

CITY COUNCIL

AGENDA

Monday, June 27, 2011 – Council Chambers, City Hall

Call to Order:	1:00 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

1. MINUTES

- 1.1. Confirmation of the Minutes of the Monday, June 13, 2011 Regular Council Meeting

(Agenda Pages 1 – 30)

2. POINT OF INTEREST

3. PRESENTATIONS

- 3.1. Red Deer Regional Airport Authority - Quarterly Update Presentation
Department: Land & Economic Development

(Agenda Pages 31 – 60)

- 3.2. Alberta Transportation Functional Study - Highway 11
Department: Engineering Services

(Agenda Pages 61 – 63)

4. UNFINISHED BUSINESS

- 4.1. Tourism Red Deer - Enhanced Destination Marketing
Motion to Lift and Table
Department: Legislative & Governance Services

(Agenda Pages 64 – 65)

- 4.2. River Bend Golf and Recreation Society Loan Bylaw Amendment 3391/A-2011
Consideration of Second and Third Readings of the Bylaw
Department: Financial Services
(Agenda Pages 66 – 70)
- 4.3. Licensing of Secondary Suites
Department: Inspections & Licensing
(Agenda Pages 71 – 74)
- 4.4. Secondary Suites - Density Report
Department: Planning Services
(Agenda Pages 75 – 77)
- 4.5. Linking Utility Fees to Consumption
Directorate: Development Services
(Agenda Pages 78 – 87)

5. REPORTS

- 5.1. Development Permit Application for Proposed CIBC with Drive-Thru in
Clearview Market
Department: Inspections & Licensing
(Agenda Pages 88 – 102)
- 5.2. Rotary Recreation Park & South Area Concept Plan Update
Department: Recreation, Parks & Culture
(Agenda Pages 103 – 105)
- 5.3. Waskasoo Park Trail Widths
Department: Recreation, Parks & Culture
(Agenda Pages 106 – 110)
- 5.4. Information Report: Multi-Use Court Finishes
Department: Recreation, Parks & Culture
(Agenda Pages 111 – 114)
- 5.5. Development Agreement Fees and Charges
Department: Engineering Services
(Agenda Pages 115 – 118)
- 5.6. Request from Piper Creek Foundation for Transfer of Land located at 4707 -
34 Street
Department: Land & Economic Development
(Agenda Pages 119 – 122)

6. BYLAWS

- 6.1. Revision to Electric Distribution Tariff, Electric Utility Bylaw Amendment 3273/A-2011, effective August 1, 2011
Consideration of Three Readings of the Bylaw
Department: Electric, Light & Power

(Agenda Pages 123 – 144)

7. PUBLIC HEARINGS

- 7.1. Offer to Exchange a Portion of Road Adjacent to 5310 - 54 Street
For a Portion of Lot 31, Plan 72NY to be incorporated into 55th Street
Extension Project
Departments: Land & Economic Development & Planning Services

(Agenda Pages 145 – 152)

- 7.1.a. Road Closure Bylaw 3469/2011 - Closure of Section of 53rd Avenue
Consideration of Second and Third Readings of the Bylaw
Department: Land & Economic Development & Planning Services

(Agenda Pages 153 – 154)

- 7.1.b. Land Use Bylaw Amendment 3357/M-2011 - Rezoning of Road Closure to Direct Control District (DC 28)
Consideration of Second and Third Readings of the Bylaw
Department: Land & Economic Development and Planning Services

(Agenda Pages 155 – 156)

8. PETITIONS AND DELEGATIONS

9. NOTICES OF MOTION

10. ADMINISTRATIVE INQUIRIES

11. IN CAMERA MEETING

- 11.1. Legal Opinion
Department: Legislative & Governance Services

12. ADJOURNMENT



UNAPPROVED - M I N U T E S
of the REGULAR MEETING of RED DEER CITY COUNCIL
held on Monday, June 13, 2011
in the Council Chambers of City Hall,
commenced at 1:04 p.m.

Present:

Mayor Morris Flewwelling
Councillor Buck Buchanan
Councillor Paul Harris
Councillor Cindy Jefferies
Councillor Lynne Mulder
Councillor Chris Stephan
Councillor Tara Veer
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Director of Community Services, Colleen Jensen
Acting Director of Corporate Services, Dean Krejci
Director of Development Services, Paul Goranson
Director of Planning Services, Paul Meyeette
Legislative & Governance Services Manager (City Clerk), Elaine Vincent
Deputy City Clerk, Frieda McDougall
City Solicitor, Don Simpson
Engineering Services Manager, Frank Colosimo
Social Planning Manager, Scott Cameron
Transit Manager Kevin Joll
RCMP Superintendent, Brian Simpson
Culture Superintendent, Kristina Oberg
Corporate Strategist, Lisa Perkins
Divisional Strategist, Charity Dyke
Program Coordinator – Social Planning, Roxanna Nielsen Stewart
Planner, Quincy Brown
Bylaw Research Coordinator, Julia Townell
Parking Coordinator, Fred Dieno
Crime Prevention Coordinator, Dean Scott



IN CAMERA MEETING

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

“Resolved that Council of The City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday, June 13, 2011 at 1:05 p.m. and hereby agrees to exclude the following:

- All members of the media; and
- All members of the public.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

“Resolved that Council of the City of Red Deer hereby agrees to revert to an open meeting of Council on Monday, June 13, 2011 at 1:19 p.m.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MINUTES

Moved by Councillor Chris Stephan, seconded by Councillor Buck Buchanan

“Resolved that the Monday, May 16, 2011, Council Meeting Minutes be approved with the following amendment:



Page 17 that the amending motion regarding Bylaw 3357/J-2011 be corrected to read as follows:

“Resolved that Bylaw 3357/J-2011 (an amendment for the rezoning of the Lancaster / Vanier East Rezoning for Phase 1 and 2) be amended by deleting the place of worship site from the plan.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION AS AMENDED CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

“**Resolved** that the Monday, May 30, 2011, Council Meeting Minutes be approved as circulated.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

POINTS OF INTEREST

Mayor Flewwelling shared the proclamations passed by his office, as follows:

June 6 – 10	Hire a Student Week
June 6 – 10	Senior’s Week
June 22 – 28	Great Neighbourhood’s Week



On a Point of Interest Councillor Cindy Jefferies congratulated Councillor Paul Harris for being elected to the FCM Board of Directors and for being willing to act as Red Deer's voice at this federal forum. Councillor Cindy Jefferies also congratulated Superintendent Brian Simpson who received the Order of Merit from the Governor General. Councillor Cindy Jefferies also shared two highlights from the FCM Conference – the construction/demolition waste conversion site tour and the social media/engagement presentation/discussion.

On a Point of Interest Councillor Dianne Wyntjes shared that she attended the Senior's Week event at the Golden Circle and the parade in Penhold. Councillor Dianne Wyntjes commended, Emily Parker-Ristau, a young local person who through last year's participation in Green Deer raised enough funds through bottling recycling to provide a trip to Disneyland for her family and who is now undertaking the same effort to sponsor an underprivileged family to also attend Disneyland.

Councillor Tara Veer on a Point of Interest was pleased to attend the Special Olympics breakfast fundraiser and the Hockey Alberta annual fundraiser which honoured recent inductees. Councillor Tara Veer also shared that The City was the recipient of an Action Hero award from the Parkland Airshed Management Zone.

On a Point of Interest Councillor Buck Buchanan was pleased to attend the Country Pride Dancer's 20th Anniversary event.

Councillor Paul Harris on a Point of Interest spoke about the Mayor's Recognition Awards which was a well-attended event recognizing the great recipients of many awards.

UNFINISHED BUSINESS

Year Round Market and Artisan Spaces

Department: Culture Services and Planning Services

Moved by Councillor Cindy Jefferies, seconded by Councillor Paul Harris

“Resolved that Council of The City of Red Deer having considered the report from the Legislative & Governance Services Manager dated May 25, 2011 re: Year Round Market and Artisan Spaces Report hereby agrees to lift from the table consideration of the above report.”



IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Lynne Mulder

“Resolved that Council of The City of Red Deer having considered the report from the Culture Superintendent and Greater Downtown Coordinator dated March 21, 2011 and the report from the Culture Superintendent and Recreation, Parks & Culture Manager dated January 31, 2011 hereby agrees to support Option 4, Private Ownership and Development with City Investment, as the preferred operational model with regards to the development of the Year Round Market and Artisan Spaces project.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder

OPPOSED: Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION FAILED

Moved by Councillor Tara Veer, seconded by Councillor Dianne Wyntjes

“Resolved that Council of The City of Red Deer having considered the report from the Culture Superintendent and Greater Downtown Coordinator dated March 21, 2011 and the report from the Culture Superintendent and Recreation, Parks & Culture Manager dated January 31, 2011 hereby agrees to support Option 2, City Owned Land and Facility, Contracted Operations, as the preferred operational model with regards to the development of the Year Round Market and Artisan Spaces project.”

IN FAVOUR: Councillor Chris Stephan, Councillor Tara Veer, Councillor Dianne Wyntjes



OPPOSED: Mayor Morris Flewwelling, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION FAILED

Moved by Councillor Lynne Mulder, seconded by Councillor Cindy Jefferies

“Resolved that Council of The City of Red Deer having considered the report from the Culture Superintendent and Greater Downtown Coordinator dated March 21, 2011 and the report from the Culture Superintendent and Recreation, Parks & Culture Manager dated January 31, 2011 hereby directs administration to advance to the tender stage which will include options of ownership and vision with both the draft tender and submissions to the tender coming back to Council for approval.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Dianne Wyntjes

OPPOSED: Councillor Frank Wong

MOTION CARRIED

Low Income Transit Fare Report

Department: Transit

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

“Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the review of Low-Income Transit Fare Report – January 12, 2011 City Council Resolution dated April 6, 2011.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank



Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Paul Harris

“Resolved that Council of The City of Red Deer having considered the report from the Transit Manager dated April 6, 2011 re: January 12, 2011 City Council Resolution - Low-Income Transit Fare Report hereby directs Administration to refer this report to the Council Governance and Policy Committee for review in the larger context of all City fees and charges.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

REPORTS

Provincial Outreach and Support Services Grant Allocation 2011-2012 & 2012-2013

Department: Social Planning

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

“Resolved that Council of The City of Red Deer having considered the report from the Program Coordinator - Housing, dated May 26, 2011 re: Provincial Outreach and Support Services Grant Allocation 2011 – 2012 & 2012 – 2013 hereby agrees to approve funding for July 1, 2011 to June 30, 2012 for the projects as follows:

**Summary of Projects Recommended for OSS Funding
July 1, 2011- June 30, 2012**



City of Red Deer - Administration Fee	\$88,000
<p>Canadian Mental Health Association – Buffalo Housing First</p> <p>Description: The Buffalo Housing First Program is a 40 unit apartment. The tenants will be individuals who have lived on the streets and may have an addiction, mental illness or other disability. Tenants have access to two staff members 24 hours a day.</p>	\$676,124
<p>Central Alberta's Safe Harbour Society for Health and Housing – Harbour House</p> <p>Description: Harbour House is a home where 8 individuals can live, all having their own private rooms with shared common areas. Meals are included. Individuals who are offered housing here are living with mental illnesses, active substance addictions and other chronic health issues. Tenants have access to two staff members 24 hours a day.</p>	\$432,898
<p>Central Alberta's Safe Harbour Society for Health and Housing – Supportive Housing Recovery Program</p> <p>Description: The project will serve homeless individuals who identify the desire to actively work on their recovery from addiction. It will operate as a shared living model in four residences owned by Safe Harbour Society and also in private housing stock throughout the community.</p>	\$171,017
<p>Central Alberta Women's Outreach Society – Red Deer Housing Team</p> <p>Description: An integrated partnership project between Central Alberta Women's Outreach Society, Central Alberta's Safe Harbour Society for Health and Housing and Canadian Mental Health Association. This project is a scattered "Housing First" model that has a centralized intake, a landlord locator, complex case consultant and case management follow-up support workers.</p>	\$1,003,712
<p>Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project</p> <p>Description: A permanent supportive housing with conditions program aimed at chronic or episodically homeless individuals who wish to participate in the Wellbriety program and maintain balance in their lives through all aspects of the Medicine Wheel.</p>	\$117,942
Total recommended:	\$2,489,693



IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Lynne Mulder

“Resolved that Council of The City of Red Deer having considered the report from the Program Coordinator - Housing, dated May 26, 2011 re: Provincial Outreach and Support Services Grant Allocation 2011 – 2012 & 2012 – 2013 hereby recommends the projects be given conditional grants pending funding being received from the Province of Alberta for the fiscal year of 2012-2013, as follows:

Summary of Projects Recommended for OSS Funding July 1, 2012- June 30, 2013	
City of Red Deer - Administration Fee	\$88,000
Canadian Mental Health Association – Buffalo Housing First Description: The Buffalo Housing First Program is a 40 unit apartment. The tenants will be individuals who have lived on the streets and may have an addiction, mental illness or other disability. Tenants have access to two staff members 24 hours a day.	\$676,124
Central Alberta’s Safe Harbour Society for Health and Housing – Harbour House Description: Harbour House is a home where 8 individuals can live, all having their own private rooms with shared common areas. Meals are included. Individuals who are offered housing here are living with mental illnesses, active substance addictions and other chronic health issues. Tenants have access to two staff members 24 hours a day.	\$432,898
Central Alberta’s Safe Harbour Society for Health and Housing – Supportive Housing Recovery Program Description: The project will serve homeless individuals who identify the desire to actively work on their recovery from addiction. It will operate as a shared living model in four residences owned by Safe Harbour Society and also in private housing stock throughout the community.	\$171,017



<p>Central Alberta Women's Outreach Society – Red Deer Housing Team</p> <p>Description: An integrated partnership project between Central Alberta Women's Outreach Society, Central Alberta's Safe Harbour Society for Health and Housing and Canadian Mental Health Association. This project is a scattered "Housing First" model that has a centralized intake, a landlord locator, complex case consultant and case management follow-up support workers.</p>	<p>\$1,003,712</p>
<p>Red Deer Native Friendship Society – New Beginnings Aboriginal Housing Project</p> <p>Description: A permanent supportive housing with conditions program aimed at chronic or episodically homeless individuals who wish to participate in the Wellbriety program and maintain balance in their lives through all aspects of the Medicine Wheel.</p>	<p>\$117,942</p>
<p>Total recommended:</p>	<p>\$2,489,693</p>

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Vienna Declaration Report

Department: Social Planning

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

“Resolved that Council of The City of Red Deer having considered the report from the Crime Prevention Coordinator dated May 31, 2011 re: The Vienna Declaration hereby agrees to take a leadership role and support The Vienna Declaration and further that:

- 1) The four pillars approach is explored as an option for developing a Red Deer specific drug strategy;
- 2) The Crime Prevention and Policing Study consultants be requested to review the



four pillars approach for potential relevance and inclusion in the study and make recommendations;

- 3) Key stakeholders are brought together to undertake the development of a Red Deer drug strategy;
- 4) The Crime Prevention Advisory Committee remains a stakeholder in further discussion where crime prevention is relevant to the strategy development.”

Prior to considering the preceding resolution, the following amending resolution was introduced and passed.

Moved by Councillor Tara Veer, seconded by Councillor Chris Stephan

“Resolved that Council of The City of Red Deer hereby agrees to amend the preceding resolution by severing the preamble from the four items put forward by the Crime Prevention Advisory Committee.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO AMEND CARRIED

The severed original resolution, as shown below, was then on the floor.

“Resolved that Council of The City of Red Deer having considered the report from the Crime Prevention Coordinator dated May 31, 2011 re: The Vienna Declaration hereby agrees to take a leadership role and support The Vienna Declaration.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan, Councillor Chris Stephan, Councillor



Tara Veer, Councillor Frank Wong

MOTION AS AMENDED CARRIED

The balance of the severed resolution was then on the floor.

Moved by Councillor Frank Wong, seconded by Councillor Tara Veer

“Resolved that Council of The City of Red Deer having considered the report from the Crime Prevention Coordinator dated May 31, 2011 re: The Vienna Declaration hereby agrees that:

- 1) The four pillars approach is explored as an option for developing a Red Deer specific drug strategy;
- 2) The Crime Prevention and Policing Study consultants be requested to review the four pillars approach for potential relevance and inclusion in the study and make recommendations;
- 3) Key stakeholders are brought together to undertake the development of a Red Deer drug strategy;
- 4) The Crime Prevention Advisory Committee remains a stakeholder in further discussion where crime prevention is relevant to the strategy development.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wytjies

MOTION CARRIED

Council recessed at 3:33 p.m. and reconvened at 3:39 p.m.



BYLAWS

Increase in Parking Penalties and Early Payment Reduction Traffic Bylaw Amendment 3186/A-2011 General Penalty Bylaw Amendment 3036/A-2011 Consideration of Three Readings of the Bylaws

Department: Planning Services

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wyntjes

“Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Traffic Bylaw Amendment 3186/A-2011 and General Penalty Bylaw Amendment 3036/A-2011.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

The following resolution was introduced and passed at this time.

Moved by Councillor Paul Harris, seconded by Councillor Tara Veer

“Resolved that Council of The City of Red Deer having considered the report from the Inspections & Licensing Co-Managers dated June 3, 2011, Re: Increase in Parking Penalties and Early Payment Reduction hereby agrees to pursue Option 2 of the report as it relates to the Traffic Bylaw Amendment 3186/A-2011 and General Penalty Bylaw Amendment 3036/A-2011.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan, Councillor Frank Wong



MOTION CARRIED

Council then agreed to consider the related bylaw readings.

Moved by Councillor Tara Veer, seconded by Councillor Cindy Jefferies

That Traffic Bylaw Amendment 3186/A-2011 be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

Moved by Councillor Tara Veer, seconded by Councillor Cindy Jefferies

That Traffic Bylaw Amendment 3186/A-2011 be read a second time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wyntjes

“Resolved that with the unanimous consent of the Council members present, Bylaw 3186/A-2011 be presented for third reading.”



IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tara Veer, seconded by Councillor Cindy Jefferies

That Traffic Bylaw Amendment 3186/A-2011 be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Tara Veer

That General Penalty Bylaw Amendment 3036/A-2011 be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Tara Veer

That General Penalty Bylaw Amendment 3036/A-2011 be read a second time.



IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

“Resolved that with the unanimous consent of the Council members present, Bylaw 3036/A-2011 be presented for third reading.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Tara Veer

That General Penalty Bylaw Amendment 3036/A-2011 be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED



REPORTS

Tourism Destination Marketing Fund – Red Deer Tourism

Department: Land & Economic Development Services

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

“Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated May 30, 2011 re: Tourism Red Deer – Enhanced Destination Marketing hereby agrees to remove the condition from the Critical Priority Item as part of the 2011 Operating Budget and proceed with the one-time funding in the amount of \$75,000 to Tourism Red Deer for enhanced destination marketing.”

Prior to voting on the resolution the following motion to table was introduced and passed.

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

“Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated May 30, 2011 re: Tourism Red Deer – Enhanced Destination Marketing hereby agrees to table consideration of this item for two weeks to allow for administration to further clarify the governance framework of Red Deer Tourism with respect to the Destination Marketing Fund.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO TABLE CARRIED

UNFINISHED BUSINESS

Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw 3217/B-2011

East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2011



Municipal Development Plan Amendment 3404/A-2011
Land Use Bylaw Amendment 3357/J-2011 – Lancaster / Vanier East Rezoning
for Phase 1 and 2
Consideration of Third Reading of the Bylaws
 Department: Planning Services

Moved by Councillor Lynne Mulder, seconded by Councillor Cindy Jefferies

“Resolved that Council of The City of Red Deer having considered the report from the Senior Planner, dated May 25, 2011, re: Supplementary Report – Prior to Third Reading, Lancaster/Vanier East Neighbourhood Area Structure Plan, hereby agrees that prior to third reading, to replace the Lancaster/Vanier East Neighbourhood Areas Structure Plan Bylaw 3217/B-2011, with the revised Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw 3217/B-2011 dated June 6, 2011, as presented at the Monday, June 13, 2011 Council Meeting.“

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

“Resolved that Council of The City of Red Deer having considered the report from the Senior Planner, dated May 17, 2011, Re: East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2011, that prior to third reading of the bylaw, agrees to replace Figure 5 with the revised Figure 5 dated May 24, 2011 as presented at the Monday, June 13, 2011 Council Meeting.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Chris Stephan, seconded by Councillor Dianne Wyntjes

“**Resolved** that Council of The City of Red Deer having considered the report from the Planner, dated May 17, 2011, re: Land Use Bylaw Amendment 3357/J-2011, Lancaster/Vanier East Rezoning – Phase 1 and 2, Amendments Since Second Reading, that prior to third reading, agrees to replace Map 6/2011 with the revised Map 6/2011 dated May 18, 2011 as presented at the June 13, 2011 Council Meeting.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Dianne Wyntjes

OPPOSED: Councillor Frank Wong

MOTION CARRIED

Municipal Development Plan Amendment 3404/A-2011

Consideration of Third Reading of the Bylaw

Department: Planning Services

Moved by Councillor Dianne Wyntjes, seconded by Councillor Chris Stephan

That Municipal Development Plan Amendment 3404/A-2011 Replacement of the Generalized Future Land Use Concept Map be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2011

Consideration of Third Reading of the Bylaw

Department: Planning Services



Moved by Councillor Lynne Mulder, seconded by Councillor Paul Harris

That East Hill Major Area Structure Plan Bylaw Amendment 3207/A-2011 be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw 3217/B-2011

Consideration of Third Reading of the Bylaw

Department: Planning Services

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

That Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw 3217/B-2011 be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Dianne Wyntjes

OPPOSED: Councillor Frank Wong

MOTION CARRIED



Land Use Bylaw Amendment 3357/J-2011 – Lancaster/Vanier East Rezoning for Phase 1 and 2

Consideration of Third Reading of the Bylaw

Department: Planning Services

Moved by Councillor Buck Buchanan, seconded by Councillor Tara Veer

That Land Use Bylaw Amendment 3357/J-2011 – Lancaster/Vanier East Rezoning for Phase 1 and 2 be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Dianne Wyntjes

OPPOSED: Councillor Frank Wong

MOTION CARRIED

BYLAWS

Disposal of Municipal Reserve – Plan 8821302, Block 4, Lot 2MR and Subsequent Land Sale – Deer Park Commercial Site – Dunlop Street and 30th Avenue

Consideration of First Reading of the Bylaw

Department: Land & Economic Development

Moved by Councillor Tara Veer, seconded by Councillor Cindy Jefferies

“Resolved that Council of The City of Red Deer having considered the report from the Land Services Specialist, Land Coordinator and Planner dated June 13, 2011 re: MR Designation Removal of Plan 88921302 Block 4 Lot 2MR & Subsequent Land Sale at Market Value to Adjacent landowner hereby agrees to proceed with first reading and is subject to the following:



- 1) The purchase price be fair market value.
- 2) Consolidation by plan of survey of The City land sold with the Developers lands,
- 3) All costs associated with advertising, legal survey and legal subdivision and consolidation to be the responsibility of the Purchaser,
- 4) The net proceeds of the sale of the MR to be credited to the Public Reserve Trust Fund.
- 5) Land Sale Agreement satisfactory to the City Solicitor.
- 6) A resolution to dispose of Municipal Reserve being passed by Council following a Public Hearing pursuant to the Municipal Government Act, s. 674.
- 7) Council approval of a Land Use bylaw amendment to rezone the former Municipal Reserve to C2B.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Cindy Jefferies

That Land Use Bylaw Amendment 3357/G-2011 – Rezoning to C2B be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED



UNFINISHED BUSINESS

Policy Framework for Capital Grants

Department: Legislative & Governance Services

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

“Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the Policy Framework for Capital Grants report dated May 31, 2011.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

“Resolved that Council of The City of Red Deer having considered the report from the Legislative & Governance Services Manager dated May 31, 2011 re: Policy Framework for Capital Grants hereby agrees to re-table this report to the Monday, September 19, 2011 Council Meeting.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO TABLE CARRIED

REPORTS

Change in Start Time For Upcoming Council Meetings

Department: Legislative & Governances Services

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wyntjes



“Resolved that Council of The City of Red Deer hereby agrees to change the start time of the following Regular Council Meetings to 1:00 p.m.:

1. Monday, June 27, 2011,
2. Monday, July 11, 2011,
3. Monday, August 8, 2011,
4. Monday, August 22, 2011.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

City of Red Deer Submission to AUMA Awards for Municipal Sustainability 2011

Department: City Manager

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

“Resolved that Council of The City of Red Deer having considered the report from the Corporate Strategist dated June 7, 2011 re: City of Red Deer Submission to AUMA awards for Municipal Sustainability 2011 hereby agrees to submit an application for the Innovative Community category.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



BYLAWS

Land Use Bylaw Amendment 3357/P-2011 – correction in numbering error on Land Use Bylaw 3357/F-2011

Consideration of Three Readings of the Bylaw

Department: Legislative & Governance Services

Moved by Councillor Paul Harris, seconded by Councillor Buck Buchanan

That Land Use Bylaw Amendment 3357/P-2011 – correction in numbering error on Land Use Bylaw 3357/F-2011 be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Buck Buchanan

That Land Use Bylaw Amendment 3357/P-2011 – correction in numbering error on Land Use Bylaw 3357/F-2011 be read a second time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Cindy Jefferies

“**Resolved** that with the unanimous consent of the Council members present, Land Use Bylaw Amendment 3357/P-2011 be presented for third reading.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor



Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Buck Buchanan

That Land Use Bylaw Amendment 3357/P-2011 – correction in numbering error on Land Use Bylaw 3357/F-2011 read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Committees Bylaw Amendment 3431/B-2011
Consideration of Three Readings of the Bylaw

Department: Legislative & Governance Services

Moved by Councillor Lynne Mulder, seconded by Councillor Chris Stephan

That Committees Bylaw Amendment 3431/B-2011 be read a first time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Chris Stephan



That Committees Bylaw Amendment 3431/B-2011 be read a second time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Tara Veer

“**Resolved** that with the unanimous consent of the Council members present, Committee Bylaw Amendment 3431/B-2011 be presented for third reading.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Chris Stephan

That Committees Bylaw Amendment 3431/B-2011 be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED



Council recessed at 5:16 p.m. and reconvened at 6:00 p.m.

PUBLIC HEARINGS

Land Use Bylaw Amendment 3357/L-2011 – Revision to Item 6.1 – Trade School Definition

Consideration of Second and Third Readings of the Bylaw

Department: Planning Services

Mayor Morris Flewwelling declared open the Public Hearing for Land Use Bylaw Amendment 3357/L-2011 which provides for removal of reference to “commercial schools’ being a discretionary use in the II Industrial (Business Service) District; replaces ‘trade schools’ with ‘industrial trade schools’ as being a discretionary use in these districts and IIA/BSR (Light Industrial and Business Service-Residential) district; and adds a definition for ‘commercial school’ and ‘industrial trade school’ to the Land Use Bylaw. As no one was present to speak for or against this item Mayor Morris Flewwelling declared the Public Hearing closed.

Council agreed to consider Land Use Bylaw Amendment 3357/L-2011 at this time.

Prior to consideration of the Land Use Bylaw Amendment, the following motion to amend was introduced and passed.

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

“Resolved that Council of The City of Red Deer, having considered a report from the Bylaw Research Coordinator dated April 5, 2011 re: Trade School definition – Land Use Bylaw Amendment 3357/L-2011 hereby agrees to amend the following definitions within the bylaw, as follows:

Commercial School means a facility which provides education or training to adults or children in general education, recreation or life skills or in business skills, and includes dance school, athletic training facility, martial arts school, business school or college, secretarial school and hair dressing school but does not include an Industrial Trade School.

Industrial Trade School means a facility which provides education or training to



adults in trades used in an industrial context, including electrical, plumbing, carpentry, welding, mechanics, sheet metal work, vehicle driving, surveying and similar skills.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong,

OPPOSED: Councillor Paul Harris, Councillor Dianne Wyntjes

MOTION TO AMEND CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

That Land Use Bylaw Amendment 3357/L-2011 – Revision to Item 6.1 – Trade School Definition, as amended, be read a second time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong

OPPOSED: Councillor Paul Harris, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

That Land Use Bylaw Amendment 3357/L-2011 be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong

OPPOSED: Councillor Paul Harris, Councillor Dianne Wyntjes

MOTION CARRIED



A subsequent resolution related to this item was then introduced and passed.

Moved by Councillor Tara Veer, seconded by Councillor Cindy Jefferies

“Resolved that Council of The City of Red Deer, having considered a report from the Bylaw Research Coordinator dated April 5, 2011 re: Trade School definition – Land Use Bylaw Amendment 3357/L-2011 hereby directs administration to review the work plan related to the Riverside Light Industrial area to determine when an area redevelopment plan can be undertaken for this area with a report to be brought back to Council within three months.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

ADJOURNMENT

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

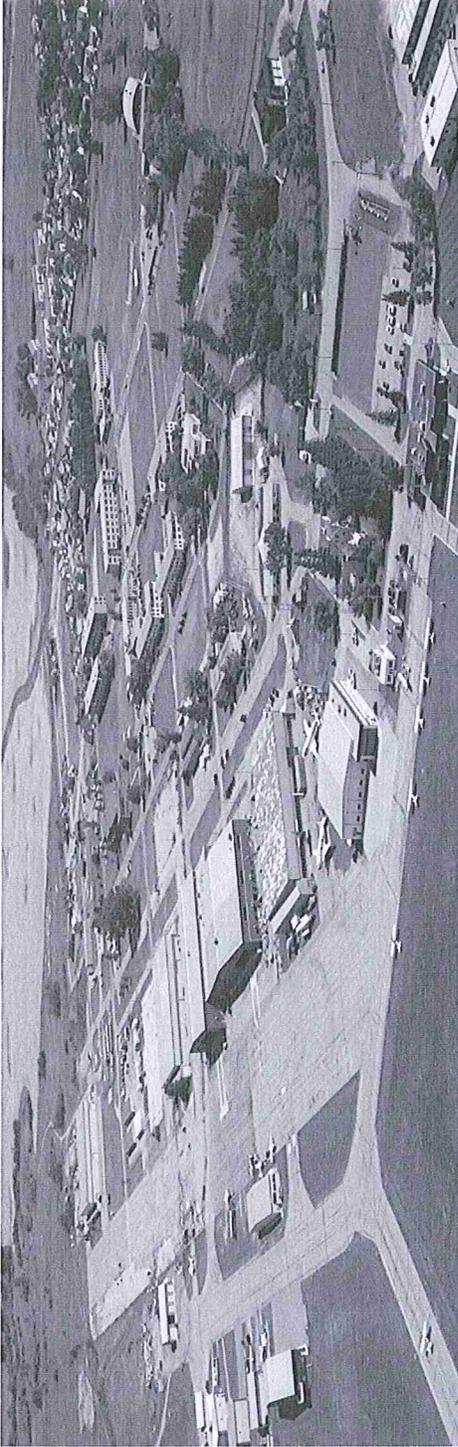
“Resolved that the Monday, June 13, 2011, regular meeting of The City of Red Deer Council be adjourned at 6:24 p.m.”

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



RED DEER AIRPORT (YQF)

Gateway for Central Alberta

Q1 & Q2 Update
City of Red Deer
June 21, 2011



“Airports say a lot about a place because they are both a city’s business card and its handshake. They tell us what the community yearns to be as well as what it really is.”

Pico Tyler



Current Situation

The Facts

- ▣ \$39.4 million generated for Central Alberta economy (2005)
- ▣ 45 tenants (2010)
 - ▣ 13 commercial
 - ▣ 26 non-commercial
 - ▣ 6 miscellaneous
- ▣ 200 FTE employees (airport and tenant)
- ▣ 24 hour flight services (Nav Canada)
- ▣ 39,989 annual flight movements (2010)
 - ▣ YYC 238,000 and YEG 130,000

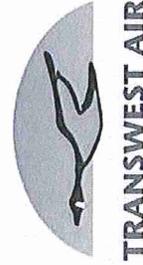
Air Services

- RDRA is served by one scheduled carrier and four charter carriers to 5 destinations in Alberta and Saskatchewan

- Scheduled Carrier



- Charter Carriers

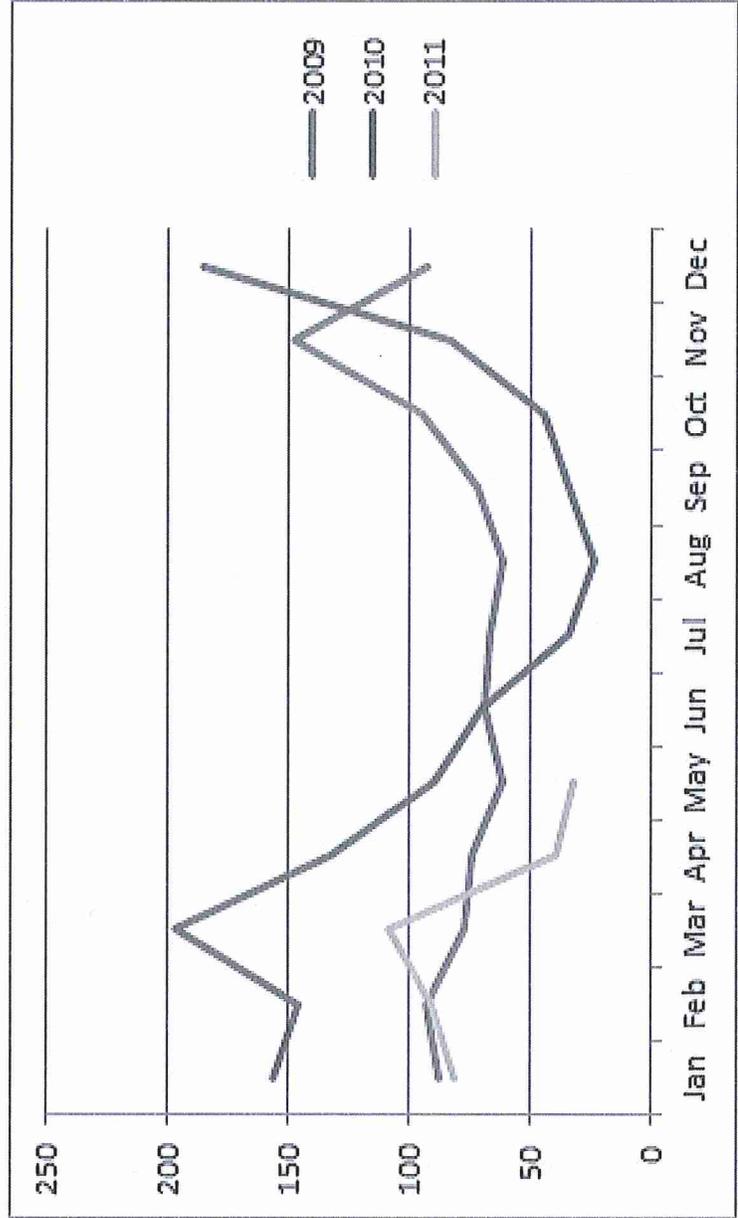


Air Service Development

- ❑ Discussions with possible air carriers continue. Opportunities under development but preliminary include:
 - ❑ North Western Air Lease with a Red Deer to Kelowna route. Regulatory requirements need to be met out of Kelowna - sitting with Nav Canada and Transport Canada awaiting approval
 - ❑ Integra Air with a Red Deer to Fort McMurray route originating in Lethbridge.

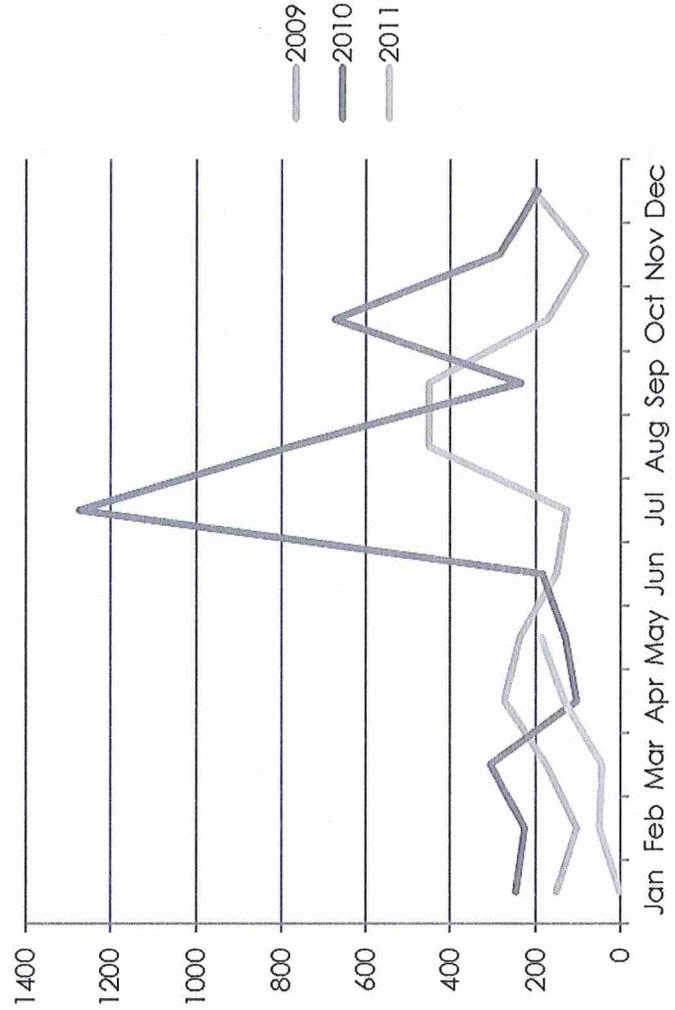
Scheduled Passenger Traffic

Scheduled passenger traffic growth has stalled since 2009 and 2010 given reliance on single carrier.



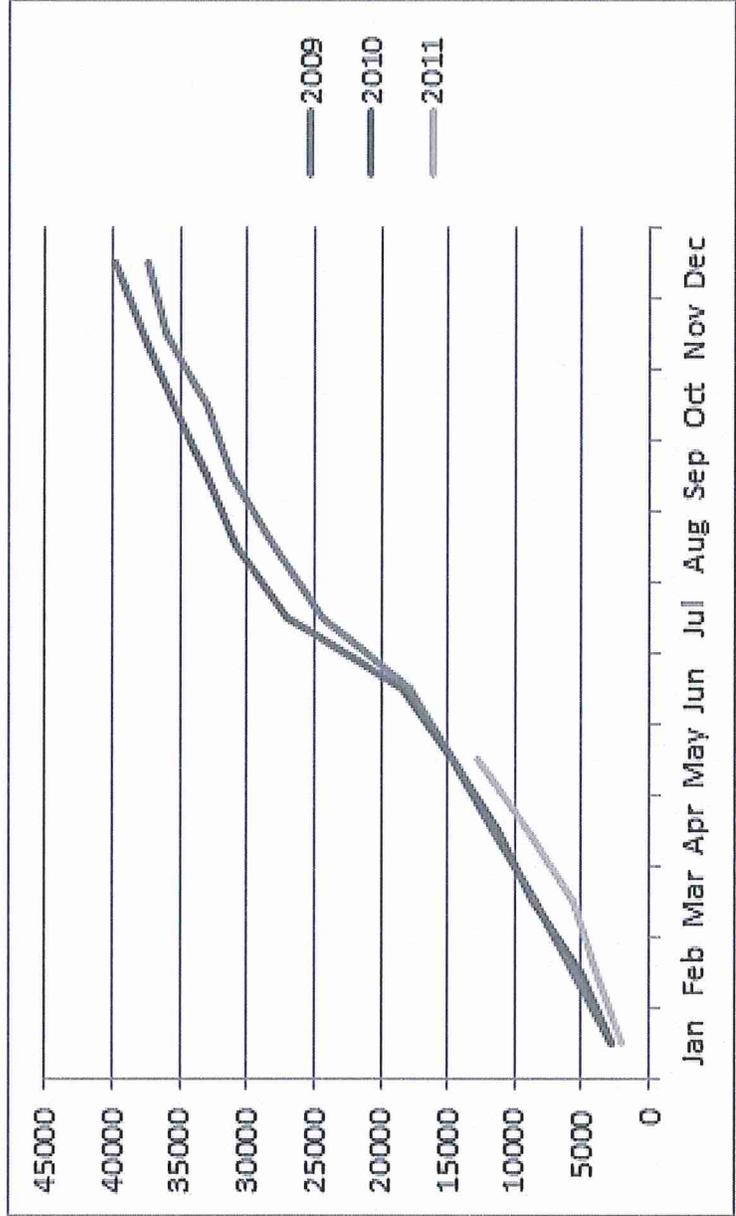
Charter Passenger Traffic

Charter passenger traffic continues to hold steady with increases expected over busy summer months



Aircraft Movements

Aircraft movements are off slightly from 2009 and 2010 however remain steady heading into high volume third quarter.



Financial Performance (Q1 & Q2)

Statement of Net Earnings		Three Months Ended March 30		Six Months Ended June 30		
Unaudited		2010	2011	2010	2011	
For the Three and Six Months ended June 30, 2011 with comparative figures for 2010						
Revenues						
Airport Landing Fees	\$	6,171.23	\$ 7,977.00	\$	21,034.59	\$ 30,699.46
Airport Improvement Fee	\$	6,340.00	\$ 1,480.00	\$	15,660.00	\$ 7,790.00
Airport Facility Fee	\$	6,665.00	\$ 10,730.00	\$	24,010.00	\$ 34,685.71
Real Estate Leases	\$	69,514.21	\$ 77,104.70	\$	110,631.68	\$ 119,571.67
Rental - Facility/Building	\$	19,408.14	\$ 11,019.38	\$	38,579.15	\$ 28,377.52
Airplane Parking Fees	\$	3,622.67	\$ 920.00	\$	14,658.29	\$ 21,267.28
Snow Removal	\$	258.19	\$ 738.21	\$	233.44	\$ 1,369.46
Fuel Levy	\$	2,229.25	\$ 509.71	\$	10,732.53	\$ 7,449.59
Other Revenue	\$	6,185.61	\$ 4,979.15	\$	14,352.24	\$ 13,142.89
Total Revenue	\$	120,394.30	\$ 115,458.15	\$	249,891.92	\$ 264,353.58
Expenses						
Salaries & Employee Benefits	\$53,093.58	\$69,012.63	\$119,574.38	\$172,561.46		
Maintenance, service, supplies and administration	\$52,847.30	\$54,101.56	\$100,493.73	\$71,458.66		
Utilities, insurance & property taxes	\$49,928.81	\$64,563.00	\$75,509.51	\$84,261.25		
Loan Interest	\$6,358.56	\$6,222.15	\$6,358.56	\$6,222.15		
Office Lease	\$3,480.00	\$3,414.40	\$5,880.00	\$8,536.00		
Total Expenses	\$165,708.25	\$197,313.74	\$307,816.18	\$343,039.52		
Net Earnings	\$	(45,313.95)	\$ (81,855.59)	\$ (57,924.26)	\$ (78,685.94)	

ACAP Funding Update

- ▣ Funding application for Taxiway A & B and Apron Rehabilitation and Maintenance Building projects submitted April 1, 2011
- ▣ Applications denied by Transport Canada due to lack of urgency and safety requirements for submitted projects
- ▣ Option provided to do new engineering reports however given timing (4 weeks), no guarantee of success, changes in fundable project requirements, further costs incurred and possible similar outcome on new pavement engineering assessments it was decided to delay proposals until 2012-2013

Area Structure Plan Update

- ▣ August 27, 2010 – Kick of meeting with representatives of County, Airport, City of Red Deer and Stantec
- ▣ November 9, 2010 – Information meeting held with airport tenants and adjacent land owners to introduce the project and receive input
- ▣ December 1, 2010 – A design charette was held to discuss airport vision and plans with a 20 year horizon
- ▣ March 18, 2011 – Meeting with airport board for input and understanding of project progress. Airport Board comments provided to Stantec May 25, 2011
- ▣ April 19, 2011 – Open house held at the airport for general public input into the process
- ▣ Next Steps – include a second open house for further and a second plan review and presentation to airport board and stakeholders for adoption of plans

De-icing Update

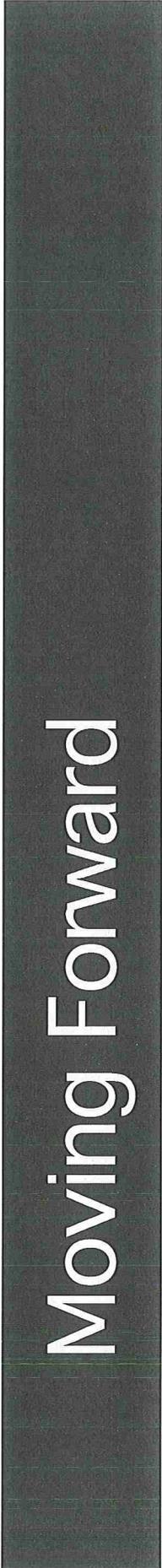
- March 7, 2011 - Tender for De-icing truck and glycol fluid vacuum issued
- March 14, 2011 - Tenders awarded
- May 1, 2011 - Project progress report filed with Western Economic Development
- May 16, 2011 - De-icing truck delivered to the airport
- June 5, 2011 - Glycol vacuum unit delivered
- June 6, 2011 - Partial funding payment received from WED (\$46k) received
- June 17, 2011 - Tender to construct De-icing Facility released with deadline for submission June 30, 2011
- September 30, 2011 - Anticipated Project completion

Operational Highlights

- ▣ New Office Administrator hired February 28, 2011
- ▣ New Operations Manager hired (start July 25, 2011)
- ▣ Linked together accounting and aircraft billing systems to provide efficiencies in processes and increase accountabilities
- ▣ Airport fee structure and policies under review - anticipated implementation Fall 2011
- ▣ Hosted Canadian Search and Rescue annual exercise (SAREX) at airport May 6 - 8 - 125 personnel, 3 Hercules Aircraft - Economic impact est. \$80,000
- ▣ Hosted the Red Deer Cruisers 2011 Car and Truck Showcase - attendance 300 est.
- ▣ Implemented new computer server protection and policy
- ▣ Received Transport Canada approval for Phase 2 Safety Management System - Phase 3 and 4 to be implemented by March 2012

Operational Highlights

- ❑ Transport Canada conducted SMS audit and PVI – several infractions identified and Corrective Action Plans put in place around AOM, Wildlife Management and ERP
- ❑ Charter carrier Transwest Airlines started bi-weekly charter service taking oil field employees to Estevan Saskatchewan
- ❑ Participated with booth in 2011 City of Red Deer “Lets Talk” trade show held at the Bower Mall
- ❑ Implemented annual Business Planning Cycle and adopted a Balanced Scorecard approach to link strategy to tactics and measure outcomes
- ❑ Held board and management strategy session to validate Vision and Mandate and determine strategic objectives and metrics going forward



Moving Forward



Vision and Mandate

The airports vision & mandate have been updated & validated

Vision

To be the Aviation Gateway for Central Alberta

Mandate

To lead and operate a world-class regional airport that brings both pride and economic activity to the City and County of Red Deer while providing citizens with excellent transportation options and access to world markets for their goods and services”

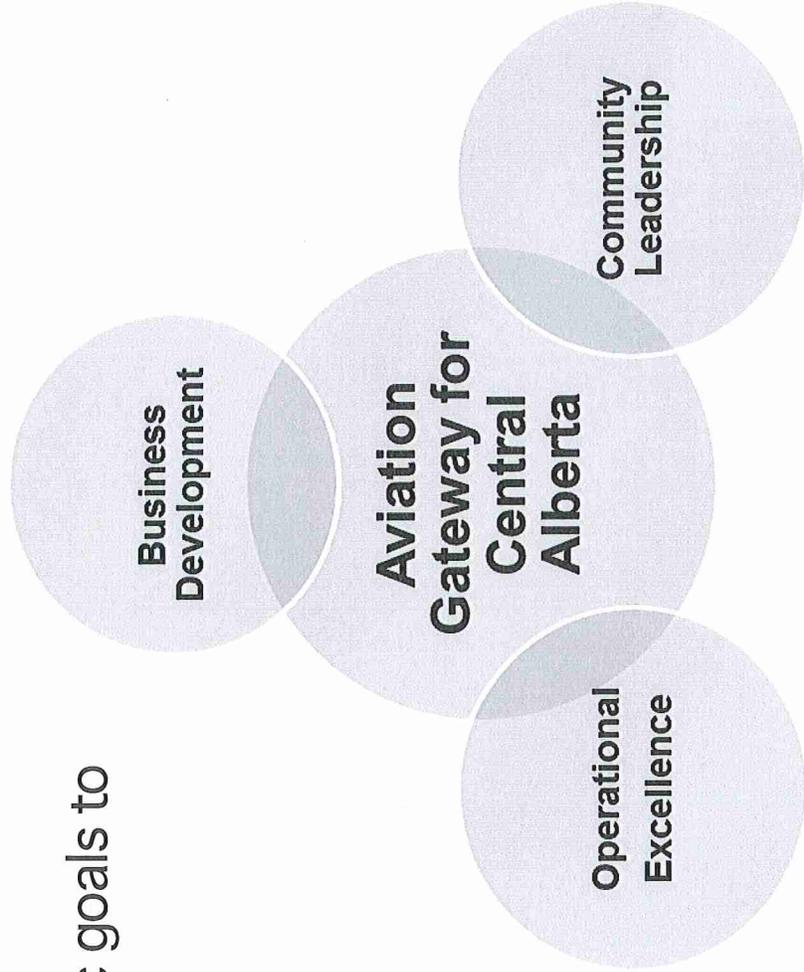
Key Success Factors

The airports Key Success Factors have been updated & validated

- ❑ Develop airport facilities and services
- ❑ Grow passenger, cargo and general aviation traffic
- ❑ Achieve operating efficiencies
- ❑ Increase and diversify airports revenue base
- ❑ Attract new development
- ❑ Nurture strong relationships with the community

Relentless Focus on Fundamentals

Three strategic goals to
achieve vision



Strategy Map

STRATEGIC GOALS

STRATEGIC OBJECTIVES

Operational Excellence

- Return on capital
- Infrastructure renewal and investment
- Safety management
- Security management
- Enhanced and growing services
- Industry leading policies & procedures

Business Development

- Brand development
- Scheduled air service development
- Tenant business growth
- Diversity of business lines
- Sustainability
- Effective resources allocation

Community Leadership

- Partnership development
- Effective communications
- Strong governance
- Effective stewardship
- Increased awareness and engagement
- Advocacy

2011 BUSINESS PLAN

Strategic Goal – Business Development

- **Business Plan Actions**
- Pursue ongoing air service opportunities to secure scheduled and or charter service
- Work with existing scheduled carrier (Swanberg Air) to develop existing routes and expand to new destinations
- Work with existing air carriers to improve awareness of offerings, scheduling and pricing levels
- Explore viability of an airport airline strategic partnership
- Build industry affiliations and remain current with trends affecting airport development and the choices customers make
- Work closely with stakeholders local travel agents, associations and operators of tourist attractions to develop marketing strategies which promote the use of air transportation

- ▣ Realize opportunities to increase non-aeronautical revenue streams – ground access businesses
- ▣ Contribute to and promote Area Structure Plan to evaluate long-term development options for the airport
- ▣ Pursue maintenance and other aircraft industry to locate at the airport

Strategic Goal – Operational Excellence

- ▣ **Business Plan Actions**
 - ▣ Implement a quality assurance program to manage safety risks, achieve best operational practices and optimize resources
 - ▣ Complete an organizational governance structure review in order to provide effective leadership and oversight. Fill key roles where required
 - ▣ Maintain satisfied customers in each line of business; airlines and passengers, tenants, property management and ancillary revenue
 - ▣ Advance critical infrastructure projects in order to maintain revenue streams, services and reduce risk

- Continue to seek and secure all available government funding sources (ACAP, MRIF, WED) for infrastructure maintenance and development
- Examine and revise aircraft landing and parking fees to bring in line with peer airports
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Perimeter Fencing	2015	\$150,000 (ACAP)

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Assumptions

- Rent will increase based on increased lease rates and tenants
- Addition of two scheduled routes to network destinations (2012 & 2013)
- AIF increase to \$15 per passenger in 2012
- Landing fees and terminal fees increase based on increased traffic and aircraft movements (2.5%)
- Fuel Increases based on usage (2.5%)
- Expenses increase by 2.5%
- Capital contribution by stakeholders remains constant.

LEGISLATIVE & GOVERNANCE SERVICES

June 28, 2011

RJ Steenstra
Chief Executive Officer
Red Deer Airport Authority
Box 370
Penhold, AB T0M 1R0

Dear RJ,

**Re: Red Deer Regional Airport Authority – Quarterly Update Presentation
City of Red Deer Council Meeting – June 27, 2011**

Thank you for the presentation you provided to City Council at the Monday, June 27, 2011 Council Meeting. Council very much appreciated your presentation and your key messages about moving forward including strategic goals and plans the Airport has.

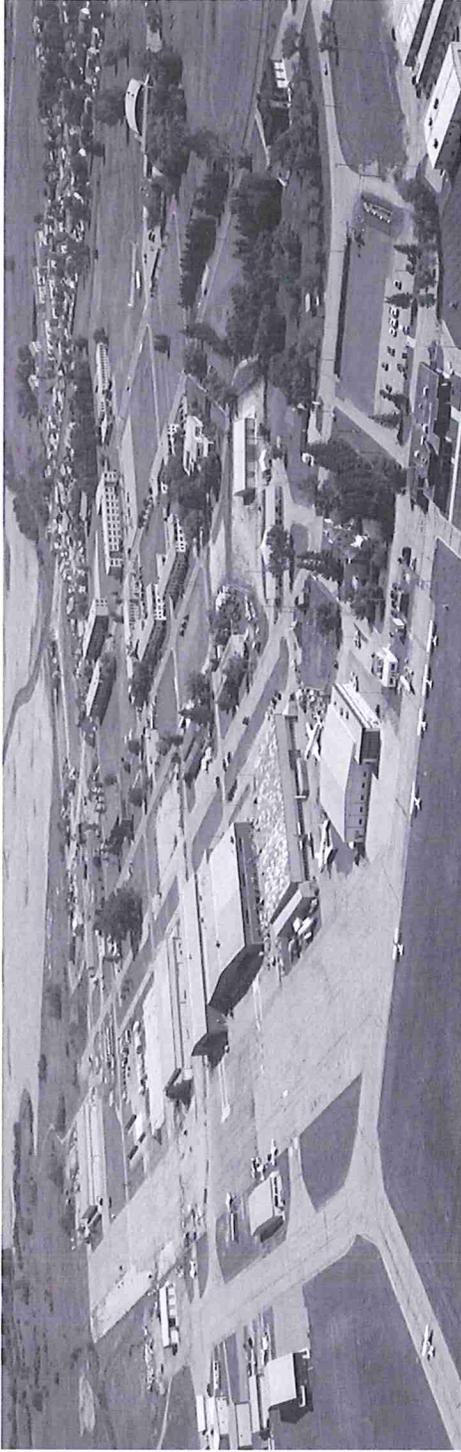
We wish you all the best in your new role as CEO for the Red Deer Regional Airport. Don't hesitate to contact me if you have any questions.

Sincerely,



Elaine Vincent
Legislative & Governance Services Manager

c: Land & Economic Development Services Manager



RED DEER AIRPORT (YQF)

Gateway for Central Alberta

Q1 & Q2 Update
City of Red Deer
June 21, 2011



ORIGINAL

“Airports say a lot about a place because they are both a city’s business card and its handshake. They tell us what the community yearns to be as well as what it really is.”

Pico Tyler

Current Situation

The Facts

- ▣ \$39.4 million generated for Central Alberta economy (2005)
- ▣ 45 tenants (2010)
 - ▣ 13 commercial
 - ▣ 26 non-commercial
 - ▣ 6 miscellaneous
- ▣ 200 FTE employees (airport and tenant)
- ▣ 24 hour flight services (Nav Canada)
- ▣ 39,989 annual flight movements (2010)
 - ▣ YYC 238,000 and YEG 130,000

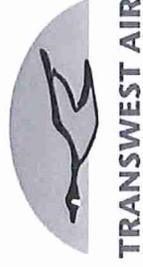
Air Services

- RDRA is served by one scheduled carrier and four charter carriers to 5 destinations in Alberta and Saskatchewan

- Scheduled Carrier



- Charter Carriers

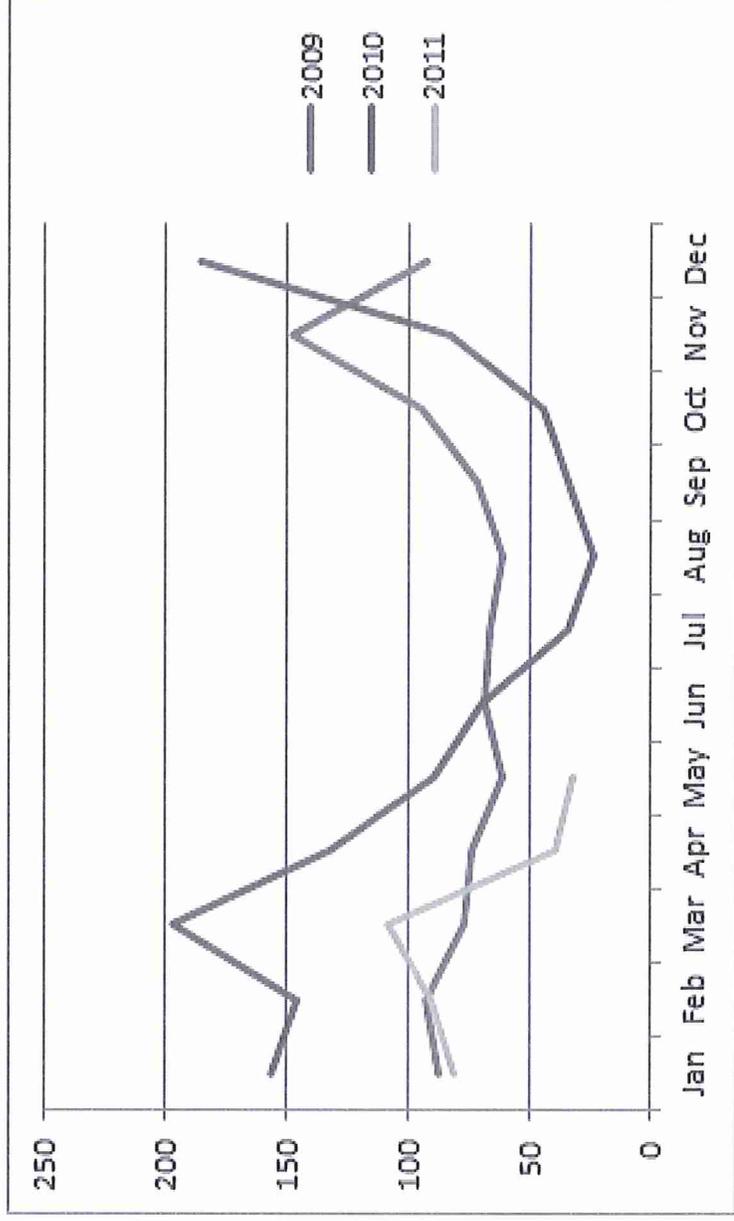


Air Service Development

- ❑ Discussions with possible air carriers continue. Opportunities under development but preliminary include:
 - ❑ North Western Air Lease with a Red Deer to Kelowna route. Regulatory requirements need to be met out of Kelowna - sitting with Nav Canada and Transport Canada awaiting approval
 - ❑ Integra Air with a Red Deer to Fort McMurray route originating in Lethbridge.

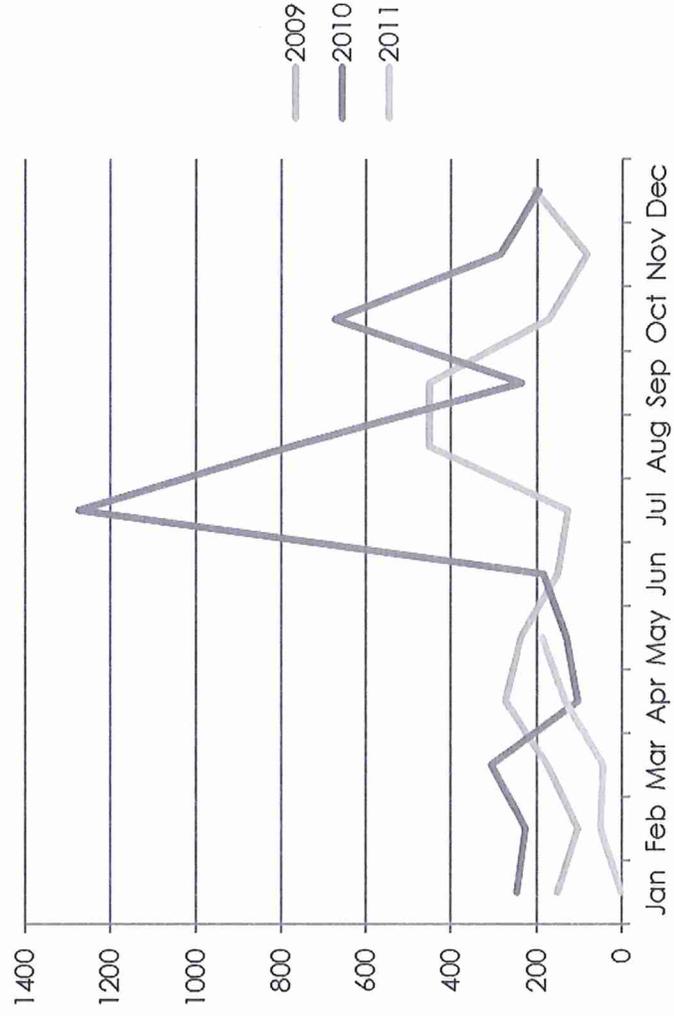
Scheduled Passenger Traffic

Scheduled passenger traffic growth has stalled since 2009 and 2010 given reliance on single carrier.



Charter Passenger Traffic

Charter passenger traffic continues to hold steady with increases expected over busy summer months



Financial Performance (Q1 & Q2)

Statement of Net Earnings		Three Months Ended March 30		Six Months Ended June 30	
Unaudited		2010	2011	2010	2011
For the Three and Six Months ended June 30, 2011 with comparative figures for 2010					
Revenues					
Airport Landing Fees	\$ 6,171.23	\$ 7,977.00	\$ 21,034.59	\$ 30,699.46	
Airport Improvement Fee	\$ 6,340.00	\$ 1,480.00	\$ 15,660.00	\$ 7,790.00	
Airport Facility Fee	\$ 6,665.00	\$ 10,730.00	\$ 24,010.00	\$ 34,685.71	
Real Estate Leases	\$ 69,514.21	\$ 77,104.70	\$ 110,631.68	\$ 119,571.67	
Rental - Facility/Building	\$ 19,408.14	\$ 11,019.38	\$ 38,579.15	\$ 28,377.52	
Airplane Parking Fees	\$ 3,622.67	\$ 920.00	\$ 14,658.29	\$ 21,267.28	
Snow Removal	\$ 258.19	\$ 738.21	\$ 233.44	\$ 1,369.46	
Fuel Levy	\$ 2,229.25	\$ 509.71	\$ 10,732.53	\$ 7,449.59	
Other Revenue	\$ 6,185.61	\$ 4,979.15	\$ 14,352.24	\$ 13,142.89	
Total Revenue	\$ 120,394.30	\$ 115,458.15	\$ 249,891.92	\$ 264,353.58	
Expenses					
Salaries & Employee Benefits	\$53,093.58	\$69,012.63	\$119,574.38	\$172,561.46	
Maintenance, service, supplies and administration	\$52,847.30	\$54,101.56	\$100,493.73	\$71,458.66	
Utilities, insurance & property taxes	\$49,928.81	\$64,563.00	\$75,509.51	\$84,261.25	
Loan Interest	\$6,358.56	\$6,222.15	\$6,358.56	\$6,222.15	
Office Lease	\$3,480.00	\$3,414.40	\$5,880.00	\$8,536.00	
Total Expenses	\$165,708.25	\$197,313.74	\$307,816.18	\$343,039.52	
Net Earnings	\$ (45,313.95)	\$ (81,855.59)	\$ (57,924.26)	\$ (78,685.94)	

ACAP Funding Update

- ❑ Funding application for Taxiway A & B and Apron Rehabilitation and Maintenance Building projects submitted April 1, 2011
- ❑ Applications denied by Transport Canada due to lack of urgency and safety requirements for submitted projects
- ❑ Option provided to do new engineering reports however given timing (4 weeks), no guarantee of success, changes in fundable project requirements, further costs incurred and possible similar outcome on new pavement engineering assessments it was decided to delay proposals until 2012-2013

Area Structure Plan Update

- ▣ August 27, 2010 – Kick of meeting with representatives of County, Airport, City of Red Deer and Stantec
- ▣ November 9, 2010 – Information meeting held with airport tenants and adjacent land owners to introduce the project and receive input
- ▣ December 1, 2010 – A design charette was held to discuss airport vision and plans with a 20 year horizon
- ▣ March 18, 2011 – Meeting with airport board for input and understanding of project progress. Airport Board comments provided to Stantec May 25, 2011
- ▣ April 19, 2011 – Open house held at the airport for general public input into the process
- ▣ Next Steps – include a second open house for further and a second plan review and presentation to airport board and stakeholders for adoption of plans

De-Icing Update

- ❑ March 7, 2011 - Tender for De-Icing truck and glycol fluid vacuum issued
- ❑ March 14, 2011 - Tenders awarded
- ❑ May 1, 2011 - Project progress report filed with Western Economic Development
- ❑ May 16, 2011 - De-Icing truck delivered to the airport
- ❑ June 5, 2011 - Glycol vacuum unit delivered
- ❑ June 6, 2011 - Partial funding payment received from WED (\$46k) received
- ❑ June 17, 2011 - Tender to construct De-Icing Facility released with deadline for submission June 30, 2011
- ❑ September 30, 2011 - Anticipated Project completion

Operational Highlights

- ❑ New Office Administrator hired February 28, 2011
- ❑ New Operations Manager hired (start July 25, 2011)
- ❑ Linked together accounting and aircraft billing systems to provide efficiencies in processes and increase accountabilities
- ❑ Airport fee structure and policies under review - anticipated implementation Fall 2011
- ❑ Hosted Canadian Search and Rescue annual exercise (SAREX) at airport May 6 - 8 - 125 personnel, 3 Hercules Aircraft - Economic impact est. \$80,000
- ❑ Hosted the Red Deer Cruisers 2011 Car and Truck Showcase - attendance 300 est.
- ❑ Implemented new computer server protection and policy
- ❑ Received Transport Canada approval for Phase 2 Safety Management System - Phase 3 and 4 to be implemented by March 2012

Operational Highlights

- ❑ Transport Canada conducted SMS audit and PVI – several infractions identified and Corrective Action Plans put in place around AOM, Wildlife Management and ERP
- ❑ Charter carrier Transwest Airlines started bi-weekly charter service taking oil field employees to Estevan Saskatchewan
- ❑ Participated with booth in 2011 City of Red Deer “Lets Talk” trade show held at the Bower Mall
- ❑ Implemented annual Business Planning Cycle and adopted a Balanced Scorecard approach to link strategy to tactics and measure outcomes
- ❑ Held board and management strategy session to validate Vision and Mandate and determine strategic objectives and metrics going forward

Moving Forward

Vision and Mandate

The airports vision & mandate have been updated & validated

Vision

To be the Aviation Gateway for Central Alberta

Mandate

To lead and operate a world-class regional airport that brings both pride and economic activity to the City and County of Red Deer while providing citizens with excellent transportation options and access to world markets for their goods and services”

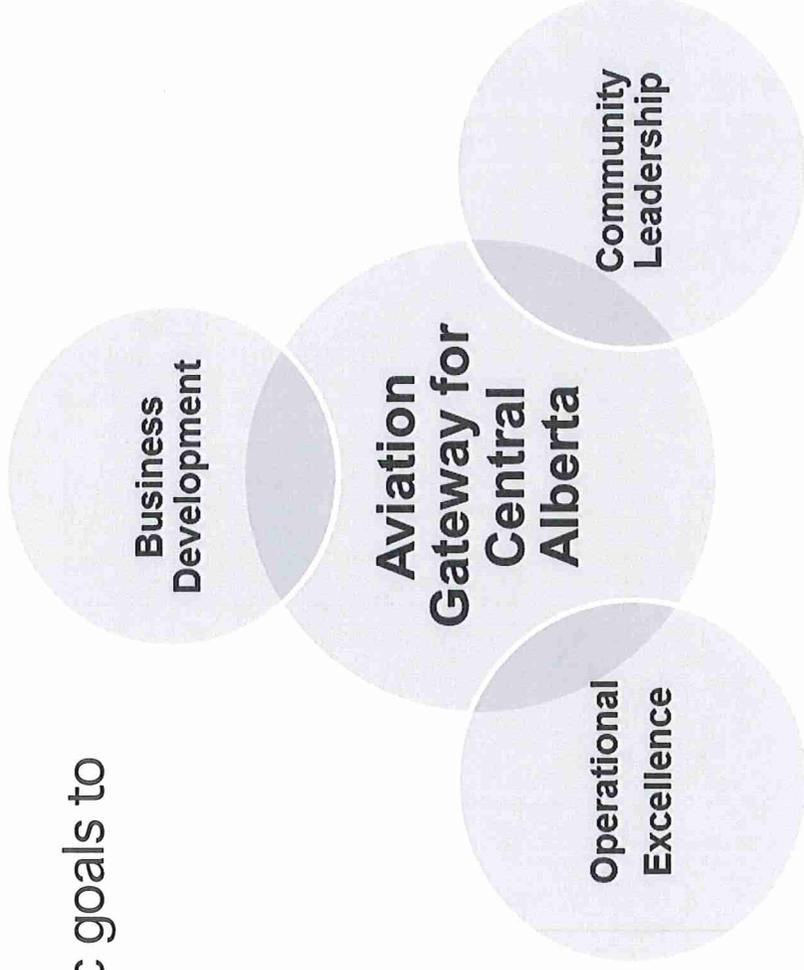
Key Success Factors

The airports Key Success Factors have been updated & validated

- ❑ Develop airport facilities and services
- ❑ Grow passenger, cargo and general aviation traffic
- ❑ Achieve operating efficiencies
- ❑ Increase and diversify airports revenue base
- ❑ Attract new development
- ❑ Nurture strong relationships with the community

Relentless Focus on Fundamentals

Three strategic goals to
achieve vision



Strategy Map

STRATEGIC GOALS

Operational Excellence

- Return on capital
- Infrastructure renewal and investment
- Safety management
- Security management
- Enhanced and growing services
- Industry leading policies & procedures

Business Development

- Brand development
- Scheduled air service development
- Tenant business growth
- Diversity of business lines
- Sustainability
- Effective resources allocation

Community Leadership

- Partnership development
- Effective communications
- Strong governance
- Effective stewardship
- Increased awareness and engagement
- Advocacy

STRATEGIC OBJECTIVES

2011 BUSINESS PLAN

Strategic Goal – Business Development

- **Business Plan Actions**
 - Pursue ongoing air service opportunities to secure scheduled and or charter service
 - Work with existing scheduled carrier (Swanberg Air) to develop existing routes and expand to new destinations
 - Work with existing air carriers to improve awareness of offerings, scheduling and pricing levels
 - Explore viability of an airport airline strategic partnership
 - Build industry affiliations and remain current with trends affecting airport development and the choices customers make
 - Work closely with stakeholders local travel agents, associations and operators of tourist attractions to develop marketing strategies which promote the use of air transportation

- ▣ Realize opportunities to increase non-aeronautical revenue streams – ground access businesses
- ▣ Contribute to and promote Area Structure Plan to evaluate long-term development options for the airport
- ▣ Pursue maintenance and other aircraft industry to locate at the airport

Strategic Goal – Operational Excellence

- **Business Plan Actions**
 - Implement a quality assurance program to manage safety risks, achieve best operational practices and optimize resources
 - Complete an organizational governance structure review in order to provide effective leadership and oversight. Fill key roles where required
 - Maintain satisfied customers in each line of business; airlines and passengers, tenants, property management and ancillary revenue
 - Advance critical infrastructure projects in order to maintain revenue streams, services and reduce risk

- ▣ Continue to seek and secure all available government funding sources (ACAP, MRIF, WED) for infrastructure maintenance and development
- ▣ Examine and revise aircraft landing and parking fees to bring in line with peer airports
- ▣ Prepare a financial strategy outlining the current and future operational financial needs of the airport to ensure the airports capacity to endure
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Christine Kenzie

From: RJ Steenstra [RJ.Steenstra@reddeerregionalairport.com]
Sent: June 21, 2011 1:03 PM
To: Christine Kenzie
Subject: RE: Airport Presentation - FINAL AS AT JUNE 21 2011 - 1:05 PM
Attachments: Quarter 2 Presentation Final - City Red Deer.ppt

**BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL**

I have no issues with it being public. I hope it encourages dialogue.

The strategy/business plan will become a public document anyway once it is completed next week. Much of the content in the presentation is from that plan.

I did notice there were a couple of repeat slides so have deleted them and attached a new file here. Sorry for all the versions.

RJ

From: Christine Kenzie [mailto:Christine.Kenzie@reddeer.ca]
Sent: June-21-11 11:17 AM
To: RJ Steenstra
Subject: RE: Airport Presentation - FINAL AS AT JUNE 21 2011

A question for you. Do you want your power point presentation included on the Open Council Agenda --- that is the copy of the Council Agenda that is made available to members of the Public and the media? If you have concerns with that, we could include your presentation as a confidential attachment to the Council Agenda and only members of Council and senior administration would receive copies prior to the Council Meeting on June 27th.

Let me know how you would like to proceed.

Thanks.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: RJ Steenstra [mailto:RJ.Steenstra@reddeerregionalairport.com]
Sent: June 21, 2011 8:34 AM
To: Christine Kenzie
Subject: Airport Presentation - FINAL AS AT JUNE 21 2011

Attached is more final version with some minor changes. Please use this one for your discussions this morning.

2011/06/21



Date: June 15, 2011
To: City Manager
From: Transportation Engineer
Re: Alberta Transportation Functional Study – Highway 11

Alberta Transportation (AT) intends to upgrade Highway 11 from Highway 2 to Highway 20 (east side of Sylvan Lake) to a Freeway standard (i.e. no at-grade access). AT has hired McElhanney Consulting Services Ltd. to complete a Functional Planning study for this portion of Highway 11 and they are in the final stage of completing this work.

The purpose of the Functional Planning Study is to:

- Identify ultimate interchange locations and configurations; and
- Define the access management and local roads required to establish a free-flow Highway 11.

The City of Red Deer (Engineering Services), along with Red Deer County and the Town of Sylvan Lake, have been participating in the Functional Planning Study as part of AT's Technical Review Committee (TRC) for the project. Since the beginning of the project in 2009, there have been three Open Houses and three TRC meetings. Public input from the Open Houses has been considered in AT's chosen design option.

In April 2011, Engineering Services presented AT's chosen design option to the Development Review Committee (DRC) for their consideration. Comments from the DRC have been supplied to AT and AT has provided a written response to those concerns (both of which will be discussed at the next Council meeting). A drawing of the improvements being considered in the immediate vicinity of The City of Red Deer is attached for your ease of reference.

AT is in the process of completing the study and would like to make an informal presentation to Council of the study process and overall recommended plan prior to finalizing the report.

Michael Williston, P.Eng., P.E.
Transportation Engineer

MW/ldr
Attachments

Comments:

The presentation regarding the Alberta Transportation Functional Study – Highway 11 is for Council's information only. It will come back for formal comment and review at a later date.

“Craig Curtis”
City Manager

ORIGINAL



Council Decision - June 27, 2011

DATE: June 28, 2011
TO: Mike Williston, Transportation Engineer
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Alberta Transportation Functional Study – Highway 11

Reference Report:

Transportation Engineer report dated June 15, 2011.

This presentation was received as information.

Report back to Council: No

Comments/Further Action:

A handwritten signature in cursive script that reads 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

- c Development Services Director
- Engineering Services Manager
- Corporate Meeting Coordinator

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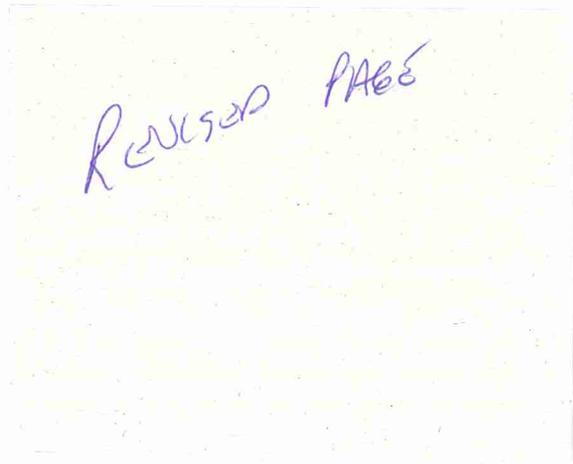
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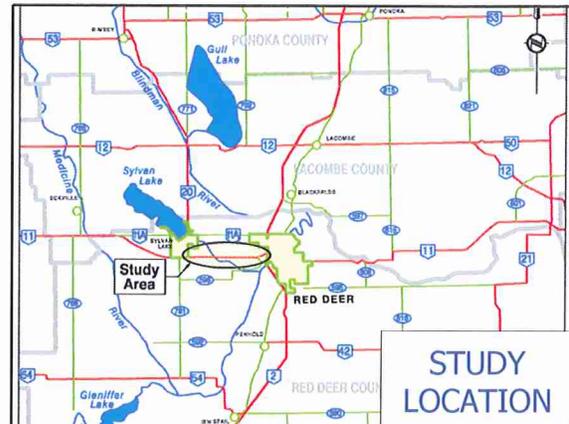
McElhanney Government of Alberta

Presentation to
City of Red Deer

HIGHWAY 11
Highway 20 to Highway 2
Planning Study

June 27, 2011

1



McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

STUDY PURPOSE

1. To prepare plans ultimately upgrading Highway 11 to freeway standards.
2. To identify the ultimate interchange locations and configurations; and
3. To define the access management and local roads required to establish a free-flow Highway 11.

3

STUDY PROCESS - TIMELINE

1. TRC #1 – May 22, 2009
2. Open House #1 – Information Gathering - 6/25/09
3. TRC #2 – September 23, 2009
4. Open House #2 – Present Alternatives – Dec. 3, 2009
5. TRC #3 – March 12, 2010
6. Open House #3 – Recommended Plan – 12/14/10
7. Finalize Recommended Plan (no change)
8. Presentation to County Council – 4/12/11
9. **Presentation to City Council – 6/22/11**
10. Plan Approval by the Province

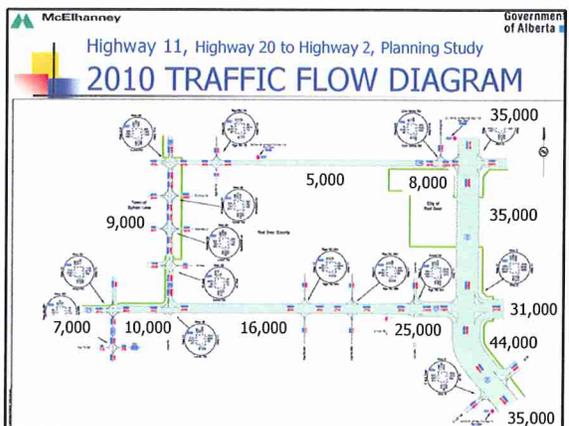
McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

AVERAGE ANNUAL TRAFFIC GROWTH

HIGHWAY	2	2	11
Location of Traffic Recording Station	5.9 km south of Hwy 11	0.1 km north of Hwy 11A	2.7 km west of Hwy 2
Average Growth Rate since Year	4.1%	4.7%	5.0%
	1983	1970	1986
Year	Average Number of Vehicles Per Day		
2008	33,710	31,620	15,870
2030	64,000	65,000	33,000
2050	92,000	95,000	49,000

5



McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

LOCAL LAND USE & ROAD NETWORK PLANNING

- The City/County Inter-municipal Development Plan shows:
 - City of Red Deer's currently identified Growth Area extends west to Range Road 283.
 - The Red Deer Inter-municipal Development Boundary extends to Range Road 284.5.
- The Queens Business Park Area Structure Plan was developed by the City of Red Deer.
- The Burnt Lake Area Structure Plan was developed by Red Deer County.
- The land use and local road network planning process is a municipal responsibility. West of Highway 2 this responsibility is shared by the City and County.

7



McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

ROAD NETWORK CAPACITY

1. A study for the City's proposed Queen's Business Park estimated that 67% of trips would travel to/from Red Deer using 67 Street.
2. The City proposes to increase the capacity of 67 Street from 4 to 6 lanes to accommodate future growth in traffic volumes.
3. Access to the growth area along Highway 11, west of Highway 2, will also rely on:
 - a. Highway 2 and an expanded Hwy 2/11 interchange.
 - b. The City's future ring road and a new crossing of the Red Deer River.

9

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

PLANNING & TECHNICAL ISSUES

1. Traffic volumes along Highways 2 and 11 show long-term, consistent, growth.
2. The City of Red Deer is expected to continue to expand west towards Sylvan Lake.
3. Business parks are expected to continue to expand along the corridor served by Highways 11 and 11A, west of Hwy 2.
4. Growth in residential development and recreational activities in and near the Town of Sylvan Lake continues to expand.
5. The City has long-term plans for a future ring road west of Highway 2.
6. It is anticipated that 67th Street will be expanded to accommodate future 6-laning.

10

McElhanney Government of Alberta

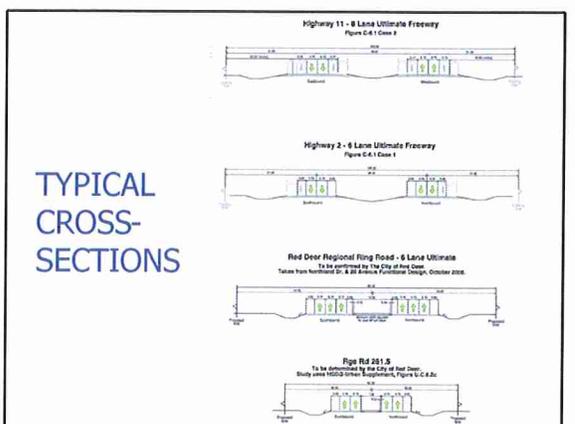
Highway 11, Highway 20 to Highway 2, Planning Study

INTERCHANGE SPACING

To meet freeway planning objectives, the desirable interchange spacing is:

- In Rural Areas
 - Range between 10 km and 16 km
- Passing Urban Areas
 - Range between 3 km and 5 km

11



McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

INTERCHANGE LOCATIONS

Interchanges are anticipated at the following locations:

- Highway 2 (interchange upgrade);
- Range Road 281.5;
- City of Red Deer's future Ring Road; and
- Highway 20 (opposite relocated Hwy 781).

13

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

HIGHWAY 11 INTERCHANGE at HIGHWAY 2

Requirements:

- The Highway 2 & 11 interchange will be upgraded to a System design.
- This means that traffic movements will be free-flow (non-stop) from the south to the west and from the north to the west and the return movements.
- Traffic movements do not need to be free-flow to/from the east since 67 Street is already signalized and experiences stop & go traffic flow.

14



McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

HIGHWAY 11 INTERCHANGE at HIGHWAY 2

Design Issues:

1. Right-of-way requirements affect 3 business properties in the northwest quadrant.
2. Requires expansion of existing Highway 2 bridge crossing CP Rail line.
3. The directional ramp from the south-to-the-west will go under 67th Street and Highway 2 North.
4. Interchange footprint requires closure of Burnt Lake Trail. Right-off/right-on cannot be retained.

16

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

EXISTING BURNT LAKE TRAIL INTERSECTION

- Access to Highway 11 at Burnt Lake Trail is interim and will be removed as Highway 11 achieves freeway standards.
- Beginning in the early 1990's, Development Permits issued in the study area by Alberta Transportation indicated that the existing highway access was considered temporary.

17

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

HIGHWAY 11 INTERCHANGE at RANGE ROAD 281.5

- This interchange will serve the growing development area west of Highway 2.
- The interchange will be a Service design.
- This means that traffic movements exiting Highway 11 will encounter a stop condition turning left to enter the crossing roadway.
- The study for the City's proposed Queens Business Park indicated the need for 2-lane exit ramps from Highway 11 to the north and return.

18

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

HIGHWAY 11 INTERCHANGE at CITY'S FUTURE RING ROAD

- This interchange will connect with the City of Red Deer's proposed future ring road.
- This interchange will also be a Service design.
- The ring road alignment, north and south of Highway 11, will be confirmed by the City during future studies.
- The warrant for the ring road (and the interchange) is connected with the City's long-term city-wide population horizons, and not simply local growth in the study area.

19

HIGHWAY 11 FREEWAY PLAN



Configuration is Recommended because:

- All movements are provided at all interchanges.
- Overall right-of-way requirements are minimized.
- Best Practices for interchange spacing is reasonable.

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

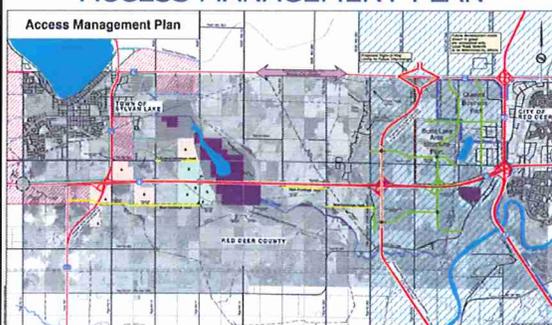
HIGHWAY 11 INTERCHANGE SPACING

Requirements:

- The preferred minimum interchange spacing is 3 km to:
 - Achieve smooth entry and exit movements,
 - Achieve suitable traffic signing for motorists, and
 - Minimize turbulence in the traffic flow between interchanges.
- The Recommended Plan achieves interchange spacing of 2.5 km from Highway 2 and 2.1 km between the two service interchanges.

21

RECOMMENDED ACCESS MANAGEMENT PLAN



McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

OPEN HOUSE ATTENDANCE

Open House	Attendance	Respondents	No Comment	Concerned Attendees
1	113	30	10	20 – 17%
2	96	28	14	12 – 12%
3	60	28	11	17 – 28%

23

OPEN HOUSE 3 – INPUT SUMMARY

No.	Comment	Frequency
1	No Comment	11
2	Loss of direct access to Hwy 11 resulting in circuitous travel.	4
3	Concerns regarding removal of Burnt Lake Trail access and reduced access to business parks.	3
4	Loss of ability to cross Hwy 11, farming/machinery movement, farming impacts, etc.	3
5	Compensation for right-of-way requirements.	3
6	Would like to know about the time frames involved.	3
7	Agreement with plans, act soon.	3
8	Twin Highway 11A first.	2
9	Loss of access to the north at existing Hwy 781.	1

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

POTENTIAL STAGING

1. Upgrade access in the vicinity of Range Road 281.
2. Upgrade existing Highways 2/11 interchange.
3. Realign Highway 781 to opposite Highway 20.
4. Interchange at Highway 20/781.
5. Complete access management along Highway 11.
6. City of Red Deer's Ring Road interchange.
7. Six lane Highway 11.

25

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

FUTURE HIGHWAY IMPROVEMENTS

The timing and scope of future highway improvements undertaken by Alberta Transportation is subject to:

1. Warrants actually met by growth in traffic volumes;
2. Department funding levels; and
3. Province wide highway improvement priorities.

26

McElhanney Government of Alberta

Highway 11, Highway 20 to Highway 2, Planning Study

WHAT HAPPENS NEXT?

- The Recommended Plan will be submitted to Alberta Transportation for approval.

27

McElhanney Government of Alberta

Highway 11 Planning Study
Highway 20 to Highway 2

**End of Presentation
Thank You**

QUESTIONS?

28

*Handed out
at council
meetings*

Date: June 15, 2011
To: City Manager
From: Transportation Engineer
Re: Alberta Transportation Functional Study – Highway 11

Alberta Transportation (AT) intends to upgrade Highway 11 from Highway 2 to Highway 20 (east side of Sylvan Lake) to a Freeway standard (i.e. no at-grade access). AT has hired McElhanney Consulting Services Ltd. to complete a Functional Planning study for this portion of Highway 11 and they are in the final stage of completing this work.

The purpose of the Functional Planning Study is to:

- Identify ultimate interchange locations and configurations; and
- Define the access management and local roads required to establish a free-flow Highway 11.

The City of Red Deer (Engineering Services), along with Red Deer County and the Town of Sylvan Lake, have been participating in the Functional Planning Study as part of AT's Technical Review Committee (TRC) for the project. Since the beginning of the project in 2009, there have been three Open Houses and three TRC meetings. Public input from the Open Houses has been considered in AT's chosen design option.

In April 2011, Engineering Services presented AT's chosen design option to the Development Review Committee (DRC) for their consideration. Comments from the DRC have been supplied to AT and AT has provided a written response to those concerns (both of which are attached). A drawing of the improvements being considered in the immediate vicinity of The City of Red Deer is attached for your ease of reference.

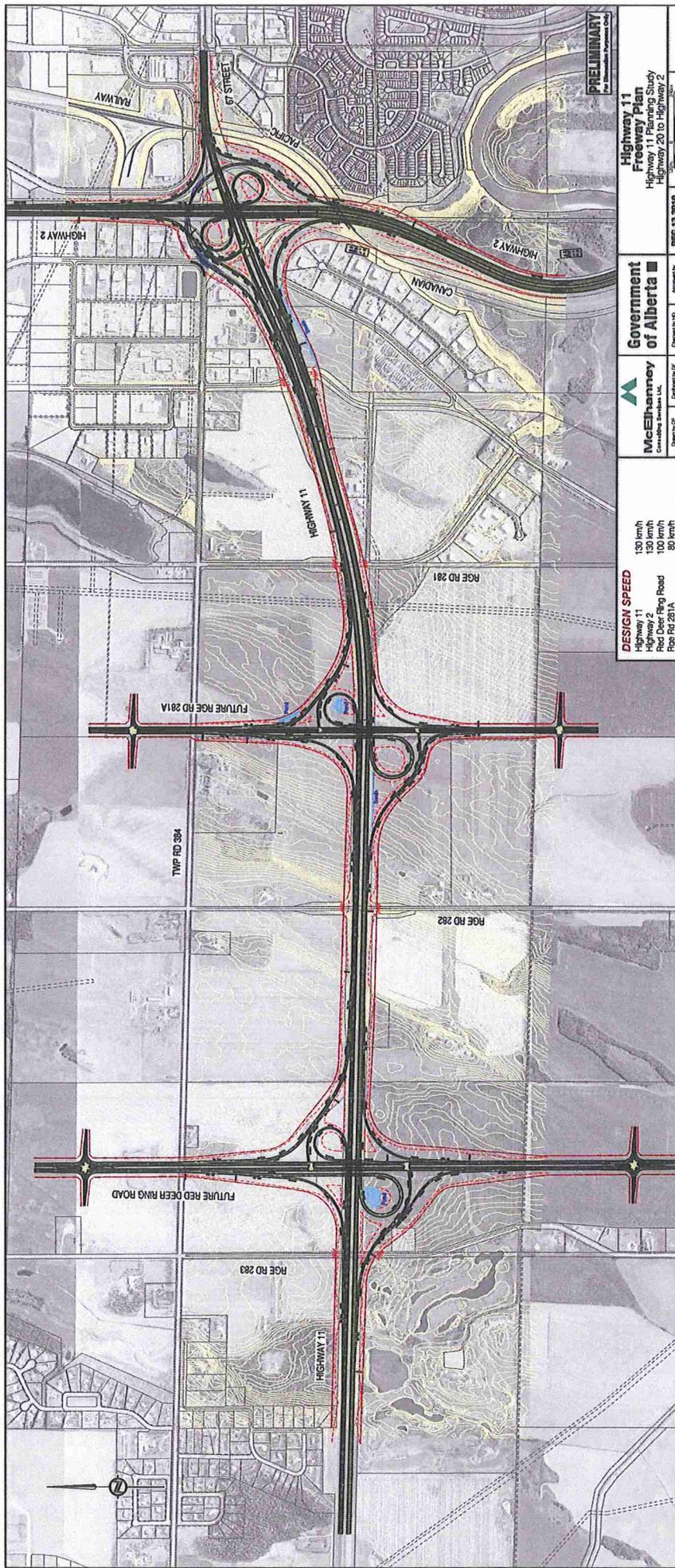
AT is in the process of completing the study and would like to make an informal presentation to Council of the study process and overall recommended plan prior to finalizing the report.



Michael Williston, P.Eng., P.E.
Transportation Engineer

MW/ldr
Attachments





DESIGN SPEED
 Highway 11 130 km/h
 Highway 2 130 km/h
 Highway 16 100 km/h
 Highway 20 80 km/h
 Highway 21 80 km/h
 Highway 22 80 km/h
 Highway 23 80 km/h
 Highway 24 80 km/h
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 Highway 26 80 km/h
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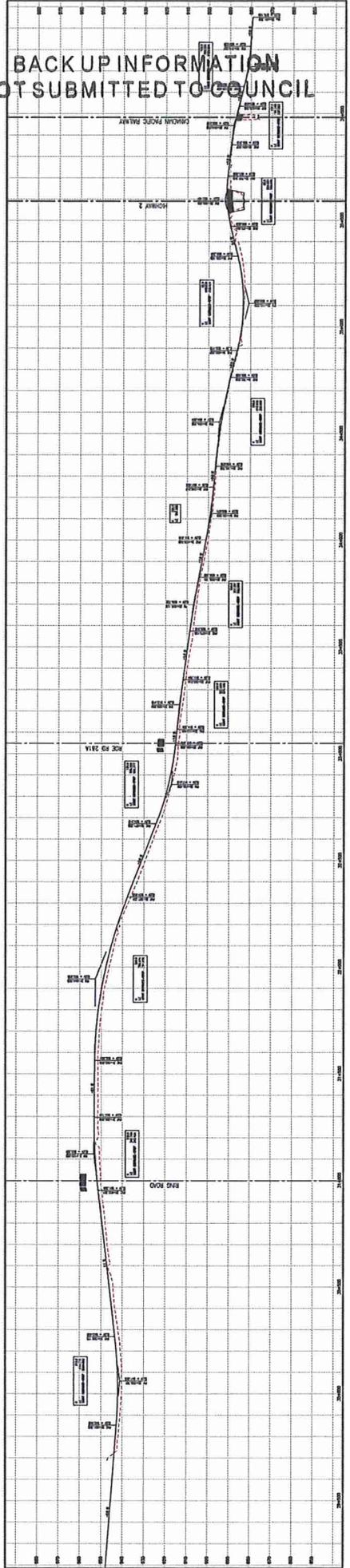
McEhanney
 CONSULTANTS
 CONSULTANTS

Government of Alberta

Highway 11 Freeway Plan
 Highway 11 Planning Study
 Highway 20 to Highway 2

PRELIMINARY
 For Discussion Purposes Only

BACKUP INFORMATION NOT SUBMITTED TO COUNCIL





BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

ENGINEERING SERVICES

May 19, 2011

Mr. Stuart Richardson
Infrastructure Engineer
Alberta Transportation, Central Region
4920 - 51 Street
Red Deer, AB T4N 6K8

Dear Mr. Richardson:

Re: Highway 11 (Hwy 2 to Hwy 20) Functional Planning Study

As discussed, below are the comments received from the Development Review Committee (DRC) on the Alberta Transportation (AT) Functional Plan for Highway 11:

- The Highway 2 Right-Of-Way (ROW) required for the Alberta Transportation (AT) plan appears to encroach on Maskepetoon Park (located just north of the Red Deer River Crossing east of Highway 2). Maskepetoon Park is a significant ecological and community resource. This park represents one of the most easterly stands of Tamarack trees and provides ecosystem benefits and habitat. The City is unable to support any plan that encroaches into this area. The City is willing to meet with AT to discuss this matter further.
- It is understood that the AT plan does not address alternative means of transportation. Providing accommodation for pedestrians, cyclists and other alternative transportation modes within the road ROW to link to and from Red Deer is an important consideration for The City. Please provide direction as to how this concern will be addressed.
- From reviewing the plan it is unclear if potential regional transit service has been considered by AT. Has regional transit service been considered as a vehicle reduction measure along Highway 11, and will provision be made for bus only or high-occupancy-vehicle lanes? Please provide details of any transit measures considered in the plan.

- It is understood that the high speed rail corridor has not been defined as part of the AT plan. Ensuring that the high speed rail corridor is incorporated into the AT plan is an important element to The City. Please provide direction as to how this concern will be addressed.
- It is understood that the AT plan reflects a significant amount of construction on and around Highway 11 and Highway 2. Collaboration between The City and AT regarding the timing and duration of the upgrades will be required to minimize the impact on the travelling public. Please acknowledge that this collaboration will occur at the time of detailed design.
- It is understood that the AT plan will close the existing Burnt Lake Drive access to Highway 11. The City has the following comments regarding the closure:
 - Closure of this access will add extra travel distance and increase response times for emergency responders to the area. Should this access change cause response times to fall below acceptable service levels, a station may be required west of Highway 2, which would cause The City to incur additional capital and operating costs.
 - Maintaining an access to the Burnt Lake area either directly from Highway 11 or from Highway 2 should be considered.
 - The environmental impacts of motorists having to travel out of their way to access the Burnt Lake area is of concern to The City.

Please provide direction as to how the above concerns have been taken into account or will be addressed by the plan.

- It is understood that one of the two future interchanges west of Highway 2 will be funded by AT. Please confirm this is the case.
- It is understood that the new interchanges west of Highway 2 will require realignment of existing roadways in the Burnt Lake area. Please confirm that the realignment of these existing roadways will be the responsibility of AT.
- The City Planning Department has noted that AT has previously mentioned the possibility of relocating Highway 2 to the east side of Red Deer in the future. Is relocation of Highway 2 still being considered by AT and has there been any consideration of relocating Highway 2 westward to the future City ring road alignment?

Thank you for providing The City the opportunity to review the Functional Planning Study. The City would appreciate a written response addressing each of the concerns noted above.

Mr. Stuart Richardson
May 19, 2011
Page 3

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

If you would like to meet to discuss these concerns further before providing The City with a response, please do not hesitate to contact me directly.

Yours truly,



Michael Williston, P.Eng., P.E.
Transportation Engineer

MW/ldr

Office of the Infrastructure Manager
Central Region

401,4920-51 Street
Red Deer, Alberta
Canada T4N 6K8

Telephone 403/340-5166
Fax 403/340-4810

File: 2600-11:12-FP
(CE308/08)

May 20, 2011

Michael Williston
Transportation Engineer
The City of Red Deer
Engineering Services
4914 – 48 Ave
Red Deer, T4N 3T3

Dear Mr. Williston:

RE: Highway 11 (Hwy 2 to Hwy 20) Functional Planning Study

I have reviewed your letter of May 19, 2011 regarding comments on the Highway 11 Functional Planning Study from the City of Red Deer's (the City) Development Review Committee. In the order listed in your letter I offer the following response:

- The proposed Highway 2 and Highway 11 systems interchange configuration will tie into the existing Highway 2 alignment to the south and will not require any additional right-of-way from Maskepetoon Park. The dashed red line shown on the plans is actually the limits of the cut and fill of the existing alignment which is within the Highway 2 right-of-way.
- Highway 2 and Highway 11 have been designated as future freeways. The Highway 2 and Highway 11 interchange will be a high speed free-flowing systems interchange for the most part except for the northbound/eastbound and southbound/eastbound movements into the City which will have traffic signals. Slow moving traffic including bicycles and pedestrians are discouraged from using freeways and as such have not been considered in the interchange plans.
- Regional Transit is a municipal responsibility and Alberta Transportation would support its use for traffic reduction. However, the provision of dedicated bus/high occupancy lanes is not considered on provincial highways, especially freeways and would be something we would recommend the City pursue on the local highway network.
- The high speed rail corridor has not been considered in the Highway 11 planning study. The high speed rail is a concept yet to be implemented and will require a separate corridor study.

Alberta

- The Highway 2 and Highway 11 interchange upgrade will be a major construction project with considerable impact to the traffic on Highway 2, Highway 11, 67th Street and the surrounding highway network. All impacted stakeholders will be consulted with regards to the staging and scheduling of the works.
- The existing Burnt Lake Drive access has always been considered temporary until Highway 11 achieves freeway status. Access to freeways is by grade separated interchanges only, with all at-grade accesses removed. No direct access to the Burnt Lake area from Highway 2 or Highway 11 would be permitted. The proposed interchange located on the quarter line between Range Rd 282 and Range Rd 281 has been positioned as close as possible to the Highway 2 and Highway 11 interchange. The preferred minimum distance between interchanges adjacent to urban areas is 3km and we have managed to reduce this to 2.5km.

Once the Highway 11 planning study is signed off and accepted by Alberta Transportation, the Area Structure Plans for the Burnt Lake/Queens Business Park areas should be updated to incorporate the future highway access locations and determine the requirements for the provision of emergency services.

It is difficult to measure the environmental impacts of the additional travel distance to access the Burnt Lake area, but it is hoped that the environmental impact of the existing traffic controlled interchange configuration and existing Burnt Lake Drive access will be greatly improved by the implementation of a systems interchange which will allow free flowing traffic movements in three directions and the closure of the Burnt Lake Drive access which has poor levels of service due to long delays.

- The first interchange west of Highway 2 (i.e the access to Burnt Lake) will be the responsibility of Alberta Transportation. The second interchange to the west, has been identified on the plans as a possible location of the future City of Red Deer ring road, and as such would be the responsibility of the City.
- As mentioned above, once the planning study is signed off and accepted by Alberta Transportation, the Area Structure Plans for the Burnt Lake/Queens Business Park areas should be updated to incorporate the proposed interchange locations and plan the internal road network accordingly. It is anticipated that the Burnt Lake area will develop significantly before the interchange is implemented and so the road network required to access the new interchange should be developed on an ongoing basis. When the interchange is constructed, and the Burnt Lake Drive access closed, Alberta Transportation will negotiate with the City and Red Deer County to construct the necessary roadway to provide access to the nearest internal roadway.

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

- Alberta Transportation is currently undertaking a Long Term Transportation Network Study in the Red Deer Area, to review the highway network and determine the long term network function. The study is currently delayed and will hopefully resume later this year. No decisions have been made regarding the Highway 2 alignment.

Thank you for reviewing the Highway 11 Functional Planning Study plans and providing your comments. Hopefully your queries have been addressed, however if you would like any further information please do not hesitate to contact me at (403) 340-5209.

Sincerely,

A handwritten signature in black ink, appearing to read 'SR' followed by a stylized flourish.

Stuart Richardson
Infrastructure Engineer

Christine Kenzie

From: Stuart Richardson [Stuart.Richardson@gov.ab.ca]

Sent: June 21, 2011 8:40 AM

To: Christine Kenzie

Subject: RE: AT Highway 11 Study - Presentation By AT - For June 27th Council Agenda

The presenters will be Robert Cheng and Henry Devos from consultant McElhanney Consultant Services Ltd

Stuart Richardson

Infrastructure Engineer
Alberta Transportation, Central Region
Tel: (403) 340-5209
Cell: (403) 318-4927
Fax: (403) 340-4810

From: Christine Kenzie [mailto:Christine.Kenzie@reddeer.ca]

Sent: Tuesday, June 21, 2011 8:12 AM

To: Stuart Richardson

Subject: RE: AT Highway 11 Study - Presentation By AT - For June 27th Council Agenda

Is that a "Mr" McElhanney or a "Ms" McElhanney?

Thanks.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Stuart Richardson [mailto:Stuart.Richardson@gov.ab.ca]

Sent: June 21, 2011 8:05 AM

To: Christine Kenzie

Cc: Robert Cheng; Henry Devos

Subject: RE: AT Highway 11 Study - Presentation By AT - For June 27th Council Agenda

Hi Christine,

The consultant is McElhanney.

Regards,

Stuart Richardson

2011/06/21

Infrastructure Engineer
Alberta Transportation, Central Region
Tel: (403) 340-5209
Cell: (403) 318-4927
Fax: (403) 340-4810

From: Christine Kenzie [mailto:Christine.Kenzie@reddeer.ca]
Sent: Monday, June 20, 2011 3:50 PM
To: Stuart Richardson
Subject: RE: AT Highway 11 Study - Prestentation By AT - For June 27th Council Agenda

Would you please confirm the name of the consultant who will be making the presentation at the June 27, 2011 Council Meeting. I would like to include the name on the Council Meeting Schedule for the Mayor's reference. Also, please bring at least 30 copies of the presentation - enough for the Mayor and Councillors, Senior Administration and as the media will be present, they will request a copy.

Thanks.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Stuart Richardson [mailto:Stuart.Richardson@gov.ab.ca]
Sent: June 14, 2011 1:40 PM
To: Bev Greter; Christine Kenzie
Cc: Michael Williston; Robert Cheng
Subject: RE: AT Highway 11 Study - Prestentation By AT - For June 27th Council Agenda

Hi Bev/Christine,

Thanks for the update. We were not planning on sending any reports or attachments prior to the presentation. As per the county's presentation our consultant will provide a handout of the actual presentation at the start of the presentation.

Regards,

Stuart Richardson

Infrastructure Engineer
Alberta Transportation, Central Region
Tel: (403) 340-5209
Cell: (403) 318-4927
Fax: (403) 340-4810

2011/06/21

**Legislative & Governance Services**

DATE: June 21, 2011
TO: Craig Curtis, City Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Tourism Red Deer – Enhanced Destination Marketing

History:

At the Monday, June 13, 2011 Council Meeting, the following motion was introduced:

“Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated May 30, 2011 re: Tourism Red Deer – Enhanced Destination Marketing hereby agrees to remove the condition from the Critical Priority Item as part of the 2011 Operating Budget and proceed with the one-time funding in the amount of \$75,000 to Tourism Red Deer for enhanced destination marketing.”

Prior to voting on the above resolution, Council passed the following tabling resolution:

“Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated May 30, 2011 re: Tourism Red Deer – Enhanced Destination Marketing hereby agrees to table consideration of this item for two weeks to allow for administration to further clarify the governance framework of Red Deer Tourism with respect to the Destination Marketing Fund.”

Discussion:

Administration is to prepare a revised report for Council’s consideration. Further, to allow Administration time to meet with the stakeholders and prepare the revised report they are requesting this item be brought back to the July 11, 2011 Regular Council Meeting.

Recommendation:

- 1) That Council lifts from the table consideration of the Tourism Red Deer – Enhanced Destination Marketing report.
- 2) That Council considers re-tabling the report to the July 11, 2011 Council Meeting.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager

Comments:

I support the recommendation of Administration that this item be tabled to the Monday, July 11, 2011 Council Meeting.

“Craig Curtis”
City Manager

DATE: June 28, 2011
TO: Howard Thompson
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Tourism Red Deer – Enhanced Destination Marketing

Reference Report:

Legislative & Governance Services Manager dated June 21, 2011

Resolutions:

The following resolution was passed during the regular Council meeting held on Monday, June 27, 2011:

“Resolved that Council of The City of Red Deer having considered the report from the Legislative & Governance Services Manager, dated June 21, 2011, re: Tourism Red Deer – Enhanced Destination Marketing, hereby agrees to table consideration of the report to the Monday, July 11, 2011 Council Meeting.”

Report back to Council: Yes

Comments/Further Action:

A report is to be brought back to the July 11, 2011 Council Meeting



Elaine Vincent
Legislative & Governance Manager

cc: Director of Planning Services

Legislative & Governance Services

DATE: June 21, 2011

TO: Craig Curtis, City Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Tourism Red Deer – Enhanced Destination Marketing

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Recommendation:

- 1) That Council lifts from the table consideration of the Tourism Red Deer – Enhanced Destination Marketing report.
- 2) That Council considers re-tabling the report to the July 11, 2011 Council Meeting.



Elaine Vincent
Manager

Christine Kenzie

From: Howard Thompson
Sent: June 14, 2011 5:39 PM
To: Christine Kenzie; Bev Greter
Cc: Frieda McDougall; Elaine Vincent; Paul Meyette
Subject: Tabling of Destination Marketing report for Council

**BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL**

Bev/Christine,

In talking to Frieda, I'd like to request a further tabling of the destination marketing report from June 27th to July 11th to allow time to meet with the stakeholders and prepare our report. I also trust that the condition date of June 30th from the budget resolution will be extended as well to ensure the original resolution doesn't expire.

Thanks,

Howard Thompson
Land & Economic Development Manager

City of Red Deer
Box 5008, Red Deer, AB T4N 3T4
Ph. 403.342.8364
Fax 403.342.8260

www.reddeer.ca
www.movingtoreddeer.ca
www.reddeercorridor.com
www.accessprosperity.ca

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Legislative & Governance Services

DATE: June 21, 2011
TO: Craig Curtis, City Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: River Bend Golf & Recreation Society
Loan Bylaw Amendment 3391/A-2011

History:

At the Monday, May 16, 2011 Council Meeting, Council gave first reading to Loan Bylaw Amendment 3391/A-2011.

Loan Bylaw Amendment 3391/A-2011 provides for the restructuring of loan payments to The City of Red Deer by the River Bend Golf & Recreation Society.

Public Consultation Process:

Loan Bylaw Amendment 3391/A-2011 was advertised to allow public input. Advertisements were placed in the Red Deer Advocate on May 27, 2011 and June 3, 2011. No petitions were received during the 15 days after the last date of advertising.

Recommendation:

That Council consider giving second and third readings to Loan Bylaw Amendment 3391/A-2011.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager



Report Presented to the
Monday, May 16, 2011
Council Meeting

DATE: May 3, 2011

TO: Craig Curtis, City Manager

FROM: Dean Krejci, Financial Services Manager
Greg Scott, Recreation, Parks & Culture Manager
Kay Kenny, Recreation Superintendent

SUBJECT: River Bend Golf & Recreation Society

Legislative History:

At the Council Meeting on March 21, 2011, City Council approved the deferral of loan payments by River Bend Golf & Recreation Society to the City of Red Deer as per the following Council Resolution:

“**Resolved** that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, Financial Services Manager and Recreation Superintendent, dated March 8, 2011, Re: River Bend Golf & Recreation Society, hereby agrees that in order to assist the River Bend Golf and Recreation Society to return the City owned golf course operation to self sustainability, and to ensure that the non-golf recreation amenities continue to be offered to the community:

1. Deferral of the loan payments for 2008 – 2010, including interest, pending both parties signing an amendment to the loan agreement for payments to recommence 2012;
2. Deferral of the loan payment for 2011, including interest, pending both parties signing an amendment to the loan agreement for payments to recommence 2012 with this item to be brought back for Council’s consideration prior to 2012;

subject to annual review by Council.”

This Council Resolution requires an amendment to the loan bylaw to recognize the deferral of payments and the next loan payment will recommence in 2012.

Section 606 of the MGA requires that the bylaw be advertised for 2 consecutive weeks before second and third readings.

The amended loan agreement will be signed by both parties prior to second and third readings coming back to Council.



Recommendations:

That Council consider first reading of Loan Bylaw Amendment 3391/A-2011.

A handwritten signature in blue ink, appearing to be 'DK', written over a horizontal line.

Dean Krejci
Financial Services Manager

BYLAW NO. 3391/A-2011

Being a bylaw to amend Bylaw No. 3391/2007 to authorize The City of Red Deer to change the repayment schedule for the loan to the River Bend Golf and Recreation Society.

Background

Based on a request by the River Bend Golf and Recreation Society, the City has agreed to modify the terms of the loan to the Society by deferring payments until 2012.

The Society has made payments of \$140,000 in April 2006, February 2007 and \$50,000 in May 2009.

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

- 1 Bylaw 3391/2007 is amended by deleting sub-section 1.e and replacing it with a new sub-section as follows:

“e. Repayment: To be paid by equal consecutive annual payments until loan is repaid, with payments to recommence in 2012.”
- 2 In all other respects, Bylaw No, 3391/2007 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this	16 th	day of	May	2011.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2011.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2011.
AND SIGNED BY THE MAYOR AND CLERK this		day of		2011.

 MAYOR

 CITY CLERK

Comments:

I support the recommendation of Administration that Council consider second and third reading of River Bend Golf and Recreation Society Loan Bylaw Amendment 3391/A-2011.

“Craig Curtis”
City Manager

DATE: June 28, 2011

TO: Lorianne Marshall, Acting Financial Services Manager
Greg Scott, Recreation, Parks & Culture Manager
Kay Kenny, Recreation Superintendent

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: River Bend Golf & Recreation Society
Loan Bylaw Amendment 3391/A-2011

Reference Report:

Legislative & Governance Services Manager, dated June 21, 2011 and Financial Services Manager, Recreation, Parks & Culture Manager and Recreation Superintendent, dated May 3, 2011

Bylaw Reading:

At the Monday, May 16, 2011 Council Meeting Loan Bylaw Amendment 3391/A-2011 received first reading. At the June 27, 2011 Regular Council Meeting Loan Bylaw Amendment 3391/A2011 received second and third readings. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

Loan Bylaw Amendment 3391/A-2011 allows for a restructuring of the loan payments by the River Bend Golf & Recreation Society by deferring payments until 2012.



Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Corporate Services Director
Community Services Director
Financial Services Manager
Financial Accountant, L. Tryca

ORIGINAL



Legislative & Governance Services

DATE: June 21, 2011
TO: Craig Curtis, City Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: River Bend Golf & Recreation Society
Loan Bylaw Amendment 3391/A-2011

History:

At the Monday, May 16, 2011 Council Meeting, Council gave first reading to Loan Bylaw Amendment 3391/A-2011.

Loan Bylaw Amendment 3491/A-2011 provides for the restructuring of loan payments to The City of Red Deer by the River Bend Golf & Recreation Society.

Public Consultation Process:

Loan Bylaw Amendment 3391/A-2011 was advertised to allow public input. Advertisements were placed in the Red Deer Advocate on May 27, 2011 and June 3, 2011. No petitions were received during the 15 days after the last date of advertising.

Recommendation:

That Council consider giving second and third readings to Loan Bylaw Amendment 3391/A-2011.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager

**LOAN BYLAW AMENDMENT 3391/A-2011
RIVER BEND GOLF AND RECREATION SOCIETY**

DESCRIPTION: Deferral of loan payments until 2012 for the River Bend Golf and Recreation Society

FIRST READING: May 16, 2011

FIRST PUBLICATION: May 27, 2011

SECOND PUBLICATION: June 3, 2011

PUBLIC HEARING & SECOND READING: June 27, 2011

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: The City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

Bylaw Authorizing Amendment To River Bend Golf & Recreation Society Loan

Bylaw No.3391/A-2011 to amend Bylaw 3391/2007 authorizes The City of Red Deer to change the repayment schedule for the River Bend Golf & Recreation Society loan. A copy of the proposed bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.

The electors may submit a separate petition with respect to each advertised bylaw calling for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must meet the formal requirements of Sections 221-226 of the Municipal Government Act and be filed with the Manager, Legislative & Governance Services within 15 days after the last date the proposed bylaw is advertised. The last date of advertisement for this bylaw is **June 3, 2011**. Any petition will be public information. If you have any questions regarding the petition process or the use of the petition please contact the Manager, Legislative & Governance Services at 403-342-8132.

Publication Dates: Friday, May 27 – Friday, June 3, 2011



Inspections & Licensing Department

DATE: June 7, 2011

TO: Craig Curtis, City Manager

FROM: Joyce Boon Co-Manager – Inspections & Licensing
Russ Pye Co-Manger – Inspections & Licensing

RE: **Licensing of Secondary Suites**

Purpose:

This report is submitted to allow City Council the opportunity to consider the overall impacts of establishing a Secondary Suite Licensing process in order to track and monitor active secondary suites. If City Council supports the process of licensing of secondary suites Inspections & Licensing Department would be seeking authorization to establish a Secondary Suite Licensing Bylaw.

Background:

The following resolution was passed by City Council on December 13, 2010:

“ **Resolved** that the council of the City of Red Deer having considered the report from the Planning Services and Inspections & Licensing departments dated December 3, 2010, Re: Secondary Suites Council Report, and the resolution from the Secondary Suite Ad Hoc Committee dated September 14, 2010 hereby directs that administration explore options, including licensing of secondary suites, for the purpose of tracking and monitoring active secondary suites, with a report to be brought back for Council’s consideration prior to the end of June 2011.”

Discussion

Inspections & Licensing believe that licensing of secondary suites is the most effective method of tracking and monitoring suites.

Licensing of secondary suites on an annual basis provides an ongoing method of monitoring the number of suites that are in existence.

This will assist Inspections & Licensing to:

- Determine if suites that have been approved remain active,
- Proceed with shutdown of suites that are no longer in use to prevent unauthorized suites remaining in existence and
- Allow new applications for discretionary use when existing suites have been removed.

Implementation

It is proposed that a Secondary Suite Licensing Bylaw will be developed to deal with existing approved secondary suites and any new approvals that come forward in the future.

Administration will recommend that this new bylaw include the following:

- An annual renewal date will be set that will apply to all secondary suites,
- This renewal date would:
 - give adequate notice after council approval for existing approved suites to obtain a license and
 - be set at a time that would not conflict with other renewal dates.
- Existing suite owners would be notified that licensing would be required at the next license renewal date,
- All new secondary suite approvals would include an occupancy permit and an annual license.
- The initial license fee for these new approvals would be prorated to align all suite renewals at the same time each year.
- A renewal notice would be sent approximately one month in advance of the renewal date.
- Failure to provide license renewal within 30 days of the renewal date would result in enforcement to remove the suite including all of the agreements and conditions applied to other secondary suite removals.
- Annual secondary suite license fee to be set at \$110.00 per suite. It is expected that approximately 450 suites will be approved by December 31, 2011.

A Secondary Suite Licensing Bylaw could be developed by planning staff and with legal counsel's review and could be presented to council in the last quarter of 2011.

Impact to Resources

It is expected there will be very little impact to current resources as the Secondary Suite Bylaw will be administered through the three current Licensing Permit/Inspectors similar to the Drinking Establishment Licensing Bylaw which was implemented a number of years ago.

Communication with secondary suite owners:

The Inspections & Licensing Department would prepare information brochures and letters to be sent to all approved secondary suite owners notifying them of the new bylaw if approved and set up a renewal process as indicated above to ensure annual renewals similar to the existing business licensing program now.

Recommendation

Inspections & Licensing Recommends that City Council support a Secondary Suite Licensing process in order to track and monitor active secondary suites and authorize Inspections & Licensing to develop a Secondary Suite Bylaw to be brought back for Council's consideration before October 31, 2011.

Respectfully Submitted by,

Joyce Boon
Co-Manager
Inspections & Licensing

Russ Pye
Co-Manager
Inspections & Licensing



SECONDARY SUITE REGULATION AD HOC REVIEW COMMITTEE

Date: September 14, 2010
To: City Council
From: Lani Parr, Chair of Secondary Suite Regulation Ad Hoc Review Committee
Subject: Licensing of Secondary Suites

At the September 14, 2010 Secondary Suite Regulation Ad Hoc Review Committee meeting, the Committee discussed the feasibility of licensing of secondary suites. Following the discussion, the motion as set out below was introduced and passed:

“Resolved that the Secondary Suite Regulation Ad Hoc Review Committee having discussed the feasibility of licensing secondary suites, recommends licensing as a method to track secondary suites and agrees to forward this to Council for its consideration.”

The above is submitted for Council’s consideration.

Respectfully submitted,

Lani Parr
Chair, Secondary Suite Regulation Ad Hoc Review Committee

/li

c. J. Boon, Co-Manager, Inspections & Licensing
T. Lindhout, Assistant City Planning Manager
Secondary Suite Regulation Ad Hoc Review Committee

Comments:

The recommendation from Administration follows up on the recommendation from the Secondary Suite Regulation Ad Hoc Review Committee. I support the proposal.

“Craig Curtis”
City Manager

DATE: June 28, 2011
TO: Joyce Boon, Inspections & Licensing Co-Manager
Russ Pye, Inspections & Licensing Co-Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Licensing of Secondary Suites

Reference Report:

Inspections & Licensing Co-Managers dated June 7, 2011

Resolutions:

The following resolution was passed during the regular Council meeting held on Monday, June 27, 2011:

“**Resolved** that Council of The City of Red Deer having considered the report from the Inspections & Licensing Co-Managers dated June 7, 2011, re: Licensing of Secondary Suites, hereby supports a Secondary Suite Licensing Process in order to track and monitor active secondary suites and authorizes Administration to develop a Secondary Suite Bylaw to be brought back for Council’s consideration prior to October 31, 2011.”

Report back to Council: Yes

Comments/Further Action:

Administration is to proceed with crafting a Secondary Suite Bylaw to be brought back for Council’s consideration prior to October 31, 2011.



Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Planning Services Director
Senior Planner
Secondary Suite Ad-Hoc Committee Chair, Lani Parr
Corporate Meeting Coordinator



Inspections & Licensing Department

DATE: June 7, 2011
TO: Craig Curtis, City Manager
FROM: Joyce Boon Co-Manager – Inspections & Licensing
Russ Pye Co-Manger – Inspections & Licensing
RE: **Licensing of Secondary Suites**

Purpose:

This report is submitted to allow City Council the opportunity to consider the overall impacts of establishing a Secondary Suite Licensing process in order to track and monitor active secondary suites. If City Council supports the process of licensing of secondary suites Inspections & Licensing Department would be seeking authorization to establish a Secondary Suite Licensing Bylaw.

Background:

The following resolution was passed by City Council on December 13, 2010:

“ **Resolved** that the council of the City of Red Deer having considered the report from the Planning Services and Inspections & Licensing departments dated December 3, 2010, Re: Secondary Suites Council Report, and the resolution from the Secondary Suite Ad Hoc Committee dated September 14, 2010 hereby directs that administration explore options, including licensing of secondary suites, for the purpose of tracking and monitoring active secondary suites, with a report to be brought back for Council’s consideration prior to the end of June 2011.”

Discussion

Inspections & Licensing believe that licensing of secondary suites is the most effective method of tracking and monitoring suites.

Licensing of secondary suites on an annual basis provides an ongoing method of monitoring the number of suites that are in existence.

This will assist Inspections & Licensing to:

- Determine if suites that have been approved remain active,
- Proceed with shutdown of suites that are no longer in use to prevent unauthorized suites remaining in existence and
- Allow new applications for discretionary use when existing suites have been removed.

Implementation

It is proposed that a Secondary Suite Licensing Bylaw will be developed to deal with existing approved secondary suites and any new approvals that come forward in the future.

Administration will recommend that this new bylaw include the following:

- An annual renewal date will be set that will apply to all secondary suites,
- This renewal date would:
 - give adequate notice after council approval for existing approved suites to obtain a license and
 - be set at a time that would not conflict with other renewal dates.
- Existing suite owners would be notified that licensing would be required at the next license renewal date,
- All new secondary suite approvals would include an occupancy permit and an annual license.
- The initial license fee for these new approvals would be prorated to align all suite renewals at the same time each year.
- A renewal notice would be sent approximately one month in advance of the renewal date.
- Failure to provide license renewal within 30 days of the renewal date would result in enforcement to remove the suite including all of the agreements and conditions applied to other secondary suite removals.
- Annual secondary suite license fee to be set at \$110.00 per suite. It is expected that approximately 450 suites will be approved by December 31, 2011.

A Secondary Suite Licensing Bylaw could be developed by planning staff and with legal counsel's review and could be presented to council in the last quarter of 2011.

Impact to Resources

It is expected there will be very little impact to current resources as the Secondary Suite Bylaw will be administered through the three current Licensing Permit/Inspectors similar to the Drinking Establishment Licensing Bylaw which was implemented a number of years ago.

Communication with secondary suite owners:

The Inspections & Licensing Department would prepare information brochures and letters to be sent to all approved secondary suite owners notifying them of the new bylaw if approved and set up a renewal process as indicated above to ensure annual renewals similar to the existing business licensing program now.

Recommendation

Inspections & Licensing Recommends that City Council support a Secondary Suite Licensing process in order to track and monitor active secondary suites and authorize Inspections & Licensing to develop a Secondary Suite Bylaw to be brought back for Council's consideration before October 31, 2011.

Respectfully Submitted by,

Joyce Boon
Co-Manager
Inspections & Licensing

Russ Pye
Co-Manager
Inspections & Licensing

SECONDARY SUITE REGULATION AD HOC REVIEW COMMITTEE

Date: September 14, 2010
To: City Council
From: Lani Parr, Chair of Secondary Suite Regulation Ad Hoc Review Committee
Subject: Licensing of Secondary Suites

At the September 14, 2010 Secondary Suite Regulation Ad Hoc Review Committee meeting, the Committee discussed the feasibility of licensing of secondary suites. Following the discussion, the motion as set out below was introduced and passed:

“Resolved that the Secondary Suite Regulation Ad Hoc Review Committee having discussed the feasibility of licensing secondary suites, recommends licensing as a method to track secondary suites and agrees to forward this to Council for its consideration.”

The above is submitted for Council’s consideration.

Respectfully submitted,

Lani Parr
Chair, Secondary Suite Regulation Ad Hoc Review Committee

/li

- c. J. Boon, Co-Manager, Inspections & Licensing
T. Lindhout, Assistant City Planning Manager
Secondary Suite Regulation Ad Hoc Review Committee



DATE: June 15, 2011

TO: Craig Curtis, City Manager

FROM: Planning and Inspections & Licensing Departments

RE: Secondary Suites
Council Resolution – December 13, 2010

Introduction

City Council at their meeting of December 13, 2010 passed the following resolution:

“Resolved that Council of the City of Red Deer having considered the report from the Planning Services and Inspections & Licensing departments dated December 3, 2010 Re: Secondary Suites Council Report, hereby directs that administration continue discussions with the Municipal Planning Commission and the Secondary Suites Ad Hoc Committee to explore whether options are required for the future consideration of Council regarding development of secondary suite density and proximity (separation), with a report to be brought back for Council’s consideration prior to the end of June 2011.

Background

The Secondary Suites Ad Hoc Review Committee, the Municipal Planning Commission and Inspections & Licensing and Planning staff together recently coordinated a comprehensive review of the Secondary Suite Regulations within the Land Use Bylaw. The lack of Secondary Suite planning criteria and how to analyze potential neighbourhood impacts were concerns raised by Inspections & Licensing staff, the Municipal Planning Commission (MPC) and the Subdivision Development Appeal Board (SDAB) during the approval and appeal of Secondary Suite applications. Land Use Bylaw Amendment Bylaw 3357/B-2011, which passed on May 2, 2011:

- added objectives to the Secondary Suite purpose statement;
- added, for evaluation by the Development Authority, planning criteria that includes consideration of:
 - availability of on-street parking, and
 - density of surrounding developed neighbourhood by virtue of the number of existing detached dwelling units, parcel widths, location of approved Secondary Suites and locations of any multiple family developments;
- added consideration by the Development Authority, of neighbourhood design and accessibility principles in regard to:
 - type of street (street having more than one entrance/exit, cul-du-sac, crescent),
 - lane access, and
 - proximity to any neighbourhood amenity (park, commercial conveniences, community trail);
- added allowance of Development Officer approvals if applications supported by neighbourhood and comply with LUB and Safety Codes Act; and
- references the Community Standards Bylaw with regard to enforcement of messy yards and tenant behavior issues.

Furthermore, Administrative changes have also been made by staff to MPC presentations and agenda content to streamline the decision making process resulting in more Secondary Suite applications being processed at MPC meetings. While the total number of Secondary Suite applications received was ± 550 (since Dec/09), only ± 175 currently remain to be processed. These are all discretionary use, existing Secondary Suite applications.

The neighbourhood notification notice was also amended to provide area residents more clarity around the Secondary Suite approval process and matters that may constitute as having legitimate neighbourhood impact.

Discussion

The Secondary Suite density and separation matters referenced in the December 14, 2010 Council resolution are generally being addressed through the recently approved Land Use Bylaw amendment. The new criteria in the LUB relates to various neighbourhood conditions such as the number of detached dwelling units, parcels that are at least 12 m wide, number and location of lawful Secondary Suites and the number and location of area multiple family developments are now being applied to the Secondary Suite applications. Other Secondary Suite considerations are the type of street it is located on (does street have more than one entrance/exit), does the site have access to a lane and the site's proximity to any neighbourhood park, open space, community trail or neighbourhood commercial site.

The matter of further Bylaw amendments regarding density and separation circumstances was discussed with the Secondary Suite Ad Hoc Review Committee at their May 26, 2011 meeting. The Ad Hoc Committee suggested that no additional land use bylaw changes are required at this time.

Staff (Planning and I&L) concludes that density and separation can be generally addressed through the recently adopted LUB provisions. However, staff and the Secondary Suites Ad Hoc Review Committee should monitor the impact of the recent Bylaw changes on the remaining ± 175 Secondary Suite applications before contemplating any additional amendments. These applications will likely take another 4-5 months to process. In early 2012 staff will bring back an update of the secondary suites process including any areas for policy changes after discussion with the Secondary Suites Ad Hoc Review Committee and the Municipal Planning Commission.

Recommendation

That Council agrees that no additional amendments should be considered at this time and that Administration bring back a report, if required, recommending changes to the secondary suites land use bylaw provisions in early 2012 after review by the Secondary Suites Ad Hoc Review Committee and the Municipal Planning Commission.

Tony Lindhout, RPP, MCIP
Senior Planner

Angus Schaffenburg, RPP/MCIP
Acting Planning Manager

Joyce Boon, Co-Manager
Inspections & Licensing

Russ Pye, Co-Manager
Inspections & Licensing



SECONDARY SUITE REGULATION AD HOC REVIEW COMMITTEE

Date: May 26, 2011
To: City Council
From: Lani Parr, Chair of Secondary Suite Regulation Ad Hoc Review Committee
Subject: Secondary Suites – Council Resolution – December 14, 2010

At the May 26, 2011 Secondary Suite Regulation Ad Hoc Review Committee meeting, the Committee discussed a report received from the Planning and Inspection & Licensing Departments with respect to Land Use By-law amendments and secondary suites. Following the discussion, the motion as set out below was introduced and passed:

“Resolved that the Secondary Suite Regulation Ad Hoc Review Committee having read and discussed the report submitted from the Planning and Inspection & Licensing Departments dated May 25, 2011 with respect to Council Resolution – December 14, 2010 re Secondary Suites, accepts the report for information. The Committee also accepts the recommendation in the report that no further changes be made at this time to the Land Use By-law with respect to secondary suites and recommends administration continue to monitor emerging issues. This report is sent to Council for information.”

The above is submitted for Council’s information.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Lani Parr'.

Lani Parr
Chair, Secondary Suite Regulation Ad Hoc Review Committee

/li

- c. J. Boon, Co-Manager, Inspections & Licensing
T. Lindhout, Assistant City Planning Manager



**Request: Report for Inclusion
on a Council Agenda**

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	Tony Lindhout		
Department & Telephone Number:	Planning Department 403-406-8705		
REPORT INFORMATION			
Preferred Date of Agenda:	June 27, 2011		
Subject of the Report (provide a brief description)	Response to Council direction and resolution passed at December 13, 2010 Council meeting requesting exploration of options regarding secondary suites density and separation matters.		
Is this Time Sensitive? Why?	Yes, December 13, 2010 Council resolution required report to be brought back to Council by end of June 2011.		
What is the Decision/Action required from Council?	Submitted to Council for information (related to passing of Land Use Bylaw Amendment 3357/B-2011). Administration is recommending that no further changes be made to the Secondary Suite Regulations at this time.		
Please describe Internal/ External Consultation, if any.	Consulted with Inspections & Licensing department and the Secondary Suites Ad Hoc Review Committee. Both support Administrative recommendation.		
Is this a Committee of the Whole item?	No		
How does the Report link to the Strategic Plan? Service and Excellence – sustainable development			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe. No, N/A as no changes are being proposed to the Land Use Bylaw.			
Has Financial Services been consulted? Are there any budget implications? Please describe. N/A			
Presentation: (10 Min Max.)	YES	X NO, but will be present to answer any questions	Name and Contact Information: Tony Lindhout 403-406-8705 Planning Department
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Applicant Contact Information: N/A			
LEGISLATIVE & ADMINISTRATIVE USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
SMT When/describe: _____	Topics When/Describe: _____	Board(s) / Committee(s) When/Describe: _____	
Do we need a Media Release?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.

ORIGINAL

Council Decision – June 27, 2011

DATE: June 28, 2011

TO: Joyce Boon, Inspections & Licensing Co-Manager
Russ Pye, Inspections & Licensing Co-Manager
Angus Schaffenburg, Acting Planning Services Manager
Tony Lindhout, Senior Planner

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Secondary Suites – Density Report
Council Resolution – December 13, 2010

Reference Report:

Inspections & Licensing Co-Managers, Acting Planning Manager and Senior Planner dated June 15, 2011

Resolution:

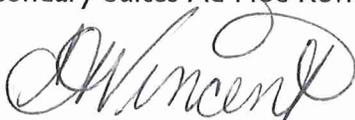
The following resolution was passed during the regular Council meeting held on Monday, June 27, 2011:

“**Resolved** that Council of The City of Red Deer having considered the report from the Planning and Inspection and Licensing Departments, dated June 15, 2011, re: Secondary Suites – Density Report, hereby agrees that no additional amendments should be considered at this time and that Administration bring back a report, if required, recommending changes to the Secondary Suites Land Use Bylaw provisions in early 2012, following a review by the Secondary Suites Ad Hoc Review Committee and the Municipal Planning Commission.”

Report Back to Council: Yes

Comments/Further Action:

Administration is to bring back a report in early 2012 following a density review of the Secondary Suites Ad Hoc Review Committee and the Municipal Planning Commission.



Elaine Vincent
Legislative & Governance Services Manager

c Planning Services Director
Council Meeting Coordinator
Corporate Meeting Coordinator

DATE: June 15, 2011
TO: Craig Curtis, City Manager
FROM: Planning and Inspections & Licensing Departments
RE: Secondary Suites
Council Resolution – December 13, 2010

Introduction

City Council at their meeting of December 13, 2010 passed the following resolution:

“Resolved that Council of the City of Red Deer having considered the report from the Planning Services and Inspections & Licensing departments dated December 3, 2010 Re: Secondary Suites Council Report, hereby directs that administration continue discussions with the Municipal Planning Commission and the Secondary Suites Ad Hoc Committee to explore whether options are required for the future consideration of Council regarding development of secondary suite density and proximity (separation), with a report to be brought back for Council’s consideration prior to the end of June 2011.

Background

The Secondary Suites Ad Hoc Review Committee, the Municipal Planning Commission and Inspections & Licensing and Planning staff together recently coordinated a comprehensive review of the Secondary Suite Regulations within the Land Use Bylaw. The lack of Secondary Suite planning criteria and how to analyze potential neighbourhood impacts were concerns raised by Inspections & Licensing staff, the Municipal Planning Commission (MPC) and the Subdivision Development Appeal Board (SDAB) during the approval and appeal of Secondary Suite applications. Land Use Bylaw Amendment Bylaw 3357/B-2011, which passed on May 2, 2011:

- added objectives to the Secondary Suite purpose statement;
- added, for evaluation by the Development Authority, planning criteria that includes consideration of:
 - availability of on-street parking, and
 - density of surrounding developed neighbourhood by virtue of the number of existing detached dwelling units, parcel widths, location of approved Secondary Suites and locations of any multiple family developments;
- added consideration by the Development Authority, of neighbourhood design and accessibility principles in regard to:
 - type of street (street having more than one entrance/exit, cul-du-sac, crescent),
 - lane access, and
 - proximity to any neighbourhood amenity (park, commercial conveniences, community trail);
- added allowance of Development Officer approvals if applications supported by neighbourhood and comply with LUB and Safety Codes Act; and
- references the Community Standards Bylaw with regard to enforcement of messy yards and tenant behavior issues.

Furthermore, Administrative changes have also been made by staff to MPC presentations and agenda content to streamline the decision making process resulting in more Secondary Suite applications being processed at MPC meetings. While the total number of Secondary Suite applications received was ±550 (since Dec/09), only ±175 currently remain to be processed. These are all discretionary use, existing Secondary Suite applications.

The neighbourhood notification notice was also amended to provide area residents more clarity around the Secondary Suite approval process and matters that may constitute as having legitimate neighbourhood impact.

Discussion

The Secondary Suite density and separation matters referenced in the December 14, 2010 Council resolution are generally being addressed through the recently approved Land Use Bylaw amendment. The new criteria in the LUB relates to various neighbourhood conditions such as the number of detached dwelling units, parcels that are at least 12 m wide, number and location of lawful Secondary Suites and the number and location of area multiple family developments are now being applied to the Secondary Suite applications. Other Secondary Suite considerations are the type of street it is located on (does street have more than one entrance/exit), does the site have access to a lane and the site's proximity to any neighbourhood park, open space, community trail or neighbourhood commercial site.

The matter of further Bylaw amendments regarding density and separation circumstances was discussed with the Secondary Suite Ad Hoc Review Committee at their May 26, 2011 meeting. The Ad Hoc Committee suggested that no additional land use bylaw changes are required at this time.

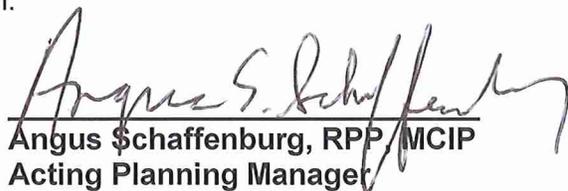
Staff (Planning and I&L) concludes that density and separation can be generally addressed through the recently adopted LUB provisions. However, staff and the Secondary Suites Ad Hoc Review Committee should monitor the impact of the recent Bylaw changes on the remaining ±175 Secondary Suite applications before contemplating any additional amendments. These applications will likely take another 4-5 months to process. In early 2012 staff will bring back an update of the secondary suites process including any areas for policy changes after discussion with the Secondary Suites Ad Hoc Review Committee and the Municipal Planning Commission.

Recommendation

That Council agrees that no additional amendments should be considered at this time and that Administration bring back a report, if required, recommending changes to the secondary suites land use bylaw provisions in early 2012 after review by the Secondary Suites Ad Hoc Review Committee and the Municipal Planning Commission.



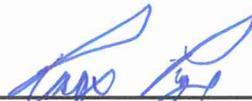
Tony Lindhout, RPP, MCIP
Senior Planner



Angus Schaffenburg, RPP/MCIP
Acting Planning Manager



Joyce Boon, Co-Manager
Inspections & Licensing



Russ Pye, Co-Manager
Inspections & Licensing

SECONDARY SUITE REGULATION AD HOC REVIEW COMMITTEE

Date: May 26, 2011
To: City Council
From: Lani Parr, Chair of Secondary Suite Regulation Ad Hoc Review Committee
Subject: Secondary Suites – Council Resolution – December 14, 2010

At the May 26, 2011 Secondary Suite Regulation Ad Hoc Review Committee meeting, the Committee discussed a report received from the Planning and Inspection & Licensing Departments with respect to Land Use By-law amendments and secondary suites. Following the discussion, the motion as set out below was introduced and passed:

“Resolved that the Secondary Suite Regulation Ad Hoc Review Committee having read and discussed the report submitted from the Planning and Inspection & Licensing Departments dated May 25, 2011 with respect to Council Resolution – December 14, 2010 re Secondary Suites, accepts the report for information. The Committee also accepts the recommendation in the report that no further changes be made at this time to the Land Use By-law with respect to secondary suites and recommends administration continue to monitor emerging issues. This report is sent to Council for information.”

The above is submitted for Council’s information.

Respectfully submitted,



Lani Parr
Chair, Secondary Suite Regulation Ad Hoc Review Committee

/li

- c. J. Boon, Co-Manager, Inspections & Licensing
T. Lindhout, Assistant City Planning Manager



Date: June 21, 2011
To: City Manager
From: Development Services Controller / Development Services Director
Subject: Report Regarding Linking Utility Fees to Consumption

Introduction

The following resolution was approved during the regular Council Meeting held on Monday, January 10, 2011.

The resolution reads as follows:

“Resolved the Council of The City of Red Deer having considered the report dated December 28, 2010 from the Legislative & Governance Services Manager re: Recent Council ‘Action’ Items hereby agrees that Administration is to prepare a report to consider the opportunities/implications of linking utility fees to consumption with such a report to be brought back for Council’s consideration prior to June 30, 2011.”

The report is submitted to Council for information requested.

Background

The Municipal Government Act, section 33, gives municipalities the option to provide municipal utility services. The City of Red Deer has exercised this option and has established the Electric, Water, Wastewater, and Waste Management Utilities. The municipal utility services provided by The City of Red Deer, are governed by Utility Bylaw 3215/98 and Electric Utility Bylaw 3273/2000.

In 2001, council adopted the use of the utility rate base method of developing Water and Wastewater rates. This method is also used by Electric Light and Power. The utility rate base method has not been adopted for use by the Waste Management utility, but is under review.



The utility rate base method for developing utility rates determines annual operating revenue requirements that include operating and maintenance expense, depreciation expense and a return on rate base. This approach is mandated for all investor owned utilities and is strongly recommended for municipalities providing services outside of their boundaries.¹

Definitions used in understanding the application of the utility rate base method are:

Fixed costs – costs associated with plant investment, improvements, and extensions and other costs that are relatively unchanged over a period of time, and must be covered.

Variable costs – the cost of producing a unit of product or service; generally associated with supply, treatment, transmission, and distribution.

Fixed rates – rate charged to customers that is fixed and is to be paid independent of volume usage.

Variable rates – rate charged to customers that is a result of consumption i.e.: as a result of volume consumed or purchased.

Depreciation – a non-cash expense included in the revenue requirements that is a real cost of operating a utility; approximates the depreciable plant/assets in service during the period the rates are being established. Funds resulting from depreciation are for the utility to use at their discretion.

Rate of Return –the utility is entitled to earn a return based on the value of its capital assets.

Financial policies were drafted in 2006 to effectively address decision making abilities as they relate to the utility rate models. The draft policies have formed the practice followed by the utility departments, but were never formally adopted.

¹ “Water Rates,” American Water Works Association, Manual of Water Supply Practices, AWWA Manual M1, Fourth Edition, (Denver, CO) 1991, page 4.



The City of Red Deer follows the following key principles when establishing the utility rates.

Utilities are Self-Supporting

- All utility expenses are recovered through rates

Cost of Service Is Distributed Equitably

- Current users pay for current costs
- Eliminates unfair cross subsidization between customers.

Rates Are Defendable

- Utility rates meet legislated and generally accepted industry standards

Rates are Stable

- Rate stabilization reserves are used to smooth the impact of sharp rate changes

Utilities provide a Return on Investment

- Return on investment is used to fund future capital expenditures through a transfer to the utility's reserve or by a dividend to the Tax Stabilization Reserve.

Discussion

Pros & Cons of Different Utility Rate Structures

Council has approved, in the Environmental Master Plan, to review utility rates to draw attention to the value of water; this can be partially accomplished by developing rates to encourage and motivate utility users to conserve utility resources, and to reward those who do.

There are three general rate structure options for Council when considering the opportunities/implication of linking utility fees to consumption.

1. Fixed rates – The customer is charged a flat monthly charge to generally cover fixed costs and is determined by demand, meter size and/or number of units. The total fixed rate does not vary by the amount consumed. Totally fixed rates are relatively simple to implement and for customers to understand. They minimize sharp fluctuations in the reserve and result in revenue stability and predictability. However, there is little financial incentive to motivate responsible use of resources.



2. Variable rates – The consumption fee is a cost per unit (kWh for electricity, M³ for water and wastewater, tonnes for waste) multiplied by the customer’s usage volume.² Due to the relative inelasticity between demand and price for utilities, price by itself would have minimal effect on demand. The tendency is to see a reduction in consumption initially but then customers revert back to previous usage patterns. In the case of water, this is because a minimum volume is required to sustain life and maintain acceptable sanitation. The change in actual use due to rates may be minimal compared to changes in actual use due to other factors, such as climate, economic or demographics factors, or the existence of a strong conservation ethic. Variable rates may lead to greater revenue fluctuations, and cause potential budgeting and planning difficulties for the utilities. Increasing the percentage of variable rates without sound rationale could violate the cost causation principle of utility rate making. In fact, on April 15, 2010, the Alberta Utilities Commission (AUC) found that lower than average consumers within each rate class would not pay their fair share of fixed costs. Consequently, the AUC rejected an ENMAX rate application to increase its variable rates because it violated the cost causation principle (those who cause the cost pay for the cost). Many inconsistent use consumers tend to prefer variable rates, as there is a clear connection between their utility bill and their use. If they don’t use any, then there is little to no bill to pay, if they use a lot then the bill directly reflects the use. The challenge this creates is that for the utility there remains costs, the fixed costs, even if there is little use.

3. Blended rates – The blended rate is made up of both the fixed and variable components. When compared to a 100% variable rate, there is less rate volatility due to the fixed portion of the rate but less ability for the customer to control the size of their utility bill. The variable rate component of the blended rate will provide motivation to conserve. Blended rates support cost causation by recovering the customer-related costs using a fixed charge and its consumption-related costs using a variable charge.

² “Electric Utility Cost of Service and Rate Design,” John Hendrickson, Manager Rates Department, Financial Analysis Division, Public Utilities Bureau, Illinois Commerce Commission, June 2009.

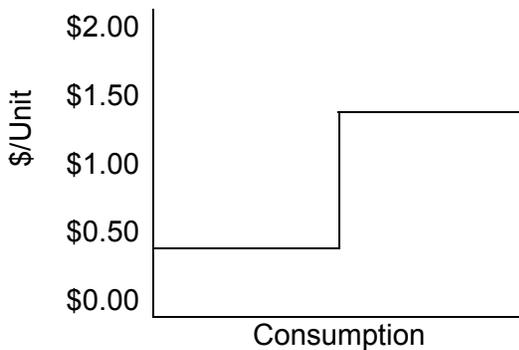


Additional Rate Options

Costs to operate a utility are primarily fixed and do not vary significantly with consumption changes; this tends to create funding risks if the rate structure is too variable based. To help lower the financial risk and to keep the utilities self sufficient, there are rate structures, methodologies, and principles that have the ability to motivate and provide incentive to conserve, and at the same time keep rates fair, equitable, and defensible.

One such rate structure that promotes conservation is the increasing block consumption rate (also referred to as inverted block charge). Increasing block rates charge less for the initial units of consumption and more for greater units of consumption, as shown in Figure 1. (The variable rate portion in the City’s current system does not change with changes in consumption.) A customer’s bill increases at one rate for consumption in the first block, and then in later blocks increases at a higher rate per unit of consumption. This methodology can incent conservation, keeps the rate lower to meet the basic consumer requirements, but can shift the costs between small and large customers. Revenues may fluctuate due to seasonality of the utility’s revenues.

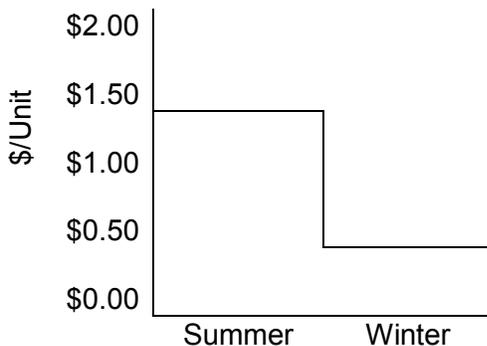
Figure 1 – Increasing Block Consumption Rate





A seasonal consumption rate in Figure 2 determines the price a customer pays for consumption based on the time of the year. A higher rate is usually charged during the peak-demand season. This impacts revenue stability, cash flows, and eases of budgeting, but encourages conservation in the highest use period.

Figure 2 – Seasonal Consumption Rate



There are two additional rate structure options that could be considered to meet the objective of encouraging conservation and rewarding those that reduce.

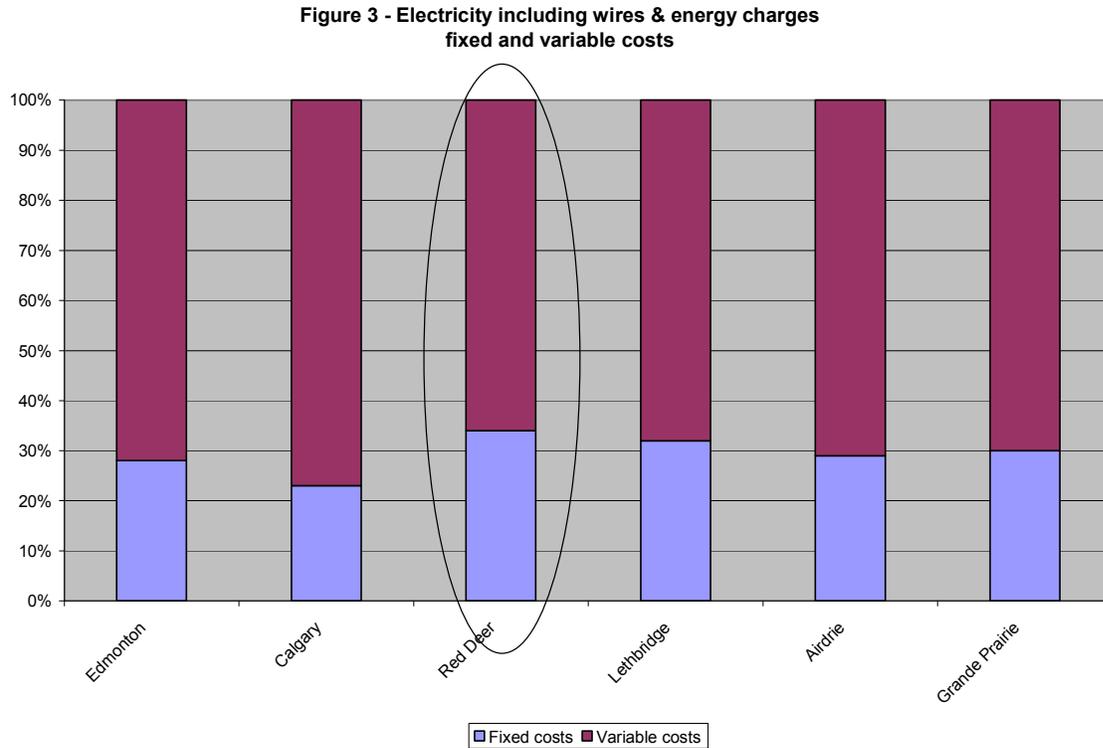
How do we compare?

The majority of Alberta municipalities follow the utility rate base method of developing utility rates and similar key principles to guide their utility operations. Because there are different utility rate options and rate structures, and differences between municipalities such as economic and customer diversities, reserve to debt funding ratios, and various ages of municipal infrastructure, it is difficult to compare exactly the same factors between The City of Red Deer and other cities in the province. No research has been done to ensure the comparables are on an "apple to apple" basis; however, it is useful to see where The City of Red Deer ranks in the province, as shown in Figures 3 through 5, and what the mix of fixed and variable rates are in each municipality's respective utility.

The residential electrical regulated rate (used for comparison purposes) has a very similar split of fixed and variable components compared to other utilities (Figure 3). The majority of other utilities have a higher variable component on their residential water and wastewater rate structures than the City (Figures 4 and 5).



Figure 3 – Electricity rate comparisons



Note: Energy prices vary by service areas. For simplicity, the same Regulated Rate Option price was applied to all municipalities.



Figure 4 – Water rate comparisons

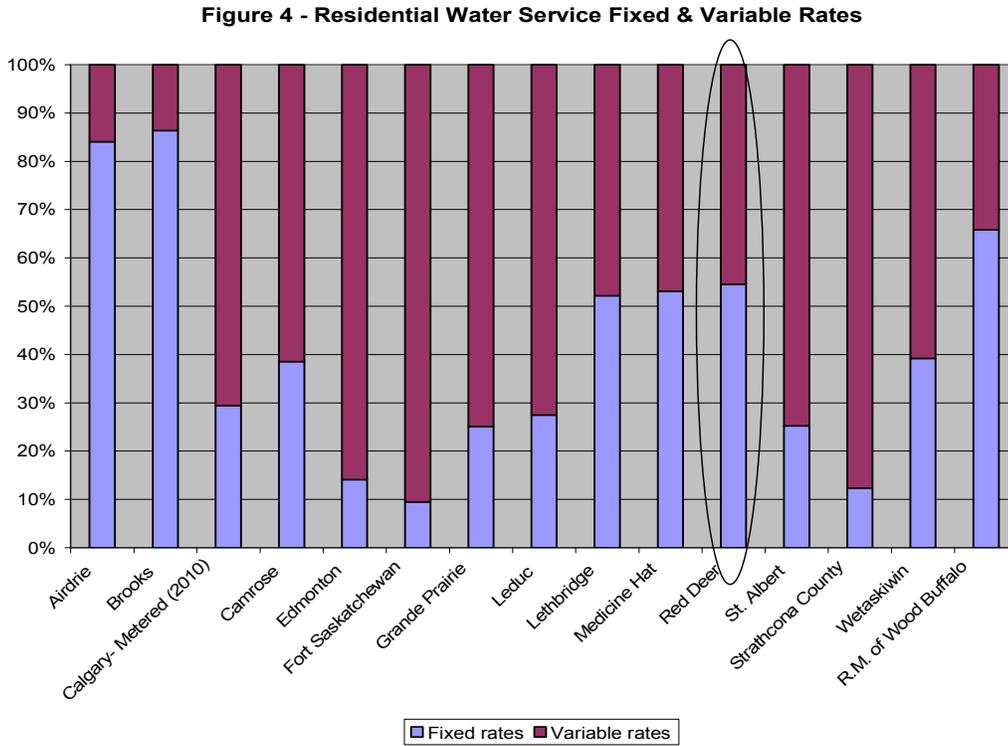
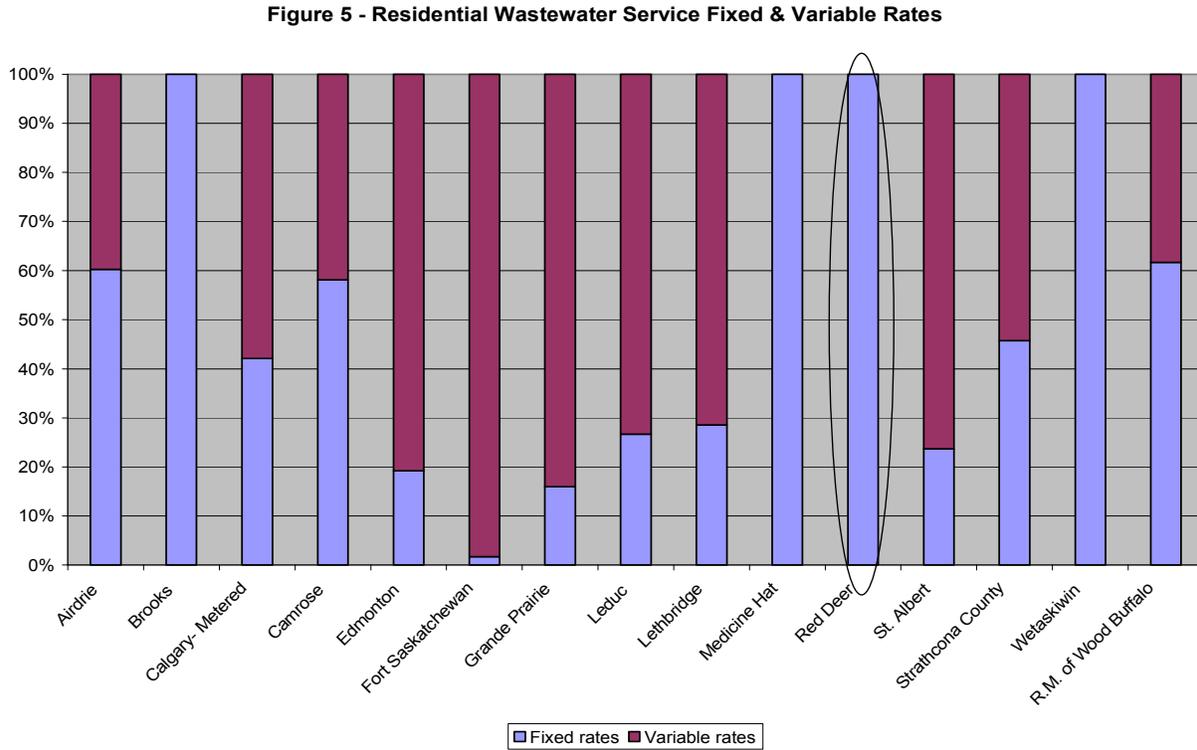




Figure 5 – Wastewater rate comparisons



Conclusion

This report is prepared to inform Council on the opportunities/implications of linking utility fees to consumption and is submitted for information. Administration is conducting rate model reviews for the Electricity, Water, Wastewater, and Waste Management Utilities from July to December 2011. There will be opportunities for Council and utility customers to provide input and have further dialogue regarding the various utility rate models, options, strategies, and principles to use through that process.

Council will ultimately make the decisions regarding key principles and rate structure and rates through at future Council Meetings.

Comments:

This report is submitted for Council's information. Detailed options will be brought forward in the future regarding greater linkages to consumption.

"Craig Curtis"
City Manager



**Submission Request For Inclusion
on a Council Agenda**

Requests to include a report on a Council Agenda must be received by 4:30pm two Wednesdays prior to the scheduled Council meeting.

PLEASE NOTE: If reports are not received by two Wednesdays prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	Karen Yetter		
Department & Telephone Number:	Development Services, 403-342-8734		
REPORT INFORMATION			
Preferred Date of Agenda:	Monday, June 27, 2011		
Subject of the Report (provide a brief description)	Consider the opportunities/implications of linking utility rates to consumption.		
Is this Time Sensitive? Why?	Yes – as a result of a Council Resolution December 28, 2010 requesting the report back to council by June 30, 2011.		
What is the Decision/Action required from Council?	No decision or action required – the report is presented for information only.		
Please describe Internal/ External Consultation, if any.	Consulted with Environmental Services, Electric Light & Power, Revenue and Assessment.		
Is this an In-Camera item?	No		
Is Advertising Required?	No		
How does the Report link to the Strategic Plan and other existing Plans & Policies?			
Links to Sust 1.2 and Sust 4.2.			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.			
No.			
Are there any financial/budget implications? Please describe. Are there other organizational implications? Please describe.			
No financial/budgeting implications. This is information provided to the councilors. The utility rate model reviews will be taking place July – December 2011.			
Presentation: (10 Min Max.)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Presenter Name and Contact Information:
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
FOR LEGISLATIVE & GOVERNANCE SERVICES USE ONLY			
Has this been to CLT / City Manager Briefings/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
CLT When/describe: _____	City Manager Briefings When/Describe: _____	Board(s) / Committee(s) When/Describe: _____	
Do we need Communications Support?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

DATE: June 28, 2011

TO: Paul Goranson, Development Services Director
Karen Yetter, Development Services Controller

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Linking Utility Fees to Consumption

Reference Report:

Development Services Controller and Development Services Director, dated June 21, 2011.

This report was submitted for Council's information

Report Back to Council: Yes

Comments/Further Action:

An additional report will be brought back to Council at a later date with detailed options regarding a greater linkage to consumption.



Elaine Vincent
Legislative & Governance Services Manager

c: Corporate Services Director
Corporate Meeting Coordinator



Date: June 21, 2011
To: City Manager
From: Development Services Controller / Development Services Director
Subject: Report Regarding Linking Utility Fees to Consumption

ORIGINAL

Introduction

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The report is submitted to Council for information requested.

Background

The Municipal Government Act, section 33, gives municipalities the option to provide municipal utility services. The City of Red Deer has exercised this option and has established the Electric, Water, Wastewater, and Waste Management Utilities. The municipal utility services provided by The City of Red Deer, are governed by Utility Bylaw 3215/98 and Electric Utility Bylaw 3273/2000.

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Discussion

Pros & Cons of Different Utility Rate Structures

Council has approved, in the Environmental Master Plan, to review utility rates to draw attention to the value of water; this can be partially accomplished by developing rates to encourage and motivate utility users to conserve utility resources, and to reward those who do.

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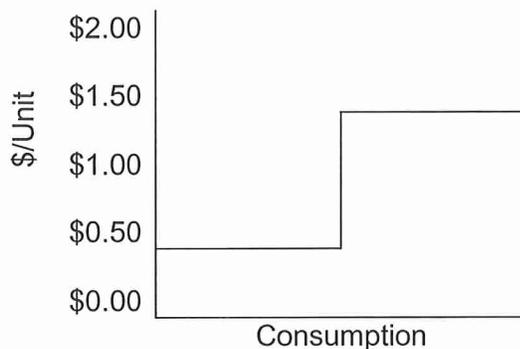
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Costs to operate a utility are primarily fixed and do not vary significantly with consumption changes; this tends to create funding risks if the rate structure is too variable based. To help lower the financial risk and to keep the utilities self sufficient, there are rate structures, methodologies, and principles that have the ability to motivate and provide incentive to conserve, and at the same time keep rates fair, equitable, and defensible.

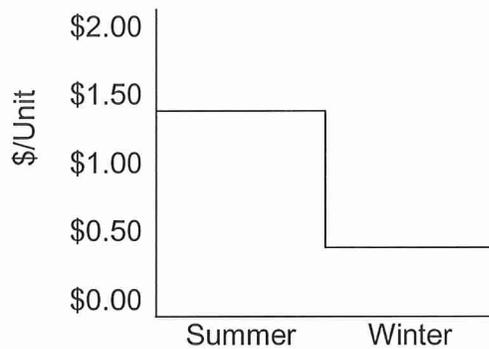
One such rate structure that promotes conservation is the increasing block consumption rate (also referred to as inverted block charge). Increasing block rates charge less for the initial units of consumption and more for greater units of consumption, as shown in Figure 1. (The variable rate portion in the City's current system does not change with changes in consumption.) A customer's bill increases at one rate for consumption in the first block, and then in later blocks increases at a higher rate per unit of consumption. This methodology can incent conservation, keeps the rate lower to meet the basic consumer requirements, but can shift the costs between small and large customers. Revenues may fluctuate due to seasonality of the utility's revenues.

Figure 1 – Increasing Block Consumption Rate



A seasonal consumption rate in Figure 2 determines the price a customer pays for consumption based on the time of the year. A higher rate is usually charged during the peak-demand season. This impacts revenue stability, cash flows, and eases of budgeting, but encourages conservation in the highest use period.

Figure 2 – Seasonal Consumption Rate



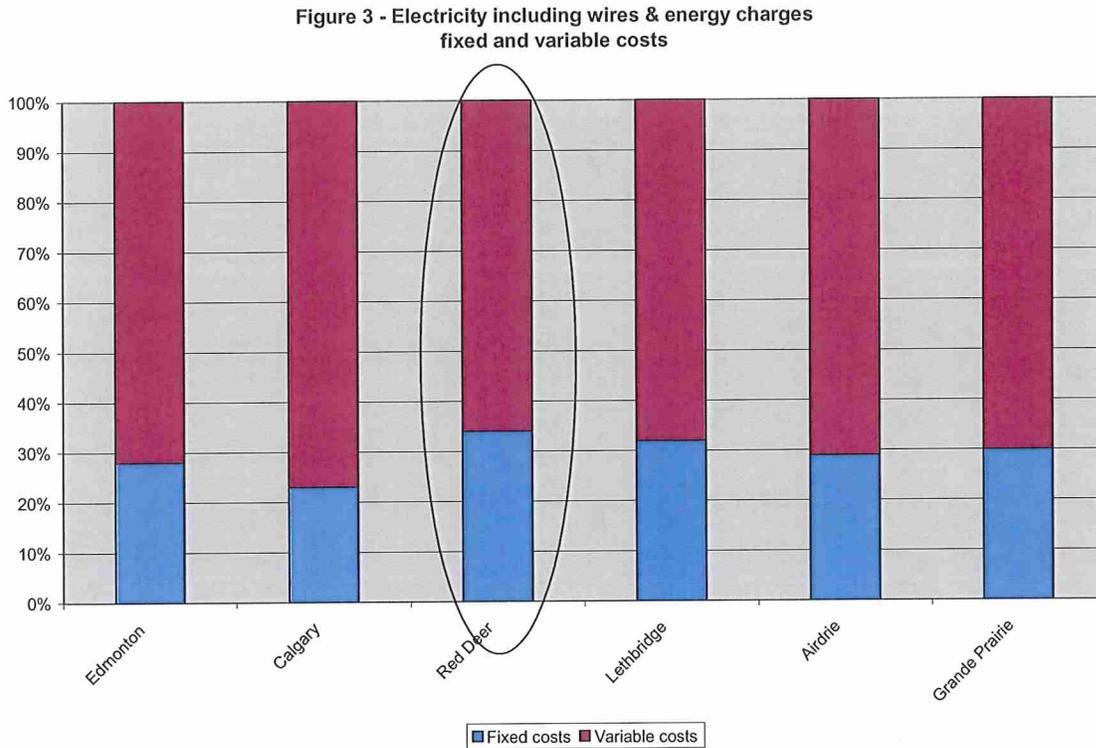
There are two additional rate structure options that could be considered to meet the objective of encouraging conservation and rewarding those that reduce.

How do we compare?

The majority of Alberta municipalities follow the utility rate base method of developing utility rates and similar key principles to guide their utility operations. Because there are different utility rate options and rate structures, and differences between municipalities such as economic and customer diversities, reserve to debt funding ratios, and various ages of municipal infrastructure, it is difficult to compare exactly the same factors between The City of Red Deer and other cities in the province. No research has been done to ensure the comparables are on an “apple to apple” basis; however, it is useful to see where The City of Red Deer ranks in the province, as shown in Figures 3 through 5, and what the mix of fixed and variable rates are in each municipality’s respective utility.

The residential electrical regulated rate (used for comparison purposes) has a very similar split of fixed and variable components compared to other utilities (Figure 3). The majority of other utilities have a higher variable component on their residential water and wastewater rate structures than the City (Figures 4 and 5).

Figure 3 – Electricity rate comparisons



Note: Energy prices vary by service areas. For simplicity, the same Regulated Rate Option price was applied to all municipalities.

Figure 4 – Water rate comparisons

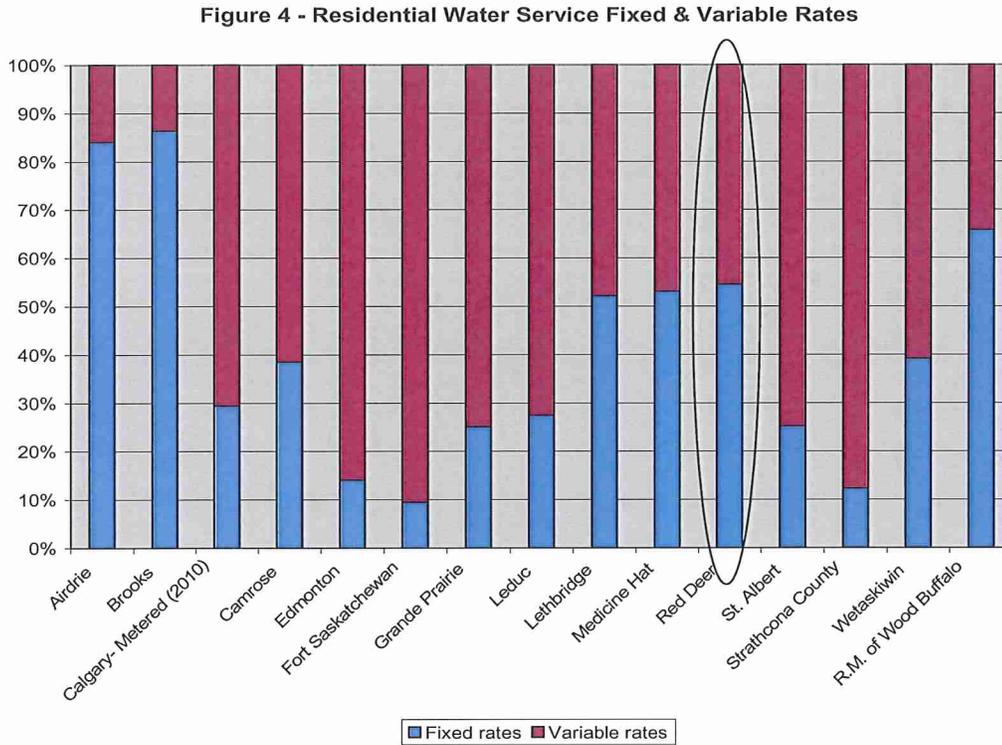
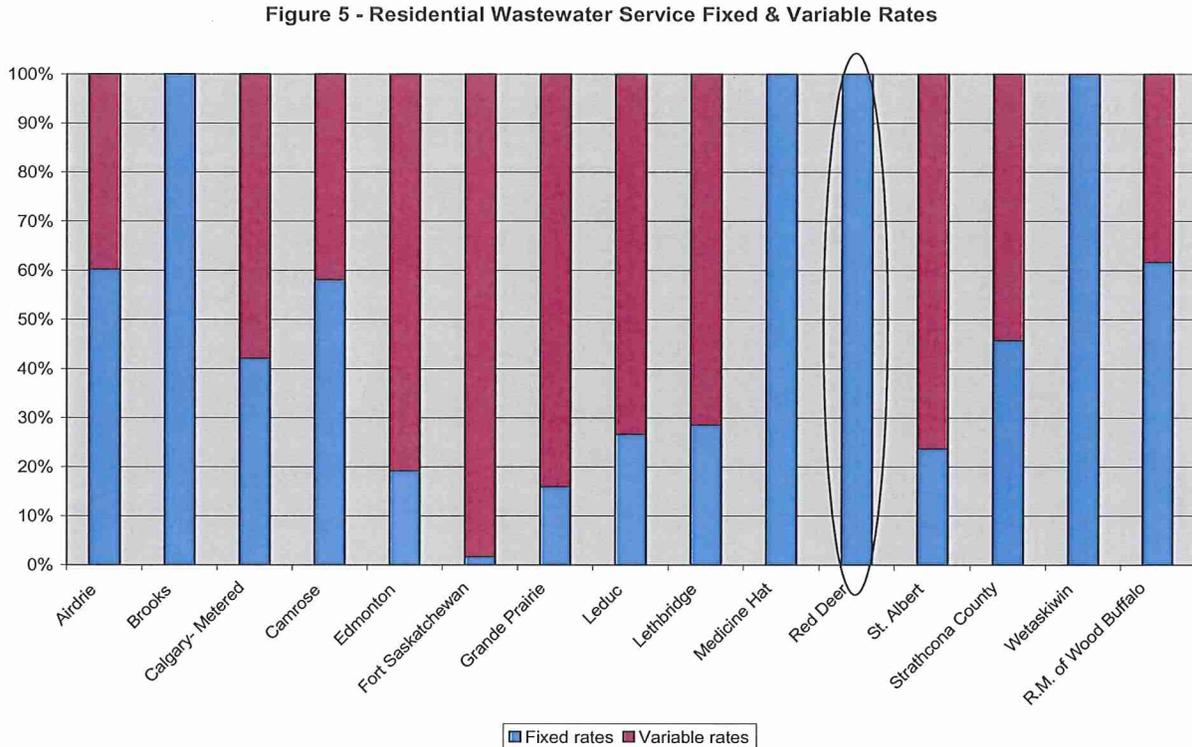


Figure 5 – Wastewater rate comparisons



Conclusion

This report is prepared to inform Council on the opportunities/implications of linking utility fees to consumption and is submitted for information. Administration is conducting rate model reviews for the Electricity, Water, Wastewater, and Waste Management Utilities from July to December 2011. There will be opportunities for Council and utility customers to provide input and have further dialogue regarding the various utility rate models, options, strategies, and principles to use through that process.

Council will ultimately make the decisions regarding key principles and rate structure and rates through at future Council Meetings.



INSPECTIONS & LICENSING

Date: June 13, 2011

To: Craig Curtis, City Manager

From: Vicki Swainson, Deputy Development Officer

Re: Proposed CIBC with Drive-Thru in Clearview Market

Proposal

A development permit application has been received by the Inspections & Licensing Department for City Council's consideration, from Melcor Developments to develop a 569.5m² CIBC bank with a drive-thru, to be located at 23 Clearview Market Way, zoned DC(27). (See attached site plan "Appendix A")

Land Use Bylaw – Direct Control Zoning (DC27)

The general purpose of this Direct Control (DC27) district is "to allow for and encourage a variety of commercial, limited office, residential, civic, cultural and recreational uses that primarily serve the local neighbourhoods. These uses shall be distributed throughout a comprehensively designed development area that emphasizes sustainability and compact pedestrian friendly urban development.

The Development Officer is the approving authority for developments in this district under 50,000 square feet (4645.15m²), when the development is compliant with the DC(27) district and complies with the Site Plan and Design Package that was approved by City Council. In the case of an application that does not comply with the overall Concept Plan, and where there is a deviation that is considered major or where the development would result in a lower standard of development City Council becomes the approving authority.

In this proposal from CIBC, another drive-thru commercial development does not comply with the Concept Plan and Melcor, on behalf of CIBC, is seeking consideration from Council for an additional drive-thru building within the Town Centre.

Background

On September 20, 2010, City Council approved a Concept Plan for the Clearview Market district. There were two commercial buildings with drive-thrus shown in the northwest corner of the site. An additional drive-thru was approved by the Development Officer as it was determined that this was an appropriate location for buildings with drive-thru lanes, being close to the entrance to the site. Two banks with drive-thru lanes have been approved in this location and are currently under construction.

Development Information

The use of a bank is a permitted and although bank drive-thru's may not be as busy as fast food drive-thru's, it is the opinion of the Development Officer that a drive-thru in this location is not in keeping with the purpose of the district and is deviating from the overall concept plan for a pedestrian friendly environment. The proposed location is in the interior of the site and could encourage increased vehicular activity into the site.

The exterior elevations of the building match the Design Package approved by Council. The building will be finished in masonry panels in sage and beige with a large glazed entry feature. The design also features a white horizontal band around the top of the building and stonework at the base of the building. The parking and landscaping are in keeping with the Concept Plan. Pedestrian walkways are provided around the building and a pedestrian connection is provided to the adjacent sites. The parking stalls have curb stops and curb drops for accessibility.

Options

The following two options can be considered by City Council:

- A. That City Council approve the development, on behalf of CIBC, of a 569m² bank with no drive-thru, to be located at 23 Clearview Market Way, zoned DC(27).

Approval is subject to the following conditions:

1. A revised site plan and elevations, showing no drive-thru areas, to be submitted within 30 days, satisfactory to the Development Officer.
2. A revised site plan, to be submitted within 30 days, showing the power routing and site transformer, satisfactory to the Electric, Light & Power Department.
3. The Developer is to provide a minimum 2 metre wide easement along the primary cable alignment and a 3 metre square at the transformer location, satisfactory to the Electric, Light & Power Department.
4. The Developer to submit a site grading plan, including onsite storm water management details, for the area specific to the proposed development, as per the Development Permit Guidelines, satisfactory to Engineering Services.

- B. That City Council approve the development, on behalf of CIBC, of a 569m² bank with a drive-thru, to be located at 23 Clearview Market Way, zoned DC(27).

Approval is subject to the following conditions:

1. An enhanced landscaping plan, to be submitted within 30 days, showing how the drive-thru will be screened, satisfactory to the Parks & Open Space Designer and the Planning Department.

2. A revised site plan, to be submitted within 30 days, showing the power routing and site transformer, satisfactory to the Electric, Light & Power Department.
3. The Developer is to provide a minimum 2 metre wide easement along the primary cable alignment and a 3 metre square at the transformer location, satisfactory to the Electric, Light & Power Department.
4. The Developer to submit a site grading plan, including onsite storm water management details, for the area specific to the proposed development, as per the Development Permit Guidelines, satisfactory to Engineering Services.
5. The Developer to submit a revised landscaping plan, within 30 days, clearly indicating how the drive-thru will be screened, satisfactory to the Parks & Open Space Designer and the Planning Department.
6. The Developer to submit a revised site plan, within 30 days, which indicates paving materials and where different surface treatments (or alternative design approaches) will be used to maintain pedestrian connectivity, satisfactory to the Parks & Open Space Designer and the Planning Department. Particular attention should be given in areas where sidewalk/pedestrians would be required to cross the drive-thru lane when accessing the CIBC branch or other portions of Clearview Market. The plan should be reviewed



Vicki J. Swainson
Deputy Development Officer



Joyce Boon
Inspections & Licensing Co-Manager

cc. Paul Meyeette, Planning Director

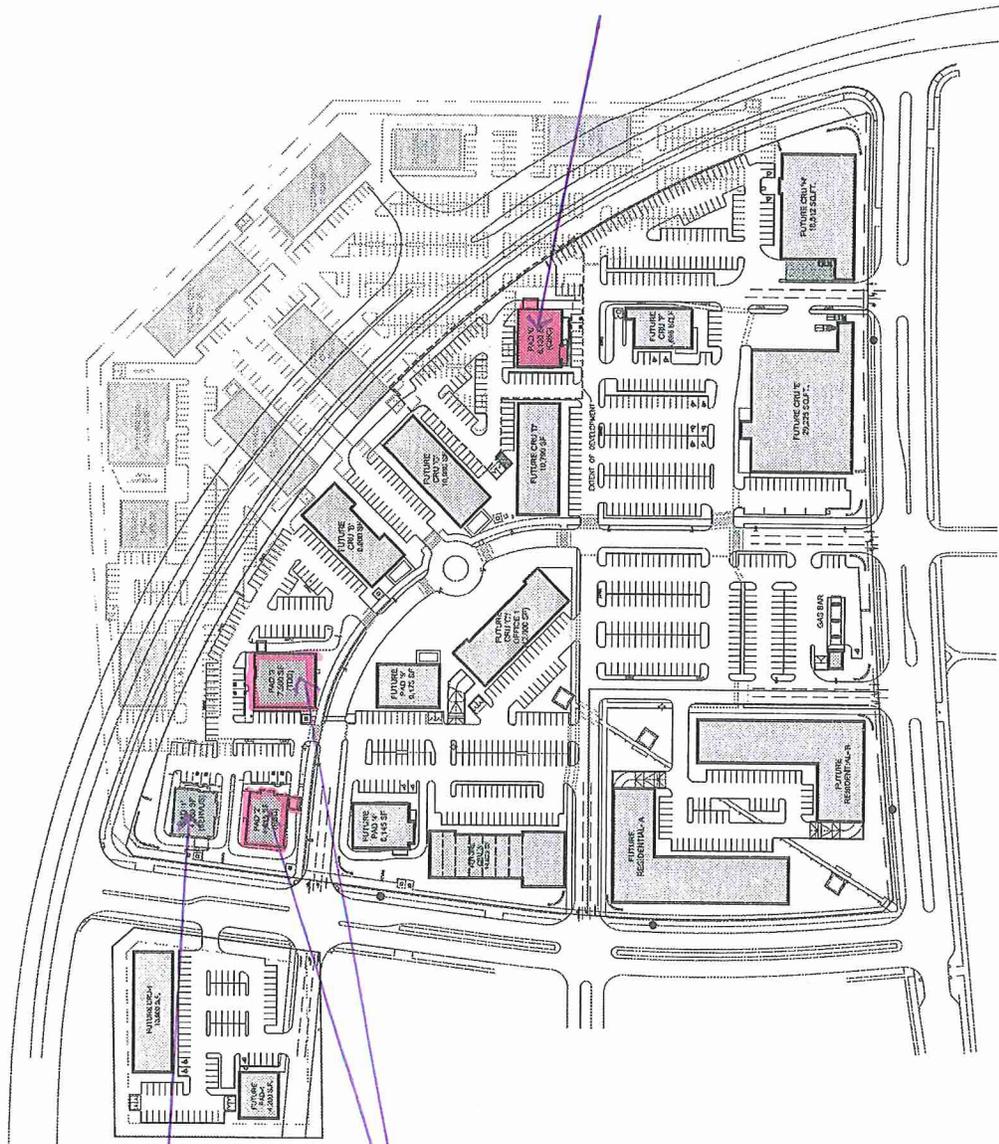
**CLEARVIEW MARKET
COMMERCIAL DEVELOPMENT**

PROJECT: CLEARVIEW MARKET COMMERCIAL DEVELOPMENT
 DRAWING NO: 11-000-010-001
 DATE: 11/14/2010

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PROJECT: CLEARVIEW MARKET COMMERCIAL DEVELOPMENT
 DRAWING NO: 11-000-010-001
 DATE: 11/14/2010

*Subject Site
CIBC Bank*



*Site Approved
for Drive-Thru on
Concept Plan*

*Sites Approved
for Banks with
Drive-Thrus*

SCALE: 1:1000

**OVERALL SITE PLAN
CLEARVIEW MARKET
RED DEER, ALBERTA**

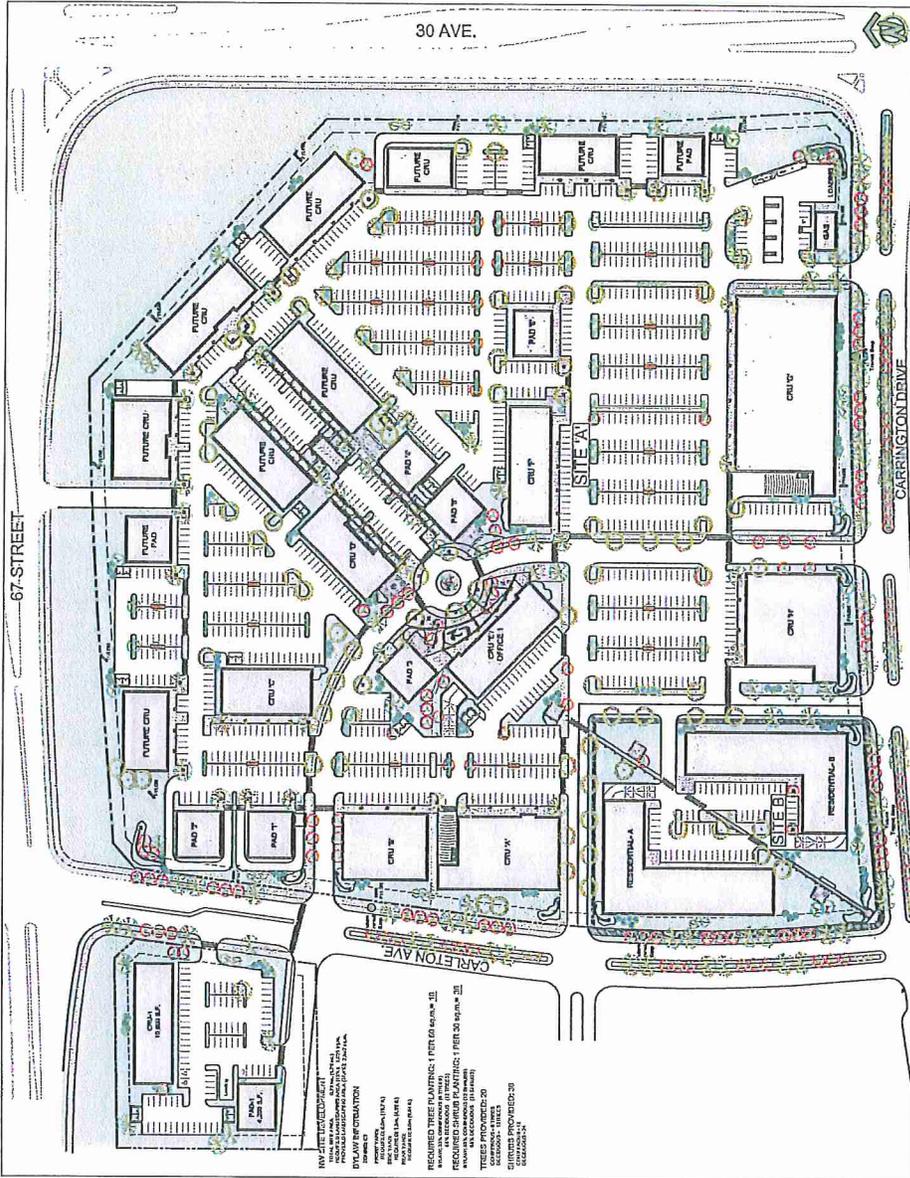
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Clearview Market Concept Plan
Approved Sept. 20, 2010

APPENDIX "B"
67 STREET



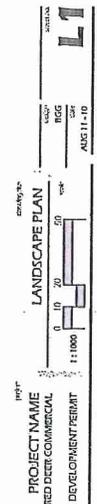
- CONSTRUCTION NOTES:**
1. ALL WORK TO BE COMPLETED TO THE CITY OF RED DEER SPECIFICATIONS.
 2. THE CONTRACTOR SHALL COOPERATE WITH ALL CITY DEPARTMENTS AND AGENCIES IN THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS.
 3. ALL UTILITIES TO BE LOCATED AND DEPTH TO BE DETERMINED BY THE CONTRACTOR.
 4. ALL UTILITIES TO BE PROTECTED OR RELOCATED AS NECESSARY.
 5. ALL UTILITIES TO BE RELOCATED TO BE IN ACCORDANCE WITH THE CITY OF RED DEER SPECIFICATIONS.
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- LANDSCAPING LEGEND**
- REQUIRE TREE PLANTING: 1 PER 60 SQ.M. @ 20%
 - REQUIRE SHRUB PLANTING: 1 PER 30 SQ.M. @ 20%
 - REQUIRE FLOWER PLANTING: 1 PER 30 SQ.M. @ 20%
 - REQUIRE TREES TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RED DEER SPECIFICATIONS.
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- REQUIRED SHRUB PLANTING:** 1 PER 30 SQ.M. @ 20%
- REQUIRED FLOWER PLANTING:** 1 PER 30 SQ.M. @ 20%
- TREES PROVIDED:** 464
- SHRUBS PROVIDED:** 800
- FLOWERS PROVIDED:** 800

- BY-LAW INFORMATION**
- RED DEER CITY BY-LAW 10 (R 74)

- REQUIRE TREE PLANTING:** 1 PER 60 SQ.M. @ 20%
- REQUIRED SHRUB PLANTING:** 1 PER 30 SQ.M. @ 20%
- REQUIRED FLOWER PLANTING:** 1 PER 30 SQ.M. @ 20%
- TREES PROVIDED:** 464
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- FLOWERS PROVIDED:** 800

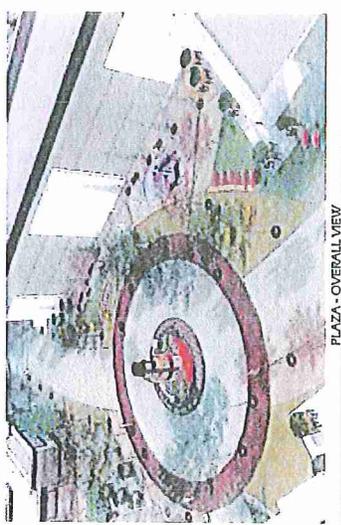
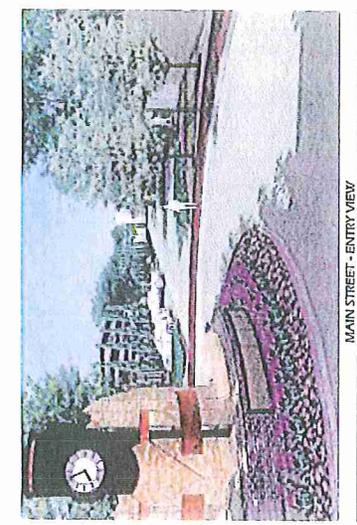
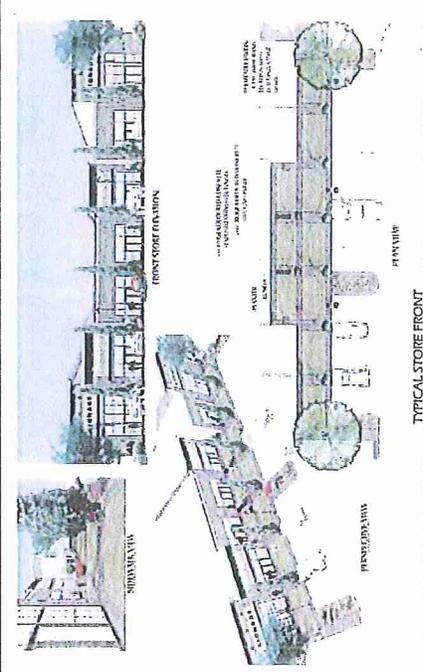


PROJECT NAME: RED DEER COMMERCIAL

DEVELOPMENT PERMIT:

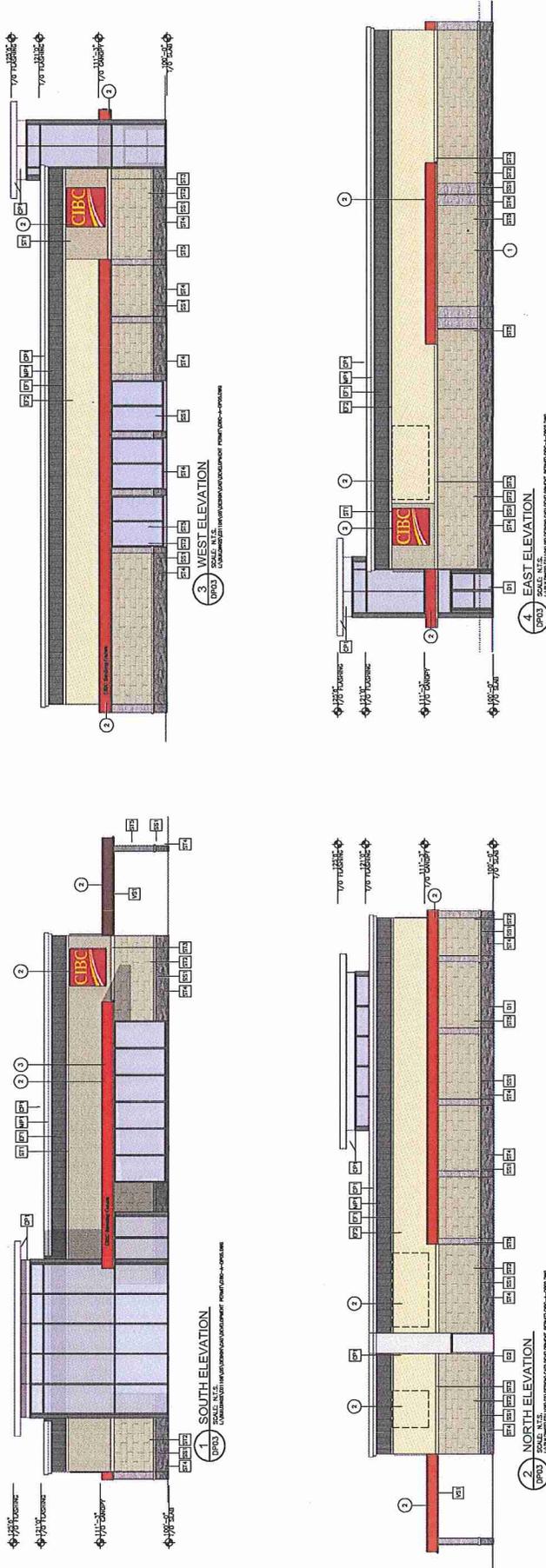
CONTRACTOR:

DATE:



COHOS EVAMY
i n t e g r a t e d s i t e s





EXTERIOR FINISH LEGEND

1	ARM MICHNE, N.L.C.	1	COMPOSITE ALUMINUM FINISHES, ANODIZED ALUMINUM
2	TRAVERTINE, N.L.C.	2	METAL PANEL - VENEER TRAVERTINE, RED, CHROMA, VINDOZ
3	SUSPENDED STEEL AND GLASS CANOPY #COLUMAR FINISH	3	PERFORATED VENEER ALUMINUM SORTIT - COSSIT, WHITE, WHITE
4	CE - CLEAR LAM-E DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME	4	EPS - EPS BRIDGE WARE
5	SC - CONCRETE SLAB 0-100mm LIGHT WHITE SPARKLE GLAZING CLEAR ANODIZED	5	EPS - EPS 20mm
6	6 - CLEAR THERMOFLEX LAM-E DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME	6	INSULATED METAL DOOR AND FRAME
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CIBC - ELEVATIONS
CLEARVIEW MARKET
RED DEER, ALBERTA



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SIGNAGE SHOWN FOR REFERENCE ONLY. LOCATIONS AND SIZES TO BE CONFIRMED BY TENANT

SCALE: N.T.S.

DIALOG™
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CIBC RENDERING
CLEARVIEW MARKET
RED DEER, ALBERTA

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PLANNING DEPARTMENT

DATE: May 19, 2011

TO: Vicki Swainson, Deputy Development Officer

FROM: Quincy Brown, Planner

RE: 569.5 square metre CIBC (with drive – thru) in Clearview Market
6550-30 Avenue
Melcor Developments LTD.

The Planning Department has had the opportunity to review the 569.5 square metre CIBC (with drive-thru) development proposed for Clearview Market.

The Planning Department has no objections to the proposed land use which is complimentary to the pedestrian friendly/community based vision of the development. The Planning Department has no objection to the building elevations. Several of the architectural features identified in the *Clearview Market Design Concept* are reflected in the proposed building for the CIBC Bank which includes:

- White horizontal band around the top of the building.
- Stonework at the base of the building.
- Coloring in the vertical elements identified on the building.

The Planning Department views the addition of a 'drive thru' at this location to be a significant variation from the previously Council Approved Concept Plan. As indicated in the DC 27:

- *The Development Authority may permit deviation from the Site Plan and Design Package as described in this bylaw, where the proposed changes are deemed by the Development Authority to be minor in scale or any changes that will result in an equal or greater standard of development than that outlined in the Site Plan and Design Package.*
- *Where the Development Authority deems that the proposed deviation from the Site Plan and Design Package is major in scale or will result in a lower standard of development than that outlined in the Site Plan and Design Package as described in this bylaw, these changes must be approved by City Council.*

If Red Deer City Council determines that a drive thru is a suitable use at this location the Planning Department is recommending the following:

- That City of Red Deer Council requests an enhanced landscaping plan to clearly indicate how the drive-thru will be screened – to the satisfaction of the Parks Section and Planning Department.
- That City of Red Deer Council requests an enhanced site plan that clearly indicates paving materials and where different surface treatments (or alternative design approaches) will be used to maintain pedestrian connectivity. Particular attention should be given in areas where sidewalk/pedestrians would be required to cross the drive-thru lane when accessing the CIBC branch or other portions of Clearview Market. This plan should be reviewed and to the satisfaction of the Parks Section and Planning and Engineering Departments.

Sincerely,
Quincy Brown
Planner
The City of Red Deer
403.406.8707



ELECTRIC LIGHT AND POWER DEPARTMENT

Date: May 19, 2011

To: Vicki Swainson, Vicki Swainson

From: Randy Loberg, Electrical Technologist, EL&P Dept.

Re: 6550 30 Avenue - CIBC @ # 23 Clearview Market Way

EL&P request that the developments approval be made subject to the developer:

- Providing an approved power routing site plan showing the required site transformer. The developer will require a consultant to identify their power requirements and plan its routing and installation in coordination with our department.
- Providing the required easements. A minimum 2 meter wide along the primary cable alignment and a 3 meters square at the transformer location. A letter of intention from an Alberta Land Surveyor stating these easements will be registered is required.

EL&P offer the following comments:

1. The developer will be required to sign a work order at our office related to extending power to this site. An existing work order is in place to install power west of this site.
2. An electrical cost estimate will be prepared at the customers request. EL&P will require the above mentioned site plan, landscaping plans, site lighting plans, proposed transformer locations, metering requirements, electrical main sizes and finalized power alignments prior to estimating our costs. All costs related to the permanent and temporary power requirements for this development are the responsibility of the owner/developer.
3. Site roadway and parking lot lighting will be the responsibility of the developer. EL&P will not design, install or maintain private lighting. However, coordination is expected in regards to lighting cable alignments, power sources and metering requirements. EL&P require a minimum of 1 meter clearance between our primary electrical alignments/facilities and private light structures and cable alignments
4. EL&P's approval is required regarding landscaping, signage and fencing near electrical facilities.
5. Telus and Shaw Cable are welcome to share joint use trench with EL&P. However, it is recommended that they be contacted directly concerning their unique requirements.

To help avoid electrical servicing delays please have the applicant contact myself or Mr. Garfield Lee of our office at 342 – 8274 as soon as possible such that the above items of concern can be addressed in conjunction with this development application. All future discussions for this site should reference EL&P File # **11 - 088**.

Should you have any questions or comments please advise.

Thank You

Randy Loberg

Randy Loberg
Electrical Technologist

c G. Lee, Senior Distribution Engineer EL&P Department

CONFIDENTIALITY NOTICE

This communication is intended for the addressee only. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offense under the Freedom of Information or Protection of Privacy Act. If you received this fax/email in error, please telephone us immediately. Thanks.

Mailing Address: Box 5008, Red Deer, AB, Canada T4N 3T4 Delivery Address: #300, 7721 40 Avenue, Red Deer, AB, Canada
Tel: 403-342-8274 Fax: 403-314-5842 E-Mail: elecutil@reddeer.ca Web: <http://www.reddeer.ca>



Date: June 7, 2011

To: Beth McLachlan / Vicki Swainson
Inspections & Licensing

From: Vaughan Bechthold
Engineering Services

Re: 6550 – 30 Avenue
569.5m² CIBC with Drive Thru in Clearview Market
Melcor Developments Ltd.

Engineering Services supports the proposed development subject to the following:

1. A site grading plan for area specific to proposed development to be provided as per the Development Permit Guidelines.
2. Drainage release rate not to exceed Clearview Servicing Study recommendations.
3. Overland drainage to be contained to commercial area and not spill over into 67th Street or the 30th Avenue Right of Way.
4. Onsite stormwater management details to be included on above mentioned site grading plan (i.e. ponding volume, location and limits, depths, spill elevations).
5. The developer/owner must meet the requirements for solid waste collection for commercial developments as outlined in the City of Red Deer Engineering Services Development Permit Guidelines, section 11. The developer/owner must also contact Waste Services Inc. at 403-343-1691 for further information on garbage pick-up requirements, bin sizes, orientation, and location. The developer/owner must ensure there is enough room for large garbage/recycling trucks to maneuver, without impediment to safe traffic flow. Also provisions must be made for space to accommodate recycling totes for this site. Waste Services Inc. can also provide further information on this.

Beth McLachlan / Vicki Swainson
June 7, 2011
Page 2

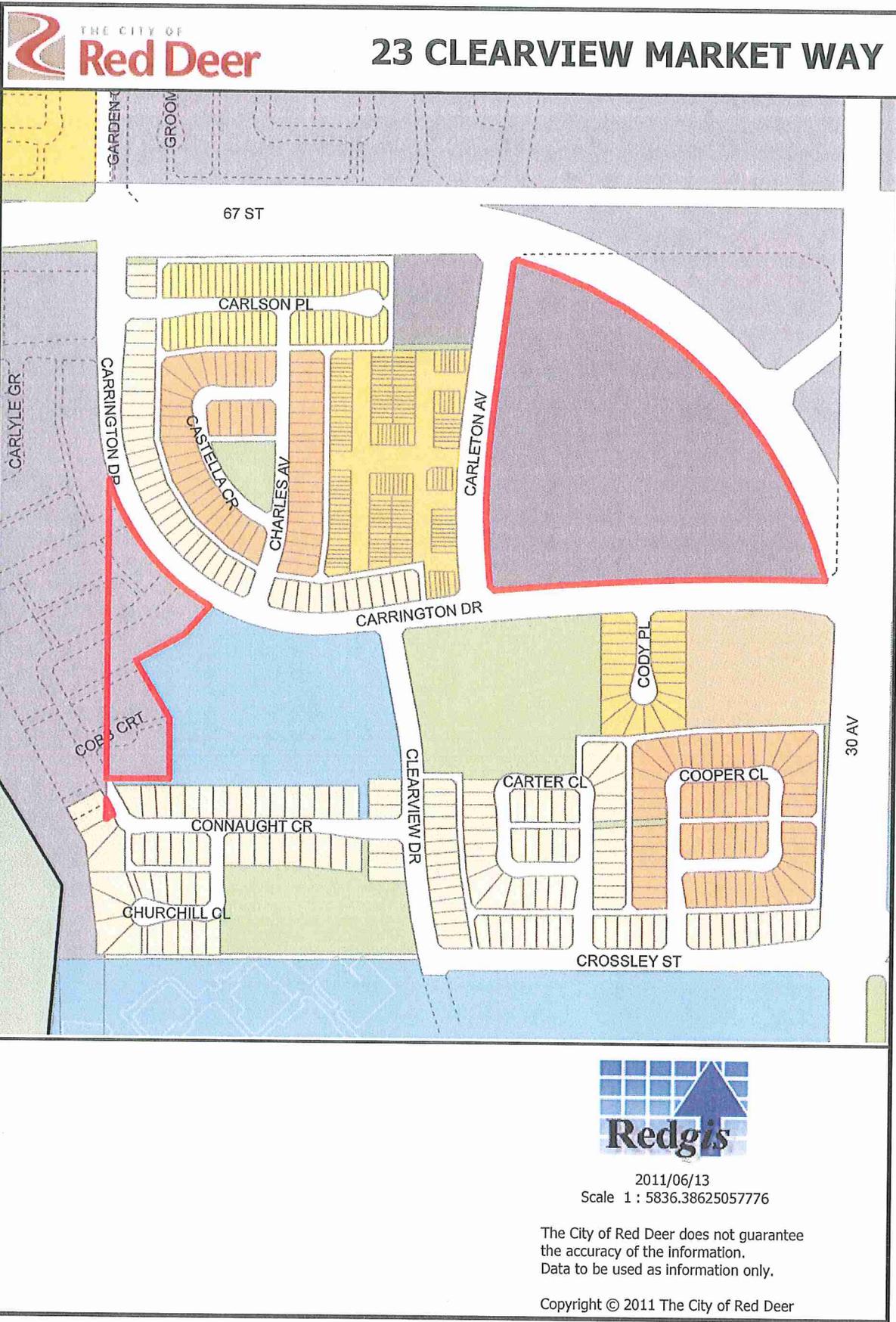
Notes:

1. Roof drainage to be directed from downspouts to splash pads.
2. Trees planted along the 67th Street and 30th Avenue Right of Way may need to be removed with future intersection reconstruction of 30th Avenue and 67th Street.



Vaughan Bechthold, R.E.T., P.L. (Eng)
Customer Service Administrator

CM/mvb



Comments:

I support Option A – approval of the development application for a CIBC bank with no drive-thru, to be located at 23 Clearview Market Way, zoned DC(27).

“Craig Curtis”
City Manager



Submission Request For Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm two Wednesdays prior to the scheduled Council meeting.

PLEASE NOTE: If reports are not received by two Wednesdays prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:		Vicki Swainson	
Department & Telephone Number:		403-342-8399	
REPORT INFORMATION			
Preferred Date of Agenda:		June 27, 2011	
Subject of the Report (provide a brief description)		Development for Commercial Bank with Drive thru	
Is this Time Sensitive? Why?		No	
What is the Decision/Action required from Council?		Approve or deny the request for the Direct Control District	
Please describe Internal/ External Consultation, if any.		Various Departments for Comments which form part of the conditions of the permit.	
Is this an In-Camera item?		No	
Is Advertising Required?		No	
How does the Report link to the Strategic Plan and other existing Plans & Policies?			
ClearView Market and the Land Use Bylaw			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe. No, not required			
Are there any financial/budget implications? Please describe. Are there other organizational implications? Please describe. No			
Presentation: (10 Min Max.)		<input checked="" type="checkbox"/> XX YES	<input type="checkbox"/> NO Presenter Name and Contact Information: Joyce Boon as Vicki will be on vacation
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
We will be in contact with Melcor to let them know the date and time.			
FOR LEGISLATIVE & GOVERNANCE SERVICES USE ONLY			
Has this been to CLT / City Manager Briefings/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
CLT	City Manager Briefings	Board(s) / Committee(s)	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need Communications Support?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Governance Services.

DATE: June 28, 2011

TO: Vicki Swainson, Deputy Development Officer
Joyce Boon, Inspections & Licensing Co-Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Proposed CIBC with Drive-Thru in Clearview Market

Reference:

Deputy Development Officer and Inspections & Licensing Co-Manager, dated June 13, 2011.

Resolution:

The following resolution was introduced and passed during the regular Council meeting held on Monday, June 27, 2011:

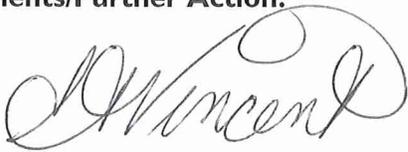
“Resolved that Council of The City of Red Deer having considered the report from the Deputy Development Officer, dated June 13, 2011, re: Proposed CIBC with Drive-Thru in Clearview Market, hereby approves the development, on behalf of CIBC, of a 569m² bank with a drive-thru, to be located at 23 Clearview Market Way, zoned DC (27), subject to the following conditions:

1. A revised site plan, to be submitted within 30 days, showing the power routing and site transformer, satisfactory to the Electric, Light and Power Department.
2. The Developer is to provide a minimum 2 metre wide easement along the primary cable alignment and a 3 metre square at the transformer location, satisfactory to the Electric, Light and Power Department.
3. The Developer to submit a site grading plan, including onsite storm water management details, for the area specific to the proposed development, as per the Development Permit Guidelines, satisfactory to Engineering Services.
4. The Developer to submit a revised site plan, within 30 days, which indicates how the drive-thru will be screened on the site. The plan should also include paving materials and where different surface treatments (or alternative design approaches) will be used to maintain pedestrian connectivity, satisfactory to the Parks & Open Space Designer and Planning Department. Particular attention should be given in areas where sidewalk/pedestrians would be required to cross the drive-thru lane when accessing the CIBC branch or other portions of Clearview Market.

.../2

Report Back to Council: No

Comments/Further Action:

A handwritten signature in cursive script that reads "Elaine Vincent". The signature is written in black ink and is positioned above the printed name and title.

Elaine Vincent
Legislative & Governance Services Manager

c: Planning Services Director
 Acting Planning Services Manager

INSPECTIONS & LICENSING

Date: June 13, 2011

To: Craig Curtis, City Manager

From: Vicki Swainson, Deputy Development Officer

Re: Proposed CIBC with Drive-Thru in Clearview Market

Proposal

A development permit application has been received by the Inspections & Licensing Department for City Council's consideration, from Melcor Developments to develop a 569.5m² CIBC bank with a drive-thru, to be located at 23 Clearview Market Way, zoned DC(27). (See attached site plan "Appendix A")

Land Use Bylaw – Direct Control Zoning (DC27)

The general purpose of this Direct Control (DC27) district is "to allow for and encourage a variety of commercial, limited office, residential, civic, cultural and recreational uses that primarily serve the local neighbourhoods. These uses shall be distributed throughout a comprehensively designed development area that emphasizes sustainability and compact pedestrian friendly urban development.

The Development Officer is the approving authority for developments in this district under 50,000 square feet (4645.15m²), when the development is compliant with the DC(27) district and complies with the Site Plan and Design Package that was approved by City Council. In the case of an application that does not comply with the overall Concept Plan, and where there is a deviation that is considered major or where the development would result in a lower standard of development City Council becomes the approving authority.

In this proposal from CIBC, another drive-thru commercial development does not comply with the Concept Plan and Melcor, on behalf of CIBC, is seeking consideration from Council for an additional drive-thru building within the Town Centre.

Background

On September 20, 2010, City Council approved a Concept Plan for the Clearview Market district. There were two commercial buildings with drive-thrus shown in the northwest corner of the site. An additional drive-thru was approved by the Development Officer as it was determined that this was an appropriate location for buildings with drive-thru lanes, being close to the entrance to the site. Two banks with drive-thru lanes have been approved in this location and are currently under construction.

Development Information

The use of a bank is permitted in the DC27 district and, although bank drive-thru's may not be as busy as fast food drive-thru's, it is the opinion of the Development Officer that a drive-thru in this location is not in keeping with the purpose of the district and is deviating from the overall concept plan for a pedestrian friendly environment. The proposed location is in the interior of the site and could encourage increased vehicular activity into the site.

The exterior elevations of the building match the Design Package approved by Council. The building will be finished in masonry panels in sage and beige with a large glazed entry feature. The design also features a white horizontal band around the top of the building and stonework at the base of the building. The parking and landscaping are in keeping with the Concept Plan. Pedestrian walkways are provided around the building and a pedestrian connection is provided to the adjacent sites. The parking stalls have curb stops and curb drops for accessibility.

Options

The following two options can be considered by City Council:

- A.** That City Council approve the development, on behalf of CIBC, of a 569m² bank with no drive-thru, to be located at 23 Clearview Market Way, zoned DC(27).

Approval is subject to the following conditions:

1. A revised site plan and elevations, showing no drive-thru areas, to be submitted within 30 days, satisfactory to the Development Officer.
2. A revised site plan, to be submitted within 30 days, showing the power routing and site transformer, satisfactory to the Electric, Light & Power Department.
3. The Developer is to provide a minimum 2 metre wide easement along the primary cable alignment and a 3 metre square at the transformer location, satisfactory to the Electric, Light & Power Department.
4. The Developer to submit a site grading plan, including onsite storm water management details, for the area specific to the proposed development, as per the Development Permit Guidelines, satisfactory to Engineering Services.

- B.** That City Council approve the development, on behalf of CIBC, of a 569m² bank with a drive-thru, to be located at 23 Clearview Market Way, zoned DC(27).

Approval is subject to the following conditions:

1. An enhanced landscaping plan, to be submitted within 30 days, showing how the drive-thru will be screened, satisfactory to the Parks & Open Space Designer and the Planning Department.

2. A revised site plan, to be submitted within 30 days, showing the power routing and site transformer, satisfactory to the Electric, Light & Power Department.
3. The Developer is to provide a minimum 2 metre wide easement along the primary cable alignment and a 3 metre square at the transformer location, satisfactory to the Electric, Light & Power Department.
4. The Developer to submit a site grading plan, including onsite storm water management details, for the area specific to the proposed development, as per the Development Permit Guidelines, satisfactory to Engineering Services.
5. The Developer to submit a revised landscaping plan, within 30 days, clearly indicating how the drive-thru will be screened, satisfactory to the Parks & Open Space Designer and the Planning Department.
6. The Developer to submit a revised site plan, within 30 days, which indicates paving materials and where different surface treatments (or alternative design approaches) will be used to maintain pedestrian connectivity, satisfactory to the Parks & Open Space Designer and the Planning Department. Particular attention should be given in areas where sidewalk/pedestrians would be required to cross the drive-thru lane when accessing the CIBC branch or other portions of Clearview Market. The plan should be reviewed



Vicki J. Swainson
Deputy Development Officer



Joyce Boon
Inspections & Licensing Co-Manager

cc. Paul Meyette, Planning Director

Plant List

SYMBOL	CITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES:						
3		Palmers Green Ash	<i>Fraxinus pennsylvanica 'Palmer'</i>	75mm CAL	AS SHOWN	B & B
7		Trembling Aspen	<i>Populus tremuloides</i>	60mm CAL	AS SHOWN	B & B
5		Schubert Chokeberry	<i>Prunus virginiana 'Schubert'</i>	60mm CAL	AS SHOWN	B & B
2		Brandon Elm	<i>Ulmus americana 'Brandon'</i>	75mm CAL	AS SHOWN	B & B
CONIFEROUS TREES:						
4		White Spruce	<i>Picea glauca</i>	2.5m HL	AS SHOWN	B & B
4		Logspire Pine	<i>Pinus contorta latifolia</i>	2.5m HL	AS SHOWN	B & B
DECIDUOUS SHRUBS:						
7		Red Oler Dogwood	<i>Cornus stolonifera</i>	#5 pot	AS SHOWN	containing
10		Black Gold Flamingo	<i>Physocarpus opulifolius 'Dart's Gold'</i>	#5 pot	AS SHOWN	containing
22		Blue Fox Willow	<i>Salix lanuginosa 'Blue Fox'</i>	#2 pot	AS SHOWN	containing
22		Red-twig Dogwood	<i>Cornus sericea</i>	#2 pot	AS SHOWN	containing
22		Red-twig Dogwood	<i>Spiraea lanuginosa 'Candicans'</i>	#2 pot	AS SHOWN	containing
CONIFEROUS SHRUBS:						
9		Hollie Juniper	<i>Juniperus squamata 'Hollie'</i>	#5 pot	AS SHOWN	containing
9		Red-twig Dogwood	<i>Pinus mugo mugo</i>	#5 pot	AS SHOWN	containing
22		Red-twig Dogwood	<i>Salix purpurea 'Femur'</i>	#1 pot	AS SHOWN	containing
22		Royal Canadian Spirea	<i>Vaccinium vitis-idaea 'Glow'</i>	#1 pot	AS SHOWN	containing

CONSTRUCTION NOTES:

1. ALL PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE WITH REGARD TO TOPOGRAPHY AND SITE CONDITIONS.
2. THE CONTRACTOR SHALL ENSURE COORDINATION WITH ALBERTA FIRST CALL STAKE ALL BELOW GRADE UTILITIES TO AVOID DAMAGE TO UTILITIES.
3. ALL PLANT MATERIAL TO BE TRUE TO TYPE, SIZE, QUALITY AND CONDITION AS SPECIFIED, MAINTAINED THROUGHOUT THE PROJECT.
4. ALL BED SHAPES, SIZES AND LOCATIONS ARE SUBJECT TO ADJUSTMENT ON SITE BY CONTRACTOR TO ACCOMMODATE UTILITIES.
5. ALL PLANT MATERIAL TO CONFORM TO THE CURRENT ISSUE.
6. ALL BED SHAPES, SIZES AND LOCATIONS ARE SUBJECT TO ADJUSTMENT ON SITE BY CONTRACTOR TO ACCOMMODATE UTILITIES.
7. PLANT MATERIAL LOCATIONS ARE SUBJECT TO CHANGE BASED ON SHALLOW UTILITY SIGN, ALL PLANT QUANTITIES WILL REMAIN AS PROPOSED.

LANDSCAPING LEGEND

- ROCK MULCH - 100mm - 150mm
- TANDED WASHED ROCK - 56 sq.m.
- CEDRAR MULCH - 235 sq.m.
- FINE GRASS SEED MIX - 405 sq.m.
- 30% Kentucky Blue Grass Sod
- 50% Perennial Ryegrass

REQUIRED TREE PLANTINGS: 1 PER 60 sq.m. = 11
 (BY LAW: 33% CONIFEROUS (7 TREES) / 67% DECIDUOUS (4 TREES))

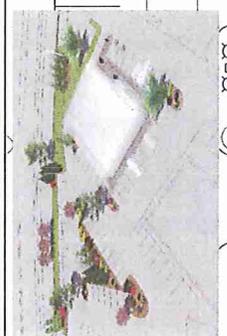
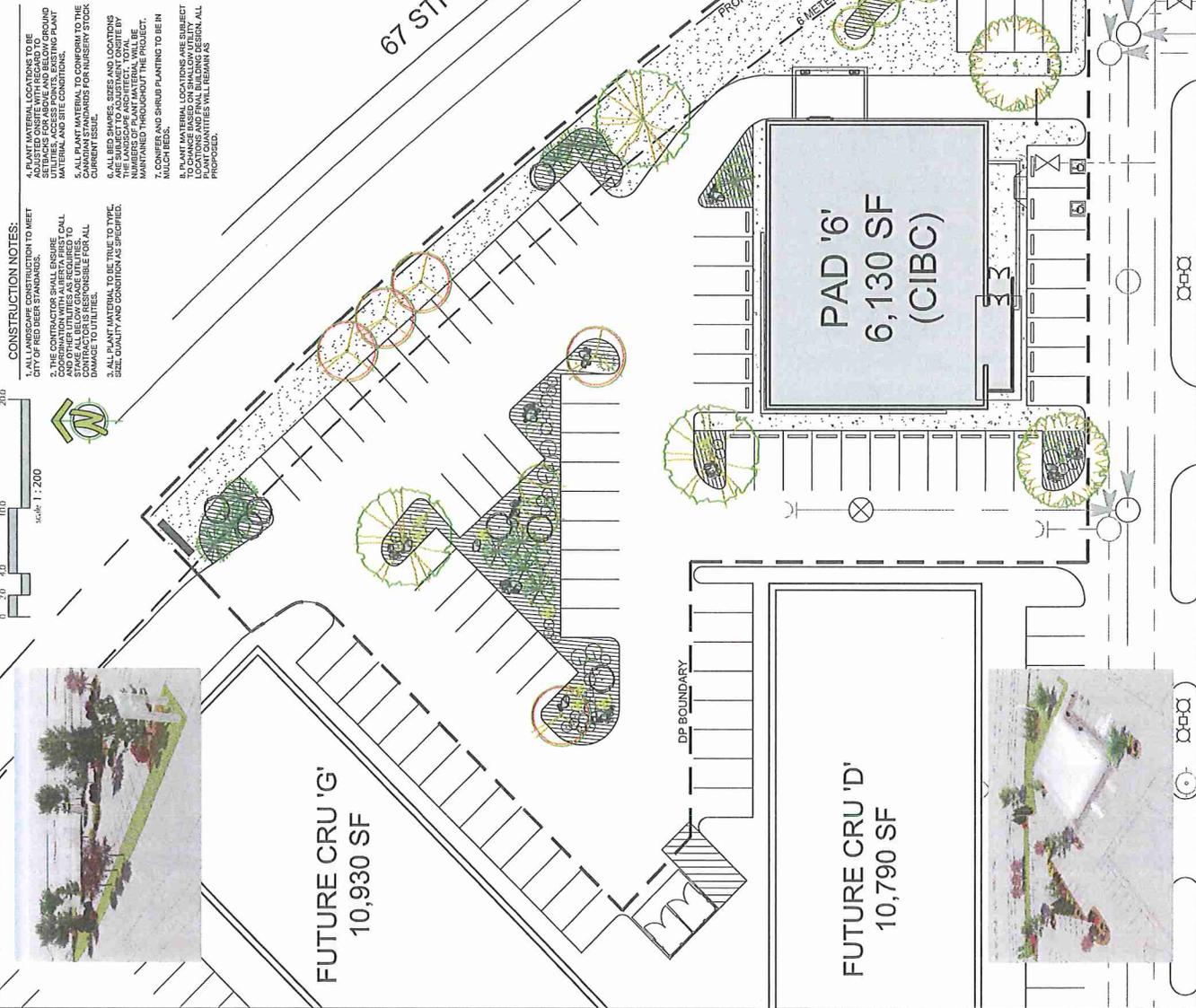
REQUIRED SHRUB PLANTINGS: 1 PER 30 sq.m. = 22
 (BY LAW: 33% CONIFEROUS (7 SHRUBS) / 67% DECIDUOUS (15 SHRUBS))

TREES PROVIDED: 28
 CONIFEROUS - 17
 DECIDUOUS - 11

SHRUBS PROVIDED: 59
 CONIFEROUS - 4
 DECIDUOUS - 55

DEVELOPMENT
 6,130 sq. ft. (565 sq.m.)
 PROVIDED LANDSCAPING AREA (15%): 919 sq.m.
 PROVIDED LANDSCAPING AREA (15.5%): 950 sq.m.

BYLAW INFORMATION
 ZONING: D2-7
 FRONT YARD: REQUIRED: 6.0m. (19.7 ft.)



67 STREET

ASPHALT PATHWAY
 GRASS BOULEVARD
 PROPERTY LINE
 6 METER SETBACK

PAD '6'
 6,130 SF
 (CIBC)

FUTURE CRU 'G'
 10,930 SF

FUTURE CRU 'D'
 10,790 SF

DP BOUNDARY



ARCHITECT
 DIALOG™
 100, 9017 JARDIN AVE.
 CALGARY, AB T2C 0A5
 Tel: (403) 242-5621 Fax: (403) 224-0294

CIVIL ENGINEER
 FORD CONSULTANTS INC.
 3000 CONNOR ROAD
 CALGARY, AB T2C 2J8
 Tel: (403) 242-5621 Fax: (403) 242-9177

STRUCTURAL ENGINEER
 ANDREW ENGINEERING INC.
 100, 9017 JARDIN AVE.
 CALGARY, AB T2C 0A5
 Tel: (403) 242-5621 Fax: (403) 242-7277

MECHANICAL ENGINEER
 ANDREW ENGINEERING INC.
 100, 9017 JARDIN AVE.
 CALGARY, AB T2C 0A5
 Tel: (403) 242-5621 Fax: (403) 242-7277

ELECTRICAL ENGINEER
 ANDREW ENGINEERING INC.
 100, 9017 JARDIN AVE.
 CALGARY, AB T2C 0A5
 Tel: (403) 242-5621 Fax: (403) 242-7277

LANDSCAPE ARCHITECT
 L.A. West
 407-23 STREET
 CALGARY, AB T2C 0P5
 Tel: (403) 224-0291 Fax: (403) 233-0077

STAMP/SEALS
 L.A. West
 The Alberta Association of
 Architects
 Barry Schmalz

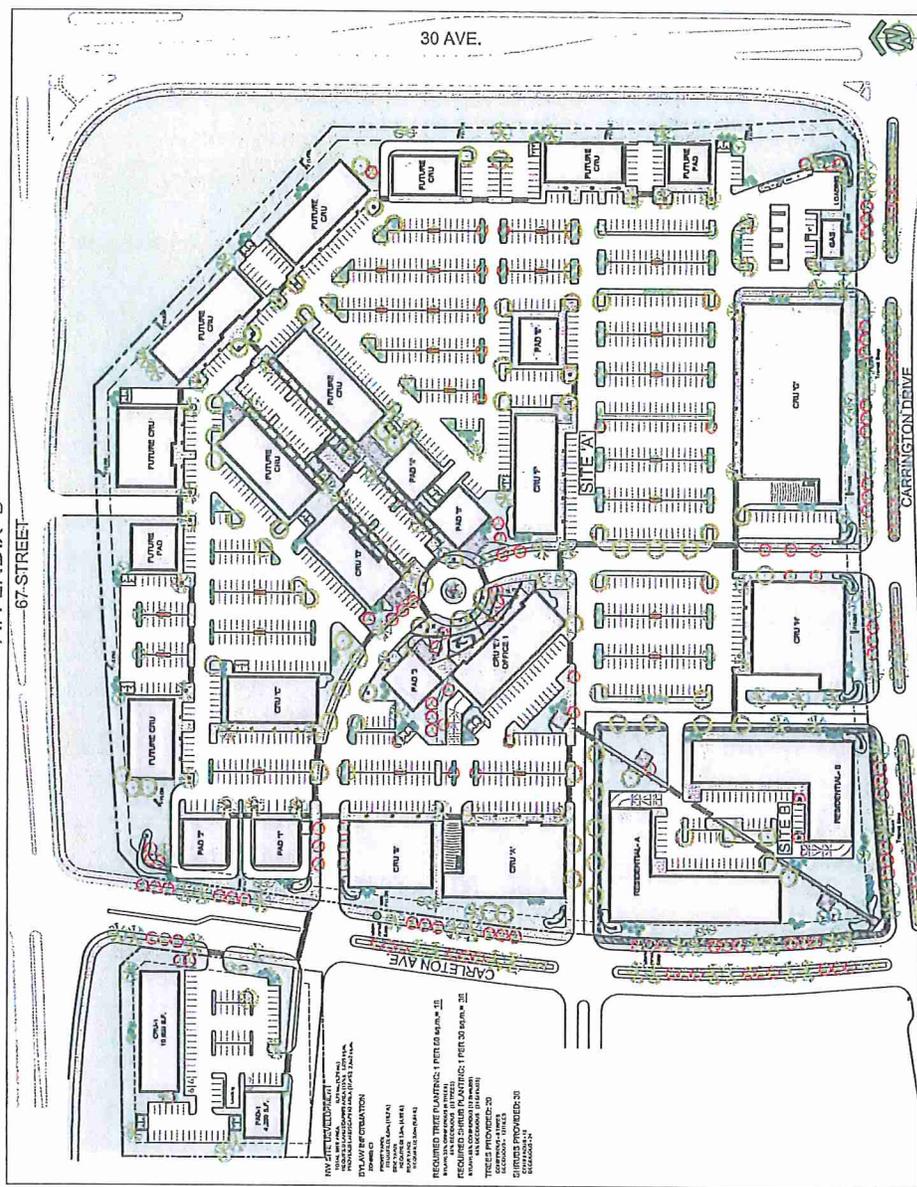
MELCOR DEVELOPMENTS LTD.
 CLEARVIEW MARKET
 PHASE 2
 RED DEER, ALBERTA

LANDSCAPE PLAN
 DRAWN: BG CHECKED: BG
 PLOT DATE: 2011-04-21 4:00PM

L1.1
 01106E01000

Clearview Market Concept Plan
 Approved Sept. 20, 2010

APPENDIX "B"



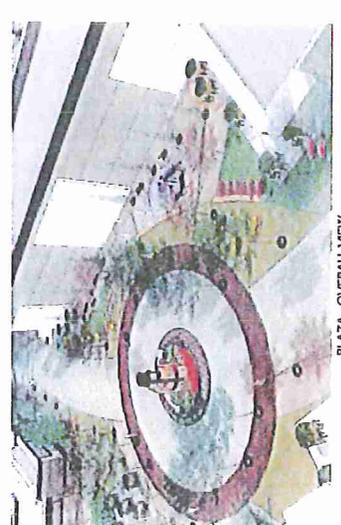
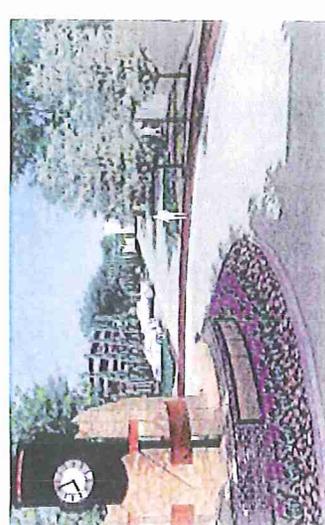
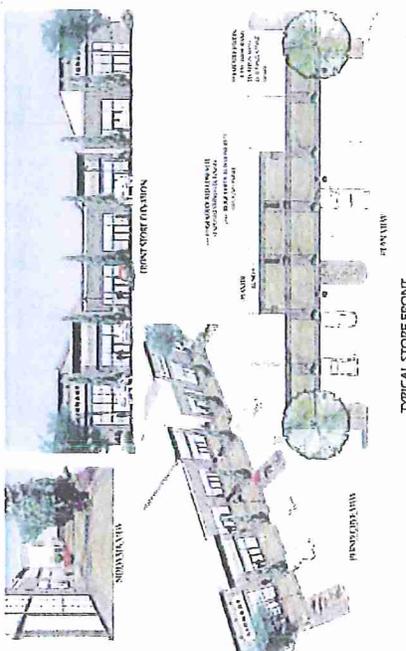
- CONSTRUCTION NOTES:**
1. ALL LANDSCAPE CONSTRUCTION TO BE SET BY CITY OF ANCHORAGE.
 2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ANCHORAGE LANDSCAPE DESIGN MANUAL.
 3. ALL PLANT MATERIAL TO BE TO BE TYPE, SIZE, QUANTITY AND SPECIES AS SHOWN ON THE LANDSCAPE PLAN.
 4. PLANT MATERIAL LOCATIONS TO BE ADJUSTED ORIGINALLY TO ACCOMMODATE ALL UTILITIES AND TO BE ADJUSTED TO ACCOMMODATE ALL UTILITIES AND TO BE ADJUSTED TO ACCOMMODATE ALL UTILITIES.
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- LANDSCAPING LEGEND**
- 1. PLANT MATERIAL TO BE ADJUSTED ORIGINALLY TO ACCOMMODATE ALL UTILITIES AND TO BE ADJUSTED TO ACCOMMODATE ALL UTILITIES.
 - 2. PLANT MATERIAL TO BE ADJUSTED ORIGINALLY TO ACCOMMODATE ALL UTILITIES AND TO BE ADJUSTED TO ACCOMMODATE ALL UTILITIES.
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 - 10. PLANT MATERIAL TO BE ADJUSTED ORIGINALLY TO ACCOMMODATE ALL UTILITIES AND TO BE ADJUSTED TO ACCOMMODATE ALL UTILITIES.

- REQUIRED TREE PLANTING:** 1 PER 60 SQ. FT. 400
- REQUIRED SHRUB PLANTING:** 1 PER 30 SQ. FT. 800
- TREES PROVIDED:** 464
- SHRUBS PROVIDED:** 800

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- REQUIRED SHRUB PLANTING:** 1 PER 30 SQ. FT. 800
- TREES PROVIDED:** 464
- SHRUBS PROVIDED:** 800

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- REQUIRED SHRUB PLANTING:** 1 PER 30 SQ. FT. 800
- TREES PROVIDED:** 464
- SHRUBS PROVIDED:** 800

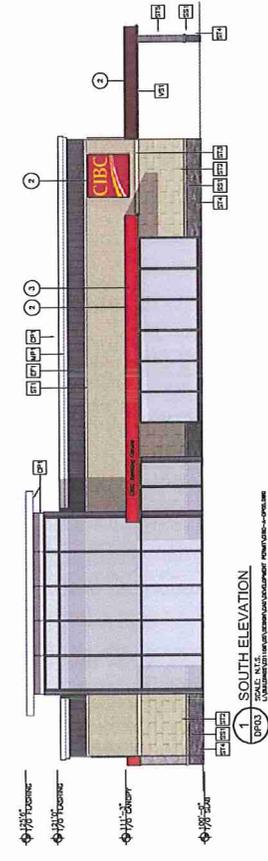


L.A. West
 L.A. West
 COHOS EVAMY
 integrated design

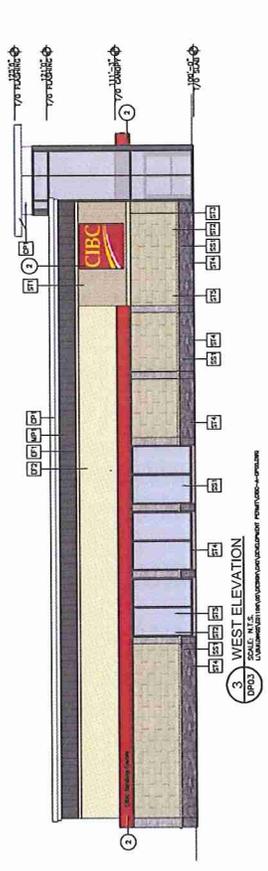
MELCOR
 DEVELOPMENTAL

PROJECT NAME: RED DEER COMMERCIAL DEVELOPMENT PERMIT
SCALE: 1:1000
DATE: AUG 11, 10

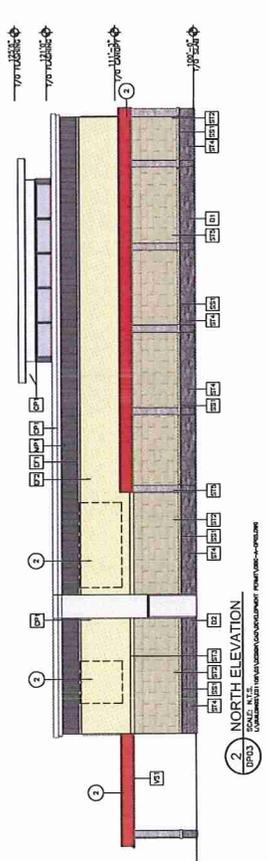
APPENDIX B



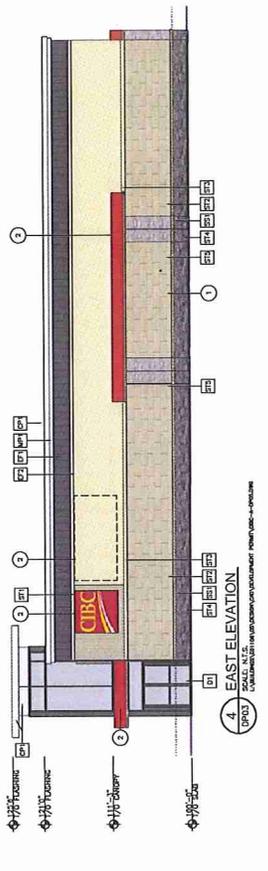
3. SOUTH ELEVATION
SCALE: N.T.S.
DATE: 2011.06.14



3. WEST ELEVATION
SCALE: N.T.S.
DATE: 2011.06.14



2. NORTH ELEVATION
SCALE: N.T.S.
DATE: 2011.06.14



4. EAST ELEVATION
SCALE: N.T.S.
DATE: 2011.06.14

EXTERIOR FINISH LEGEND

01	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	01	NEW MACHINE, N.L.C.
02	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	02	TRUNK SIGNAGE, N.L.C.
03	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	03	SUSPENDED STEEL AND GLASS CANOPY w/ DOMINUM FINISH
04	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	04	GLASS LOW-E DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
05	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	05	SPACER-GLASS 300 0-0100 LIGHT WHITE SPANDREL GLAZING CLEAR ANODIZED ALUMINUM FRAME
06	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	06	GLASS LOW-E DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
07	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	07	GLASS LOW-E DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
08	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	08	GLASS LOW-E DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
09	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	09	GLASS LOW-E DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
10	ANODIZED ALUMINUM PANELS - ANODIZED ALUMINUM	10	GLASS LOW-E DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAME

GIBC - ELEVATIONS

CLEARVIEW MARKET

RED DEER, ALBERTA

DIALOG™
ISSUED FOR DP
2011.06.14
DPO5



2011.06.14, 10:58 AM
C:\PROJECTS\CLEARVIEW MARKET\DESIGN\DEVELOPMENT\FINISH\CIBC-EP05.DWG



PLANNING DEPARTMENT

DATE: May 19, 2011
TO: Vicki Swainson, Deputy Development Officer
FROM: Quincy Brown, Planner
RE: 569.5 square metre CIBC (with drive – thru) in Clearview Market
6550-30 Avenue
Melcor Developments LTD.

The Planning Department has had the opportunity to review the 569.5 square metre CIBC (with drive-thru) development proposed for Clearview Market.

The Planning Department has no objections to the proposed land use which is complimentary to the pedestrian friendly/community based vision of the development. The Planning Department has no objection to the building elevations. Several of the architectural features identified in the *Clearview Market Design Concept* are reflected in the proposed building for the CIBC Bank which includes:

- White horizontal band around the top of the building.
- Stonework at the base of the building.
- Coloring in the vertical elements identified on the building.

The Planning Department views the addition of a 'drive thru' at this location to be a significant variation from the previously Council Approved Concept Plan. As indicated in the DC 27:

- *The Development Authority may permit deviation from the Site Plan and Design Package as described in this bylaw, where the proposed changes are deemed by the Development Authority to be minor in scale or any changes that will result in an equal or greater standard of development than that outlined in the Site Plan and Design Package.*
- *Where the Development Authority deems that the proposed deviation from the Site Plan and Design Package is major in scale or will result in a lower standard of development than that outlined in the Site Plan and Design Package as described in this bylaw, these changes must be approved by City Council.*

If Red Deer City Council determines that a drive thru is a suitable use at this location the Planning Department is recommending the following:

- That City of Red Deer Council requests an enhanced landscaping plan to clearly indicate how the drive-thru will be screened – to the satisfaction of the Parks Section and Planning Department.
- That City of Red Deer Council requests an enhanced site plan that clearly indicates paving materials and where different surface treatments (or alternative design approaches) will be used to maintain pedestrian connectivity. Particular attention should be given in areas where sidewalk/pedestrians would be required to cross the drive-thru lane when accessing the CIBC branch or other portions of Clearview Market. This plan should be reviewed and to the satisfaction of the Parks Section and Planning and Engineering Departments.

Sincerely,
Quincy Brown
Planner
The City of Red Deer
403.406.8707



ELECTRIC LIGHT AND POWER DEPARTMENT

Date: May 19, 2011

To: Vicki Swainson, Vicki Swainson

From: Randy Loberg, Electrical Technologist, EL&P Dept.

Re: 6550 30 Avenue - CIBC @ # 23 Clearview Market Way

EL&P request that the developments approval be made subject to the developer:

- Providing an approved power routing site plan showing the required site transformer. The developer will require a consultant to identify their power requirements and plan its routing and installation in coordination with our department.
- Providing the required easements. A minimum 2 meter wide along the primary cable alignment and a 3 meters square at the transformer location. A letter of intention from an Alberta Land Surveyor stating these easements will be registered is required.

EL&P offer the following comments:

1. The developer will be required to sign a work order at our office related to extending power to this site. An existing work order is in place to install power west of this site.
2. An electrical cost estimate will be prepared at the customers request. EL&P will require the above mentioned site plan, landscaping plans, site lighting plans, proposed transformer locations, metering requirements, electrical main sizes and finalized power alignments prior to estimating our costs. All costs related to the permanent and temporary power requirements for this development are the responsibility of the owner/developer.
3. Site roadway and parking lot lighting will be the responsibility of the developer. EL&P will not design, install or maintain private lighting. However, coordination is expected in regards to lighting cable alignments, power sources and metering requirements. EL&P require a minimum of 1 meter clearance between our primary electrical alignments/facilities and private light structures and cable alignments
4. EL&P's approval is required regarding landscaping, signage and fencing near electrical facilities.
5. Telus and Shaw Cable are welcome to share joint use trench with EL&P. However, it is recommended that they be contacted directly concerning their unique requirements.

To help avoid electrical servicing delays please have the applicant contact myself or Mr. Garfield Lee of our office at 342 – 8274 as soon as possible such that the above items of concern can be addressed in conjunction with this development application. All future discussions for this site should reference EL&P File # **11 - 088**.

Should you have any questions or comments please advise.

Thank You

Randy Loberg

Randy Loberg
Electrical Technologist

c G. Lee, Senior Distribution Engineer EL&P Department

CONFIDENTIALITY NOTICE

This communication is intended for the addressee only. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offense under the Freedom of Information or Protection of Privacy Act. If you received this fax/email in error, please telephone us immediately. Thanks.

Mailing Address: Box 5008, Red Deer, AB, Canada T4N 3T4 Delivery Address: #300, 7721 40 Avenue, Red Deer, AB, Canada
Tel: 403-342-8274 Fax: 403-314-5842 E-Mail: elecutil@reddeer.ca Web: <http://www.reddeer.ca>

Date: June 7, 2011

To: Beth McLachlan / Vicki Swainson
Inspections & Licensing

From: Vaughan Bechthold
Engineering Services

Re: 6550 – 30 Avenue
569.5m² CIBC with Drive Thru in Clearview Market
Melcor Developments Ltd.

Engineering Services supports the proposed development subject to the following:

1. A site grading plan for area specific to proposed development to be provided as per the Development Permit Guidelines.
2. Drainage release rate not to exceed Clearview Servicing Study recommendations.
3. Overland drainage to be contained to commercial area and not spill over into 67th Street or the 30th Avenue Right of Way.
4. Onsite stormwater management details to be included on above mentioned site grading plan (i.e. ponding volume, location and limits, depths, spill elevations).
5. The developer/owner must meet the requirements for solid waste collection for commercial developments as outlined in the City of Red Deer Engineering Services Development Permit Guidelines, section 11. The developer/owner must also contact Waste Services Inc. at 403-343-1691 for further information on garbage pick-up requirements, bin sizes, orientation, and location. The developer/owner must ensure there is enough room for large garbage/recycling trucks to maneuver, without impediment to safe traffic flow. Also provisions must be made for space to accommodate recycling totes for this site. Waste Services Inc. can also provide further information on this.

Beth McLachlan / Vicki Swainson
June 7, 2011
Page 2

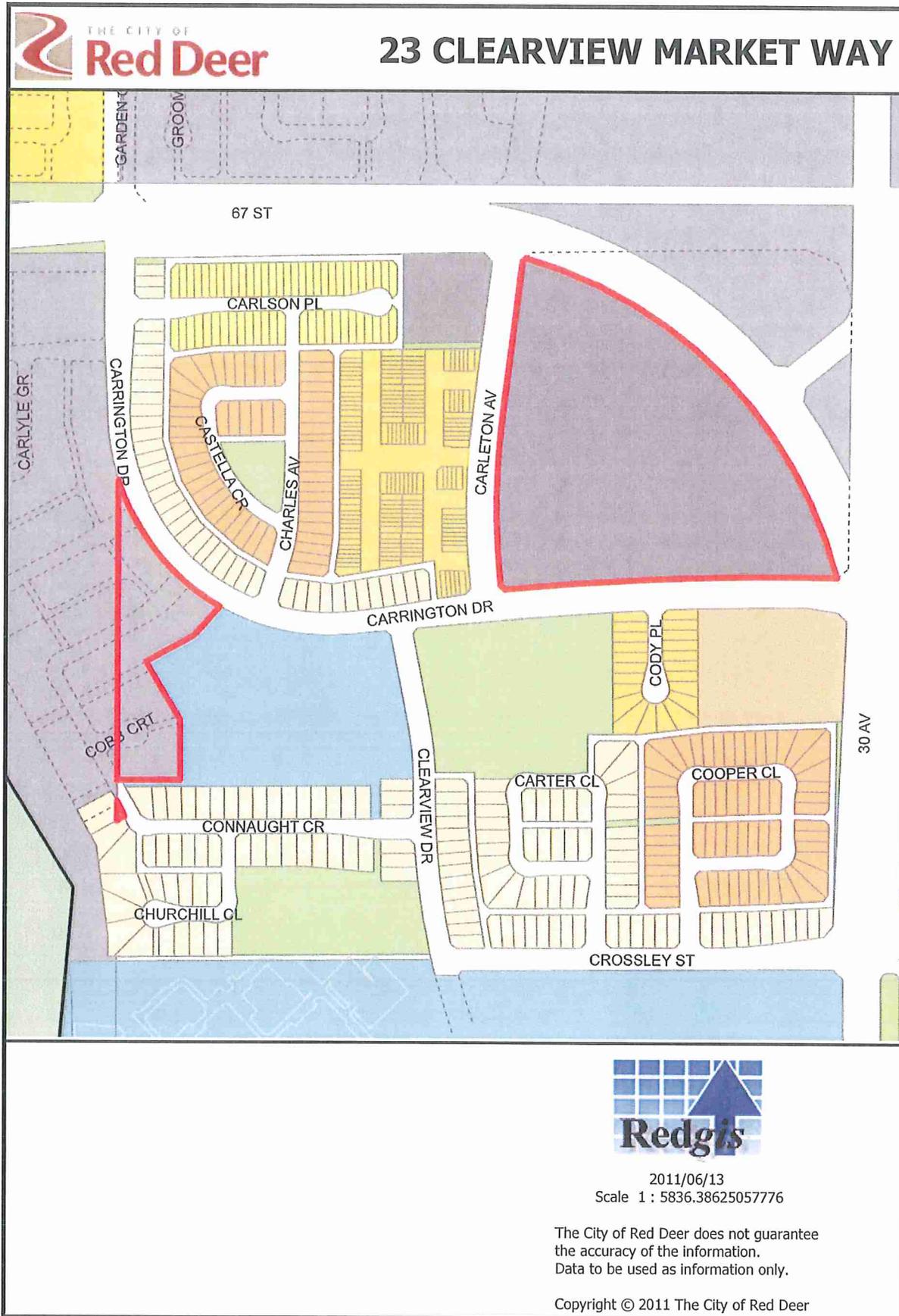
Notes:

1. Roof drainage to be directed from downspouts to splash pads.
2. Trees planted along the 67th Street and 30th Avenue Right of Way may need to be removed with future intersection reconstruction of 30th Avenue and 67th Street.



Vaughan Bechthold, R.E.T., P.L. (Eng)
Customer Service Administrator

CM/mvb



Christine Kenzie

From: Joyce Boon
Sent: June 28, 2011 11:40 AM
To: Christine Kenzie
Subject: FW: Resolution from June 27th Council meeting Re CIBC Bank Development

Follow Up Flag: Follow up
Flag Status: Red

I have removed # 1 and incorporated it with #5 and made some changes in #5, which captures the overall intent.

Joyce Boon
Inspections & Licensing Manager
403.342.8192
joyce.boon@reddeer.ca

From: Christine Kenzie
Sent: June 28, 2011 9:28 AM
To: Joyce Boon
Cc: Frieda McDougall; Jody Zeniuk
Subject: Resolution from June 27th Council meeting Re CIBC Bank Development

Joyce, below is the resolution passed by Council at the June 27th Council meeting. Please confirm all of the conditions are correct. In your report you included 6 conditions but there was a duplication of condition 1 and condition 5 regarding a landscaping plan. We deleted condition 5 during the Council Meeting --- and renumbered the conditions as shown in the resolution below.

Please confirm what is shown is correct before we send out the decision letters and do the minutes.

Thanks.

“Resolved that Council of The City of Red Deer having considered the report from the Deputy Development Officer, dated June 13, 2011, re: Proposed CIBC with Drive-Thru in Clearview Market, hereby approves the development, on behalf of CIBC, of a 569m² bank with a drive-thru, to be located at 23 Clearview Market Way, zoned DC (27), subject to the following conditions:

1. A revised site plan, to be submitted within 30 days, showing the power routing and site transformer, satisfactory to the Electric, Light and Power Department.
2. The Developer is to provide a minimum 2 metre wide easement along the primary cable alignment and a 3 metre square at the transformer location, satisfactory to the Electric, Light and Power Department.
3. The Developer to submit a site grading plan, including onsite storm water management details, for the area specific to the proposed development, as per the Development Permit Guidelines, satisfactory to Engineering Services.

Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Christine Kenzie
Sent: June 23, 2011 9:09 AM
To: 'jrudge@melcor.ca'
Cc: Joyce Boon
Subject: FW: June 27th Council Meeting - Clearview Market Square

This is to let you know that your development application for the CIBC Bank in Clearview Market Square will be considered by Red Deer City Council at the Monday, June 27, 2011 Council Meeting -- at approximately 3:30 P.M. This time is approximate and your item may be discussed later than the time mentioned. Red Deer City Council Meetings are held in Council Chambers on the 2nd Floor of City Hall. You are welcome to attend.

Let me know if you have any questions.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Christine Kenzie
Sent: June 13, 2011 1:38 PM
To: 'jrudge@melcor.ca'
Subject: RE: June 27th Council Meeting - Clearview Market Square

In response to your email below, Administration is working on a report to submit to Council regarding your development application for the CIBC Bank in Clearview Market Square and it is intended to be included on the June 27th Council Agenda. I will confirm this next week once the City Manager has reviewed items to be included on the June 27th Council Agenda on June 21st.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Jesse Rudge [mailto:jrudge@melcor.ca]
Sent: June 13, 2011 11:25 AM
To: Legislative Services
Subject: June 27th Council Meeting - Clearview Market Square

Hi there,

2011/06/23

I'm just wondering if my development application for the CIBC bank in Clearview Market Square, made the June 27th Council Meeting?

Please confirm.

Regards,

Jesse Rudge
Development Manager | Property Development Division
Phone: 780-945-4653

www.melcor.ca
Melcor Developments Ltd.
Integrity in Real Estate Since 1923

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you please consider the environment before printing this e-mail.]

Christine Kenzie

**BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL**

From: Vicki Swainson
Sent: June 13, 2011 12:41 PM
To: Christine Kenzie
Subject: RE: June 27th Council Meeting - Clearview Market Square
Hi Christine.

I almost have it ready. Just a few last minute items to get together. I should have it down today.

Vicki

From: Christine Kenzie
Sent: June 13, 2011 12:15 PM
To: Vicki Swainson
Subject: FW: June 27th Council Meeting - Clearview Market Square
Importance: High

Vicki -- just wondering if this request should be forwarded to you --- re development application for CIBC Bank in Clearview Market Square?

Let me know. Thanks.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Legislative Services
Sent: June 13, 2011 11:49 AM
To: Christine Kenzie
Subject: FW: June 27th Council Meeting - Clearview Market Square
Importance: High

Christine,

Could you respond to this please?

Alison Relkov | Client Services Support
Legislative & Governance Services | The City of Red Deer
P 403.342.8262 | F 403.346.6195
alison.relkov@reddeer.ca

2011/06/13

From: Jesse Rudge [mailto:jrudge@melcor.ca]
Sent: June 13, 2011 11:25 AM
To: Legislative Services
Subject: June 27th Council Meeting - Clearview Market Square

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RECREATION SECTION

DATE: June 13, 2011

TO: Craig Curtis, City Manager

FROM: Kay Kenny, Recreation Superintendant
Greg Scott, Recreation, Parks and Culture Manager

SUBJECT: Rotary Recreation Park & South Area Concept Plan Update

In August, 2010 the City of Red Deer completed a one year planning process with Group2 Architecture and Engineering consultants who developed a framework and planning tool to guide long-term development of the Rotary Recreation Park & South Area.

LEGISLATIVE HISTORY

On August 23, 2010, City Council adopted the following resolution:

- “Resolved that Council of the City of Red Deer having considered the report from the Recreation Superintendent and the Recreation, Parks and Culture Manager, dated August 12, 2010, re: Rotary Recreation Park & South Area Concept Plan, hereby:
1. Approves the initial phase of Item 3.2.7 – the Ice Zone, as it relates to the Red Deer Curling Centre.
 2. Approves the balance of the Rotary Recreation Park & South Site concept Plan as a planning tool to guide long term development on this site.
 3. Requests Administration to provide regular status updates on the Rotary Recreation Park & South Area Concept Plan, with the first being in June, 2011.”

STATUS UPDATE**I. The Ice Zone as it relates to the Red Deer Curling Centre**

A report to Council dated February 15, 2011, responded to the request for funding by the Red Deer Curling Centre. A resolution of Council deferred consideration of the request for funding to the 2012 budget deliberations and prioritization process for Recreation, Parks & Culture projects and in accordance with the policy framework for capital grants and/or loans to community organizations.

In regard to a further part of that same resolution that Curling explore the feasibility of the existing building’s suitability for renovation, the City received the “Red Deer Curling Centre Facility Condition Study” dated April 15, 2011, as prepared by Bearden, a Division of Genivar.

This Study provides a detailed analysis of architectural, structural, mechanical, electrical and refrigeration components of the facility. It concludes that “the curling rink section of the Red Deer Curling Centre is well beyond its design service life, and no significant investment should be made to renovate it for extending its service into the future”. The consultant “recommend

(s) that sufficient funds be spent on only the critical life and property safety deficiencies prior to the next curling season, and that it be decommissioned and replaced by a new facility within the next 2 years”.

2. Red Deer Multi-Use Aquatic Centre

In December, 2009, City Council approved capital funding in the amount of \$200,000 for the high level planning of a multi-purpose aquatic centre. The Terms of Reference for the Central Alberta Aquatics Centre / City of Red Deer Joint Task Group was approved on May 3, 2010 to develop a high level concept model, business plan and community awareness information.

The concept model was developed in two phases, with the first phase being focused on a Comparative Site Analysis. At its March 11, 2011 meeting, “Council approved the recommendation of the Marshall Tittlemore Architects / MacLennan Jaunkalns Miller Architects that the Rotary Recreation Park (Recreation Centre) site be approved as the selected location for further Aquatics Centre Planning and Concept Modeling”.

The same consultants then presented the second phase of the Conceptual Model to Council on May 30, 2011, when “Council agreed to accept the report as information”.

Currently, a business plan for his proposed facility is being developed to be reported to Council in September, 2011.

3. Lawn Bowling Upgrade Request

At its May 30, 2011 meeting, Council considered a request from a member of the Red Deer Lawn Bowling Club for additional funding to upgrade and maintain the existing lawn bowling green. Since there is currently a low demand for this activity, and given the recommendation of the Rotary Recreation Park & South Area Concept Plan to relocate a new lawn bowling facility to Barrett Park should there be increased interest in the future, the City agreed to not provide additional funding at this time.

4. Relocation of Speed Skating Oval Site Analysis

As part of the proposed re-development of the north end of the Rotary Recreation Park, off site relocation of the speed skating oval had been recommended. As part of the Great Chief Park Site Enhancement Concept Plan project a process has been commenced to explore relocation options for the oval. A report to Council is anticipated in the Fall, 2011.

RECOMMENDATION:

That Council accepts this report as a status update for the 2010 Rotary Recreation Park & South Area Concept Plan.

Kay Kenny,
Recreation Superintendent

Greg Scott,
Recreation, Parks & Culture Manager

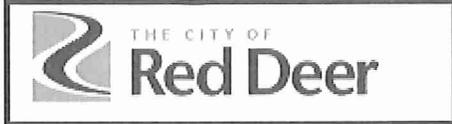
Cc: Colleen Jensen, Director of Community Services

Comments:

The report regarding the Rotary Recreation Park & South Area Concept Plan Update is provided for Councils' information.

"Craig Curtis"
City Manager

ORIGINAL



**Request: Report for Inclusion
on a Council Agenda**

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	Kay Kenny		
Department & Telephone Number:	RPC 403-342-8418		
REPORT INFORMATION			
Preferred Date of Agenda:	June 27, 2011		
Subject of the Report (provide a brief description)	Rotary Recreation Park & South Area Concept Plan Update		
Is this Time Sensitive? Why?	No - Request from Council		
What is the Decision/Action required from Council?	Update for information		
Please describe Internal/ External Consultation, if any.	None required – for information		
Is this a Committee of the Whole item?	No		
How does the Report link to the Strategic Plan?			
N/A			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.			
N/A			
Has Financial Services been consulted? Are there any budget implications? Please describe.			
N/A			
Presentation: (10 Min Max.)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Presenter Name and Contact Information:
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
LEGISLATIVE & ADMINISTRATIVE USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC			(Please circle those that apply)
SMT	Topics	Board(s) / Committee(s)	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need a Media Release?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.

ORIGINAL

Council Decision – June 27, 2011

DATE: June 28, 2011

TO: Kay Kenny, Recreation Superintendent
Greg Scott, Recreation, Parks & Culture Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Rotary Recreation Parks & South Area Concept Plan

Reference Report:

Recreation Superintendent and Recreation, Parks & Culture Manager dated June 13, 2011

Resolution:

The following resolution was passed during the regular Council meeting held on Monday, June 27, 2011:

“**Resolved** that Council of The City of Red Deer having considered the report from the Recreation Superintendent and Recreation, Parks & Culture Manager, dated June 13, 2011, re: Rotary Recreation Park & South Area Concept Plan Update, accepts the report as a status update for the 2010 Rotary Recreation Park & South Area Concept Plan.”

Report Back to Council: No

Comments/Further Action:

This report is a status update provided for Council’s information.



Elaine Vincent
Legislative & Governance Services Manager

c Community Services Director
Corporate Meeting Coordinator



RECREATION SECTION

DATE: June 13, 2011

TO: Craig Curtis, City Manager

FROM: Kay Kenny, Recreation Superintendent
Greg Scott, Recreation, Parks and Culture Manager

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RECOMMENDATION:

That Council accepts this report as a status update for the 2010 Rotary Recreation Park & South Area Concept Plan.

Kay Kenny,
Recreation Superintendent

Greg Scott,
Recreation, Parks & Culture Manager

Cc: Colleen Jensen, Director of Community Services



PARKS SECTION

DATE: June 10, 2011

TO: Craig Curtis, City Manager

FROM: Trevor Poth, Parks Superintendent
Greg Scott, Recreation, Parks and Culture Manager

SUBJECT: Waskasoo Park Trail Widths

BACKGROUND

On January 10, 2011 City Council passed the following resolution:

“Resolved that Council of The City of Red Deer having considered the report dated December 28, 2010 from the Legislative & Governance Services Manager re: Recent Council hereby agrees that Administration to provide a report with respect to the trail widths and the possible installation of centre lines and the potential for skating on the trails for Council’s consideration prior to June 30, 2011.”

At the request of City Council, this report will explore:

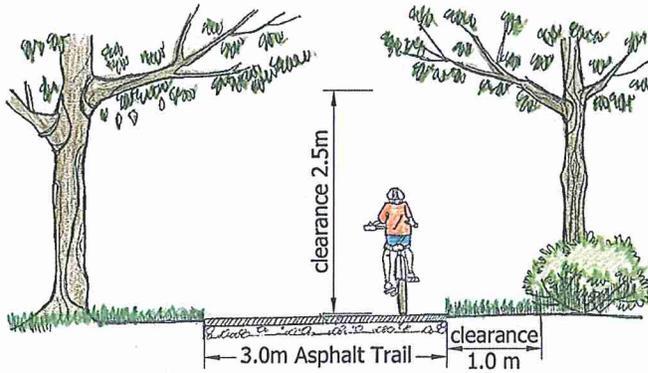
1. The options and implications of proposed widening of the existing Waskasoo Park Trails.
2. A review of the pilot for trail lining and options related to expanding painting of center lines on trails.
3. Addressing options and impacts of adding ice to the trails for skating in the winter.

TRAIL WIDTHS

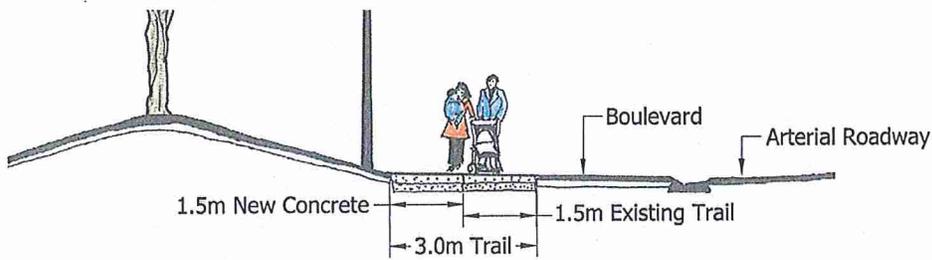
Most of the Waskasoo Park Trails were constructed between 1982 and 1984. At that time, the standard of a 2.5m width was considered progressive and became the standard for trail development. Changes in use, particularly with advances in technology around transportation modes such as roller blades, power assist bicycles, and skateboards partnered with increased population and usage can result in challenges between user groups.

In 2005, the City adopted the Red Deer Trails Master Plan which provided new standards for trail development including roadway trail designs and park trail designs. The cross sections for these standards are outlined below.

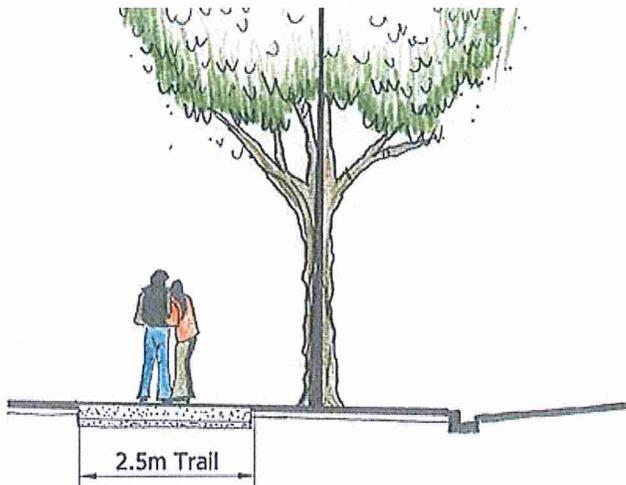
1. Waskasoo Park Trail Standard (3 Meter Asphalt)



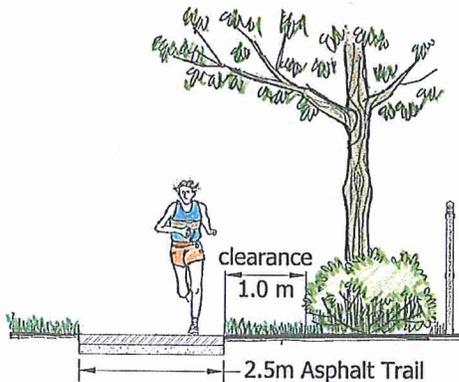
2. Arterial Trail Standard (3 Meter Concrete)



3. Collector Trail (2.5 Meter Concrete)



4. Neighbourhood Trail (2.5 Meter Asphalt)



These trail width standards apply to all new development and where possible they are applied to existing trail replacement and upgrade programs within road right of ways and Park areas.

The benefits to trail widening include:

1. Increased trail capacity - Widening the existing trails to a width of 3.0m would likely offer additional space for trail users;
2. Potential for increased user safety and reduced user conflict – increased trail widths provide more room to manoeuvre and increases sight lines and visibility;
3. Increased capacity for new types of trail uses – In the last 30 years, trail uses and technology have changes considerably. New bicycle technology, skateboarders, inline skaters, running strollers, and even pedestrian uses and use patterns have changed. In general, the result has been increased trail speeds and larger/ heavier recreation equipment.

The challenges with trail widening include:

1. Costs of widening – The cost of widening trails would range from \$150 - \$300 per linear meter of trail. Currently the Parks budget for trail infrastructure repairs is \$55 per linear meter and lets us repair approximately 1.8 Km per year.
2. Infrastructure challenges – Trail widening could be completed either by adding 0.5-1 meter of base and asphalt to one side of the existing trail and overlaying the two pieces. This would likely result in significant centre line cracking of the trail. The more sustainable method would be to remove the entire trail and base and replace the entire trail. In addition, other infrastructure such as benches, garbage containers, signs and bollards would need to be relocated back from the edge of trail for safety considerations.
3. Forest ecosystem impacts - Trail construction and widening requires excavating soils to clay layers. This excavation requires cutting root systems of established trees, and as a result, there can be impacts to the health and stability of trees up to 10 meters off of the trail.
4. Slopes and Natural constraints – Many trails within the Waskasoo Park are built parallel to slopes and widening trails would require cutting and filling slopes. In some locations, there is no opportunity to widen trails without significant engineered solutions to deal with side slopes.
5. Change in use and user experience - Currently many of our trails meander through tight forest areas providing a unique experience for users. This experience includes connecting trail users with their natural surroundings and tends to reduce average trail speeds. Similarly to roads widening, it could be anticipated that user speeds on trails would increase with trail widening.

Administration Recommendation - that administration continues to utilize the standards outlined in the Red Deer Trails Master Plan and, where possible; explore trail widening initiatives on a case by case basis.

TRAIL LINING – CENTER LINE

From 2007 to 2009 a number of sections of the existing trails were identified as potential collision areas. Generally, these areas were limited to those with sharp corners, hills, and areas of limited visibility. In order to reduce conflicts, a pilot project was approved to paint a centre line on specific sections of trail. This initiative was met with positive results and favourable feedback from a number of trail users.

The benefits of trail lining include:

1. Decreased likelihood of collisions - the presence of a center line gives users the direction to keep right thereby allowing clear two way trail traffic;
2. Because lining is primarily in areas of potential higher collision, it increased user awareness that a challenging area is coming up;
3. The trail line acts as a visual narrowing of the trail surface which naturally reduced user speeds.

The challenges of trail lining include:

1. Costs and maintenance – The cost of installing new lines is approximately \$1,000 per kilometre and the re-lining costs are approximately \$700 per kilometre. Pilot funding expired in 2009 and infrastructure funding has been used to keep the existing program running

2. Some complaints have been received that the paint line is more slippery than the asphalt for inline skaters and skateboarders;
3. The expectation of users that everyone will stay on their own side of the line and frustration from users when others are not following “the rules”;
4. Because of the narrow single lanes, it makes it difficult for trail users to walk side by side (especially more than 2 people);
5. Overtaking users with oncoming traffic can be a challenge with solid lines. (The rule of the road is no passing on a solid line) but a bicycle coming up on pedestrians is unlikely to wait until the line terminates.

We view the benefits of this pilot program as exceeding the challenges and as a result have included our current lining standard within our regular operations. We believe that there would be potential for extending trail lining throughout the Waskasoo Park system in the future.

Administration Recommendation - That administration continues to maintain existing trail lining practices and standards and, where possible; explore extending the trail lining program in the future.

TRAILS FOR ICE SKATING

Some municipalities in have experimented with icing small areas of the trail systems in the winter. The most successful programs have been when the municipality has designed and constructed trails explicitly with the intention of using them for skating and connecting park nodes. Some of the design elements used include:

1. Very limited grade differential to hold water (during freezing) and provide public safety;
2. Access to water for flooding trails;
3. In-trail refrigeration systems (similar to arenas);
4. Lighting surrounding trails for maximised use of limited daylight hours;
5. Specialized equipment for ice maintenance and snow removal on narrow trail widths;
6. Storm system to accommodate de-icing trails in the spring without water pooling.

The existing trail network within The City has not been designed with ice considerations and a trail ice program would be challenging and to implement without significant capital and operational investments.

Administration Recommendation – that administration does not pursue trail icing at this time but consider elements of trail icing as new Waskasoo Park development and rehabilitation initiatives take place.

RECOMMENDATION SUMMARY

This report is presented to City Council for information purposes. Administration recommends the following:

1. Trail Widths – Administration continues to utilize the standards outlined in the Red Deer Trails Master Plan and where possible, explore trail widening initiatives on a case by case basis.
2. Trail Lining – Administration continues to maintain existing trail lining practices and standards and where possible, explore extending the trail lining program in the future.
3. Trails for Ice Skating – Administration does not pursue trail icing at this time but consider elements of trail icing as new Waskasoo Park development and rehabilitation initiatives take place.

Trevor Poth
Parks Superintendent

Greg Scott
Recreation, Parks and Culture Manager

CC: Colleen Jensen, Director Community Services
Steve Davison, Parks Amenities Supervisor

Comments:

I support the recommendation of Administration.

“Craig Curtis”
City Manager

DATE: June 28, 2011

TO: Trevor Poth, Parks Superintendent
Greg Scott, Recreation, Parks & Culture Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Waskasoo Park Trail Widths

Reference:

Parks Superintendent and Recreation, Parks & Culture Manager dated June 10, 2011.

Resolution:

The following resolutions were passed during the regular Council meeting held on Monday, June 27, 2011:

“**Resolved** that Council of The City of Red Deer having considered the report from the Parks Superintendent and Recreation Parks & Culture Manager, dated June 10, 2011, re: Waskasoo Park Trail Widths, hereby accepts the report as information and recommends the following:

1. Trail Widths – Administration continues to utilize the standards outlined in the Red Deer Trails Master Plan and where possible, explore trail widening initiatives on a case by case basis.
2. Trails for Ice Skating – Administration does not pursue trail icing at this time but consider elements of trail icing as new Waskasoo Park development and rehabilitation initiatives take place.”

“**Resolved** that Council of The City of Red Deer having considered the report from the Parks Superintendent and Recreation Parks & Culture Manager, dated June 10, 2011, re: Waskasoo Park Trail Widths, hereby accepts the report as information and recommends that:

Trail Lining – Administration continues to maintain existing trail lining practices and standards and where possible, explore extending the trail lining program in the future.”

Back to Council: No

Comments/Further Action:

This report was submitted to Council for information and recommends exploring new initiatives and development of the Waskasoo Park Trails in future planning years.

A handwritten signature in cursive script, appearing to read "Elaine Vincent".

Elaine Vincent
Legislative & Governance Services Manager

c Community Services Director

DATE: June 10, 2011

TO: Craig Curtis, City Manager

FROM: Trevor Poth, Parks Superintendent
Greg Scott, Recreation, Parks and Culture Manager

SUBJECT: Waskasoo Park Trail Widths

BACKGROUND

On January 10, 2011 City Council passed the following resolution:

“Resolved that Council of The City of Red Deer having considered the report dated December 28, 2010 from the Legislative & Governance Services Manager re: Recent Council hereby agrees that Administration to provide a report with respect to the trail widths and the possible installation of centre lines and the potential for skating on the trails for Council’s consideration prior to June 30, 2011.”

At the request of City Council, this report will explore:

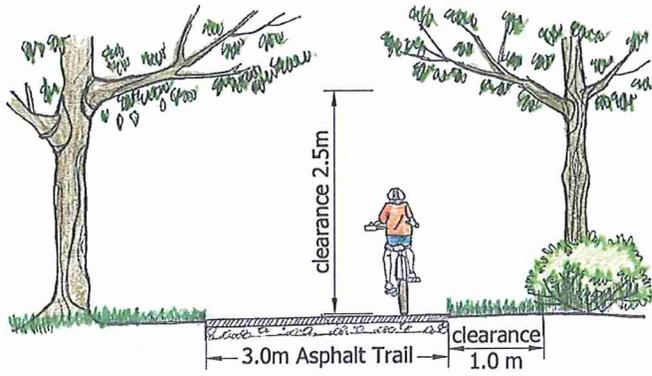
1. The options and implications of proposed widening of the existing Waskasoo Park Trails.
2. A review of the pilot for trail lining and options related to expanding painting of center lines on trails.
3. Addressing options and impacts of adding ice to the trails for skating in the winter.

TRAIL WIDTHS

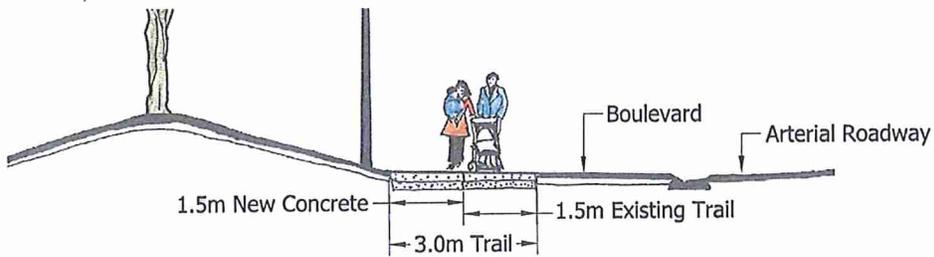
Most of the Waskasoo Park Trails were constructed between 1982 and 1984. At that time, the standard of a 2.5m width was considered progressive and became the standard for trail development. Changes in use, particularly with advances in technology around transportation modes such as roller blades, power assist bicycles, and skateboards partnered with increased population and usage can result in challenges between user groups.

In 2005, the City adopted the Red Deer Trails Master Plan which provided new standards for trail development including roadway trail designs and park trail designs. The cross sections for these standards are outlined below.

1. Waskasoo Park Trail Standard (3 Meter Asphalt)



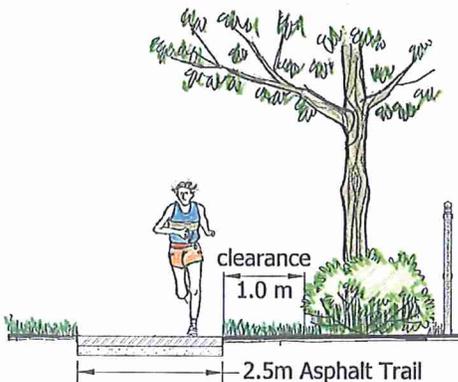
2. Arterial Trail Standard (3 Meter Concrete)



3. Collector Trail (2.5 Meter Concrete)



4. Neighbourhood Trail (2.5 Meter Asphalt)



These trail width standards apply to all new development and where possible they are applied to existing trail replacement and upgrade programs within road right of ways and Park areas.

The benefits to trail widening include:

1. Increased trail capacity - Widening the existing trails to a width of 3.0m would likely offer additional space for trail users;
2. Potential for increased user safety and reduced user conflict – increased trail widths provide more room to manoeuvre and increases sight lines and visibility;
3. Increased capacity for new types of trail uses – In the last 30 years, trail uses and technology have changes considerably. New bicycle technology, skateboarders, inline skaters, running strollers, and even pedestrian uses and use patterns have changed. In general, the result has been increased trail speeds and larger/ heavier recreation equipment.

The challenges with trail widening include:

1. Costs of widening – The cost of widening trails would range from \$150 - \$300 per linear meter of trail. Currently the Parks budget for trail infrastructure repairs is \$55 per linear meter and lets us repair approximately 1.8 Km per year.
2. Infrastructure challenges – Trail widening could be completed either by adding 0.5-1 meter of base and asphalt to one side of the existing trail and overlaying the two pieces. This would likely result in significant centre line cracking of the trail. The more sustainable method would be to remove the entire trail and base and replace the entire trail. In addition, other infrastructure such as benches, garbage containers, signs and bollards would need to be relocated back from the edge of trail for safety considerations.
3. Forest ecosystem impacts - Trail construction and widening requires excavating soils to clay layers. This excavation requires cutting root systems of established trees, and as a result, there can be impacts to the health and stability of trees up to 10 meters off of the trail.
4. Slopes and Natural constraints – Many trails within the Waskasoo Park are built parallel to slopes and widening trails would require cutting and filling slopes. In some locations, there is no opportunity to widen trails without significant engineered solutions to deal with side slopes.
5. Change in use and user experience - Currently many of our trails meander through tight forest areas providing a unique experience for users. This experience includes connecting trail users with their natural surroundings and tends to reduce average trail speeds. Similarly to roads widening, it could be anticipated that user speeds on trails would increase with trail widening.

Administration Recommendation - that administration continues to utilize the standards outlined in the Red Deer Trails Master Plan and, where possible; explore trail widening initiatives on a case by case basis.

TRAIL LINING – CENTER LINE

From 2007 to 2009 a number of sections of the existing trails were identified as potential collision areas. Generally, these areas were limited to those with sharp corners, hills, and areas of limited visibility. In order to reduce conflicts, a pilot project was approved to paint a centre line on specific sections of trail. This initiative was met with positive results and favourable feedback from a number of trail users.

The benefits of trail lining include:

1. Decreased likelihood of collisions - the presence of a center line gives users the direction to keep right thereby allowing clear two way trail traffic;
2. Because lining is primarily in areas of potential higher collision, it increased user awareness that a challenging area is coming up;
3. The trail line acts as a visual narrowing of the trail surface which naturally reduced user speeds.

The challenges of trail lining include:

1. Costs and maintenance – The cost of installing new lines is approximately \$1,000 per kilometre and the re-lining costs are approximately \$700 per kilometre. Pilot funding expired in 2009 and infrastructure funding has been used to keep the existing program running

2. Some complaints have been received that the paint line is more slippery than the asphalt for inline skaters and skateboarders;
3. The expectation of users that everyone will stay on their own side of the line and frustration from users when others are not following “the rules”;
4. Because of the narrow single lanes, it makes it difficult for trail users to walk side by side (especially more than 2 people);
5. Overtaking users with oncoming traffic can be a challenge with solid lines. (The rule of the road is no passing on a solid line) but a bicycle coming up on pedestrians is unlikely to wait until the line terminates.

We view the benefits of this pilot program as exceeding the challenges and as a result have included our current lining standard within our regular operations. We believe that there would be potential for extending trail lining throughout the Waskasoo Park system in the future.

Administration Recommendation - That administration continues to maintain existing trail lining practices and standards and, where possible; explore extending the trail lining program in the future.

TRAILS FOR ICE SKATING

Some municipalities in have experimented with icing small areas of the trail systems in the winter. The most successful programs have been when the municipality has designed and constructed trails explicitly with the intention of using them for skating and connecting park nodes. Some of the design elements used include:

1. Very limited grade differential to hold water (during freezing) and provide public safety;
2. Access to water for flooding trails;
3. In-trail refrigeration systems (similar to arenas);
4. Lighting surrounding trails for maximised use of limited daylight hours;
5. Specialized equipment for ice maintenance and snow removal on narrow trail widths;
6. Storm system to accommodate de-icing trails in the spring without water pooling.

The existing trail network within The City has not been designed with ice considerations and a trail ice program would be challenging and to implement without significant capital and operational investments.

Administration Recommendation – that administration does not pursue trail icing at this time but consider elements of trail icing as new Waskasoo Park development and rehabilitation initiatives take place.

RECOMMENDATION SUMMARY

This report is presented to City Council for information purposes. Administration recommends the following:

1. Trail Widths – Administration continues to utilize the standards outlined in the Red Deer Trails Master Plan and where possible, explore trail widening initiatives on a case by case basis.
2. Trail Lining – Administration continues to maintain existing trail lining practices and standards and where possible, explore extending the trail lining program in the future.
3. Trails for Ice Skating – Administration does not pursue trail icing at this time but consider elements of trail icing as new Waskasoo Park development and rehabilitation initiatives take place.

Trevor Poth
Parks Superintendent

Greg Scott
Recreation, Parks and Culture Manager

CC: Colleen Jensen, Director Community Services
Steve Davison, Parks Amenities Supervisor



PARKS SECTION

DATE: June 13, 2011

TO: Craig Curtis, City Manager

FROM: Trevor Poth, Parks Superintendent
Greg Scott, Recreation, Parks and Culture Manager

SUBJECT: Information Report - Multi-use Court Finishes

BACKGROUND

On January 10, 2011 City Council Passed the following resolution:

“Resolved that Council of The City of Red Deer having considered the report dated December 28, 2010 from the Legislative & Governance Services Manager re: Recent Council hereby agrees that Administration is to review other options for finishes of tennis / basketball courts, particularly for locations that are not used for ice surfaces, and provide a report for Council’s consideration prior to June 30, 2011.”

At the request of City Council, this report will explore the advantages and disadvantages of various type of surfacing materials in the construction of multi-use courts.

The Neighbourhood Planning Guidelines and Standards is the guiding document which directs administration and developers to construct a multi-use court within every two quarter sections of land. These courts typically include two tennis courts and a basketball court. They are often partnered with winter rinks and rink lighting to provide the year round use. The 2011 capital cost of each of these associated amenities is:

1. Asphalt – Multi-use court \$140,000 (1 court for every two subdivisions)
2. Boarded Rink - \$16,000
3. Rink Lighting - \$45,000

SURFACING OPTIONS

Asphalt pavement is both the current and historic standard used by the Recreation, Parks and Culture Department.

This benefits of asphalt include:

1. Lower Capital Cost (\$140,000);
2. Initial lifespan of 20 – 25 years;
3. Surface can be overlaid for 1/5 of the initial capital costs to extend the asset life;
4. Surfaces can accept rink boards and ice surfaces.

The challenges of asphalt include:

1. Surface is less smooth than concrete;
2. Surface is susceptible to surface cracking and repaired through tar strips;
3. Surface is dark increasing the rate of ice melt for rinks.

Concrete surfacing can be used as a court construction material and is popular in warmer climates and indoor facilities for tennis use.

The benefits of concrete include:

1. Longer initial lifespan than asphalt (30 – 35 years);
2. Smooth surface for improved playability;
3. Very limited surface cracking.

The challenges with concrete include:

1. Nearly double the capital cost of construction;
2. Includes expansion joints which would need to be managed for tennis;
3. Unknown impacts of freeze/thaw cycles on a large outdoor surface;
4. Could not accommodate rink boards and ice surfaces;
5. Surface cannot be re-finished resulting in full replacement at time of failure.

Plexi-Court Finishes can be applied to either surface for a higher level of standard. Currently this is the surface finish used at the Red Deer Tennis Club's facilities and is offered as a premier facility finish. Costs for a typical 30m x 60m pad are approximately \$90,000 over and above the costs of the initial surface.

DIRECT LIFECYCLE COST COMPARISONS

Factor	Asphalt	Concrete
Capital Costs	\$140,000	\$250,000
Life expectancy including rehabilitation	Estimated 100 years	Estimated 33 years
Anticipated annual costs of operation	\$2,450 per year	\$2,450 per year
Rehabilitation timeframe	25 years – overlay required & Fencing replacement	Full replacement every 33 years
Rehabilitation costs	\$30,000	
Total 100 year cost	\$475,000	\$995,000

PLAYABILITY

The development standards for City of Red Deer park amenities are focused on providing basic playing surfaces aimed to meet the needs of the recreational users, families and general community members. We historically have let organizations such as the Red Deer Tennis Club provide facilities that offer a higher standard of construction and maintenance that are aimed at the more elite athletes or those participants wanting a higher standard of facility.

RECOMMENDATION

Recreation, Parks and Culture Department has had success with the use of asphalt surfacing as a construction material for multi-use courts and with the projected lifecycle costing partnered with the product uncertainties of concrete, we recommend continuing utilizing asphalt as a surface for multi-use courts.

Trevor Poth
Parks Superintendent

Greg Scott
Recreation, Parks and Culture Manager

cc. Colleen Jensen, Director of Community Services
Steve Davison, Parks Amenities Supervisor

Comments:

I support the recommendation of Administration.

“Craig Curtis”
City Manager

ORIGINAL



Council Decision – June 27, 2011

DATE: June 28, 2011
TO: Trevor Poth, Parks Superintendent
Greg Scott, Recreation, Parks & Culture Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Information Report – Multi-use Court Finishes

Reference:

Parks Superintendent and Recreation, Parks & Culture Manager dated June 13, 2011.

Resolution:

The following resolutions were passed during the regular Council meeting held on Monday, June 27, 2011:

“**Resolved** that Council of The City of Red Deer having considered the report from the Parks Superintendent and the Recreation, Parks and Culture Manager, dated June 13, 2011, re: Information Report – Multi-use Court Finishes, hereby recommends continuing utilizing asphalt as a surface for multi-use courts.”

“**Resolved** that Council of The City of Red Deer having considered the report from the Parks Superintendent and the Recreation, Parks and Culture Manager, dated June 13, 2011, re: Information Report – Multi-use Court Finishes, hereby asks administration to explore the possibilities of applying a plexi-court finish as a pilot, with a report to be brought back to Council within six weeks.”

Back to Council: Yes

Comments/Further Action:

A report is to be brought back to Council within six weeks outlining the possibilities of applying a plexi-court finish as a pilot project.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

c Community Services Director

PARKS SECTION

DATE: June 13, 2011

TO: Craig Curtis, City Manager

FROM: Trevor Poth, Parks Superintendent
Greg Scott, Recreation, Parks and Culture Manager

SUBJECT: Information Report - Multi-use Court Finishes

BACKGROUND

On January 10, 2011 City Council Passed the following resolution:

“Resolved that Council of The City of Red Deer having considered the report dated December 28, 2010 from the Legislative & Governance Services Manager re: Recent Council hereby agrees that Administration is to review other options for finishes of tennis / basketball courts, particularly for locations that are not used for ice surfaces, and provide a report for Council’s consideration prior to June 30, 2011.”

At the request of City Council, this report will explore the advantages and disadvantages of various type of surfacing materials in the construction of multi-use courts.

The Neighbourhood Planning Guidelines and Standards is the guiding document which directs administration and developers to construct a multi-use court within every two quarter sections of land. These courts typically include two tennis courts and a basketball court. They are often partnered with winter rinks and rink lighting to provide the year round use. The 2011 capital cost of each of these associated amenities is:

1. Asphalt – Multi-use court \$140,000 (1 court for every two subdivisions)
2. Boarded Rink - \$16,000
3. Rink Lighting - \$45,000

SURFACING OPTIONS

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This benefits of asphalt include:

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The challenges of asphalt include:

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Concrete surfacing can be used as a court construction material and is popular in warmer climates and indoor facilities for tennis use.

The benefits of concrete include:

1. Longer initial lifespan than asphalt (30 – 35 years);
2. Smooth surface for improved playability;
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The challenges with concrete include:

1. Nearly double the capital cost of construction;
2. Includes expansion joints which would need to be managed for tennis;
3. Unknown impacts of freeze/thaw cycles on a large outdoor surface;
4. Could not accommodate rink boards and ice surfaces;
5. Surface cannot be re-finished resulting in full replacement at time of failure.

Plexi-Court Finishes can be applied to either surface for a higher level of standard. Currently this is the surface finish used at the Red Deer Tennis Club's facilities and is offered as a premier facility finish. Costs for a typical 30m x 60m pad are approximately \$90,000 over and above the costs of the initial surface.

DIRECT LIFECYCLE COST COMPARISONS

Factor	Asphalt	Concrete
Capital Costs	\$140,000	\$250,000
Life expectancy including rehabilitation	Estimated 100 years	Estimated 33 years
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Rehabilitation timeframe	25 years – overlay required & Fencing replacement	Full replacement every 33 years
Rehabilitation costs	\$30,000	
Total 100 year cost	\$475,000	\$995,000

PLAYABILITY

The development standards for City of Red Deer park amenities are focused on providing basic playing surfaces aimed to meet the needs of the recreational users, families and general community members. We historically have let organizations such as the Red Deer Tennis Club provide facilities that offer a higher standard of construction and maintenance that are aimed at the more elite athletes or those participants wanting a higher standard of facility.

RECOMMENDATION

Recreation, Parks and Culture Department has had success with the use of asphalt surfacing as a construction material for multi-use courts and with the projected lifecycle costing partnered with the product uncertainties of concrete, we recommend continuing utilizing asphalt as a surface for multi-use courts.

Trevor Poth
Parks Superintendent

Greg Scott
Recreation, Parks and Culture Manager

cc. Colleen Jensen, Director of Community Services
Steve Davison, Parks Amenities Supervisor



Date: June 15, 2011
To: City Manager
From: Development Engineer
Engineering Services Manager
Re: **Development Agreement Fees and Charges**

The City charges Administration, Recreation Amenity Fund Fees and Area Improvement Costs on new development land within The City when applicable. Brief descriptions of these fees and charges are as follows:

1. The Administration Charge covers the cost of preparing and administering Development Agreements; the cost of maintaining the Survey Network System; and updating the City's Legal Base Mapping.
2. The Recreation Amenity Fund fee is a charge payable to the City of Red Deer for the cost of developing standard recreation amenities within Neighbourhood Park site(s).
3. The Local Area Improvement Cost may apply to the Developer for the recovery of the cost of designated Area Improvements constructed or to be constructed by either another Developer or the City of Red Deer.

1. Administration Charge

For the 2011 development year the following fees are to be considered part of the administration charge:

- General Administration Fee
- Survey Network Fee
- Legal Base Mapping Fee

The fees associated with the administration charge have not undergone a detailed analysis since late 2006 when the 2006 and 2007 rates were set. Table 1 outlines the past rates and the proposed rate for 2011.

Table 1

	RATES 2006 - 2009	PROPOSED RATES FOR 2011
General Administration Fee	\$2,000 / ha	\$3,300
Minimum Charge	\$2,500 / agreement	\$3,500 / agreement
Survey Network Fee	\$50 / ha	\$50 / ha
Legal Base Mapping Fee	\$ 250 / ha	\$250 / ha

2. Recreation Amenity Fund Fee

The fee for the Recreation Amenity Fund is based on a basic rate calculated annually for the cost of developing and constructing the amenities. The Recreation Area Fund (RAF) is calculated using current construction costs and a typical neighbourhood development of 57 hectares; this rate is used as the base rate per development area. Table 2 outlines the rate being proposed for 2011.

Table 2

	RAF Collection Area	2011 RAF Rate
Basic Rate for Development Areas*	57 ha	\$ 13,936 / ha

*If the net area changes (more or less) the rate will change proportionately to recover the full capital cost.

3. Area Improvement Fees

Area Improvements Fees are charges payable by a developer for the use of municipal improvements constructed or to be constructed by The City or another developer. The fee is based upon the actual or estimated cost of the improvement divided by the total development area that benefits from the improvement.

The City currently has only one area improvement being constructed. A review of the area improvement rate was last undertaken in 2008. Table 3 outlines the rate being proposed for 2011.

Table 3

Project/Property Owner	2008 Rate	Proposed 2011 Rate
Kingston Drive from Gaetz Avenue to west property line of Lot 1, Plan 800 H	\$ 9,425 /ha	\$ 10,040 / ha

SUMMARY:

We respectfully request that Council approve the Proposed 2011 rates the Administration Charge, Recreation Amenity Fund and Area Improvements as noted in Tables 1 thru 3 respectively.



Lee Birn, P.Eng.
Development Engineer



Frank Colosimo, P.Eng.
Engineering Services Manager

TT/ldr

- c. Director of Development Services
- Director of Corporate Services
- Director of Community Services
- Development Coordinator
- Administrative Supervisor
- Recreation, Parks & Culture Manager
- UDI Chapter Chairman, Brad Currie
- Planning & Technical Services Supervisor
- Parks Superintendent

Comments:

I support the recommendation of Administration that Council approve the Proposed 2011 Fees and Charges. As part of the recent Fees and Charges review, this should be referred to the Council Governance and Policy Committee for the development of a Council Policy regarding future development agreements – cost recovery.

“Craig Curtis”
City Manager

DATE: June 28, 2011

TO: Lee Birn, Development Engineer
Frank Colosimo, Engineering Services Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Development Agreement Fees and Charges

Reference Report:

Development Engineer and Engineering Services Manager dated June 15, 2011

Resolution:

The following resolution was passed during the regular Council meeting held on Monday, June 27, 2011:

“Resolved that Council of The City of Red Deer having considered the report from the Development Engineer and Engineering Services Manager, dated June 15, 2011, hereby approves the 2011 Fees and Charges as noted in the tables below:

- I. Administration Charge

Table I

	RATES 2006 - 2009	RATES FOR 2011
General Administration Fee	\$2,000 / ha	\$3,300
Minimum Charge	\$2,500 / agreement	\$3,500 / agreement
Survey Network Fee	\$50 / ha	\$50 / ha
Legal Base Mapping Fee	\$ 250 / ha	\$250 / ha

.../2

2. Recreation Amenity Fund Fee

Table 2

	RAF Collection Area	2011 RAF Rate
Basic Rate for Development Areas*	57 ha	\$ 13,936 / ha

*If the net area changes (more or less) the rate will change proportionately to recover the full capital cost.

3. Area Improvement Fees

Table 3

Project/Property Owner	2008 Rate	2011 Rate
Kingston Drive from Gaetz Avenue to west property line of Lot I, Plan 800 H	\$ 9,425 /ha	\$ 10,040 / ha

Comments/Further Action:

Administration is to proceed with implementing the Proposed 2011 Fees and Charges. Further, this item is to be referred to an upcoming Council Governance and Policy Committee meeting for development of a Council policy regarding future development – cost recovery.



Elaine Vincent
 Legislative & Governance Services Manager
 /attach

- c Development Services Director
- Corporate Services Director
- Community Services Director
- Acting Financial Services Manager
- Recreation, Parks & Culture Manager
- Development Coordinator
- Corporate Meeting Coordinator
- Committees Coordinator

ORIGINAL

Date: June 15, 2011

To: City Manager

From: Development Engineer
Engineering Services Manager

Re: Development Agreement Fees and Charges

The City charges Administration, Recreation Amenity Fund Fees and Area Improvement Costs on new development land within The City when applicable. Brief descriptions of these fees and charges are as follows:

1. The Administration Charge covers the cost of preparing and administering Development Agreements; the cost of maintaining the Survey Network System; and updating the City's Legal Base Mapping.
2. The Recreation Amenity Fund fee is a charge payable to the City of Red Deer for the cost of developing standard recreation amenities within Neighbourhood Park site(s).
3. The Local Area Improvement Cost may apply to the Developer for the recovery of the cost of designated Area Improvements constructed or to be constructed by either another Developer or the City of Red Deer.

1. Administration Charge

For the 2011 development year the following fees are to be considered part of the administration charge:

- General Administration Fee
- Survey Network Fee
- Legal Base Mapping Fee

The fees associated with the administration charge have not undergone a detailed analysis since late 2006 when the 2006 and 2007 rates were set. Table 1 outlines the past rates and the proposed rate for 2011.

Review Signed Report

Table 1

	RATES 2006 - 2009	PROPOSED RATES FOR 2011
General Administration Fee	\$2,000 / ha	\$3,300
Minimum Charge	\$2,500 / agreement	\$3,500 / agreement
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2. Recreation Amenity Fund Fee

The fee for the Recreation Amenity Fund is based on a basic rate calculated annually for the cost of developing and constructing the amenities. The Recreation Area Fund (RAF) is calculated using current construction costs and a typical neighbourhood development of 57 hectares; this rate is used as the base rate per development area. Table 2 outlines the rate being proposed for 2011.

Table 2

	RAF Collection Area	2011 RAF Rate
Basic Rate for Development Areas*	57 ha	\$ 13,936 / ha

*If the net area changes (more or less) the rate will change proportionately to recover the full capital cost.

3. Area Improvement Fees

Area Improvements Fees are charges payable by a developer for the use of municipal improvements constructed or to be constructed by The City or another developer. The fee is based upon the actual or estimated cost of the improvement divided by the total development area that benefits from the improvement.

The City currently has only one area improvement being constructed. A review of the area improvement rate was last undertaken in 2008. Table 3 outlines the rate being proposed for 2011.

Table 3

Project/Property Owner	2008 Rate	Proposed 2011 Rate
Kingston Drive from Gaetz Avenue to west property line of Lot 1, Plan 800 H	\$ 9,425 /ha	\$ 10,040 / ha

SUMMARY:

We respectfully request that Council approve the Proposed 2011 rates the Administration Charge, Recreation Amenity Fund and Area Improvements as noted in Tables 1 thru 3 respectively.



Lee Birn, P.Eng.
Development Engineer



Frank Colosimo, P.Eng.
Engineering Services Manager

TT/ldr

- c. Director of Development Services
- Director of Corporate Services
- Director of Community Services
- Development Coordinator
- Administrative Supervisor
- Recreation, Parks & Culture Manager
- UDI Chapter Chairman, Brad Currie
- Planning & Technical Services Supervisor
- Parks Superintendent

**Land & Economic Development Department**

DATE: June 15, 2011

TO: Craig Curtis, City Manager

FROM: Liz Soley, Land Services Specialist

SUBJECT: Request from Piper Creek Foundation to transfer Lot 6, Block 8, Plan 1621NY (4707 - 34 Street) to their subsidiary company

Background

On September 21, 2009 Council approved a request by the Piper Creek Foundation to purchase the above listed property for \$1.00 to construct Senior's Housing and passed the following motion unanimously:

"Resolved that Council of the City of Red Deer, having considered the report from the Land Services Specialist and the Land & Economic Development Manager, dated September 15, 2009, Re: Follow Up Information for Piper Creek Foundation Request for Transfer of Lot 6, Block 8, Plan 1621NY (4707 - 34 Street), hereby approves the sale of 4707 - 34 Street consisting of 1.07 acres (4,330 m²) or 46,609.0 ft² more or less, to Piper Creek Foundation as a conditional sale of land at nominal value, subject to the following conditions:

1. The land purchase price to be \$1.00
2. Land Sale Agreement satisfactory to the City Solicitor to ensure that the City has the right to recover ownership at the original price at such as the Piper Creek Foundation no longer requires it for seniors housing."

The City has now received a request from the Piper Creek Foundation asking permission to transfer the land from their name into the name of Conwood Construction. This company is wholly owned by Piper Creek Foundation and owns and operates housing for seniors. The operations of Conwood Construction are complementary to the core operations of the Foundation, but are free from the restrictions which apply under the Social Housing Act to other housing operated by the Foundation.

Piper Creek advises that they have received a grant from the Province of Alberta to construct senior's housing on the above site, but they are obliged to maintain this as "affordable housing" (i.e. rents at 10% or more below market value) for a period of 20 years. Piper Creek will need additional bank financing in order to proceed with the project and they believe that it will be simpler and easier to acquire that financing if the property is owned by Conwood Construction.

Transfer of the property from the Foundation to Conwood Construction is currently prohibited by Section 13 of the Land Sale Agreement dated October 30, 2009 which states:

No Assignment

13. The Purchaser shall not without prior written consent of the City, which consent may be unreasonably withheld, assign this Agreement, nor transfer, further subdivide, convey or otherwise dispose of any interest in the Lands, impose any restrictions thereon, or part with possessions of the Lands until such time as the Purchaser has completed the construction of the Facility, and has the consent of the City.

The City Solicitor has been consulted in connection with the proposed transaction and has advised that there are no legal concerns, provided that the original Land Sale Agreement is appropriately amended.

We are of the opinion that the City's desire to ensure that the land is dedicated to seniors housing is substantially met by the commitment to the Province to maintain affordable seniors housing on the site for 20 years. Piper Creek wishes to proceed with construction very soon and has asked that Council approve this request.

Recommendations

After careful consideration, Administration recommends that Council approve the transfer to Conwood Construction subject to an amendment to the current Land Sale Agreement and pass a resolution to the following effect:

That City Council approves the transfer of 4707 - 34 Street from Piper Creek Foundation to Conwood Construction, subject to the following conditions:

1. Land Sale Agreement satisfactory to the City Solicitor.
2. A caveat or charge to be placed on the lands to protect the City's interest.

Liz Soley
Land Services Specialist

Attach

- c. Colleen Jensen, Director of Community Services
Paul Meyeette, Director of Planning Services
Linda Healing, Community Facilitator, Social Planning
Scott Cameron, Manager, Social Planning



PIPER CREEK FOUNDATION

June 21, 2011 #301 - 4719 - 48 AVENUE, RED DEER, ALBERTA T4N 3T1 PHONE: (403) 343-1077 FAX: (403) 343-2332

Mayor Morris Flewwelling
City of Red Deer
Box 5008
Red Deer, AB, Canada
T4N 3T4

Dear Mayor Flewwelling:

In October of 2009 the City of Red Deer generously donated a parcel of land to the Foundation for the development of a new affordable senior's apartment building. In 2011 the Government of Alberta awarded Conwood Seniors Housing a grant of \$5,189,665 for the construction of a 39 unit senior's affordable apartment building. Conwood Seniors Housing is a wholly owned subsidiary of the Foundation. Through Conwood we operate our affordable program so that there is a clear distinction of the work we do under our ministerial order and the other programs that support seniors.

As you are probably aware our affordable program is designed to support seniors with reduced rents, our policy is to provide those rents at least 10% below market rates. We believe that this program designed for seniors will be in keeping with the donation of Mr. Bower's land and it is our intention that the land would always be used for seniors housing.

The transfer of the land from the Foundation to Conwood will allow us to leverage our existing building (Pines Court) and the new building to underwrite the mortgage; we anticipate that to be \$2.7 million. It also maintains the desire of one of our benefactors who donated Conwood to us for the purpose of providing seniors housing.

I would also be remiss if I did not mention that the terms of the grant agreement is to ensure that this property will be used for affordable seniors housing for at least 20 years. The Province is dedicated to ensure seniors are served by this program and we are bound by that in our grant agreement with them.

At this time we are asking that the City of Red Deer approve the transfer of the land donated in 2009 from Piper Creek Foundation to Conwood Seniors Housing Ltd. for the purpose of providing affordable housing for seniors in Red Deer.

Sincerely

Karen Burnand
Board Chair

Cc: G. Olson, PCF Executive Director
B. Buchanan, City Councillor

The Piper Creek Foundation
is committed to providing a secure home environment
to seniors of modest means, by promoting a strong sense
of community for the well being of our residents.

Comments:

I support the recommendation of Administration.

“Craig Curtis”
City Manager



Submission Request For Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm two Wednesdays prior to the scheduled Council meeting.

PLEASE NOTE: If reports are not received by two Wednesdays prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	Liz Soley		
Department & Telephone Number:	LED 403.356.8940		
REPORT INFORMATION			
Preferred Date of Agenda:	June 27, 2011		
Subject of the Report (provide a brief description)	Land gifted to Twilight Homes (Piper Creek) request to be transferred to contractor		
Is this Time Sensitive? Why?	Yes, this is holding up Twilight's construction		
What is the Decision/Action required from Council?	Allowing this transfer to happen – as it was to be affordable housing for an indefinite period of time		
Please describe Internal/ External Consultation, if any.	External – legal		
Is this an In-Camera item?	Yes, due to sensitivity of the request		
Is Advertising Required?	No		
How does the Report link to the Strategic Plan and other existing Plans & Policies?			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.			
Legal aided in the drafting of the report in order to protect the city in the transfer			
Are there any financial/budget implications? Please describe. Are there other organizational implications? Please describe.			
Presentation: (10 Min Max.)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Presenter Name and Contact Information: Liz Soley, 403.356.8940
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
FOR LEGISLATIVE & GOVERNANCE SERVICES USE ONLY			
Has this been to CLT / City Manager Briefings/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
CLT	City Manager Briefings	Board(s) / Committee(s)	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need Communications Support?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Governance Services.

LEGISLATIVE & GOVERNANCE SERVICES

June 28, 2011

Mr. G. Olson, Executive Director
Piper Creek Foundation
#301, 4719 – 48 Avenue
Red Deer, AB T4N 3T1

Dear Geoff:

RE: Request from Piper Creek Foundation to Transfer Lot 6, Block 8, Plan 1621NY (4707 – 34 Street) to Conwood Construction

Council considered the request from the Piper Creek Foundation to transfer the land located at 4707 – 34 Street into the name of Conwood Construction at the Monday, June 27, 2011 Council meeting.

Council passed the following resolution:

“Resolved that Council of The City of Red Deer having considered the report from the Land Services Specialist, dated June 15, 2011, Re: Request from Piper Creek Foundation to Transfer Lot 6, Block 8, Plan 1621NY (4707 – 34 Street) to their Subsidiary Company, hereby approves the transfer of 4707 – 34 Street from Piper Creek Foundation to Conwood Construction, subject to the following conditions:

1. Land Sale Agreement satisfactory to the City Solicitor
2. A caveat or charge to be placed on the lands to protect The City’s interest.”

If you have any questions regarding the above, please contact the Land and Economic Development Department at 403.342.8106.

Sincerely,



Elaine Vincent
Legislative & Governance Services Manager

c Director of Community Services
Social Planning Manager
Community Facilitator, Social Planning
Land Services Specialist

DATE: June 28, 2011
TO: Liz Soley, Land Services Specialist
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Request from Piper Creek Foundation to Transfer Lot 6, Block 8, Plan 1621NY (4707 34 Street) to their subsidiary company

Reference Report

Land Services Specialist dated June 15, 2011

Resolution:

The following resolution was passed during the regular Council meeting held on Monday, June 27, 2011:

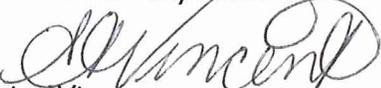
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1. Land Sale Agreement satisfactory to the City Solicitor
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Back to Council: No

Comments/Further Action:

Administration is to follow up with the Land Sale Agreement and the caveat on the land to protect The City’s interest.


Elaine Vincent
Legislative & Governance Manager

c: Corporate Services Director
Planning Services Director
Social Planning Manager
Acting Financial Services Manager
Community Facilitator, Social Planning



ORIGINAL

Land & Economic Development Department

DATE: June 15, 2011

TO: Craig Curtis, City Manager

FROM: Liz Soley, Land Services Specialist

SUBJECT: Request from Piper Creek Foundation to transfer Lot 6, Block 8, Plan 1621NY (4707 – 34 Street) to their subsidiary company

Background

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Liz Soley
Land Services Specialist

Attach

- c. Colleen Jensen, Director of Community Services
Paul Meyette, Director of Planning Services
Linda Healing, Community Facilitator, Social Planning
Scott Cameron, Manager, Social Planning



ORIGINAL

PIPER CREEK FOUNDATION

June 21, 2011 #301 - 4719 - 48 AVENUE, RED DEER, ALBERTA T4N 3T1 PHONE: (403) 343-1077 FAX: (403) 343-2332

Mayor Morris Flewwelling
City of Red Deer
Box 5008
Red Deer, AB, Canada
T4N 3T4

Dear Mayor Flewwelling:

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Sincerely

Karen Burnand
Board Chair

Cc: G. Olson, PCF Executive Director
B. Buchanan, City Councillor

The Piper Creek Foundation
is committed to providing a secure home environment
to seniors of modest means, by promoting a strong sense
of community for the well being of our residents.

Christine Kenzie

From: Liz Soley
Sent: June 21, 2011 4:20 PM
To: Christine Kenzie
Subject: FW: Piper Creek Project 4707 - 34 Street

**BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL**

Just keeping you in the loop my friend.....

Liz Soley

-----Original Message-----

From: Don Simpson [mailto:dsimpson@chapmanriebeek.com]
Sent: June 21, 2011 2:59 PM
To: Elaine Vincent
Cc: Colleen Jensen; Liz Soley
Subject: Piper Creek Project 4707 - 34 Street

Hi Elaine:

Looks like Piper Creek will want this on Monday's Agenda. I talked with the lawyer for Piper Creek and advised that they should submit a letter to the City:

(a) asking to put the land in the name of Conwood and explaining the rationale (easier to raise funding, fewer government restrictions, Conwood 100% owned by Piper Creek and helps generate profits that offset need for requisition from City);

(b) clarifying intended use (they have a grant for affordable housing for seniors, so have to meet the 10% requirement)

I recommended that Geoff get in touch with Linda Healing ASAP.

I also commented that I thought administration would recommend approval subject to an agreement satisfactory to the City Solicitor (this will allow us to correct the defects of the old agreement).

I trust this is satisfactory.

Don Simpson
Chapman Riebeek LLP
Barristers and Solicitors
300, 4808 Ross Street
Red Deer, AB T4N 1X5
Tel: (403) 346-6603
CELL: 403-352-5433
Fax: (403) 340-1280

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Christine Kenzie

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Liz Soley
Sent: June 15, 2011 11:56 AM
To: Christine Kenzie
Subject: FW: DMPROD-#1098992-v1-June_10_2011
_submission_request_for_Twilight_Homes_land_transfer_request.DOC

Attachments: DMPROD-#1098992-v1-June_10_2011
_submission_request_for_Twilight_Homes_land_transfer_request.DOC

I have just received a message from Elaine Vincent that this request was apparently hypothetical as the request to reassign land has not been approved by the board. Could you please remove this from your Council agenda???

I do apologize for any inconvenience that this has caused you,

Liz Soley

From: Bev Greter
Sent: June 14, 2011 1:24 PM
To: Liz Soley
Subject: FW: DMPROD-#1098992-v1-June_10_2011_submission_request_for_Twilight_Homes_land_transfer_request.DOC

Liz,

Christine is back from vacation now so your report can be sent to her by 4:30 tomorrow for inclusion on the June 27 Council Agenda.

Thanks,
Bev

Bev Greter
Corporate Meeting Coordinator
Legislative & Governance Services
Phone: 403.342.8201
Bev.greter@reddeer.ca
www.reddeer.ca

From: Liz Soley
Sent: Monday, June 06, 2011 8:10 AM
To: Bev Greter
Subject: DMPROD-#1098992-v1-June_10_2011_submission_request_for_Twilight_Homes_land_transfer_request.DOC



DMPROD-#109899
2-v1-June_10_201...

Backup

Bev Greter

From: Elaine Vincent
Sent: Wednesday, June 01, 2011 3:32 PM
To: Frieda McDougall
Cc: Bev Greter; Christine Kenzie
Subject: FW: Board and Council
Attachments: 20110601145615714.pdf
fyi

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

Elaine Vincent
Manager, Legislative and Governance Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Elaine Vincent
Sent: Wednesday, June 01, 2011 3:24 PM
To: Howard Thompson
Cc: 'Don Simpson'
Subject: FW: Board and Council

Hi Howard... can you see info from Don below... Once you review can you advise who you think from Land can deal with this.... It is fairly important for Piper Creek to have a sense of which direction this is going in the next month or so... Questions or Concerns, let me know.

Elaine

Elaine Vincent
Manager, Legislative and Governance Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Don Simpson [mailto:dsimpson@chapmanriebeek.com]
Sent: Wednesday, June 01, 2011 3:25 PM
To: Elaine Vincent
Subject: Re: Board and Council

Hi Elaine:

6/6/2011

Thanks for sending me the Council Resolution and related materials.

The sale agreement contemplates a sale to Piper Creek. Conwood Construction is a separate corporation (although it is wholly-owned by the Foundation). No mention is made of Conwood in the Council Resolution.

There is little practical risk to the City since Conwood is wholly owned by the Foundation (though of course they could sell the corporation to private interests). The key protection for the City is the requirement that the land be transferred back to the City when no longer needed for seniors housing and that obligation would be secured on title and be binding on whoever owned it.

On this parcel, Council had a number of concerns and there was considerable debate. For that reason, since there is doubt as to whether the resolution authorizes a transfer to Conwood, I recommend that this matter go back to Council for express authority.

I note that the conditions of the contract do not quite match the wording of the resolution, in that the contract contemplates only a 25 year commitment to seniors housing, whereas the Council Resolution seems to make it a permanent obligation. We could also seek Council direction on these points as well. Following the Council Resolution, we would prepare a new contract and could then complete the transaction.

I would recommend that the Land Department work with us in developing a recommended form of Resolution before this matter is out on the Agenda.

Don Simpson
Chapman Riebeek LLP
Barristers and Solicitors
300, 4808 Ross Street
Red Deer, AB T4N 1X5
Tel: (403) 346-6603
CELL: 403-352-5433
Fax: (403) 340-1280

On 01/06/11 12:50 PM, "Elaine Vincent" <Elaine.Vincent@reddeer.ca> wrote:

Hi Don.

Can you look at Geoff's question below... He is CAO of Piper Creek Foundation... He is referring to the land sale agreement that looks like it was signed October 30, 2009. Can you take a look at the clauses and see if it would be possible to do the transfer? Even if allowed under the agreement, what risk would this pose to the City and would you recommend us proceeding with this?

If you need any more information, let me know.

Thanks,

Elaine

Elaine Vincent
Manager, Legislative and Governance Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Geoff Olson [<mailto:Geoff.O@piper creek.ca>]
Sent: Wednesday, June 01, 2011 10:03 AM
To: Elaine Vincent
Subject: FW: Board and Council

Hi,

Can you let me know if you get this.

Thanks

Geoff

From: Geoff Olson
Sent: Tuesday, May 31, 2011 8:00 AM
To: Elaine Vincent (vincent@reddeer.ca)
Subject: FW: Board and Council

Hi Elaine,

Apparently I didn't have the right email address.

From: Geoff Olson
Sent: Monday, May 30, 2011 9:29 AM
To: Elaine Vincent (elaine.vincent@red.deer.ca)
Subject: Board and Council

Hi Elaine,

I seem to be getting kicked back on this email so if you could let me know if you get this.

The dates we talked about are not going to work for my folks. I think we probably need to try and find some time around a Thursday or Friday. That usually works the best and go from there.

As far as the land transfer we would like to transfer the land Council gifted last year to Conwood Seniors Housing Ltd. Conwood is a wholly owned subsidiary of the Foundation and we run our affordable program through that corporation. The impetus for this transfer is twofold.

1. Ease of financing – While we can finance our newest building with the Foundation owning the land there will be increased legal and financial costs.
2. By moving the land over to Conwood we address point one and we keep our government sponsored operations in the Foundation and our non-government operations in another corporation. This will make things like our reporting on financial aspects of the Foundation cleaner to both the City and the Province. Basically this is a cleaner and more efficient model that has benefits for the Foundation and the City.

Thanks

Geoffrey J. Olson
Executive Director and CAO
Piper Creek Foundation

www.pipercreek.ca
(403) 343-1077

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**ELECTRIC, LIGHT & POWER DEPARTMENT**

DATE: June 15, 2011
TO: Craig Curtis, City Manager
FROM: Ligong Gan, Electric Light & Power Manager
RE: Revision to Electric Distribution Tariff, Bylaw 3273/D-2010, effective August 1, 2011

The EL&P Department is hereby requesting approval from Council of a rate increase to its Distribution Tariff (Electric Utility Bylaw 3273/D-2010) effective August 1, 2011.

Specifically the requested adjustment is to the System Access Charge component to

- recover excessive AESO charges (Rider C Charge) between January and June of 2011; and
- align its distribution tariff with the new AESO transmission tariff, to be effective July 1, 2011.

BACKGROUND

EL&P is required by the Electric Utilities Act (EUA) to purchase grid transmission services from the Alberta Electric System Operator (AESO) to enable delivery of electricity to the customers in Red Deer. The AESO transmission charge is based on a postage stamp rate, meaning that the rate (unit charge) for using the transmission grid is the same for any customers in Alberta regardless of their locations.

Each month, EL&P pays to AESO a transmission charge and recovers this expense through the System Access Charge (SAC) component in its Distribution Tariff (DT), regulated by Council.

Each year, EL&P predicts the following year's transmission cost as part of the City's annual budget process, and adjusts its DT starting January 1 of the following year. In its 2011 operating budget, EL&P forecast a substantial increase of 17% over 2010 on the AESO transmission cost, taking many factors into consideration, including the major transmission upgrades over the next six to eight years.

NEW AESO TRANSMISSION TARIFF EFFECTIVE JULY 1, 2011

On February 6, 2011 and further on March 7, 2011, the AESO filed compliance refile with the Alberta Utilities Commission (AUC) to request an average increase of 27.6% over the 2010 level to the provincial transmission tariff. The AESO requested that this new charge be incorporated into the base transmission rates, effective July 1, 2011.

The AESO application package can be found in www.aeso.ca/tariff/22624.html or AUC web site under Application #1607003. Pending final approval from the AUC, the new tariff has the intent to minimize or eliminate the use of some rate riders. The following table shows the anticipated AESO transmission cost to EL&P under the new tariff between July and December 2011.

Table 1. AESO transmission charge – July to December 2011

Original budgeted forecast cost	\$6,755,500
Updated forecast cost under new AESO tariff	\$7,411,900
Incremental cost to EL&P	\$656,400

RIDER C CHARGE FROM JANUARY TO JUNE, 2011

Before approval of the new transmission base rates from AUC, the AESO is permitted by AUC to use a rate rider, called Rider C, to collect from the transmission customers, including Red Deer, the difference between forecast and actual costs of providing transmission services. Rider C is reassessed and updated quarterly by the AESO. While the Rider C is an effective tool for the AESO to minimize its financial risk, it makes an extremely difficult job for transmission tariff payers, like EL&P, to forecast and manage this volatile expense through their distribution tariffs.

In theory, Rider C charge should be zero, or close to zero, over a long period of time assuming forecast errors cancel each other. In reality, however, the Rider C charge has been a significant extra cost to the transmission customers. The following table presents the EL&P budgeted (forecast) and AESO billed (actual) Rider C charges for current year and the past three years.

Table 2. EL&P budgeted (forecast) and AESO billed (actual) Rider C charge

Year / Month	EL&P budgeted	AESO actual	(surplus)/deficit
January – December 2008	\$500,000	\$1,721,601	\$1,221,601
January – December 2009	\$460,000	\$1,302,056	\$842,056
January – December 2010	\$420,000	\$1,469,195	\$1,049,195
January – April 2011	\$140,000	\$743,970	\$603,970
May – June 2011	\$70,000	\$860,600*	\$790,600

* updated forecast

PROPOSED RATE ADJUSTMENT

With the significant Rider C deficit incurred or to be incurred in 2011, and the forecast deficit between July and December 2011, EL&P has no choice but to increase its SAC to match the updated forecast of cost. The following table presents a breakdown of the total deficit to be recovered from the DT tariff.

Revision to Electric Distribution Tariff, Bylaw 3273/D-2010, effective August 1, 2011

Page 3 of 4

Jan – Apr 2011 actual Rider C deficit	\$603,970
May – Jun 2011 forecast Rider C deficit	\$790,600
Jul – Dec 2011 forecast deficit under new AESO tariff	\$656,400
Total deficit to be recovered	\$2,050,970

EL&P would like to make the rate adjustment effective August 1, 2011 due to contract constraints. This is equal to increasing the SAC by 36.5% between August and December 2011.

EL&P does not propose to recover historical Rider C deficits related to 2008-2010 operations.

Other Alberta utilities have applied, or are planning to apply, to AUC for rate increases to respond to this new AESO transmission tariff¹.

CUSTOMER IMPACT

At the end-use customer level, the above proposed increase will change the average monthly utility charges as follows.

Table 3. Monthly wires (DT) charges before and after SAC increase

Rate Class	Before	After	Increase	
E61 – Residential	\$31.76	\$35.51	\$3.75	11.8%
E63 – Small General Service	\$98.07	\$112.19	\$14.12	14.4%
E64 – General Service	\$1,047.00	\$1,228.16	\$181.16	17.3%
E78 – Large General Service	\$12,510.95	\$14,709.55	\$2,198.60	17.6%

MUNICIPAL IMPACT

There will be no impact on the revenue transfers to the City tax programs as this rate increase is basically a recovery of increased operating cost to EL&P.

However, the municipal electricity accounts, as end-use customers, will see an increase to their utility bills just like other customers. It is estimated that municipal loads will likely receive roughly \$100,000 of extra utility charge between August and December 2011.

¹ The following applications or approvals have been noted:

- AUC Decision 2011-253 on ENMAX TAC Rider from July 1 to December 31, 2011
- AUC Decision 2011-254 on EPCOR Rider K from July 1 to September 30, 2011
- ATCO Electric Application 1607261 on Riders S effective August 1 to December 31, 2011 and Rider G effective August 1, 2011 to July 31, 2012
- FortisAlberta application 1607384 on QTAR effective July 1, 2011

Revision to Electric Distribution Tariff, Bylaw 3273/D-2010, effective August 1, 2011

Page 4 of 4

RECOMMENDATION

It is recommended and respectfully requested that City Council provide the necessary three readings, at the Council meeting of June 27, 2011 for final approval of the proposed revisions to "Appendix A – Distribution Tariff" of the Electric Utility Bylaw No. 3273/D-2010 as detailed in the attachment with the effective date of August 1, 2011.



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

cc. Paul Goranson, Director, Development Services
Lorianne Marshall, Acting Manager, Financial Services
Karen Yetter, Divisional Controller
Andreas Zabel, EL&P Utility Specialist
Karen Lange, EL&P Accountant

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on ~~January~~ **August** 1, 2011. It applies to all consumptions, whether estimated or actual, on and after ~~January~~ **August** 1, 2011, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

APPENDIX "A"
Bylaw 3273/D-2010
Page 2 of 8

RESIDENTIAL - RATE 61

Application Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.2224 0.3036	0.3363
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0116

**Balancing
Pool
Allocation** A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

**Local Access
Fee** Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

GENERAL SERVICE - RATE 63

Application Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand.

Services are to be taken at one of the following nominal voltages:

- 120/240 Volts, single phase, 3 wire;
- 120/208Y Volts, network, 3 wire;
- 120/208Y Volts, three phase, 4 wire;
- 347/600Y Volts, three phase, 4 wire.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.8839 1.2065	0.9705
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0093

Balancing Pool Allocation A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

Local Access Fee Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/D-2010
Page 4 of 8

GENERAL SERVICE - RATE 64

Application Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.1033 0.1410	0.0863
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0066

**Balancing
Pool
Allocation** A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, **2011** inclusive and nil for any other time periods.

**Local Access
Fee** Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/D-2010
Page 5 of 8

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.1084 0.1480	0.0906
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0062

**Balancing
Pool
Allocation** A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

**Local Access
Fee** Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

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Monthly
Charge** Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/D-2010
Page 6 of 8

STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.1440 0.1966	0.1128
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0071

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation** A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

**Local Access
Fee** Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

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Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/D-2010
Page 7 of 8

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.1440 0.1966	0.1047
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0086

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation** A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

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Fee** Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

**Minimum
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Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

DISTRIBUTION GENERATION - RATE 83

Application Applies to generators meeting all of the following requirements

1. Have a capacity of 150 kW or greater, and connected to a distribution voltage;
2. Have installed a revenue class bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

Distribution Tariff

	Unit	Distribution Access
Capacity Charge	\$/kW of peak output per day	0.0825
Variable Charge	\$/kWh of supplied energy	0.0057

- Note:
1. Power consumption by the customer for standby purposes is subject to an applicable rate (61, 63, 64, 78, 81 or 82) for load customers
 2. Peak output is measured and calculated in the same manner as the Billing Demand for load customers

Local Access Fee Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Transmission Charge As per the applicable supply tariff of the Transmission Administrator. This is a charge to the customer and is added to the customer's bill.

Transmission Credit $DTS \times \Sigma(A - B)$ where
 DTS is the applicable demand tariff of the Transmission Administrator
 A is hourly gross billing determinants at the Point of Delivery to which the customer is connected
 B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.

BYLAW NO. 3273/A-2011

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

- 1. By revising 'Appendix A – Distribution Tariff' with the attached updated 'Appendix A – Distribution Tariff'
- 4. This bylaw shall come into effect on August 1, 2011.

READ A FIRST TIME IN OPEN COUNCIL this day of 2011.

READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

MAYOR

CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
DISTRIBUTION TARIFF

GENERAL

Effective Date

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APPENDIX "A"
Bylaw 3273/A-2011
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APPENDIX "A"
Bylaw 3273/A-2011
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APPENDIX "A"
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DTS is the applicable demand tariff of the Transmission Administrator
 A is hourly gross billing determinants at the Point of Delivery to which the customer is connected
 B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.

Comments:

I support the recommendation from Administration that Council give three readings to Electric Utility Bylaw Amendment 3273/A-2011, with rates to be effective August 1, 2011.

“Craig Curtis”
City Manager



Submission Request For Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	Ligong Gan		
Department & Telephone Number:	Electric Light & Power, 403-342-8341		
REPORT INFORMATION			
Preferred Date of Agenda:	June 27, 2011		
Subject of the Report (provide a brief description)	Revision to Electric Distribution Tariff, Bylaw 3273/D-2010, effective August 1, 2011		
Is this Time Sensitive? Why?	Yes. We ask for three readings from Council, as we are required to provide advance notice of 30 days to retailers.		
What is the Decision/Action required from Council?	None.		
Please describe Internal/ External Consultation, if any.	No.		
Is this an In-Camera item?	No.		
How does the Report link to the Strategic Plan and other existing Plans & Policies? To maintain basic services. To maintain financial sustainability.			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe. This is regular application to Council. EL&P is not aware of any outstanding legal issues.			
Are there any financial/budget implications? Please describe. Are there other organizational implications? Please describe. Financial Services has been consulted.			
Presentation: (10 Min Max.)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Presenter Name and Contact Information: Ligong Gan
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
FOR LEGISLATIVE & GOVERNANCE SERVICES USE ONLY			
Has this been to CLT / City Manager Briefings/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
CLT	City Manager Briefings	Board(s) / Committee(s)	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need Communications Support?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

ORIGINAL

Council Decision – June 27, 2011

DATE: June 28, 2011
TO: Ligong Gan, Electric Light & Power Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Revision to Electric Distribution Tariff
Electric Utility Bylaw Amendment 3273/A-2011 – Effective August 1,
2011

Reference Report:

Electric Light & Power Manager dated June 15, 2011

Bylaw Reading:

Electric Utility Bylaw 3273/A-2011 received three readings. A copy of the Bylaw is attached.

Report back to Council: No

Comments/Further Action:

This office will amend the Consolidated Copy of the Electric Utility Bylaw 3273/2000 and distribute copies in due course.



Elaine Vincent
Legislative & Governance Manager
/attach

cc: Development Services Director
Acting Financial Services Manager
Divisional Controller, Development Services
EL&P Utility Specialist
EL&P Accountant

COPY



ELECTRIC, LIGHT & POWER DEPARTMENT

DATE: June 15, 2011
TO: Craig Curtis, City Manager
FROM: Ligong Gan, Electric Light & Power Manager
RE: Revision to Electric Distribution Tariff, Bylaw 3273/D-2010, effective August 1, 2011

The EL&P Department is hereby requesting approval from Council of a rate increase to its Distribution Tariff (Electric Utility Bylaw 3273/D-2010) effective August 1, 2011.

Specifically the requested adjustment is to the System Access Charge component to

- recover excessive AESO charges (Rider C Charge) between January and June of 2011; and
- align its distribution tariff with the new AESO transmission tariff, to be effective July 1, 2011.

BACKGROUND

EL&P is required by the Electric Utilities Act (EUA) to purchase grid transmission services from the Alberta Electric System Operator (AESO) to enable delivery of electricity to the customers in Red Deer. The AESO transmission charge is based on a postage stamp rate, meaning that the rate (unit charge) for using the transmission grid is the same for any customers in Alberta regardless of their locations.

Each month, EL&P pays to AESO a transmission charge and recovers this expense through the System Access Charge (SAC) component in its Distribution Tariff (DT), regulated by Council.

Each year, EL&P predicts the following year's transmission cost as part of the City's annual budget process, and adjusts its DT starting January 1 of the following year. In its 2011 operating budget, EL&P forecast a substantial increase of 17% over 2010 on the AESO transmission cost, taking many factors into consideration, including the major transmission upgrades over the next six to eight years.

NEW AESO TRANSMISSION TARIFF EFFECTIVE JULY 1, 2011

On February 6, 2011 and further on March 7, 2011, the AESO filed compliance refile with the Alberta Utilities Commission (AUC) to request an average increase of 27.6% over the 2010 level to the provincial transmission tariff. The AESO requested that this new charge be incorporated into the base transmission rates, effective July 1, 2011.

The AESO application package can be found in www.aeso.ca/tariff/22624.html or AUC web site under Application #1607003. Pending final approval from the AUC, the new tariff has the intent to minimize or eliminate the use of some rate riders. The following table shows the anticipated AESO transmission cost to EL&P under the new tariff between July and December 2011.

Table 1. AESO transmission charge – July to December 2011

Original budgeted forecast cost	\$6,755,500
Updated forecast cost under new AESO tariff	\$7,411,900
Incremental cost to EL&P	\$656,400

RIDER C CHARGE FROM JANUARY TO JUNE, 2011

Before approval of the new transmission base rates from AUC, the AESO is permitted by AUC to use a rate rider, called Rider C, to collect from the transmission customers, including Red Deer, the difference between forecast and actual costs of providing transmission services. Rider C is reassessed and updated quarterly by the AESO. While the Rider C is an effective tool for the AESO to minimize its financial risk, it makes an extremely difficult job for transmission tariff payers, like EL&P, to forecast and manage this volatile expense through their distribution tariffs.

In theory, Rider C charge should be zero, or close to zero, over a long period of time assuming forecast errors cancel each other. In reality, however, the Rider C charge has been a significant extra cost to the transmission customers. The following table presents the EL&P budgeted (forecast) and AESO billed (actual) Rider C charges for current year and the past three years.

Table 2. EL&P budgeted (forecast) and AESO billed (actual) Rider C charge

Year / Month	EL&P budgeted	AESO actual	(surplus)/deficit
January – December 2008	\$500,000	\$1,721,601	\$1,221,601
January – December 2009	\$460,000	\$1,302,056	\$842,056
January – December 2010	\$420,000	\$1,469,195	\$1,049,195
January – April 2011	\$140,000	\$743,970	\$603,970
May – June 2011	\$70,000	\$860,600*	\$790,600

* updated forecast

PROPOSED RATE ADJUSTMENT

With the significant Rider C deficit incurred or to be incurred in 2011, and the forecast deficit between July and December 2011, EL&P has no choice but to increase its SAC to match the updated forecast of cost. The following table presents a breakdown of the total deficit to be recovered from the DT tariff.

Jan – Apr 2011 actual Rider C deficit	\$603,970
May – Jun 2011 forecast Rider C deficit	\$790,600
Jul – Dec 2011 forecast deficit under new AESO tariff	\$656,400
Total deficit to be recovered	\$2,050,970

EL&P would like to make the rate adjustment effective August 1, 2011 due to contract constraints. This is equal to increasing the SAC by 36.5% between August and December 2011.

EL&P does not propose to recover historical Rider C deficits related to 2008-2010 operations.

Other Alberta utilities have applied, or are planning to apply, to AUC for rate increases to respond to this new AESO transmission tariff¹.

CUSTOMER IMPACT

At the end-use customer level, the above proposed increase will change the average monthly utility charges as follows.

Table 3. Monthly wires (DT) charges before and after SAC increase

Rate Class	Before	After	Increase	
			\$	%
E61 – Residential	\$31.76	\$35.51	\$3.75	11.8%
E63 – Small General Service	\$98.07	\$112.19	\$14.12	14.4%
E64 – General Service	\$1,047.00	\$1,228.16	\$181.16	17.3%
E78 – Large General Service	\$12,510.95	\$14,709.55	\$2,198.60	17.6%

MUNICIPAL IMPACT

There will be no impact on the revenue transfers to the City tax programs as this rate increase is basically a recovery of increased operating cost to EL&P.

However, the municipal electricity accounts, as end-use customers, will see an increase to their utility bills just like other customers. It is estimated that municipal loads will likely receive roughly \$100,000 of extra utility charge between August and December 2011.

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RECOMMENDATION

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Manager, Electric Light & Power Department

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COPY

APPENDIX "A"
Bylaw 3273/D-2010
Page 1 of 8

**CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
DISTRIBUTION TARIFF**

GENERAL

Effective Date

This Tariff is effective on ~~January~~ **August** 1, 2011. It applies to all consumptions, whether estimated or actual, on and after ~~January~~ **August** 1, 2011, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL - RATE 61

Application Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

Distribution Tariff	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.2224 0.3036	0.3363
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0116

**Balancing
Pool
Allocation** A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

**Local Access
Fee** Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

GENERAL SERVICE - RATE 63

Application Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand.

Services are to be taken at one of the following nominal voltages:

- 120/240 Volts, single phase, 3 wire;
- 120/208Y Volts, network, 3 wire;
- 120/208Y Volts, three phase, 4 wire;
- 347/600Y Volts, three phase, 4 wire.

Distribution Tariff

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.8839 1.2065	0.9705
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0093

Balancing Pool Allocation A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

Local Access Fee Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

GENERAL SERVICE - RATE 64

Application Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

Distribution Tariff	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.1033 0.1410	0.0863
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0066

Balancing Pool Allocation A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, **2011** inclusive and nil for any other time periods.

Local Access Fee Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.1084 0.1480	0.0906
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0062

**Balancing
Pool
Allocation**

A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

**Local Access
Fee**

Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

**Minimum
Monthly
Charge**

Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.1440 0.1966	0.1128
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0071

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation**

A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

**Local Access
Fee**

Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

**Minimum
Monthly
Charge**

Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

Distribution Tariff	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.1440 0.1966	0.1047
Variable Charge	\$/kWh of all energy	0.0059 0.0081	0.0086

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

Balancing Pool Allocation A credit of \$0.00207/kWh of all energy effective from January 1, 2011 to December 31, 2011 inclusive and nil for any other time periods.

Local Access Fee Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

DISTRIBUTION GENERATION - RATE 83

Application Applies to generators meeting all of the following requirements

1. Have a capacity of 150 kW or greater, and connected to a distribution voltage;
2. Have installed a revenue class bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

Distribution Tariff

	Unit	Distribution Access
Capacity Charge	\$/kW of peak output per day	0.0825
Variable Charge	\$/kWh of supplied energy	0.0057

- Note:
1. Power consumption by the customer for standby purposes is subject to an applicable rate (61, 63, 64, 78, 81 or 82) for load customers
 2. Peak output is measured and calculated in the same manner as the Billing Demand for load customers

Local Access Fee Assessed as 32% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Transmission Charge As per the applicable supply tariff of the Transmission Administrator. This is a charge to the customer and is added to the customer's bill.

Transmission Credit $DTS \times \Sigma(A - B)$ where
 DTS is the applicable demand tariff of the Transmission Administrator
 A is hourly gross billing determinants at the Point of Delivery to which the customer is connected
 B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.



Legislative & Governance Services

DATE: June 21, 2011

TO: Craig Curtis, City Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Offer to Exchange a Portion of Road Adjacent to 5310 – 54 Street for a Portion of Lot 31, Plan 72NY to be Sold and Incorporated into 55 Street Extension Project
Road Closure Bylaw 3469/2011 – Closure of Section of 53rd Avenue
Land Use Bylaw Amendment 3357/M-2011 – Rezoning of Road Closure to Direct Control District (DC28)

History:

At the Monday, May 30, 2011 Council Meeting, Council gave first reading to Road Closure bylaw 3469/2011 and Land Use Bylaw Amendment 3357/ML-2011.

Road Closure Bylaw 3469/2011 provides for the closure of a section of 53rd Avenue and Land Use Bylaw Amendment 3357/M-2011 provides for the rezoning of the closed road to Direct Control District (DC28).

Council also passed the following resolution with respect to the Offer to Exchange a Portion of Road Adjacent to 5310 – 54 Street for a Portion of Lot 3, Plan 72NY:

“Resolved that Council of The City of Red Deer having considered the report from the Land Services Specialist, Planner and Transportation Engineer, dated May 18, 2011, Re: Offer to Exchange a Portion of Road Adjacent to 5310 – 54 Street for a Portion of Lot 31, Plan 72NY to be Sold and Incorporated Into 55th Street Extension Project, hereby approves the road closure, rezoning and sale of 7,405 ft² (688 m²), more or less, being part of portion of Road Plan 4500EO subject to the following conditions:

1. City Council approve and give first reading to Road Closure Bylaw for that portion of Railway Avenue, Plan 4500EO, described as:
“All that portion of Railway Avenue, Plan 4500EO lying within Subdivision Plan _____, and containing 0.073 hectares more or less”
2. Council approve the sale of 7,405 ft² (688 m²) more or less, being part of Road Plan 4500EO, subject to the following conditions:
 - a. Purchase price to be fair market value;
 - b. Consolidation by plan of survey with the existing Pacific parcel;
 - c. All costs associated with advertising, survey, subdivision and consolidation to be the responsibility of the City of Red Deer;
 - d. Pacific entering into Right of Way and Easement Agreements satisfactory to Engineering Services;

- e. Land Sale Agreement satisfactory to the City solicitor.
3. City Council approval for the rezoning of the portion of Road and land be rezoned Road and to DC28 (Direct Control) accordingly.

Public Consultation Process:

Public Hearings were advertised for Road Closure Bylaw 3469/2011 and Land Use Bylaw Amendment 3357/M-2011 to be held on Monday, June 27, 2011 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on June 10 and June 17, 2011.

Recommendation:

That Council consider giving second and third readings to Road Closure Bylaw 3649/2011 and Land Use Bylaw Amendment 3357/M-2011.

A handwritten signature in cursive script, appearing to read "Elaine Vincent".

Elaine Vincent
Manager



Land & Economic Development Department

Report Submitted to the May
30, 2011 Council Meeting

DATE: May 18, 2011

TO: Craig Curtis, City Manager

FROM: Liz Soley, Land Services Specialist
Jordan Furness, Planner
Michael Williston, Transportation Engineer

SUBJECT: OFFER TO EXCHANGE A PORTION OF ROAD ADJACENT TO 5310 –
54 STREET FOR A PORTION OF LOT 31 PLAN 72NY TO BE SOLD AND
INCORPORATED INTO 55TH STREET EXTENSION PROJECT

History:

Prairie Bus Lines, owned by Pacific Western Transportation Ltd. has been a fixture in the downtown area for over 30 years. For the last 10 they have been leasing a portion of undeveloped road allowance on 55th Street from the Land and Economic Development Department in order to supplement their parking area for their buses.

As part of the 55th Street Extension Project, the City will be constructing a roundabout at the west end of 55th Street and will therefore need to terminate the road allowance lease and acquire an additional 11,678.80 ft² of land from Pacific Western Transportation Ltd. In exchange, the City proposes to sell to Pacific 7,405 ft² of surplus road on 53rd Ave.

Schedule A shows the parcels to be exchanged. Schedule B identifies the portion of 53 Avenue that needs to be closed, sold, rezoned and consolidated into Pacific's current property at 5310 – 54 Street.

Planning Comments

The proposed closure of a section of 53rd Ave and the creation of road from the Pacific Western Transportation Ltd. parcel requires an amendment to the Land Use Bylaw. The attached bylaw 3357/M-2011 contains the amendment described below.

The portion of 53rd Ave identified for closure will be rezoned to Direct Control (DC 28) which is the same zoning of the surrounding neighborhood. The land being acquired for the roundabout will change to 'road' from DC 28.

The required rezoning was circulated to the affected City Departments and no objections or concerns were raised.

Page 3 of 6

Land Exchange for 55th Street

There is no subdivision required to execute this exchange. Any land being dedicated for road does not require subdivision. The land being sold to Pacific Western Transportation Ltd. will be consolidated with their existing parcel. . The encumbered area will require easements in the name of the City for the underlying utilities

Discussion:

The land being proposed for sale and exchange with Pacific Western Transportation Ltd. is outlined below:

Buying for road:	11,678 ft ²
Selling road to Pacific:	<u>7,405 ft²</u>
Difference to be consolidated into new parcel	4,273 ft ²

Both parcels of land are being transferred at fair market value.

Financial Implications:

Council previously approved the budget for the 55th Street Extension project. As the land exchange is not an equal land portion, the difference owed to client will be paid from the 55th Street Extension budget.

Recommendation:

That City Council approves the road closure bylaw, the land exchange and rezoning of the lands as follows:

1. City Council approve and give first reading to Road Closure Bylaw for that portion of Railway Avenue, Plan 4500EO, described as:

“All that portion of Railway Avenue, Plan 4500EO lying within Subdivision Plan _____, and containing 0.073 hectares more or less”
2. Council approve the sale of 7,405 ft² (688 m²) more or less, being part of Road Plan 4500EO, subject to the following conditions:
 - a. Purchase price to be fair market value;
 - b. Consolidation by plan of survey with the existing Pacific parcel;
 - c. All costs associated with advertising, survey, subdivision and consolidation to be the responsibility of the City of Red Deer;
 - d. Pacific entering into Right of Way and Easement Agreements satisfactory to Engineering Services;

Page 4 of 6

Land Exchange for 55th Street

- e. Land Sale Agreement satisfactory to the City solicitor.
3. City Council approval for the rezoning of the portion of Road and land be rezoned Road and to DC28 (Direct Control) accordingly.

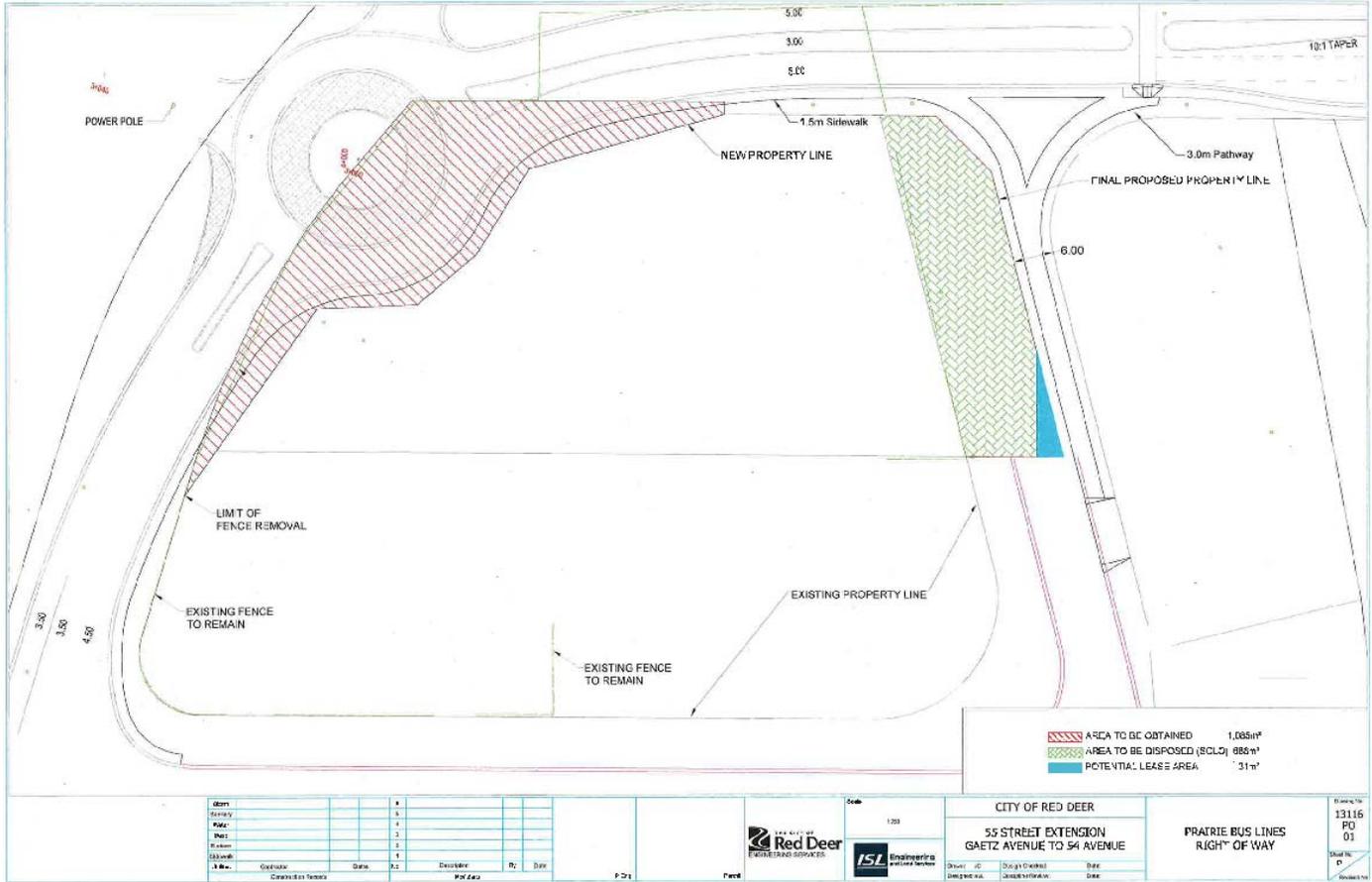
Liz Soley
Land Services Specialist

Jordan Furness
Planner

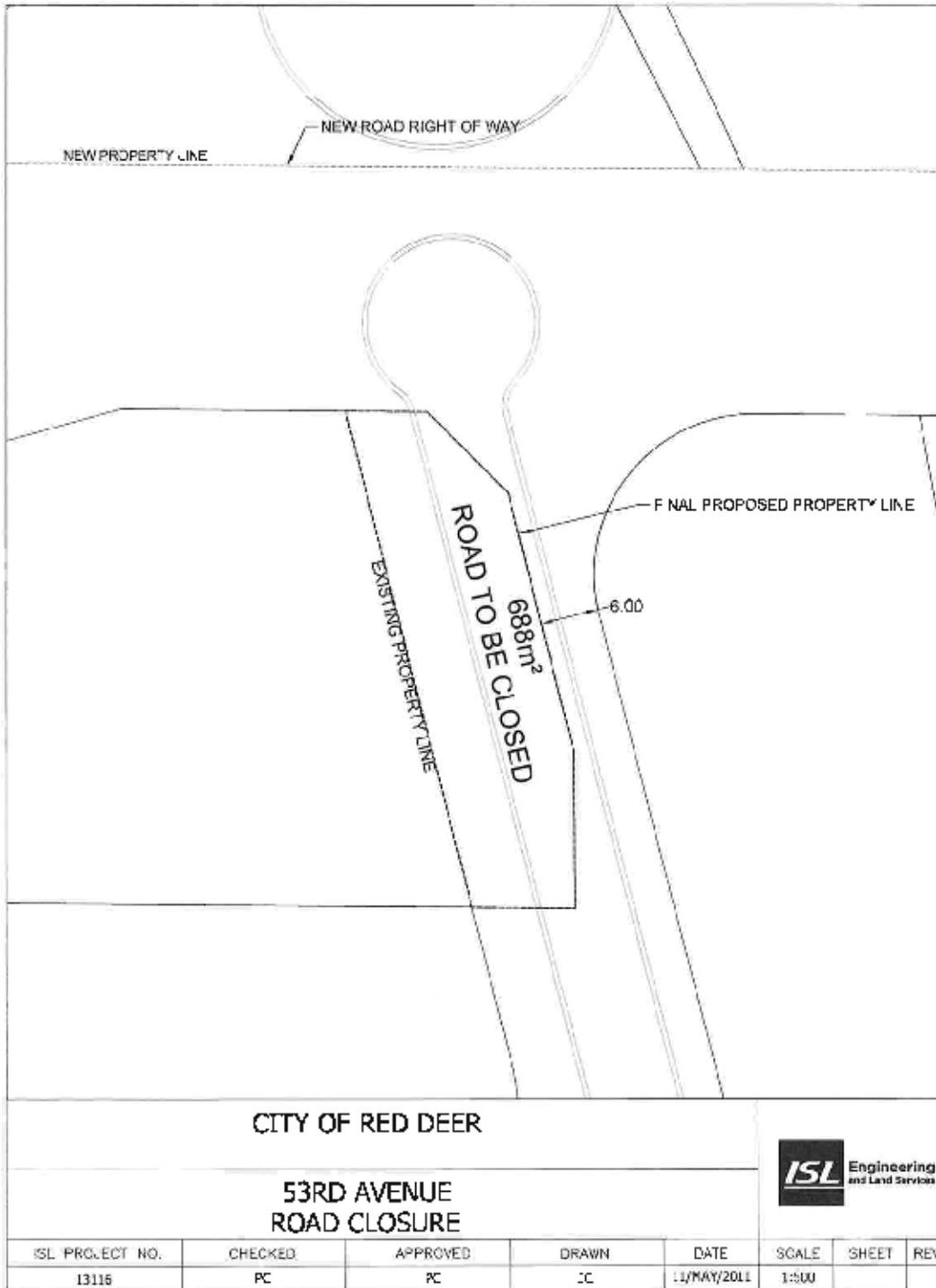
Michael Williston
Transportation Engineer

Cc: Frank Colosimo, Engineering Services Manager
Howard Thompson, Land & Economic Development Manager
Paul Meyette, Planning Director
Lorraine Poth, Director of Corporate Services

Schedule A



Schedule B



CITY OF RED DEER

**53RD AVENUE
ROAD CLOSURE**



ISL PROJECT NO.	CHECKED	APPROVED	DRAWN	DATE	SCALE	SHEET	REV.
13116	PC	PC	JC	11/MAY/2011	1:500		

Schedule C



E.

BYLAW NO. 3469/2011

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

All that portion of Railway Avenue, Plan 4500EO lying within Subdivision
Plan _____, and containing 0.073 hectares more or
less.

Excepting thereout all mines and minerals.

READ A FIRST TIME IN OPEN COUNCIL this 30th day of May 2011.

READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

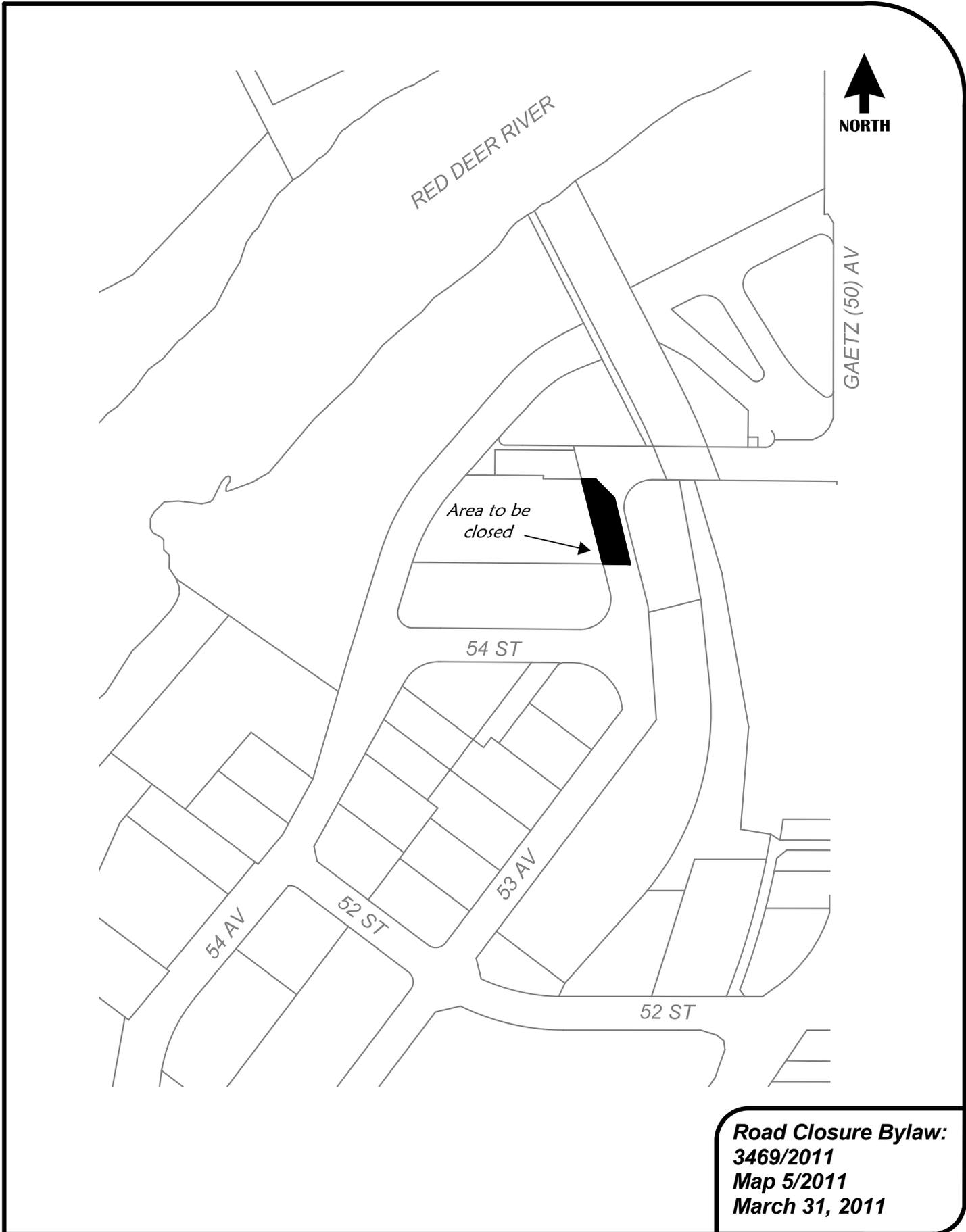
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

MAYOR

CITY CLERK



Road Closure Bylaw 3469/2011



Road Closure Bylaw:
3469/2011
Map 5/2011
March 31, 2011

BYLAW NO. 3357/M-2011

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

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 The "Land Use District Map L15 and L16" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 7-2011 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 30th day of May 2011.

READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

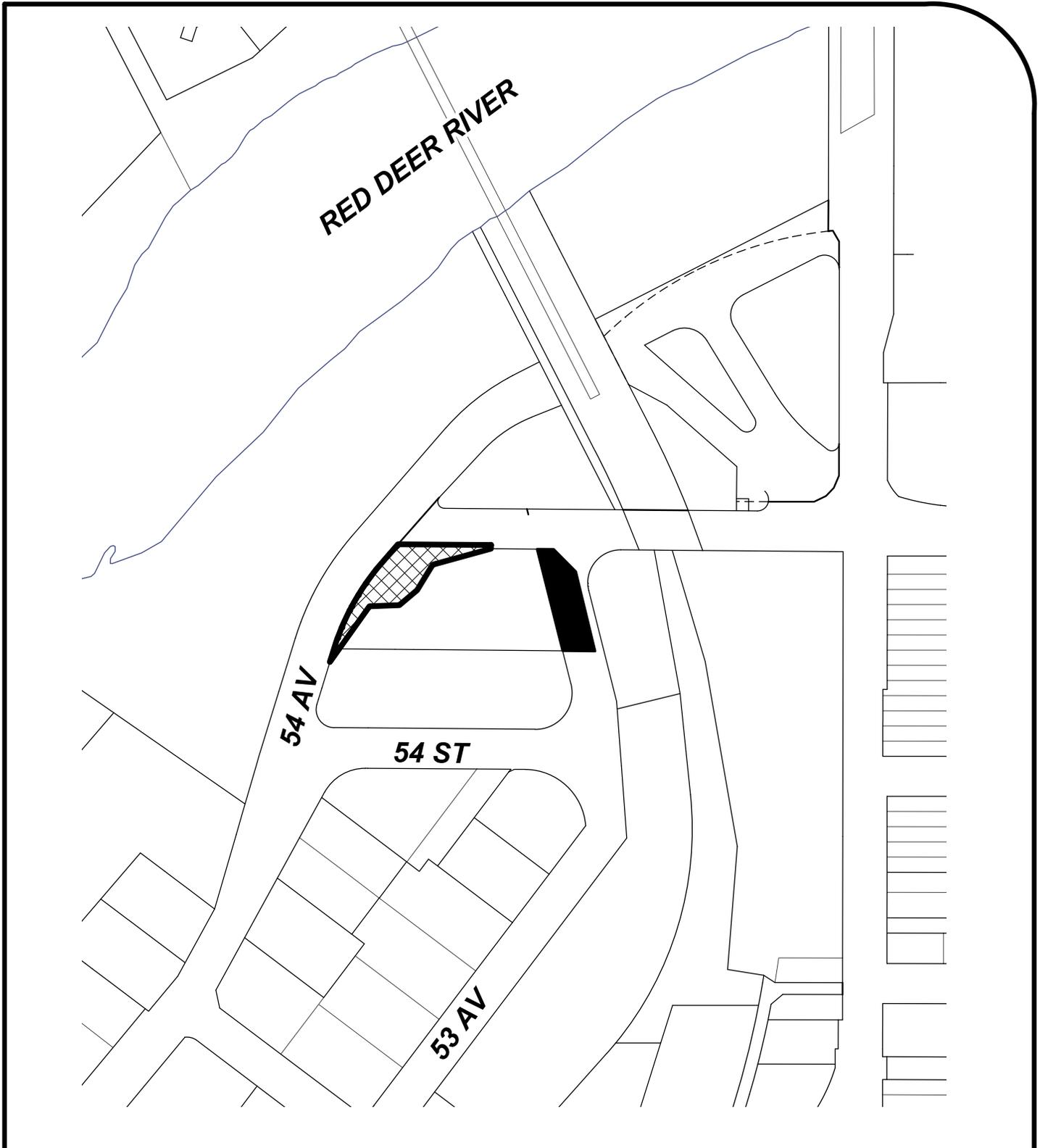
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MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



DC (28) to road



road to DC (28)

Affected District:

DC - Direct Control District

Proposed Amendment
Map: **7 / 2011**
Bylaw: **3357 / M-2011**
Date: **April 4, 2011**

ORIGINAL



Council Decision – June 27, 2011

DATE: June 28, 2011

TO: Liz Soley, Land Services Specialist
Jordan Furness, Planner
Michael Williston, Transportation Engineer

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Offer to Exchange a Portion of Road Adjacent to 5310 – 54 Street for a Portion of Lot 31 Plan 72NY to be Sold and Incorporated into 55th Street Extension Project

Reference Report:

Legislative & Governance Services Manager, dated June 21, 2011 and Land Services Specialist, Planner and Transportation Engineer dated May 18, 2011

Bylaw Readings:

Road Closure Bylaw 3469/2011 (Closure of 53rd Avenue) was given second and third reading.

Land Use Bylaw 3357/M-2011 (Rezoning of Road Closure to Direct Control District (DC28)) was given second and third reading. Copies of the bylaws are attached.

Report back to Council: No

Comments/Further Action:

A certified copy of Road Closure Bylaw 3569/2011 is attached for your use. This office will amend the Consolidated Copy of the Land Use Bylaw 3357/2006 and distribute copies in due course.

A handwritten signature in black ink, appearing to read 'Elaine Vincent', written in a cursive style.

Elaine Vincent
Legislative & Governance Manager
/attach

- | | | |
|-----|-------------------------------|-----------------------------------------|
| cc: | Development Services Director | Inspections & Licensing Supervisor |
| | Corporate Services Director | Land & Economic Development Manager |
| | Community Services Director | IT Services – GIS Section |
| | Planning Services Director | Property Assessment Technician, D. Lake |
| | Engineering Services Manager | Revenue & Assessment Manager |
| | Financial Services Manager | Acting Planning Services Manager |
| | Client Services Support, LGS | |
| | Corporate Meeting Coordinator | |

ORIGINAL



Legislative & Governance Services

DATE: June 21, 2011

TO: Craig Curtis, City Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Offer to Exchange a Portion of Road Adjacent to 5310 – 54 Street for a Portion of Lot 31, Plan 72NY to be Sold and Incorporated into 55 Street Extension Project
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History:

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 - a. Purchase price to be fair market value;
 - b. Consolidation by plan of survey with the existing Pacific parcel;
 - c. All costs associated with advertising, survey, subdivision and consolidation to be the responsibility of the City of Red Deer;
 - d. Pacific entering into Right of Way and Easement Agreements satisfactory to Engineering Services;

DM 1103669

- e. Land Sale Agreement satisfactory to the City solicitor.
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Public Consultation Process:

Public Hearings were advertised for Road Closure Bylaw 3469/2011 and Land Use Bylaw Amendment 3357/M-2011 to be held on Monday, June 27, 2011 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on June 10 and June 17, 2011.

Recommendation:

That Council consider giving second and third readings to Road Closure Bylaw 3649/2011 and Land Use Bylaw Amendment 3357/M-2011.

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Elaine Vincent
Manager

COPY

BYLAW NO. 3469/2011

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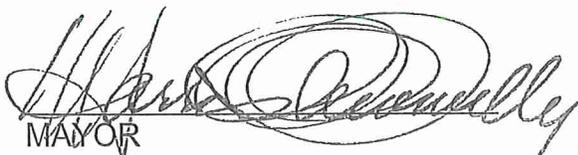
Excepting thereout all mines and minerals.

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READ A SECOND TIME IN OPEN COUNCIL this 27th day of June 2011.

READ A THIRD TIME IN OPEN COUNCIL this 27th day of June 2011.

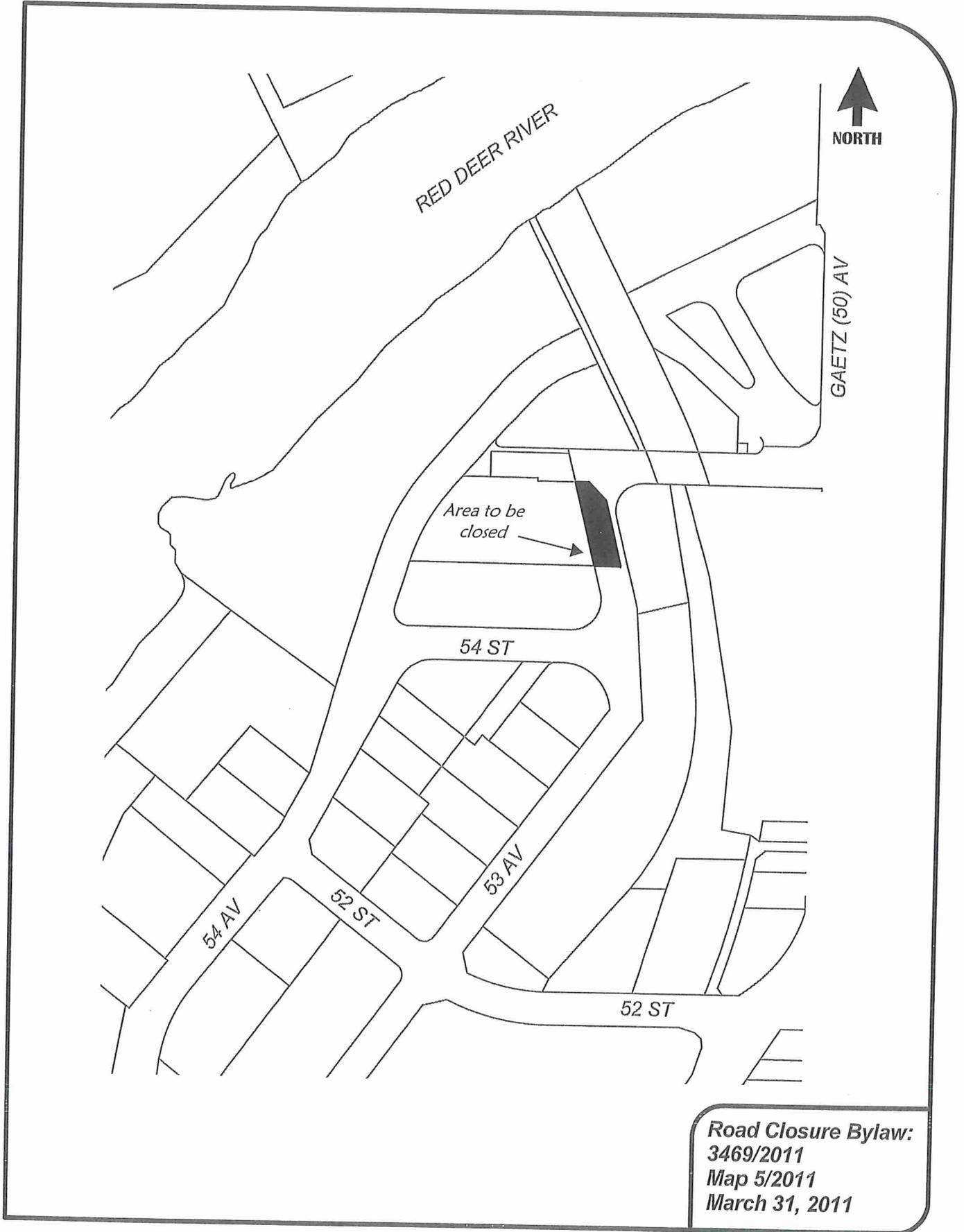
AND SIGNED BY THE MAYOR AND CITY CLERK this 27th day of June 2011.


MAYOR


CITY CLERK

**CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL**





Road Closure Bylaw:
3469/2011
Map 5/2011
March 31, 2011

LAND USE BYLAW AMENDMENT 3357/M- 2011
Rezoning of Road Closure to DC 28 – 55 Street Extension Project/
ROAD CLOSURE BYLAW 3469/2011
Closure of a Section of 53 Avenue, 55 Street Extension Project

DESCRIPTION: Approximately 4273 sq ft of land to be exchanged and sold and closure of approximately 0.073 hectares of road along Railway Avenue to accommodate the 55 Street Extension Project.

FIRST READING: May 30, 2011

FIRST PUBLICATION: June 10, 2011

SECOND PUBLICATION: June 17, 2011

PUBLIC HEARING & SECOND READING: June 27, 2011

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: The City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

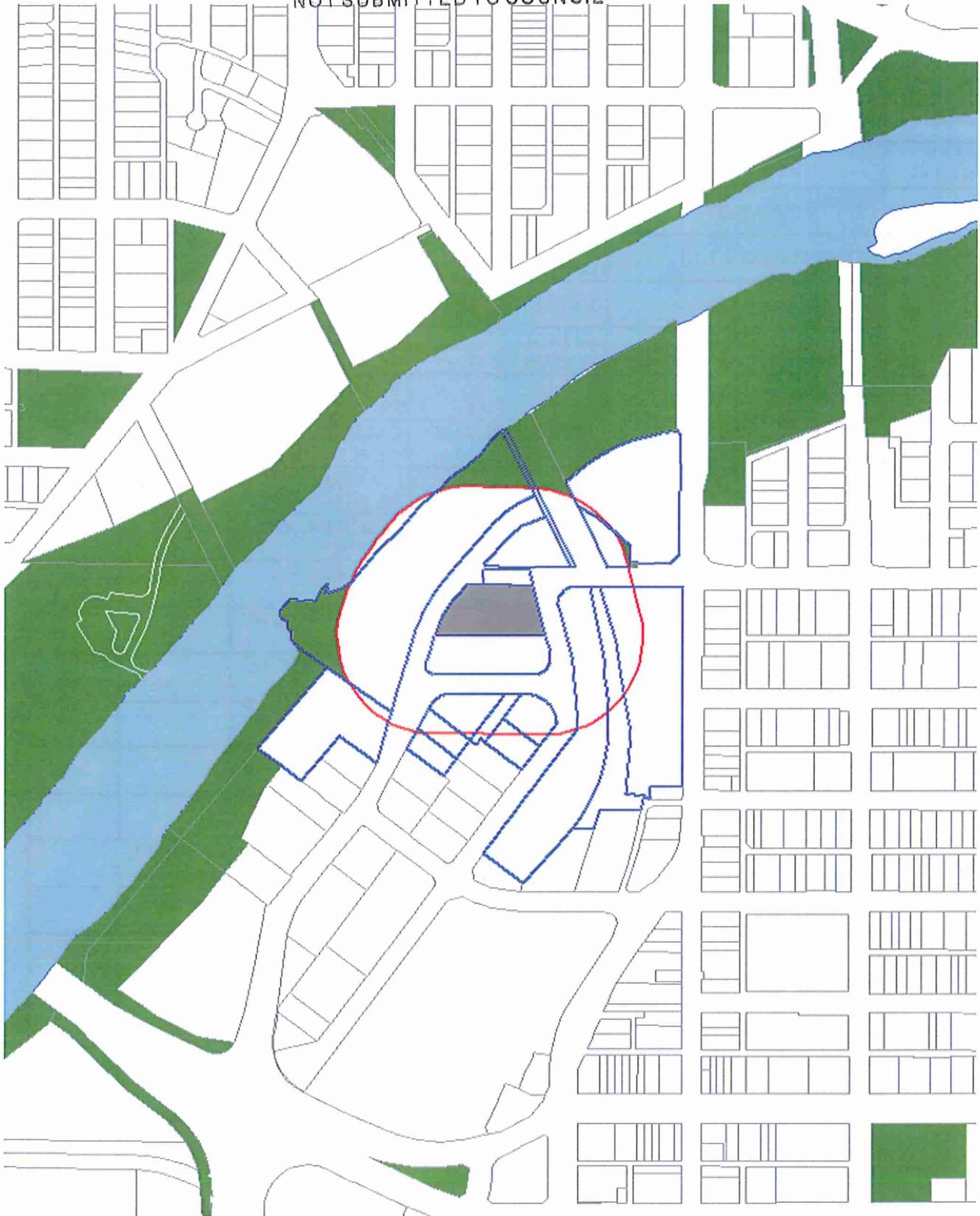
INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

3357M-2011



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around 53 AV 5450

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5256 53 AV	CENTRAL ALBERTA'S SAFE HARBOUR SOCIETY FOR	HEALTH & HOUSING	5246 53 AVE	RED DEER, AB T4N 5K2	
FILLER ADDRESS					
5222 54 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
5209 55 ST	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
102 5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE, AB T4L 2N2		
1 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
3 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5315 54 ST	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY, AB T2E 6L3		
5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE, AB T4L 2N2		
5504 54 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
5408 54 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
E 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
A 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
G 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
B 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
6 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5246 53 AV	CENTRAL ALBERTA'S SAFE HARBOUR SOCIETY FOR	HEALTH & HOUSING	5246 53 AVE	RED DEER, AB T4N 5K2	
5311 53 AV	F & H RESIDENTIAL & ASSESSMENT SERVICES LTD	300-4825 47 ST	RED DEER, AB T4N 1R3		
5002 55 ST					
5 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5505 54 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
5410 50 AV	ALIMENTS SAPUTO LIMITEE/SAPUTO FOODS LIMITED	6869 BOUL METROPOLITAIN E	SAINT-LEONARD, QC HIP 1X8		
4 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5450 53 AV	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY, AB T2E 6L3		
5006 55 ST					
5304 55 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
5310 54 ST	PACIFIC WESTERN TRANSPORTATION LTD	1857 CENTRE AVE SE	CALGARY, AB T2E 6L3		

101 5233 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE, AB T4L 2N2		
2 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
C 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
D 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
7 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		
5237 54 AV	77445 ALBERTA LTD	BOX 4 SITE 3 RR 2	LACOMBE, AB T4L 2N2		
F 5239 53 AV	552861 ALBERTA LTD	1011 470 GRANVILLE ST	VANCOUVER, BC V6C 1V5		

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

June 8, 2011

Name

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3357/M-2011 - Rezoning of Road Closure to Direct Control District (DC 28) – 55 Street Extension Project and Road Closure Bylaw 3469/2011 – Closure of a Section of 53 Avenue, 55 Street Extension Project

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/M-2011 which provides for approximately 4273 square feet of land to be exchanged and sold to accommodate future development of the 55 Street Project. Also included in this land exchange and sale is the closure of approximately 0.073 hectares of road along Railway Avenue, Plan 4500EO. The road being closed will be rezoned to Direct Control 28 to be consistent with the surrounding neighbourhood.

As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Governance Services, 2nd Floor City Hall or for more information contact Land & Economic Development Services at 403.342.8106.

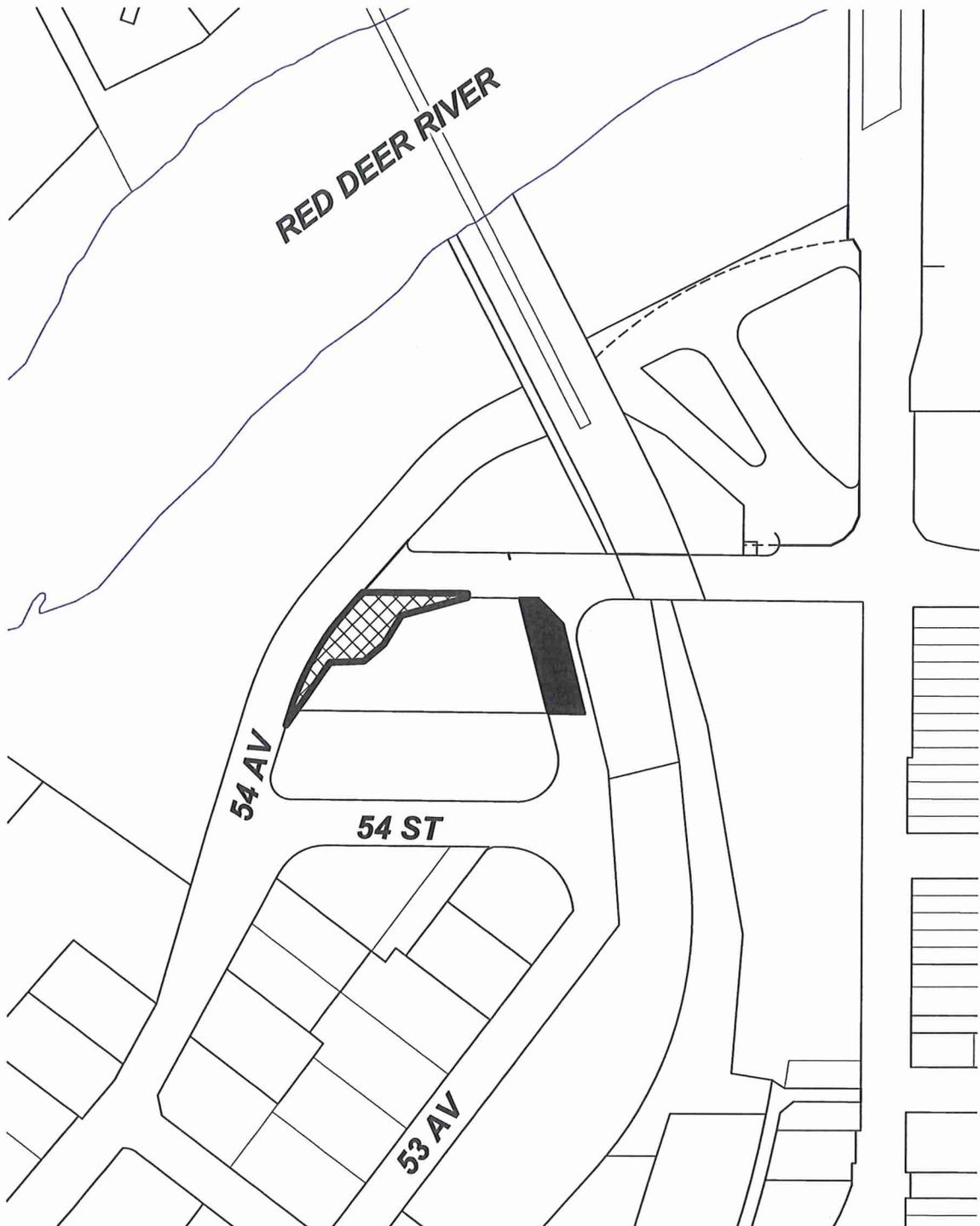
City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, June 27, 2011 at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, June 21, 2011. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Governance Services at 403.342.8132.

Yours truly,



Elaine Vincent
Legislative & Governance Services Manager
Attachment

DM 1099371



Change District from:



DC (28) to road



road to DC (28)

Affected District:

DC - Direct Control District

Proposed Amendment

Map: **7 / 2011**

Bylaw: **3357 / M-2011**

Date: **April 4, 2011**

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Alison Relkov

From: Bev Greter
Sent: June 7, 2011 12:27 PM
To: Alison Relkov
Subject: Mailout - LUB 3357/M-2011 and Road Closure 3469/2011

Attachments: 1099371 - June 8, 2011 - Letter to Residents - Land Use Bylaw Amendment
3357M-2011 and Road Closure Bylaw 34692011 - 1.DOC

Hi Ali,

Attached is the letter to residents and the DM numbers for the maps. Please let me know if you need anything else from me.



1099371 - June 8,
2011 - Lette...

There are two maps. They are: DM# 1085736 re: LUB 3357/M-2011; Map – DM# 1085759 re:
Road Closure 3469/2011.

Thanks,
Bev

Bev Greter
Corporate Meeting Coordinator
Legislative & Governance Services
Phone: 403.342.8201
Bev.greter@reddeer.ca
www.reddeer.ca