costs of advertising, which in this instance will be approximately \$400.00, and the Land & Economic Development Department will invoice you for half of these costs along with the costs associated with the exchange of land.

...2/

First Capital (Red Deer) Corporation  
July 16, 2002  
Page 2

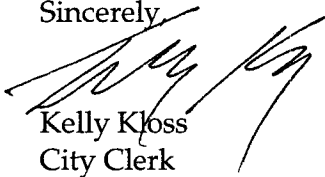
Council also passed the following resolution concerning the Offer to Purchase and Land Exchange:

*Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager re: First Capital (Red Deer) Corporate, Offer to Purchase and Land Exchange, Road Plan 002 1155 and Lot A Plan 3155 HW, hereby approves entering into a Land Exchange and Sale Agreement with First Capital (Red Deer) Corporation for the sale of 1,974.6 m<sup>2</sup> more or less, being part of Plan 002 1155 less 278.8 m<sup>2</sup>, more or less, being part of Lot A, Plan 3155 HW subject to the following:

1. The purchase price to be \$7.75 per square foot with adjustments based on legal survey.
2. First Capital completing the purchase of Lot A, Plan 3155 HW.
3. Passage of Land Use Bylaw Amendment 3156/MM-2002.
4. First Capital to consolidate the service road, part of Plan 002 1155, with Lot A, Plan 3155 HW.
5. All costs for the survey, subdivision and advertising to be shared equally between First Capital and the City.
6. First Capital agreement to grant a Utility Right of Way back to the City over the service road.
7. Net proceeds of the sale to be credited to the Road Right of Way Reserve Fund.
8. Option and Land Sale Agreement satisfactory to the City Solicitor with the option period to be 90 days from July 15, 2002.

If you have any questions or require any additional information, please contact Mr. Howard Thompson, Land & Economic Development Manager, at 342-8364.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c H. Thompson, Land & Economic Development Manager  
F. Wong, Parkland Community Planning Services

**BYLAW NO. 3156/MM-2002**

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

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

- 1 The "Use District Map F11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 41/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this     **15th**     day of     **July**             2002.

READ A SECOND TIME IN OPEN COUNCIL this             day of             2002.

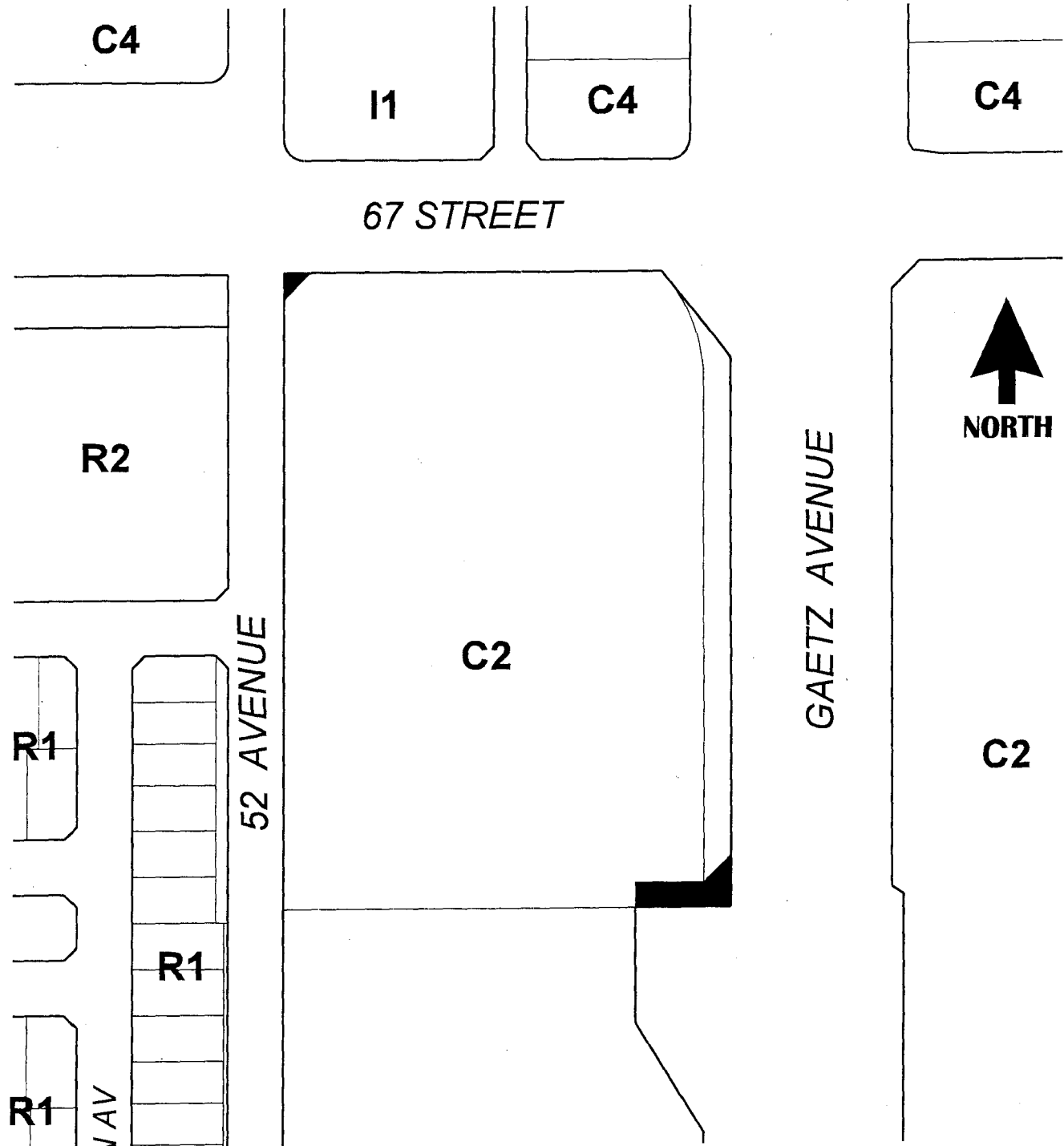
READ A THIRD TIME IN OPEN COUNCIL this             day of             2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this     day of             2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



## *AFFECTED DISTRICTS:*

*C2 - Commercial (Regional & District Shopping Centre)*

*Change from :*

*C2 to Road* XXXXXXXXXX

*MAP No. 41 / 2002*

*BYLAW No. 3156 / MM - 2002*



# FILE



Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** First Capital (Red Deer) Corporation  
Offer to Purchase and Land Exchange  
Road Plan 002 1155 and Lot A Plan 3155 HW  
(Former Alberta Transportation Site)  
Land Use Bylaw Amendment 3156/MM-2002  
NE ¼ Sec. 20-38-27-4  
Gaetz Avenue and 67 Street

---

### *History*

At the Monday, July 15, 2002 meeting of Council, Land Use Bylaw Amendment 3156/MM-2002 was given first reading.

First Capital (Red Deer) Corporation intend to develop an extension of their existing property, the Village Shopping Centre. Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63<sup>rd</sup> Street intersection) Parcel C (52<sup>nd</sup> Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening

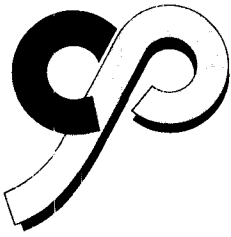
### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaws to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearing.

### *Recommendations*

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

Kelly Kloss  
City Clerk  
/chk



Date: July 9, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/MM-2002  
Lot A, Plan 3155 HW and  
Road Plan 002 1155  
NE ¼ Sec. 20-38-27-4  
Gaetz Avenue and 67 Street  
First Capital (Red Deer) Corporation/The City of Red Deer

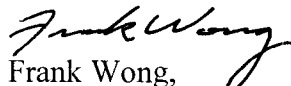
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The City of Red Deer is in the process of completing a land exchange/sale with First Capital (Red Deer) Corporation, beneficial owner of the former Alberta Transportation site. The land exchange is to accommodate the development of the approximately 4.0ha (10.0ac) site which has been vacant for about 10 years. This rezoning proposal is part of the supporting material to the report by the Land and Economic Development Manager which appears elsewhere in the agenda.

Recommendation

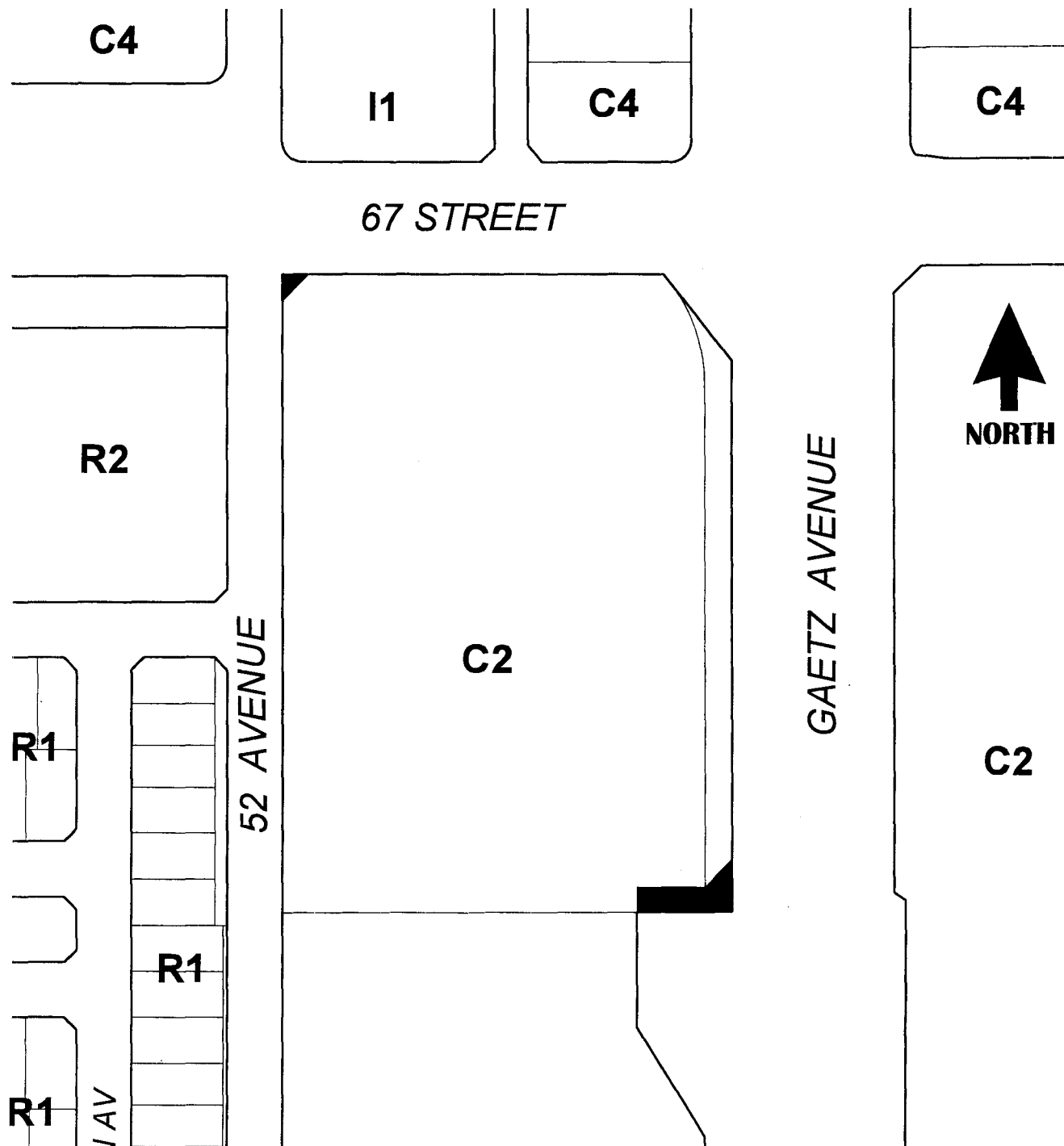
This land use bylaw amendment is required to allow the land exchange and sale between The City and First Capital (Red Deer) Corporation; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/MM-2002.

Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment

# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



## AFFECTED DISTRICTS:

*C2 - Commercial (Regional & District Shopping Centre)*

Change from :

C2 to Road XXXXXXXXXX

MAP No. 41 / 2002

BYLAW No. 3156 / MM - 2002

*Comments:*

We agree with the recommendations of the Land & Economic Development Manager. First reading of the Land Use Bylaw Amendment can also be given with a Public Hearing to be held on Monday, August 12, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

# Memo

Date: July 8, 2002

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: **Laebon Developments Ltd. – Kentwood Phase 19**  
**Offer to Purchase Part of C&E No. 1 And Road Plan 892 0111**

---

Background:

Land and Economic Development have received an offer from Laebon Developments Ltd. to purchase raw land adjacent to their Kentwood Phase 19 (Kingsgate) residential neighborhood. The Municipal Planning Commissions approved Laebon's application for subdivision on May 27, 2002, subject to Laebon purchasing a portion of the C&E No. 1 right of way from the City to provide a 15 metre road right of way as shown on the attached plan. The area of this strip of C&E No.1 is approximately 202 m<sup>2</sup> (2,175 sq.ft.) and has already received rezoning approval on May 21, 2002 as road.

Laebon is also interested in the adjacent 1.13 hectares (2.8 acres), more or less, for future residential development and municipal reserve (berm) as shown on the attached plan. This area includes part of the C&E No. 1 right of way and part of Road Plan 892 0111 and will require rezoning, a road closure bylaw and possibly a Kentwood Northeast Neighborhood Area Structure Plan amendment to come back before City Council in the near future. This area falls under the Kentwood West NASP but really is congruent to Laebon's development.

Financial Implications:

Land & Economic Development conducted an in-house appraisal, based on comparable sales, and determined the fair market value for raw land in this area to be \$27,500.00 per acre (\$0.63 per sq.ft.) plus GST. Laebon will also be responsible for entering into a development agreement with the City to pay for off site levies, roads, sound fence and landscaping on the berm, and dedication of road right of ways and berms.

Recommendation:

That City Council approve entering into a Land Sale Agreement with Laebon Developments Ltd. for the purchase of 202 m<sup>2</sup>, more or less, of part of the C&E No. 1 and an Option to Purchase on 2.8 acres, more or less, of part of the C&E No. 1 and part of Road Plan 892 0111 subject to:

1. The purchase price to be \$27,500.00 per acre plus GST based on the area determined by legal survey.
2. All costs associated with the rezoning, road closure, survey and plan of consolidation to be the responsibility of the Purchaser.
3. A Land Sale and Option to Purchase Agreement satisfactory to the City Solicitor.



Howard Thompson  
Attach.

c. Bryon Jeffers, Director of Development Services

RED DEER  
Sketch Showing  
Areas for Land Purchase  
in the  
N.1/2 SEC.32-38-27-4

SCALE = 1:1500

BY: DIRK VANDENBRINK A.L.S.

0 15 30 60 90 120 150 Metres

DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
AREA PROPOSED IS OUTLINE THUS

NOTE: ALL AREAS AND DISTANCES ARE APPROXIMATE AND WERE DERIVED  
BY USING EXISTING REGISTERED PLANS AND ARE SUBJECT TO CHANGE.

AREAS REQUIRED FROM:

	Sq. Metres	Sq. Feet	Hectares	Acres
ROAD PLAN 892 0111	2147.2	23113	0.215	0.53
C. & E. No. 1	4588.3	49388	0.459	1.13
BLOCK 4, PLAN 832 2008	9.8	106	0.001	0.00
TOTALS =	6745.3	72607	0.675	1.66

BLOCK 4  
PLAN 832 2008

LOT 1  
BLOCK 11  
PLAN 992 6655

PROPOSED  
FUTURE DEVELOPMENT

202m<sup>2</sup>±

AREA FOR RAILWAY PLAN 892 0111

AREA FOR ROAD PLAN 892 0111

FUTURE MR

FUTURE DEVELOPMENT

REMAINDER OF THE  
N.W.1/4 SEC.32-38-27-4

REMAINDER OF THE  
N.E.1/4 SEC.32-38-27-4

C. & E. No. 1

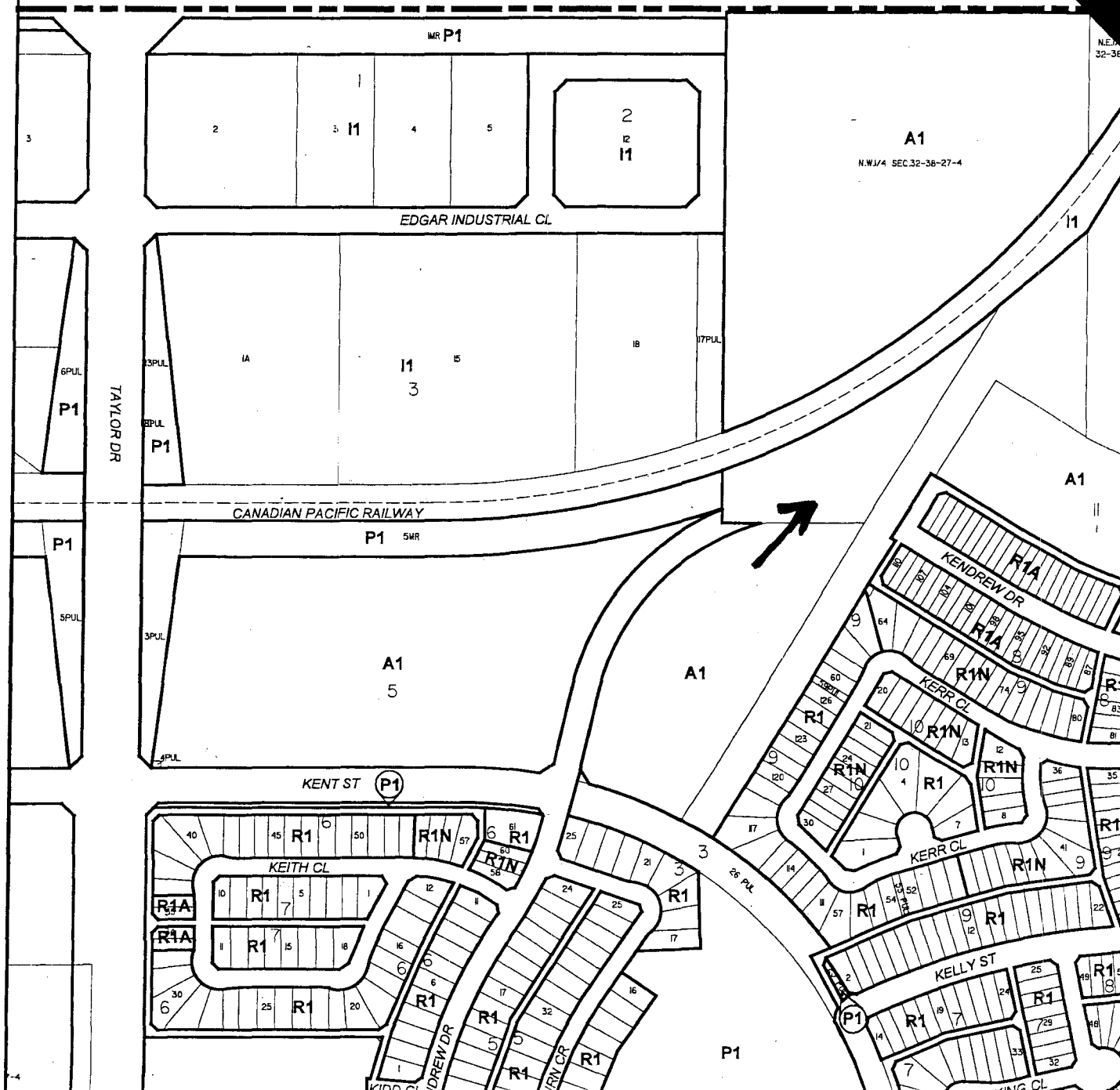
UTILITY R/W PLAN 992 0380

DRAINAGE DITCH R/W PLAN 0381



FEBRUARY 22, 2001  
JOB No.: 397-074

HIGHWAY 11A



Part Six of the Bylaw  
outlines the Land Use  
District Definitions

refer to the Index Map  
for the Legend



**NORTH**  
Scale 1:5,000

© The City of Red Deer,  
Engineering Department

## The City of Red Deer

# Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 32

3156 / BB-98	Sept 8, 1998
3156 / D-99	Mar 29, 1999
3156 / J-2000	Apr 10, 2000
3156 / JJ-2000	Oct 23, 2000
3156 / Q-2001	May 22, 2001
3156 / T-2001	May 22, 2001
3156 / O-2002	May 21, 2002

D16	E16	F16
D15	E15	F15
D14	E14	F14

**NW 1/4 Sec 32**  
Twp 38-Rge 27 - W4th

printed on  
May 23, 2002

***Comments:***

We agree with the recommendations of the Land & Economic Development Manager.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager



**FILE**



**Council Decision – July 15, 2002**

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Howard Thompson, Land & Economic Development Manager  
**FROM:** City Clerk  
**SUBJECT:** Laebon Developments Ltd. – Kentwood Phase 19  
Offer to Purchase Part of C & E No. 1 and Road Plan 892 0111

---

***Reference Report:***

Land & Economic Development Manager, dated July 8, 2002

***Resolutions:***

*Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Laebon Developments Ltd. – Kentwood Phase 19, Offer to Purchase Part of C&E No. 1 and Road Plan 892 0111 hereby approves entering into a Land Sale Agreement with Laebon Developments Ltd. for the purchase of 202 m<sup>2</sup>, more or less, of part of the C&E No. 1 and an Option to Purchase on 2.8 acres, more or less, of part of the C&E No. 1 and part of Road Plan 892 0111 subject to:

1. The purchase price to be \$27,500 per acre plus GST based on the area determined by legal survey.
2. All costs associated with the rezoning, road closure, survey and plan of consolidation to be the responsibility of the Purchaser.
3. A Land Sale and Option to Purchase Agreement satisfactory to the City Solicitor.

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

***Comments/Further Action:***

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

Kelly Kloss  
City Clerk  
/chk

c Director of Development Services  
Director of Corporate Services  
Inspections & Licensing Manager



# Memo

Date: July 6, 2002  
To: Kelly Kloss, City Clerk  
From: Howard Thompson, Land & Economic Development Manager  
Re: **Advancing Capital Budget for Lancaster Green Phase 5,6&7 Pre-leveling**

## **Background**

With the robust market for new residential lots, City Council approved advancing capital budget funds at their May 6, 2002 meeting to develop Lancaster Green Phase 4 and Kentwood West Phase 20 for delivery in the fall of 2002. The report submitted by Land and Economic Development, dated April 30<sup>th</sup>, 2002, indicated that if the demand continues at the current pace we would be back before City Council to request advancing capital funds from 2003 to 2002 for the pre-leveling of Lancaster Green Phases 5,6&7. Since May, Land and Economic Development have experienced continued strong demand for residential lots. We conducted a Lot Draw for Lancaster Green Phase 3 and Kentwood West Phase 18 with all but one of the 65 lots being pre-sold. To date we have sold 165 lots in 2002 compared to 125 for all of 2001 with only 5 lots in inventory until Phases 4 and 20 are brought on later this fall.

The Engineering Services Department is recommending that the pre-leveling occur in 2002 for several reasons. One, typically pre-leveling is done a year in advance of the servicing of a phase so that the deliver date of the lots can potentially be earlier in the summer versus later in the fall. This allows the homebuilders to commence construction well in advance of frost setting into the ground. Secondly, it is more economical to pre-level a larger area encompassing several phases and in this case will allow sufficient time for any moisture in the soil to dry. Finally, these remaining phases of Lancaster Green will require some fill material, which can be supplied from the 2002 Eastview Detention Pond Project.

## **Financial Implications**

Engineering Services have estimated \$715,000.00 is required to complete the pre-leveling. Funding for this additional work is projected to come from additional land sale revenue generated from Lancaster Green Phase 4, Kentwood West Phase 20 and the anticipated sale of the Kentwood West multifamily site.

## **Recommendation**

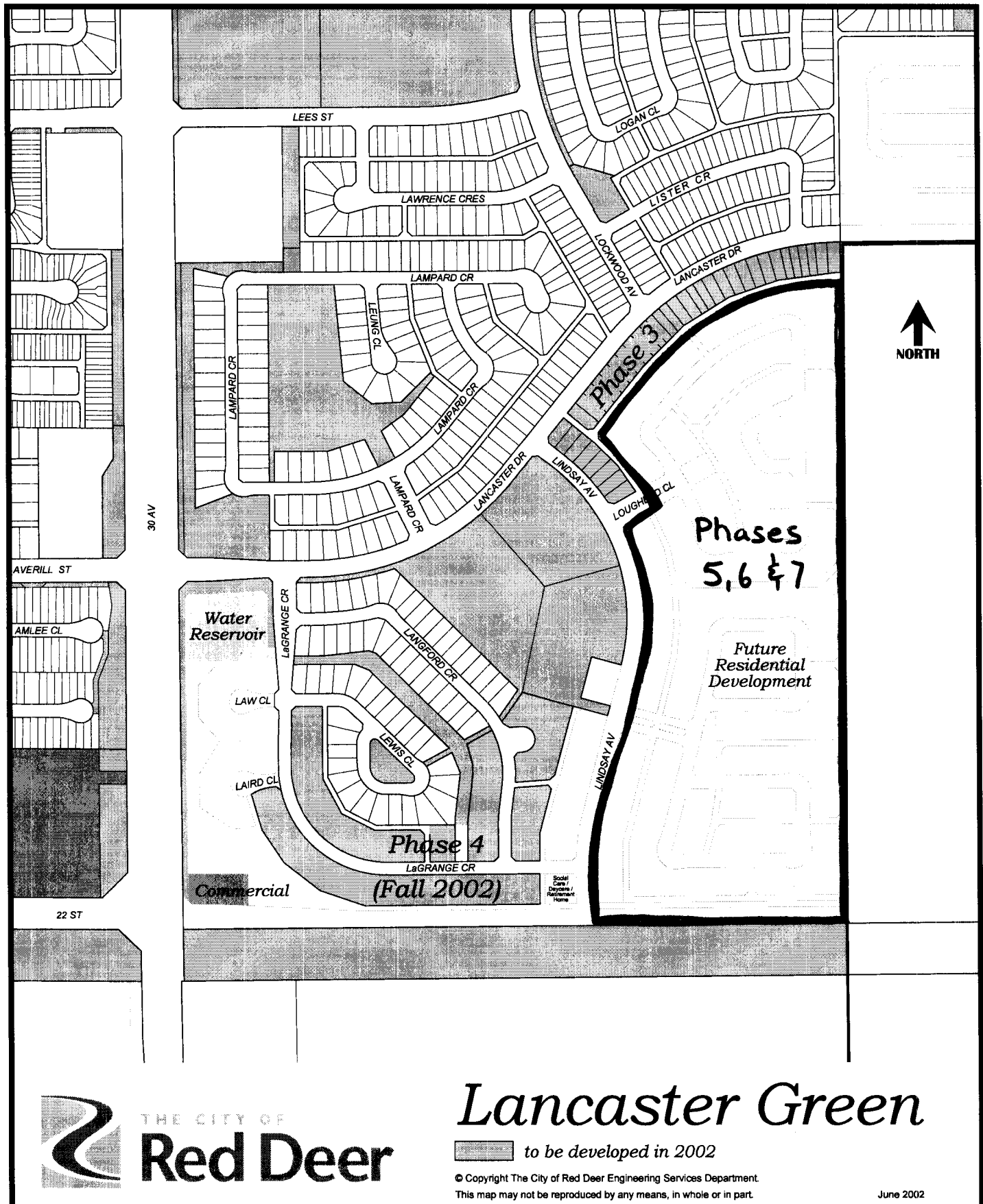
That City Council approve the capital expenditure of \$715,000.00 in 2002 for pre-leveling Lancaster Green Phases 5,6&7 with the funding to come from land sales.

A handwritten signature in black ink, appearing to read "H. Thompson", written in a cursive style.

Howard Thompson

Attach.

c. Bryon Jeffers, Director of Development Services



*Comments:*

We agree with the recommendations of the Land & Economic Development Manager.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager



Office of the City Clerk

**FILE**

Council Decision – July 15, 2002

**DATE:** July 16, 2002  
**TO:** Howard Thompson, Land & Economic Development Manager  
**FROM:** City Clerk  
**SUBJECT:** Advancing Capital Budget for Lancaster Green Phase 5, 6 & 7 Pre-leveling

---

*Reference Report:*

Land & Economic Development Manager, dated July 6, 2002

*Resolutions:*

*Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Advancing Capital Budget for Lancaster Green Phase 5, 6 & 7 Pre-leveling, agrees that the 2002 Capital Budget be amended by adding in the capital expenditure of \$715,000 in 2002 for pre-leveling Lancaster Green Phases 5, 6 & 7, in 2002 with the funding to come from land sales.

*Report Back to Council:* No

*Comments/Further Action:*

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

Kelly Kloss  
City Clerk  
/chk

c Director of Development Services  
Director of Corporate Services

MEMO

---

DATE: July 6, 2002  
TO: Kelly Kloss, City Clerk  
FROM: Howard Thompson, Land & Economic Development Manager  
RE: **PEGASUS BUILDERS LTD. - OFFER TO PURCHASE KENTWOOD  
WEST NEIGHBORHOOD COMMERCIAL (C3) SITE  
0.24 HA. ± (0.60 AC) - PART OF LOT 6, BLOCK 5, PLAN 892 3301**

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Background:

In March, 2001, the City of Red Deer advertised a Call for Proposals for the Kentwood West neighborhood commercial (C3) site, as shown on the attached map, and has been available for sale on a first come first serve basis since then.

Pegasus Builders Ltd. has submitted a conditional offer, along with a 5% non-refundable deposit, to purchase the parcel for a typical convenience store and/or other commercial uses allowed under the Land Use Bylaw. The only condition of the offer is related to the location and cost to extend city service to this site if they are required to come from within the adjacent multifamily site that there be no additional cost to Pegasus. Engineering Service will determine within the next 30 days if the site can be serviced directly off Kent Street with standard connection charges being the responsibility of Pegasus.

Land and Economic Development recommend entering into a standard 90 day Option and Land Sale Agreement with Pegasus with a condition precedent that Pegasus make application for and receive approval of a development permit within the 90 day option period. In addition, as the City may be constructing the Taylor Drive Rail Overpass through to September 2003, subject to City Council budget approval, the final closing and possession date may not occur until June 1, 2003 to not interfere with the city's construction work. The standard building commencement and completion dates would then be 12 and 24 months respectively from the closing date.

Bylaw No. 3156/FF-2002 to rezone part of Lot 6, Block 5, Plan 8923301 from A1 - Future Urban District to C3 – Commercial (Neighborhood Convenience) District is before Council for 2<sup>nd</sup> and 3<sup>rd</sup> readings on this agenda.

Financial Implications:

The offer is for the current appraised value of \$324,000.00, or the equivalent of \$540,000.00 per acre, as determined by an independent appraisal conducted in June, 2002 and is acceptable to Land and Economic Development.

MEMO

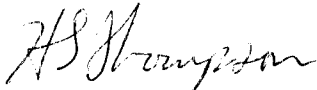
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Kelly Kloss  
Page 2

Recommendation:

That City Council approves the sale of 0.24 Ha.  $\pm$  (0.60 Ac.) being part of Lot 6, Block 5, Plan 892 3301 to Pegasus Builders Ltd. subject to:

1. The purchase price to be \$540,000.00 per acre with adjustments based on the area as determined by a legal plan of subdivision.
2. Removal of Pegasus's condition within 30 days from the date of City Council approval and satisfaction of the City's condition precedent that Pegasus receives approval from the Municipal Planning Commission for a Development Permit within the 90 day option period.
3. An Option and Land Sale Agreement satisfactory to the City Solicitor.



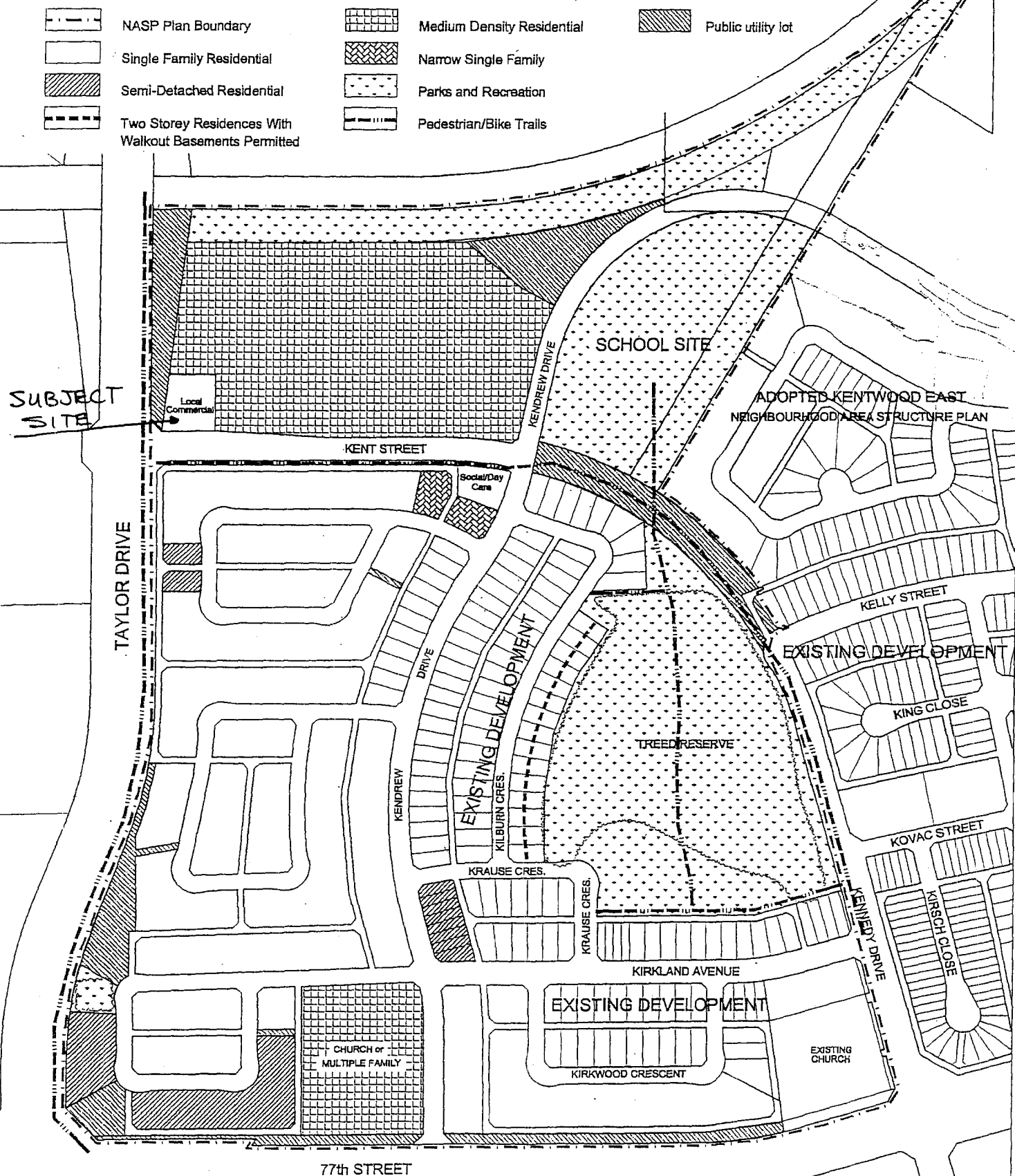
Howard Thompson

Attach.

- c. Bryon Jeffers, Director of Development Services

# Kentwood West Neighbourhood Area Structure Plan

## Figure 3 - Proposed Land Use





*Comments:*

We agree with the recommendations of the Land & Economic Development Manager.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager

**FILE**



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002

**TO:** Howard Thompson, Land & Economic Development Manager

**FROM:** City Clerk

**SUBJECT:** Pegasus Builders Ltd. – Offer to Purchase Kentwood West Neighbourhood Commercial (C3) Site  
0.24 Ha  $\pm$  (0.60 Ac) – Part of Lot 6, Block 5, Plan 892 3301

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*Reference Report:*

Land & Economic Development Manager, dated July 6, 2002

*Resolutions:*

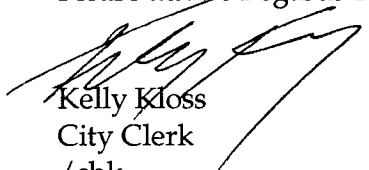
*Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Pegasus Builders Ltd. – Offer to Purchase Kentwood West Neighbourhood Commercial (C3) Site, 0.24 ha  $\pm$  (0.60 ac), Part of Lot 6, Block 5, Plan 892 3301 approves the sale of 0.24 ha  $\pm$  (0.60 ac) being part of Lot 6, Block 5, Plan 892 3301 to Pegasus Builders Ltd. subject to:

1. The purchase price to be \$540,000 per acre with adjustments based on the area as determined by a legal plan of subdivision.
2. Removal of Pegasus's condition within 30 days from the date of City Council approval and satisfaction of the City's condition precedent that Pegasus receives approval from the Municipal Planning Commission for a Development Permit within the 90 day option period.
3. An Option and Land Sale Agreement satisfactory to the City Solicitor.

*Report Back to Council:* No

*Comments/Further Action:*

Please advise Pegasus Builders of Council's decision in this instance.

  
Kelly Kloss  
City Clerk  
/chk

c Director of Development Services  
Director of Corporate Services

## **CARWMC**

Central Alberta Regional  
Waste Management Commission

27 June 2002  
File: 12871015

City of Red Deer  
4914 48<sup>th</sup> Avenue  
Red Deer, AB  
T4N 3T4

**Attention:**      **City Clerk**

Dear Sir:

**Reference:**      **Central Alberta Regional Waste Management Commission**

Please accept this letter as follow-up to our meeting of June 17, 2002, with Mr. Paul Gorenson, Manager of Public Works. As you may be aware, the Central Alberta Regional Waste Management Commission (CARWMC) is currently operating under very restrictive license conditions which impact the economic feasibility of owning and operating a landfill facility. These requirements are forcing CARWMC to look at other alternatives. Alberta Environment has recently received the draft report on the feasibility of the existing Ridgeview Landfill and the economic feasibility of CARWMC. In summary, the draft report indicates that the Ridgeview site is suitable for landfilling but the operation is not economically viable under the current operating permit.

The CARWMC Board met on June 13<sup>th</sup> to discuss the future direction that should be taken by CARWMC. It was the direction of the Board to approach the City of Red Deer to determine if the possibility of a partnership was possible.

CARWMC is requesting the City of Red Deer review the possibility of a negotiated agreement between CARWMC and the City of Red Deer with the principle of developing a regional partnership that would benefit both parties. It is understood the principles of such an agreement should include the following:


- Neutral volume impact to existing City of Red Deer waste management facility operations;
- Current City of Red Deer customer base should not be negatively impacted.

**Reference: Central Alberta Regional Waste Management Commission**

We understand that discussions around a long term partnership agreement can be a complicated and time consuming undertaking. Therefore, CARWMC would also request that the City of Red Deer consider short term acceptance of CARWMC's generated waste during these discussions. The available landfilling space at the Ridgeview facility is approximately nine months (February, 2003) based on our current waste generation rate of approximately 35 tonnes per day (12,000 tonnes per yer). Therefore, CARWMC is hopeful that a short term agreement for the acceptance of this waste can be achieved prior to that date. The short term agreement should cover a minimum twelve month period from the date the Ridgeview Facility reaches its design capacity. The agreement should include an option to extend beyond the initial twelve month period depending on the status of the partnership discussions.

CARWMC looks forward to meeting with the City of Red Deer to discuss the opportunity for a Regional Partnership. Should you have any questions, please contact the undersigned at your earliest convenience.

Sincerely,



Stan Bell  
CARWMC Chairman

- c. Wayne Gustafson – CARWMC Administrator  
Paul Goranson – Public Works Manager, City of Red Deer



Path: paul/memos  
Master File:

**Public Works Department**

**Date:** July 9, 2002  
**To:** City Clerk  
**From:** Public Works Manager  
**Re:** **Request from Central Alberta Regional Waste Management Commission**

---

***Background***

The Central Alberta Regional Waste Management Commission (CARWMC) membership includes the Town of Innisfail, Town of Penhold, Town of Bowden, Village of Delburne, Village of Elnora, and Red Deer County and represents a combined population of approximately 29,000. CARWMC is requesting approval to haul their municipal waste to The City of Red Deer's municipal solid waste facility.

Based on discussions with CARWMC, and their June 27, 2002, letter, it appears that their site's economic viability problems are challenging. They are seeking both a short- and long-term solution for their disposal of solid waste.

CWARMC is predicting that, for the short-term, they will generate approximately 12,000 tonnes of municipal waste per year. Based on 2001 City waste management facility (WMF) volumes, this would result in an estimated increase in tonnage to our site of between 15% and 20%.

The City already has existing agreements in place to accept waste from a portion of CARWMC (parts of Red Deer County (Electoral areas 2,5,6, and 7) and the Town of Penhold). These agreements were made in 1993 and 1991 respectively and have not been terminated.

***Issues***

Following are some of the potential concerns with accepting CARWMC waste:

- operational (extra volume, cost recovery, type of material);
- Alberta Environment Operating Approval;
- acceleration in requirements for cell construction;
- loss of life of landfill; and
- recovery of investment.

July 9, 2002  
City Clerk  
Page 2 of 5

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### ***Operational Concerns***

The WMF currently accepts waste from parts of CARWMC per various signed agreements. Waste from other areas of CARWMC has also been accepted in the past on statutory holidays, when the Ridgeview facility is closed. It is also expected that there is some waste that comes to the WMF on a regular basis from residents in the CARWMC area. This has not been stopped for a number of reasons:

- It is difficult to determine the original source of the waste.
- There are existing agreements to accept waste from some areas of CARWMC.
- The additional waste has not caused significant operational concerns to date.

The projected increase of volume (15% to 20%) is expected to have some impact on traffic at the landfill, compaction equipment operation time, and administration effort (billing).

The landfill fee is set to recover essentially all costs of owning and operating the landfill. The tipping fee includes allowances for annual operating costs, contributions to capital, contributions for on-going monitoring, support costs, and contributions for future closure costs. The fee is established annually on a cash accounting basis. Ensuring adequate cost recovery during a short-term agreement is not a concern.

CARWMC may generate some waste that is different in type and quantity than our current customers. All customers would be required to meet the same material restrictions, and conditions could be implemented to permit the City to approve of variances (e.g. rendering waste).

### ***Alberta Environment Operating Approval***

The Province regulates the operation of the WMF. The current Operating Approval was given under the Public Health Act and was issued by David Thompson Health Region (DTHR). Future Approvals will be done by Alberta Environment.

There are no apparent conditions within the existing Approval that would prevent the expansion of collection boundaries for a short- or long-term basis. Collection boundaries are not typically a concern for Alberta Environment, as long as the type of waste to be collected is suitable based on the Approval for the landfill site. The CARWMC waste is municipal waste, which is what the WMF is approved for. We would seek the official opinion of Alberta Environment before proceeding with any arrangement.

July 9, 2002  
City Clerk  
Page 3 of 5

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### ***Acceleration of Cell Construction***

The additional volume will accelerate new cell construction. Financially the additional revenue generated is expected to generate sufficient funds to cover this accelerated cost. Logistically, the construction coordination will need to be monitored closely as it may change project-planning timelines. This is felt to be manageable.

### ***Long-term Loss of Landfill Life***

The additional volume is not expected to have a significant impact in the short term. If the growth of CARWMC waste is assumed to be at the same rate as the City waste projections, then the 15% to 20% volume will decrease the life of the landfill from forty years to thirty-four years.

There are potential options to reduce the volume that would come from CARWMC to the WMF, but it is unlikely that a neutral balance could be achieved without negatively impacting our current customers. It is recognized that it will be difficult to locate a new landfill site in the future. It is also important to note that with technology improvements the life of the WMF may be much longer than the currently projected design life of forty years.

### ***Recovery of Investment***

The current fee charged at the WMF has not been developed in the same fashion as the water and wastewater rate structures. The water and wastewater (W&WW) rates have been developed recognizing that there may be customers outside of the municipal boundaries. The W&WW rates also recognize that the City, as the owner, has the right to get a return on the investment made in the infrastructure that is used by others. This method has not been used for the WMF rates.

The current WMF cost approximately \$9 million to develop. It is important that the City as the owner does not unknowingly subsidize customers from outside of the City boundaries. To ensure an equitable and fair distribution of costs, consideration should be given to implementing a utility rate based structure for a long-term agreement.

### ***Summary***

The landfill is essentially self-funded by the revenue generated from tipping fees charged for waste deposited. The impact of a short-term agreement will have some influence on the operation of the WMF, but not too significantly. There are no significant

July 9, 2002  
City Clerk  
Page 4 of 5

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concerns that have been identified for a short-term agreement that would negatively impact the WMF.

Some of the issues regarding a long-term agreement are different and more complicated. It is difficult to determine if there is a true benefit or risk to the City. Financially, in the long-term, there can be changes made to ensure equitable cost distribution and sound financial viability. Discussions with CARWMC to review options and detailed reviews of planning impacts must be done to conclusively determine a sound business case for a long-term agreement.

The situation that the members from CARWMC are in is a challenging one. City Administration is willing to work with them to determine the best solution that will cover all parties' interests.

### ***Recommendation***

It is respectfully recommended that:

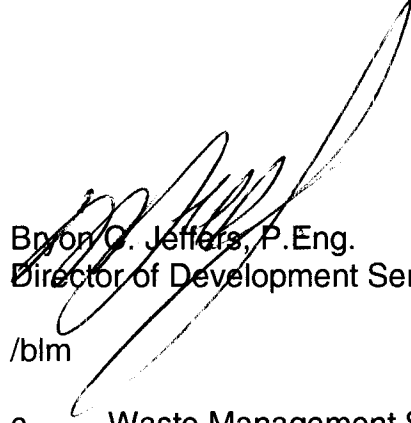
1. Council agree to accept the waste generated by CARWMC on a short-term basis under the following conditions:
  - That the City accept municipal waste in the approximate volume of 12 000 tonnes/year.
  - That the agreement be for a twelve-month period commencing the date the Ridgeview Facility reaches capacity (approximately February 2003).
  - Acceptability of the type of waste to be at the City's discretion.
  - CARWMC users will be charged the regular tipping fee as adjusted from time to time. The fee structure may be reviewed if extension beyond twelve months is requested.
  - Extension beyond twelve months requires City Council approval.
  - Signing of a short-term agreement does not commit the City to a future long-term agreement.
2. Council direct Administration to pursue discussions with CARWMC for a long-term regional partnership. Some of the key issues to be addressed would be:
  - Reduce the net volume impact to the City landfill as much as possible.
  - Identify and address potential negative impacts to existing City landfill customers.
  - Ensure the price to CARWMC is fair and equitable to both parties. The price would be based on the utility rate base model.
  - Minimize traffic impacts of new landfill traffic.



July 9, 2002  
City Clerk  
Page 5 of 5

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- Ensure the acceptability of the type of waste be at the City's discretion, and
- Final Agreement requires City Council approval.



Bryon C. Jeffers, P.Eng.  
Director of Development Services

/blm

c Waste Management Superintendent



Paul Goranson, P.Eng., MBA  
Public Works Manager

***Comments:***

We agree with the recommendations of the Administration.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager



Office of the City Clerk

**FILE**

## Council Decision – July 15, 2002

**DATE:** July 16, 2002

**TO:** Bryon Jeffers, Director of Development Services  
Paul Goranson, Public Works Manager

**FROM:** City Clerk

**SUBJECT:** Request from Central Alberta Regional Waste Management Commission

---

***Reference Report:***

Public Works Manager, dated July 9, 2002

***Resolutions:***

***Resolved*** that Council of the City of Red Deer having considered the correspondence from the Central Alberta Regional Waste Management Commission (CARWMC) dated June 27, 2002, re: Request for Agreement between CARWMC and the City of Red Deer for Disposal of Municipal Waste, hereby agrees that The City of Red Deer to accept the waste generated by CARWMC on a short-term basis under the following conditions:

- a) That the City accept municipal waste in the approximate volume of 12,000 tonnes/year.
- b) That the agreement be for a twelve-month period commencing the date the Ridgeview Facility reaches capacity (approximately February, 2003).
- c) Acceptability of the type of waste to be at the City's discretion.
- d) CARWMC users will be charged the regular tipping fee as adjusted from time to time. The fee structure may be reviewed if extension beyond twelve months is requested.
- e) Extension beyond twelve months requires City Council approval.
- f) Signing of a short-term agreement does not commit the City to a future long-term agreement.

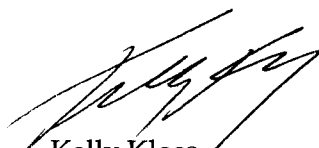
***Resolved*** that Council of the City of Red Deer having considered the correspondence from the Central Alberta Regional Waste Management Commission (CARWMC) dated June 27, 2002, re: Request for Agreement between CARWMC and the City of Red Deer for Disposal of Municipal Waste, hereby directs City Administration to pursue discussions with CARWMC for a long-term regional partnership based on the following issues:

- a) Reduce the net volume to the City landfill as much as possible.
- b) Identify and address potential negative impacts to existing City landfill customers.
- c) Ensure the price to CARWMC is fair and equitable to both parties. The price would be based on the utility rate base model.
- d) Minimize traffic impacts of new landfill traffic.
- e) Ensure the acceptability of the type of waste be at the City's discretion, and
- f) Final agreement required City Council approval.

***Report Back to Council:*** Yes

***Comments/Further Action:***

Final agreement to be brought to Council for approval.



Kelly Kloss  
City Clerk

/chk

c Director of Corporate Services



Office of the City Clerk

LE

July 16, 2002

Box 5008  
Red Deer, Alberta  
T4N 3T4

Mr. Wayne Gustafson, Administrator  
Central Alberta Regional Waste Management Commission  
c/o Stantec Engineering  
400, 4808 – Ross Street  
Red Deer, AB T4N 1X5

Dear Mr. Gustafson:

**Re: Central Alberta Regional Waste Management Commission Request**

Thank you for attending the Council Meeting on July 15, 2002. At that meeting, Council reviewed your request and passed the following resolutions:

*Resolved* that Council of the City of Red Deer having considered the correspondence from the Central Alberta Regional Waste Management Commission (CARWMC) dated June 27, 2002, re: Request for Agreement between CARWMC and the City of Red Deer for Disposal of Municipal Waste, hereby agrees that The City of Red Deer to accept the waste generated by CARWMC on a short-term basis under the following conditions:

- a) That the City accept municipal waste in the approximate volume of 12,000 tonnes/year.
- b) That the agreement be for a twelve-month period commencing the date the Ridgeview Facility reaches capacity (approximately February, 2003).
- c) Acceptability of the type of waste to be at the City's discretion.
- d) CARWMC users will be charged the regular tipping fee as adjusted from time to time. The fee structure may be reviewed if extension beyond twelve months is requested.
- e) Extension beyond twelve months requires City Council approval.
- f) Signing of a short-term agreement does not commit the City to a future long-term agreement.

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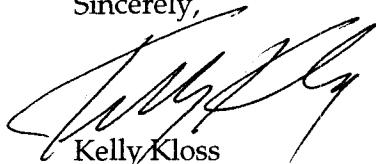
The City of Red Deer

*Resolved* that Council of the City of Red Deer having considered the correspondence from the Central Alberta Regional Waste Management Commission (CARWMC) dated June 27, 2002, re: Request for Agreement between CARWMC and the City of Red Deer for Disposal of Municipal Waste, hereby directs City Administration to pursue discussions with CARWMC for a long-term regional partnership based on the following issues:

- a) Reduce the net volume to the City landfill as much as possible.
- b) Identify and address potential negative impacts to existing City landfill customers.
- c) Ensure the price to CARWMC is fair and equitable to both parties. The price would be based on the utility rate base model.
- d) Minimize traffic impacts of new landfill traffic.
- e) Ensure the acceptability of the type of waste be at the City's discretion, and
- f) Final agreement required City Council approval.

As you are aware, your City contact relative to this project is Mr. Paul Goranson, Public Works Manager. If you have any questions or require additional information, please do not hesitate to call Mr. Goranson.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk

c      Director of Development Services  
         Public Works Manager



**RED DEER REGIONAL AIRPORT**

Box 370, Penhold, AB T0M 1R0

Ph. (403) 886-4388

Fax. (403) 886-4398

July 4, 2002

City of Red Deer  
City Council

Re: Red Deer Regional Airport

The activities at the Red Deer Regional Airport are accelerating ahead of our Master Plan schedule and placing a demand on required improvements to the facility.

We therefore request the Council consider making the Airport " Reserve Fund" available to the Red Deer Regional Airport Authority at this time to assist with the requirements.

We appreciate the intent was to hold the funds in reserve for five years, however due to the demands being placed on the Airport earlier than anticipated we would ask that the funds be available earlier.

We wish to thank the City for its ongoing interest and support to the well being of the Red Deer Regional Airport.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Nielsen'.

Dennis Nielsen  
past Chairman  
Red Deer Regional Airport Authority

hand delivered

Date: July 9, 2002  
To: City Clerk  
From: Director of Development Services  
**Re: Red Deer Regional Airport - Request for Reserve Fund**

---

The Red Deer Regional Airport Authority is requesting that Council consider advancing the Airport "Reserve Fund".

The attached Agreement negotiated with the Authority contemplated four primary financial considerations, which were

**"Terms and Conditions"**

2.(1)

- b) Commencing in the first year following the transition year and continuing in each of the next succeeding 9 years, pay to the Authority the sum of \$145,000 by equal payments of \$72,500 on the 1<sup>st</sup> day of January and the 1<sup>st</sup> day of July in each such year, to assist in the operation of the Airport.
  - c) Commencing on the 1<sup>st</sup> day of January following the transition year, pay to the Authority all interest which has been earned in the previous year on the reserve fund calculated from the closing date to December 31 of that year, and continue to make payments of such interest earned on the reserve fund for each of the next succeeding four years, on January 1, following each such year.
  - d) Commencing on the 1<sup>st</sup> day of January following the transition year, and continuing on the 1<sup>st</sup> day of January in each of the next succeeding four years, pay to the Authority the sum of \$40,000, annually, as assistance for capital projects.
7. The reserve funding held by The City will be transferred to the Authority after five years of operation unless Council determines after a review of the operations that there is a valid reason why this should not happen."



City Clerk  
Page 2  
July 9, 2002

### **DISCUSSION**

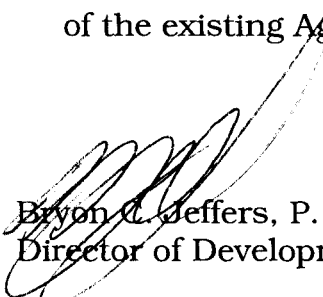
The Authority's request pertains to the last issue. Under the terms of the Agreement, the reserve would not be transferred until August of 2004. Certain elements of the Airport Master Plan are occurring earlier than originally anticipated. To facilitate implementation of the Master Plan for the Airport, they require access to the reserve as soon as reasonably possible.

We have no objection to the advancement of these funds to the Authority.

### **RECOMMENDATION**

It is respectfully recommended that Council advance the reserve funds to the Authority at the earliest reasonable date. This recommendation is subject to:

- The existing Agreement being amended as deemed necessary by The City Solicitor.
- Satisfactory review by the Administration of the financial statements and Business Plan of the Red Deer Regional Airport Authority, as per Section 7 of the existing Agreement.



Bryon C. Jeffers, P. Eng.  
Director of Development Services

BCJ/emr  
Att.

c. Director of Corporate Services

AGREEMENT made this 24 day of August, 1999;

BETWEEN:

THE CITY OF RED DEER  
(the "City")

OF THE FIRST PART

-and-

THE RED DEER REGIONAL AIRPORT AUTHORITY  
(the "Authority")

OF THE SECOND PART

**BACKGROUND:**

A. The City has operated a facility known as the Red Deer Industrial Airport (the "Airport") situate in the County of Red Deer upon the lands shown in Schedule "A" annexed hereto (the "airport lands");

B. The Authority, which has been established pursuant to the provisions of the *Regional Airport Authority Act* with the approval of the City, has been negotiating with the Government of Canada and the Government of the Province of Alberta to acquire the lands, buildings, and equipment which comprise the Airport;

C. The Authority made application to Council of the City for financial assistance and Council passed the Resolution annexed as Schedule "B" hereto;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT IN CONSIDERATION of the mutual covenants and agreements as herein contained to be performed by the parties hereto, the parties agree together as follows:

**Definitions:**

1. "Airport Lands" means the lands described in Schedule "A" annexed hereto.

"Assets" means the buildings and equipment described in Schedule "C".

"Capital Projects" means the replacement or construction of buildings.

"Closing Date" means the date on which the airport lands are transferred to the Authority.

"Leases" means all subsisting leases between the City as Landlord, and third parties as Tenants, of any portion of the airport lands and/or any buildings situate thereon, listed on Schedule "D".

"Reserve Fund" means the amount of the fund established by the City for the operation of the Airport as at the closing date. (As of December 2, 1998 this fund was in the amount of \$360,419.00).

"Transition Year" means the year ending December 31, in which the airport lands are transferred to the authority.

#### Terms and Conditions:

2.(1) Upon completion of the transfer by both the Government of Canada and the Government of Alberta to the Authority of the airport lands, buildings, and equipment owned by them, the City shall:

- a) transfer to the Authority all of its interest in the Airport Lands, the assets and leases;
- b) commencing in the first year following the transition year and continuing in each of the next succeeding 9 years, pay to the Authority the sum of \$145,000.00 by equal payments of \$72,500.00 on the 1st day of January and the 1st day of July in each such year, to assist in the operation of the Airport;
- c) commencing on the 1st day of January following the transition year, pay to the Authority all interest which has been earned in the previous year on the reserve fund calculated from the closing date to December 31 of that year, and continue to make payments of such interest earned on the reserve fund for each of the next succeeding four years, on January 1, following each such year;

- ✓ d) commencing on the 1st day of January following the transition year, and continuing on the 1st day of January in each of the next succeeding four years, pay to the Authority the sum of \$40,000.00, annually, as assistance for capital projects.

2.(2) If the Authority ceases to operate the Airport as an airport facility, the City thereupon shall have no obligation to make any further payments to the Authority under clause 2(1).

3. Any advances for capital projects not spent for such purpose shall be placed in a capital reserve fund by the Authority.

4. All assets transferred to the Authority shall be accepted by the Authority on an as is basis and the City shall not be liable for any remediation thereof.

5. Concurrent with assignment of the leases to the Authority, the City shall transfer to the Authority all tenants' security deposits and the Authority hereby undertakes and agrees to indemnify and save harmless the City from any liability therefore to the tenants.

6. The Authority agrees that it shall approach the Council of the County of Red Deer for assistance for capital projects.

✗ 7. The reserve funding held by the City will be transferred to the Authority after five years of operation unless Council determines after a review of the operations that there is a valid reason why this should not happen. *Amended*

8. Any notice or request to be given by either party to the other shall be in writing personally delivered or sent by prepaid registered mail addressed to such party at the following address:

As to the City:

City of Red Deer  
4914-48 Avenue  
City Hall  
P.O. Box 5008  
RED DEER, AB T4N 3T4

ATTENTION: Public Works Department

As to the Red Deer Regional Airport Authority:

Red Deer Regional Airport Authority  
600, 4911 - 51 Street  
Red Deer, AB T4N 6V4

and

Box 370  
PENHOLD, AB T0M 1R0

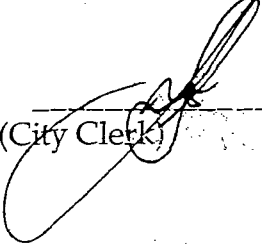
ATTENTION: Chairman

or at such other address as either of the parties may from time to time advise the other by notice in writing. Any such notice, communication or request if mailed shall be deemed to have been received on the 7th business day next following the date it is so mailed.

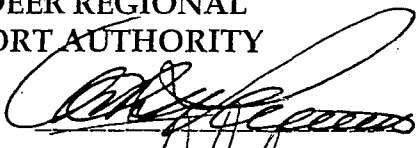
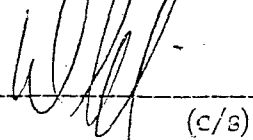
9. This agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this agreement the day and year first above written.

THE CITY OF RED DEER

Per:   
DEPUTY (City Clerk) (c/s)

RED DEER REGIONAL  
AIRPORT AUTHORITY

Per:   
Per:   
(c/s)

## SCHEDULE "A"

- Firstly: Plan 782-1766  
Block 1  
Containing 234 Hectares (578.44 Acres) more or less;  
Excepting Thereout:
- A) Plan 792-0955, Lots 20 to 23 Inclusive, containing 0.655 Hectares (1.62 Acres) more or less;
- B) Plan 962-0205 (Subdivision-Road only), containing 0.92 Hectares (2.27 Acres), more or less;  
Excepting thereout all mines and minerals  
(Sec. 13 & 14 - 37-28-W4th) Certificate of Title No. 962-013-875 +10.
- Secondly: Plan 972-0955  
Lots 21 to 23 Inclusive, containing 0.419 Hectares (1.035 Acres) more or less; (SW 1/4 13-37-28-W4th; SE 1/4 14-37-28-W4th; OT 37-28-W4th)  
Certificate of Title No. 962-063-078 +1;
- Thirdly: Meridian 4, Range 28, Township 37, Section 33, Quarter South East  
Excepting thereout all mines and minerals and the right to work same;  
Area: 64.7 Hectares (160 Acres), more or less;

**SCHEDULE "B"**

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Regional Airport Authority dated January 22, 1998, re: Red Deer Regional Airport Authority, hereby agrees:

1. To provide annual funding of \$145,000 for the next ten years.
2. To provide the interest from the Airport Reserve to the Authority for the next five years. At that time, Council shall review this matter. If satisfied that the Authority's operation of the Airport is sound, the reserve will then be turned over to the Authority to be managed. If the reserve is turned over to the Authority, the City would discontinue providing the annual interest contribution.
3. To provide assistance for capital projects in the amount of \$40,000 per year for the next five years and encourage the Authority to approach The County for financial assistance with capital projects.
4. That all of the above conditions be subject to a mutually satisfactory agreement being prepared between the Authority and The City,

and as presented to Council February 23, 1998."

**NOTE:**

**Schedule C and D are not attached as they are detailed inventory listings.**

***Comments:***

We agree with the recommendations of the Director of Development Services.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager



## RED DEER INDUSTRIAL AIRPORT INVENTORY

Asset Description	Quantity	Make	Model	Serial Number
ACETYLENE BOTTLES	2	50 lb		
ADDING MACHIINE	1	CANON 25-d		#723989
ALLEN WRENCHES	40	ASSORTED SIZES		
ALUMINIUM LADDER	1	6'		
ANSWERING MACHINE	1	GE	Digital	90001603
ANTENNA - M	1			
ANTIFREEZE TESTER	1	MOTORMASTER	DELUXE	
AXE	1			
BACKHOE	1	MASSEY FERGUSON		9A233495
BASIN SEWER AUGER	1			
BASIN WRENCH	1			
BATTERIES - 6 VOLT	3			
BATTERY CHARGER	1	TERRA		
BATTERY POST BRUSH	1			
BOOKSHELF	1		3 SHELF	
BOOSTER CABLES	1 SET			
BRAKEMETER - TIPELY	1			
BROOM & DUSTPAN	1			
BROOMS, PUSH	6			
CABINET - FILING	1		2 DRAWER	
CABINET - FILING	1			
CABINET - FILING	1		4 DRAWER	
CABLE HOIST	1	HOMEMADE	TRUCKMOUNT	
CALCULATOR	1	CANNON		
CARD INDEX	1			
CARPENTER SQUARE	1			
CENTRE PUNCH	4			
CHAIN BOOMERS	3			

Asset Description	Quantity	Make	Model	Serial Number
CHAIN HOIST	1	VITAL	3/4TON	
CHAIRS	4			
CHAIRS	3	ON ROLLERS		
CHAIRS	3	SWIVEL		
CHALK LINE	1			
CHARGER, BATTERY	1	TENATRONICS	10 AMPS	111329
CHISEL	8			
CIRCULAR SAW BLADES	5			
CLAW HAMMER	1			
CLIMBING BELTS	4			
COAT RACK	1			
COMPRESSOR, AIR	1	DEVILL BISS		144477
CREEPER	1			
CRESENT WRENCH ADJ.	1			
CRIMPING PLIERS	2			
CROWBAR	1	24"		
DESK	1		COMPUTER	
DESK	1		OFFICE, 2 DRAWER	
DESK	1		OFFICE, 4 DRAWER	
DESKS	2			
DRILL SCREWDRIVER BITS	8			
DRILL - 1/2"	1	BLACK & DECKER		
DRILL BITS	74	ASSORTED SIZES		
DRILL PRESS	1	RANCH RITE	BM1/2-5SP	86820
DRILL- 3/8"	3	2 SKIL 1 BOSCH		
DRIVE SOCKET KIT. 1/4"	1	29pc.		
DUSTBROOM	1			
EASY OUTS	1 SET			
ELECTRIC CLOCK	1			
ELECTRIC MOTORS	2	5HP, 15HP		

Asset Description	Quantity	Make	Model	Serial Number
EXTENSION CORD - 25'	4			
EXTENTION 1/2	1	10"		
EXTENTION 1/2", 90 DEGREE	1	12"		
EXTENTION LADDER	2	ALUMINIUM	20FT 30FT	
FAN BELTS	12	ASSORTED SIZES		
FEELER GAUGE	1			
FERTILIZER SPEADER	1	PLANTMATE	SHOULDER HARNE	
FICHE READER	1	BELL & HOWELL	SR1	SR1-10163
FILE FLAT	6			
FILE, 3 SIDED	1			
FILING CABNET	1		4 DRAW	
FIRE EXTINGUISHER	2			
FIRE EXTINGUISHER	1			#146379
FIRE EXTINGUISHER	1	ANSUL	OLD	
FIRE EXTINGUISHER	1			#918212C
FIRE EXTINGUISHER	1			#63103
FIRE EXTINGUISHER	1			#13674
FIRE EXTINGUISHER	1			#10493
FIRE EXTINGUISHERS	42	ASSORTED		
FIRST AID KITS	2			
FIXTURE BASES	3	RUNWAY		
FLARING TOOL	1			
FLOOR DRY	1	15 Kg.		
FLOOR DRY, 15 Kg.	8	MOLTAN ULTRA		
FRIST AID KIT	2			
FUEL TANK	1		4550 LITRE	
FUEL TANK METRE	1			
FUEL TANK PUMP	1	ELECTRIC		
GAPPING GAUGE	1			
GARBAGE GRABBER	2			

Asset Description	Quantity	Make	Model	Serial Number
GARDEN HOSE	4			
GARDEN HOSE NOZZLES	2			
GAS CANS	4	5GAL		
GOGGLES, PLASTIC	1			
GOPHER TRAPS	2			
GREASE GUNS	4			
GRINDER	1	BOSCH	SIDE 4.5"	
GRINDER	1	TRADE MASTER	BENCH	
GRINDING WHEEL	5	DRESSER		
GROUND CONNECTORS	32	NEW & USED		
GROUT SEALER	1			
HACKSAW	3			
HAMMERS	5			
HANDSAW	2			
HEADPHONES	2	LV10 REALISTIC		
HEADPHONES	3	HEARING PROTECTION		
HEADPHONES	2	BILSOM		
HEADPHONES	1	RADIO		
HEDGE CLIPPERS	2	MANUAL		
HOIST	1	ROPE.		
HOLE PUNCH	1	ACCO	2 HOLE	
HOLE PUNCH	1	PUNCH ODEX	3 HOLE	
HYDRANT HOSE, 1.5'	2			
HYDRANT WRENCH	2			
HYDRAULIC JACK	2			
HYDRAULIC JACK - 2'	1			
IGNITION WRENCH SET	1	10pc.		
JACK	1		ALL	
JACK - FLOOR	1	STRONG ARM	FLOOR	28132
JACK STANDS	2			

Asset Description	Quantity	Make	Model	Serial Number
KNEE PADS	1 SET			
LADDER	1	ALUMINIUM	ONE PIECE	
LAWN MOWER	1	HONDA	5HP	GJAB-6727436
LAWNMOWER	1	JOHN DEERE	72"	3TNA72UJ
LEVEL	1	STANLEY		
LEVEL FOR VASIS	1			
LEVEL 6"	1			
LEVEL, 4'	1			
LIGHT - TROUBLE	2	ONE IS ON WHEELS		
LIGHT BASES	3			
LIGHT TRANSFORMER	2	NEW		
LIGHT TRANSFORMER	1	SOLA		
LOADER	1	CASE	721B	JEE0056000
LOADER BUCKET	1	CASE	885	637629
LOCKERS, 2 x 2	2			
LOGGING CHAINS	3			
MITRE BOX	2			
MOWER	1	TRACTOR MOUNT		
MOWER	1	LAWNBOY	PUSH	9623887
MOWER	1	MOTTS	FLAIL	11798
MOWER	1	MASSEY FERGUSON	6' GYRO	2064000314
MULTI-METER	1	PERCISION	OHM	
NAIL PULLER	1			
NUTDRIVERS	7	1/16"-----1/2"		
OILCANS	5	FOR DRILL PRESS		
OXYGEN BOTTLES	2	100 lb		
PAIL	1			
PARKING CURBS	4	FIBERGLASS		
PARTS BOOKS		VARIOUS		
PARTS CABINET CLOSED	1			

Asset Description	Quantity	Make	Model	Serial Number
PARTS CABINET OPEN	1			
PARTS CLEANING SINK	1			
PICKAXE	3			
PIPE CUTTERS	1	RIGID	2A	
PIPE DIE HEAD	1	RIGID		
PIPE DIES	1	RIGID	12R	
PIPE REAMER	1	RIGID		
PIPE THEARD DIES	1	RIGID	3 HEAD	
PIPE THEARED DIES	5	RIGID	3/4,1,11/4,11/2,2.	
PIPE WRENCH	2	14"		
PIPE WRENCH	2	18"		
PIPE WRENCH	2	24"		
PLIERS	3			
PLIERS WATER PUMP	3	CHANEL		
PLIERS METAL CUTTING	1			
PLIERS, LOCKRING	2			
PLIERS, NEEDLENOSE	5			
PLOW, SNOW	1		10' CURL	15904
PLOW, SNOW	1	FRINK	19'	1763-2
PLOW, SNOW	1	FRINK	19'	17393
PLOW, SNOW	1	KODIAK	10'	992P1-2017
PLOW, SNOW	1	BRANTFORD	12'	302-66
POP RIVET KIT	1	BLACK & DECKER		
POWER ADAPTER	1			
PROPANE TURBO TORCH	2			
PRUNING SHEER	2			
PUMP	1	MONARCH	WATER, PORTABLE	5662
PUMP	1	SOUTHER-DEMING	SUBMERSIBLE	GX0424
PUMP	1		SUBMERSIBLE	
PUNCHES	5			

Asset Description	Quantity	Make	Model	Serial Number
RACHET 1/2 DRIVE	1			
RADIO	1	DELCOM	PORTABLE, AIR	90082046
RADIO	1	DELCOM	PORTABLE, AIR	91054184
RADIO	1	TERRA	PORTABLE, AIR	
RADIO - TERRA	1	HAND HELD		23017
RADIO AIR SIDE	5	JOHNSON		
RADIO CARRYING CASE	2			
RADIO, PORTABLE AIR	1	ICON	IC-4A	04431
RADIO, PORTABLE, AIR	1	ICON	IC-A4	04631
RAIN SHEILD, PLASTIC	1	UNIVERSAL		
RECIPROCATING SAW	1	WEN 2 SPEED		
ROTO TILLER	1	TURF TILL		214325502
ROUND FILIES	5			
RUNWAY LIGHT TRAY	1	INSIDE TRUCK		
RUNWAY LIGHTING	17	CLEAR LENS	NEW & USED	
RUNWAY LIGHTING	1	AMBER		
RUNWAY LIGHTING	5	BLUE LENSES	NEW & USED	
RUNWAY LIGHTING BREAKOFF	25	NEW & USED		
SAFTEY FLARES	3			
SAFTEY GLASSES	3			
SANDER	1	FOX CUB		0539-08-1469-100
SAW	1	HOMELITE	CHAIN	77900721
SAW	1	HUSQVARNA	CUT OFF	48010557
SAW	1	BLACK & DECKER	PORTABLE 7 1/4"	
SAW	1	DEWALT	RADIAL ARM	281361
SAW HORSES	4			
SCAFFOLD	1		ALUMINUM 25'	
SCREW DRIVER	6	FLAT		
SCREW DRIVER	10	ROBERTSON		
SCREWDRICER	4	PHILLIPS		

Asset Description	Quantity	Make	Model	Serial Number
SHOVELS	4			
SLEGDE HAMER	1		8 LB	
SLEGDE HAMMER	2		2 LB	
SNOW BLOWER	1	SICARD		413B
SNOW BLOWER	1	SICARD		1478B
SNOW BLOWER	1	SMI		0263761
SNOW FENCE	3	WOOD		
SNOW FENCE POST	20			
SOCKET 1/2	2	1*1/8		
SOCKET 1/2	2	7/16"		
SOCKET 1/2	2	9/16"		
SOCKET 1/2	2	5/8"		
SOCKET 1/2	1	11/16"		
SOCKET 1/2	1	13/16"		
SOCKET 1/2	1	7/8"		
SOCKET 1/2	2	15/16"		
SOCKET 1/2	2	1*1/16		
SOCKET 1/2	2	1"		
SOCKET 3/4" DRIVE	1	1*1/16		
SOCKET 3/4" DRIVE	1	1*5/16		
SOCKET 1/2	2	1/2"		
SOCKETS 3/8	3	3/8"		
SOCKETS 3/8	3	5/8"		
SOCKETS 3/8	3	11/16"		
SOCKETS 3/8	2	3/4"		
SOCKETS 3/8	1	13/16"		
SOCKETS 3/8	1	15/16"		
SOCKETS 3/8	1	17mm		
SOCKETS 3/8	3	7/16"		
SOCKETS 1/2 DRIVE	1			



Asset Description	Quantity	Make	Model	Serial Number
SOCKETS 3/8	2	9/16"		
SOLDERING GUN	1	ELECTRIC		
SOLENOID	2			
SPARE VASIS	1			
SPLICING KITS	2	SCOTCHCAST		
SPRAYER	1	SOLO	BACKPACK 2.5G	
SPREADER	1		FERTILIZER 2 GAL	
SPRINKLER HEAD	6		GARDEN	
SQUEEGEE	1			
STAPLE GUNS	2			
STAPLER	1	SWINGLINE	DESK	
STAPLES & STAPLERS	2	BOSTITCH		
STARTER MOTOR	1			
STARTING BOX	1	FOR SNOWBLOWER		
STEEL SCAFFOLDING	3			
STEP, METAL	1	HOME MADE		
SWEDE SAW	2			
SWEEPER BROOM RINGS	22	NEW		
SWEEPER BRUSHES	1 BOX			
TABLE MOUNT VICE	1			
TANK, AIR	1			
TAP & DIE HANDLES	5			
TAP & DIE SET	1			
TAP & DIE SET	1			
TAPE MEASURE	2	50 m		
TAPE MEASURE	3	MASTERCRAFT	16'	
TAPE MEASURE	1	100'		
TARPS	4			
TEST METER	1	AMPROBE		
THRESHOLD LENSES	3	BLUE	HALVES	

Asset Description	Quantity	Make	Model	Serial Number
THRESHOLD LENSES	7	RED &BLUE		
THRESHOLD LENSES	2	RED	HALVES	
THRESHOLD LENSES	10	CLEAR LENS		
TIRE CHAINS	1 SET			
TIRE IRON - MINI	1			
TIRE IRON - STAR	1			
TORCH	1	TIGER	PROPANE	
TOW CABLE 3/4"	1	WITH HOOKS		
TRACTOR	1	CASE	885	
TRACTOR	1	CASE	55	1611130
TRACTOR	1	CASE	885	
TRACTOR	1	MASSEY FERGUSON	MF31	L87137816
TRIMMER	1	BLACK & DECKER	HEDGE	8110.
TRIMMER	1		HEDGE 22"	3548
TRIMMER GRASS HARNESS	4			
TRIMMER, GRASS	1	SHINDIAWA	C-35	8024914
TRIMMER, GRASS	1	TORO	S-2AP	000998
TRIMMER, GRASS	1	SHINDIAWA	C-35	8024913
TRUCK	1	GMC 4X4		1GD5K2NE547605
TRUCK	1	INTERNATIONAL	5 TON 4X4	20840
TRUCK TOOL BOX PORTABLE	1	ASSORTED TOOLS		
TUBE CUTTERS	2	RIDGID		
UTILITY KNIFE	1			
VACUUM CLEANER	1	PANASONIC		
VASIS LIGHT PLUG IN	4			
VICE	1	RECORD	TABLE	
VICE GRIPS	1			
VICEGRIPS	1			
VICEGRIPS 6" JAWS	2			
WALL CABINET	1			

Asset Description	Quantity	Make	Model	Serial Number
WALL MOUNT VICE	1	RIGID		
WASHER	1	MAGIKIST	PRESSURE	HPY81CN
WELDER	1	SEARS	AC/DC	
WELDER	1		ACETYLENE	
WELDING GOGGLES	2			
WELDING HELMET	2			
WHEEL BARROW	1	CONTRACTORS		
WIRE BRUSHES	5			
WIRE ENDS	6	STYLE 1		
WIRE SWEEPER BRUSHES	1 BOX			
WIRE WHEELS	3			
WOOD CHIZEL	4			
WOOD DRILL BITS	6			
WOOD FENCE POST	30		ROUND	
WOOD LADDER	2		12FT	
WOOD LADDER	1	10"		
WRENCH 1 1/8"	3			
WRENCH 1"	1			
WRENCH 1/2"	1			
WRENCH 13/16"	2			
WRENCH 15/16"	1			
WRENCH 3/4"	4			
WRENCH 3/8"	5			
WRENCH 7/16"	1			
WRENCH 1 1/16"	2			
WRENCH 11/16"	3			
WRENCH 5/8"	4			
WRENCH 7/8"	2			
WRENCH 9/16"	1			
WRENCH - 3/8"	1			

Asset Description	Quantity	Make	Model	Serial Number
WRENCH - 7/16"	1			
WRENCH - CRESENT- 12"	1			
WRENCH - 1 1/4"	2			
WRENCH - 1 5/8"	1			
WRENCH - 1"	2			
WRENCH - 11/16"	2			
WRENCH - 13/16"	1			
WRENCH - 15/16"	3			
WRENCH - 3/4"	2			
WRENCH - 5/8"	2			
WRENCH - 7/8"	1			
WRENCH - 9/16"	2			
WRENCH - ALLAN SETS	2			
WRENCH - CRESENT - 15"	1			
WRENCH - OIL FILTER	1			
WRENCH - PIPE, 18"	1			

Original Lease	Leased Premises	Area Leased Square Feet	Term	Renewals	Rate	Lessee/Address
06-01-94 to 05-31-99	Part of C2 and C3 Land Only	21,000	5 years	3 x 5 year terms	\$110.25/month + \$7.72 GST + \$402.32/month 1999 County Taxes = \$520.29/month to May 31, 2004	Charlies Hangar Development c/o J. Tromposch 3 Munro Crescent RED DEER, AB T4N 0H8
01-01-87	Building #51 Houses	9,000	Monthly		\$420.00/month - GST Exempt Commencing March 1, 1995	Deibert, R.J. P.O. Box 490 PENHOLD, AB T0M 1R0
03-01-97 to 02-28-2001	Lot 13 Land Only	5,100	5 Years	3 x 5 year terms	\$34.00/month + \$2.38 GST + \$70.00/month 1999 County Taxes = \$106.38/month to February 28, 2001	Farries, Dr. Lawrence 28 Aikman Close RED DEER, AB T4R 1G2
06-01-97 to 08-31-97	Building #1	4,400			\$92.03/month + \$6.44 GST + \$12.21 1999 County Taxes = \$221.68	From, David Box 720 PENHOLD, AB T0M 1R0
10-01-89	Building #50 House	7,500	Monthly		\$575.00/month - GST Exempt	Griffith, Ron and Janet Box 368 PENHOLD, AB T0C 1R0
01-01-86 to 12-31-91	S 1/2 T5 Land Only	20,183	5 Year	1 x 5 year term	\$92.46/month + \$6.47 GST = \$98.93/month to December 31, 2001	Heck's Trucking Oilfield Hauling Box 426 BLACKFALDS, AB T0M 0J0
02-01-92 to 01-31-97	Pt. Lot T4, Lot 1 Plan 782-1766 Land Only	16,146	5 Year	2 x 5 year terms	\$84.87 + \$5.94 GST + \$140.94/month 1999 County Taxes = \$231.75/month to January 31, 2002	Hilman Air Ltd. Box 580 PENHOLD, AB T0M 1R0
01-01-85 to 12-31-89	W of Hangar #1 Land Only	4,395	5 Year	2 x 5 year terms	\$528.00 + \$36.96 GST /annually = \$564.96/year to December 31, 1999 *invoice in January	Imperial Oil - ESSO Attention: Mr. Wayne Reeves 204, 63 Airport Road EDMONTON, AB T5G 0W6
04-01-81 to 08-31-86	Lot 12 Land Only	5,100.00	5 Year	1 x 5 year term	\$33.00/month + \$2.31 GST = \$35.31/month to August 31, 2001	Lougheed, Albert 4509 - 35 Street Crescent RED DEER, AB T4N 0P6
01-01-96 to 12-31-2000	Building #21	2,000	5 Year	3 x 5 year terms	\$360.00/month + \$25.20 GST + \$33.00/month 1999 County Taxes = \$418.20/month to March 31, 2004	Klass-Air Aviation
09-01-97 to 08-31-98	Double Garage	576	1 year	2 x year terms	\$360.00 + \$25.20 GST/annually = \$385.20/annually *invoice in July, 1999	Nielsen, Dennis 208, 4911 - 51 Street RED DEER, AB T4N 6V4

SCHEDULE "D"

Original Lease	Leased Premises	Area Leased Square Feet	Term	Renewals	Rate	Lessee/Address
01-12-81 to 30-11-86	Lot 10 Land Only	5,100	5 Year		\$435.60 + \$30.49 GST/annually = \$466.09/annually to October 31, 1999	285319 Alberta Ltd. Proform Concrete Services Ltd. 201, 5301 - 43 Street RED DEER, AB T4N 1C8
01-04-84 to 03-31-89	Hangar #2 Land Only	115,294	5 Year	n/a	\$743.69 + \$52.06 GST = \$795.75/month to March 31, 2004	Air Spray (1967) Ltd. 63 Airport Road Municipal Airport EDMONTON, AB T5G 0W6
08-18-97 to 08-31-2000	Building #100	1,442	1 Year	2 x 1 year terms	10% cash receipt + GST to be forwarded to Airport Authority.	Airport Cafe - Coffee Shop Eunice Munro 4621A - 50 Street RED DEER, AB T4N 1X1
01-01-81 to 12-31-82	Area #29 Land Only	8,880	Monthly		\$100.00/month + \$7.00 GST + \$105.00/month 1999 County Taxes = \$212.00/month	Red Deer Air Show Association
07-01-81 to 06-30-81	S 1/2 T6 Land Only	26,577	5 Years	none	\$97.32/month + \$6.81 GST = \$104.13/month to June 30, 2001	Best, Terry Box 476 FORT SMITH, N.W.T. X0E 0P0
04-01-93 to 04-30-94	Hangar #1 Land Only	84,474	5 Years	none	\$527.78/month + \$36.94 + \$423.15/month 1999 County Taxes = \$987.84 to April 30, 2004	Buffalo Airways (1986 Limited 1000 Buffalo Drive Hay River Airport HAY RIVER, N.W.T. X0E 0R0
06-01-95 TO 05-31-2000	Building #38 Land Only	53,390	5 Years	3 x 5 Year terms	\$283.96/month + \$1987 GST + \$322.41/month 1999 County Taxes = \$626.24/month to May 31, 2000	Buffalo Airways (1986 Limited 1000 Buffalo Drive Hay River Airport HAY RIVER, N.W.T. X0E 0R0
11-01-97 to 10-31-2001	Taxiway Land Only	48,500	5 Years	3 x 5 year Terms	\$242.50/month + \$1698 GST + \$54.68/month 1999 County Taxes = \$314.16/month to October 31, 2001	Buffalo Airways (1986 Limited 1000 Buffalo Drive Hay River Airport HAY RIVER, N.W.T. X0E 0R0
04-01-91 to 03-31-96	Hangar #3 Land Only	85,284	5 Years	2 x 5 Year Terms	\$586.04 + \$41.02 GST = \$627.06/month to March 31, 2001	Central Truss Alberta Ltd. Box 400 PENHOLD, AB T0M 1R0
03-01-97 to 02-28-98	Block X Land Only	38,750	1 Year	2 x 1 Year Terms	\$156.29/month + \$10.94 GST = \$167.23/month commencing March 1, 2000	Central Truss Alberta Ltd. Box 400 PENHOLD, AB T0M 1R0

Original Lease	Leased Premises	Area Leased Square Feet	Term	Renewals	Rate	Lessee/Address
03-01-86 to 02-28-91	Building #100	1,884	5 Years	None	\$1,530.08/month + \$107.11 GST = \$1,637.19/month to February 28, 2001	NAV Canada Corporation Attention: Rosemary Kotch 300, 9925-109 Street EDMONTON, AB T5K 2J8
02-01-81 to 01-31-86	Lot 11 Land Only	5,100	5 Years	None	\$396.00 + \$27.72 GST Annually = \$423.72/annually to January 31, 2001	Radomsky, John W. 118 Welton Crescent RED DEER, AB T4N 6B3
08-01-89 to 07-31-91	Bay 3 Bldg. #24	1,000	5 Years	None	\$50.00/month + \$3.50 GST = \$53.50/month to July 31, 2001	Red Deer Air Show Association \$208, 4911-51 Street RED DEER, AB T4N 6V4
07-01-97 to 06-31-98	Bay 2 Bldg. #24	1,000	1 Year	3 x 1 Year Terms	\$50.00/month + \$3.50 GST = \$53.50/month	Red Deer Air Show Association \$208, 4911-51 Street RED DEER, AB T4N 6V4
10-01-95 to 09-30-2000	P.Bldg. #25	750	5 Years	3 x 5 Year Terms	\$480.00 + \$33.60 GST/annually + \$220.50 1999 County Taxes = \$536.10/annually	Red Deer Air Show Association \$208, 4911-51 Street RED DEER, AB T4N 6V4
07-01-84 to 06-30-89	Bldg. #49	1,260	5 Years	None	\$50.00 + \$3.50 GST/annually = \$53.50/annually to June 30, 1999	Red Deer Flying Club Box 474 RED DEER, AB T4N 5G1
07-01-83 to 06-30-88	8 Acres (near crop lease) Land Only	8.0 Acres	1 Year	5 x 1 Year Terms	\$345.00 + \$24.15 GST/annually = \$369.15/annually to October 31, 2000 * Invoiced in January	Red Deer Trap & Skeet Club c/o Don Lines 3948 - 43A Avenue RED DEER, AB T4N 3G5
01-01-97 to 12-31-2001	Parcel C Land Only	155 Acres	1 Year	None	\$2,038.25/annually for 1999 crop year	Schafer, Jim & Krause, Brent R.R. #1 OLDS, AB T4H 1P2
01-01-97 to 12-31-2001	Parcels A & B Land Only	453 Acres	1 Year	None	\$4,206.00/annually for 1999 crop year	Scott-Alta Farms Ltd. R.R. #4 RED DEER, AB T4N 5E4
05-01-91 to 04-30-96	Lots 1 & 2 Hangar 11 & 12 Land Only	82,500	5 Years	3 x 5 Year Terms + 3 Years 8 Months	\$329.16/month + \$23.04 GST = \$352.20/month to April 30, 2001	Sky Wings Aviation Academy Ltd. General Delivery PENHOLD, AB T0M 1R0

Original Lease	Leased Premises	Area Leased Square Feet	Term	Renewals	Rate	Lessee/Address
11-01-91 to 10-31-96	Lots 3 & 4 Hangar 13 Land Only	110,000	5 Years	1 x 5 Year Term	\$346.50/month + \$24.26 GST = \$370.76/month to October 31, 2001	Sky Wings Aviation Academy Ltd. General Delivery PENHOLD, AB T0M 1R0
06-01-88 to 10-31-89	Sign Area Land Only	2,500	1 Year	None	\$90.75 + \$6.35 GST/annually = \$97.10/annually to October 31, 1999	Sky Wings Aviation Academy Ltd. General Delivery PENHOLD, AB T0M 1R0
05-01-97 to 02-28-98	Building #20 Land Only	38,884	1 Year	4 x 1 Year Terms	\$228.70/month + \$16.01 GST + \$212.56/month 1999 County Taxes = \$457.27/month	Fred Stabel Properties** Box 780 PENHOLD, AB T0M 1R0 **Mountain Marble Box 129 PENHOLD, AB T0M 1R0
06-01-85 to 05-31-90	E 1/2 3 & 4 Land Only	29,589	5 Years	1 x 5 Year Term	\$116.66/month + \$8.16 + \$136.06/month 1999 County Taxes = \$260.88/month to May 31, 2000	Young, George & Pat 5906-41 Street Crescent RED DEER, AB T4N 1B7
	P. Lot T7				\$55.50/month + \$3.89 GST = \$59.39/month to September 30, 2003	O'Connell, Liam R.R. #4 RED DEER, AB T4N 5E4



**FILE**



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Bryon Jeffers, Director of Development Services  
**FROM:** City Clerk  
**SUBJECT:** Red Deer Regional Airport – Request for Reserve Fund

---

*Reference Report:*

Director of Development Services, dated July 9, 2002

*Resolutions:*

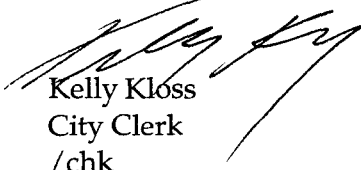
*Resolved* that Council of the City of Red Deer having considered the correspondence from The Red Deer Airport Authority, dated July 4, 2002, re: Request for Reserve Fund, hereby approves the advancement of reserve funds to the Authority at the earliest reasonable date, subject to:

1. The existing Agreement being amended satisfactory to the City solicitor.
2. Satisfactory review by City Administration of the financial statements and Business Plan of the Red Deer Regional Airport Authority, as per Section 7 of the existing document.

*Report Back to Council:* No

*Comments/Further Action:*

Please ensure the agreement is amended and the review completed. Please provide copies of each to this office for our file.

  
Kelly Kloss  
City Clerk  
/chk

c Director of Corporate Services



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

Office of the City Clerk

July 16, 2002

Mr. D. Nielsen, Past Chairman  
Red Deer Regional Airport Authority  
Box 370  
Penhold, AB T0M 1R0

Dear Mr. Nielsen:

*Re: Request for Airport "Reserve Fund"*

At the City of Red Deer's Council Meeting, held Monday, July 15, 2002, Council considered your request and passed the following resolution:

*Resolved* that Council of the City of Red Deer having considered the correspondence from The Red Deer Airport Authority, dated July 4, 2002, re: Request for Reserve Fund, hereby approves the advancement of reserve funds to the Authority at the earliest reasonable date, subject to:

1. The existing Agreement being amended satisfactory to the City solicitor.
2. Satisfactory review by City Administration of the financial statements and Business Plan of the Red Deer Regional Airport Authority, as per Section 7 of the existing document.

If you have any questions or require additional information, please contact Mr. Bryon Jeffers, Director of Development Services, at 342-8158.

Sincerely,

Kelly Kloss  
City Clerk

KK/chk

c Director of Development Services



Office of the Director of Corporate Services

July 23, 2002

Box 5008  
Red Deer, Alberta  
T4N 3T4

Red Deer Regional Airport Authority  
Attn: Liam O'Connell P. Eng., Chairman  
600, 4911 - 51 Street  
Red Deer, AB T4N 6V4

Dear Sir:

On Monday, July 15<sup>th</sup>, City of Red Deer Council considered the Airport Authority's request for release of the reserve funding, prior to the scheduled release of August 2004, as a result of acceleration in the Master Plan, and the accompanying need for development funding.

Council approved the request subject to:

- The existing Agreement being amended as deemed necessary by the City Solicitor.
- Satisfactory review by Administration, of the financial statements and Business Plan of the Red Deer Regional Airport Authority, as per Section 7 of the existing agreement

Administration has conducted that review of the financial statements and Business Plan documents, along with the current budget. As a result of that review, we are proceeding with amendments to the existing agreement. The funding, which is approximately \$384,000, is available with a two weeks notice, once the amending agreement is completed. The interest payable to the Authority, earned on the reserve amount, is also available upon request, and will terminate with the transfer of the reserve funds.

This transfer of the reserve will limit The City of Red Deer's financial contributions to the annual capital funding commitment of \$40,000 per year, and the operating commitment of \$145,000 per year, which will end as set out in the current agreement.

Yours truly,

Rod Burkard  
Director of Corporate Services

c: City Manager  
City Clerk  
Director of Development Services  
Treasury Services Manager

*The City of Red Deer*

ATTENTION CUSTOMER'S OF THE NEW 32<sup>nd</sup> St. MAC'S STORE

PLEASE SIGN THE PETITION BELOW SO THAT WE CAN HAVE TRAFFIC LIGHTS  
INSTALLED AT THIS INTERSECTION. (32<sup>ND</sup> St. and Metcalf Ave.)

607-0124

The residents of the Morrisroe and Anders subdivision are pleased with the new convenient location of the Mac's store. We would like to take our children there on hot summer days to purchase slushes, etc., unfortunately, we are unable to cross the intersection of 32<sup>nd</sup> St. and Metcalf Ave. The traffic is so busy on 32<sup>nd</sup> St. it is nearly impossible to cross in order to access this new Mac's store. I am a supervisor of a Morrisroe group home and try to encourage the independence of the residents who reside there, however, I cannot let my clients cross 32<sup>nd</sup> St. to get themselves a pop or a necessity item as it is too dangerous. There are also many dayhomes in the Morrisroe area who are unable to cross with a group of 6 or 7 children.

NAME	ADDRESS	PHONE #
Beth Barn	2 Stirling Ct. R.D.	343-6207
Jennifer Herder	#10-4514-48 Ave R.D.	309-1833
Chinee Zamko	#60 39116 5 <sup>th</sup> Ave R.D.	817-4466
Jackie Phillipson	2 5906 E. 5 <sup>th</sup>	309-9940
Wendy Vines	75 Martin Close	346-4621
Brian Temple	6 Ansett Crescent	342-2576
Sharon Ferguson	78 Ramsey Ave	340 8066
Rose Crouse	66 McBlane Close, R.D.	347 3349
DARREN LUND	115 DUNHAM CLOSE R.D.	347-6654
Anita Singh	131 Aramkha Close	302-9599
Tina IT	5 Alford Ave	342-9584
Tammy Lattery	48 McBLANE CLOSE	346-9758
Al Chittis	#94 Adlington Drive	314-2258
Leil Parker	5545 37 St	309-6925
Shaun Mauer	53 Asmanden Ave	342 4061
Janell Newton	137 Ahlstrom Ct	342-0202

NAME

ADDRESS

PHONE #

Pauline Macdonald 94 Addington Dr. ✓

Darcy MacDonald 120 Duckering Cres. 341-7831

Leah MacDonald 120 Duckering Cl. 341-7831

Cheryl McAllister 45 Lamont Cl. 309-2450.

Judy HARRISON 33 ANQUETEL ST 341-3593

Pat Phelan 33 ANQUETEL ST 341-3593

Holly Kaye 112 Addington Dr. 309-0979

Jayne Rogers 40 Anquetel 347-8704

Janifer Macleod 364 Allan St 347-9788.

Adele Week 30 Ansett Cr. 347-1222

Emily Burdick 16 Bohn Cres. 342-4167.

~~John~~ 54 ARDELL CLS. —

~~John~~ 130 Lord Cl 69777.

~~John~~ — 343-3977

Katie Green 6214 Horn St 347-1248

L. Grecco 103 Addington 302-4405

Al Melborne 66 Lord Cl 347-0854

Ruth More 27 Anderson St 347-8715

Dan Svoboda 153 Asmundsen Ave. 314-9009

Shirley Lewis 18 Alton Street 340-2596

Vanessa Jandell 38 Chism Close 343-0037.

Michelle Longman 59 Alderman 343-3702.

Shelley Hurdal 49 Archer Dr. 347-6180

Joan Richardson 2 Avery St 347-9758

Dale Kuby 72 Archibald Cres 341-5726

NAME	ADDRESS	PHONE #
Dylan Svederus	83 Dunning Close	346-3551
Marsha Anders	63 <del>A</del> Amer Cl.	346-0827
Julene Madill	56 Diamond St	347-0427
Jo Joene	54 <sup>th</sup> St.	358-383
Brandy Baer	Penthold	886-5915
Vyrken Blah	Red Deer	346-5532
Cindy Barber	27 Ayers Ave	343-3376
Robert Blawer	111 Andrews	350-5377
TRACY DAVIS	4024 44 ST	347-5170
Stacy Hambert	28 Drever Close	341-6721
Lucy T. J. J.	Rd #4 Avery Street	314-4052
BENEDICTA GIGLIOTTI	95 SELKIRK BLVD	346-7376
CAROL CUNDA	59 Ayers Ave	347-5967
Jessie Sarauer	43 Doan Ave	346-8048
Tracy Douthand	156 Metcalf Ave	342-5107
Al Ness	12 Askin Close	342-5137
Janice Mercer	171 Adams Close	341-3338
Vicki Gassor	28 Archer Drive	342-4937
Phil Pugh	10 Ramsey Ave	346-7972
Steve Katakomi	14 Anett cres.	342-7855
Ani Son Guanele	88 Selkirk Blvd	347-7902
Sandra Ranche	3906-47 Street R.D.	346-7214
Linda Ryan	22 McDougall	342-8839
Joelyn Gibson	30 Eldridge	346-8509

NAME

ADDRESS

PHONE #

Mary R. Danche	3901-Ross St.	347-1418
Kristen McVainway	65 Ahlstrom Circle	346-8450
Bk Lannay	65 Ahlstrom Cl	346-8450
Sarah Huggard	130 Allen	343-9448
Suzzy Unger	#7 103 Addington	340-2786
JP Frewer Junk	57 Abel Close	309-9944
Chris Warren	<del>373</del> 4734 37th St	304-5087
Karo Simper	#100 Archibald Cres	348-8287
Brent Lazzarotto		
Darryl Lantz	110 Addington Dr.	344-0115
Sarah Wessel	600 Ang'etel Close	314-1447
Crystal Junk	40 McLEAN ST.	695-2827
Leanne Gunn	62 McLevin Cres	314-2389
Julia Angley	11 Lynn Close	346-8120
Kevin Keanie	94 Hickley Ave	392-2435
Becky Jones	#45 31 Alfred Ave.	314-1494
Brian Fitzpatrick	3 Logan Close	348-1664
Red Benishy	172 Andrews	340-3152
G Brown	45 Macell	341-2005
Jacki Syrland	75 Barrett Dr	347-5857
M. Brown	92 Ahlstrom Circle	343-2910
Travis Gamelin	#18-6300 Orr Drive	340-0028
Keegan Mercer	Box 25022	341-3338
Philip Schumacher	107 Armitage Close	342-7630

NAME	ADDRESS	PHONE #
Shirley H. H. H.	51 Angus Ct.	342-2148
Dave Nohes	114 METCALF AVE	346-3557
Carole Hecht	73 Addington Dr	341-4770
Patricia Compton	21 Archibald Cres	343-2501
Leslie Wells	7 Dunston St	346-4912
YVES ROBITAILLE	50 MCLEAN ST	309-6965
FRANCES KICHERT	115 4809 34 St	341-8769
R. H. Lambert	#34 Manning	341-4992
E. Baumgart	76 Augustal Close.	347-5783
H. H. H.	34 Metcalfe Ave	340-3034
H. H. H.	135 Alexander Ave	345-1350
H. H. H.	37 Dances Ave	318-1098
H. H. H.	14 E. H. H.	343-1311
C. Clemons	6 Clemons	340-8711
Scott Davis	4318 Greenwood Blvd	340-3334
Angela S. S.	Martin	341-5827
Rainald Gelas	RR #1	346-7315
Shana Schuch	72 Adams Close.	342-1753
Melanie Fess	5114 35 ST	342-5513
S. H. H.	3514 42nd Ave	358-4002
Amy Lockhart	25 Adams Close	343-6231
H. H. H.	6114 42nd Ave	345-5818
H. H. H.	44-52-47 Ave	343-8057
Kevin Dore	#22 McDougall Cres	342-8839
Jet Viejon	#5007 45th av.	



Name. ADDRESS <sup>78</sup> PHONE

Name.	ADDRESS	PHONE
Heidi Yarbrough	34 Chism Close Red Deer AB	342-0742
Ang Prue	15 Edgington Ave Red Deer A.B.	343-2516
David Archer	14 Nockenzie Cres.	340-8891
Elis Gallo	38 Metcalf	887 3915
J. Smith	86 Grant St	309-0790
Gerald Knox	63 Ayers Ave.	342-2601
Vina Mann	98 Addington Dr.	340-2792
Paul Pochy / Co.	8 Campbell Ave	348-7592
Helen Dawson	167 Alexander Cres	343-2619
GARY CURTIS	50 Lund Close	342-7009
Brian Thompson	50 LUND CLOSE	342 7009
T. R.	13 ABEL	309-5553
T. Bennett	32 Daines Ave	342 8409,
Peter Wyntje	27 Munro Cres	343-0592
JEFF KIRZINGER	37 Ashman Close	343-3082
Leslie Ewing	46 EXCELL ST	314-0913
	87 Armetage Cl.	346-4424

NAME

ADDRESS

PHONE

D J Holmes

GP McKeay Ave

343-1927

81 Ahlstrom Ct

309-1859

M. Krishan  
(Lidmark)

57 Lister Cr

341-4043

Johnston

45 MacFarlane

309-6804

M. S. A.

143 MacFarlane

391-6263

Maurine Boyd

15 Armitage Ct.

342-3108

J. Anderson

40 McLennan St.

342-4776

A. Miller

52 Aikman Ct.

343-2615

Susan Smith

70 Maxwell Ave

314-1344

Stacey Roussel

Sharmen Saik

342 Addison Ct

318-0990

Vanessa Griffiths

116 Ackerman Cres

346-2117

Lisa Galisky

105 Ludwig Close

340-3052

Frank Masner

788 Lancaster Dr

314-0863

Scott Peckes  
Karen Martin# 25 73 ADDINGTON DRIVE  
Starchild

314-2461

343-6005

K. S. S. S. S.

2827 30th Ave

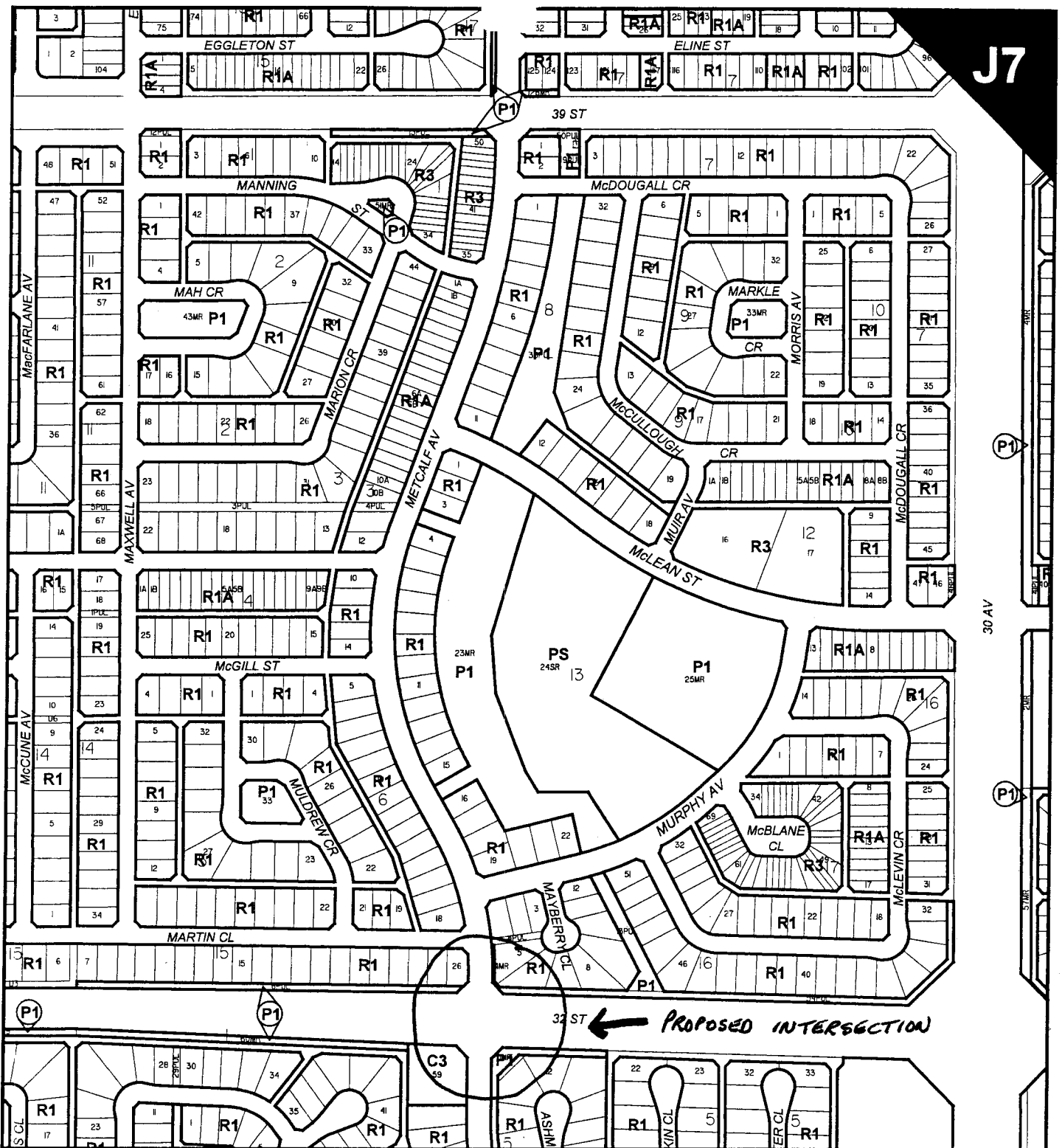
346-0014

Jack Snow

37 ABEL Ct.

411-1511

J7



Part Six of the Bylaw  
outlines the Land Use  
District Definitions

refer to the Index Map  
for the Legend



**NORTH**  
Scale 1:5,000

© The City of Red Deer,  
Engineering Department

The City of Red Deer

## Land Use Bylaw 3156/96

Amendments to NE¼ Sec 10

18	J8	K8
17	J7	K7
16	J6	K6

**NE¼ Sec 10**  
Twp 38- Rge 27 - W4th

printed on  
January 03, 2002

Date: July 8, 2002

To: City Clerk

From: Engineering Services Manager

**Re: Petition for a Traffic Signal at the 32 Street and Metcalf Avenue/Allan Street Intersection**

---

The petition is for a new set of traffic signals to be installed at the 32 Street and Metcalf Avenue/Allen Street intersection to make pedestrian and vehicle access easier and safer.

Like many locations in the City, the 32 Street and Metcalf Avenue/Allan Street intersection has been the subject of requests for signals over the years. It is an intersection where the installation of traffic signals is anticipated when warranted and based on a priority consideration with the many other signal requests in the City.

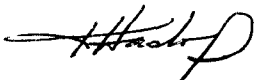
During the 2002 Major Capital Budget discussion with Council, the Administration discussed a list of some 30 intersections where the public has expressed an interest in signal installation. We made the recommendation to Council that a Traffic Consultant be retained during 2002 to update our database for each of the locations and provide a recommended signal installation program over the next five-year period. Accordingly, Council approved a \$40,000 Pedestrian and Traffic Signal Warrant Study, which is just getting underway.

The 32 Street and Metcalf Avenue/Allan Street intersection has been included as part of the Study. Included will be an analysis of the pedestrian activity, the traffic volumes, the nearest existing traffic signal, posted speed limits, accident history, and the relative priority of this location to other similar locations in the City. We anticipate that the Study recommendations should be available by the fall of 2002 in time for next year's budget preparation.

City Clerk  
Page 2  
July 8, 2002

**RECOMMENDATION**

We respectfully recommend Council consider deferring a decision on this petition until the 2003 Major Capital Budget discussions, at which time the results of the Study will be known. We would suggest that we forward this petition to the Consultant for consideration as part of the background information for the Consultants' work.



Ken G. Haslop, P. Eng.  
Engineering Services Manager

KGH/emr

- c. E. L. & P. Manager  
Public Works Manager  
RCMP Inspector  
Traffic Engineer

***Comments:***

We agree with the recommendations of the Engineering Services Manager.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

**FILE**



Council Decision – July 15, 2002

Office of the City Clerk

**DATE:** July 16, 2002  
**TO:** Ken Haslop, Engineering Services Manager  
**FROM:** City Clerk  
**SUBJECT:** Petition for a Traffic Signal at the 32<sup>nd</sup> Street and Metcalf Avenue / Allen Street Intersection

---

**Reference Report:**

Engineering Services Manager, dated July 8, 2002

**Resolutions:**

*Resolved* that Council of the City of Red Deer having considered the report from the Engineering Services Manager, re: Petition for the Installation of Traffic Lights at the Intersection of 32<sup>nd</sup> Street and Metcalf Avenue, hereby agrees as follows:

1. That the request be considered during the 2003 Major Capital Budget deliberations.
2. That the intersection be considered by the Traffic Consultant as part of the Pedestrian and Traffic Signal Warrant Study.

**Report Back to Council:** Yes, for the 2003 Budget.

**Comments/Further Action:**

This request is to be considered during the 2003 Major Capital Budget



Kelly Kloss  
City Clerk  
/chk

c Director of Corporate Services  
E. L. & P. Manager  
Public Works Manager  
Traffic Engineer  
RCMP Superintendent



Office of the City Clerk

**FILE**

July 16, 2002

Box 5008  
Red Deer, Alberta  
T4N 3T4

Ms Beth Garn  
2 Stirling Close  
Red Deer, AB T4N 0A8

Dear Ms. Garn:

**Re: Petition for the Installation of Traffic Lights at the Intersection of 32<sup>nd</sup> Street and Metcalf Avenue**

At the City of Red Deer Council Meeting held on Monday, July 16, 2002, Council considered your request and passed the following resolution:

*Resolved* that Council of the City of Red Deer having considered the report from the Engineering Services Manager, re: Petition for the Installation of Traffic Lights at the Intersection of 32<sup>nd</sup> Street and Metcalf Avenue, hereby agrees as follows:

1. That the request be considered during the 2003 Major Capital Budget deliberations.
2. That the intersection be considered by the Traffic Consultant as part of the Pedestrian and Traffic Signal Warrant Study.

As noted in the above resolution, this item will be brought forward during 2003 budget deliberations and will be considered as part of the Pedestrian and Traffic Signal Warrant Study which should be completed in the fall of 2002. The Traffic Warrant Study will assist Council in ranking intersections that have the highest need for signals and then allow Council to decide how many signals can be completed in 2003.

If you have any questions or require additional information, please contact Mr. Ken Haslop, Engineering Services Manager, at 342-8158.

Sincerely,

Kelly Kloss  
City Clerk  
KK/chk

c K. Haslop, Engineering Services Manager

*The City of Red Deer*



CONTACT

BETH GARN.

2 STIRLING CLOSE

PH - 343-6207

RODGER, AS TYN OAB

TRAFFIC LIGHTS PETITION - CONTACT PERSON

**PETITION FOR LOCAL IMPROVEMENT**

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT Paved Back alley.

ON Between 69st and 70st <sup>DRIVE</sup> FROM \_\_\_\_\_ TO \_\_\_\_\_  
AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN  
ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE  
CITY OF RED DEER.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Bhupinder Singh  
PHONE - 340-1673

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>Bhupinder Singh</i>	BHUPINDER SINGH	5843-70st Drive Red Deer (AB)	May 08/2002	<i>Man Singh</i>
<i>Blake Murphy</i>	Blake Murphy	5869-70st dr	May 08/2002	<i>Bhupinder Singh</i>
<i>Billy Jaap</i>	Billy Jaap	5869-70st dr	May 08/2002	<i>Bhupinder Singh</i>
<i>C. Snow</i>	C. Snow	5877-70th	May 08/2002	<i>Man Singh</i>
<i>C. Shepherd</i>	C. Shepherd	5846-70th	May 8/2002	<i>Man Singh</i>
<i>Louise Roger</i>	Louise Roger	5836-69TH ST.	May 8. 2002	<i>Man Singh</i>
<i>DANIEL LOPEZ</i>	DANIEL LOPEZ	5834-69TH ST.	MAY 08. 2002	<i>Chris Snelgrove</i>
<i>Victoria Dwyer</i>	Victoria Dwyer	5848-69st dr	May 09-2002	<i>Man Singh</i>
<i>Sam P. Gifford</i>	Sam P. Gifford	6905 54th Ave	May 09 2002	<i>Bhupinder Singh</i>
<i>STEVEN BOISSON</i>	STEVEN BOISSON	6913 59TH AVE	MAY 9 2002	<i>Bhupinder Singh</i>
<i>Tim McKinney</i>	Tim McKinney	5857-70st dr	May 9/02	<i>Bhupinder Singh</i>

**NOTES:**

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought, when a petition is being considered.
2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner resides.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

# PETITION FOR LOCAL IMPROVEMENT

85

Page 2 of 3

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

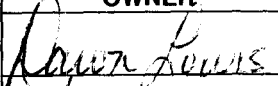
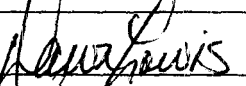
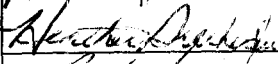

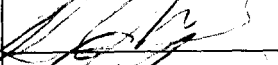
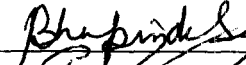

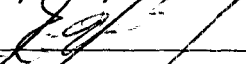
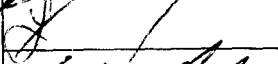
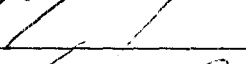
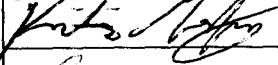
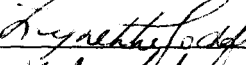
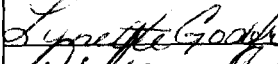

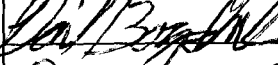

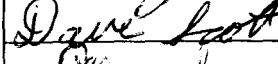
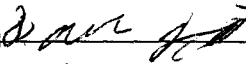
TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT \_\_\_\_\_

ON \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_  
AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN  
ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE  
CITY OF RED DEER.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS \_\_\_\_\_

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF  
RED DEER.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Dawn Lewis	5853 70 <sup>th</sup> Dr	May 10/02	
	Heather Anderson	5847 7 <sup>th</sup> Dr	May 10/02	
	Barry Miller	5831 70 <sup>th</sup> Dr	May 10/02	
	Mike Schaub	37-39200 Rg Rd 202	May 10/02	
	Kristin Gaddrey	5834 69 St. Dr	May 10/02	
	Lynette Gaddrey	5854 69 St. Dr	May 10/02	
	David Bychuk	5835 70 <sup>th</sup> Drive	May 10/02	
	Dave Scott	5877-16	✓	
	Elmar Schrag	5872-69 St Dr	May 12/02	

## NOTES:

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2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner resides.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

PETITION FOR LOCAL IMPROVEMENTPage 3 of 3

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT \_\_\_\_\_

ON \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE CITY OF RED DEER.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS \_\_\_\_\_

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	DOUG LELEAC	5832 69 <sup>th</sup> ST DR	MAY 12/02	Bhupinder Singh
	MARIE BOUDREAU	6908-59 <sup>th</sup> AVE	MAY 13/02	Bhupinder Singh
	GRACE PIMM	6901-59 <sup>th</sup> AVE	MAY 13/02	Bhupinder Singh
	ANNA-MARY BOUDREAU	5844-68 <sup>th</sup> ST DR	MAY 13/02	Bhupinder Singh
	LOIS DOSS	6905-59 <sup>th</sup> AVE	JUNE 13/02	Bhupinder Singh
	K RIDEOUT	6913-59 <sup>th</sup> AVE	JUNE 24/02	Bhupinder Singh

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# PETITION FOR LOCAL IMPROVEMENT

87

Page 4

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

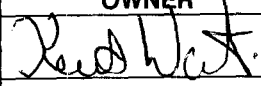

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT Paved Back Alley

ON 69 and 7057 Drive FROM \_\_\_\_\_ TO \_\_\_\_\_  
AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN  
ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE  
CITY OF RED DEER.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS \_\_\_\_\_

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	KEITH WALTERS	5831-7057 DRIVE	JUNE 12/02	

## NOTES:

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2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner resides.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

Date: June 10, 2002

To: City Clerk

From: Engineering Services Manager

**Re: Proposed Construction of a Paved Lane as a Local Improvement Project  
Lane North of 69 Street Drive, between Niven (71) Street and 59 Avenue**

---

On May 15, 2002, The City received a petition from the adjacent property owners, requesting that the above noted lane be paved as a local improvement (copy attached). Attached is a drawing showing the project and identifies the property owners who have signed the petition.


The City Assessor will provide comments on the validity of the petition.

This project is estimated to cost approximately \$71,000; which equates to approximately \$135 per front metre.

**RECOMMENDATION**

Subject to the petition being declared valid, we respectfully recommend that a local improvement be initiated for the construction of a paved lane, north of 69 Street Drive, between Niven (71) Street and 59 Avenue.

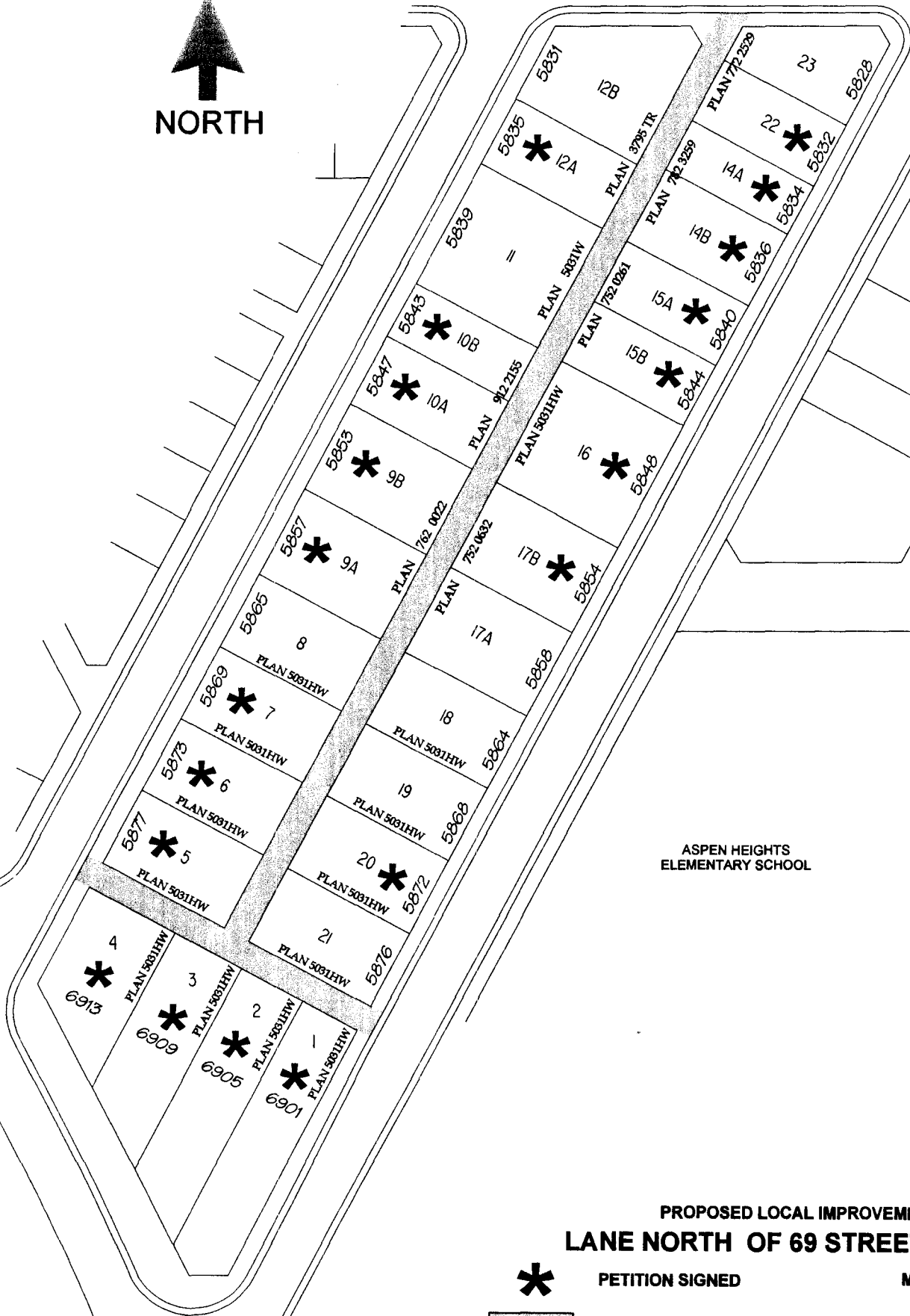
Construction of the project could occur in the summer of 2003.

  
Ken G. Haslop, P. Eng.  
Engineering Services Manager

VRB/emr

Att.

c. Director of Corporate Services  
City Assessor  
Public Works Manager



ASPEN HEIGHTS  
ELEMENTARY SCHOOL

PROPOSED LOCAL IMPROVEMENT BY-LAW  
**LANE NORTH OF 69 STREET DRIVE**



PETITION SIGNED

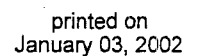
MAY 23, 2002



PROPOSED PAVEMENT

SCALE 1:1250

UPDATED JULY 4, 2002





**Assessment and Tax Section**

**DATE:** June 28, 2002

**TO:** City Clerk

**FROM:** Tax Collector

**SUBJECT:** Petition for Paved Lane between 69<sup>th</sup> St and 70<sup>th</sup> St Dr

There are 28 properties abutting the proposed area for a paved lane. There are 19 registered owners' signatures on the petition. Section 392(2) of the Municipal Government Act states:

"A petition is not a sufficient petition unless:

- a) It is signed by 2/3rds of the owners who would be liable to pay the local improvement tax and
- b) The owners who sign the petition represent at least ½ of the value of the assessments prepared under Part 9 for the parcel of land in respect of which the tax will be imposed."

The petition meets the above requirements of the Municipal Government Act.

**RECOMMENDATION:**

That the City of Red Deer proceed with the request for construction of the paved lane.

A handwritten signature in black ink, appearing to read 'N. Ford'.

Norman Ford  
Tax Collector

NF/ngl

## MEMO

---

**DATE:** May 28, 2002


**TO:** KELLY KLOSS, City Clerk

**FROM:** JOYCE BOON  
Inspections & Licensing Supervisor

**RE:** PETITION FOR LOCAL IMPROVEMENT  
PAVED LANE BETWEEN 69<sup>TH</sup> STREET DRIVE & 70<sup>TH</sup> STREET DRIVE

---

We have no objection to the proposed local improvement of lane paving between 69<sup>th</sup> Street Drive and 70<sup>th</sup> Street Drive.



JOYCE BOON  
Inspections & Licensing Supervisor  
INSPECTIONS & LICENSING DEPARTMENT

JB/kb

**Date:** May 21, 2002  
**To:** City Clerk  
**C:** Engineering Department Manager  
Inspections and Licensing Manager  
Tax Collector  
**From:** Emergency Services  
**Re:** **Petition for Local Improvement**  
**Paved Lane between 69<sup>th</sup> St. Dr. & 70<sup>th</sup> St. Dr.**

---

After review of the above noted proposal this department has no objection.

**Recommendation:**

It is respectfully recommended to Council that the paving of this site be given first reading.



Jack MacDonald  
Fire Chief/Manager

*Comments:*

The Municipal Government Act provides that a group of owners may petition Council for a local improvement. A petition is valid if it is signed by two thirds of the owners who would be liable to pay the local improvement tax and the owners who sign the petition represent at least one half of the value of the assessment.

If the petition is valid, The City must prepare a local improvement plan which includes an estimate of the cost of the improvement for each property. This plan is sent out to all property owners affected who then have 30 days to object to the local improvement.

If a valid petition is received objecting to the local improvement, Council must not proceed with the improvement. If there is not a valid petition, Council can proceed with the improvement and pass a local improvement tax bylaw.

As we have received a valid petition, we recommend that Council approve proceeding with the local improvement plan.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager

**FILE**



Office of the City Clerk

Council Decision – July 15, 2002

**DATE:** July 16, 2002  
**TO:** Ken Haslop, Engineering Services Manager  
**FROM:** City Clerk  
**SUBJECT:** Proposed Construction of a Paved Lane as a Local Improvement Project  
Lane North of 69 Street Drive, between Niven (71) Street and 59 Avenue

---

**Reference Report:**

Engineering Services Manager, dated June 10, 2002

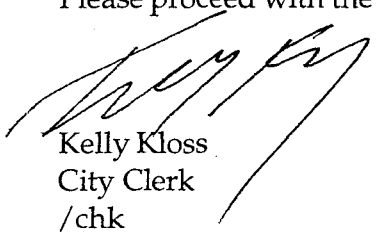
**Resolutions:**

*Resolved* that Council of the City of Red Deer having considered the petition re: Proposed Construction of a Paved Lane as a Local Improvement Project located North of 69<sup>th</sup> Street Drive between Niven (71<sup>st</sup>) Street and 59<sup>th</sup> Avenue, hereby agrees that the Administration prepare a local improvement plan for the paving of the specified lane.

**Report Back to Council:** Yes

**Comments/Further Action:**

Please proceed with the local improvement plan with copies to this office.

  
Kelly Kloss  
City Clerk  
/chk

c Director of Corporate Services  
Inspections & Licensing Manager  
Emergency Services Manager  
City Assessor  
Public Works Manager

**FILE**



Office of the City Clerk

July 16, 2002

Box 5008  
Red Deer, Alberta  
T4N 3T4

Mr. B. Singh  
5843 - 70<sup>th</sup> Street Drive  
Red Deer, AB T4P 1C5

Dear Mr. Singh:

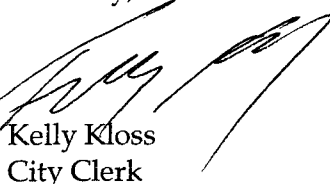
*Re: Petition for Construction of Paved Lane as a Local Improvement Project  
Lane North of 69<sup>th</sup> Street Drive, between Niven (71 Street) & 59<sup>th</sup> Avenue*

At the City of Red Deer's Council meeting held Monday, July 15, 2002, Council considered the petition regarding proposed construction of a paved lane north of 69<sup>th</sup> Street Drive between Niven (71 Street) and 59<sup>th</sup> Avenue. Council agreed to have the City Administration prepare a local improvement plan for the construction of a paved lane in the areas specified.

Once we have prepared this plan that includes the approximate cost of the improvements, it will be sent to all property owners affected. The property owners would then have 30 days to object to the local improvement. If sufficient owners object, being two thirds of the owners who represent one half of the value of the assessment, then the improvement would not proceed. If there was no objection, we would present to Council a Local Improvement Tax Bylaw so the paving could proceed.

Please do not hesitate to call me should you require any additional information or clarification regarding Council's decision.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk

c     Engineering Services Manager  
       City Assessor  
       Public Works Manager

*The City of Red Deer*



Office of the City Clerk

**DATE:** July 3, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Notice of Motion – Councillor Jeffrey Dawson - Brownfields

---

*History*

The following Notice of Motion was introduced by Councillor Jeffrey Dawson at the Monday, July 2, 2002 Council Meeting:

*Whereas* Brownfields are abandoned, idled or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination, and/or building deterioration/obsolescence, and

*Whereas* there appears to be little or no incentive or urgency for owners of Brownfields to reclaim their property for redevelopment in a timely fashion, and

*Whereas* Federal and Provincial initiatives to resolve Brownfields will have no effect on existing properties and,

*Whereas* within the city limits of Red Deer there are a number of Brownfields properties;


*Now therefore be it resolved* that the Council of The City of Red Deer instructs administration to:

1. Identify properties which can be described as Brownfields by the definition contained herein and,
2. Investigate initiatives to expedite reclamation of Brownfields which may include the following:
  - Determining if a specific mill rate can be established for these type of properties that increases the amount of municipal tax these properties pay;
  - Considering grants such as The City of Hamilton's "ERASE" program to convince property owners to reclaim their land. Such grants will be funded by the increase in taxation achieved by redeveloping these contaminated properties.

**City of Red Deer  
Memo to Council  
Notice of Motion – Councillor Dawson**

**Page 2**

i.e.: An existing contaminated non-residential property valued at \$200,000 with a tax rate of 10.739 will generate municipal taxes of \$2,147.80. If this property is redeveloped and is now assessed at \$1,000,000 with a tax rate of 10.379, it will generate municipal taxes of \$10,739, an increase of \$8,591.20 per year, for potential grant of \$68,729.60 over ten years using Hamilton's example.



Kelly Kloss  
City Clerk

/chk



***Comments:***

Councillor Dawson's Notice of Motion calls for the administration to prepare a report outlining the number of properties potentially identifiable as brownfields in the community and possible remedies. We recommend that Council direct the administration to prepare preliminary research along the lines suggested. We note that the Notice of Motion includes reference to "perceived" environmental contamination and believe that "perceived" contamination will be very difficult to identify. We recommend that research be restricted to those sites which are impacted by real and identifiable environmental contamination.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager



Office of the City Clerk

**DATE:** July 12, 2002

**TO:** Kelly Kloss, City Clerk

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** For your Information - Brownfield Sites

---

The issue of Brownfield sites was on the agenda and briefly discussed at the AUMA Public Affairs Standing Committee Meeting held Thursday, July 11, 2002 in Edmonton. Attached is a copy of the response from the Minister of Environment, dated May 21, 2002, in response to the AUMA 2001 Convention Resolution A-5 concerning Brownfields Redevelopment Legislation Review (copy of this resolution is attached). The National Roundtable on Environment and Economy has launched a Brownfields initiative that appears aimed at several of the issues raised by AUMA.

The letter confirms that municipalities are exempt from liability on properties acquired for tax recovery purposes, but the Committee discussed perceived liability should a municipality offer incentives for clean-up. For example, providing grant funds for recovery and finding extensive contamination as the recovery progresses. Would it be perceived that the municipality would be required to input additional funding in the recovery?

Councillor Ed Gibbons, City of Edmonton, commented on the Hamilton experience and noted that there should be better clarification between Brownfield sites vs. contaminated sites. Further that the Hamilton success is related to sites that are quite different than most of the Brownfield sites in Alberta.

Also attached for your information is an article from the July issue of Municipal World.



ALBERTA ENVIRONMENT

Office of the Minister

RECEIVED

MAY 22 2002

Appr. \_\_\_\_\_

AR 3705

21 MAY 2002

Mr. George Rogers, President  
Alberta Urban Municipalities Association  
8712 - 105 Street  
Edmonton, Alberta  
T6E 5V9

Dear Mr. Rogers:

Thank you for meeting with me on April 9, 2002 to discuss issues of common interest to your Association and my department. Dr. Roger Palmer responded to Mr. John McGowan on April 24, 2002 regarding recommendations #1, #2 and #4 (copy of letter enclosed). Further to recommendation #3 and Alberta Urban Municipalities Association 2001 Convention Resolution A-5, I have the following comments for your consideration.

3. That the Department of Environment provide proper funding for cleaning up and dealing with liability concerns with regards to contaminated petroleum tank sites.

The categories of eligible sites under the Alberta Municipal Affairs Underground Petroleum Storage Tank Remediation Program were expanded to include decommissioned sites where the tanks are permanently out-of-service. In essence this encompasses all fuel tanks identified as Site A in the Fire Code (i.e., sites within 500 m of a water well, within 200 m of surface water or within 150 m of an underground structure). The deadline for applications to the program was March 28, 2002.

Effective April 1, 2002 the program was transferred to the Safety Codes Council which is an independent corporation responsible to the Minister of Municipal Affairs. The Council will continue to administer the program until all the sites, for which applications have been accepted, are remediated.

Alberta Environment (AENV) does not have a program for financing the remediation of contaminated sites. The *Environmental Protection and Enhancement Act* (EPEA) defines the persons responsible for a contaminated site; that person is responsible for the cleanup and the liabilities associated with the contamination.

.../2

**WHEREAS** municipalities across Alberta may experience increased pressure for the redevelopment of former industrial sites or "brownfields" redevelopment; and

**WHEREAS** such redevelopment requires consideration of significant issues such as the remediation or risk management of contaminated sites; ensuring that environmental standards are met and the environment and public health are protected; and the allocation of environmental liabilities to protect municipalities, lenders, owners and developers involved with brownfields properties; and

**WHEREAS** in Alberta there may be statutory gaps in existing legislation as it relates to brownfields redevelopment; and

**WHEREAS** it would take considerable analysis and consultation to identify the gaps and to integrate legislation; and

**WHEREAS** the Province of Ontario recently tabled the Brownfields Statute Law Amendment Act which amends the Ontario Education Act, Environmental Protection Act, Municipal Act, the Municipal Tax Sales Act, the Ontario Water Resources Act, Pesticides Act and the Planning Act to bridge the statutory gaps which exist within existing legislation as it relates to brownfields redevelopment.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to undertake on a priority basis, a legislative review of the relevant acts, statutes and regulations as it relates to Brownfields redevelopment and to actively seek involvement and participation from municipalities from across the province in this review; and,

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Alberta conduct a legislative review with the goal of creating enabling legislation that will:

- encourage reclamation, salvage, and redevelopment of Brownfield sites;
- provide liability protection for municipalities, owners and prospective developers by establishing a liability management model;

- **level the economic playing field for Brownfield redevelopment with creatively crafted and carefully targeted incentives that can assist and help advance cleanup and reuse activities to achieve significant economic, social, and aesthetic benefits;**
- **engage all relevant parties actively participate and have a stake in the development of Brownfield legislation so that both public and private interests are addressed;**
- **promote formation of stakeholder groups that ensure both public and private interests actively participate and have a stake in the development in remediating and redeveloping Brownfield's to secure mutually beneficial outcomes.**

## **BACKGROUND**

Across the country, it is becoming apparent that there may be statutory gaps when it comes to brownfields redevelopment. This may place municipalities in a difficult position and subject them to potential liability when they are asked to approve redevelopment as the planning authority. It would be useful if the Government of Alberta, in light of the recent legislative initiatives by the Government of Ontario, undertook a similar review in close consultation with municipalities across Alberta.

In view of the Ontario's proposed legislation, Bill 56 "Brownfield's Statute Law Amendment Act" and development of financing programs for Brownfield redevelopment in Quebec, the Government of Alberta should consider this a priority to maintain the Alberta Advantage in reclamation and salvage of these properties.

# BROWNFIELD REDEVELOPMENT:

## *Getting to “yes” in the community*

*Dr. Don Richardson*

Many stakeholders perceive brownfield sites as a widespread infrastructural problem. Remediating and redeveloping such sites requires a creative, problem-solving approach. In the end, taking such an approach should save time and money, and will lead to a more lucrative development project.

The diversity of stakeholders and multiple levels of government involved in the redevelopment process make it necessary to incorporate a communication and community liaison strategy as part of the overall policy and management plan of the municipality or developer. Planned and systematic use of such strategies is the basis for creating awareness, building consensus, enabling participation in processes of change, making informed decisions, and resolving conflicts. These activities also address fears and misconceptions by clarifying uncertainties, and balancing costs and inconveniences with benefits.

### Communication and Liaison

A communication and community liaison strategy will yield a high return on the small investment necessary to implement the strategy, in terms of:

- ▶ keeping a project on schedule and avoiding risks associated with schedule delays;
- ▶ keeping a project on budget by managing stakeholder liaison and communication in order to avoid costs associated with extensive public hearings, litigation, etc; and
  - ▶ gaining stakeholder input to improve both remediation processes and re-development plans to create a more marketable project.



Dr. Don Richardson is a Senior Consultation Specialist with ESG International Inc. He can be reached at 519-836-6050 or by email at <[drichardson@esg.net](mailto:drichardson@esg.net)>

To be successful, brownfield projects require the involvement of community stakeholders at every stage in the planning process. This ensures that they fully understand project activities and goals. As a result, community stakeholders are more inclined to enable a project to proceed when they are given a forum to express their concerns and contribute suggestions for the site redevelopment.

Little things are important. Minor issues such as landscaping, light intensity, building colour, and building materials are often as important to community members as issues about soil contamination. Where minor issues are not heard and addressed, environmental issues can quickly become a lever that community members can use to ensure that their voices are heard.

### Steps to Success

Communication and community liaison steps include:

- ▶ establishing planning partnerships with formal and non-formal leaders such as local politicians, non-governmental organization staff, and others who influence community opinions and activities;
- ▶ gaining assistance from formal and non-formal leaders in facilitating public engagement, communication and consultation processes;
- ▶ ongoing one-on-one dialogue with community members who help shape opinions;
- ▶ establishing issue working groups with community members *prior* to large public consultation meetings, and providing technical support to these working groups so that they can analyze issues effectively;
- ▶ conducting survey interviews with community members to gauge the importance of issues arising from working groups;
- ▶ identifying “value-added” community needs directly or indirectly related to the project that might be addressed, supported, or in some cases funded by the project proponent;
- ▶ holding broad public consultation meetings only after issues are fully understood, relationships have been developed with key community members, and local politicians are comfortable with the consultation process;

- ▶ structuring broad public consultation meetings to create dialogue and reduce potential tensions by beginning with project presentations, moving to small group discussions with representative experts sitting at each table across the room, and concluding with open forum question and answer sessions where representatives from small groups are asked to table questions from their group;
- ▶ establishing joint planning working groups to assist the project proponent in planning aspects of the project that directly impact community members; and
- ▶ once the project is fully underway, establishing a community liaison group for channelling communication and issues management.

### Example


The recent remediation and redevelopment of the old Stelco Works bolt-making factory provides an excellent example of this process put into practice. Located in a residential neighbourhood near Toronto's waterfront, the 4.8-hectare site had been vacant for over 10 years. Despite the community's desire to get rid of the dark industrial eyesore, many issues needed to be resolved before the community and the City of Toronto approved the design plan to build condominium high-rise residences and townhomes.

This project required going beyond environmental analysis and remediation costing to include an analysis of perspectives, needs and issues of community stakeholders. Key aspects included:

- ▶ developing a comprehensive community profile;
- ▶ designing a stakeholder/issue matrix to help manage stakeholder issues that may arise should the brownfield opportunity be pursued;
- ▶ identifying community benefits;
- ▶ recommending tactics and strategies to manage stakeholder issues in the context of the brownfield opportunity; and
- ▶ implementing, with the community, a plan and timeline for communication and community liaison activities.

Within a year, all stakeholders were able to address their concerns, without causing undue delays to the project. This comprehensive public consultation led to overwhelming strong community support and approval for the plan, and a fast approval from the City of Toronto, with no community appeals to the Ontario Municipal Board.

REON Development Corporation and the ESG International staff who guided the public consultation process were recently recognized for their "outstanding achievement in building and maintaining effective working partnerships with professionals, the local community, and others involved in brownfields redevelopment," with one of the first "Brownie Awards," presented by the Canadian Urban Institute. The success of this project demonstrates the significant tangible benefits that can be achieved through thoughtful and thorough public consultation. *MW*



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Gabrielle K. Kramer	J. Pitman Patterson	Frank J. Sperduti

Please contact Stephen F. Waqué at (416) 367-6275

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### **ERASE Planning and Development Fees Program**

A grant-in-lieu of planning and development fees paid on brownfield redevelopment projects within the project area is also available. Fees paid for the following types of applications are eligible:

- official plan amendment;
- zoning by-law amendment;
- minor variance;
- zoning verification;
- site plan application;
- revision of approved site plan;
- demolition permit;
- building inspection fee; and,
- permit for change of use.

### **OTHER BROWNFIELD SERVICES**

The City's Economic Development Department manages the ERASE Program. This single point-of-contact provides ERASE applications, guidance, brownfield information services, access to regulatory and planning contacts, and serves as an advocate and liaison between City departments, other government agencies and participating brownfield partners.

### **HOW TO APPLY FOR AN ERASE GRANT OR OBTAIN MORE INFORMATION – PLEASE CONTACT:**

Luciano Piccioni  
Brownfield Coordinator  
City of Hamilton  
Economic Development Department  
1 James Street South, 8th Floor  
Hamilton, On L8P 4R5  
Tel: (905) 546-4381  
Fax: (905) 546-4107  
Email: [lpiccioni@city.hamilton.on.ca](mailto:lpiccioni@city.hamilton.on.ca)

## **CITY OF HAMILTON BROWNFIELDS PROGRAM**



ERASE

*Economic Development Department*



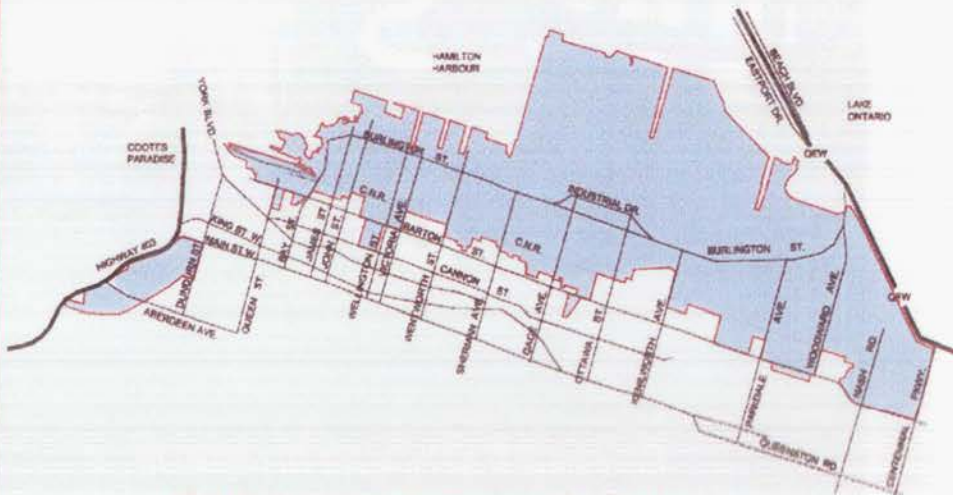
# WHAT ARE BROWNFIELDS?

*Brownfields are abandoned, idled or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination, building deterioration/obsolescence, and/or inadequate infrastructure.*

## THE CITY OF HAMILTON'S PROGRAM TO "ERASE" BROWNFIELDS

The City of Hamilton's Environmental Remediation and Site Enhancement (ERASE) Community Improvement Plan is a comprehensive set of programs designed to encourage and promote brownfield redevelopment in the older industrial area of the City. As its name suggests, the Plan is designed to "erase" brownfields by providing financial incentives to clean them up and replace them with productive economic land uses, thereby improving both economic opportunities and environmental conditions in the City.

Properties within the 3,400 acre ERASE Community Improvement Project Area (see map) are eligible for ERASE programs, subject to meeting the program requirements contained in the ERASE Plan and all other requirements of the City.



*ERASE Community Improvement Project Area*

## ERASE PROGRAMS

### ERASE Redevelopment Grants

Grants are available to provide financial relief to property owners who undertake and complete brownfield redevelopment projects within the project area. These grants cover the following eligible program costs:

- environmental remediation and environmental studies;
- demolition; and,
- site preparation including construction/improvement of on-site public works.

Redevelopment grants are only payable on brownfield properties where the redevelopment results in an increase in assessed value and property taxes. The grant is calculated as 80% of the increase in the municipal portion of property taxes and is paid on annual basis for up to 10 years, commencing once the redevelopment is complete.

An application must be made to the City in order to be eligible for a Redevelopment Grant. Only costs incurred after an application is approved by the City can be included in the grant payment.

### ERASE Environmental Study Grants

Matching grants are available from the City to pay for up to one-half the cost of a Phase II and/or a Phase III Environmental Site Assessment (Remedial Action Plan). The maximum City contribution per study is \$10,000 to a maximum of two (2) studies per property. If you are a property owner or purchaser of potentially contaminated land within the project area, you may be eligible.

# **COUNCIL MEETING OF JULY 15, 2002**

## **ATTACHMENT**

**DOCUMENT STATUS:**        **PUBLIC**

**REFERS TO:**                **COUNCILLOR DAWSON  
NOTICE OF MOTION -  
BROWNFIELDS**

**CITY OF HAMILTON  
BROWNFIELDS PROGRAM**

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1 James Street South, 8th Floor  
Hamilton, On L8P 4R5  
Tel: (905) 546-4381  
Fax: (905) 546-4107  
Email: [lpiccioni@city.hamilton.on.ca](mailto:lpiccioni@city.hamilton.on.ca)

## **CITY OF HAMILTON BROWNFIELDS PROGRAM**



ERASE

*Economic Development Department*



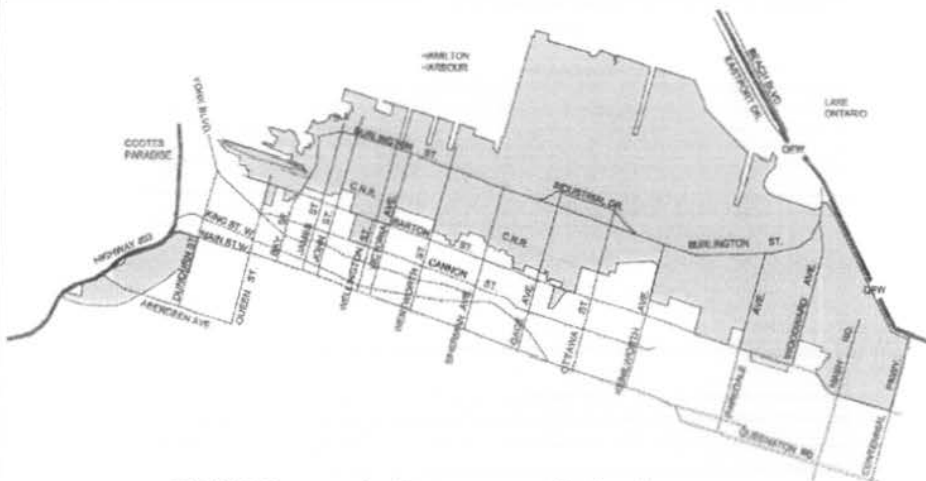
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*ERASE Community Improvement Project Area*

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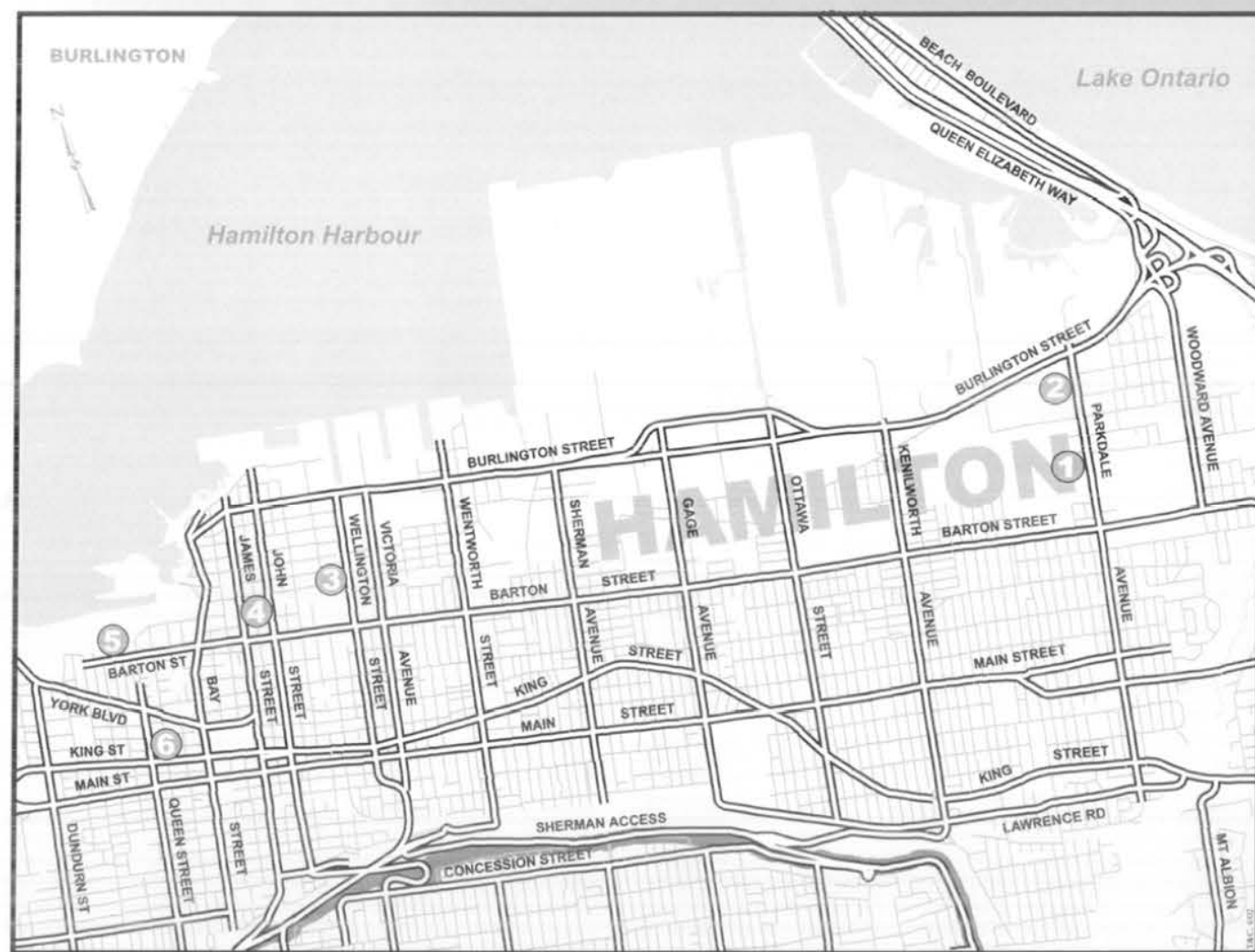
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association sur le nettoyage coûté à un maximum de \$ 1,2 M, avec la contribution maximum de la ville de Hamilton au nettoyage étant \$ 600.000. Cet argent sera récupéré par la ville de Hamilton par les recettes fiscales accrues par futur sur l'emplacement. Le nettoyage de l'emplacement et de la construction de ce service moderne est maintenant complet, fournissant à la communauté les lits à la maison si nécessaires dans un endroit du centre.

- ① 425 Parkdale Avenue North - JNE Group
- ② 667 Parkdale Avenue North - Your Storage & Office
- ③ Plastimet Park
- ④ LIUNA Station
- ⑤ Barton and Crooks Street Residential
- ⑥ LIUNA Nursing Home



For further information, please contact:  
Luciano P. Piccioni, M.C.I.P., R.P.P., Brownfield Coordinator  
Economic Development Department  
City of Hamilton  
Ph: 905-546-4381, Fx: 905-546-4107  
E-mail: lpiccioni@city.hamilton.on.ca

Pour plus d'information, svp entrez en contact avec:  
Luciano P. Piccioni, M.C.I.P., R.P.P., Brownfield Coordinator  
Economic Development Department  
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Ph: 905-546-4381, Fx: 905-546-4107  
E-mail: lpiccioni@city.hamilton.on.ca

Produced by The City of Hamilton, Planning & Development Department, Technical & Cartographic Services.

# Study Tour Excursion d'étude



## Reinventing & Revitalizing Brownfields

**Brownfields** are abandoned, idled or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination, building deterioration/obsolescence, and/or inadequate infrastructure.

As one of the oldest industrialized cities in Canada, and the major steel producing center, the City of Hamilton is no stranger to brownfields. The older industrial area in Hamilton contains approximately 150-200 brownfield sites. Many of these sites present serious environmental, financial and planning problems. While already serviced and in good locations, these sites have been largely ignored by the development community. With the City of Hamilton introducing innovative new programs over the last few years to promote brownfield development, some of these sites are now being cleaned up and redeveloped.

The City of Hamilton has taken a proactive approach to its brownfield problem. In addition to an efficient and standardized process for administering development applications on contaminated sites, the City has also implemented a comprehensive brownfield redevelopment plan. This Plan, aptly named the Environmental Remediation and Site Enhancement or ERASE Community Improvement Plan, was approved in 2001. As its name suggests, the Plan is designed to "erase" brownfields by providing innovative financial incentives to clean them up and replace them with productive economic land uses, including new industrial, commercial, residential and institutional developments. This award-winning plan has received national recognition and was the first comprehensive brownfield redevelopment strategy prepared by a Canadian municipality.

The City of Hamilton is recognized as a leader in Canada for its brownfield program. With the commitment and participation of our private sector partners, we have realized the brownfield success stories described here.

## Réinvention et revitalisation desterrains contaminés

**Les champs bruns** sont des propriétés commerciales ou industrielles abandonnées ou peu employées où l'expansion ou la reconstruction sont compliquées par la contamination vraie ou perçue de l'environnement, la construction de détérioration/obsolescence et/ou infrastructure insatisfaisante.

En tant qu'une des villes industrialisées les plus anciennes de Canada et le centre producteur en acier principal, la ville de Hamilton n'est pas étrangère aux champs bruns. Le secteur industriel plus ancien contient approximativement 150-200 emplacements de champs bruns. Plusieurs de ces emplacements présentent des problèmes sérieux environnementaux, financiers et de planification. Tandis que déjà entretenus et dans de bons endroits, ces emplacements ont été en grande partie ignorés par la communauté de développement. Avec la ville de Hamilton présentant de nouveaux programmes innovateurs au cours des dernières années pour favoriser le développement des champs bruns, certains de ces emplacements sont maintenant nettoyés et reconstruits.



Hamilton a adopté une approche proactive à son problème de champs bruns. En plus d'un procédé efficace et normalisé pour gérer des applications de développement sur les sites souillés, la ville a également mis en application un plan de champs bruns complet de reconstruction de zone. Ce plan, convenablement appelé le plan d'amélioration de la communauté de remédiation environnementale et perfectionnement de l'emplacement ou EFFACEZ (Environmental Remediation and Site Enhancement or ERASE Community Improvement Plan), a été approuvé en 2001. Comme son nom le suggère, le plan est conçu pour "effacer" les champs bruns en fournissant des incitations financières innovatrices pour les nettoyer vers le haut et pour les remplacer par des utilisations de la terre économiques productives, y compris de nouveaux développements industriels, commerciaux, résidentiels et institutionnels. Ce plan a été la première stratégie brune complète de reconstruction de champ préparée par une municipalité canadienne.

THE CITY OF  
**HAMILTON**



#### 425 Parkdale Ave. N. JNE Group

A vacant and obsolete low ceiling 160,000 sq. ft. industrial building was demolished and is being replaced by a state of the art 186,000 sq.ft. industrial warehouse building with high ceilings and modern crane bays. This new building will be used for steel storage.



Under its ERASE Program, the City is providing a \$1 million Redevelopment Grant over a maximum of ten years. This grant will leverage a \$14 million project and increase the assessed value of the site by 5 times. The grant covers the costs of demolishing the old industrial building and replacing old sewer and water lines. The grant will be paid by the City of Hamilton to the owner out of the large increase in taxes on the site.

#### 667 Parkdale Avenue North - Your Storage and Office Co.

A vacant lumber yard and hardware store has been converted into a shared office and storage facility for the licensed trades. An ERASE Environmental Study Grant was provided by the City to conduct a Phase II ESA which identified an underground storage tank (UST) and some impacted soils. An ERASE Redevelopment Grant will be used by the owner to pay for the costs of removing the UST and cleaning up the soils, as well as some demolition costs.

#### Plastimet Park

Site of the now infamous fire at a plastics recycling facility that burned for 4 days from July 9-12, 1997, causing great public concern. Prior to use as a plastics storage facility, the site was operated by USARCO Ltd. as a metal smelting facility from 1950 to about 1990. Environmental studies conducted after the fire found the site to be contaminated with heavy metals, PCB's and oil.

The site was cleaned by the Ministry of Environment (MOE) to industrial/commercial standards at a cost of \$1.7 million. The City of Hamilton then contributed a further \$300,000 to clean the property to residential standards so that the property could be used as a community park. An SSRA approach was used with "hot spots" around the site remediated and the original building's concrete floor slab left in place to act as a contaminant barrier. Two feet of clean soil was placed on top of the concrete slab to act as a cap, and a system of drainage pipes was installed to drain water from above the concrete slab in order to prevent frost heaving of the soils.

A passive community park with raised allotment gardens, multi-purpose courts and parking area is planned for the site with an estimated construction cost of \$700,000. This park will serve the neighbourhood community most impacted by the fire and leave a positive legacy on this former brownfield site.



La ville de Hamilton est identifiée comme un chef au Canada pour son programme de champs bruns. Avec l'engagement et la participation de nos associés de secteur privé, nous avons réalisé les histoires de succès de brownfield décrites ici.

#### 425 Parkdale Ave. N. JNE Group

Un bâtiment industriel de 160.000 sq. ft. vide et désuet, avec plafond bas a été démolit et est remplacé par un bâtiment industriel d'entrepôt du dernier cri de 186.000 sq.ft. avec les plafonds hauts et les compartiments modernes de grue. Ce nouveau bâtiment sera



employé pour le stockage en acier. Sous son programme EFFACEZ, la ville fournit une subvention de reconstruction de 1 million \$ pour un maximum de dix ans. Cette subvention va élever un projet de 14 millions \$ et augmentent 5 fois la valeur évaluée de l'emplacement. La concession couvre le coût de démolir le vieux bâtiment industriel et de remplacer de vieilles lignes d'égout et de flottaison. La concession sera payée par la ville de Hamilton au propriétaire hors de la grande augmentation des impôts sur l'emplacement.

#### 667 Parkdale Avenue Nord - Your Storage and Office Co.

Un yard de bois de charpente et un magasin vides de matériel ont été convertis en service partagé de bureau et de stockage pour les commerces autorisés. Une bourse d'étude environnementale d'EFFACEZ a été fournie par la ville pour conduire une phase II ESA qui a identifié un réservoir de stockage souterrain (UST) et quelques sols effectués. Une concession de reconstruction d'EFFACEZ sera employée par le propriétaire pour payer les coûts d'enlever l'UST et de nettoyer les sols, aussi bien que quelques coûts de démolition.

#### Plastimet Park

Emplacement du feu infâme au facilité de plastiques réutilisées qui a brûlé pendant 4 jours à partir du 9-12 juillet 1997 causant le grand souci public. Avant l'utilisation comme service de stockage de plastiques, l'emplacement a été actionné par USARCO Ltd. comme service de fonte en métal à partir de 1950 environ à 1990. Études environnementales entreprises après que le feu ait trouvé l'emplacement à souiller avec les métaux lourds, PCB's et huiles.

L'emplacement a été nettoyé par le ministère de l'environnement aux normes d'industrial/commercial à un coût de \$ 1,7 millions. La ville de Hamilton a alors contribué un nouveau \$ 300.000 pour nettoyer la propriété aux normes résidentielles de sorte que la propriété ait pu être employée comme parc de la communauté. Une approche SSRA a été employée avec "les points chauds" autour de l'emplacement remédié et la galette de béton du plancher du bâtiment de l'original à gauche en place pour agir en tant que barrière de contaminant. Deux pieds de sol propre ont été placés sur la dalle en de béton pour agir en tant que chapeau, et un système des conduites de drainage a été installé pour évacuer l'eau au-dessus de la dalle en béton afin d'empêcher le soulèvement de gel des sols.

Un parc passif de la communauté avec les jardins augmentés d'attribution, les cours universelles et l'aire de stationnement est projeté pour l'emplacement avec un coût estimatif de construction de \$ 700.000. Ce parc servira la communauté de voisinage plus effectuée par le feu et laissera un legs positif sur cet ancien emplacement de champ brun.

#### LIUNA Station

This former CN train station and nationally designated heritage property was vacant and abandoned for almost 10 years. The Station was given a new lease on life thanks to the efforts of the Labourers' International Union of North America (LIUNA) and the City of Hamilton's ongoing commitment to brownfield redevelopment.



LIUNA completed the restoration and conversion of the CN Station in the Spring of 2000. The City is providing an annual tax grant to support heritage restoration components of the project. The grant is funded through increased tax revenues generated by this \$7 million project. The site is now used as a banquet and conference facility, professional offices and warehouse space.

#### Barton and Crooks Streets Residential

This 3 acre site overlooking Hamilton Harbour was used as a gasoline station for almost 50 years and was also subject to fill placement. The property was purchased in the late 1990's by Kimshaw Holdings and the site was remediated using a generic stratified approach. The site is now being developed for 9 single detached residences, 17 townhouse units and 3,000 sq.ft. commercial space. This development benefited from City involvement and facilitation throughout the planning and environmental approvals process.

#### LIUNA Nursing Home

The LIUNA Nursing Home was once the location of the Greening and Donald Wire Manufacturing Facility. When this facility ceased operation, it was demolished, and the site was converted to a parking lot. The City of Hamilton purchased the parking lot in the 1970's before environmental testing was the norm and continued to operate the parking lot until the mid-1990's, at which time the site became surplus for City use. Environmental testing found the site to be contaminated with petroleum wastes. A Phase II ESA estimated the clean-up cost at \$1.2M while the clean value of the roughly 2 acre site was only \$600,000. This "negative cash value" property clearly presented the City of Hamilton with a serious financial challenge. The City was approached by LIUNA which had an allocation for 95 long-term care beds and wished to build a nursing home on this site. An agreement was reached between the City and LIUNA whereby the City sold the site to LIUNA for \$1 and agreed to a 50/50 partnership on the clean-up cost to a maximum of \$1.2M, with the City's maximum contribution



to the clean-up being \$600,000. These monies will be recouped by the City through future increased tax revenues on the site. The clean-up of the site and construction of this modern facility is now complete, providing the community with much needed nursing home beds in a downtown location.

#### LIUNA Station

Cette ancienne station de train et propriété nationale conçue d'héritage étaient vide et abandonnée pour presque 10 ans. La station a été donnée une nouvelle location sur grâce de la vie aux efforts de Labourers' International Union of North America (LIUNA) et l'engagement continu de la ville de Hamilton de redévelopper les champs bruns.



LIUNA a accompli la restauration et la conversion de la station au printemps de 2000. La ville de Hamilton fournit une concession annuelle d'impôts aux composants de restauration d'héritage de soutien

du projet. La concession est placée par les recettes fiscales accrues produites par ce projet de \$ 7 millions. L'emplacement est maintenant employé en tant que service de banquet et de conférence, des bureaux professionnels et d'espace d'entrepôt.

#### Rues Barton et Crooks Résidentiel

Cet emplacement de 3 acres donnant sur le port de Hamilton a été employé comme station d'essence pendant presque 50 années et était sujet également au placement de suffisance. La propriété a été achetée vers la fin des années 90 par Kimshaw Holdings et l'emplacement était remédié en utilisant une approche stratifiée générique. L'emplacement maintenant est développé pour 9 résidences isolées simples, 17 unités de maison urbaine et 3.000 sq. ft. d'espace de film publicitaire. Ce développement a tiré bénéfice de la participation et de la facilitation de la ville dans toute la planification et le processus environnemental d'approbations.

#### La maison de repos LIUNA

La maison de repos n'était une fois que l'endroit de Greening and Donald Wire Manufacturing Facility. Quand ce service a cessé l'opération, il a été démolit et l'emplacement a été converti en sort de stationnement. La ville de Hamilton a acheté le sort de stationnement dans les années 70 avant que l'essai environnemental ait été la norme et continué à actionner le sort de stationnement jusqu'aux milieu des années 1990, lorsque l'emplacement est devenu en surplus pour l'usage de ville. L'essai environnemental a trouvé l'emplacement à souiller avec des pertes de pétrole. Une phase II ESA a estimé le nettoyage coûté à \$ 1,2 M tandis que la valeur propre de l'emplacement d'approximativement 2 acres était seulement \$ 600.000. Cette propriété "de valeur d'argent comptant négative" a clairement présenté la ville de Hamilton avec un défi financier sérieux.

La ville de Hamilton a été approché par LIUNA qui a eu une attribution pour 95 lits de soin à long terme et souhaité d'établir une maison

de repos sur cet emplacement. Un accord a été conclu entre la ville de Hamilton et LIUNA par lequel la ville de Hamilton ait vendu l'emplacement à LIUNA pour \$ 1 et ait été d'accord sur 50/50



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How Hamilton/Burlington Works

## The Greening of Brownfields

*Our cities' grand plan for wasteland development gains critical mass*

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*Nice assets... shame about the flow*

Luc Piccioni,  
brownfield  
coordinator  
with the City  
of Hamilton's  
economic  
development  
department





# The Greening of Brownfields

Wastelands could cash out as shovel-ready sites

BY HEATHER ANGUS WITH PETE KEHOE / PHOTOGRAPHY BY ROY TIMM

**brown'fields:** *n.* Abandoned, idle or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination.

**A**gainst a backdrop of ice-encrusted docks, the morning after this winter's first storm, the sun struggled to dissipate the haze shrouding the harbour as a think-tank within Hamilton Chamber of Commerce offices cast its own light on a key local issue. The energy was taut over coffee and the mood definitely not "brownfields 101," noted Ed Fothergill, chair of the chamber's brownfield task force who ran the February 1st Brownfield Summit along with Mayor Wade's office. Rather, discussion was focused intently on "next steps" at all levels. Three dozen municipal, provincial and federal politicians, developers, realtors, planners, environmental experts and other guests—businesses including Stelco, Union Gas and Biz—strategized about how to turn brownfields into pits of prosperity.

In the light of recent provincial legislation and a municipal program that makes Hamilton a Canadian leader in brownfield initiatives, as well as brand-new efforts by Ottawa to create a national policy, the future of brownfields has never looked brighter—but that doesn't discount today's grim reality. The February 1st summit represented something of a microcosm of the scene. The morning power huddle featured presentations by the U.S.'s National Brownfield Association, Canada's Brownfield Task Force of the National Roundtable on the Environment and the Economy (NREE), Environment Canada and the Ontario Ministry of Municipal Affairs and Housing. Rife with political promise, that session directly preceded the luncheon address of a hard-nosed developer who called a shovel a shovel. Brownfield pioneer Mitch Fasken spoke about the dirty little world of hostile bankers, fright-

ened consumers, apathetic governments and smaller developers who cannot afford to go after greenfields and keep their high-risk brownfield secrets to themselves.

The summit took an interesting turn when, in the midst of the morning Q&A, the chamber launched a secret missile: its petition to have Hamilton selected as this country's brownfield pilot project. The response, from the NREE's Angus Ross, was a quick refusal to single out one community but instead to seek several simultaneous pilots across Canada. (Hamilton is among the top five cities with brownfield issues; the others are Thunder Bay, Kitchener, Cambridge and London.)

Local planning consultant Fothergill, who launched the petition, says the chamber's intention is to avoid the U.S. experience where \$200 billion has been spread by 20 agencies over as many as half a million brownfield sites. The chamber may still pursue the cause, he says, noting that Michael Fenn, Deputy Minister, Ontario Ministry of Municipal Affairs and Housing, did not categorically dismiss the Hamilton pilot idea at the summit. Fenn spoke primarily to the matter of Bill 56, his government's law, which passed last November and promises to eliminate the environmental liability, poor financing alternatives and slow planning processes that have tradi-

**"This is what smart growth, what adaptive re-use is all about—using everything within the urban boundaries," says Sergio Manchia of Planning and Engineering Initiatives, here at LIUNA's new nursing home in downtown Hamilton.**







**Two-time proud brownfield owners: Bartonair/Hamilton Metal Works CEO and owner Andy DiCristofaro (foreground, right) and his son Vince, president. Vice-president Bruno Schirripa stands behind general manager Art King.**

tionally turned off brownfield sellers and buyers. The first batch of regulations will be delivered by mid-2002, the rest by the summer of 2003, Fenn says. The municipal climate right now is one of anxious excitement, admits Luc Piccioni, brownfield coordinator for the City of Hamilton's economic development department and the sole representative of a municipality among 14 people hand-picked for the province's panel to hammer out Bill 56 guidelines. "I feel like a kid in a candy store," he groans. "I can look but I can't do anything" to locally implement the bill.

Just weeks prior to the introduction of Bill 56, Hamilton was a hotbed of brownfield talk. The city's economic development department hosted a Symposium on Brownfield Development Policy and Practice last October at LIUNA Station, attended by some 240 people. A week before that event, more than 100 business people and city councillors gathered at the Hamilton Art Gallery to listen to a Manitoban talk at an event held by the

Hamilton Downtown Partnership (HDP) about her not-for-profit group that buys properties in tax arrears from the city of Winnipeg and sells them to developers. Her "bank of last resort" has leveraged some \$3 million of municipal funding into \$8 million of assets over the last three years, and the HDP plans to propose a copycat program to Hamilton City Council this spring.

Meanwhile, City Hall has been breaking ground with its own brownfield incentive program: the Environmental Remediation And Site Enhancement (ERASE) Plan, approved by Queen's Park last summer. ERASE was created to rejuvenate 3,400 acres in the city's older industrial areas — mostly in the north end, bordered by the harbour to the north, Dundurn to the west, Centennial Parkway to the east and Barton Street to the south — as well as 250 west-end acres, with grants for environmental studies, development and clean-up costs. Hamilton City Council

**A neighbour to Lister Block in downtown Hamilton, this former Eaton's annex building (and then an unemployment office) at Rebecca and James Streets will be converted into 40 New York-style rental lofts. Construction is slated to start this spring. Left: As the derelict site looks now, and an artistic rendering of the desired outcome.**



Drawing: Planning Initiatives Ltd.

has also just committed \$500,000 to a brownfield pilot project fund. It is the only Canadian municipality to do so, other than Brantford setting aside \$800,000.

Hamilton may be progressive and Ontario ahead of the rest of the country in this regard, but "Canada is the only G-7 nation without a brownfields program. That is embarrassing and shameful," says Brian Villemaire, a real estate broker for Royal LePage Commercial in Mississauga and university lecturer on brownfields. He attended the February summit in Hamilton and listened to Robert Colangelo, executive director of the Chicago-based National Brownfield Association, claim that \$2 trillion (U.S.) of real estate is devalued due to environmental hazards and \$1.5 billion is generated each year from the sale of brownfield properties, products and services. (Colangelo wins for best brownfield definition: "the perspiration stains left on cities by our industrial past.")

Villemaire points out that brownfield redevelopment will be a burgeoning real estate market for the next 10 to 15 years. However, this trend pre-dates the frenzy of public interest over the last couple of years. After all, the original and possibly least recognized brownfield developer in this area has been the Hamilton Port Authority, which has picked up about 130 acres and one million square feet of old factories and warehouses on the waterfront since 1987. The Port Authority, purchased by the feds last May and required to complete a land use plan by this spring, has turned these properties into the largest tugboat operation on the Great Lakes, a railway car repair shop and several other industrial tenants, including Dofasco and Stelco. The Port Authority has some vacant land left, says president Bob Edwards, noting there's no real contamination issue for them to deal with since they only concern themselves with industrial and commercial reuse, not residential.

Although some citizens may bristle at the thought of public monies being spent on these unsavoury "sweat stains," that process might be necessary or properties could sit idle



**"This is the new urbanism — using the services and infrastructure that are already there," says local developer Richard Leibtag, whose Spencer's Creek Village in Dundas includes this 48-unit condominium complex where the John Bertram factory once sat.**

forever once the best brownfields have been picked over. "The city is not giving up anything and the city does not pay out until after the upgrade occurs," says Wade, who pitched brownfield revitalization as part of his mayoral election platform. "We aren't getting any tax revenue from these properties now."

## Brownie points



LIUNA vice-president John Mancinelli (left) and the City's brownfield coordinator Luc Piccioni accept their Brownie awards in Hamilton.

Eat your heart out, Genie and Oscar — there's a new trophy in town! The annual international "Brownies," awarded by the Canadian Urban Institute and the Southam Environment Group in Toronto, recognize excellence in community building through brownfield development. Presented at the Symposium on Brownfield Development Policy and Practice held last October at Hamilton's LIUNA Station, the trophies were granted to six winners across the province. Two were from Hamilton: LIUNA got "Innovation - Community Building" for its historic Hamilton train station project and the LIUNA Nursing Home on Queen Street, and the City of Hamilton's economic development department won

"Leadership - Program Implementation" for its ERASE Plan.

The City of Hamilton's brownfield coordinator, Luc Piccioni, helped to redesign the awards — which used to take the form of a cardboard cutout of a man — by sourcing recycled steel, getting a local artisan to cut and shape it, and leaving it outside to rust. The hunks of metal were then mounted on natural dolostone from the Niagara escarpment, and a highly polished and stylized small shovel was placed on top.

In the fall of 2002, the "Brownies" are expected to become a real competition — open to the public for nominations, says Piccioni. May the best brownfield redevelopment projects win!





**"I want to see acres of old industrial sites transformed into acres of shovel-ready sites over the next five years," says Mayor Wade, in Dundas by the Inukshuk created from old factory foundation blocks.**

Taxation is a big issue in brownfield redevelopment. For several years Windsor has used a form of tax collection whereby the city writes off those arrears (as long as legitimate, arm's length purchasers can be found) and Hamilton is looking into the same for its brownfields, which represent some \$10 million in arrears. The city intends to cover the brownfield tax-

ation issue from both ends, Picconi says. The environmental clean-up grant within ERASE is based on a method called Tax Increment Financing (TIF) that applies future tax increases to developers' up-front costs. Think of it as "found money," Picconi notes, with no actual loss of tax revenue and no direct tax impact.

However, Bill 56 could change the rules of the game, he points out, by allowing the city up to one year to decide whether or not to "vest" (absorb) unsaleable brownfields and letting municipalities freeze or cancel the municipal and education portion of property taxes on brownfield sites.

Another bugaboo is development charges on brownfield projects, although they may undergo a facelift, too. Hamilton City Council has instructed its staff to consider either eliminating or reducing these charges. "We need to level the playing field (for brownfields) relative to greenfield projects," observes land use planner James Webb of Green Scheels Pidgeon Planning Consultants in Hamilton, who assisted in the preparation of mapping for ERASE. "Greenfield projects are cheaper and less risky... but brownfields pose too great an opportunity for reknitting the urban fabric."

Some business people are not waiting for the red tape to be untangled before they put their money where their mouth is. Mitch Fasken, president of Kimshaw Holdings Ltd. (best known as vice-president, real estate, for Jannock Properties), was a speaker at both the Hamilton symposium last fall and the February summit. But he's done more than bring his powerpoint presentations to town. He bought a 3.1-acre property in 1996 at Barton and Crooks, with the CNR railyard and Hamilton Harbour as a dramatic backdrop. The property, which used to include a gas station decades ago, now holds 10 lots approved for single-family dwellings, with room for 17 condominium townhouses and a 3,500-square-foot office building. Fasken says he wouldn't do it again. "It takes a lot

## Recycling's great.. but Not In My Backyard!

Gary Thomson, owner of the Burlington-based scrap metal and waste haulage business, Thomson Metals and Disposal, was seeking to avoid the Not in My Back Yard (N.I.M.B.Y.) syndrome when he opened a transfer station on a brownfield in Hamilton this winter. He looked all around this area for a location and settled happily on the former Usarco site at Strathearn and Burlington streets, land that one of Canada's largest scrap metal dealers was forced to hand over to the bank in 1990. "We went after a brownfield because our business is not the kind of thing everyone wants in their backyard," Thomson wryly notes, adding that the new division, Hamilton Recycling Inc., is actual-

ly clean and tidy. Being completely indoors, odour and messy environs are not problems. Not so for his brownfield next-door-neighbour who had been evicted from other locations because of complaints about his recycling of animal parts and kitchen grease. Now the closest resident's nose is several kilometres away.

Thomson signed a long-term lease last fall with the current owner, London's Archie Leach, who bought the 30 acres from the Ministry of Environment, which exempted him from any environmental liability. Leach leases most of it to Dofasco, Alpha Paper Recycling and the rendering shop, ABP Recycling. On his six-acre parcel, Thomson just erected a new 15,000-

square-foot steel-framed building that cost him half a million dollars, resurfaced and graded the entire property with stone and gravel and put up new fences. But Thomson didn't try to remediate the soil ("that would have cost tens of millions") and he estimates the property might be worth \$500,000 at best when clean. The company removed only four feet of the top soil — digging up sticks of metal, plastic, oil, antifreeze, engine blocks, transmissions, shredded cars, tires, batteries — dumping 2,000 twenty-ton truckloads elsewhere on the site. "It's got to make economic sense to clean it up...(and) finally the Ministry of Environment is realizing that," says Thomson. "If the pollution is not encroaching and you don't pollute it any further, the land can be productive."

of time and patience and this one has taken too long," he reflects. "I've done four or five other brownfield redevelopments in the time we've done this one." Fasken notes he's been kicked out of every major lending institution in Canada. "It's been all grey market financing...I buy cheap and turn it around quickly." He's never used any environmental liability insurance policies because "if I don't understand the costs and wrap my hands around the project, I don't do it."

Dr. Michael Shih also felt burned by the bureaucratic process after his 1999 purchase of the former Halton Ceramics property on the south side of the 403 in Burlington, now called Garden Trail. "The previous owner worked about 10 years on this [site] before he ran out of steam," said Shih, who was a general practitioner before devoting himself to EMShih Developments Inc. two years ago. He changed the focus on the 100-acre parcel from high-density residential to semi-detached and single family dwellings, and dealt with the ministries of the environment, fisheries and transportation, CN Rail, nearby residents, the City of Burlington, the Region, the Halton Conservation Authority, the Royal Botanical Gardens and the local historical society to get the necessary approvals. He ended up investing close to \$15 million for clean-up, external services, road and side services and development changes.

This kind of project appears to be the exception rather than the rule in Burlington. "Only a small number [of sites] qualify now, or in the near future, as brownfields," says Gary Ridgeway, economic development officer for the City of Burlington. "There is still a lot of vacant land in the city...but as the community ages and lands fill up, we will be into a situation such as Hamilton 20 - 30 years down the road."

One steel city hangover from heavy manufacturing days is the old Greening Wire Fence factory at Queen and Napier streets — where barbed wire

was made during the two world wars — and which has now been reincarnated as a 130-bed nursing home, daycare centre and park scheduled to open in late March. When the plant shut down in the 1950s, they left behind "really bad stuff" like arsenic and an array of metal-based contaminants, says Joe Mancinelli, international vice-president of Laborers' International Union of North America. The city sold the three-acre property, after it sat as a decrepit parking lot for many years, to LIUNA for a couple of bucks in September 2000. ("Even one dollar for a contaminated site is too much money," Mancinelli laughs.) The deal saw them equally share the clean-up costs to a maximum contribution of \$600,000 from the city.

"I really think that project was a catalyst for the ERASE Plan," insists Sergio Manchia, senior planner and principal with Planning and Engineering Initiatives in Hamilton, which worked on LIUNA's nursing home project for several months. His next endeavour through Rebecca Street Holdings, with partner Anthony DiCenzo, is to convert a former Eaton's annex building, then unemployment office, at Rebecca and James streets into 40 New York-style lofts. (See before and after shots on page 28.)

Entrepreneurial initiatives in brownfields are flourishing elsewhere in the region. Two developers had already failed before Dundas developer Richard Leibtag began converting a 12-acre brownfield into Spencer's Creek Village in Dundas in 1997. Phase One, completed in 1999, occupies the spot where the century-plus Bertram and Sons armaments and machinery plant stood, unused since the 1980s. "We did it without government or municipal incentives," says Leibtag, president of Urban Horse Developments.

Another local businessman, Andy DiCristofaro, concurs that his business didn't need any carrots to lure them to locate Bartonair Fabrications Inc. in

1993 on a Burlington Street former washing machine factory. His son, Vince, was leading the company when they bought a second brownfield in 1997, this time at the north end of Queen Street. The former Stelco 20-inch bar mill had been closed a decade — an overhead crane was about the only thing vandals didn't destroy or steal — and the price was right for the 100,000 square foot building, recalls Art King, general manager of the refurbished industrial machine shop operation called Hamilton Metal Works Inc.

Gary Thomson, owner of the Burlington-based scrap metal and waste haulage business, Thomson Metals and Disposal, knows all about fixing up dirty sites. He recently leased a brownfield in the Burlington Street area for his new transfer station. "Banks don't want to touch it. The city or any developer would have to dig down as far as 10 feet and then pay landfill fees to remove it. Treatment of the soil may work well if you can identify two or three types of pollutants...but the contamination here is PCBs, oils, lead from paint, scrap metal."

"We don't like to call it contamination. We prefer to use the word 'impact,'" states Denise Lacchin, senior environmental engineer in the Hamilton office of Earth Tech Canada and head of a brownfield group covering Manitoba to Newfoundland. A speaker at the October symposium at LIUNA Station, she suggests that developers should think "maybe I can't get residential on this site without losing money, but maybe I can convert it back to industrial, light commercial or even retail use."

One conversion into light commercial use is underway in Hamilton right now. Adam Ritchie, who runs a special events firm out of Thornhill, and his partner Vince Poloniato, who owns a chain of Telus stores, scoured the real estate market from Newmarket to Burlington for more than a year. They were lured to Hamilton after learning

of the ERASE program from friends. They are now working with Picconi on an environmental clean-up grant for the 45,000-square-foot building at the former Homer Lumber site on Parkdale Avenue near Burlington Street. Their "adaptive reuse" project, opening in early March, is a location hub for owner-operator businesses, such as service providers and tradespeople, that offers storage/warehouse space and services like faxes, Web access, secretarial services and meeting rooms.

Ritchie says their decision largely came down to dollars and location. "We've had to use our imagination to see the potential but we decided we were willing to take a leap."

With tangible efforts at all governmental levels to energize the brownfield movement, the need for leaps of faith and overactive imaginations might go the way of environmental liability and tax-delinquent properties. Encouraged by relative success so far — brownfields weren't even on the radar screen in Canada two years ago — "we'll start to see a lot more interest because now there is some protection for the municipality and for the developer," says Mayor Wade.

Pretty much everyone in the land development food chain laments the current lack of federal focus or specific champion, and insists that Ottawa must set the rules and drive them down to the municipalities. Indeed, that may well be the direction Canada is heading now.

That frosty morning in early February at the Hamilton chamber offices, Angus Ross announced that his group, the National Roundtable on the Environment and Economy, will invite a Hamiltonian to join its task force in February, with a mandate to publish memorandums of agreement on liability, financing and risk assessment issues by this fall. He mused: "Hopefully by this November, Canada will be able to say that all members of the G7 have a national brownfield strategy."

**Biz**



Office of the City Clerk

FILE

**DATE:** July 16, 2002

**TO:** Byron Jeffers, Director of Development Services  
Myron Chilibeck, City Assessor

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Request for Comments – By Monday, August 19, 2002  
Notice of Motion – Councillor Jeffrey Dawson  
Re: Brownfields

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The following resolution was passed by Council at the July 15, 2002 Council Meeting:

*Whereas* Brownfields are abandoned, idled or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination, and/or building deterioration/obsolescence, and

*Whereas* there appears to be little or no incentive or urgency for owners of Brownfields to reclaim their property for redevelopment in a timely fashion, and

*Whereas* Federal and Provincial initiatives to resolve Brownfields will have no effect on existing properties and,

*Whereas* within the city limits of Red Deer there are a number of Brownfields properties;

*Now therefore be it resolved* that the Council of The City of Red Deer instructs administration to:

1. Identify properties which can be described as Brownfields by the definition contained herein and,
2. Investigate initiatives to expedite reclamation of Brownfields which may include the following:
  - Determining if a specific mill rate can be established for these type of properties that increases the amount of municipal tax these properties pay;
  - Considering grants such as The City of Hamilton's "ERASE" program to convince property owners to reclaim their land. Such grants will be funded by the increase in taxation achieved by redeveloping these contaminated properties.

i.e.: An existing contaminated non-residential property valued at \$200,000 with a tax rate of 10.739 will generate municipal taxes of \$2,147.80. If this property is redeveloped and is now assessed at \$1,000,000 with a tax rate of 10.379, it will generate municipal taxes of \$10,739, an increase of \$8,591.20 per year, for potential grant of \$68,729.60 over ten years using Hamilton's example.

Please provide your comments to me by Monday, August 19, 2002 for the Monday, August 29, 2002 Council Meeting:

**City Assessor**

Please provide your comments on the following:

- "Determining if a specific mill rate can be established for these type of properties that increases the amount of municipal tax these properties pay;"

**Director of Development Services**

Please provide your comments on the following:

1. "Identify properties which can be described as Brownfields by the definition contained herein and,
2. Investigate initiatives to expedite reclamation of Brownfields which may include the following:"

I have provided you the backup information concerning Hamilton Erase Program for your reference.



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c      Director of Corporate Services



**BYLAW NO. 3156/BB-2002**

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

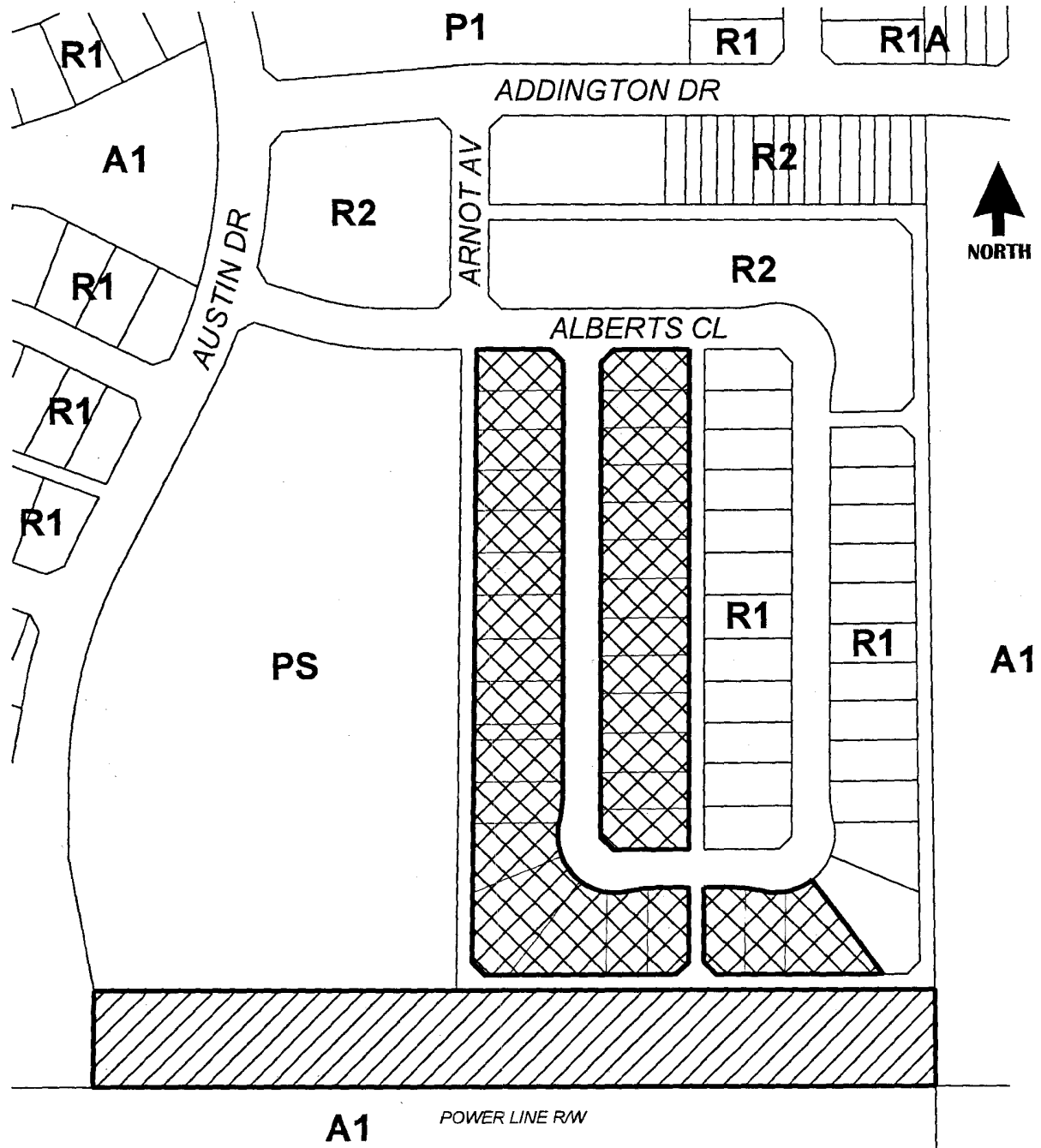
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

**AFFECTED DISTRICTS:**

A1 - Future Urban Development  
R1 - Residential (Low Density)

Change from :

A1 to R1 A1 to Road 

MAP No. 31 / 2002  
BYLAW No. 3156 / BB - 2002

**BYLAW NO. 3156/CC-2002**

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2002 attached hereto and forming part of the bylaw.

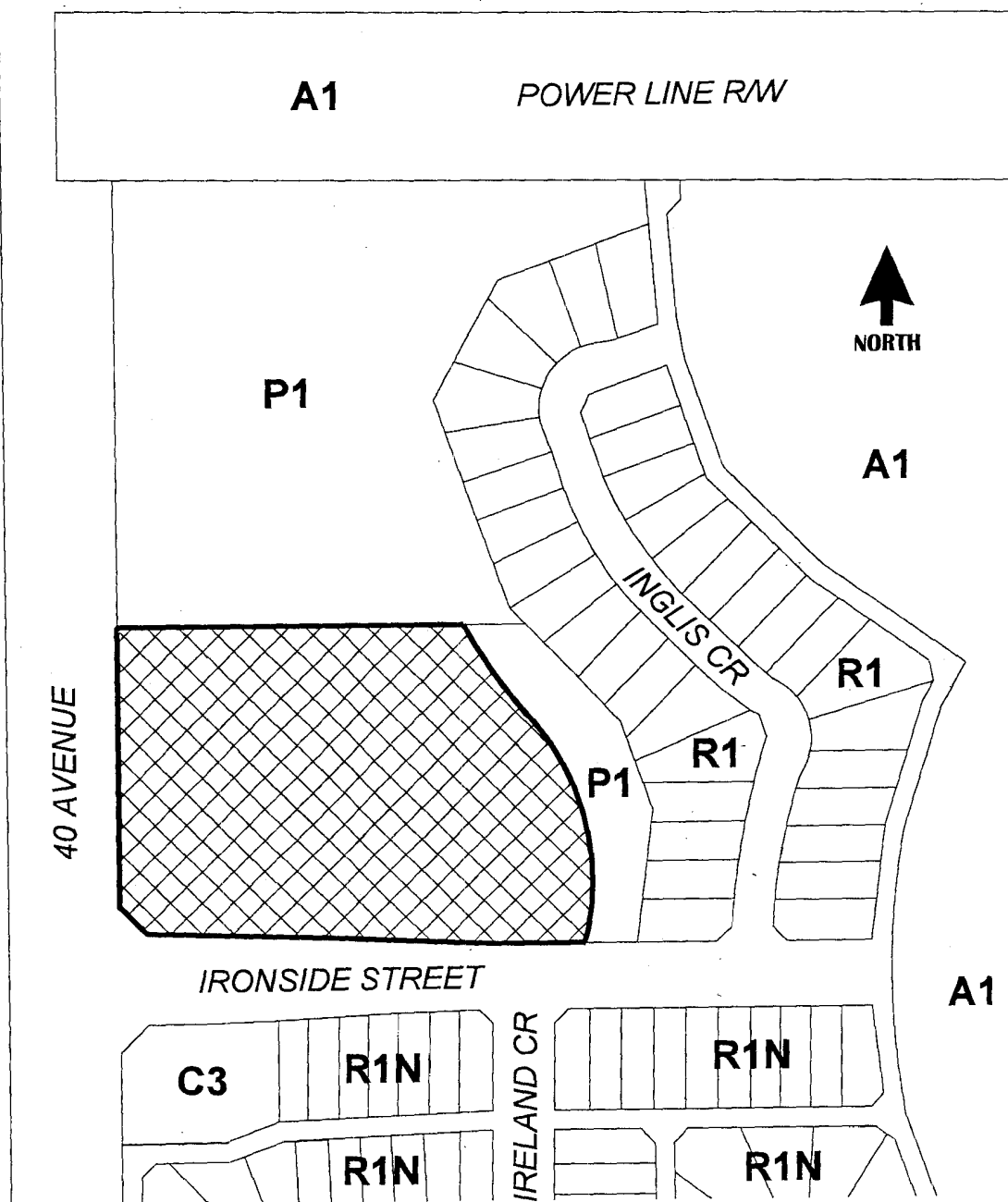
READ A FIRST TIME IN OPEN COUNCIL this 17th day of June 2002.  
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.  
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.  
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

---

MAYOR

---

CITY CLERK

**AFFECTED DISTRICTS:**

R2 - Residential (Medium Density)

R3-D85- Residential (Multiple Family)

with a maximum density of 85 dwelling  
units per hectare

Change from :

R2 to R3-D85



MAP No. 32 / 2002  
BYLAW No. 3156 / CC - 2002

**BYLAW NO. 3156/EE-2002**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

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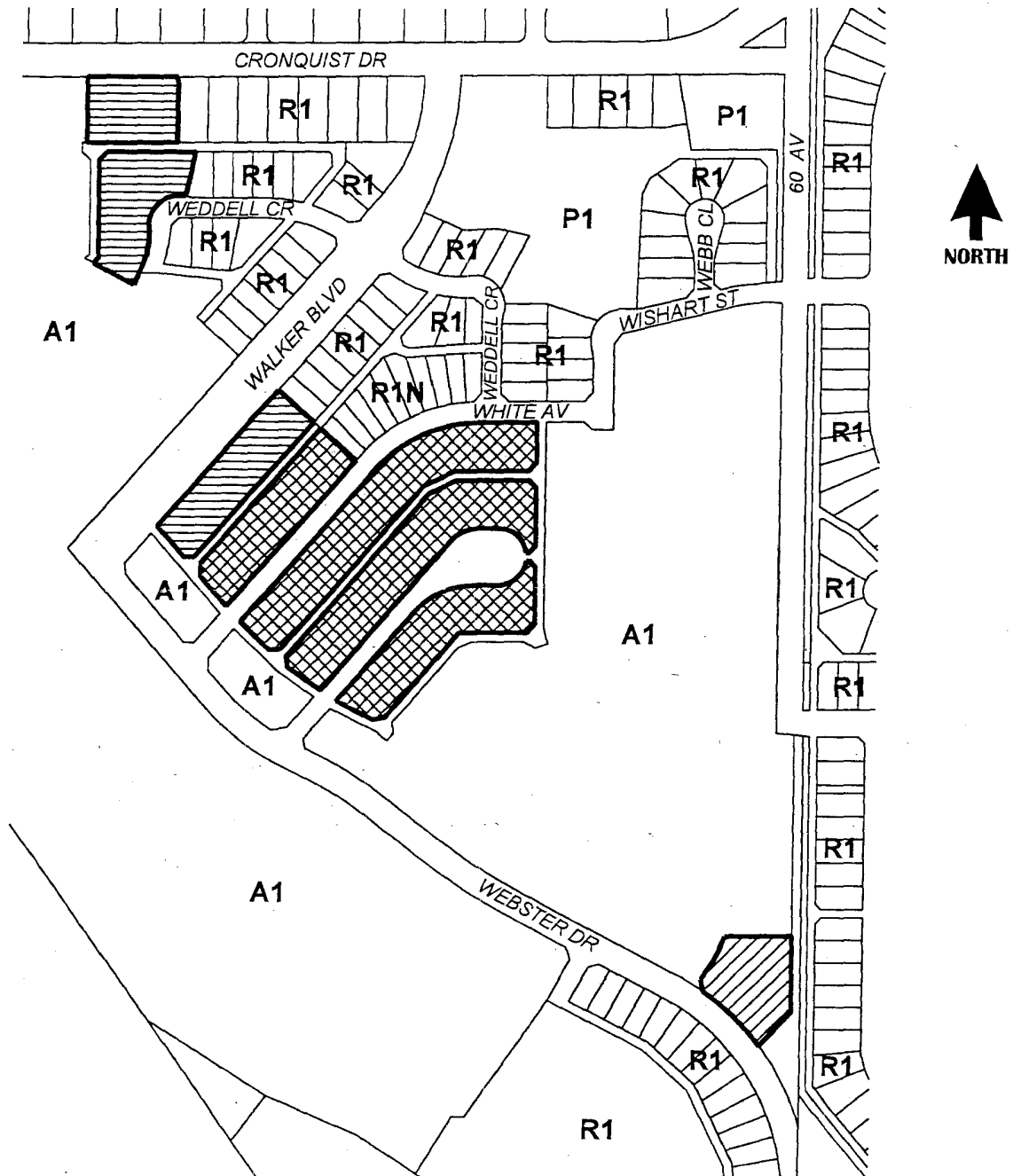
MAYOR

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CITY CLERK



# PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential Narrow Lot
- PS - Public Service (Institutional or Governmental)

## Change from :

- A1 to R1
- A1 to R1N
- A1 to PS

MAP No. 33 / 2002  
BYLAW No. 3156 / EE - 2002

**BYLAW NO. 3156/FF-2002**

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

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

- 1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 17<sup>th</sup> day of June 2002.

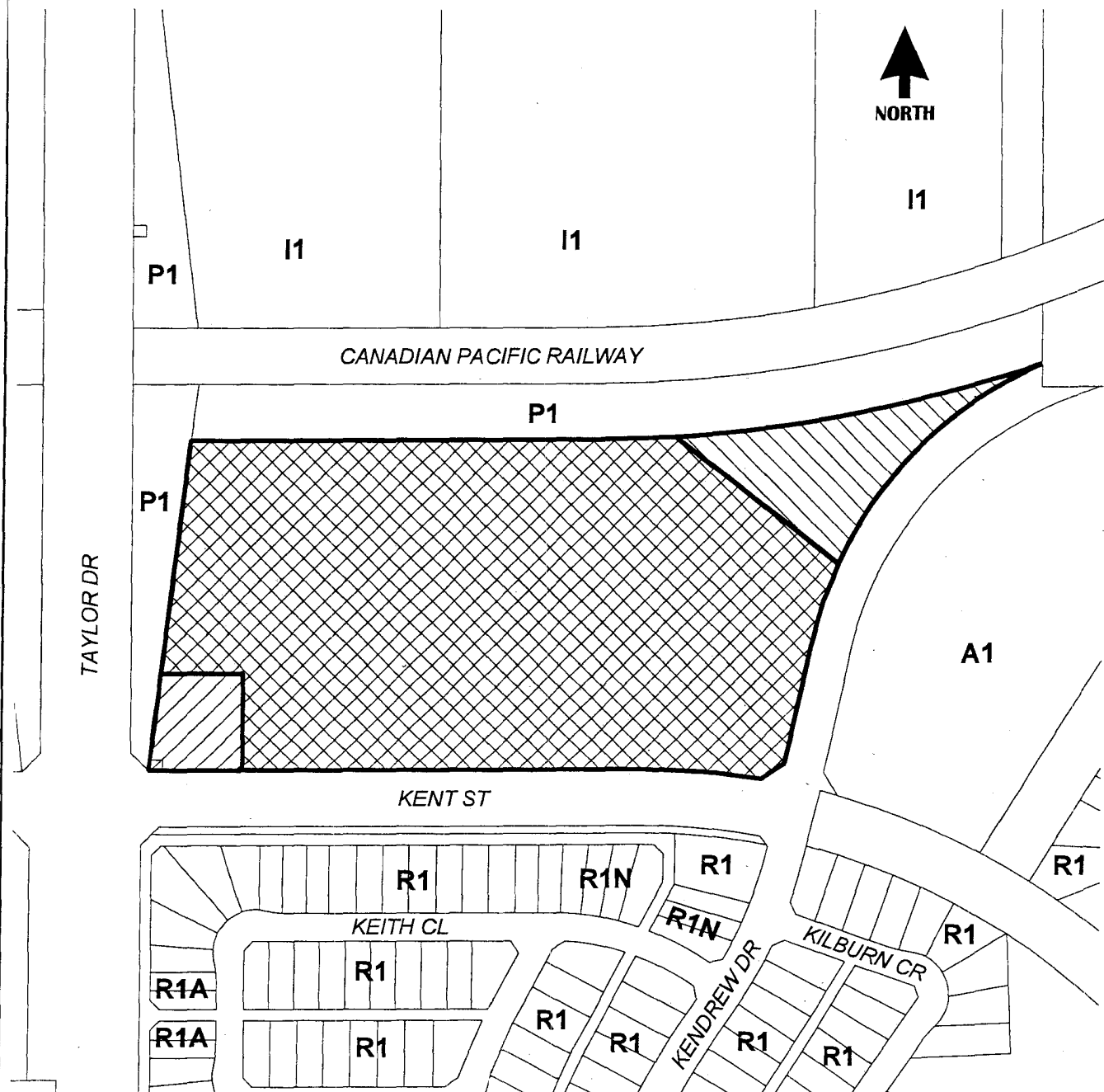
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.




\_\_\_\_\_  
MAYOR

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

**AFFECTED DISTRICTS:**

- A1 - Future Urban Development  
 C3 - Commercial (Neighbourhood Convenience)  
 R2 - Residential (Medium Density)  
 P1 - Parks and Recreational

**Change from :**

- A1 to C3   
 A1 to R2   
 A1 to P1 

MAP No. 34 / 2002  
 BYLAW No. 3156 / FF- 2002



**BYLAW NO. 3156/LL-2002**

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

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

- 1 The "Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 40/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

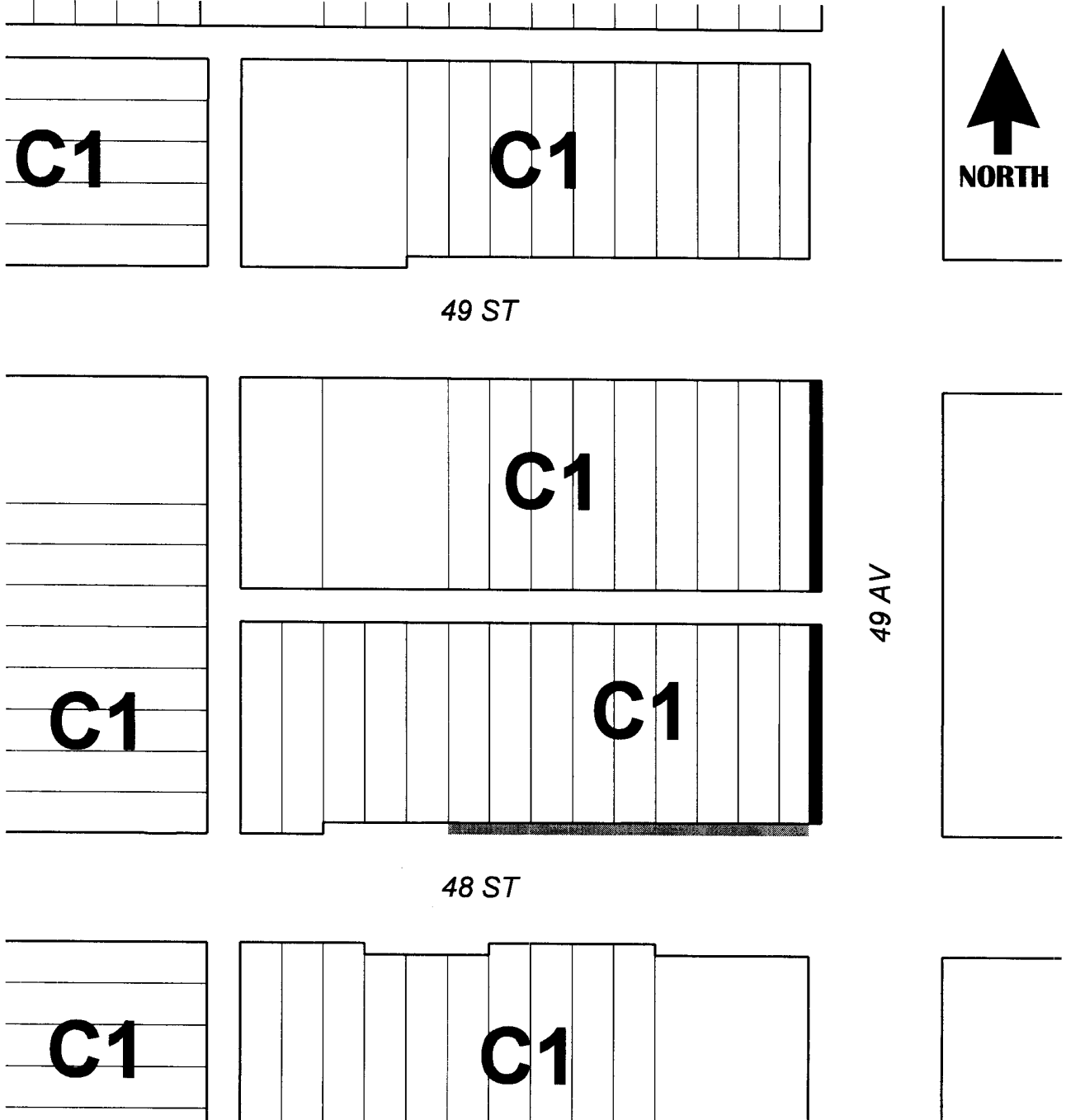
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

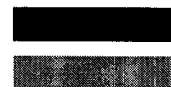


**AFFECTED DISTRICTS:**  
C1 - Commercial (City Centre)

Change from :

C1 to Road

Road to C1



MAP No. 40 / 2002  
BYLAW No. 3156 / LL - 2002

**BYLAW NO. 3156/MM-2002**

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

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

- 1 The "Use District Map F11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 41/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

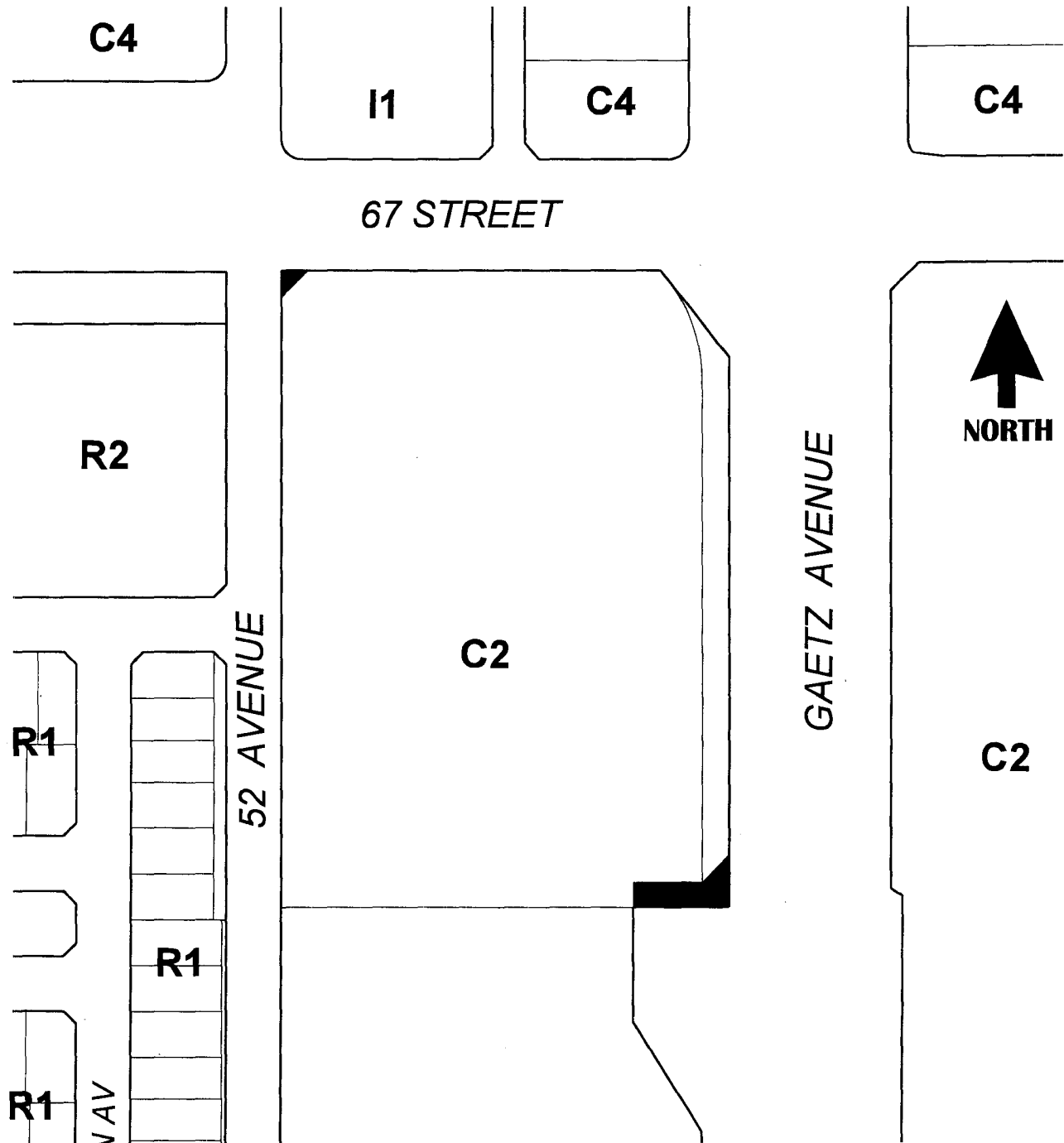
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

**C2 - Commercial (Regional & District Shopping Centre)**

Change from :

C2 to Road



MAP No. 41 / 2002

BYLAW No. 3156 / MM - 2002

**BYLAW NO. 3297/2002**

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of lane, Plan 992-6605 lying within Subdivision  
Plan\_\_\_\_\_, and containing 0.004 Ha more or less.”

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2002.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2002.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2002.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3298/2002**

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of Road Plan 4239 MC contained within Plan \_\_\_\_\_, containing 0.014 Hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

\_\_\_\_\_  
MAYOR

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

**ADDITIONAL  
AGENDA**



**FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL**

**TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL**

**MONDAY, JULY 15, 2002**

**COMMENCING AT 4:30 P.M.**



*Page #*

**(1) REPORTS**

1. Community Services Director & Transit Manager – Re: Transit Terminal

..1



Community Services

CS - 7.726

**DATE:** July 11, 2002

**TO:** Kelly Kloss, City Clerk

**FROM:** Colleen Jensen, Community Services Director  
Kevin Joll, Transit Manager

**SUBJECT:** Transit Terminal

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**Background**

In early June, the pouring of the aprons at the Transit Terminal was completed, connecting the main driving pad of the Terminal with the street. Upon completion of this work it was noted, by the Transit Manager and others, that the slope of the aprons seemed to be excessive. The issue was immediately raised with the consultants who the City had hired to design and oversee the project.

The result is that the consultants have reviewed the problem and have determined that there is a problem with the site elevations and therefore the design of the grade of the aprons, particularly in relation to the crown of the road.

**Response to the Situation**

- As this is a design problem related to the site elevations, it is not one for which The City is responsible. Our position is that the obligation to correct the problem and pay for the corrections will remain with those who were responsible for the engineering, survey and design. This position has been clearly conveyed to the consultants, who acknowledge the situation, and have it under review by their insurers.
- Significant consultation has taken place between the Transit and Engineering Departments and the hired consultants to ensure that the recommended solution is one that will work for bus clearance and pedestrian movement in all circumstances. The City has clearly conveyed to the consultants that we expect the consultants to determine the solution and to provide assurance that the solution will work to our expectations. The consultants have been very responsive to the situation.
- Significant discussion has taken place with respect to the timelines of the work necessary to correct the problem. The City has made it clear that the Transit Terminal must be operational no later than the 3<sup>rd</sup> week in August, as school is back in session on August 27. This discussion has raised the issue for the consultants, whereby they are suggesting their ability to access funding, through their insurance, will not meet this timeline, and therefore arrangements will need to be made for interim financing.
- On July 10, a recommended solution was brought to The City, along with the cost of completing the work in the amount of \$145,000 plus GST (\$10,150). It was indicated that this is the maximum cost, however, the work may be done for less than this. On July 11, City representatives met with the consultants and reached agreement on the recommended solution, based on the work of the consultants.

**Where to from here**

- In order to meet the timelines of opening the Transit Terminal no later than the 3<sup>rd</sup> week in August, interim financing must be provided.



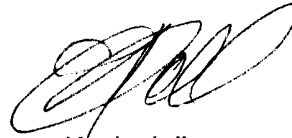
- As is the practice in any instance such as this, The City has consulted our legal advisor. Based on these discussions, as well as those of the consultants who acknowledge the problem was an elevation and design error, it is recommended that The City provide the interim financing, with a view to receive full compensation from the consultants involved. The reason that we would take this approach is to ensure that our timelines can be met, as we are then in control of the process.

**RECOMMENDATION:**

That Council for the City of Red Deer provide interim financing, up to \$155,150, for the work necessary to correct the grade problem with the Transit Terminal aprons.

A handwritten signature in black ink, appearing to read 'Colleen Jensen', with a long horizontal flourish extending to the right.

Colleen Jensen

A handwritten signature in black ink, appearing to read 'Kevin Joll', with a large, stylized initial 'K'.

Kevin Joll

***Comments:***

We concur with the recommendations of the Community Services Director and the Transit Manager.

"G. D. Surkan"  
Mayor

"R. Burkard"  
City Manager

Transit Terminal  
Submitted by John Murray  
Architects  
July 15, 2002

Notes:

Distances shown are in metres

Statutory iron survey posts found are shown thus: ●

Elevations are geodetic and are referred to

Alberta Survey Control Marker No. 320820 (Elevation 858.456)

Spot elevations in metres are shown thus: 858.54

Subject property is shown outlined thus: —————

Manhole rim elevations are derived from field survey.

Dates of Survey: January 5 to 10, 2001.

Manhole is shown thus: (MH)

Catch Basin is shown thus: ▭ c.B.

Light Standard is shown thus: ◻ L.S.

Tree is shown thus: ☼

Parking Meter is shown thus: ○

Top of Curb is abbreviated thus: (T.O.C.)

Found Iron Post is abbreviated thus: Fd. I.

Found No Mark is abbreviated thus: Fd. No Mk.

Fence is shown thus: — x — x — x — x — x — x — x — x — x —

Water line is shown thus: —————

Storm Sewer is shown thus: —————

Sanitary Sewer is shown thus: —————

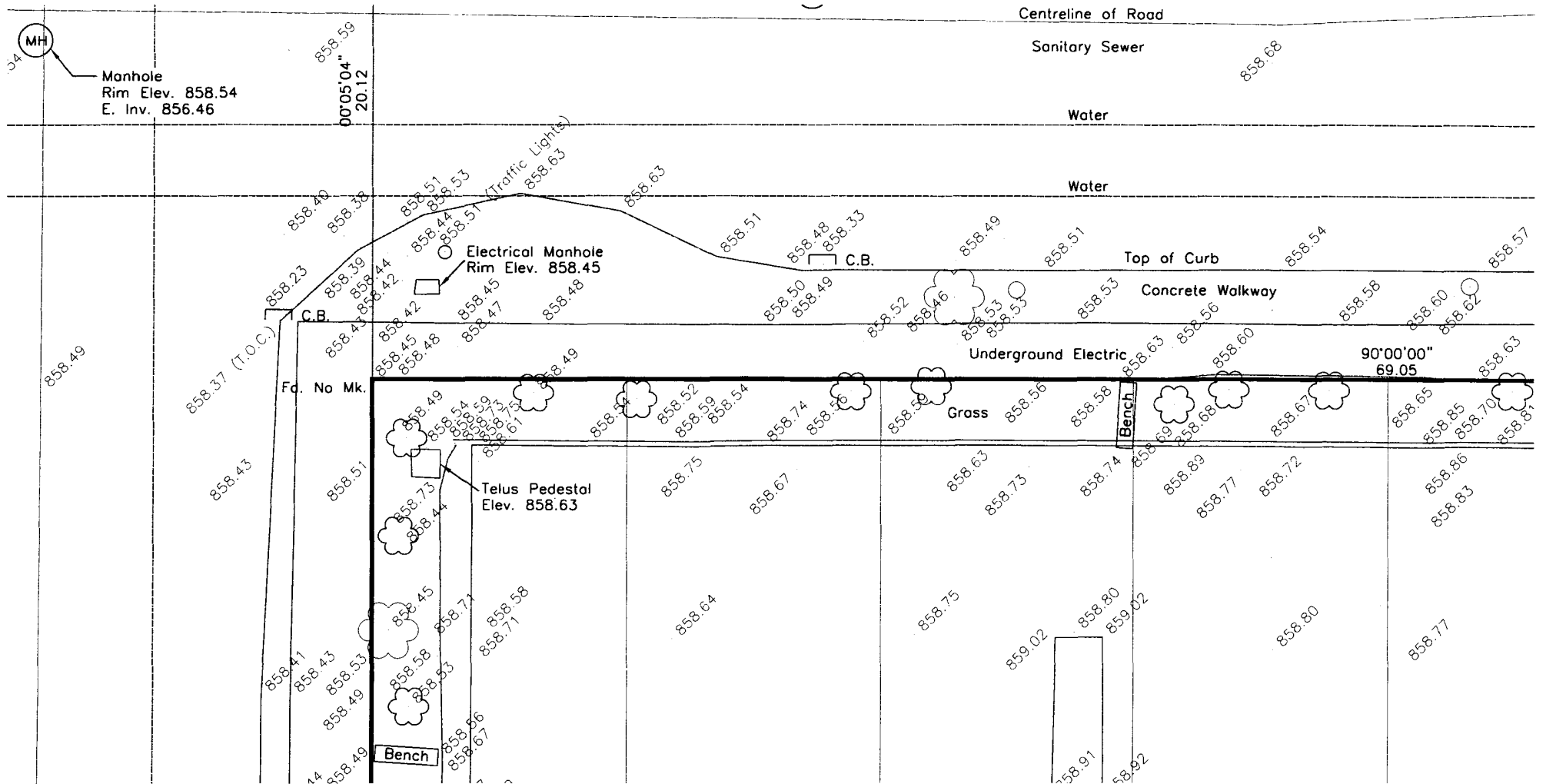
Gas line is shown thus: —————

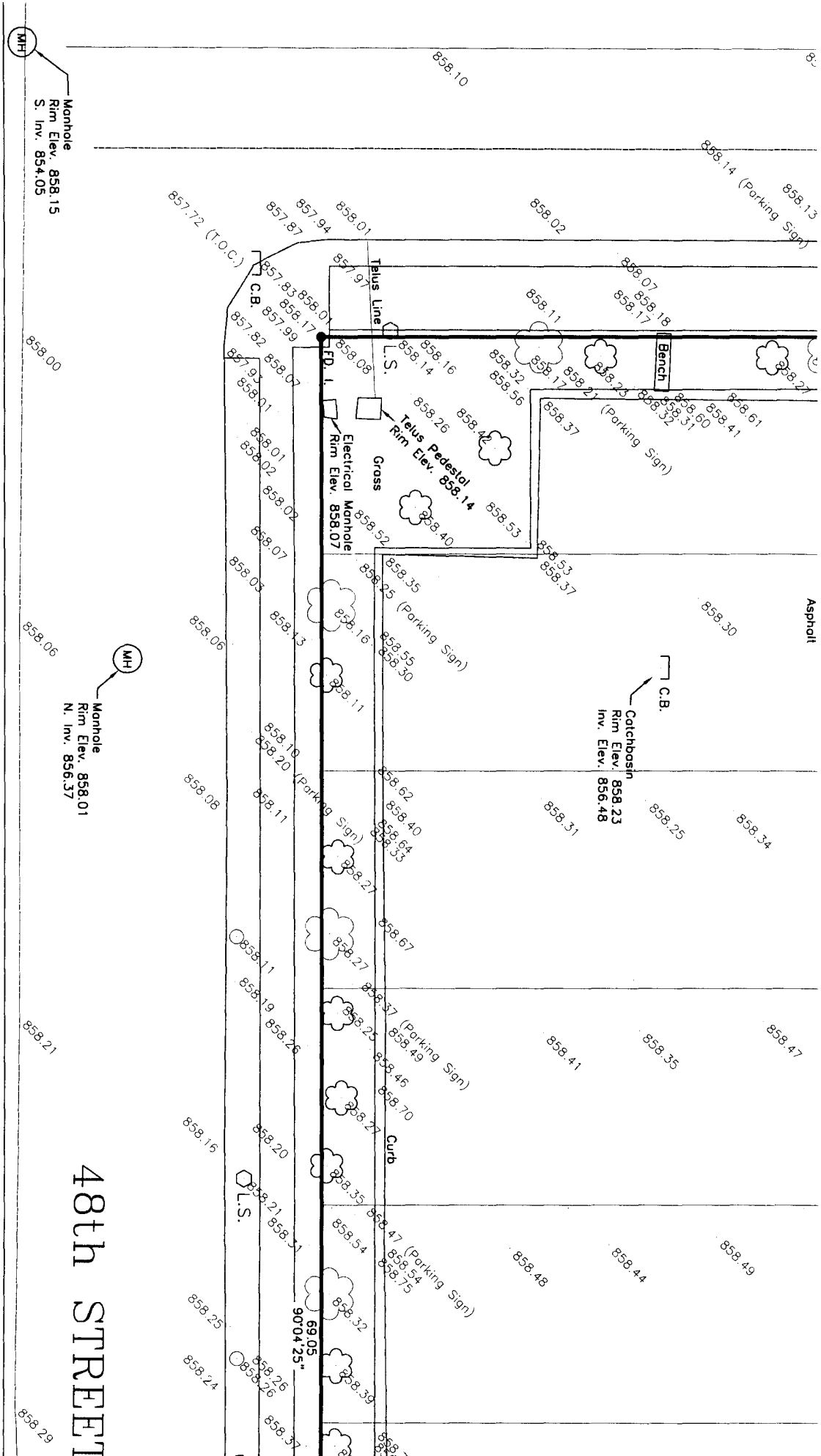
Telus line is shown thus: —————

Underground Electric line is shown thus: —————

Location of Water, Gas, Sanitary Sewer and Storm Lines are derived from asbuilt information provided by the City of Red Deer or actual field measurements.

Catchbasin and Manhole Invert information provided by the City of Red Deer.





48th STREET



Office of the City Clerk

Council Decision – July 15, 2002

**DATE:** July 16, 2002  
**TO:** Colleen Jensen, Community Services Director  
Kevin Joll, Transit Manager  
**FROM:** City Clerk  
**SUBJECT:** Transit Terminal

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***Reference Report:***

Community Services Director & Transit Manager, dated July 11, 2002

***Resolutions:***

***Resolved*** that Council of the City of Red Deer having considered the report from the Community Services Director and Transit Manager, re: Transit Terminal agrees that the City provide interim financing of up to \$155,150 to correct the grade problem of the Transit Terminal aprons with this cost to be recovered from the Transit Terminal consultants involved.

Council further agrees that should the interim financing not be recovered within 100 days from July 16, 2002, a report be prepared for Council's consideration to proceed with litigation to recover the money.

***Report Back to Council:*** - Only if the interim financing is not paid back within 100 days.

***Comments/Further Action:***

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

Kelly Kloss  
City Clerk  
/chk

c Director of Corporate Services