

A G E N D A



FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, OCTOBER 9, 2007

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, September 24, 2007.
- (2) **UNFINISHED BUSINESS**
- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/X-2007 - Rezoning of Westlake Place of Worship Site from PS Public Service District (0.99 acres) to R1 Low Density Residential District / West Park Extension (Westlake) Neighbourhood / Trademark Properties Inc.*
(Consideration of 2nd & 3rd Readings of the Bylaw)

(4) **REPORTS**

1. Culture Superintendent – *Re: Rotary Citizen of the Year Clock Project* ..15
2. City Manager – *Re: City Hall Expansion Project – Method of Project Delivery* ..25
3. Bylaw Research Coordinator and Engineering Services Manager – *Re: Traffic Bylaw Amendment 3186/A-2007 – Changes to Schedules “B” and “F”*
(Consideration of 3 Readings of the Bylaw) ..42
4. Parking Liaison – *Re: Pilot Program – Toys for Tickets* ..47
5. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/Y-2007 / Rezoning of 5850 – 71 Street from R1 Residential (Low Density) District to R1A Residential (Semi-Detached Dwelling) District / Denise Campbell*
(Consideration of 1st Reading of the Bylaw) ..50
6. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/Z-2007 – Exception to the Land Use Bylaw to Allow a Temporary Care Facility Within a Duplex (Safe House, Youth 5 Day Detoxification Program) – 271 Overdown Drive and a Parent Centre – Supervised Visits – 269 Overdown Drive / McMan Youth Family and Community Services Association*
(Consideration of 1st Reading of the Bylaw) ..57

(5) **CORRESPONDENCE**

1. Red Deer & District SPCA, dated September 11, 2007 – *Re: Bridge Financing Request* ..119
 - a) *Questions & Answers* ..175
 - b) *Financial Services Manager Report* ..179
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(6) PETITIONS AND DELEGATIONS

(7) NOTICES OF MOTION

(8) ADMINISTRATIVE INQUIRIES

1. Production Systems Supervisor and Deputy City Clerk – *Re: Response to Councillor Pimm's Administrative Inquiry / Practicality and Costs Related to Making Council Meetings Available to Red Deer Citizens by Way of the Internet* ..187

(9) BYLAWS

1. 3357/X-2007 – Land Use Bylaw Amendment - Rezoning of Westlake Place of Worship Site from PS Public Service District (0.99 acres) to R1 Low Density Residential District / West Park Extension (Westlake) Neighbourhood / Trademark Properties Inc.
(2nd & 3rd Readings) ..189
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2. 3357/Y-2007 – Land Use Bylaw Amendment / Rezoning of 5850 – 71 Street from R1 Residential (Low Density) District to R1A Residential (Semi-Detached Dwelling) District / Denise Campbell
(1st Reading) ..191
..50
3. 3357/Z-2007 – Land Use Bylaw Amendment / Exception to the Land Use Bylaw to Allow a Temporary Care Facility Within a Duplex (Safe House, Youth 5 Day Detoxification Program – 271 Overdown Drive and a Parent Centre – Supervised Visits – 269 Overdown Drive / Warren McCool
(1st Reading) ..193
..57

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| 4. | 3186/A-2007 – Traffic Bylaw Amendment - Changes to
Schedules "B" and "F"
(3 Readings) | ..196
..42 |
|----|--|---------------|



Legislative & Administrative Services

DATE: October 1, 2007
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/X-2007
Westlake Place of Worship Site
Trademark Properties Inc.

History

At the Monday, September 10, 2007 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/X-2007.

Land Use Bylaw Amendment 3357/X-2007 provides for the rezoning of 0.4 ha (0.99 ac), the existing Place of Worship Site within the West Park Extension (Westlake) neighbourhood from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots.

Public Consultation Process

A Public Hearing has been advertised for Tuesday, October 9, 2007 at 6:00 p.m. in Council Chambers during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Discussion

Attached, for your information, is a petition received from residents of Westlake regarding the rezoning.

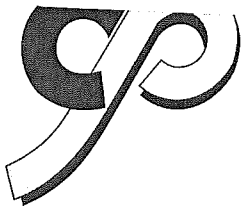
Recommendations

That following the Public Hearing, Council consider second and third readings of the bylaw.



Kelly Kloss
Manager

/chk



LAND
COMMUNITY
PLANNING
SERVICES

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REPORT SUBMITTED TO THE
SEPTEMBER 10, 2007 COUNCIL MEETING

www.pps.ca

DATE: September 4, 2007

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/X-2007
Westlake Place of Worship Site
Trademark Properties Inc.

Proposal

The applicant is proposing to subdivide the existing Place of Worship site within the West Park Extension (Westlake) neighbourhood. The applicant is seeking rezoning to R1 Low Density Residential in order to create 6 detached dwelling residential lots.

The site is presently zoned within the PS Public Service District and contains 0.4 ha (0.99 ac.). In accordance with the *West Park Extension Neighbourhood Area Structure Plan*, this site may be developed for R1 Residential, as the approved alternate use in the event that the site is not developed for a place of worship. The Social Planning Department has indicated that the appropriate advertising time frame has elapsed and that no interest was expressed for use of this site for a church use.

The proposed rezoning conforms with the *West Park Extension Neighbourhood Area Structure Plan*.

Staff Recommendation

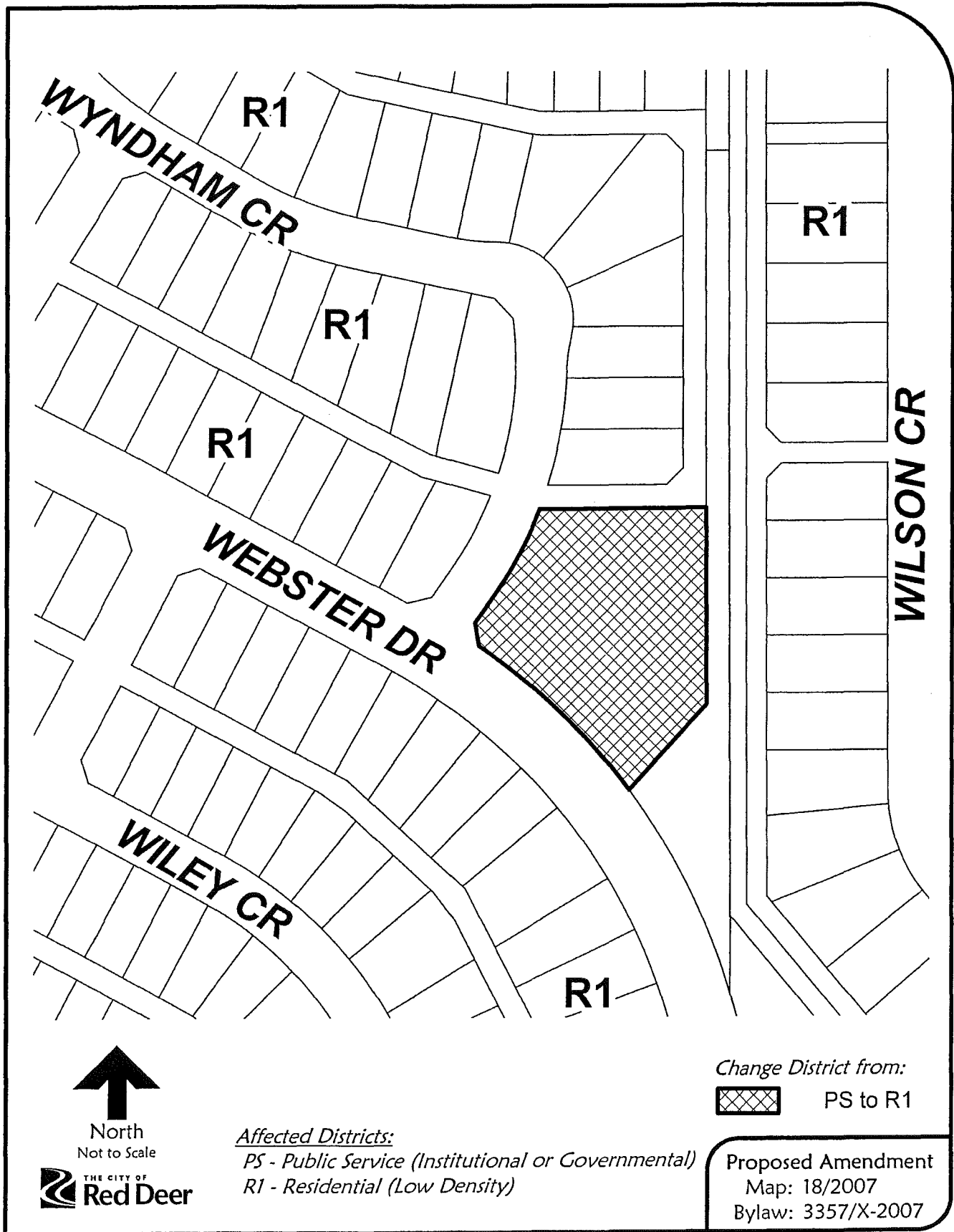
That City Council proceed with first reading of Land Use Bylaw Amendment 3357/X-2007.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



September 25, 2007

The City of Red Deer
Legislative & Administrative Services

**Re: Land Use Bylaw Amendment 3357/X-2007
Westlake Place of Worship Site**

We the undersigned object to the rezoning of 0.4 hectares (0.99 acres) within the West Park Extension (Westlake) neighborhood. The site should remain PS Public Service District and should be made into a green space and park with an area of the park designated as a children's playground for reasons as follows:

- There is one small playground in Westlake which services the area closer to the lake. This playground is too far away for the residents with small children in the area surrounding and behind Webster Drive.
- Webster Drive from the 32 St. exit is becoming a raceway with vehicles still driving highway speed as they enter this residential area. This is becoming dangerous. A playground would help to slow the vehicles down especially during the day when there are small children about.
- Building six additional homes on .99 acres would make this corner crowded and take away from the natural beauty of the pathway directly behind it.
- The home owners on Webster Drive bought these homes with the assurance that this area was PS Public Service District. If the area is rezoned the city is not allowing this land to be used as originally intended. We realize that the area is not big enough for a place of worship as it does not allow for adequate parking, but the area should remain PS Public Service District.
- Leaving the area as a green space and children's playground would add a deeper dimension to Westlake and all of West Park and allow nature to reclaim some of the land. It would be of benefit to everyone in this area. It would be a natural end to the walkway that goes through the back part of Westlake and would enhance this walkway. With the lake on one end of the pathway and the green space and children's playground on the other, the whole area of Westlake would be complimented.
- PLEASE SAVE THE EXISTING TREES!



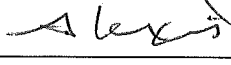
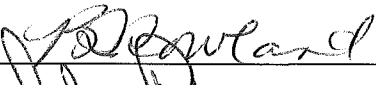


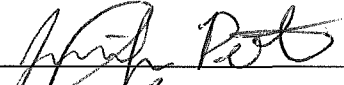



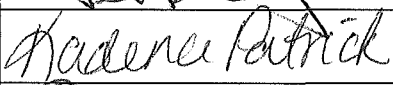

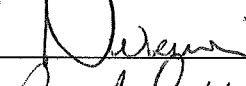
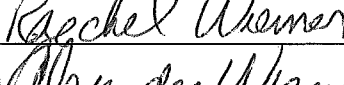
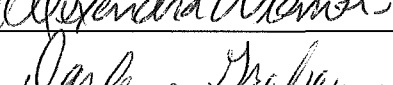
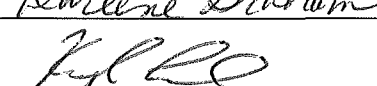
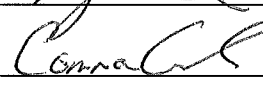
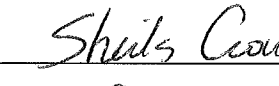


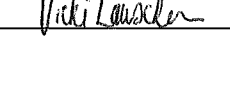

Yours truly,

Name	Address	Phone Number	Signature
Carol Johnson	91 Webster Drive	356-1572	<i>Carol Johnson</i>
Ken Leischner	95 Webster Drive	346-7012	<i>Ken Leischner</i>
Olympia Leischner	95 Webster Drive	346-7012	<i>O. Leischner</i>

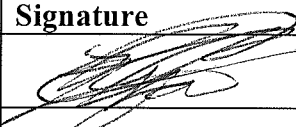
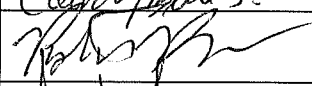
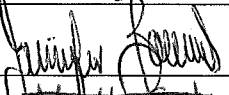
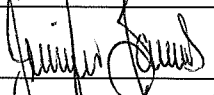

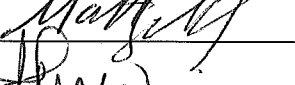
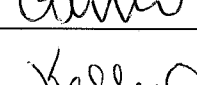


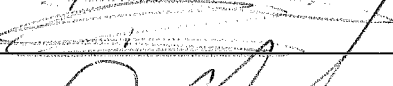
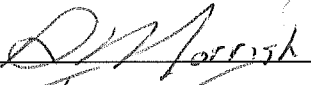
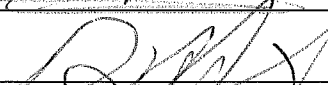
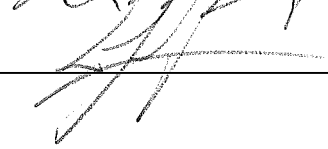
Name	Address	Phone Number	Signature
Jean Olson	150 Webster Dr.	346-2994	Jean Olson
Ralph Olson	150 Webster Dr.	346-2994	Ralph Olson
Brend Kreese	158 Webster Dr.	341-5894	Brend Kreese
Reak Deacon	107 Webster	341-9368	Reak Deacon
Kym Fudge.	83 Webster Dr.	396-3890	Kym Fudge.
Mark Fudge	83 Webster Dr.	396-3890	Mark Fudge
Justin Hoyer	79 Webster	358-2596	Justin Hoyer
Darcy Hoyer	79 Webster	358-2596	Darcy Hoyer
Glen Hoyer	79 Webster	391 7900	Glen Hoyer
TERRY Richardson	71 Webster	314-1784	Terry Richardson
Kelly Richardson	71 Webster	314-1784	Kelly Richardson
Karen Krasowski	59 Webster Dr.	597-2358	K. Krasowski
Greg Krasowski	59 Webster Dr.	597-2358	Greg Krasowski
Jamie Cooper	67 Webster Dr.	342-0388	Jamie Cooper
Mike Niedermayer	67 Webster Dr.	342-0388	Mike Niedermayer
Kevin McKay	51 Webster	347-1977	Kevin McKay
Sara McMullen	47 Webster	392-5281	S. McMullen
Brian McMullen	47 Webster	347-5281	B. McMullen
Melanie Brophy	47 Webster	392-5281	Melanie Brophy
Robert Vissel	43 Webster	307-0380	Robert Vissel
Dustin Boren	43 Webster	751-3752	Dustin Boren

Name	Address	Phone Number	Signature
Janya Johnson	39 Webster	341-3414	J Johnson
Carlito Tarukandirwa	35 Webster	346 4164	Carlito Tarukandirwa
Maria Tarukandirwa	35 Webster	346 4164	Maria Tarukandirwa
Greg Budd	31 Webster Dr.	352-6957	Greg Budd
Chris Mailman	170 Webster	348-0675	C. Mailman
Roxanne Warner	183 Webster Dr.	341-5813	Roxanne Warner
BRAD LAWOOD	198 WEBSTER	755-1534	Brad Lawood
RAE LYNN WILSON	198 WEBSTER	755-1534	Rae Wilson
CURTIS ALLWRIGHT	206 WEBSTER	352-7809	Curtis Allwright
Kailee Allwright	206 Webster	352-7809	Kailee Allwright
CARINA SOLDA	226 WEBSTER	348-5430	Carina Solda
JOEL MORTON	226 WEBSTER	348-5430	Joel Morton
Seanne Nan	230 Webster	346 4422	Seanne Nan
Peter Nan	230 Webster	346 4745	Peter Nan
Maya Herson	266 Webster	343-2130	Maya Herson
Elissa Handy	282 Webster	356 9394	Elissa Handy
MANNY LAZARO	151 WEBSTER	340-9820	Manny Lazaro
* LORELEI MINER	127 WEBSTER	755-363	Lorelei Miner
Deb Tchir	119 Webster	511-3992	Deb Tchir
Arlene Deacon	107 Webster	346-0058	A. Deacon
Brent Martens	103 Webster	342-0254	Brent Martens
Dallas Marchand	87 Webster Dr.	314-5311	Dallas Marchand

Name	Address	Phone Number	Signature
D. McKinlay	35 Wyndham	347-9146	Debbie McKinlay
S. Harapiak	39 Wyndham	348-5110	Sherry Harapiak
K. HEISER	51 Wyndham	396-6670	K. Heiser
W. Reynolds	55 Wyndham	343-6871	W. Reynolds
A. Reynolds	55 Wyndham	343-6871	Reynolds
A. Hargreaves	71 Wyndham	304-8092	Autumn Hargreaves
Chargreaves	71 Wyndham	304-8092	Chad Hargreaves
JOHN HUNTER	75 Wyndham	309-9488	John Hunter
MELANIE HUNTER	75 Wyndham	309-9488	M. Hunter
Tim Jackson	79 Wyndham	342-0456	Tim Jackson
Shannon Jackson	79 Wyndham	342-0456	Shannon Jackson
BRENDA HULKOVICH	187 Wyndham	309-4195	Brenda Hulkovich
Tim Hulkovich	87 Wyndham	309-4195	Tim Hulkovich
Tyson Pages	151 Wyndham	350-0618	Tyson Pages
Wendy Carr	155 Wyndham	347-4800	W. Carr
L. Simman	430 Wishart	341-3799	L. Simman
A. Crum	426 Wishart	348-2366	A. Crum
Shane Primrose	426 Wishart	348-2366	Shane Primrose
Deb Simmons	430 Wishart	341-3799	D. Simmons
Terry Clark	21 Wishart	346-3793	T. Clark
Kim Kerr	8 Weddell Cr	342-2921	Kim Kerr
Robert Layman	135 Wyndham cr.	340-8257	R. Layman

Name	Address	Phone Number	Signature
Christine Goetz	159 Wyndham Cres	352-2254	
MIKE GOETZ	159 Wyndham Cres	352-2254	
ALEXIS GOETZ	159 Wyndham Cres	352-2254	
BARBARA ROWLAND	125 Wilson Cres	346-2426	
ANDREW POTTS	7 WYNDHAM	346-6338	
CARLA POTTS	7 Wyndham	346-6338	
JENNIFER POTTS	7 Wyndham	346-6338	
STACEY BOLZE	7 Wyndham	598-4188	
TARA PATRICK	147 WYNDHAM	343-7327	
Tom Patrick	147 WYNDHAM	343-7327	
KADENCE PATRICK	147 WYNDHAM	343-7327	
CHAD WIEMER	143 WYNDHAM	309 3385	
NIRA WIEMER	143 WYNDHAM	309 3385	
RAEHEL WIEMER	143 WYNDHAM	309 3385	
ALEXANDRA WIEMER	143 WYNDHAM	309 3385	
Darlene Graham	15 Wyndham	314-9402	
KYLE CROUCH	131 WYNDHAM	343-0383	
CONNOR CROUCH	131 WYNDHAM	343-0383	
SHEILA CROUCH	131 WYNDHAM	343-0383	
Leah Lauscher	127 Wyndham	309-3909	
Ryan Lauscher	127 Wyndham	309-3909	
Vicki Lauscher	127 Wyndham	309-3909	

[illegible]

Name	Address	Phone Number	Signature
Ryan Bowes	324 WILEY CRES.	403-309-6948	
Courtney Bowes	324 WILEY CRES.	403-309-6948	Courtney Bowes.
Robert BARNES	308 WILEY CRES.	403-302-9408	
 Matt Schultz	"	"	
Crystal Schultz	300 WILEY CRES	403-340-1864	
MATT SCHULTZ	300 WILEY	403-340-1864	
Joseph Luca	292 WILEY	403-343-3204	
Kelly Orchyk	280 WILEY	403 309 0478	Kelly Orchyk
Don Burns	280 WILEY	" 309-0478	DBurns
L. ALBERT	283 WILEY	341 5339	Lorne Albert
C. Taje	283 WILEY	341-5339	Crystal Taje
Trista Carey	307 WILEY	755-7465	Trista Carey
HEATHER PETERS	315 WILEY	346-0751	Heather Peters
JASON BENNETT	319 WILEY	7553569	
Dan Stewart	323 WILEY	347-7897	
Ashley Larsen	323 WILEY	347 7897	Ash Larsen
Dave Younker	328 WILEY	342 1173	Dan Younker
Amanda Johnson	300 WILEY	597-4228	Amanda Johnson
Sylvia Campbell	312 WILEY	340-8935	Sylvia Campbell
LAUREL TAYLOR	264 WILEY	597-4135	
 Dan Morris	220 WILEY	343-0391	
LEAN TAYLOR	195 WILEY	391-8769	

Name	Address	Phone Number	Signature
STANTELLE FRAN	175 Wile	352-8752	Shantelle FRAN
TYSON RIVET	183 Wile	356-2999	Tyson Rivet
Amanda Leach	183 Wile	356-2999	Amanda Leach
BRUCE VICKERY	175 WILEY	755-3441	Bruce Vickery
Rozalyn Vickery	175 WILEY	755-3441	Rozalyn Vickery
Katie Beaudin	167 Wile	598-0604	Katie Beaudin
Rebecca Doig	163 Wile	356-7341	Rebecca Doig
Ian Witherson	160 Wile	505-2076	Ian Witherson
Lucille Laliberte	155 Wile	358-7621	Lucille Laliberte
Karl Junc	156 Wile	357-7200	Karl Junc
PAUL THIBEAULT	156 Wile	304-6938	Paul Thibault
TRACY THIBEAULT	156 Wile	304-6938	Tracy Thibault
↓ ↓	156 Wile	304-6938	Tracy Thibault
GAYNOR LAPOINTE	148 Wile	356-9802	Gaynor Lapointe
FRED LAPOINTE	148 WILEY	356-9802	Fred Lapointe
Becki Henderson	8 Wile	341-4964	Becki Henderson
Peter Henderson	8 Wile	341-4964	Peter Henderson
W. Scott	20 Wile	877-0256	W. Scott
CRAIG ERICHSEN	32 WILEY	340-0332	Craig Erichsen
* Bonnie Edwards	32 WILEY	340-0332	Bonnie Edwards
Trista Trista Triska	36 Wile	346-7615	Trista Triska
David Triska	36 Wile	309-7578	David Triska
Connie Jile	40 Wile	347-5735	Connie Jile
U. Banning	56 Wile	314-1429	U. Banning

Sherrin Banning	56 Wiley Ave	314-1409	Sherrin Banning
Pauline Hindbo	60 Wiley Crse	755-9591	Pauline Hindbo
JEFF HINDBO	60 WILEY CRE3	755-9591	Jeff Hindbo
DAVID WEBSTER	43 WILEY	356 9770	David Webster
Susan Webster	43 Wiley	356 9770	Susan Webster
Eddy Wilson	39 Wiley	340-1656	Eddy Wilson
Karen Wilson	39 Wiley	340-1656	Karen Wilson
BRIAN DAND	31 Wiley	347-4438	B. Dand
BRIANNE DAND	31 Wiley	347-4438	B. Dand
Anders Alvaroz	23 Wilog	309-1772	Anders
Ken Novotny	16 Wilog	755-3013	Ken
MARYANN NOVOTNY	16 WILEY	755-2813	M. Novotny
Amy Brunner	15 Wiley Cres	304-5389	Amy Brunner
Ed Schneider	7 Wiley Crse	342 4471	Ed Schneider
Joseph Joseph Uman	3 Wiley Crs	343-1815	Joseph Uman
Curtis Uman	3 Wiley Crs	343-1815	Curt Uman
Long Chaulk	76 Wiley Crs	346-1944	Long Chaulk
JOAN CHAULK	76 Wiley Crs	340-1944	Joan Chaulk
Kourtney Brownatke	80 Wiley Cr	755-0711	Kourtney Brownatke
Karmen Brownatke	80 Wiley Cr.	755-0711	K. Brownatke
Kelly LeBlanc	96 Wiley	357-3571	Kelly LeBlanc
Chantelle Fournier	96 Wiley	357-3571	Chantelle Fournier
JEREMY PHILLIPS	105 WILEY	507 5222	Jeremy Phillips

pt 91

Larry Kishlowski	112 Wiley Crs		Les Kishlowski
Leo Bentir	124 Wiley Crs		Leo Bentir
Nilda de la Pena Alvarez	152 Wiley Crs	347-4125	Nilda Alvarez
Gregorio Alvarez	152 Wiley Crs	347-4125	Gregorio Alvarez
LEE MYERS	147 Wiley Crs	346-2706	Lee Myers
Jamie Tury	135 Wiley Crs	347-6154	Jamie Tury
Carla McDuffy	131 Wiley Crs	342-1983	Carla McDuffy
Bruce Kelly	131 Wiley Cr	342-1983	Bruce Kelly
Tom Lanigan	127 Wiley Cr	348-0422	Tom Lanigan
Tanya Lanigan	127 Wiley Cr	348-0422	Tanya Lanigan
TRAVIS NIELSEN	123 Wiley Cr	755-0914	Travis Nielsen
Kirsten Nielsen	123 Wiley Cr	755-0914	Kirsten Nielsen
Laura Humting	119 Wiley	755-5359	Laura Humting
Jane Humting	119 Wiley	755-5359	Jane Humting
Betty Etienne	115 Wiley	348-8394	Betty Etienne
Melissa Proxix	115 Wiley Crs	348-8394	Melissa Proxix
Dan Descheneau	111 Wiley Cr.	346-8057	Dan Descheneau
Sandra Chen	111 Wiley Cr.	346-8057	Sandra Chen
Ledinka T. Margulies	107 Wiley Cr.	346-4559	Ledinka T. Margulies
KEVIN BARNES	103A Wiley Cr.	314-1466	Kevin Barnes
Mike Hartman (Sr.)	12 Wiley	505-9078	Mike Hartman
Mandy Uglem	12 Wiley	318-2101	Mandy Uglem

Legislative & Administrative Services



DATE: October 10, 2007

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/X-2007
Westlake Place of Worship Site
Trademark Properties Inc.

Reference Report:

Parkland Community Planning Services dated September 4, 2007.

Bylaw Readings:

Land Use Bylaw Amendment No. 3357/X-2007 was given second reading. A copy of the bylaw is attached.


Resolution:

"Resolved that Council of the City of Red Deer hereby tables consideration of third reading of Land Use Bylaw Amendment 3357/X-2007 to the November 5, 2007 Council meeting."

Report Back to Council: Yes, to the November 5, 2007 Council meeting

Comments/Further Action:

Third reading of Land Use Bylaw Amendment 3357/X-2007 was tabled to determine if local residents would support a local improvement bylaw to purchase all or a portion of the site for uses as a park.



Kelly Kloss
Manager
/chk
attchs.

- c Director of Development Services
- Director of Corporate Services
- Financial Services Manager
- Planning & Technical Services Supervisor, D. Matthews
- Inspections and Licensing Manager
- Land & Economic Development Manager
- LAS

BYLAW NO. 3357/X-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Land Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of September 2007.

READ A SECOND TIME IN OPEN COUNCIL this 9th day of October 2007.

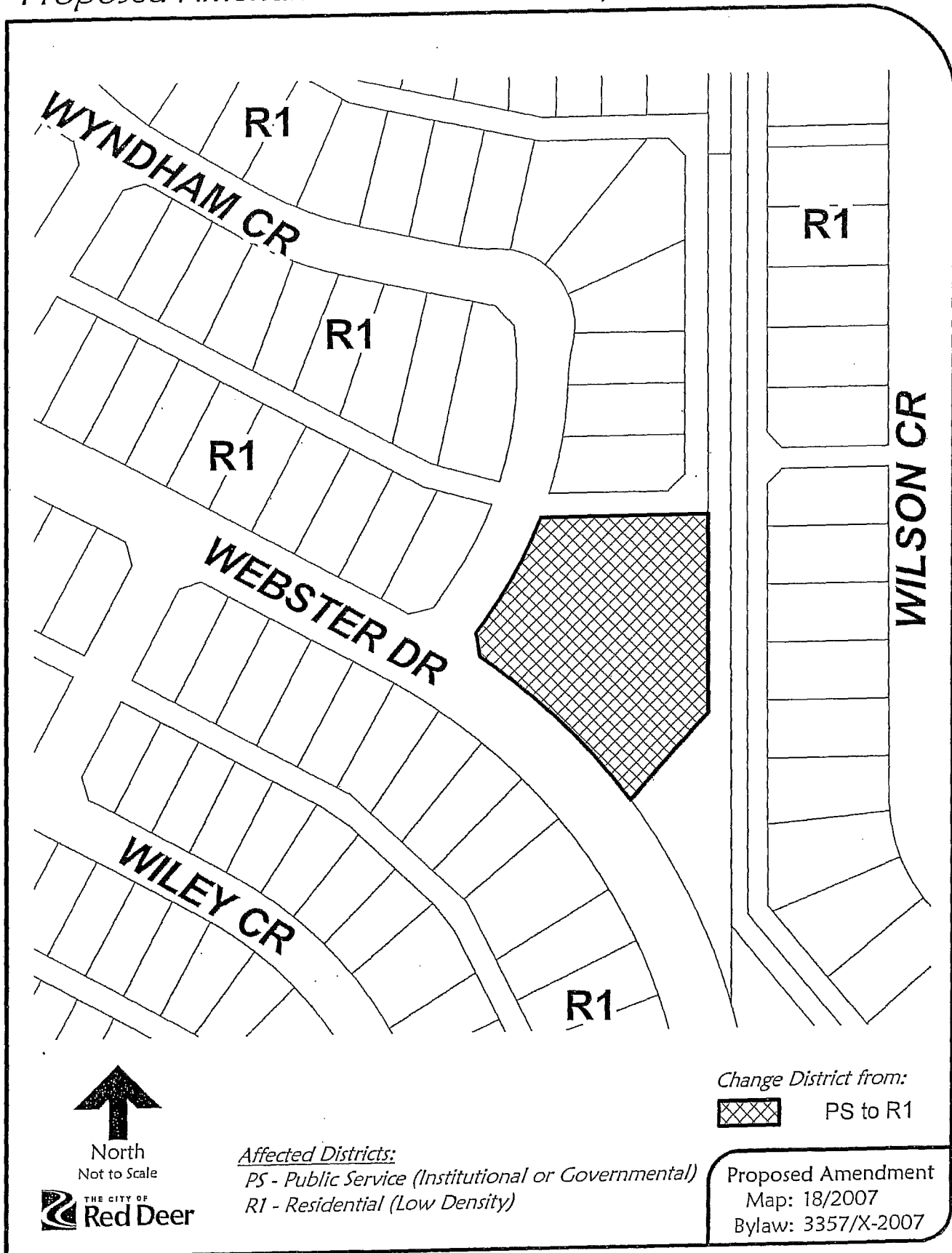
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006





FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

October 10, 2007

Attn: Mr. Gary Grelish
Trademark West Park Inc.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Sir:

**Re: Land Use Bylaw Amendment 3357/X-2007
Rezoning of Place of Worship Site
Trademark Properties Inc.**

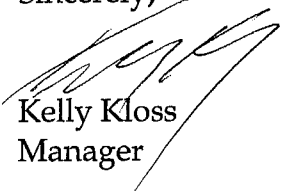
At the Council Meeting on Monday, October 9, 2007, Council with respect to Land Use Bylaw Amendment 3357/X-2007. Following the Public Hearing, Land Use Bylaw Amendment 3357/X-2007 was given second reading.

Council then tabled third reading of the bylaw to the November 5, 2007 Council meeting to determine if it is feasible for local residents to purchase all or a portion of the site for use as a park. The purchase process would be done by way of a local improvement bylaw.

This department will contact you with the approximate time that this matter will appear on the November 5, 2007 Council Agenda.

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

Sincerely,


Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

BYLAW NO. 3357/X-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Land Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of September 2007.

READ A SECOND TIME IN OPEN COUNCIL this 9th day of October 2007.

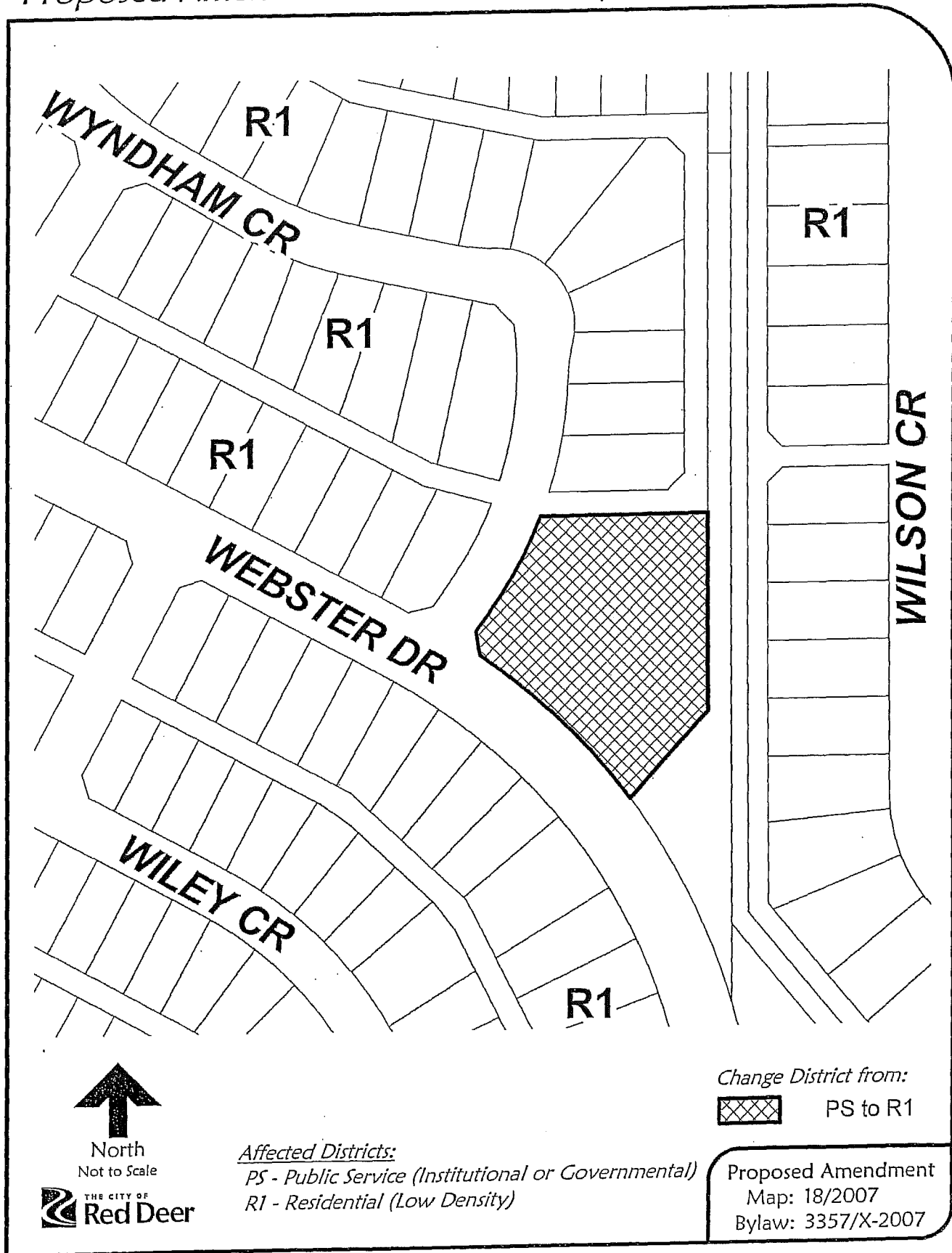
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



LEGISLATIVE & ADMINISTRATIVE SERVICES

October 9, 2007

Christine Goetz
159 Wyndham Crescent
Red Deer, AB T4N 7H1

Dear Ms. Goetz:

Re: Land Use Bylaw Amendment 3357/X-2007
Westlake Place of Worship Site
Trademark Properties Inc.

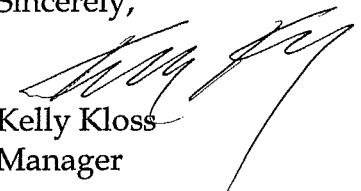
Thank you for attending the public hearing for Land Use Bylaw Amendment 3357/X-2007 that considers rezoning land for use as residential instead of a Place of Worship.

Based on your comments, Council agreed to hold off on passing the bylaw to allow you to determine if there is interest from the West Park property owners to purchase all or a portion of the site by way of a local improvement.

This item will be brought back to Council on Monday, November 5, 2007. I ask that you provide me correspondence by Monday, October 29, 2007 as to your success with a campaign to rally the residents to purchase the land.

Please contact Mrs. Lorraine Poth, City of Red Deer Financial Services Manager, at 342-8208 for further information.

Sincerely,


Kelly Kloss
Manager

c Director of Corporate Services
Financial Services Manager
Planning & Technical Services Supervisor, D. Matthews
Parkland Community Planning Services

BYLAW NO. 3357/X-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Land Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of September 2007.

READ A SECOND TIME IN OPEN COUNCIL this 9th day of October 2007.

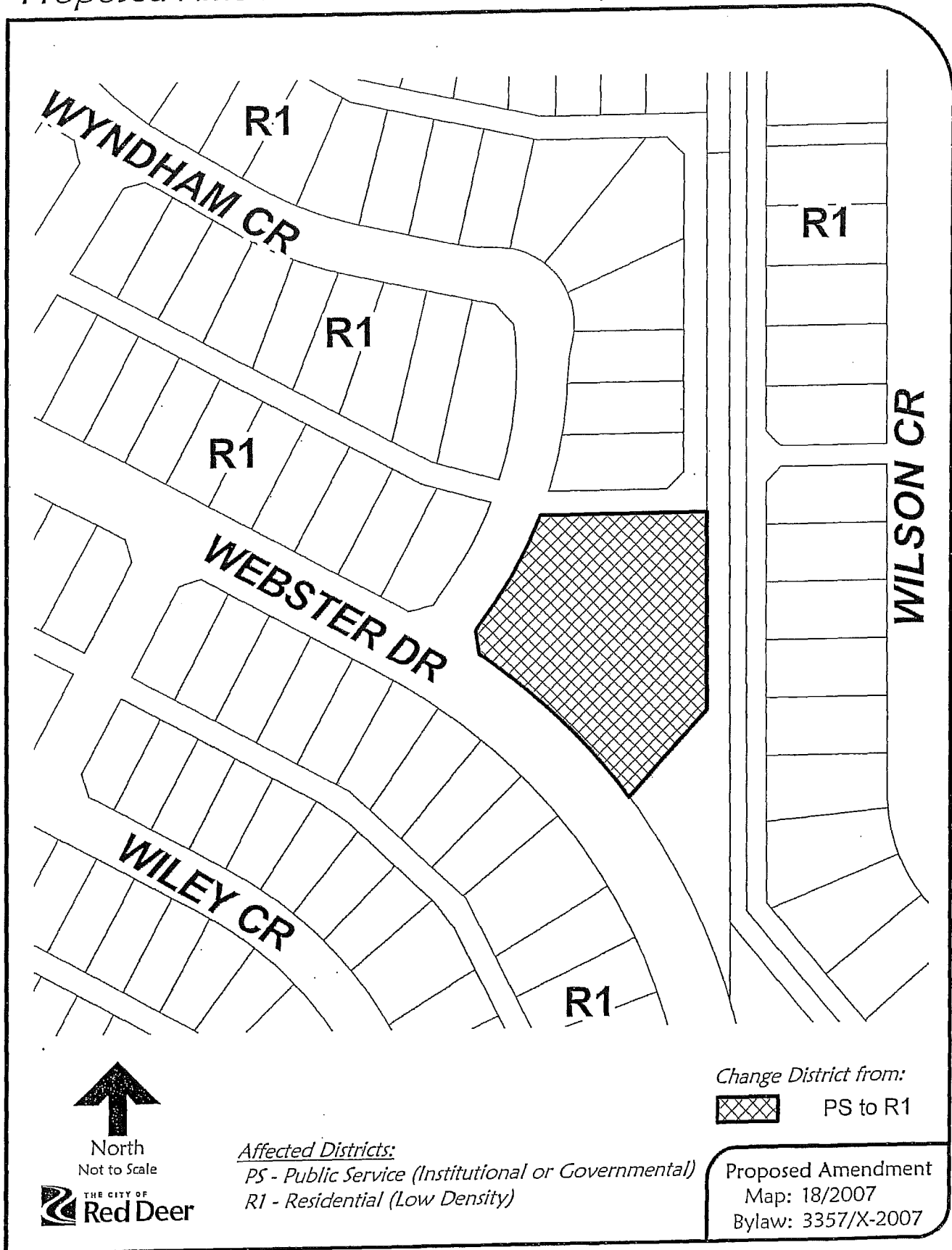
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

PS - Public Service (Institutional or Governmental)
R1 - Residential (Low Density)

Change District from:



PS to R1

Proposed Amendment

Map: 18/2007

Bylaw: 3357/X-2007

To: Kelly Kloss
Subject: FW: LUB Amendment 3357/X-2007 -- Rezoning of Westlake Place of Worship Site

FYI

Christine Kenzie, Councillor Services Coordinator
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

From: Tony Lindhout
Sent: October 02, 2007 2:45 PM
To: Craig Curtis; Morris Flewwelling
Cc: Scott Cameron; Christine Kenzie
Subject: RE: LUB Amendment 3357/X-2007 -- Rezoning of Westlake Place of Worship Site

Notwithstanding that the West Lake church (place of worship) site is correctly zoned PS Public Service District which lists a "Temporary Care Facility" (PCHAD) as a discretionary use, the West Lake NASP would require an amendment to re-allocate the church site as a social care site. If such a NASP amendment were to be approved by Council, yes the PCHAD proposal could fit the site. My gut tells me that the surrounding residents would not support such a NASP amendment. If they are not in favor of single family homes on this site, a "Temporary Care Facility" would not likely be supported either? The West Lake NASP currently identifies an undeveloped and yet un-subdivided "social care" site.

The only other designated and undeveloped "social care" sites are in the new undeveloped Timberlands and Clearview North neighbourhoods.

Not aware of any potential available sites elsewhere in the City under PS zoning that could accommodate PCHAD. Having said that, some City owned sites such as the Collicult Centre and adjoining high schools and other designated but undeveloped school sites, are zoned PS in which as stated above, lists a "Temporary Care Facility" as a discretionary use. Any move to consider/incorporate a PCHAD type of development into any of these areas should include a significant public consultation process.

A "Temporary Care Facility" is also listed as a discretionary use in the downtown C1 and C1A Commercial Districts therefore, any site within these districts could be the subject of a development permit application for a "Temporary Care Facility".

Hope this helps.

Tony Lindhout, ACP, MCIP
City Planning Manager
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Phone: 403.343.3394
Fax: 403.346.1570
Email: tony.lindhout@pcps.ab.ca

From: Christine Kenzie

Sent: October 02, 2007 1:39 PM

To: Tony Lindhout

Cc: Scott Cameron

Subject: LUB Amendment 3357/X-2007 -- Rezoning of Westlake Place of Worship Site

Craig & Morris have asked for some background information regarding the Place of Worship Site that is being rezoned in Westlake - coming back for Public hearing on October 9th. They want to know if this site could be used for PCHAD housing (i.e. Temporary Care Facility - similar to one on Overdown Drive).

They also would like to know if there are any other sites within The City of Red Deer that would be suitable for the PCHAD Housing.

This is just to be provided as background information --- not to be included on the October 9th Council Agenda.

Call if you have any questions. Thanks.

Christine Kenzie, Councillor Services Coordinator

Legislative & Administrative Services

City of Red Deer

403.342.8201

christine.kenzie@reddeer.ca

Christine Kenzie

To: Kelly Kloss
Subject: FW: LUB Amendment 3357/X-2007 -- Rezoning of Westlake Place of Worship Site

These comments were not forwarded to Craig or Morris -- Tony forwarded his comments directly to Craig & Moris as you will see from the email I forwarded.

Christine Kenzie, Councillor Services Coordinator
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

From: Scott Cameron
Sent: October 02, 2007 2:42 PM
To: Christine Kenzie; Tony Lindhout
Cc: Wendy Klassen; Colleen Jensen
Subject: RE: LUB Amendment 3357/X-2007 -- Rezoning of Westlake Place of Worship Site

Hi Christine -

While I had an initial conversation with Alvin Schellenberg about this property in Westlake, we are not far enough in our discussions with the Alberta government ministries that would need to be involved with the development of a purpose built facility. I hate to see any social care/place of worship sites re-zoned away from that purpose but the six month advertising time period just doesn't provide enough time for groups to mobilize (especially when capital resources and funding contracts would need to be established). Unless The City is prepared to buy the lots on spec and sell them back into the market if this initiative can't be pulled together, we are setting our sites on future social care lots - likely in Clearview North or Timberlands (expected to be on the market next spring).

Scott Cameron, Manager
Social Planning Department
The City of Red Deer

Phone: (403) 342-8101
E-mail: scott.cameron@reddeer.ca

From: Christine Kenzie
Sent: October 02, 2007 1:39 PM
To: Tony Lindhout
Cc: Scott Cameron
Subject: LUB Amendment 3357/X-2007 -- Rezoning of Westlake Place of Worship Site

Craig & Morris have asked for some background information regarding the Place of Worship Site that is being rezoned in Westlake - coming back for Public hearing on October 9th. They want to know if this site could be used for PCHAD housing (i.e. Temporary Care Facility - similar to one on Overdown Drive).

They also would like to know if there are any other sites within The City of Red Deer that would be suitable for the PCHAD Housing.

This is just to be provided as background information --- not to be included on the October 9th Council Agenda.

Call if you have any questions. Thanks.

Christine Kenzie, Councillor Services Coordinator
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

LUB 3357/X-2007
Westlake Place of Worship Site

DESCRIPTION: Rezoning of existing Place of Worship site from PS Public Service District to R1 Low Density Residential to create 6 detached dwelling residential lots.

FIRST READING: September 21, 2007

FIRST PUBLICATION: September 28, 2007

SECOND PUBLICATION: September 28, 2007

PUBLIC HEARING & SECOND READING: October 9, 2007

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: Trademark Properties.

ACTUAL COST OF ADVERTISING:

\$ 345.60 X 2 **TOTAL:** \$ 691.20

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ 691.20

INVOICE NO.: 209248

BATCH NO.: 873080

(Advertising Revenue to 180.5901)

Municipal Planning Commission Approvals

On September 24, 2007, the Municipal Planning Commission issued approval of the following applications:

Discretionary Use:

Bower

1. Arndt Thelric Architects – a 67 m² (12' x 60'), temporary building for office use, at 2965 Bremner Avenue.

Permitted Use:

Riverside (Light)

2. Richards Consulting Ltd., on behalf of Metalstrip & Coating Ltd. – for an 853.8 m² addition to an existing industrial building located at 4617 – 63 Street.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. October 15, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

Development Officer Approvals

On September 26, 2007, the Development Officer issued approval for the following applications:

Deerpark

1. M. Lakusta – a 1.09 metre rear yard to a proposed detached garage to be located at 371 Duston Street.

Johnstone Park

2. Carolina Homes Inc. – 65.8 m² site coverage to a proposed single family dwelling to be located at 14 Johns Street.
3. Carolina Homes Inc. – 65.8 m² site coverage to a proposed single family dwelling to be located at 50 Joice Close.
4. Carolina Homes Inc. – a 1.22 metre side yard to a proposed cantilever to be located at 62 Joice Close.

Lancaster

5. Snell & Ostlund Surveys Ltd. – a 3.13 metre rear yard to an existing detached garage located at 155 Lanterman Close.

West Park

6. Duhamel Manning Feehan Warrender Glass – a 7 metre side yard to an existing detached garage located at 45 Welliver Street.

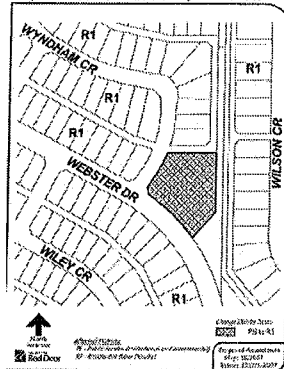
You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. October 12, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

WESTLAKE (WEST PARK EXTENSION) NEIGHBOURHOOD

Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357X-2007, which provides for the rezoning of 0.4 hectares (0.99 acres) of the place of worship site within the West Park Extension (Westlake) neighbourhood (Portion of NE ¼ Sec. 7-38-27-4). The site will be rezoned from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

Proposed Amendment to Land Use Bylaw 3357/2006



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Tuesday, October 9, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, October 2, 2007. Otherwise, you may submit your letter or petition at the Council meeting 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. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

SEPT 28, 2007
ADVOCATE CITY PAGE

www.reddeer.ca

ELECTION 2007

Your City. Your Choice.

2007 General Election IMPORTANT ELECTION INFORMATION

Important Election Information was delivered to each residential address in the city of Red Deer beginning September 20. Did you receive your brochure? Contact

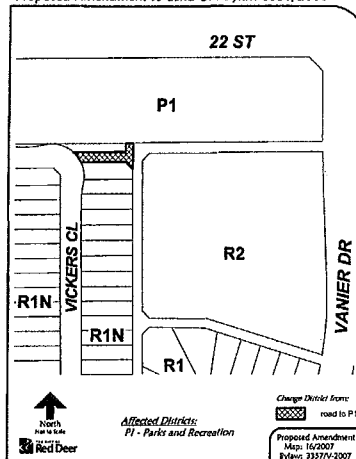
www.reddeer.ca/election
or call 342-8132
if your household was missed.

WESTLAKE (WEST PARK EXTENSION) NEIGHBOURHOOD

Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/X-2007, which provides for the rezoning of 0.4 hectares (0.99 acres) of the place of worship site within the West Park Extension (Westlake) neighbourhood (Portion of NE 1/4 Sec. 7-38-27-4). The site will be rezoned from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

Proposed Amendment to Land Use Bylaw 3357/2006



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Tuesday, October 9, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, October 2, 2007. Otherwise, you may submit your letter or petition at the Council meeting 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. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

ELECTION 2007

Your City. Your Choice.

www.reddeer.ca/election

Municipal Planning Commission Approvals

On September 17, 2007 the Municipal Planning Commission issued approval of the following applications:

Permitted Uses:

Northlands

1. Highlight Construction Inc. - A 30 metre telecommunication tower to be located at 8195 - 45 Avenue.

Anders

2. Scotty Klinger - A relaxation to the maximum height of a detached garage to be located at 26 Abraham Close.
3. Jason & Donna Sawyer - A relaxation to the maximum height and the minimum rear yard of a detached garage to be located at 31 Agnew Close.

Riverside Meadows

4. Tammi Palmer - A single family dwelling to be located at 5902 - 57 Avenue.

Discretionary Use:

Anders

1. Ridge Enterprises Ltd. - A commercial entertainment, entertainment business to be located at 110, 5301 43 Street.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. October 9, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

Development Officer Approvals

On September 19, 2007, the Development Officer issued approval for the following applications:

Inglewood

1. A. Murray - a 5 metre rear yard to a proposed detached garage to be located at 28 Ing Close.
2. C. Jorgensen - a 4.26 metre left and 11.3 metre right rear yard to a proposed detached garage to be located at 20 Ives Crescent.

Lancaster

3. Laebon Developments Ltd. - a 2.92 metre rear yard and a 7.32 metre width to a proposed detached garage to be located at 522 Lancaster Drive.
4. Laebon Developments Ltd. - a 2.75 metre rear yard and a 7.32 metre width to a proposed detached garage to be located at 10 Lawson Close.

Normandeau

5. Beta Surveys Ltd. - a 2.75 metre rear yard to an existing detached garage located at 40 Norby Crescent.

Oriole Park

6. Serge's Framing Ltd. - 22.3 m² floor areas and a 2.89 metre left rear yard to a proposed detached duplex garage to be located at 6174 & 6176 Orr Drive.

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. October 5, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

URGENT! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE

Ph: (403) 314-4343 Fax: (403) 342-4051

INSERT DATE: **FRIDAY, SEPT. 21**

AD SIZE: **4x212**

AD CODE: **29606cny121**

OK as is
OK with
corrections
Approved by:

Christine Kenzie

From: Martin Kvapil
Sent: September 13, 2007 8:12 AM
To: Christine Kenzie
Subject: RE: LUB 3357/X-2007 - Legal Description

Portion of NE ¼ Sec. 7-38-27-4

Martin

From: Christine Kenzie
Sent: September 12, 2007 4:35 PM
To: Martin Kvapil
Subject: LUB 3357/X-2007 - Legal Description

Do you have the legal description for the Place of Worship Site being rezoned.

Need to put this info in the ad.

Thanks.

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

WESTLAKE (WEST PARK EXTENSION) NEIGHBOURHOOD
Land Use Bylaw Amendment

City Council proposes to pass **Land Use Bylaw Amendment 3357/X-2007**, which provides for the rezoning of 0.4 hectares (0.99 acres) of the place of worship site within the West Park Extension (Westlake) neighbourhood (Portion of NE ¼ Sec. 7-38-27-4). The site will be rezoned from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, October 9, 2007** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, October 2, 2007**. Otherwise, you may submit your letter or petition at the Council meeting 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. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: September 21, 2007 and September 28, 2007)

September 19, 2007

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

«Owner_Address_3»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/X-2007
Westlake Place of Worship Site**

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

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3357/X-2007**, which allows for the rezoning of 0.4 hectares (0.99 acres) of the place of worship site within the West Park Extension (Westlake) neighbourhood. The site will be rezoned from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, during regular office hours. For more details contact the city planners at Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, October 9, 2007** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, October 2, 2007**. Otherwise, you may submit your letter or petition at the Council meeting 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. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

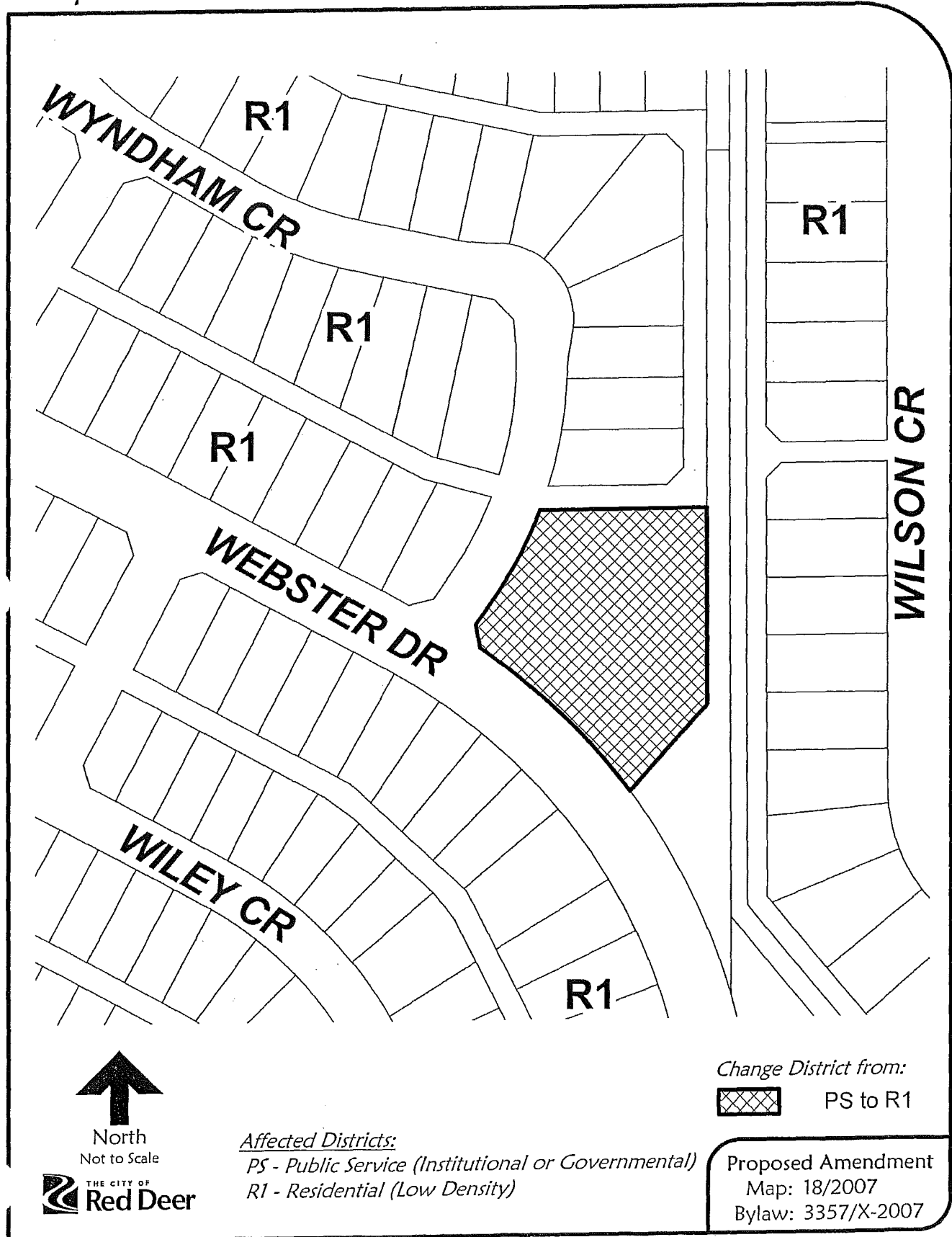


Kelly Kloss

Manager, Legislative & Administrative Services

Enclosure

Proposed Amendment to Land Use Bylaw 3357/2006



Prime Owner Name	Owner Address 1	Owner Address 2
ANDREW P & CARLA J POTTS	7 WYNDHAM CRES	RED DEER, AB T4N 7H1
MICHAEL JOHN & CHRISTINE GOETZ	159 WYNDHAM CRES	RED DEER, AB T4R 3H3
BRENT M & CHRISTINE A SQUIRE	11 WYNDHAM CRES	RED DEER, AB T4N 7H1
BRUCE J HOLLAND	153 WILSON CRES	RED DEER, AB T4N 5V6
GORDON RALPH & PHYLLIS MARY DIKS	149 WILSON CRES	RED DEER, AB T4N 5V6
DIANNE FOWLER	145 WILSON CRES	RED DEER, AB T4N 5V6
THOMAS TEICHROEB	141 WILSON CRES	RED DEER, AB T4N 5V6
RONALD W & VIRGINIA BOHME	137 WILSON CRES	RED DEER, AB T4N 5V6
ROBERT ROSS & SHELLEY ANNE BAILIE	133 WILSON CRESCENT	RED DEER, AB T4N 5V6
DONALD J. & DIANE L. CLARK	129 WILSON CRESCENT	RED DEER, AB T4N 5V6
BARBARA ANNE ROWLAND	125 WILSON CRES	RED DEER, AB T4N 5V6
GREG MONROE & MARY CARLYLE	121 WILSON CRESCENT	RED DEER, AB T4N 5V6
CAROL JOHNSON	91 WEBSTER DRIVE	RED DEER, AB T4N 7G4
DALLAS JAMES & LANA DAWN MARCHAND	87 WEBSTER DR	RED DEER, AB T4N 7G4
KYMBERLY FUDGE	83 WEBSTER DR	RED DEER, AB T4N 7G4
DARCY JAMES HOFER	79 WEBSTER DR	RED DEER, AB T4N 7G4
PERMAL GOUNDEN & SHIVANI & MELVIN GOUND	88 WHITERAM CLOSE NE	CALGARY, AB T1Y 5X8
KELLY W & TERRY LYNN RICHARDSON	71 WEBSTER DRIVE	RED DEER, AB T4N 7G4
DIAMOND KEY DEVELOPMENTS LTD	4605A 63 ST	RED DEER, AB T4N 7A6
RALPH WALTER & JEAN OLSON & KIM JEAN & RC C/O	150 WEBSTER DR	RED DEER, AB T4N 1E3

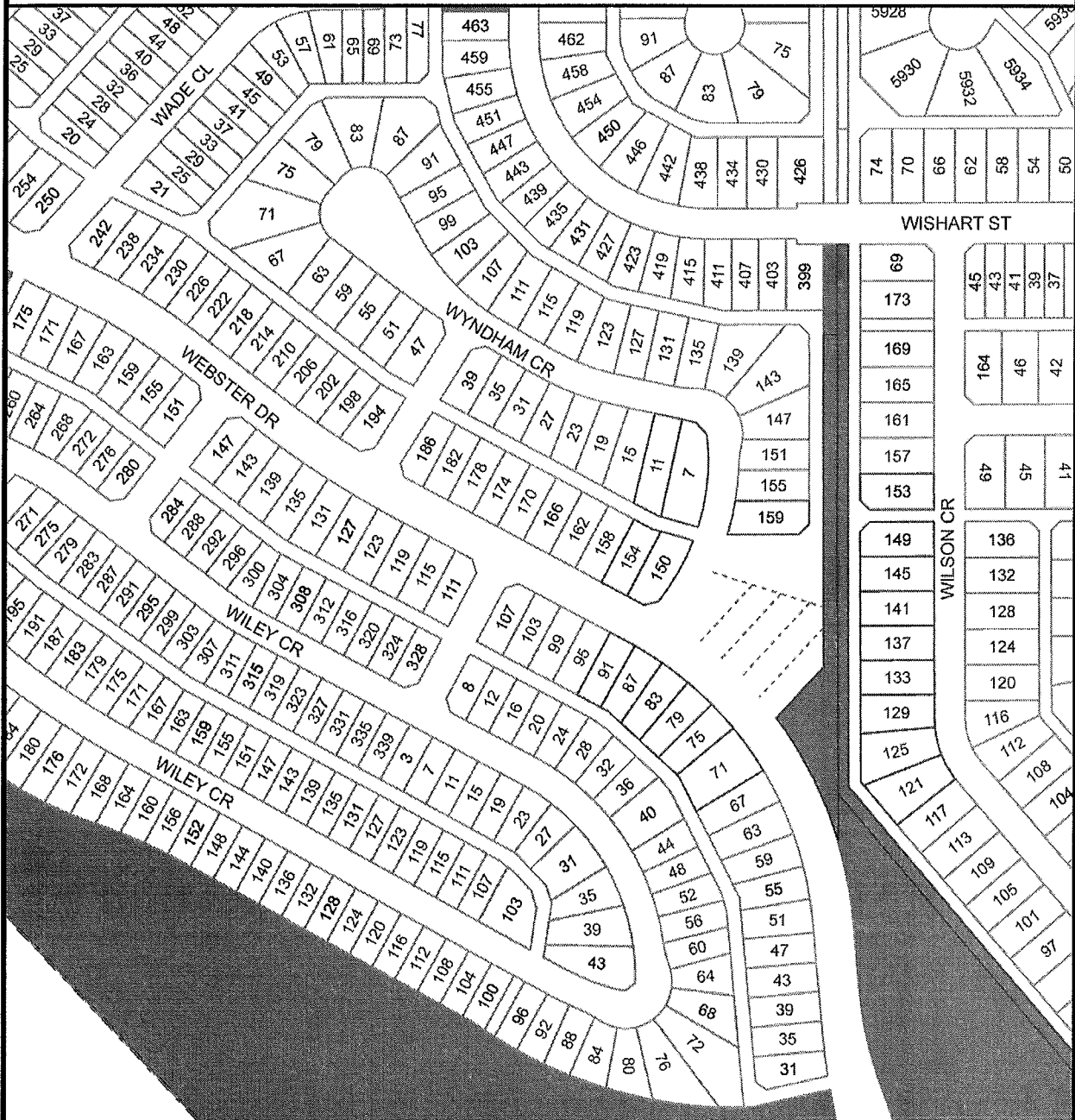
DCS
#611983





THE CITY OF
Red Deer

LUB 3357 X 2007



2007/09/13
Scale 1 : 3212.58775966695

The City of Red Deer does not guarantee
the accuracy of the information.
Data to be used as information only.

Copyright © 2007 The City of Red Deer



Council Decision – September 10, 2007

Legislative & Administrative Services

DATE: September 11, 2007
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/X-2007
Westlake Place of Worship Site
Trademark Properties Inc.

Reference Report:

Parkland Community Planning Services, dated September 4, 2007

Bylaw Readings:

Land Use Bylaw Amendment 3357/X-2007 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Tuesday, October 9, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3357/X-2007 provides for the rezoning of 0.4 ha (0.99 ac), the existing Place of Worship Site within the West Park Extension (Westlake) neighbourhood from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots. This office will now proceed with the advertising for a Public Hearing. Trademark Properties Inc. will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

/chk
/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
LAS Admin. Assistant

BYLAW NO. 3357/X-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Land Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of September 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

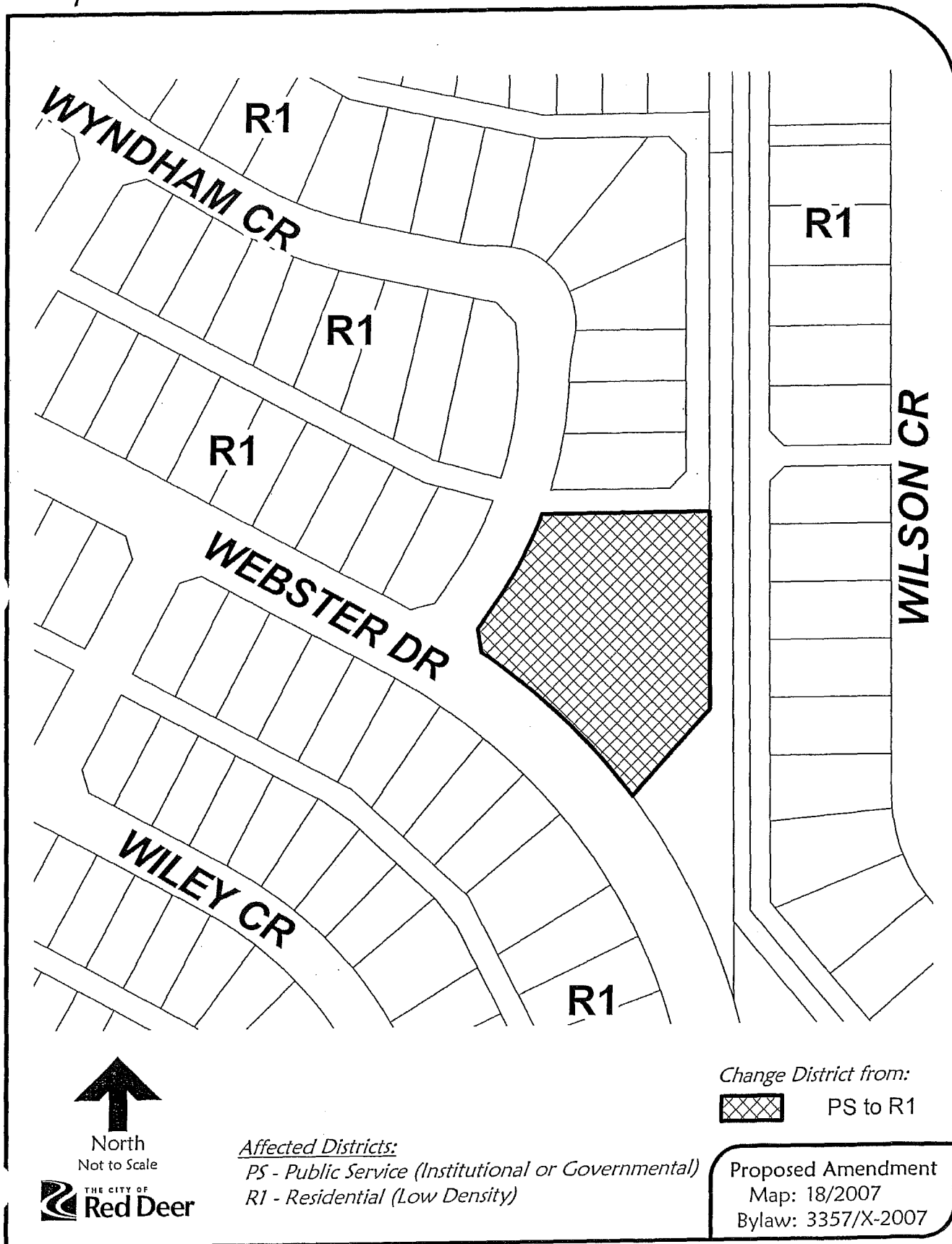
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006





LEGISLATIVE & ADMINISTRATIVE SERVICES

September 11, 2007

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark West Park Inc.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Re: *Land Use Bylaw Amendment 3357/X-2007*
Rezoning of Westlake Place of Worship Site
West Park Extension (Westlake) Neighbourhood

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/X-2007* at the City of Red Deer's Council meeting held Monday, September 10, 2007. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/X-2007 provides for the rezoning of 0.4 ha (0.99 ac), the existing Place of Worship Site within the West Park Extension (Westlake) neighbourhood from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public hearing to be held on Tuesday, October 9, 2007 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Wednesday, September 19, 2007.

...2/

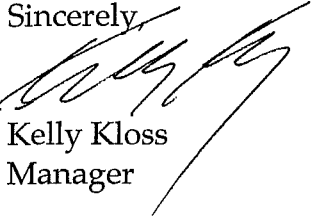
Trademark West Park Inc.

September 11, 2007

Page 2

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
 LAS Admin. Assistant

BYLAW NO. 3357/X-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

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READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

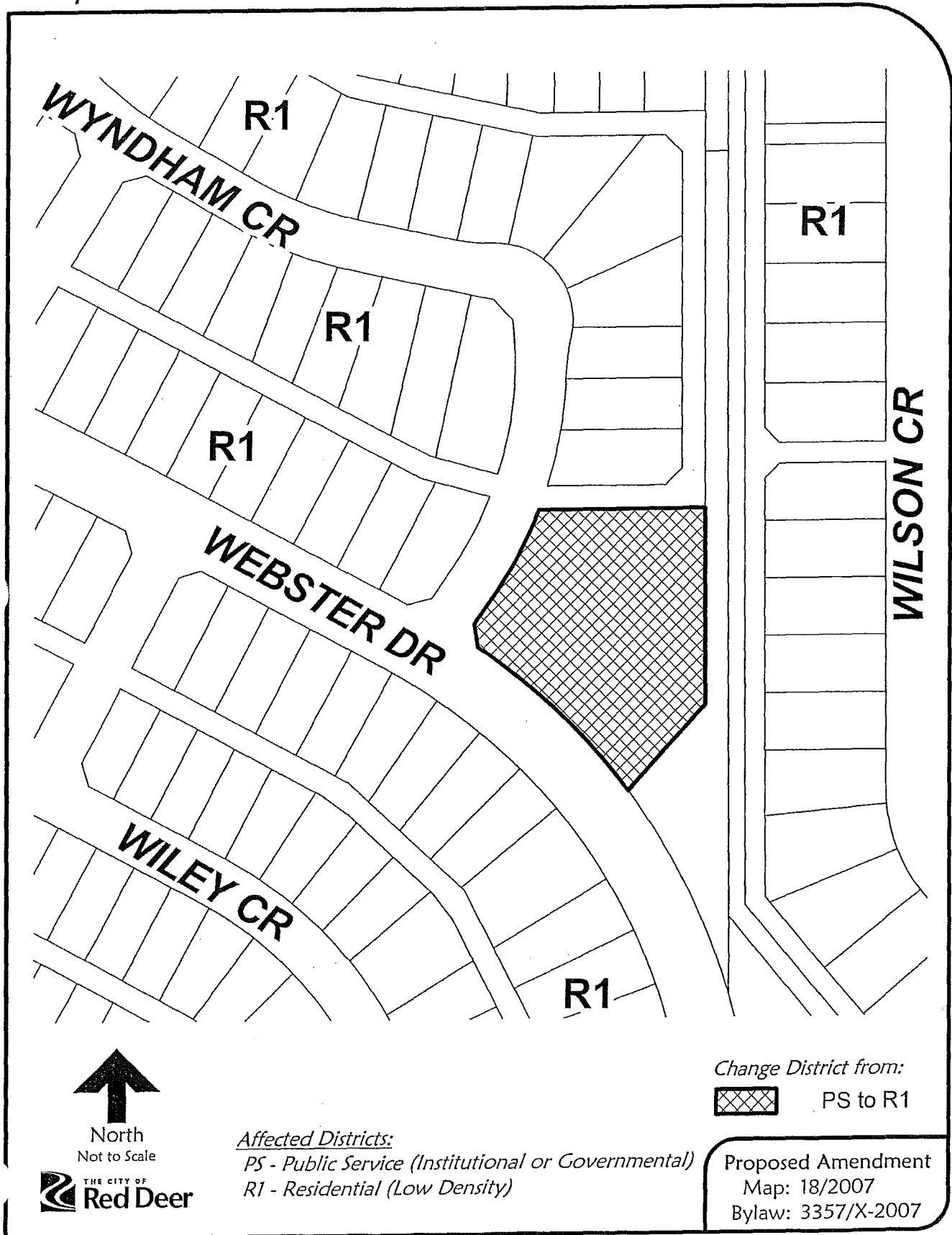
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006





A Cultural Capital of Canada

Recreation, Parks & Culture

DATE: September 26, 2007

TO: Kelly Kloss, Legislative and Administrative Services Manager

C.C: Craig Curtis, City Manager
Colleen Jensen, Community Services Director
Greg Scott, Recreation, Parks and Culture Manager
Ligong Gan, Electric, Light and Power Manager
Ron Kraft, Parks Superintendent

FROM: Kristina Getz, Culture Superintendent

SUBJECT: Rotary Citizen of the Year Clock Project

Background

In the spring of 2006, the Rotary Citizen of the Year Committee began inquiries with City officials regarding the possibility of installing a large, electric time clock in the downtown area that would add to the area's character and provide display space to honour the citizen of the year and the youth citizen of the year award recipients.

In the summer of 2006, Culture Services was charged with coordinating this project. We have worked to collect the required information and to determine a location that would work for both The City's and the Rotary Citizen of the Year Committee needs. Culture Services researched engineering and electrical specifications, estimated installation costs, possible base designs and possible locations for the clock tower. This information was forwarded to the Committee in October, 2006. In spring, 2007 we were contacted by the Committee to begin work on the project again and have worked with Steve Chow, Bearden Engineering, on behalf of this Committee, to identify a mutually agreeable location for the clock.

Discussion

The Rotary Citizen of the Year Committee would like to present the concept design for the Citizen of the Year Clock Project and request permission to locate this clock on City-owned property. This project involves the installation of a 19.5 foot iron Seth Thomas post replica electric clock on the north east corner of Ross (50th) Street and Gaetz (49th) Avenue south. Please see attached diagrams and design plans.

Please find attached a copy of the letter received from Ray McBeth, Co-Chairman of the Citizen of the Year Clock Committee of the Rotary Club of Red Deer, officially requesting approval for the installation of a clock tower in the downtown area. In this letter, Mr. McBeth indicates that the Rotary Club would like the active participation of The City and that the Rotary Club will provide the clock and footings.



A Cultural Capital of Canada

Recreation, Parks & Culture

While the letter does not actually state what the Committee is requesting The City to provide, I understand from my discussions with Jim Foster, Committee member, that they would like The City to provide funding for the project management, the electrical hook up, bulbing, sidewalk and landscaping work.

The appropriate information has been sent to affected departments for comment; and concerns or questions regarding the project are addressed as a part of the financial implications and the recommendations.

There are several issues that need to be addressed once the clock is installed. It is felt that The City's public art maintenance funding can be used for the annual cleaning and waxing, as this can be done as an add on to the current Ghost maintenance program, but it will need to be determined where the financial support for the annual electricity costs will come from. It is not felt that it is appropriate to take this from the public art maintenance funding. It would also need to be determined where mechanical maintenance would come from, as from an art maintenance perspective; the Culture Section has no expertise in this area, nor does the Section have the resources to contract such work.

The Rotary Club has verbally offered to look after the larger maintenance requirements that a mechanical clock such as this will require as it ages. This would either need to be a written agreement with the Rotary Club or The City will need to accept responsibility for this. As a street fixture, if it ceases to work, public perception will be that this is a municipal responsibility and as such we will be expected to maintain the clock in working order.

Financial Implications

The costs that The City would incur for this project would include the following:

- One-time cost of up to \$15,000 for electrical hookup and bulbing (landscaping and sidewalks). This one-time cost would be confirmed by tender as the project moves forward. This estimate is based on similar bulbing work we have done in the downtown.
- Project management and other costs of up to \$5,000.

It is recommended that these costs would be covered out of the Downtown Revitalization Fund which currently has \$160,455 available. This project would then be coordinated by Ed Morris, the Greater Downtown Coordinator as a part of the Greater Downtown Revitalization Project. He would work with a contracted project manager to ensure this project moves forward smoothly and that all engineering, utility and streetscape issues are considered and accommodated.

The Rotary Citizen of the Year Committee would like The City to assume ownership of the installed clock and be responsible for annual maintenance, electricity costs and insurance. Maintenance costs would be about \$1,000 for the first three to five years and \$3,000 after that as mechanical systems age. The electricity costs would be about \$300/year with insurance being approximately \$50.00/year.



A Cultural Capital of Canada

Recreation, Parks & Culture

The Rotary Citizen of the Year Committee would be responsible for the cost and installation of any plaques or signage they require for celebrating their award recipients.

Recommendation

That Council approve the Rotary Citizen of the Year clock project for installation on the north east corner of Ross (50th) Street and Gaetz (49th) Avenue south subject to the following conditions:

1. That the Rotary Citizen of the Year Committee will ensure the detail design plan addresses concerns related to adequate foundation for the size and weight of the clock, and possible effects of construction/installation on area utilities.
2. That the Rotary Citizen of the Year Committee will conduct a consultation with affected business owner(s) and will provide The City with a letter of support from the primary owner/operator of the Old Courthouse.
3. That the Rotary Citizen of the Year Committee provide their engineer to assist with writing specifications for the tender package or negotiated agreement.
4. That funding to undertake the installation of the foundation and related street work be taken from The City's Downtown Revitalization Fund in the amount of up to \$15,000 and a further amount of up to \$5000 from the same Fund to cover project management.
5. That funding required for the annual electricity and insurance costs be added to the 2008 base budget in the amount of up to \$500, acknowledging that this is in addition to the \$1000.00 ongoing maintenance already covered by Recreation, Parks and Culture. In the future, it must also be acknowledged that further maintenance cost will be the responsibility of The City.
6. That The City enter in to a written agreement with the Rotary Club outlining all responsibilities and funding commitments, to ensure all parties understand clearly the respective roles in carrying forward this project.

Kristina Getz
Culture Superintendent



ROTARY CLUB OF RED DEER

September 4, 2007

Attention: Kristina Getz
City of Red Deer
Culture Services
3827 - 39 Street
Red Deer, Alberta
T4N 0Y8

Dear Ms Getz:

Re: **CITIZEN OF THE YEAR TOWN CLOCK**
Ross Street and 49th Avenue

As you know, the Citizen of the Year Clock Committee, on behalf of its members including 4 Rotary Clubs of Red Deer, is proposing to develop the above clock on the street corner in front of the old courthouse.

We would appreciate the City's active participation and support in this project. We will provide the clock tower and construction of the footings.

Following completion, we will transfer ownership to the City on the terms and conditions as discussed earlier. Of course, we expect to complete appropriate documentation as required with your Administration.

Thank you for your assistance.

Yours truly,

Ray McBeth
Co-Chairman
Citizen of the Year Clock Committee

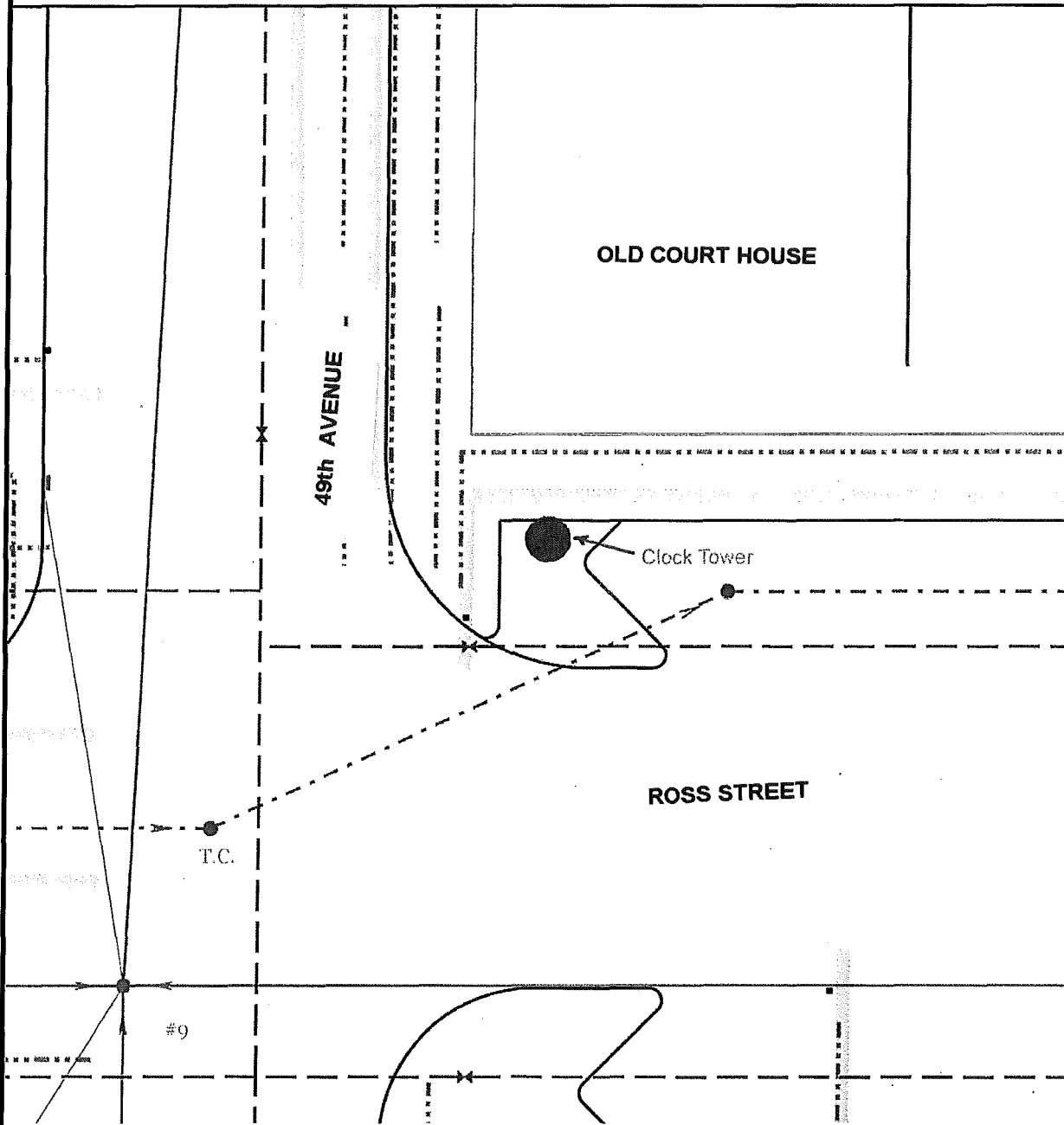
ELECTRIC TIME CO. INC.

Will custom build clocks to your specifications, for any location and in any size. Quality and craftsmanship are the hallmarks of our company. We handcraft designs as Old as Time and as Modern as Tomorrow. For over 70 years, Electric Time Company has been a master in the art of Designing Time.





Map Produced By The City of Red Deer



LEGEND

Road
Water
Sanitary
Storm
Power
Fibre
Gas
Base



Scale 1 : 250

The City of Red Deer does not guarantee the accuracy of the information. Data to be used as information only.

Alberta 1Call (1.800.242.3447) shall be contacted for locations prior to excavation.

Copyright © 2005 The City of Red Deer



LEGEND

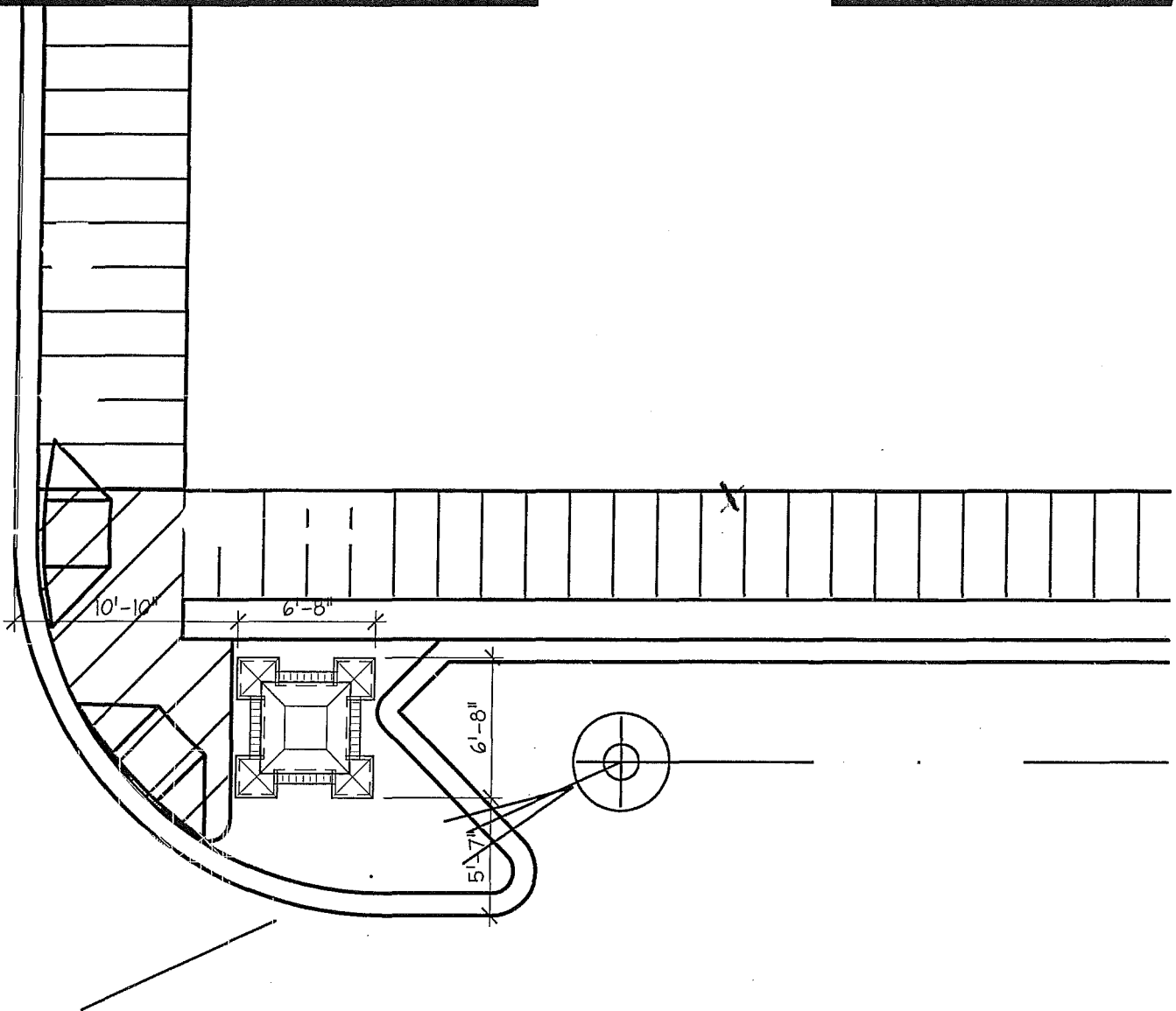
Road
Base
2004 Ortho Image

Scale 1 : 500

The City of Red Deer does not guarantee
the accuracy of the information.
Data to be used as information only.

Alberta 1Call (1.800.242.3447) shall be
contacted for locations prior to excavation.

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SITE PLAN (OPTION 1)

SCALE 1/8"=1'-0"

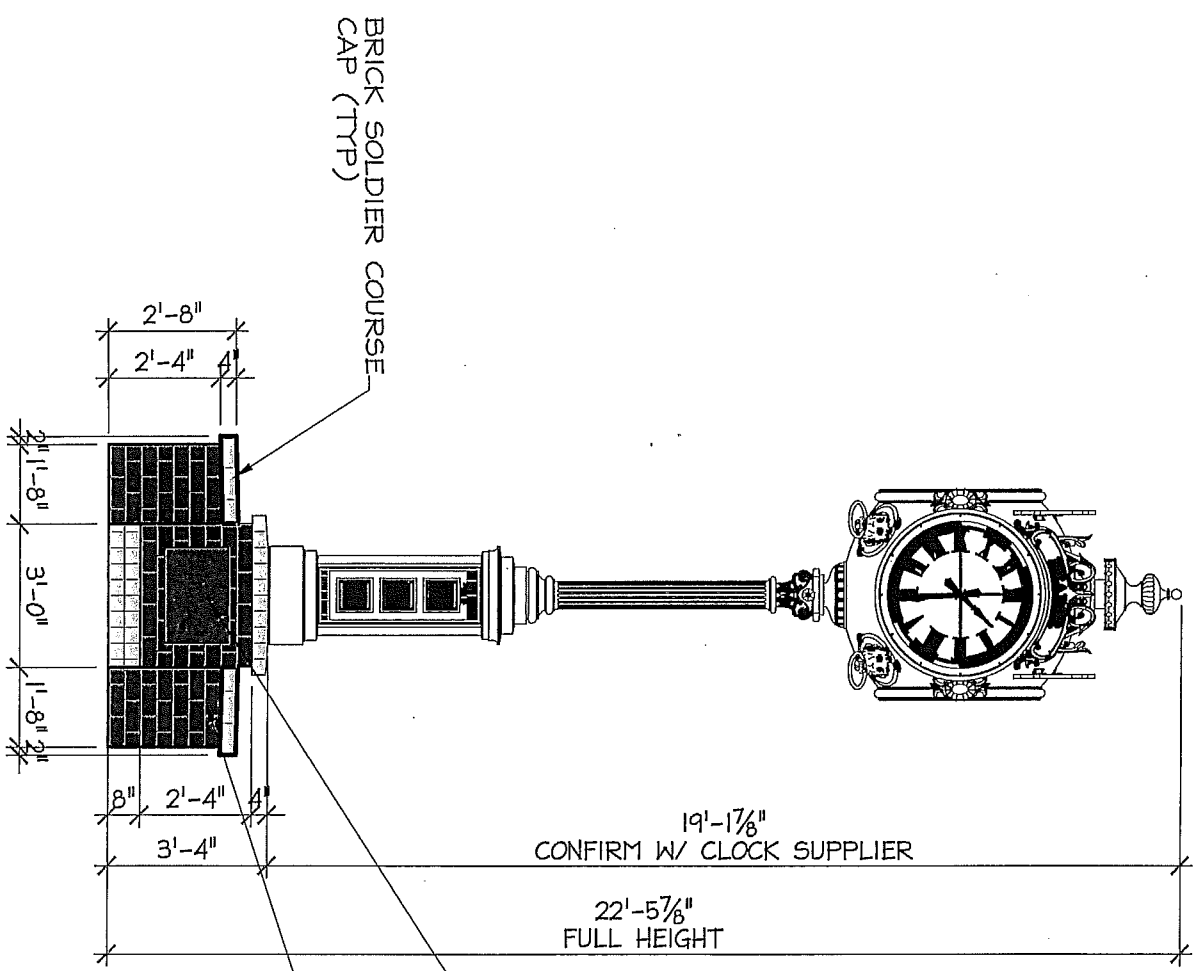
TT	SCALE 1/8"=1'-0"
CHECKED ---	REVISION A

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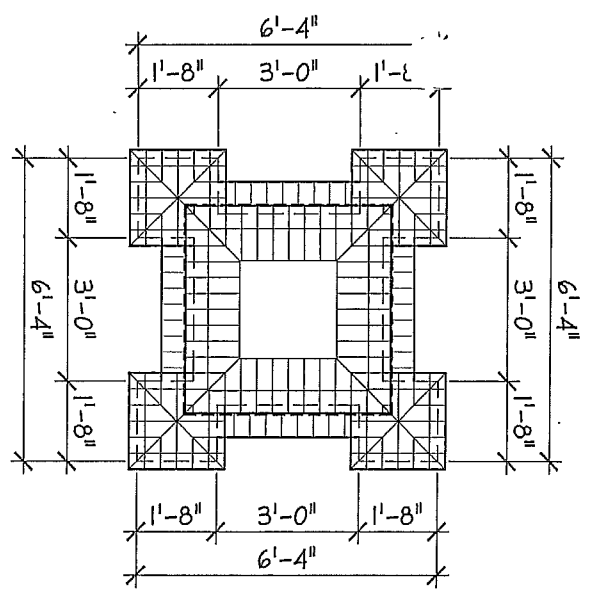


PROJECT PROPOSED CITIZEN CLOCK
LOCATION RED DEER, ALBERTA
DRAWING SITE PLAN OPTION 1

JOB NUMBER 070-044
DRAWING NUMBER SK1
OF 2



CLOCK ELEVATION
SCALE 1/4"=1'-0"



CLOCK BASE PLAN
SCALE 1/4"=1'-0"

Comments:

The clock is an excellent enhancement for the downtown and builds on the success of our recent street furniture initiative. We support the recommendations of the Culture Superintendent with the funding coming from the City's Downtown Revitalization Fund.

"Morris Flewwelling"
Mayor

"Craig Curtis "
City Manager

Christine Kenzie

From: Kelly Kloss
Sent: October 09, 2007 1:48 PM
To: Christine Kenzie
Subject: FW: Red Deer Advocate October 6, 2007 - Rotary Club Clock

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Please print copies

From: L Busby [mailto:lbusby@shaw.ca]
Sent: October 06, 2007 7:40 PM
To: cindy.jefferies@reddeer.ca
Subject: Red Deer Advocate October 6, 2007 - Rotary Club Clock

I read with great interest the above mentioned article. I cannot believe that the City would even entertain approving such an expenditure. If the Rotary Club wishes to donate a clock to commemorate the Rotary's Citizens of the Year, the Rotary Club should be responsible for all expenditures and maintenance. The clock would not benefit my family or myself in any way. We have been taxpayers in Red Deer for just under fifty years and have seen enough frivolous spending.

This is the first time I have ever felt strong enough about any expenditures to write to city counsel. I certainly will consider doing so in the future if the new, unwanted museum subject comes up. I guess I can say "enough is enough". If this was a request from a private citizen, I'm sure the matter would not even be discussed. I will look forward with great interest on Tuesday to see the outcome as it will definitely affect my vote on October 15th.

Sincerely,
L. Busby

FILE



Council Decision – October 9, 2007

Legislative & Administrative Services

DATE: October 10, 2007
TO: Kristina Getz, Culture Superintendent
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Rotary Citizen of the Year Clock Project

Reference Report:

Culture Superintendent dated September 26, 2007

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Culture Superintendent, dated September 26, 2007, re: Rotary Citizen of the Year Clock Project, hereby approves the Rotary Citizen of the Year Clock Project for installation on the north east corner of Ross (50th) Street and Gaetz (49th) Avenue south subject to the following conditions:

1. That the Rotary Citizen of the Year Committee will ensure the detail design plan addresses concerns related to adequate foundation for the size and weight of the clock, and possible effects of construction/installation on area utilities.
2. That the Rotary Citizen of the Year Committee will conduct a consultation with affected business owner(s) and will provide The City with a letter of support from the primary owner/operator of the Old Courthouse.
3. That the Rotary Citizen of the Year Committee provide their engineer to assist with writing specifications for the tender package or negotiated agreement.
4. That the installation of the foundation, related street work and project management costs be funded from The City's Downtown Revitalization Fund (approximately \$20,000).
5. That funding required for the annual electricity and insurance costs be added to the 2008 base budget in the amount of up to \$500, acknowledging that this is in addition to the \$1000 ongoing maintenance already covered by Recreation, Parks and Culture. In the future, it must also be acknowledged that further maintenance cost will be the responsibility of The City.
6. That The City enter into a written agreement with the Rotary Club outlining all responsibilities, funding commitments, and warranties to ensure all parties understand clearly the respective roles in carrying forward this project."

Council Decision – October 9, 2007
Rotary Citizen of the Year Clock Project
Page 2

Report Back to Council: No

Comments/Further Action:



Kelly Kloss
Manager

/chk/dlf
attchs.

c Colleen Jensen, Community Services Director
Greg Scott, Recreation, Parks and Culture Manager
Ligong Gan, Electric, Light and Power Manager
Ron Kraft, Parks Superintendent

LEGISLATIVE & ADMINISTRATIVE SERVICES

October 10, 2007

Mr. Ray McBeth
David Thompson Health Region Foundation
3942 - 50A Avenue
Red Deer AB T4N 4E7

Dear Mr. McBeth:

Re: Rotary Citizen of the Year Clock Project

At the Monday, October 9, 2007 Council Meeting, Council considered the request regarding the Rotary Citizen of the Year Clock Project and passed the following resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Culture Superintendent, dated September 26, 2007, re: Rotary Citizen of the Year Clock Project, hereby approves the Rotary Citizen of the Year Clock Project for installation on the north east corner of Ross (50th) Street and Gaetz (49th) Avenue south subject to the following conditions:

1. That the Rotary Citizen of the Year Committee will ensure the detail design plan addresses concerns related to adequate foundation for the size and weight of the clock, and possible effects of construction/installation on area utilities.
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.../2

Mr. R. McBeth
David Thompson Health Region Foundation
Page 2

6. That The City enter in to a written agreement with the Rotary Club outlining all responsibilities, funding commitments, and warranties to ensure all parties understand clearly the respective roles in carrying forward this project."

If you have any questions regarding the above, please contact Kristina Getz, City of Red Deer, Culture Superintendent at 309-2637.

Thank you for your commitment to Red Deer.

Sincerely,



Kelly Kloss
Manager

/attach.

c Kristina Getz, Culture Superintendent



Office of the Mayor and City Manager

DATE: October 3, 2007
TO: City Council
FROM: City Manager
SUBJECT: City Hall

Background

For a number of years, City Hall has been beyond its capacity to meet the needs of a growing community and workforce. Although City Hall has been renovated to make room for as many staff as possible, office space is also leased in three downtown buildings to accommodate two departments and a number of staff from various areas.

In 2006 The City of Red Deer initiated a plan to expand City Hall to address the immediate and long-term growth issues while continuing to meet the demands of an evolving community. The goal is to develop space to accommodate approximately 10 years of staff growth, with the ability to expand and provide for an additional 10 years of growth.

Discussion

With the magnitude of Capital Projects currently under consideration, it was decided to delay any decision to proceed to construction until it could be considered in context with other projects during the 2008 Capital Budget. The need to expand City Hall is still there but the timing of the expansion will require alteration based prioritization of other capital projects and the ability to fund those projects.

Although there is some question as to the timing of the City Hall Expansion Project, there is still need to continue with the planning of this major project. Attached is a report supported to the Senior Management Team to move to a Construction Management Project Delivery Model for the next planning phase of this project. Proceeding with this step immediately will allow the Project Manager to work with the Architect to obtain the necessary detailed costing information for the 2008 Capital Budget discussions. This decision does not provide approval for the project but will provide valuable information that will assist Council in making future decisions.

Recommendation

That Council approves incorporating a Construction Management Project Delivery Model in the Concept Design Phase for the City Hall Expansion Project.

Craig Curtis
City Manager

Date: September 24, 2007

To: Craig Curtis, City Manager

From: Bryon Jeffers, Kili Project Solutions Ltd.
Craig Webber, Principal, Group2 Architecture Engineering Ltd.

Subject: Red Deer City Hall Expansion Project - Method of Project Delivery

This information is for your consideration and presentation to the Senior Management Team.

Background:

The Red Deer City Hall Expansion Project is a project that is governed by the requirements of the Major Facilities Planning and Construction Template. We are currently in the Phase II: Planning - B) Concept Design Phase of the project and seek Senior Management Team's approval to use a Construction Management Model as we proceed through the Concept Design Phase and eventually into the Construction Phase of this project, (pending Council's future approval). The project is currently funded in the 2007 budget.

In accordance with the Major Facilities Planning and Construction Template a report was presented to the Senior Management Team (the current City Manager had not assumed his duties at this time) on January 31, 2007 outlining the various options for project delivery. The Senior Management Team supported incorporating the Construction Management Model for the delivery of this project, but a formal approval was not given at this time. This model will allow the City to work with a Construction Manager who will provide preconstruction services such as budgeting, scheduling, value analysis and constructability input on this complex project.

Currently the Design Team is exploring a number of options to deliver the project.

Discussion:

In consultation with our City Project Team, we have reviewed the various methods of project delivery for the City Hall Expansion Project. The attached report was presented to the Senior Management Team and support was given to the committee to pursue using a Construction Management Model subject to City Council approval.

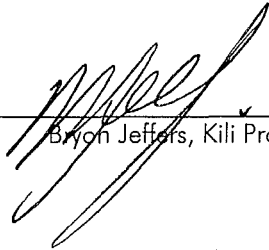
This process of approvals is in accordance with the Major Facilities Planning and Construction Template. We are now developing the concept design and require the services of a Construction Management firm to assist us as we proceed with the project. The design team believes a Construction Manager will add considerable value to the pre-design and concept design activities and will play an integral role in developing an innovative, cost effective design solution for the City Hall Expansion.

Note: Following the completion of the Concept Design Report, a presentation will be given to Council with the anticipated total project costs for Council's approval prior to proceeding with the detailed design phase as outlined in Major Facilities Planning & Construction template.

Recommendation:

We respectfully request the Senior Management Team's approval to proceed incorporating a Construction Management Project Delivery Model in the Concept Design Phase for the City Hall Expansion Project.

Respectfully Submitted,



Bryon Jeffers, Kili Project Solutions Ltd.

c

Donna Hamel



Craig Webber, Group2 Architecture Engineering Ltd.



CONSTRUCTION DELIVERY report Red Deer City Hall Expansion

January 30, 2007



CONSTRUCTION DELIVERY report

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INTEGRATED DESIGN PROCESS	4
CONSTRUCTION DELIVERY PLAN	5
CONSTRUCTION STRATEGIES	5
CONSTRUCTION SEQUENCING	6
PROJECT MANAGEMENT	7
COST CONTROL	7
SCHEDULE	7
SUSTAINABILITY	8
RECOMMENDATIONS	8

CONSTRUCTION DELIVERY report

INTRODUCTION

We are committed to provide appropriate project specific solutions that are extraordinarily responsive to the needs of the community. Group2 Architecture's team is poised to focus our collective expertise to rigorously explore all possible alternatives and opportunities throughout the project. We are dedicated to a collaborative approach that encourages and includes all stakeholders.

We have been involved in various project delivery methods with success in each process. We have included for your information a brief description of three delivery methods with their pros and cons.

DESIGN BUILD

Advantages	Disadvantages
<ul style="list-style-type: none"> Total cost commitment known in advance 	<ul style="list-style-type: none"> Emphasis upon the criteria of 'cost' in building
<ul style="list-style-type: none"> Construction may begin before drawings finalized 	<ul style="list-style-type: none"> Owner may not be involved in all cost / quality decisions
<ul style="list-style-type: none"> General contractor has full control over design and construction schedule 	<ul style="list-style-type: none"> Objective comparison of proposals is very difficult
<ul style="list-style-type: none"> Particularly suitable for standards or repetitive building 	<ul style="list-style-type: none"> Architects may not be in close communication with client and therefore unable to translate the client needs into built form

STIPULATED PRICE CONTRACT (DESIGN-TENDER-CONSTRUCT)

Advantages	Disadvantages
<ul style="list-style-type: none"> Public accountability of public funds 	<ul style="list-style-type: none"> Sequential process can contribute to a longer schedule
<ul style="list-style-type: none"> Clear roles assigned to each party 	<ul style="list-style-type: none"> Contractor unknown when construction documents are prepared
<ul style="list-style-type: none"> Thorough resolution of design prior to construction (user sign off on complete documents) 	<ul style="list-style-type: none"> Selection of contractor based on price alone
<ul style="list-style-type: none"> Competitive lump sum price before construction begins 	<ul style="list-style-type: none"> Potential to promote adversarial relationships
	<ul style="list-style-type: none"> Major cost savings potential often under utilized

CONSTRUCTION DELIVERY report

CONSTRUCTION MANAGEMENT

Advantages	Disadvantages
<ul style="list-style-type: none"> Promotes teamwork and effective communication 	<ul style="list-style-type: none"> Require careful selection of the team to ensure commitment to the team and process
<ul style="list-style-type: none"> Provides flexibility during design and construction 	<ul style="list-style-type: none"> Requires a trust in team building and the selection process
<ul style="list-style-type: none"> Effective use of joint expertise 	<ul style="list-style-type: none"> Client actively involved in decision making process and management of users
<ul style="list-style-type: none"> Construction may begin before drawings finalized 	
<ul style="list-style-type: none"> Disclosure of all sub-contract prices to the client 	
<ul style="list-style-type: none"> Sensitivity to market conditions 	
<ul style="list-style-type: none"> Fixed price contract can be established with general contractor prior to construction commencing 	

UNIQUE PROJECT REQUIREMENT

The City Hall Expansion presents some unique project requirements that will influence the selection of the most beneficial Construction Delivery Method.

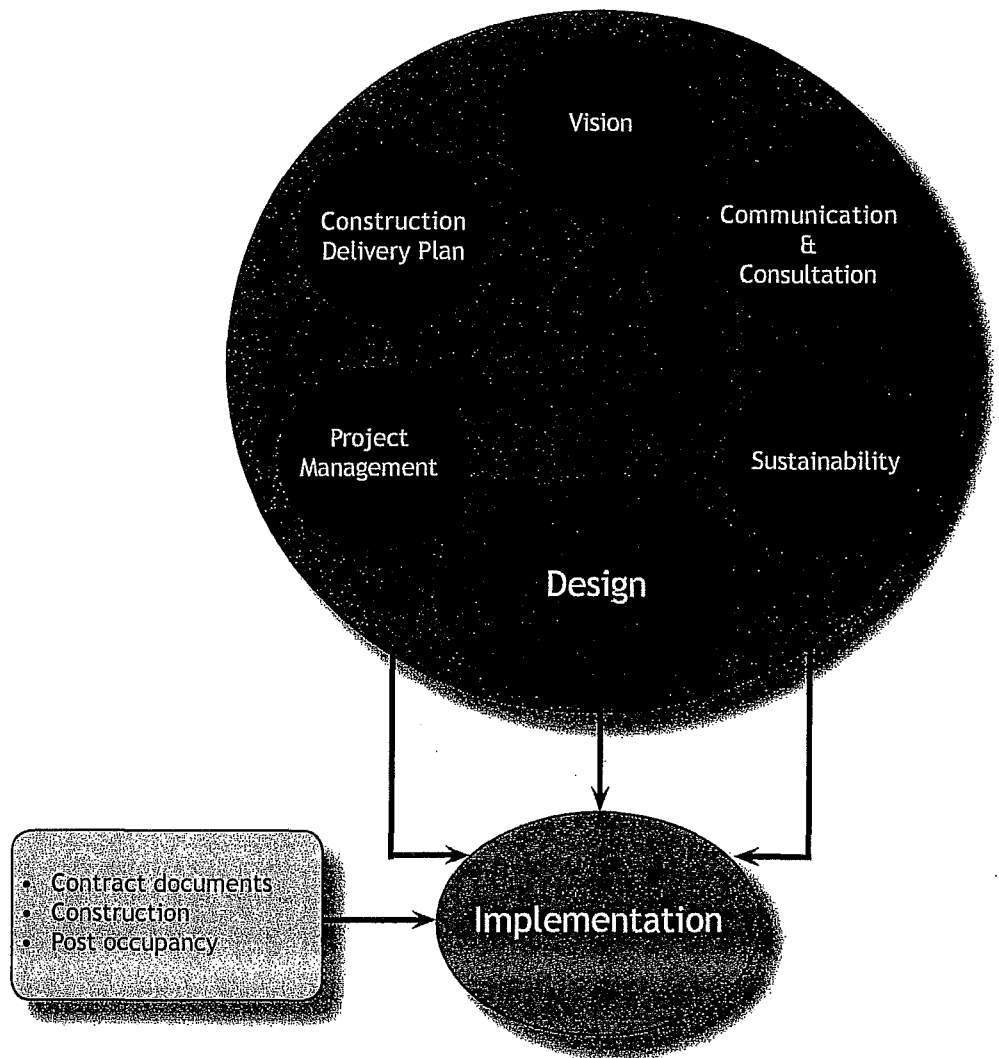
These include:

- » It is a complex addition / renovation project.
- » It will span over multiple years, phases, departments, and buildings.
- » It will affect almost every employee on the site.
- » It will be developed in a marketplace facing significant pressure from inflation and trade availability.
- » We want to minimize disrupting day to day operations.
- » We want to minimize staff moves.
- » It will be beneficial to develop additional space as quickly as possible.

As a result of these unique project requirements we have identified some key benefits to involving the contractor prior to the completion of the design and documentation process. This is consistent with our project methodology put forward in the proposal.

CONSTRUCTION DELIVERY report

INTEGRATED DESIGN PROCESS



CONSTRUCTION DELIVERY report

CONSTRUCTION DELIVERY PLAN

Our methodology called for the Construction Delivery Plan to be developed with input from the contractor. Their expertise impacts heavily on both of the key techniques:

- 1) Construction strategies
- 2) Construction sequencing

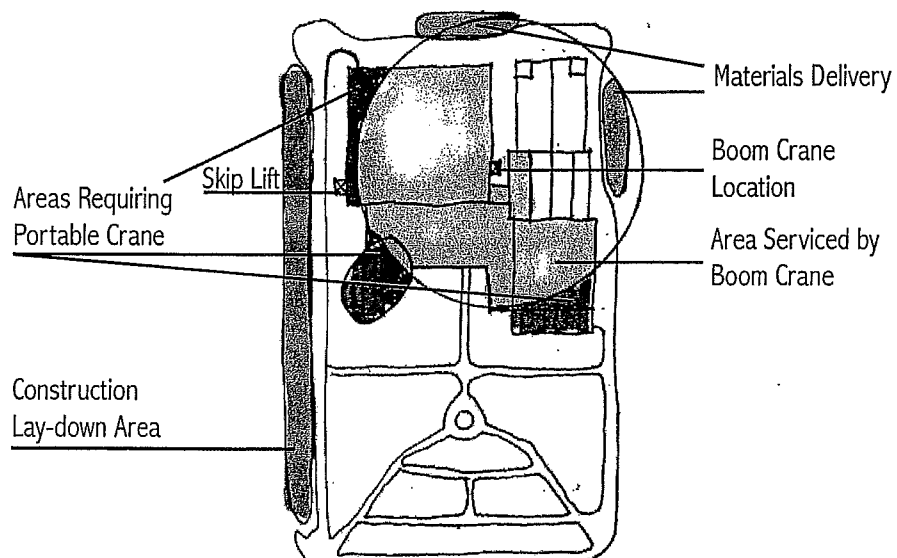
CONSTRUCTION STRATEGIES

Our experience with other similar projects has allowed us to look at the proposed expansion and understand the challenges delivering such a complicated project. Strategies can be implemented to manage each of the major challenges facing this project. These strategies are best developed with contractors with hands on experience dealing with these challenges on other projects.

Project challenges include

- » Traffic impacts
- » Materials movement
- » Locating construction offices and materials storage
- » Maintaining public entry and exiting
- » Maintaining operational mechanical systems during construction
- » Procurement of resources
- » Management Pre-tender construction activities

Our preliminary plan for dealing with all of these issues illustrated on the following sketch:



CONSTRUCTION DELIVERY report

Contractor Input would greatly benefit several key areas:

- » Traffic impacts
- » Material delivery
- » Parking and loading zones
- » Stationary boom crane procurement
- » Skip Lift location and connections
- » Portable crane evaluation (cost and availability)
- » Current mechanical penthouse relocation
- » Establishing mechanical systems and distribution routes
- » Defining trade scope of sequential tenders
- » Manage pretender construction activities (foundation upgrades, destructive testing etc.)

CONSTRUCTION SEQUENCING

Based on our architectural vision and a initial understanding of the requirements we have developed a preliminary construction sequence.

Construction start

- Framing fifth, sixth and seventh floors of City Hall
- Foundations and framing of atrium and council chambers
- Framing third floor of library

Phase one

- Complete sixth and seventh floors of City Hall
- Complete third floor of library
- Complete revised mechanical distribution

Phase two

- Complete fifth floor and basement of City Hall
- Renovations on fourth floor of City Hall
- Complete atrium and council chambers

Phase three

- Renovations on main, 2nd & 3rd floors of City Hall
- Renovations required for 2nd floor library link
- Complete +15 (pedway)

The contractor would be key to assist in the determination of the viability of Construction Sequencing Plans.

CONSTRUCTION DELIVERY report

PROJECT MANAGEMENT

The complexity of this project will require a specific management strategy to ensure its successful completion. This task was proposed to be undertaken with a key impact on the two primary areas:

- 1) Cost control
- 2) Schedule

COST CONTROL

Cost Control will be conducted as a collaborative process. While the main focus of it will be on controlling the capital costs associated with the project other areas impacting overall project cost will also be managed.

It will involve:

- » Value management workshops (including evaluation of constructability and operational impacts)
- » Cost consultant cost estimates
- » Construction manager cost estimates (benefits to dual costs plans and different type of information)
- » Cash flow projections
- » Inflationary adjustments (schedule can be much shorter with multiple tender packages)
- » Provide opportunity to risk when subtrade bids are not received (CM can do the work or re-tender scope later etc.)
- » Delivering new space as quickly as possible to reduce lease costs.
- » Evaluate operational costs

SCHEDULE

Given the inflationary pressures that exist in the current marketplace controlling the schedule will have an impact on the overall cost of the project.

Strategies that may be implemented include:

- Utilizing more than one tender package to decrease the construction time frames.
- Evaluate decanting options that may allow for a more aggressive phasing plan and reduce the impacts of inflation on the overall project.
- Conduct early investigations with the aid of the construction manager to reduce unforeseen circumstances occurring during construction.

CONSTRUCTION DELIVERY report

SUSTAINABILITY

Reaching sustainability targets is a collaborative process with the contractors undertaking much of the work related to documenting some points.

The input of the contractor during design can help fully evaluate the true costs of some strategies. Often some cost do not show up clearly but are hidden in the tender and may be marked up to market conditions.

RECOMMENDATIONS

- » Approve in principal the use of Construction Manager for this redevelopment project.
- » Approve Constructor (non agent) form of Construction Management
- » Develop and issue RFP for Construction Manager



Red Deer

Alternative Methods of Project Delivery

Red Deer City Hall
Expansion Project

Craig Webber
Karl Anne Gaume

envision > innovate > collaborate > perform

Group2

Red Deer

Outline of Content

- Introduction
- Design-Build
- Project Management
- Stipulated Sum Tender (Design - Bid - Build)
- Construction Management
 - Consultant (Agent)
 - Constructor (Non-Agent)

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Group2

Red Deer

Possible Needs

- Advice during design (constructability, phasing, cost, schedule, risk management, serviceability)
- Monitoring and control of construction costs
- Local sensitivity
- Quality based selection (firms with related experience)

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Group2

Red Deer

Design-Build

- The Design Build contractor retains the designer in response to an Owner's request for proposal outlining his needs. The Design Build Contractor assumes singular responsibility for both design and construction.

```

graph TD
  Owner[Owner] --- DB[Design Builder]
  DB --- DC[Design Consultants]
  DB --- SC[Subcontractors]
  DB --- S[Suppliers]
  
```

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Group2

Red Deer

Design Build

<p><u>Advantages</u></p> <ul style="list-style-type: none"> • Total cost commitment in advance • Construction may begin prior to drawing finalization • General Contractor controls design & construction schedule • Suitable for standard or repetitive building 	<p><u>Disadvantages</u></p> <ul style="list-style-type: none"> • Emphasis upon criteria of 'cost' in building • Owner not involved in all cost/quality decisions • Objective proposal comparison difficult • Collaboration between Client & Architect minimized, therefore Client needs may not be met in constructed form
---	--

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Group2

Red Deer

Stipulated Sum Tender

- Design - Bid - Build
- Competitive Lump Sum Tender received for completed design.

```

graph TD
  Owner[Owner] --- DC[Design Consultants]
  Owner --- GC[General Contractor]
  GC --- SC[Subcontractors]
  GC --- S[Suppliers]
  
```

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Group2



Stipulated Sum Tender

Advantages

- Public accountability of funds
- Clear roles assigned to each party
- Thorough resolution of design prior to construction
- Competitive lump sum bid prior to construction

Disadvantages

- Sequential process can lengthen schedule
- Unknown contractor when construction documents prepared
- Selection of contractor based on price alone
- Potentially adversarial relationships
- Major cost savings potential often underutilized

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Construction Management

- A Construction Manager works as part of the team with Owner and Designers from inception of the project to completion. In addition to directing the actual construction, the Construction Manager provides preconstruction services such as budgeting, scheduling, value analysis and constructability input.

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Agency Versus Non-Agency

Consultant Role (Agent)

- The owner, and not the Construction Manager, holds separate contracts with each subcontractor.

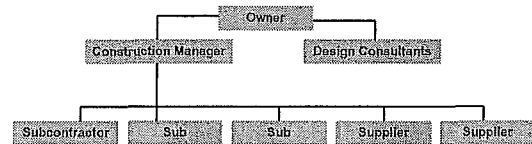
Constructor Role (Non-Agent)

- The owner assumes responsibility and administers lien funds, warranties, etc.

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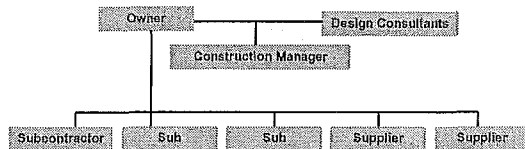
Constructor (Non-Agent) Construction Management



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Consultant (Agent) Construction Management



envisia > innovate > collaborate > perform



Construction Management

Advantages

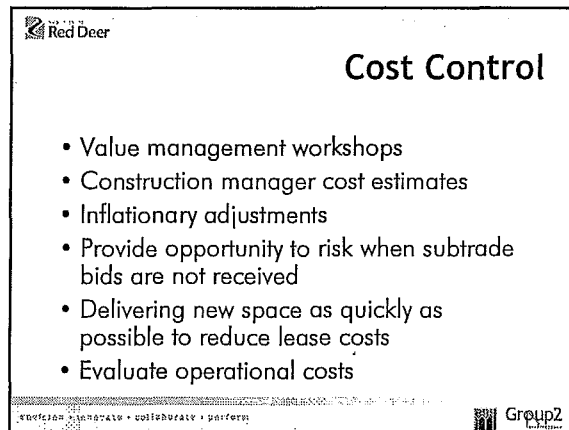
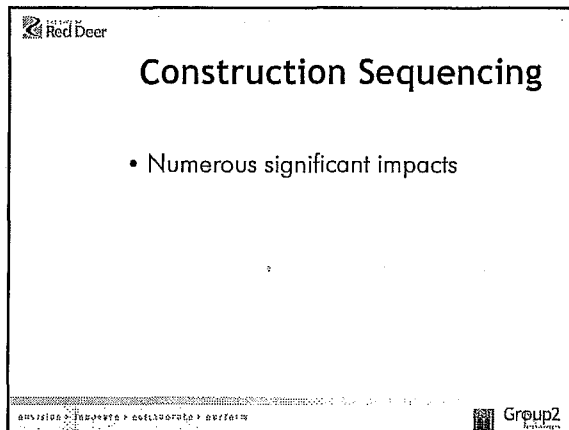
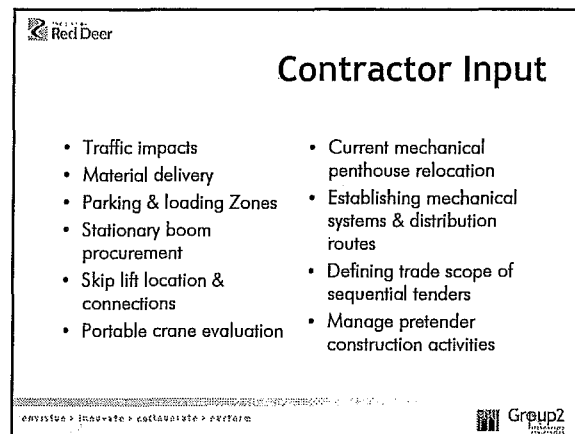
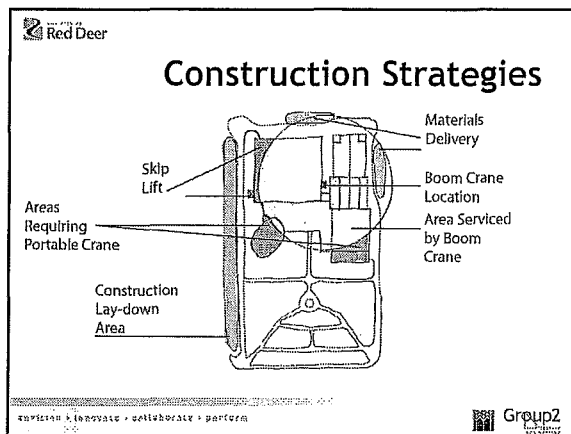
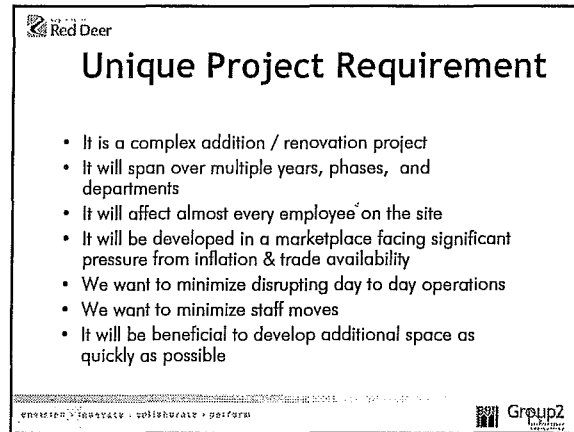
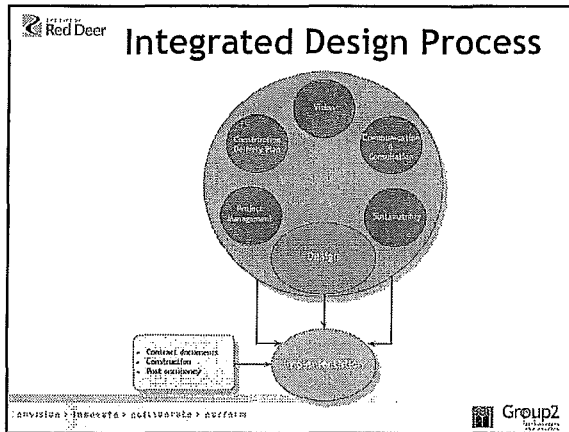
- Promotes teamwork & effective communication
- Provides flexibility during design & construction
- Collaborative expertise
- Construction start prior to drawings finalized
- Disclosure of all sub-contract prices to client
- Sensitivity to market conditions
- Fixed price contract can be established with general contractor prior to construction commencing


Disadvantages

- Requires careful selection of the team
- Requires trust in team building & selection process
- Client actively involved in decision making process and management of users


envisia > innovate > collaborate > perform







 **Schedule**


- Utilizing more than one tender package to decrease the construction time frames
- Evaluate decanting options that may allow for a more aggressive phasing plan & reduce the impacts of inflation on the overall project
- Conduct early investigations with the aid of Construction Manager to reduce unforeseen circumstances occurring during construction

 **Group2**
CONSTRUCTION MANAGEMENT


 **Sustainability**

- Collaborative Process

 **Group2**
CONSTRUCTION MANAGEMENT

 **Recommendations**

- Approve in principal the use of Construction Management for this project.
- Approve Constructor (Non-Agent) form of Construction Management.
- Develop and issue RFP for Construction Manager.

 **Group2**
CONSTRUCTION MANAGEMENT

Comments:

I support the recommendations of the City Manager.

"Morris Flewwelling"
Mayor



Council Decision – October 9, 2007

Legislative & Administrative Services

DATE: October 10, 2007

TO: Bryon Jeffers, Kili Project Solutions Ltd.
Craig Webber, Principal, Group2 Architecture Engineering Ltd.

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Red Deer City Hall Expansion Project – Method of Project Delivery

Reference Report:


Kili Project Solutions Ltd dated September 24, 2007.

City Manager dated October 3, 2007

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the City Manager, dated October 3, 2007, re: City Hall – Expansion Project – Method of Project Delivery, hereby approves incorporating a Construction Management Project Delivery Model in the Concept Design Phase for the City Hall Expansion Project."

Comments/Further Action:



Kelly Kloss
Manager

/chk/dlf
attchs.

c Director of Development Services



DATE: October 1, 2007

TO: Kelly Kloss – Legislative & Administrative Services Manager

FROM: Jennifer Smith – Bylaw Research Coordinator
Tom Warder – Engineering Services Manager

RE: Traffic Bylaw 3186/97 – Amendments

Engineering Services has submitted the following speed limit and truck route amendments to Council for consideration.

Speed Limit Revision

Engineering Services has recommended that Edgar Industrial Drive, from 1075 metres west of Johnstone Drive to 190 metres south of Edgar Industrial Crescent South, be included in the Traffic Bylaw, as shown in the attached map. The current speed limit on this road is 50 km/hr. Recently, Engineering Services completed a traffic speed study on this section of roadway, and the results of that study suggest the implementation of a posted speed limit of 60 km/hr on this road is warranted.

Annexation – Speed Limit

With the annexation of county land in the northeast corner of the City, Engineering Services recommends that 30 Avenue, from 67 Street to the River Bend Golf Course access, be included in the Traffic Bylaw, as shown in the attached map. The current speed limit on this section of roadway is 60 km/hr, and a recently completed Stantec Safety Assessment suggests that, with existing conditions, the current speed limit of 60 km/hr is advisable. Engineering Services agrees with this assessment and recommends that the posted speed limit remain at 60 km/hr and that the Traffic Bylaw be amended to reflect this.

Annexation – Truck Route

The annexation of county land in the northeast corner of the City has prompted Engineering Services to recommend that the following roadways be designated as truck routes in the Traffic Bylaw:

On
67 Street

From
30 Avenue

To
East City Limits

Remove line:

On
30 Avenue

From
67 Street

To
South City Limits

Replace with line:

On
30 Avenue

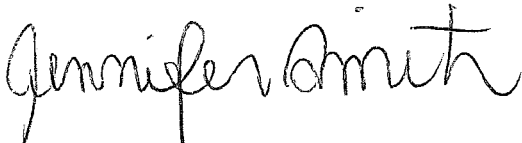
From
North City Limits

To
South City Limits

Recommendation

Engineering Services recommends that City Council amend the Traffic Bylaw as described by adopting bylaw 3186/A-2007.

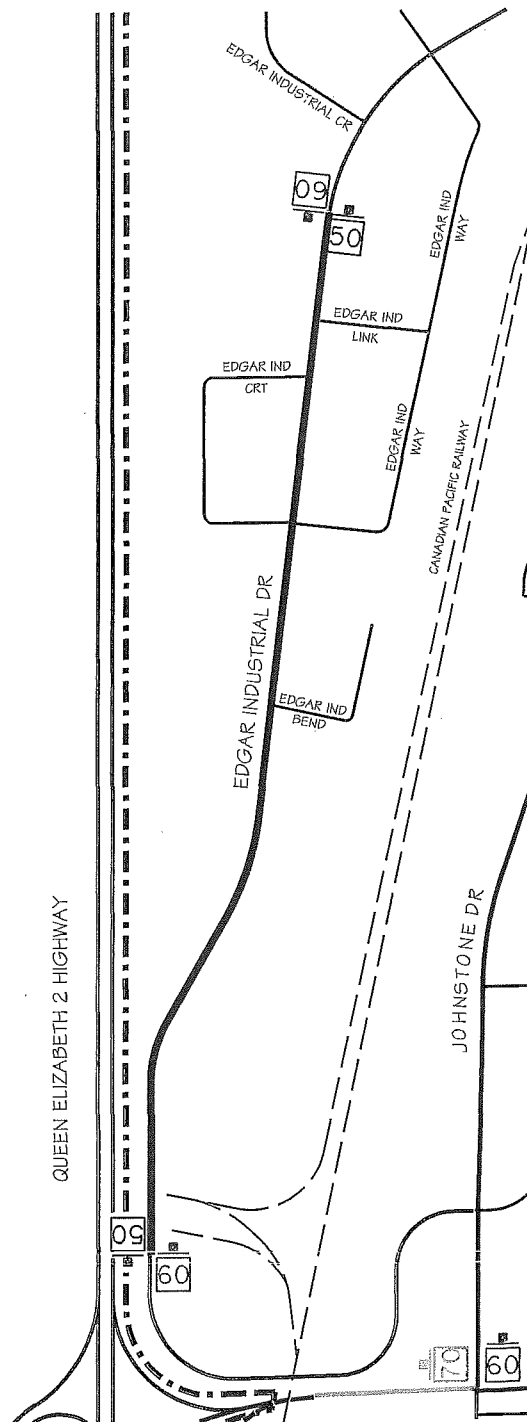
Respectfully submitted,



Jennifer Smith
Bylaw Research Coordinator

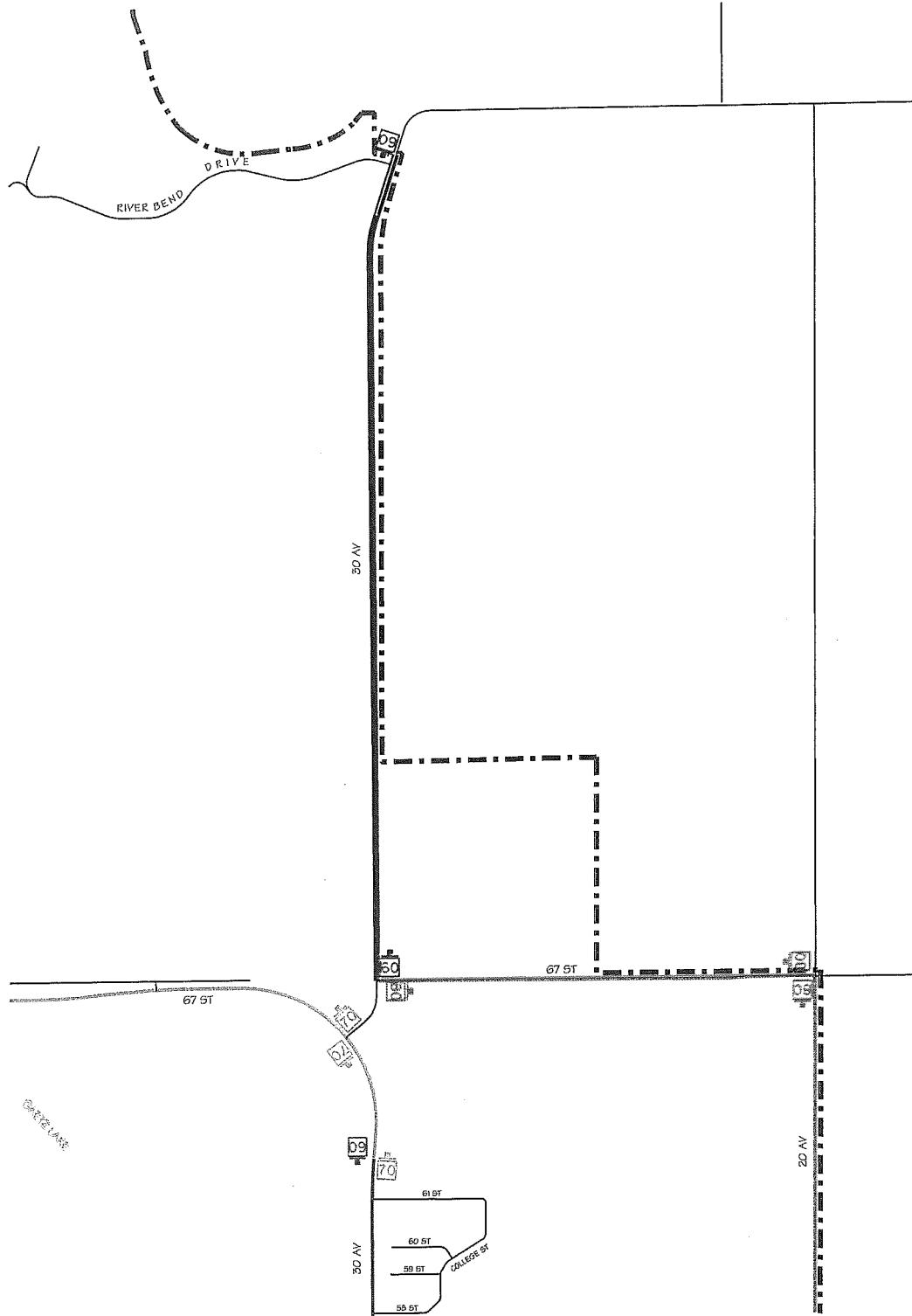


Tom Warder
Engineering Services Manager



PROPOSED SPEED LIMIT ON EDGAR INDUSTRIAL DRIVE WEST OF JOHNSTONE DRIVE.

				PREPARED BY RBH	THE CITY OF RED DEER ENGINEERING DEPARTMENT PROPOSED SPEED LIMIT CHANGES ON EDGAR INDUSTRIAL DRIVE	APPROVED BY
				DATE February/07		ENGINEER
				SCALE NTS		EXHIBIT NO.
						1 OF 1
NO.	DATE	REVISION	APP'D			



PROPOSED SPEED LIMIT ON 30 AVENUE BETWEEN 67 STREET AND NORTH CITY LIMIT.

				PREPARED BY	THE CITY OF RED DEER		APPROVED BY	
				RBH	ENGINEERING DEPARTMENT			
				DATE	PROPOSED SPEED LIMIT CHANGES ON 30 AVENUE BETWEEN 67 STREET AND NORTH CITY LIMIT		ENGINEER	
				July/07			EXHIBIT NO.	
				SCALE			1 OF 1	
				NTS				
NO.	DATE	REVISION	APP'D					

Comments:

We support the recommendations of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

FILE



Council Decision – October 9, 2007

Legislative & Administrative Services

DATE: October 10, 2007

TO: Jennifer Smith, Bylaw Research Coordinator
Tom Warder, Engineering Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Traffic Bylaw Amendment 3186/A-2007
Changes to Schedules "B" and "F"

Reference Report:

Research Coordinator and Engineering Services dated October 1, 2007

Bylaw Readings:

Traffic Bylaw Amendment 3186/A 2007 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

This office will amend the Traffic Bylaw and distribute copies in due course.

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

Kelly Kloss
Manager

/chk/dlf
attchs.

c Director of Development Services
Inspections and Licensing Manager
LAS

BYLAW NO. 3186/A-2007

Being a Bylaw to amend Bylaw No. 3186/97 The Traffic Bylaw of The City of Red Deer.

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

Bylaw No. 3186/97 is hereby amended as follows:

1. In Schedule "B" under "Avenues", Section 10 is added, as follows:

"Edgar Industrial Drive, from 1075 metres west of Johnstone Drive to 190 metres south of Edgar Industrial Crescent South."

2. In Schedule "B" under "Avenues", Section 11 is added, as follows:

"30 Avenue, from 67 Street to North City Limit."

3. In Schedule "F" – "Specified Truck Routes" under "Streets", the following is added:

<u>On</u>	<u>From</u>	<u>To</u>
67 Street	30 Avenue	East City Limits"

4. In Schedule "F" – "Specified Truck Routes" under "Avenues", the line "On – 30 Avenue; From – 67 Street; To – South City Limits" is hereby deleted and replaced with the following:

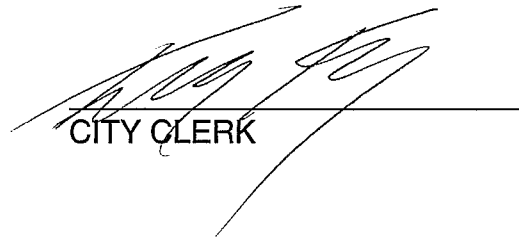
<u>On</u>	<u>From</u>	<u>To</u>
30 Avenue	North City Limits	South City Limits"

5. In all other respects, Bylaw No. 3186/97 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of October 2007
READ A SECOND TIME IN OPEN COUNCIL this 9th day of October 2007
READ A THIRD TIME IN OPEN COUNCIL this 9th day of October 2007
AND SIGNED BY THE MAYOR AND CLERK this 9th day of October 2007



MAYOR



CITY CLERK

Item No. 4



Inspections and Licensing

DATE: September 28, 2007

TO: Kelly Kloss
Legislative & Administrative Services Manager

FROM: Fred Dieno
Parking Liaison

RE: PILOT PROGRAM – TOYS FOR TICKETS

The Inspections & Licensing Department, Parking Administration, is requesting that City Council consider the possibility of the implementation of a pilot program to assist the 2007 Red Deer Christmas Bureau in meeting it's goal that no child wake up without a toy on Christmas morning.

The proposed program will be TOYS in lieu of payment for parking tickets, and will operate similar to the hugely successful programs that are run yearly by the City of Kingston, the City of Boston, the City of Fort St John and numerous other Cities, Municipalities, Universities, etc throughout North America.

The following rules will be established and followed throughout the program:

1. PARKING TICKETS issued from November 1st to December 5th – (before Provincial Violation notices have been printed) can be paid for by the donation of a toy to the Red Deer Christmas Bureau in lieu of payment for the parking ticket.
2. The EARLY PAYMENT rate of \$20 reduction if parking ticket paid within 10 days from the violation date will stay in effect if the ticket is paid for with a toy during this promotion.
3. Collection of toys for ticket payment will be on December 5th and 6th from 8 am to 4:30 pm;
4. Toy collection will be on the first floor of City Hall manned by Inspections & Licensing Staff;
5. Toys requested will be for children between newborn and age 12;
6. New unwrapped toys must be in the original packaging, (no batteries, glue or war toys);
7. Recommended toys are;
 - a. plush toys;
 - b. cars or trucks;
 - c. Dolls;
 - d. Knapsacks; or
 - e. Games.
8. Value of toy must equal or exceed amount owed on the parking ticket. A receipt for the toy must be presented at time of payment;
9. Toys valued under the total value owed on the ticket will be accepted but the required difference must be paid;

We will utilize the following resources:

1. Communications assistance in advertising this program in the way of:
 - a. Advertising material (posters, flyers, etc);
 - b. News Release, to be issued on or before November 1; and
 - c. Advertising Pamphlets for placing with parking tickets on vehicles.

There is budget money available within the Parking business unit 281, for advertising & promotions as well as office stationery.

2. Space on the first floor of City Hall for two days, with computer access;
3. Storage space on the 3rd floor for collected toys before delivery to the Red Deer Christmas Bureau; and
4. City of Red Deer Vehicle(s) and Driver(s) for delivery of these toys to the Red Deer Christmas Bureau, for example a Transit Bus.

The average number of tickets that would be issued in this period that would be eligible for this program is approximately 2,650 parking tickets.

It is hopeful that the collection of these toys in lieu of parking fine payment will exceed the City of Kingston's collection of 200 toys with an approximate revenue impact of \$3,400.

The success of the program will depend on the generosity of the citizens of Red Deer, advertising of the program as well as the media's positive reporting of this program.

Senior Management Team supports this program and our staff is very excited and willing to participate in this event and we feel that the program will bring positive feedback for the City.

Recommendation

Inspections & Licensing Department recommend that City Council support the implementation of a pilot program to assist the 2007 Red Deer Christmas Bureau to collect toys on December 5th & 6th in lieu of payment for parking tickets that were issued November 1st – December 5th.

Respectfully submitted

Fred Dieno
Parking Liaison
Inspections and Licensing Department

Joyce Boon
Development & Licensing Supervisor
Inspections & Licensing Department

Comments:

We recommend that Council support the pilot project which follows similar practices in other communities during the Christmas season.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Council Decision – October 9, 2007

Legislative & Administrative Services

DATE: October 10, 2007
TO: Fred Dieno, Parking Liaison
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Pilot Project – Toys for Tickets

Reference Report:

Parking Liaison dated September 28, 2007.

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Inspections & Licensing Parking Liaison, dated September 28, 2007, re: Pilot Program – Toys For Tickets, hereby supports the pilot project to assist the 2007 Red Deer Christmas Bureau to collect toys on December 5th and 6th in lieu of payment for parking tickets that were issued November 1 – December 5, 2007."

Comments/Further Action:

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

Kelly Kloss
Manager

/chk/dlf
attchs.

c Development & Licensing Supervisor

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
GARY W. WANLESS*
NANCY A. BERGSTROM*
SUZANNE M. ALEXANDER-SMITH
MAURICE C. COLLARD**

DONALD J. SIMPSON*
LORNE E. GODDARD*, Q.C.
GAYLENE D. BOBB*
BRADLEY J. MULDER*

300, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

TELEPHONE (403) 346-6603

FAX (403) 340-1280

e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation

** Student-At-Law

Your file:

Our file:

Writer's direct email: dsimpson@chapmanriebeek.com

October 2, 2007

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4

CONFIDENTIAL

Attention: Joyce Boon, Inspections and Licensing

Dear Joyce:

Re: Proposal to Donate Parking Fines to Christmas Bureau

This email is in response to your enquiry as to whether or not we have any legal concerns regarding the proposal to make a donation to the Christmas Bureau in lieu of collecting parking fines.

The intent of the proposal is that a parking ticket will be *withdrawn* if a donation is made. This action is not taking place under the authority of the Traffic Bylaw, which is of course silent in this area.

However, the City does have the right to use its discretion in the enforcement of its bylaws. This discretionary power does include the power to withdraw a violation ticket, for whatever reasons the City deems good and sufficient.

What the City is proposing is to divert revenue from the bylaw enforcement process to apply it to a charitable purpose. The money that the City would otherwise receive from parking fines would be converted into gifts. In essence, it is as though the City had actually received the parking fine revenue, then made a gift of that money to the Christmas Bureau for the purchase of toys. From the point of view of the taxpayer, this is no different than if the City were making a cash donation.

Under the natural person powers in section 6 of the MGA, the City does have the right to make gifts. **We therefore see no legal reason why the City cannot undertake this program.**

On a policy level, however, we would note three potential concerns:

- (a) **Other organizations may ask for equal treatment.** The proposal is to make a gift to a group which commemorates a Christian religious festival. It is certainly possible that other religious or charitable groups might argue that they should be treated in a similar fashion.
- (b) **There is no rationale for using parking fine revenue rather than revenue from another source.** There would not seem to be any policy reason to link parking fines to Christmas gifts. If the City is to make a gift to the Christmas Bureau, why should the source of the donation be money from parking fines rather than, say, money from building permits (or any other revenue source) ?
- (c) **It is questionable whether making a donation is a good reason not to enforce bylaws.** If it is acceptable to suspend the operation of the law for a donation to this cause, what about suspending the law for other charitable acts, whether that be doing volunteer work or making a donation to another worthwhile cause ?

Conclusion

We would confirm that Council does have the authority to implement a proposal of this nature. As with all of its decisions, we would recommend that Council give some consideration to the underlying policy issues before making a decision.

Yours truly,

Donald J. Simpson

c.c. Kelly Kloss

Christine Kenzie

From: Kelly Kloss
Sent: October 02, 2007 10:31 PM
To: Christine Kenzie
Subject: FW: Donation to Christmas Bureau (Parking Fines)
Attachments: LT RE Christmas Bureau donation.doc

for agenda discussion

From: Don Simpson
Sent: Tue 2007/10/02 5:22 PM
To: Joyce Boon
Cc: Kelly Kloss
Subject: Donation to Christmas Bureau (Parking Fines)

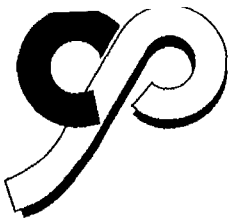
Attached is our opinion letter on the above matter.

Don Simpson
Chapman Riebeek
Barristers and Solicitors
300, 4808 Ross Street
Red Deer, AB
T4N 1X5

TEL: 346-6603
FAX: 340-1280

2007/10/03

Item No. 5



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

To: Kelly Kloss, Manager of Legislative and Administrative Services

From: Haley Horvath, Planner

Date: October 1, 2007

**Re: Land Use Bylaw Amendment No. 3357/Y-2007
Denise Campbell, 5850 71st Street
Lot 6B, Blk. G, Plan 886 TR**

Background

The owner of the above mentioned property, Denise Campbell, has submitted a request to redesignate the lot from Residential (Low Density) District R1 to Residential (Semi-Detached Dwelling) District R1 A to construct a two story duplex with attached front garages. The Property is located at 5850 71st Street in the Glendale neighbourhood. This area contains a mix of residential uses including properties zoned R1, R1A, R2 and R3.

The subject site contained a residence which has been demolished since the receipt of the application. The properties located directly adjacent to the site are all currently zoned R1 although a property directly South (5853 71st Street) has been given an exception to allow for a basement dwelling. In the area to the East of this block there is a large grouping of properties zoned Residential (Multiple Family) R3. In addition there are several properties zoned R1A to the Northeast of the proposed redesignation site as well as some zoned R2 directly to the east of the site.

Under the current designation of R1 Residential (Low Density) District the following uses are permitted: detached dwelling, accessory building, home occupation and home music instructor/instruction. The proposed redesignation to R1A would permit all of the above mentioned uses as well as semi-detached dwellings.

The parcel frontage is along 71st Street with access from the street as well as from the alley to the North. The Public Works Department has indicated that the existing driveway crossing may require changes which would require a driveway application. The site is also in close proximity to transit as Route 4 Glendale/Kentwood runs directly to West along 59th avenue.

Area Landowner Referral

The proposed redesignation was circulated to all landowners within 65 m of the subject parcel. Written responses were received from 8 of the 27 landowners circulated to. Of the responses received 3 were in support while 5 were opposed. The returned comment sheets are available for Council members to review in a separate attachment.

ISSUE/CONCERN	No. of Comments Received	ADMINISTRATION RESPONSE
TRAFFIC There will be an increase in traffic in the neighbourhood	4	The proposed development would only increase the density of the site by one unit, therefore any increase in traffic volumes would be minimal.
PARKING Concern is that the higher density development will lead to an increase in on street parking.	4	According to the City of Red Deer Land Use Bylaw 3357/2006, the developer must provide two (2) on site parking stalls per unit. Regardless of R1 or R1A zoning, on street parking may still occur and is permitted.
PROPERTY VALUE Concern that the development will decrease value of adjacent properties	1	Parkland Community Planning Services cannot comment on the potential impact on property values as they are determined by market conditions that are difficult to predict.
NEIGHBOURHOOD INFRASTRUCTURE Concern that existing infrastructure in the area is in need of updating and that the proposed development will negatively impact the services to adjacent properties	1	There were no concerns received from city departments, including engineering services and electric light and power. When questioned about the water problems noted by adjacent landowners, the representative from the Water Distribution Area noted that there is a large main servicing this area and a duplex development would have no impact on the existing users.
INCOMPATIBILITY WITH NEIGHBOURHOOD CHARACTER Concern that proposed duplex does not fit with the character of the neighbourhood	2	While a duplex would certainly fit in with the current neighbourhood structure given the range of uses currently there, the proposed design may not be compatible with the design of housing currently there. The proposed design features a two story design with front attached garages while neighbouring properties are predominately single story with detached garages.

UNSIGHTLY PROPERTY It is felt that rental properties have a history of unsightly yards and alleys	1	Whether designated R1 or R1A the property can still be rented out.
NOISE Concern there will be an increased noise factor	1	The amount of noise generated by a residence is dependant on the individuals residing there. In general terms, one additional unit would have minimal impact on current noise levels.
PROPERTY WAS PREVIOUSLY REZONED TO R1 Properties in this area went through a rezoning process several years ago to have several properties rezoned to R1. Neighbours want to know why rezoning of these properties is being considered again.	2	PCPS is unable to locate any record of this. Even if the rezoning did occur in the past, the application would still have to abide by the regulations of the day. This includes the current focus on sustainability which can be advanced by encouraging infill development.

Comments Received by City Departments:

The application was circulated to selected City departments for review. No concerns or objections were received.

Planning Analysis

The site is located in an established residential area where surrounding properties offer a mix of housing types ranging from low to high density. Nearby residences appear to be well maintained and in good condition. Although the site has been functioning as an R1 property for many years, given the mix of uses in the surrounding neighborhood, the land use proposed would appear to fit in with the current make-up of this block. While the specific design of the proposed duplex development may not be viewed as being in character with the neighbourhood, the focus of the application is not the development its self but the land use proposed. More specific issues such as the design of the proposed development will be addressed at the development permit stage.

Although some neighborhood residents have raised concerns over the utilities that service the area, there has been no indication from city departments of any problems with servicing the proposed development. In speaking with the City of Red Deer

Environmental Services Department, Water Distribution area, it was noted that the area is serviced by a large water main with adequate pressure. It was also noted that due to the age of many of the homes in the area the plumbing systems that serve the individual residences may have been built for minimal water usage which was adequate many years ago, but not sufficient for today's needs.

There is no neighbourhood area structure plan for this portion of the Glendale neighbourhood, therefore direction for development in this area comes from the City of Red Deer Land Use Bylaw (LUB) and Municipal Development Plan (MDP). According to the MDP, residential infill development is supported under policy 11.7, which states that residential infill projects, which contribute positively to neighbourhood quality and image, will be encouraged in older neighbourhoods where adequate capacity in infrastructure systems and community services exists. Neighbourhood input will be solicited at the preliminary planning and design stage of any proposed infill projects.

The proposal has the potential to provide slightly higher density, new development to a vacant site without putting strain on the existing services. As such the proposed redesignation offers positive contribution to the neighbourhood and therefore meets the intent of MDP policy 11.7.

This section goes on to say that the City will prepare concept plans or Area Redevelopment Plans for those neighborhoods which display potential for residential infill development. As no area redevelopment plan has been created for this neighbourhood, this application must be evaluated based on its own merits.

The new City of Red Deer Draft Municipal Development Plan, prepared July 16, 2007 provides further guidance on infill development within the city. Although this document is still in draft format and has not yet been adopted, it touches on some key points that provide direction for infill development within the city of Red Deer. One of the city's objectives as stated under section 10 Housing and Neighbourhood Design, is to encourage re-investment and infill in older neighbourhoods. Section 10, policy 10.9 goes on to state that intensification shall be encouraged in established neighbourhoods through residential and mixed infill projects where there is adequate capacity in the major municipal infrastructure

The options before council are:

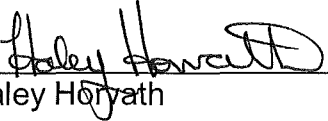
1. Defeat First Reading of the proposed bylaw to redesignate 5850 71st Street from R1 to R1A, or
2. Give First Reading to the proposed bylaw to redesignate 5850 71st Street from R1 to R1A.

Legislative and Administrative Services Manager
Land Use Bylaw Amendment 3357/Y-2007
Page 5 of 5


Recommendation

It is the recommendation from Parkland Community Planning Services that Council of the City of Red Deer proceed with first reading of Land Use Bylaw 3357/Y-2007.

Respectfully Submitted,



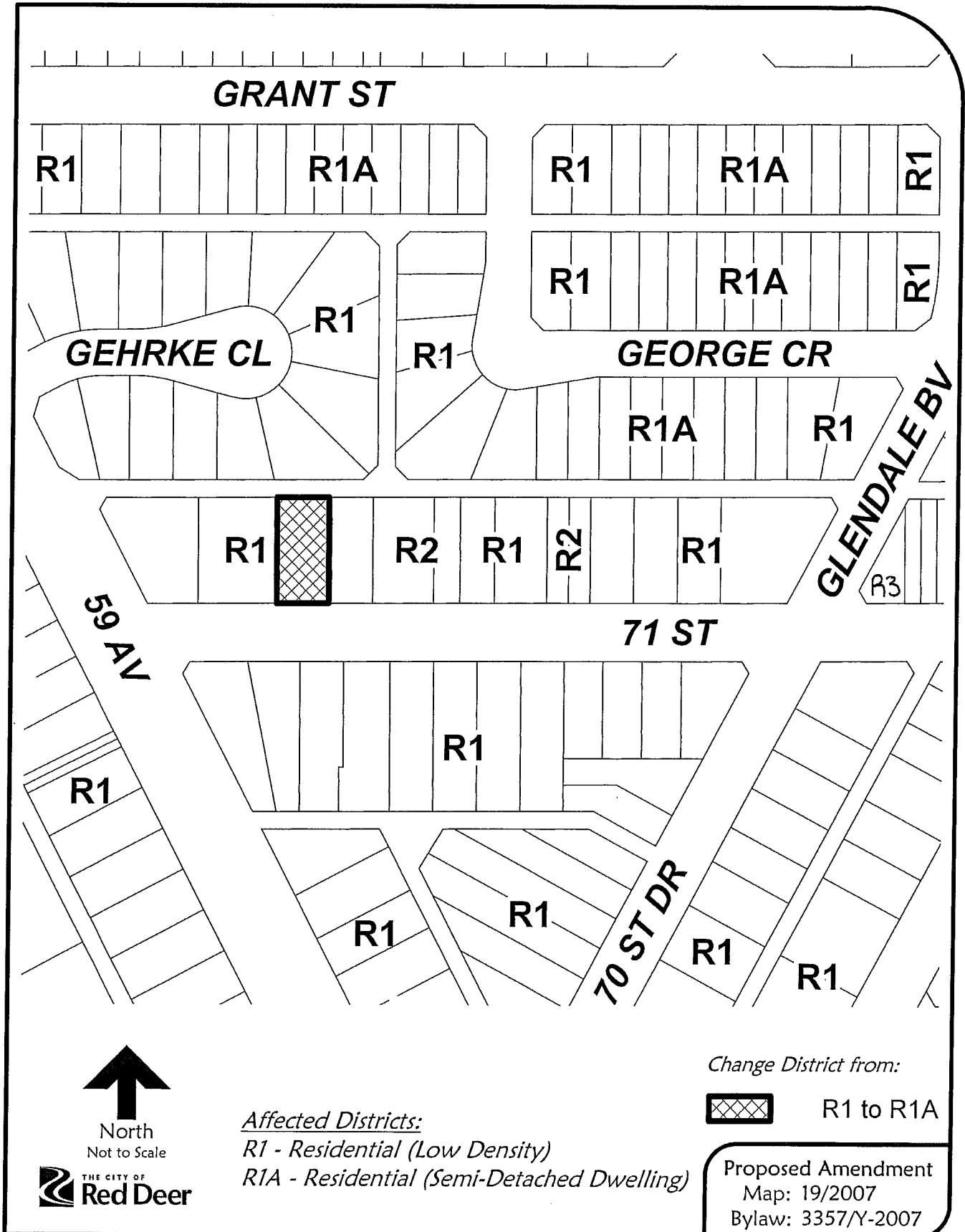
Haley Horyath
Planner



Tony Lindhout
City Planning Manager

Attachments:
Bylaw No. 3357/Y-2007
Proposed Amendment to Land Use Bylaw Map

Proposed Amendment to Land Use Bylaw 3357/2006



Comments:

We support the recommendation of Parkland Community Planning Services that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, November 5, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Council Decision – October 9, 2007

Legislative & Administrative Services

DATE: October 10, 2007
TO: Haley Horvath, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/Y-2007
Denise Campbell, 5850 71 Street
Lot 6B, Blk G, Plan 886 TR

Reference Report:

Parkland Community Planning Services dated October 1, 2007

Bylaw Readings:

Land Use Bylaw Amendment 3357/Y-2007 was given 1st reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on November 5, 2007 at 6:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3357/Y-2007 provides for the rezoning of 5850 – 71 Street in the Glendale neighbourhood from R1 Residential (Low Density) District to R1A Residential (Semi-Detached Dwelling) District to construct a two story duplex with attached front garages.

This office will now proceed with the advertising for a Public Hearing. Denise Campbell will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk/dlf
attchs.

c Director of Development Services
Inspections and Licensing Manager
Land and Economic Development Manager
LAS

BYLAW NO. 3357/Y-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

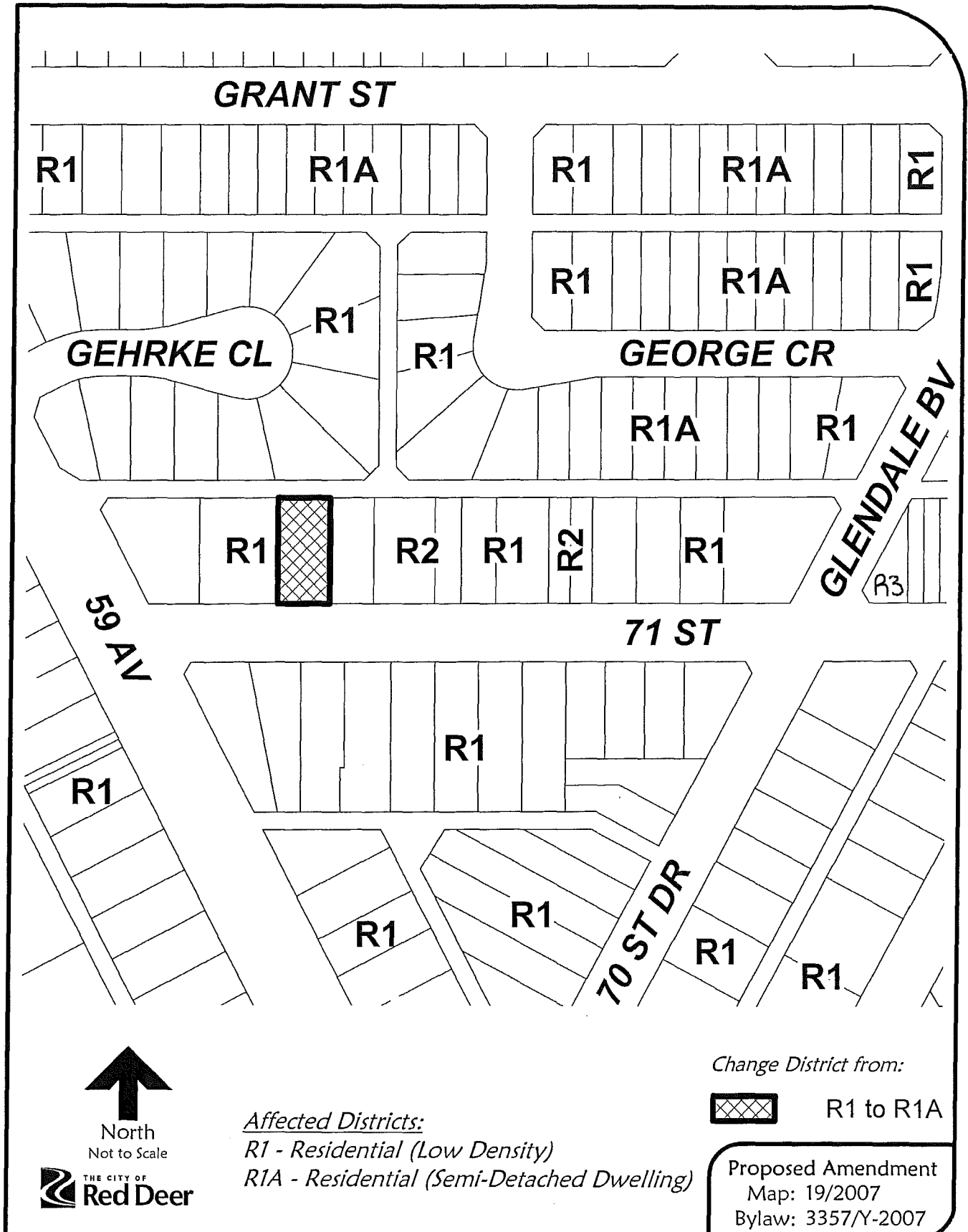
1. That "Land Use District Map K19" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 19/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL THIS 9th day of October 2007.
READ A SECOND TIME IN OPEN COUNCIL THIS day of 2007.
READ A THIRD TIME IN OPEN COUNCIL THIS day of 2007.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006





FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

October 10, 2007

Ms. Denise Campbell
P O Box 2379
Blackfalds AB T0M 0J0

Dear Ms. Campbell:

**Re: Land Use Bylaw 3357/Y-2007
Rezoning of Property at 5850 – 71 Street
Lot 6B, Block G, Plan 886 TR**

At the Monday, October 9, 2007 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/Y-2007. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/Y-2007 provides for the rezoning of 5850-71 Street in the Glendale neighbourhood from R1 Residential (Low Density) District to R1A Residential (Semi-Detached Dwelling) District to construct a two story duplex with attached front garages.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, November 5, 2007 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700. If you are not in agreement with paying this cost, please notify me by 10:00 a.m. on Wednesday, October 17, 2007.

Please call me if you have any questions or require additional information.

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
LAS

BYLAW NO. 3357/Y-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

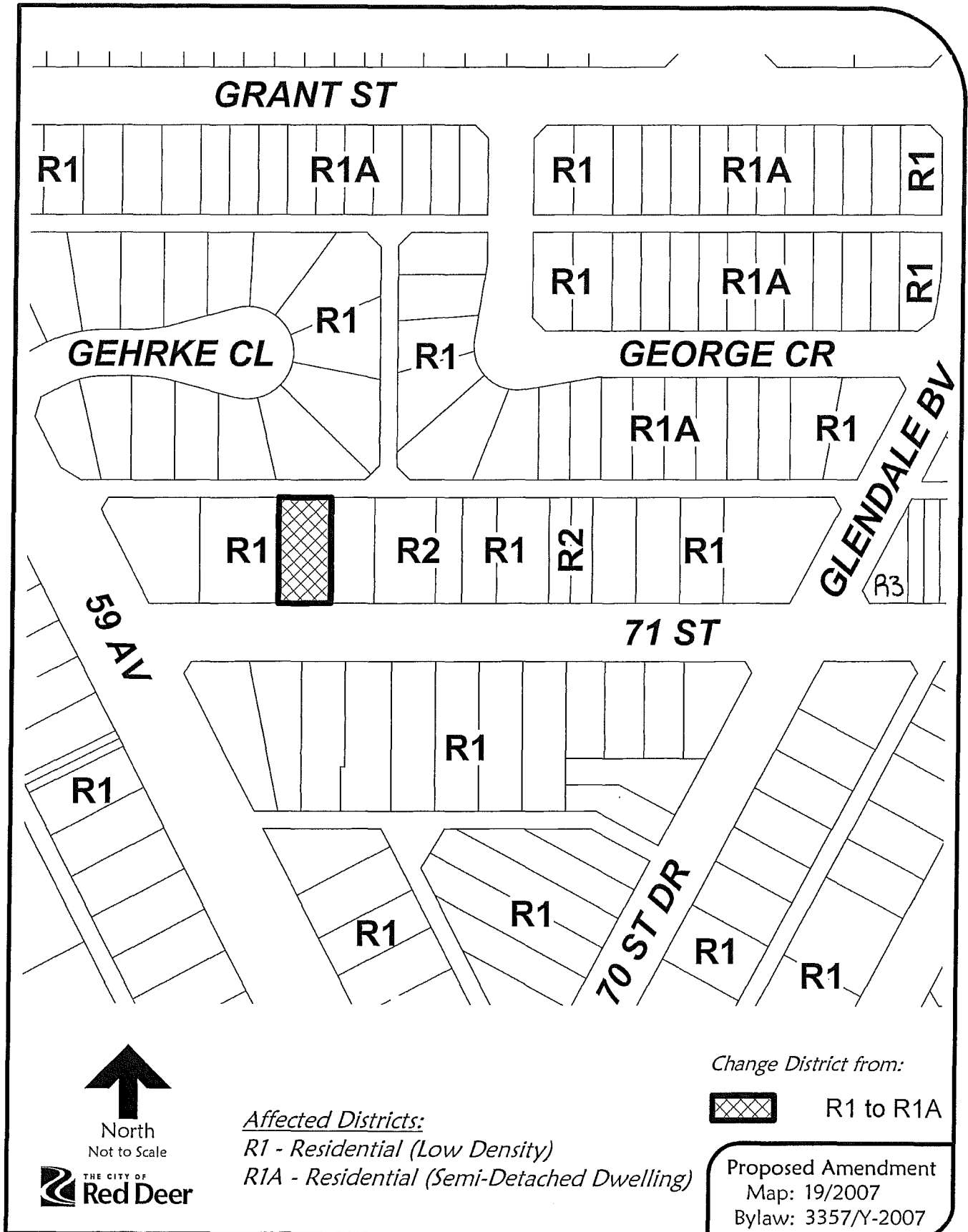
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AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Christine Kenzie

To: denises.campbell@yahoo.ca
Subject: Land Use Bylaw Amendment 3357/Y-2007 - Rezoning of 5850 - 71 Street
Attachments: denise campbell letter zoning.pdf



denise campbell
letter zoning....

Attached is a letter regarding Land Use Bylaw Amendment 3357/Y-2007 that was presented to Red Deer City Council on Monday, October 9, 2007.

Please call if you have any questions.

Christine Kenzie, Councillor Services Coordinator
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

Resident Comments:

Application for redesignation from R1 to R1A at 5850 71st Street

Your Name: _____

Mailing Address: _____

(Name and address must be included to be a valid response)

Postal Code: _____

Your comments / suggestions:

- Myself and are opposed (NO) to this development for a number of reasons.
- ① Just 35-40 years ago our street hired a Lawyer to change the zoning to R1 from C2. We won, now why do we have to fight again! Why??? Why should that not stand??
 - ② The infrastructure of the neighbourhood does not support the type of residence. We have not been updated. Example plumbing & electrical. As of now if running water elsewhere (laundry, water lawn) the toilets won't flush properly. There is not enough pressure. Need to flush twice. No water pressure.
 - ③ The home to be built does not complement with the rest of the street. No two stories, NO duplexes.
 - ④ Parking - there is a high potential parking issue with out opposing or securing property. I live right next door & do not wish to have this two story duplex beside me. I feel this will degrade my property value.

Please use the above space to provide us with your written and returned, no later than 4:00 P.M. Friday August 24, 2012 #404, 4808 Ross Street, T4N 1X5 ("Professional Building" or E-mail: pcps@pcps.ab.ca. Comments received will be used to propose a proposal to allow for the redesignation from R1 to R1A at 5850 71st Street. This comment sheet will be provided confidentially to City of Red Deer. A summary of all comments may be provided to the media and public; this summary will not include any names or addresses.

PARKLAND COMMUNITY PLANNING SERVICES,
on behalf of



Resident Comments:

Application for redesignation from R1 to R1A at 5850 71st Street

Your Name: _____

Mailing Address: _____

(Name and address must be included to be a valid response)

Postal Code: _____

Your comments / suggestions:

We are very much against the rezoning of the property at 5850-71 Street lot 66. B1K6 plan 886 DL.

As a long term resident at 5848 71 Street, we fought long & hard to re-zone to R1.

We feel the buyer should have shared this up before purchasing the land parcel.

We too sent a separate letter to us & I have called & left my comments of disapproval to her.

Our street has already enough congestion from multi-family units (which are approved) while the individuals fight to get rezoning & eventually we did.

Our street matters less & our home rather than the rezoning we convinced to change zoning years ago.

Please use the above space to provide us with your written comments. This comment sheet may be completed and returned, no later than 4:00 P.M. Friday August 24, 2007 to Parkland Community Planning Services at 404, 4808 Ross Street, T4N 1X5 ("Professional Building" north across the street from City Hall), fax: 346-1570 or E-mail: pcps@pcps.ab.ca. Comments received will be used in evaluating community response towards the proposal to allow for the redesignation from R1 to R1A at 5850 71st Street to provide for a duplex development. This comment sheet will be provided confidentially to City Council. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.

PARKLAND COMMUNITY PLANNING SERVICES,
on behalf of



Resident Comments:

Application for redesignation from R1 to R1A at 5850 71st Street

Your Name: —

Mailing Address:

(Name and address must be included to be a valid response)

Postal Code

Your comments / suggestions:

- We, the above owners at 5850 71st Street strongly disagree with the plan to rezone 5850 71st Street from R1 to R1A for the following reasons:
1. proposed planned building appears to be very large for the size of the lot & larger than surrounding properties in relation to the land.
 2. Unable to obtain information about the height of the proposed building. Existing duplexes already in our area attract rental parties resulting in
 3. increased traffic to neighborhood streets and alleys.
 4. There is a history of unkempt front lawns and trash at back of existing duplex properties which are on much larger lots.
 5. There is a history in our neighborhood that rental duplex & single family properties have a large number of people living in the house and an increase in the
 6. number of vehicles.
 7. There is an increased noise factor.

We feel retaining the single family dwelling concept (R1) is an excellent fit for this area.

Please use the above space to provide us with your written comments. This comment sheet may be completed and returned, no later than 4:00 P.M. Friday August 24, 2007 to Parkland Community Planning Services at #404, 4808 Ross Street, T4N 1X5 ("Professional Building" north across the street from City Hall), fax: 346-1570 or E-mail: pcps@pcps.ab.ca. Comments received will be used in evaluating community response towards the proposal to allow for the redesignation from R1 to R1A at 5850 71st Street to provide for a duplex development. This comment sheet will be provided confidentially to City Council. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.

PARKLAND COMMUNITY PLANNING SERVICES,
on behalf of



Resident Comments:

Application for redesignation from R1 to R1A at 5850 71st Street

Your Name: _____

Mailing Address: _____

(Name and address must be included to be a valid response)

Postal Code: _____

Your comments / suggestions:

I support the development of the duplex proposed by the owner/developer for that lot especially given the picture and plan included with this package which includes garages for each home.

Please use the above space to provide us with your written comments. This comment sheet may be completed and returned, no later than 4:00 P.M. Friday August 24, 2007 to Parkland Community Planning Services at #404, 4808 Ross Street, T4N 1X5 ("Professional Building" north across the street from City Hall), fax: 346-1570 or E-mail: pcps@pcps.ab.ca. Comments received will be used in evaluating community response towards the proposal to allow for the redesignation from R1 to R1A at 5850 71st Street to provide for a duplex development. This comment sheet will be provided confidentially to City Council. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.

PARKLAND COMMUNITY PLANNING SERVICES,
on behalf of



Denise Campbell

Box 2373, Blackfalds, AB

Ph: 403-885-0162

July 25, 2007

Dear Neighbour

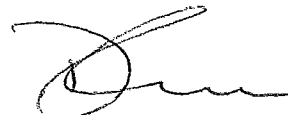
Re: Demolition and Rezoning for Duplex - 5850 – 71 Street, Red Deer, Alberta

I recently purchased the home at 5850 – 71 Street, which is uninhabitable and will soon be demolished.


It is my desire to have the property re-zoned to R1A so that I can build a duplex on it.

The city requires that neighbours be consulted for the re-zoning, thus the purpose of this letter is to ask if you would approve the building of a duplex at 5850 – 71 Street, Red Deer.

If you are in agreement, please acknowledge your acceptance below.



Denise Campbell

I, , the owner of 5850 – 71 Street, Red Deer, AGREE to the rezoning from R1 to R1A at 5850 – 71 Street for a duplex to be built.

Signature

July 26,
Date and phone no.

please call Denise - 885-0162

Denise Campbell

Box 2373, Blackfalds, AB

Ph: 403-885-0162

July 25, 2007

Dear Neighbour

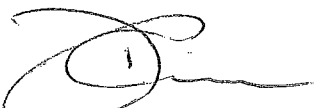
Re: Demolition and Rezoning for Duplex - 5850 – 71 Street, Red Deer, Alberta

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It is my desire to have the property re-zoned to R1A so that I can build a duplex on it.

The city requires that neighbours be consulted for the re-zoning, thus the purpose of this letter is to ask if you would approve the building of a duplex at 5850 – 71 Street, Red Deer.

If you are in agreement, please acknowledge your acceptance below.

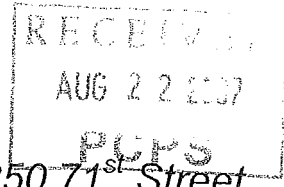

Denise Campbell

I, _____, the owner of _____
Red Deer, AGREE to the rezoning from R1 to R1A at 5850 – 71 Street for a duplex to be built.

Signature

July 26/07

Date and phone no.



Resident Comments:

Application for redesignation from R1 to R1A at 5850 71st Street

Your Name: /

Mailing Address:

(Name and address must be included to be a valid response)

Postal Code

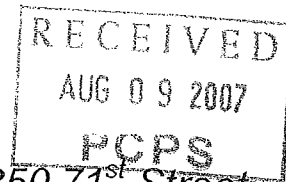
Your comments / suggestions:

No we do not agree to the rezoning request.
Our back alley is far to busy as it is!
Our neighborhood is very high density with townhouses,
4 plexs duplexs, which creates lots of traffic and
very little available parking on the streets.
If we allow this to begin happening then it will only
increase as the older homes being sold others will
except to be able to apply for rezoning as well.

Please use the above space to provide us with your written comments. This comment sheet may be completed and returned, no later than 4:00 P.M. Friday August 24, 2007 to Parkland Community Planning Services at #404, 4808 Ross Street, T4N 1X5 ("Professional Building" north across the street from City Hall), fax: 346-1570 or E-mail: pcps@pcps.ab.ca. Comments received will be used in evaluating community response towards the proposal to allow for the redesignation from R1 to R1A at 5850 71st Street to provide for a duplex development. This comment sheet will be provided confidentially to City Council. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.

PARKLAND COMMUNITY PLANNING SERVICES,
on behalf of





Resident Comments:

Application for redesignation from R1 to R1A at 5850 71st Street

Your Name: _____

Mailing Address _____

(Name and address must be included to be a valid response)

Postal Code _____

Your comments / suggestions:

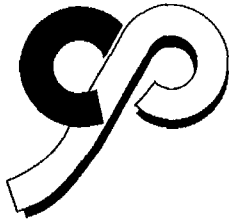
I THINK THE PROPERTY AT 5850 71st SHOULD BE KEPT ZONED R1. IF A DUPLEX WERE PUT THERE, THERE WOULD BE AN INCREASED AMOUNT OF TRAFFIC AND IT WOULD ADD TO THE PARKING SHORTAGE ON 71st. I WILL BE DISAPPOINTED IF A DUPLEX GOES UP ON THAT LOT, AND AFTER TALKING WITH SOME OF ~~THE~~ MY NEIGHBOURS I THINK THAT FEELING WOULD BE MUTUAL AMONG MOST SURROUNDING RESIDENTS.

THE PLANT PLANTS IN THE PICTURE WON'T GROW IN THIS CLIMATE. HOUSE WITH A BASEMENT SUITE, MAYBE?

Please use the above space to provide us with your written comments. This comment sheet may be completed and returned, no later than 4:00 P.M. Friday August 24, 2007 to Parkland Community Planning Services at #404, 4808 Ross Street, T4N 1X5 ("Professional Building" north across the street from City Hall), fax: 346-1570 or E-mail: pcps@pcps.ab.ca. Comments received will be used in evaluating community response towards the proposal to allow for the redesignation from R1 to R1A at 5850 71st Street to provide for a duplex development. This comment sheet will be provided confidentially to City Council. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.

PARKLAND COMMUNITY PLANNING SERVICES,
on behalf of





**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: September 28, 2007

TO: Legislative & Administrative Services Manager

FROM: Emily Damberger, Planner, PCPS
Joyce Boon, Development and Licensing Supervisor
Wendy Klassen, Social Planning Supervisor

RE: Land Use Bylaw Amendment 3357/ Z-2007, Map 20-2007:
Land Use Bylaw Exception to allow a Temporary Care Facility within a duplex
(Safe House, Youth 5 day Detoxification Program 271 Overdown Drive & a Parent
Centre – Supervised Visits 269 Overdown Drive)

Background

The City has received a request for a Land Use Bylaw (LUB) exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) to operate at 271 Overdown Drive and a Parent Centre (Supervised visits for children apprehended by Child and Family Services Authority) at 269 Overdown Drive, a duplex zoned Residential Semi-Detached Dwelling (R1A) district for a temporary 2 year period until such time as an alternate location is found.

The applicant, McMan Youth Family and Community Services Association, is requesting an exception to the LUB R1A District to allow a Temporary Care Facility resulting from notification received from The City of Red Deer Inspections and Licensing department informing the landowner that the Temporary Care Facility in operation on Overdown Drive is neither a permitted nor a discretionary use within R1A and therefore the operations must cease.

Inspections and Licensing had received a complaint from neighbours of the Temporary Care Facility being in operation at 271 Overdown Drive. Investigation done by Inspections and Licensing found that a permit for a Temporary Care Facility had not been issued to the Oriole Park address being the source of neighbouring complaints.

The notification letter sent by Inspections and Licensing to the owner provided a definition of a Temporary Care Facility, a list of districts in which a Temporary Care Facility is discretionary, and requested the owner to contact Inspections and Licensing to confirm the operation of the Temporary Care Facility on Overdown Drive.

Temporary Care Facility in Operation – Safe House & Parent Centre

The Land Use Bylaw defines a Temporary Care Facility as:

“meaning a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses.”

The Overdown Drive duplex landowner has rented the duplex to McMan Youth, Family and Community Services Association since September of 2003. McMan Youth, Family and Community Services Association have operated family programs under a provincial “Social Care Facility” license from Central Alberta Child & Family Services Authority at the duplex location.

The Temporary Care Facility being operated at 271 Overdown Drive is a “Safe House” operated by McMan Youth, Family and Community Services Association in partnership with AADAC. The program operating at the Oriole Park address is PChAD (Protection for Children Abusing Drugs Act).

PChAD legislation is a parent driven process where parents apply through the courts for a 5 day order. Once the court order is granted, the youth may be transported by parents, or RCMP to the Safe House. They stay at the Safe House no longer than 5 days, youth are under constant supervision, and are not permitted to leave the facility. The intent is to enable youth to safely detoxify from the effects of alcohol and drugs, to participate in an AADAC assessment, and to engage in voluntary treatment services.

The other half of the duplex Temporary Care Facility at 269 Overdown Drive is a Parent Centre - Supervised Visits. The Parent Centre is used for Child and Family Service Authority to provide supervised visits for parents and children. The children are those taken away from parents by Child and Family Services Authority when the parents are unable to care for the child(ren) appropriately. It's important that the parents maintain contact with their child(ren) in order to rebuild and develop a healthy parent/child relationship. One of the ways this happens is to have parents and children spend time together while qualified staff supervise the visit. These visits vary in length, depending on the situation. There are no overnight visits at 269 Overdown Drive.

Exception to Land Use Bylaw – Temporary Care Facility in R1A District

The Temporary Care Facility operating on Overdown Drive is designated R1A, Semi-detached Dwelling Residential District. A Temporary Care Facility is a discretionary use within this district only where identified in an Area Structure Plan or Area Redevelopment Plan. Oriole Park does not have an Area Structure Plan as it is an existing neighbourhood that was developed prior to neighbourhood plans being required. Therefore the existing Safe House & Parent Centre (Temporary Care Facility) is neither a permitted nor discretionary use. An amendment (exception) to the Land

Use Bylaw is required to allow the Safe House & Parent Centre to operate as a conforming use.

A land use bylaw exception is a land use bylaw amendment for a site specifically designated for a particular use. The exception, land use bylaw amendment, would require three readings, a public hearing and approval from Council.

The applicant's desire is to remain in their existing location for a temporary period of 2 years, until such time as an alternate location is built or found.

Neighbourhood Area Structure Plans (NASP) Social Care Site Requirements

Oriole Park is an existing established residential neighbourhood without an Area Structure Plan in place. At the time of the creation of Oriole Park, it was not a requirement to designate a Social Care Site for the potential use of any of the following facilities:

- *Assisted Living* - means a building, or portion of a building operated for the purpose of providing live in accommodation for six or more persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care but does not including a Temporary Care Facility
- *Daycare* – means a facility providing care, and/or supervision for seven or more children under the age of 12 (including the operator's own children) for more than three but less than 24 consecutive hours in a day.
- *Daycare Adult* – means a facility providing care and/or supervision for seven or more adults for more than three but less than 24 consecutive hours in a day.
- *Temporary Care* -means a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses."

The City of Red Deer Neighbourhood Planning Guidelines and Standards requires that each new neighbourhood being developed show the allocation of one site of approximately 0.12 ha (0.3 acres) for the possible development of a social care site within the NASP. The neighbourhood developer must advertise the availability of the site for 6 months and if the site is not purchased within a 6 month time frame the site will be used for a residential development as alternatively identified in the NASP.

Recently social care sites within Vanier Woods, Oriole Park West, and West Lake neighbourhoods have been converted to residential developments as they were not purchased for a social care site within the 6 month advertising period. Once the sites are converted to a residential development use they are no longer available for a social care use.

Timberlands and Clearview North Neighbourhood area structure plans both have social care sites identified and could be potential sites for Oriole Park Temporary Care Facility.

Recent Administration Review of Social Care Site Definitions

Following a 2006 Subdivision and Development Appeal Board (SDAB) decision in favour of an appeal made against The City's Municipal Planning Commission (MPC), regarding a detoxification centre, the SDAB raised issues dealing with clarification of "social care residence" definitions in the Land Use Bylaw.

The "social care residence" definition prior to recent land use bylaw amendments, was:

"Means a residential building, or portion of a residential building, which provides temporary or short-term accommodation for persons requiring specialized care in the form of supervisory, nursing, medical, counseling or homemaking services."

At the time legal counsel and planning staff acknowledged the need to review both the definitions and the use of the term "residence" when describing a temporary care facility. The term residence implied the need for residential standards, which may not be required for certain social care facilities.

Administration research included what uses are and are not compatible within residential neighbourhoods, which uses house temporary residents and which permanent residents, and what level and type of care, treatment and/or supervision is provided to the occupant/resident. Key research findings were the need to distinguish between temporary and permanent living spaces.

The land use bylaw was ultimately amended to replace "social care residence" definition with the current "Temporary Care Facility" definition. One of the intents in changing the definition was to remove the residential component of the social care site and recognize that some Temporary Care Facilities could be more suited to commercial zoning as they are more similar in use to a motel (temporary accommodations) than a single family residence (permanent residence). Within the Land Use Bylaw Temporary Care Facilities are discretionary uses in C1 Commercial City Centre district, and C1A City Centre West district.

The amended definitions provide for social care facilities to be discretionary within residential districts where they are identified in a neighbourhood area structure plan. Administration recognized some social care facilities are more residential in nature and could be compatible within a residential neighbourhood when they are purpose design built to suite the needs of the program. By pre-identifying the social care facility sites in NASPs surrounding potential residents would be aware of the site prior to purchasing their residence within the neighbourhood.

Discretionary uses allow the Development Authority to determine, when an application is received, whether or not a public consultation process is warranted where all property owners within a 65m boundary of the subject site shall receive notification and request for comments. Discretionary uses also allow the Development Authority to deny Social Care Facilities that are not compatible with a residential neighbourhood.

Neighbourhood Consultation Process

Administration hired a consultant to meet with residents in the area, record their concerns, as well as answer questions and organize meetings with residents and City departments and McMan Services. An information package explaining operations of the programs was mailed to all residents within a 65m radius of the Temporary Care Facility. The consultant's report regarding the neighbourhood consultation process is attached to this report and contains the mail out package, the process and steps that were taken by the consultant on behalf of The City of Red Deer.

Summary of Neighbourhood Concerns and Potential Solutions

The following concerns were raised by neighbours during the public consultation process regarding the operation of the Safe House at 271 Overdown Drive; no concerns were raised regarding the Parent Centre at 269 Overdown Drive:

Neighbourhood Concerns	Administration Solutions / Response
Community not consulted prior to start of operations	<p>City will endeavor to communicate and educate social agencies and partners regarding permit requirements.</p> <p>McMan Services will hold quarterly meetings with neighbours to ensure all concerns are addressed and to maintain a good community relationship.</p>
Residential area is not an appropriate setting for the Safe House (Temporary Care Facility), alternate locations perhaps downtown or Michener buildings	<p>City will work with McMan Services to find an alternate location.</p> <p>While on site for proposed 2 years McMan will ensure house and yard are maintained to a high residential standard.</p>
Police car frequency and overt drop off of unwilling youth	McMan Services will request parents dropping off youth, if parents are not able, police will drop off from the rear lane to side door to reduce visibility.

Neighbourhood Concerns	Administration Solutions / Response
Negative impact to property values and rental value	Requesting a 2 year temporary permit/exception to Land Use Bylaw, not long term.
Floodlight and late night staff breaks a nuisance to neighbours	Floodlight light bulb has been changed to a more dim setting and a no smoking rule is in place to minimize outdoor staff breaks.
Staff meeting parking increase vehicle presence	Staff meetings will no longer be held at the Oriole Park residence.
Fire and Safety Code, building not in compliance	Inspections and Licensing will ensure all required permits are in place.
Lights on 24 hours of the day	Dark film to be placed on windows to shade light.
No window coverings	Dark film to be placed on windows to shade, window covering are in place with Velcro but must be removable for safety measures for youth in Safe House.
Difficult to explain to children in neighbourhood why RCMP are bringing youth in with handcuffs and trying to reassure children the police are not "bad guys"	Parents to drop off youth, police to drop off from rear lane to side door to reduce visibility
If addicted youth get out of Safe House neighbourhood may be subject to theft.	Safe House staffed 24 hours/day; youth are not permitted to leave residence during 5 day stay and are picked up by parents/guardians on release.
Do not want residential zoning in place to change	Land Use Bylaw exception for duplex Safe House for 2 years, once 2 year period expired exception will be removed and R1A residential zoning will remain.

The proposed solutions are recommended to be used to create the permit conditions if the site exception is approved. The Development Officer has provisions to include conditions on a permitted use through Section 2.7 (1) (a) of the Land Use Bylaw.

A petition signed by surrounding residents was also received (is attached) requesting the Safe House cease operations at 271 Overdown Drive. Though residents do not support the location of the Safe House, the residents did state they support and understand the need for social programs in our community.

One of the main concerns raised by residents and Administration was why the Safe House was operating without a City permit. McMan Services explained that they have been operating programs from the Oriole Park duplex since 2003. Programs prior to 2006, when operation of the Temporary Care Facility (PChAD Safe House) began, were to house Youth in Transition; these youth were considered permanent residents within the duplex home. These types of permanent residence operations do not require a license or permit from The City of Red Deer as they are permanent residents. A temporary residence, temporary care facility, does require a license or permit from the City of Red Deer for operation. McMan Services had a social care license from the Province since 2003 and were not aware that when starting up the temporary residence (5 days) PChAD Safe House at the Oriole Park duplex they would need a permit from the City of Red Deer because the residences were now temporary and not permanent residents.

City administration plans to improve communication, education and consultation with social agencies, social groups and provincial departments working with social programs to ensure municipal requirements are not misunderstood as they have been in the past.

Planning Analysis

Administration acknowledges that there is a genuine need for social care facilities and programs that McMan Youth, Family and Community Services Association operate. Administration is tasked with deciding whether or not within the context of land use and a residential neighbourhood if the Temporary Care Facility (Safe House & Parent Centre) is a compatible use within the established Oriole Park residential neighbourhood.

Administration previously explored social care facilities' compatibility within residential neighbourhoods when proposing amendments to social care residence definitions. Temporary stay versus permanent residents was a key issue identified and definitions were amended to reflect this issue. Administration felt that with some social care facilities, such as this proposed Safe House Youth Detoxification site, the participants in the programs are not permanent residents within the neighbourhood and therefore do not contribute to the sense of ownership and community pride within a neighbourhood.

If a temporary care facility is located within a residential neighbourhood it should be purpose design built to address all potential concerns by neighbours. New neighbourhood area structure plans identify social care sites where a purpose design built residence could be situated for this temporary care use. The intent of identifying social care sites within NASPs is to allow persons looking to reside in the neighbourhood to be aware of the social care site location prior to deciding where to

reside within the neighbourhood. Timberlands and Clearview North NASPs each have an available social care site identified.

Administration felt that the option to include social care sites as a discretionary use in all residential neighbourhoods, those with or without NASPs in place, should be further explored. All residential neighbourhoods could then be considered equally as an option for a suitable location for a social care site. Exploring the option to consider social care sites in all residential neighbourhoods would increase the number of potential sites available.

Recently social care sites in new neighbourhoods have been converted to residential uses, reducing the number of potential sites available for social care facilities. The six month limitation on Social Care lots is most often prohibitive for many of the social agencies. To obtain the capital investment required for such sites, or investment partners to work with, and to ensure they have ongoing operating funds, organizations most often need an extensive time frame.

The Safe House is a Temporary Care Facility which is a discretionary use within C1 City Centre District, where it would be in close proximity to other related social services, Court House, RCMP and Hospital. Administration recognizes there is not an ideal location for a Safe House. Commercial business operators within the C1 or C1A district may not support a Safe House in their proximity; however the Youth and families suffering from effects of drug and alcohol abuse deserve the best suited location to receive social services required. The social agencies involved with the PChAD Safe House feel a residential setting is the best location for the program, as research has shown more success when youth are treated through programs in a neighbourhood community.

The surrounding Oriole Park residents, though supportive of the PChad Safe House program being a necessity for The City of Red Deer, do not support the Safe House remaining at the Oriole Park duplex and have submitted a petition reflecting this desire. Issues of concern have been collected, recorded and solutions have been proposed by Administration and McMan Services.

Ultimately the goal of Administration is to move the Safe House to a more appropriate location and to respond to the concerns voiced by neighbours of the Safe House. Administration however does not want to cause a cease in operation of the Safe House, as it is a much needed program for youth and their families, and feels that a 2 year period would allow sufficient time for McMan services to find a new location.

Recommendation


That City of Red Deer Council:

1. Grant first reading to Land Use Bylaw Amendment 3357/Z-2007 allowing a 2 year exception for the Temporary Care Facility use, operation of the Safe

House, Youth 5 day Detoxification Program (PChAD) at 271 Overdown Drive
and the Parent Centre at 269 Overdown Drive.


Emily Damberger, Planner, PCPS

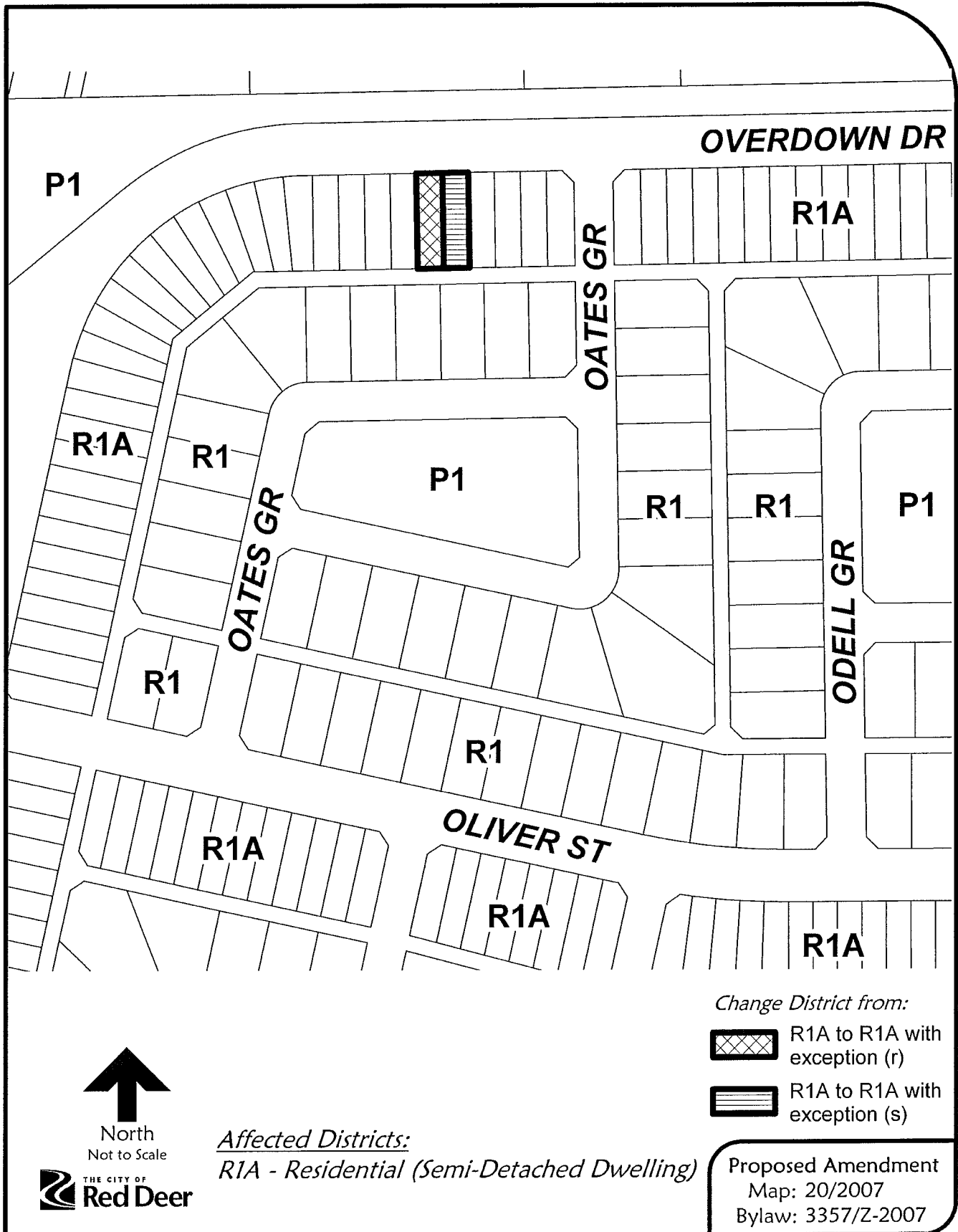

Tony Lindhout, Planning Manager, PCPS


Joyce Boon, Development and Licensing Supervisor


Wendy Klassen, Social Planning Supervisor

cc: Paul Meyette
Colleen Jensen
Don Simpson
Nick Riebeek
Scott Cameron
George MacLeod

Proposed Amendment to Land Use Bylaw 3357/2006





**Pauline Mousseau
ASSOCIATES**

78 Linn Close
Red Deer, AB T4R 2T5
Phone: (403) 347-1309
E-mail: pauline@pmaservices.ca

DATE: August 15, 2007

TO: Emily Damberger, Planner, PCPS

FROM: Pauline Mousseau, Municipal and Community Development Consultant

RE: Public Consultation Results regarding Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) at 271 Overdown Drive & Parent Centre at 269 Overdown Drive

BACKGROUND

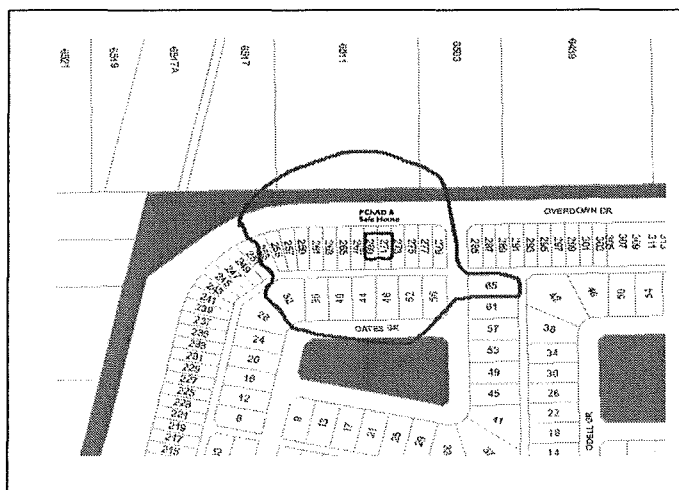
As part of the review related to the request for a Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program - PChAD) at 271 Overdown Drive, a public consultation process was initiated.

Pauline Mousseau Associates was hired by The City of Red Deer as a neutral and objective community consultant to assist with the public input process related to this application. In recognition of potential questions, comments or concerns that may arise from this application, Pauline Mousseau Associates was available to respond to community generated questions, and document comments or concern to be included in a report to City Council for their consideration when deciding upon the Temporary Care Facility land use bylaw exception.

CONSULTATION OVERVIEW

Several public consultation contributions resulted from the letter and information package mailed and hand-delivered to homeowner and/or residents residing within the 65m radius of 269 and 271 Overdown Drive.

The diagram on the right shows the approximate range of the mail outs/hand-delivered letters, with the exception of the property owners with primary residences elsewhere.



PUBLIC FEEDBACK AND INPUT HIGHLIGHTS

The notification sent to neighbours requested feedback by August 10, 2007. Public feedback received prior to the August 10, 2007 deadline included:

- Several phone and email conversations occurred with two residents, in particular, that own residences within close proximity to the 269 and 271 Overdown Drive duplex;
- A formal complaint letter was received from a community member;
- An email was received from a former resident that moved from 273 Overdown Drive in April 2007; and
- A petition received with twenty-two signatures in objection to a Land Use Bylaw exception.

PRINCIPAL PROJECT TASKS AND TIMELINE

Early July

- Pauline Mousseau Associates received a call from E. Damberger regarding the Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program, Parent Centre) 271 & 269 Overdown Drive public consultation project

July 9

- Picked up the project background package at PCPS and read materials

July 11

- Initial with City staff, Social Planning, PCPS, Inspection and Licensing, Community Services Manager, meeting covered contract and project specifics, approach and timeline
- McMan Youth, Family and Community Services Association staff, Bonnie Taks and Allan, attended initial meeting to provide PChAD and Safe Visitation program details and clarify operation specifics

July 12-19

- Finalization of resident information package and letter sent to residents within 65m radius of PChAD / Safe House

July 20

- PCPS mailed and hand-delivered letters and information packages to residents and property owners

July 23

- Phone contact with Vivian Sam who owns 273 and 275 Overdown Drive

July 24

- Phone contact with Lynne Longmore who, along with her son, owns 265 and 267 Overdown Drive

July 31

- Follow-up documentation of the written comments from conversations with V. Sam and L. Longmore
- Documented July 23 conversation with V. Sam is found in **Appendix A** and the documented July 24 conversation with L. Longmore is found in **Appendix B**

August 3

- Meeting with L. Longmore at PCPS where the petition and formal complaint letter were submitted
- Documented August 3 meeting and conversation with L. Longmore is found in **Appendix C**
- Clarification of situation (some confusion expressed around PCPS involvement) and next steps in the Council process were provided to L. Longmore at this time along with an indication that further research regarding petition requirements will likely occur
- Researched Municipal Government Act Section 219 regarding Rules for Petitions
- Formal complaint letter, petition cover letter and petition found in **Appendix D**

August 7

- Section 219 Rules for Petitions content found in **Appendix E**
- Connected with L. Longmore regarding Section 219 petition requirements. Message conveyed to L. Longmore was that the majority of the submitted petition's content complies with regulations with the exception of not having a witness signature for each petitioner at the time of signing. Further work may be needed regarding the petition validity pending administration and Council consideration. Documented August 7 conversation is found in **Appendix F**
- Spoke with Bart Haddow, McMan Youth, Family and Community Services Association (B. Taks is away on leave until August 21) to request clarification of the approach used in the May 2007 door-to-door canvassing of support. The documented August 7 conversation is found in **Appendix G**
- Action item: B. Haddow to email Pauline Mousseau Associates the internal report submitted by B. Taks regarding process and outcome – August 9 update – B. Haddow was unable to locate report; Pauline Mousseau Associates will follow up with B. Taks after her return August 21, 2007

August 8

- Emailed V. Sam to request email she received from former owner of 273 Overdown Drive to include in public consultation result report,
- Email correspondence from Janice Ince (former resident of 273) is found in **Appendix H**

CONSULTATION HIGHLIGHTS AND CONSIDERATIONS

Opposition

As captured in the Appendix documents, V. Sam, L. Longmore, and J. Ince are adamantly opposed to Council considering a Land Use Bylaw exception and would request the continued PChAD program operations cease immediately.

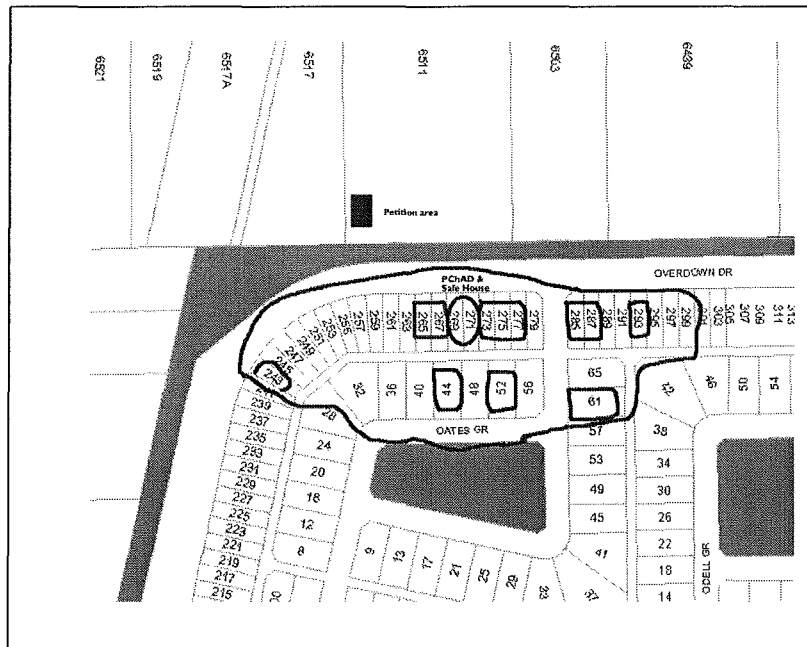
They are frustrated that public consultation did not occur prior to the start of the program at the residence in July 2006 and believe that McMan Youth, Family and Community Services Association should have been familiar with the municipal permit process and necessity in addition to provincial licensing.

Further, they are concerned that all of the related issues with the operation of the PChAD program negatively impact their property values, rental marketability and quality of life of tenants.

As such, L. Longmore and V. Sam initiated and submitted a petition to be included in this public consultation process with twenty-two signatures that included owners and tenants in many instances who objected to a Land Use Bylaw exception.

When asked, L. Longmore indicated that she and V. Sam collectively canvassed approximately 34 households from July 30 to August 1, 2007 as shown in the image on the right.

In addition to the signatures received representing 12 residences, it was estimated that 50% of the tenants of the balance of households were not home at time of canvassing, with the other 50% cited having either no issue with the duplex operations or support of the continued PChAD / Safe House operations as they did not formally track these numbers.



Rules for Petitions – MGA Section 219

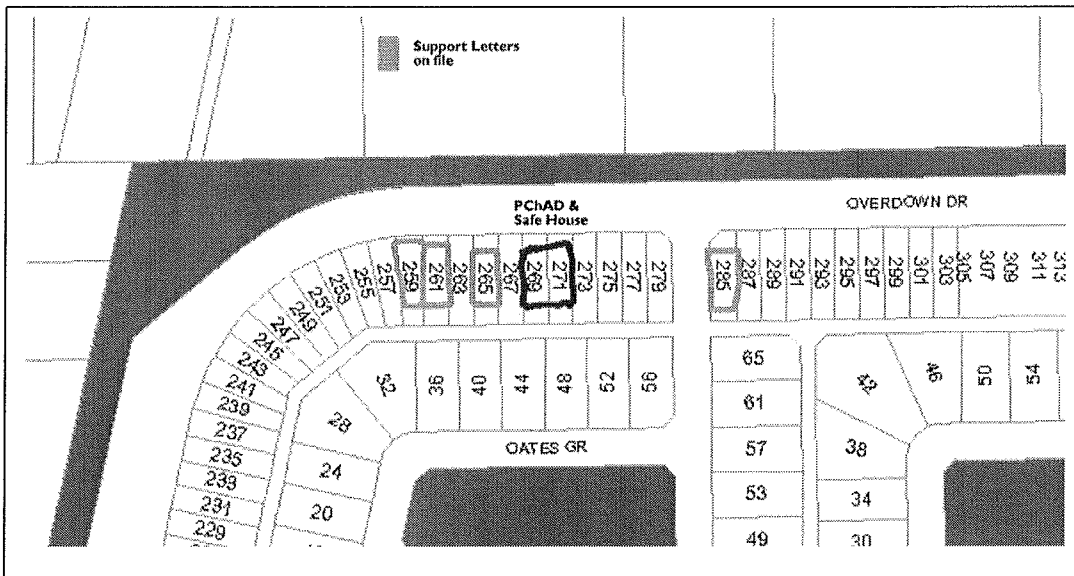
In reviewing Section 219 of the Municipal Government Act, it appears that the submitted petition complies with the majority of the requirements outlined in the Act.

The primary exception is the lack of witness signatures that is supposed to accompany each petitioner's signature.

Depending on the level of formality needed to determine the petition's merit and weight as part of this public consultation process, this component may need to be addressed. At this time, the quantity of opposing views regarding allowing the Land Use Bylaw exception can be used as one factor for Council and administration to consider in the decision-making process.

Support

Within the information package provided by PCPS several letters of support that were acquired by McMan were included. These letters range from MLA and AADAC support to several residents signing letters of support living in homes located close to the duplex as a result of an education/letter campaign initiated by McMan Youth, Family and Community Services Association in May 2007. The results of the resident support letters are captured in the image below.



Issue

When cross-referencing signatures on the petition against a Land Use Bylaw exception with the signed letters of support attained by McMan Youth, Family and Community Services Association in their May 2007 campaign, two names appear on both – tenants at 265 and 285 Overdown Drive.

Potential reasons for this anomaly could include:

- Contrary responses could be based on the content presented and approach used by McMan Youth, Family and Community Services Association staff in May 2007 and the Petitioners July 30-August 1, 2007, respectively;
- Consequence of the level of influence both approaches had at the time of canvassing; and perhaps
- Petitioners changed their mind since May 2007 based on new information.

One strategy to deal with this anomaly might be to remove the names from both sides – for and against.

At the time of writing this report, the internal report outlining the McMan's May 2007 support campaign has not been received. This too, might prove useful in understanding public opinion of local residents on this matter.

SUMMARY

Within the timeframe allotted and the opportunity given for a range of opinions to be expressed, public input has been received relative to the request for a Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program – PchAD) at 271 Overdown Drive and a Parent Centre at 269.

Significant opposition to allowing an exception has emerged and is documented within this report. Specific comments and details provided by the community members are found in the respective appendix areas.

To date, the input that supports the exception lies in support letters provided by McMan Youth, Family and Community Services Association. There is also some indication of community support through the estimation provided by the individuals that facilitated the petition canvassing. The petitioners suggested that there were individuals they encountered that either had no issue or existing opinion about the 271 Overdown Drive exception or that they support the continued operation of the PChAD and Safe House programs.

Please accept this report as information. Further clarification and assistance is available as needed and upon request.

Sincerely,



Pauline Mousseau, Pauline Mousseau Associates
Municipal and Community Development Services



**Pauline Mousseau
ASSOCIATES**

78 Linn Close
Red Deer, AB T4R 2T5
Phone: (403) 347-1309
E-mail: pauline@pmaservices.ca

DATE: September 18, 2007

TO: Emily Damberger, Planner, PCPS

FROM: Pauline Mousseau, Municipal and Community Development Consultant

RE: Public Consultation Results regarding Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) at 271 Overdown Drive

The following update details action items assigned to P. Mousseau at the August 24, 2007 meeting, in which the Public Consultation Report findings were reviewed and discussed by several City staff members including: C. Jensen, S. Cameron, E. Damberger, G. McLeod, C. Lust and J. Boon.

MEETING ACTION ITEMS

- A. Connect with as many of the petitioners as possible to attain their understanding of the situation, provide clarification as needed and document specific issues or concerns they may have regarding the programs offered at 269 and 271 Overdown Drive;
- B. Create an issues/solutions matrix that includes the feedback received by the August 10, 2007 feedback deadline as well as the comments from the petitioners; and
- C. Call L. Longmore and V. Sam to arrange meeting with E. Damberger and J. Boon to review Land Use Bylaw related issues and concerns.

Item A Follow-Up

Through phone and house calls made from August 27 – September 5, contact was made with seven additional households represented on the petition.

Their respective comments are captured in the attached document. Generally, the primary issues revolved around:

- Concerns regarding impact of the RCMP drop offs;
- Influence of the PChAD program's "optics" on young children in community;
- Potential impact to property/rental value; and
- Not supporting an exception to the Land Use Bylaw.

Note:

1. The renters in 265 and 267 Overdown Drive indicated to L. Longmore that they did not want their numbers released for P. Mousseau to contact.
2. After several attempts, the balance of the petitioners from 61 Oates Green and 277 Overdown Drive were unreachable.
3. P. Mousseau made an assumption that L. Longmore's son, Cory, would hold the same opinion as his mother in this matter – did not speak to him directly.

Item B

An issues and concerns matrix, to be used internally, was created that captured the items outlined above. A solutions column was included in the matrix to assist staff members in addressing the issues where possible, through potential administrative actions, and/or discussions with McMan Youth, Family and Community Services Association if the concern reflected an operational consideration. See attached.

A second version of the matrix that does not include the personal contact information of the petitioners is also attached that can be included in the report to Council.

Item C

Arrangements were made to coordinate a meeting with V. Sam and L. Longmore to review Land Use Bylaw related concerns and options to resolve the situation. E. Damberger lead this meeting with J. Boon's involvement; however, it became apparent that both parties are firm in their opposition and that exploration of potential Land Use Bylaw related remedies would be futile.

ADDITIONAL ACTIVITIES SINCE SEPTEMBER 6

September 14 meeting with staff members and representatives from McCan Youth, Family and Community Services Association

McMan staff were provided a copy of the Public Consultation Report and given an overview of the community feedback at this meeting. The group explored longer-term solutions and strategies all of which would require further research and action.

Action Item:

P. Mousseau was asked to coordinate a meeting between V. Sam and L. Longmore, City staff and representatives from McMan. This meeting is scheduled to occur September 27, 2007 at 10:30 a.m. at City Hall.

FURTHER EXPECTATIONS

Once a date has been established to take the administrative report to Council, P. Mousseau will contact petitioners to inform them of the Council date and related next steps. As discussed previously, P. Mousseau will attend the report presentation to Council meeting and be available to respond to any community feedback questions that may arise.

Sincerely,



Pauline Mousseau
Municipal and Community Development Services

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix A

July 23, 2007 Conversation with Vivian Sam

Appendix B

July 24, 2007 Conversation with Lynne Longmore

Appendix C

August 3, 2007 Conversation with Lynne Longmore

Appendix D

Formal complaint letter, petition cover letter and petition

Appendix E

MGA Section 219 – Rules of Petition

Appendix F

August 7, 2007 conversation with L. Longmore

Appendix G

Conversation with Bart Haddow regarding McMan Youth, Family and Community Services Association internal report regarding May 2007 door-to-door education/letter of support campaign

Appendix H

Email correspondence from Janice Ince

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix A

July 23, 2007 Conversation with Vivian Sam

Conversation with Vivian Sam regarding 269 & 271 Overdown Drive Operations

Position

Strongly against the operation of PChAD Protective Safe House at 271 Overdown Drive

Date of conversation

July 23, 2007 - 9:55 - 10:05 a.m.

Contact Information

Cell: 396-9366

Email: viviansam@royallepage.ca

Background

Owns 273 and 275 Overdown Drive

Filed complaint with Inspections and Licensing department regarding lack of City permit

Documented Concerns & Comments

- V. Sam indicated that while she does not have any problem with services that help youth, it should be in a different setting and the appropriate notification process must occur prior to operations.
- Concern regarding number of police cars and related events for the small children of the community to witness.
- Youth often appear stoned or drunk at the time of drop off. Several were handcuffed and one was even "hog-tied" because they were resisting so much.
- Police cars are very overt. Frequency of police vehicles impact property and market value of adjacent properties.
- A high-powered floodlight by the side door on all night is a nuisance to neighbours.
- Primary issue is how the PChAD program started operations without asking adjacent neighbours their opinion. They were not asked prior to start and as such..."none of the neighbours signed up for this".
- V. Sam strongly commented that they should not be allowed to "get away with it". She recounted a conversation she had with Inspections and Licensing regarding her desire to add a second storey to one of her properties. She was informed that she would need to petition the adjacent neighbours and if "one of them didn't agree with or support it" then she wouldn't be allowed to proceed. She questions how the operation of PChAD is any different from that City standard. She then indicated that she is the neighbour that doesn't agree with or support its operation at 271 Overdown Drive.
- Secondary issue is how the activity, numerous police cars, transport of resistive/intoxicated youth and so on impacts the value of adjacent properties. V. Sam gave the example of the "staff meeting" that seems to occur every Monday Morning at the Youth Detox where there are usually about 10 to 12 vehicles parked there from 7:30 a.m. onwards. She goes on to say that even home based businesses are not supposed to have that many customers at once. This devaluation supersedes the positive amenities that increase the location's desirability such as the berm across the street and the community planted trees and landscaping that add to the aesthetics of the street.

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix B

July 24, 2007 Conversation with Lynne Longmore

Conversation with Lynne Longmore regarding 269 & 271 Overdown Drive Operations

Position

Strongly against the operation of PChAD Protective Safe House at 271 Overdown Drive

Date of conversation

July 24, 2007 - 9:40 - 10:00 a.m.

Contact Information

Tel: 343-7273

Background

Both Lynne and her son Cory own and rent properties adjacent the Safe House. She owns 267 Overdown Drive and her son, Cory, owns 265 Overdown Drive.

Documented Concerns & Comments

- Lynne is quite upset that the PChAD program has been operating for one year and the adjacent residents and property owners were never notified prior to operations.
- She is against it being in a residential area and the rental residents in number 265 and 267 find the frequent police cars and drop off of intoxicated youth disturbing.
- She and her son own 265 and 267 and they are very concerned about how the program devalues the properties in surrounding area. Resale potential and the market value of properties are impacted by 271 Overdown operations.
- In addition, the rent capacity, including the rent levels and who might be interested in renting the house, is impacted by the Safe House operations.
- She inquired whether she should/could start a petition to gain names of residents against the operation of PChAD at that location and while I indicated she could definitely pursue that right, I encouraged her to recommend and encourage adjacent landowners/residents to connect with me and that I would document their comments and concerns.
- I will be informed ~~ed~~ Lynne of the Council dates and next steps as they are determined.

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix C

August 3, 2007 Meeting and conversation with Lynne Longmore

Conversation with Lynne Longmore regarding 269 & 271 Overdown Drive Operations**Position**

Strongly against the operation of PChAD Protective Safe House at 271 Overdown Drive

Date of conversation

August 3, 2007

11:15 a.m. – Noon

Contact Information

Tel: 343-7273

Background

Both Lynne and her son Cory own and rent properties adjacent the Safe House. She owns 267 Overdown Drive and her son, Corey, owns 265 Overdown Drive.

Documented Concerns & Comments

- Lynne and I met to discuss the situation further and provide me with a formal letter objecting to the use of 269/271 Overdown Drive as a Care Facility.
- In addition, Lynne provided the original copy of a petition she initiated to gauge the level of support of area residents and property owners regarding the by law change to allow a Care Facility to exist at 269/271 Overdown Drive.
- The thrust of the petition was to capture names and contact information of renters and property owners who object to on-going operation of the PChAD program.

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix D

Formal complaint letter, petition cover letter and petition

Lynne Longmore,
19 Hammond Crescent,
Red Deer, Ab
T4N 6J5
July 30, 2007

Ms. Pauline Mousseau,
c/o Parkland Community Planning Services,
Suite 404, 4808 Ross Street,
Red Deer, AB
T4N 1X5

Dear Ms. Moursseau:

I am writing this letter as a formal complaint against the re-zoning proposal of the property at 269 and 271 Overdown Drive. People have bought real estate in this area because it was zoned residential. I feel that having this area re-zoned to allow a Care Facility in the area devalues our property and limits the number of people who would choose to buy and live near the Care Facility.

I cannot express how strongly I am against this facility being allowed in a zoned residential area and I do not approve of City Council amending the existing Land Use By-law that is there to protect those of us that have bought property in an area that was specifically zoned residential.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Lynne Longmore". The signature is written in dark ink and is positioned below the word "Sincerely,".

Lynne Longmore,
City of Red Deer Resident

Lynne Longmore,
19 Hammond Crescent,
Red Deer, AB
T4N 6J5
August 10, 2007

Ms. Pauline Mousseau,
c/o Parkland Community Services,
Suite 104, 4808 Ross Street,
Red Deer, AB
T4N 1X5

Dear Ms. Mousseau:

Enclosed is a petition that I personally did with the help of Vivian Sam, 275 Overdown Drive. The people petitioned reside or own property near 269 and ~~241~~ Overdown Drive. The people who have signed this petition object to a rezoning land use bylaw that would allow the existing care facility to continue to operate within this zone ^dR1A residential area.

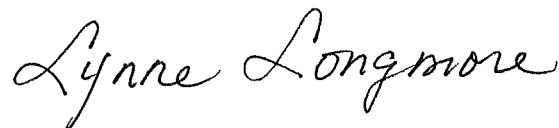
I feel the information letter we received July 20, 2007 should have been sent in April or May of 2006 and any objections should have been addressed then. In reality the McMan Youth, Family and Community Services have been operating without a municipal permit and therefore a bylaw has been broken. What is the penalty for this?

In closing, I think there are enough objections that council should not change the existing by-law which exists to protect property owners in this area.

Any questions arising from this may be directed to:

Lynne Longmore – 343-7273
Vivian Sam 396-9366

Yours truly,

A handwritten signature in cursive script that reads "Lynne Longmore". The signature is written in dark ink and is positioned below the typed name.

Lynne Longmore

This is a petition of renters and property owners in the vicinity of 269 and 271 Overdown Drive who object to a residential land use by-law change that would allow a Care Facility to exist at 269 and 271 Overdown Drive.

[illegible]

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix E

MGA Section 219 – Rules for Petitions

Public Participation

216 Repealed 1994 cM-26.1 s738.

What information must a municipality provide

217(1), (2) Repealed 1994 cM-26.1 s738.

(3) Despite Division 2 of Part 1 of the *Freedom of Information and Protection of Privacy Act*, the chief administrative officer must provide information on the salaries of councillors, the chief administrative officer and designated officers of the municipality.

(4), (5) Repealed 1994 cM-26.1 s738.

1994 cM-26.1 ss217,738

218 Repealed 1994 cM-26.1 s738.

Petitions

Rules for petitions

219 Sections 220 to 226 apply to all petitions to a council and the Minister under this Act, any other enactment or bylaw except to the extent that they are modified by this Act or any other enactment.

1994 cM-26.1 s219

CAO duties

220 When the Minister receives a petition, the Minister must designate a person to carry out the duties of a chief administrative officer with respect to the petition.

1994 cM-26.1 s220

Petition sufficiency requirements

221 A petition is sufficient if it meets the requirements of sections 222 to 226.

1994 cM-26.1 s221

Who can petition

222 Unless otherwise provided in this or any other enactment, only electors of a municipality are eligible to be petitioners.

1994 cM-26.1 s222

Number of petitioners

223(1) A petition must be signed by the required number of petitioners.

(2) If requirements for the minimum number of petitioners are not set out under other provisions of this or any other enactment then, to be sufficient, the petition must be signed,

- (a)** in the case of a municipality other than a summer village, by electors of the municipality equal in number to at least 10% of the population, and
- (b)** in the case of a summer village, by 10% of the electors of the summer village.

1994 cM-26.1 s223

Other requirements for a petition

224(1) A petition must consist of one or more pages, each of which must contain an identical statement of the purpose of the petition.

(2) The petition must include, for each petitioner,

- (a) the printed surname and printed given names or initials of the petitioner,
 - (b) the petitioner's signature,
 - (c) the street address of the petitioner or the legal description of the land on which the petitioner lives, and
 - (d) the date on which the petitioner signs the petition.
- (3) Each signature must be witnessed by an adult person who must
- (a) sign opposite the signature of the petitioner, and
 - (b) take an affidavit that to the best of the person's knowledge the signatures witnessed are those of persons entitled to sign the petition.
- (4) The petition must have attached to it a signed statement of a person stating that
- (a) the person is the representative of the petitioners, and
 - (b) the municipality may direct any inquiries about the petition to the representative.

1994 cM-26.1 s224

Counting petitioners

225(1) A petition must be filed with the chief administrative officer and the chief administrative officer is responsible for determining if the petition is sufficient.

(2) No name may be added to or removed from a petition after it has been filed with the chief administrative officer.

(3) In counting the number of petitioners on a petition there must be excluded the name of a person

- (a) whose signature is not witnessed,
 - (b) whose signature appears on a page of the petition that does not have the same purpose statement that is contained on all the other pages of the petition,
 - (c) whose printed name is not included or is incorrect,
 - (d) whose street address or legal description of land is not included or is incorrect,
 - (e) if the date when the person signed the petition is not stated,
 - (f) when a petition is restricted to certain persons,
 - (i) who is not one of those persons, or
 - (ii) whose qualification as one of those persons is not, or is incorrectly, described or set out,
- or
- (g) who signed the petition more than 60 days before the date on which the petition was filed with the chief administrative officer.

(4) If 5000 or more petitioners are necessary to make a petition sufficient, a chief administrative officer may use a random statistical sampling method with a 95% confidence level to determine the sufficiency of the petition, instead of counting and checking each petitioner.

1994 cM-26.1 s225

Report on sufficiency of petition

226(1) Within 30 days after the date on which a petition is filed, the chief administrative officer must make a declaration to the council or the Minister on whether the petition is sufficient or insufficient.

(2) Repealed 1995 c24 s26.

(3) If a petition is not sufficient, the council or the Minister is not required to take any notice of it.

1994 cM-26.1 s226;1995 c24 s26

Meetings with the Public

Advertising

227 If council calls a meeting with the public, notice of it must be advertised and everyone is entitled to attend it.

1994 cM-26.1 s227

Improper conduct

228 The person chairing a meeting with the public may expel a person from the meeting for improper conduct.

1994 cM-26.1 s228

Petition for meeting

229 If a council receives a sufficient petition requesting that council call a meeting with the public, the council must call a meeting with the public to discuss the matters stated in the petition and the meeting must be held no later than 30 days after the chief administrative officer declares the petition to be sufficient.

1994 cM-26.1 s229;1995 c24 s27

Public Hearings

When to hold public hearing

230(1) When this or another enactment requires council to hold a public hearing on a proposed bylaw or resolution, the public hearing must be held, unless another enactment specifies otherwise,

(a) before second reading of the bylaw, or

(b) before council votes on the resolution.

(2) If a public hearing is held on a proposed bylaw or resolution, council must conduct the public hearing during a regular or special council meeting.

(3) A council may by bylaw establish procedures for public hearings.

(4) In the public hearing, council

(a) must hear any person, group of persons, or person representing them, who claims to be affected by the proposed bylaw or resolution and who has complied with the procedures outlined by the council, and

(b) may hear any other person who wishes to make representations

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix F

August 7, 2007 conversation with L. Longmore

August 13, 2007

Phone conversation with Lynne Longmore
10:20 – 10:30 a.m.

Touched based with Lynne regarding the petition. After reviewing the MGA, Section 219 on Petitions, the submitted petition against continued operation of the Safe House at 271 Overdown Drive, covers the majority of the requirements with the exception of the witnessing of signatures.

Lynne to provide a cover letter to go along with the petition that explains the intent of the petition and having her noted as the primary contact on behalf of the petitioners.

Process clarification

Lynne went door-to-door by herself July 30 - August 1, 2007 to approximately 28 households located from 243 to 303 Overdown Drive and 61 Oates Green. Vivian Sam visited several houses in Oates Green on August 1, 2007 to assist Lynne with the petition process.

A total of 21 petitioners signed the petition with several of the households having multiple signatures with, in some cases, renters and respective owners represented on the petition.

Notably, two of the individuals that previously signed a support letter initiated by McMan Youth Home Services now appear on the petition. They include the residents of 265 and 285 Overdown Drive.

When asked, Lynne said about 50% of the households not represented on the petition the occupant was not home at the time of the canvassing while, admittedly, about 50% of the balance supported or had no issue with the Safe House.

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix G

Conversation with Bart Haddow regarding McMan Youth, Family and Community Services Association internal report regarding May 2007 door-to-door education/letter of support campaign

- Request for internal report still outstanding at time of Public Consultation Report submission – should be available after August 21

August 13, 2007

Phone conversation with Bart Haddow, McMan Youth, Family and Community Services Association

Email: bart.haddow@mcman.ca

I learned that Bonnie Tak is away on leave for an undetermined period of time.

With Bart being able to respond, I requested additional information and details around the May 2007 door-to-door campaign conducted by Bonnie Taks. Bart will be forwarding me Bonnie's internal report via email as soon as possible for our reference.

Given the fact that two residents that previously signed support letters now appear on the petition, it is useful to clarify what information was presented in May 2007.

Process

Door-to-door education/support letter campaign involved 6-8 houses on each side of the duplex on Overdown Drive.

Public Consultation Results

Re: Request for Land Use Bylaw exception to allow a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) 269 & 271 Overdown Drive

Appendix H

Email correspondence from Janice Ince

August 3, 2007

Email correspondence

TO WHOM IT MAY CONCERN:

I was residing at 273 Overdown Drive from July 2005 to April 30, 2007 right next door to where McMan Services were occupying the duplex next door.

I was there when the premises were used as a place for parents could have supervised visits with their children for a few hours.

I was not impressed when they changed what they were doing in that building. First of all they left the side light on which faced where I had a bedroom downstairs and also my upstairs bathroom. It was annoying needless to say.

I spoke to them about it several times, and their solution to the problem was for me to get total blackout blinds for those rooms in my home that the light was coming thru. In the end they changed the single light to a larger two light sensored light that was only supposed to come on when someone came into the yard. They said it had to be lit when police brought the children to the place - to be locked down for a week.

That made matters worst - the facility had staff on 24/7 - and in the later evening - the smokers would come out the side door and of course the light remained on while they were there with the light blaring into my windows - at a time when those of us who work during the day would be retiring. I know it annoyed my boarder who resided in the downstairs bedroom. I again complained - and I would go to my bathroom window and demand that they turn off the light. They were not very happy with me. But I did not care. They had no business conducting a business in an area zoned for Residential only.

Another annoying thing they did - was after they had smoked their cigarettes they would flick their butts over the fence into my yard and this continued to happen - I complained again - it still happened. I find that sector of the staff to be very inconsiderate and rude.

They did not have curtains on the bedroom on the same side as mine - as they explained they had to have the room to be safe - and not have objects or materials that could hurt the kids that came to reside there for a week.

These individuals were children 12 - 18 years of age - with parents who were concerned about their addictions with alcohol or drugs and wanted to obtain help for them. The police would pick them up and bring them to this facility. That was annoying also. Sometimes the police would be there at all hours along with the fact that an ambulance would arrive from time to time to pick up someone from inside.

Their offices were in the basement of the residence - and those lights were always on even during the night while we were trying to sleep. Also, there were constant lights on upstairs as well.

It was very annoying having them next door. I was concerned about the fact the property values would drop due to them being there. I was not impressed. I found another residence and moved out in April 2007.

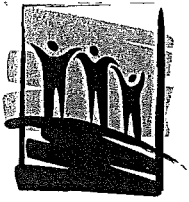
I was asked write this email - to advise my concerns about having McMan Services as neighbours.

People coming and going - lights on constantly, smokers flicking their butts into my yard all were annoying plus the fact that their presence next door - affecting my property value in a negative way.

They have no business carrying on this type of business in a quiet residential area. They need to be in some industrial area where they are not disturbing residents trying to sleep.

Yours truly

Janice Ince
342-5074



McMan

SUPPORT LETTERS

McMan Youth, Family and Community Services Association – Central Administration Office

5028 - 49 Street, Innisfail, AB T4G 1M1 Phone: 403.227.5580

Charitable #: 119035947RR0001

www.mcman.ab.ca centraladmin@mcman.ca



LEGISLATIVE ASSEMBLY

ALBERTA

Mary Anne Jablonski, MLA*Red Deer North**Chair- Cabinet Policy Committee on Community Services****Legislature Office:***

Room 131 Legislature Building
Edmonton, AB T5K 1E4
TEL: (780) 422-3882
FAX: (780) 427-1234

Constituency Office:

200, 4814 Ross Street
Red Deer, AB T4N 1X4
TEL: (403) 342-2263
FAX: (403) 340-3185

May 25, 2007

Mr. Kelly Kloss
Legislative & Administrative Services Manager
The City of Red Deer
P.O. Box 5008
Red Deer, Alberta T4N 3T4

RE: PChAD Safe House

Dear Kelly,

Drug Addiction affects our whole community in many serious and adverse ways. The Protection of Children Abusing Drugs program is an initiative to help youth to overcome their drug dependency. This is a successful and welcome program in our community of Red Deer. To date over 90 families have been helped by this program since July 1, 2006. I am aware of the critical need for this program in Red Deer and I strongly support the outstanding work that is done through this initiative.

I respectfully request that the City of Red Deer support this very important PChAD Safe House location in Red Deer, in Oriole Park by granting a "Bylaw Exception". I understand that this is a good location that has had no complaints from the neighbours, is accepted by the landlord, staff, clients and families. A severe hardship will be created if the City forces the Program to leave this location. We know that there is a lack of housing in Red Deer and that people are very concerned about "NIMBY" issues. Forcing this program to move from this location may eliminate this important and badly needed service for Red Deer families.

...2

Mr. Kelly Kloss
May 25, 2007

-2-

I encourage you to support the PChAD Safe House in Red Deer because the need for youth drug treatment is great and our citizens deserve to have this program in their community.

Thank you for your time and consideration with this very important initiative.

Very sincerely yours,

A handwritten signature in black ink, reading "Mary Anne Jablonski". The signature is written in a cursive, flowing style with a large initial 'M'.

Mary Anne Jablonski, MLA
Red Deer North

c.c. Mayor and City Councillors
City of Red Deer



ALBERTA ALCOHOL AND
DRUG ABUSE COMMISSION

6th Floor, 10909 Jasper Avenue
Edmonton, AB T5J 3M9
Tel: (780) 415-0370
Fax: (780) 423-1419

May 15, 2007

Red Deer City Council
City of Red Deer
P.O. Box 5008
4914-48 Ave.
Red Deer, Alberta
T4N 3T4

Dear Sir/Madam,

It is my understanding that McMan Youth, Family and Community Services Association received a letter from The City of Red Deer explaining that the area of their Protection of Children Abusing Drugs (PChAD) protective safe house (PSH) was rezoned and is no longer considered as an area zoned for such use. The zone change could have a major impact on the Association's ability to continue to provide group care for Red Deer youth and families and I would appreciate it if you would re-consider this decision. The Red Deer PSH makes it possible for AADAC to meet the addiction needs of youth and families in Red Deer and the surround areas.

The Protection of Children Abusing Drugs (PChAD) Act was enacted on July 1, 2006 in response to parent and guardians whose children are abusing alcohol and other drugs in a way that severely endangers them and others. Under this legislation, guardians apply to the court for a confinement (and apprehension) Order. If the judge supports the Order, the child is confined to a protective safe house (PSH) for a period of up to five days. The confinement period enables youth to safely detox from the effects of alcohol and drugs, to participate in an AADAC assessment, and to engage in voluntary treatment services.

As of March 31, 2007, we have admitted 86 youth into the Red Deer PChAD program. The majority of these youth and their families have accessed AADAC's voluntary treatment services upon completion of their time in the Protective Safe House. AADAC is very pleased with these numbers: it represents youth and families who would not have otherwise engaged in our services and also demonstrates the need for this service in Red Deer.

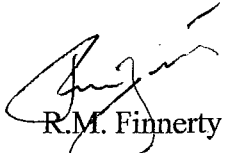
The success of our program is largely a result of the excellent work done in the Protective Safe Houses by AADAC and contracted staff. In Red Deer, we have contracted McMan Youth, Family and Community Services Association to run our safe house.

My understanding is that the PSH is situated in an ideal location that is less populated with few neighbours and therefore, the program remains unobtrusive in the neighborhood and community. There have also been no complaints from surrounding neighbours, which suggests the PSH has minimal impact on the neighborhood.

I am keenly aware that Red Deer is a growing city and consequently, agencies struggle to find locations for facilities to help people in need. The Red Deer PSH has done much to assist the youth and families in Red Deer and I hope a decision can be made to grant a bylaw exception so that this valuable and necessary service to our own citizens will not be interrupted.

Thank you for your kind consideration with this request.

Sincerely,



R.M. Finnerty
President & CEO

May 17, 2007

Red Deer City Council
Box 5008
Red Deer, AB T4N 3T4

Dear Council Members:

RE: 269 & 271 OVERDOWN DRIVE
Lots 15A & 15B, Block 18, Plan 762-1977
Temporary Care Facility

As the owner of the above property, I have received notification from the City of Red Deer Licensing and Inspection, (see attached), to cease the operation of the facility currently rented to McMan Youth, Family and Community Services Association. Since April of 2002, I have had a business relationship with McMan and have found them to be very responsible. McMan is a community-conscious agency and committed to providing services to children, youth and families who have been exposed to abusive and neglectful home environments, providing them with a safe living environment and providing support/parenting skills to parents in hope that someday they may have their children home again.

Prior to McMan renting the above property, I was involved with the neighbors of this property trying to evict the tenants who were operating a "drug house". This situation was extremely stressful as the deterioration to the property and community was disturbing. In September 2003, McMan was rented the full duplex and have been in this facility operating a family program under a valid license - "Social Care Facility" from Central Alberta Child & Family Services Authority. I realize now that there was an oversight on all parties as the valid "Social Care Facilities License" was not the appropriate license.

As this property is appropriate in the building's structure, has plenty of parking, has a large yard and has a very positive image from the neighbors, I would like to request that City Council make an "exception to the by-law" in this case to not disrupt a program that is valuable to our community.

Sincerely,


Warren McCool

May 25, 2007

Kelly Kloss, MBA
Manager
Legislative & Administrative Services
City of Red Deer
4914-48th Avenue
Red Deer, AB
T4N 3T4

Dear Mr. Kloss and Red Deer City Council,

I am a resident of the community located at Overdown Drive. Please accept this letter as an indication of my support of the McMan Services Home operated at 269/271 Overdown Drive. I understand that the families and individuals served at this duplex are not permanent residents but are there only on a temporary basis.

Thank you.

Sincerely,



Name: Jodi Blackmore

Address: 285 Overdown Drive

Phone Number: (403) 358-5787

Cc Bonnie Taks
Programs Manager
McMan Youth, Family and Community Services Association
E-mail: bonnie.taks@mcman.ca

May 25, 2007

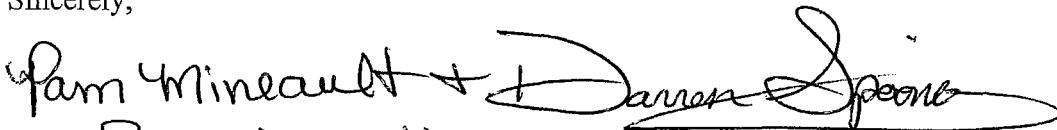
Kelly Kloss, MBA
Manager
Legislative & Administrative Services
City of Red Deer
4914-48th Avenue
Red Deer, AB
T4N 3T4

Dear Mr. Kloss and Red Deer City Council,

I am a resident of the community located at Overdown Drive. Please accept this letter as an indication of my support of the McMan Services Home operated at 269/271 Overdown Drive. I understand that the families and individuals served at this duplex are not permanent residents but are there only on a temporary basis.

Thank you.

Sincerely,



Name: Pam mineault + Darren Spooner

Address: 265 Overdown Drive Red Deer AB T4P 1W7

Phone Number: 348-2373

Cc Bonnie Taks
Programs Manager
McMan Youth, Family and Community Services Association
E-mail: bonnie.taks@mcman.ca

May 25, 2007

Kelly Kloss, MBA
Manager
Legislative & Administrative Services
City of Red Deer
4914-48th Avenue
Red Deer, AB
T4N 3T4

Dear Mr. Kloss and Red Deer City Council,

I am a resident of the community located at Overdown Drive. Please accept this letter as an indication of my support of the McMan Services Home operated at 269/271 Overdown Drive. I understand that the families and individuals served at this duplex are not permanent residents but are there only on a temporary basis.

Thank you.

Sincerely,

Name: Jody Palomaki
Address: 261 overdown-
Phone Number: 755-5544.

Cc Bonnie Taks
Programs Manager
McMan Youth, Family and Community Services Association
E-mail: bonnie.taks@mcman.ca

May 25, 2007

Kelly Kloss, MBA
Manager
Legislative & Administrative Services
City of Red Deer
4914-48th Avenue
Red Deer, AB
T4N 3T4

Dear Mr. Kloss and Red Deer City Council,

I am a resident of the community located at Overdown Drive. Please accept this letter as an indication of my support of the McMan Services Home operated at 269/271 Overdown Drive. I understand that the families and individuals served at this duplex are not permanent residents but are there only on a temporary basis.

Thank you.

Sincerely,

Name: *Darrell + Dianne Ames*

Address: *259 Overdown Drive Red Deer*

Phone Number: *342-7821*

Cc Bonnie Taks
Programs Manager
McMan Youth, Family and Community Services Association
E-mail: bonnie.taks@mcman.ca



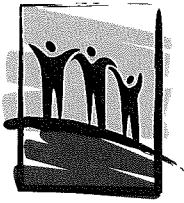
McMan

Information Package

**TO: Kelly Kloss, MBA
Manager
Legislative & Administrative Services
City of Red Deer Council**

FROM: McMan Youth, Family and Community Services Association

**RE: Response to letter addressed to Warren McCool from Vicki J. Swainson,
City of Red Deer Inspections & Licensing Department**



McMan

May 30, 2007

Kelly Kloss, MBA
Manager
Legislative & Administrative Services
City of Red Deer
4914-48th avenue
Red Deer, AB
T4N 3T4

Dear Mr. Kloss and Members of the Council of the City of Red Deer,

I am writing on behalf of McMan Youth, Family and Community Services Association, in support of our Landlord, Warren McCool in his application for a Bylaw Exception for his property at 269 & 271 Overdown Drive, Red Deer.

McMan Youth, Family and Community Services Association is the largest not for profit service provider to children and families in the province of Alberta. In Central Alberta, McMan has provided quality services to children and families since 1989.

Prior to the Proclamation of the new Protection of Children Abusing Drugs Legislation last July 2006, McMan Youth, Family and Community Services Association was approached by AADAC to provide our expertise to develop and operate an essential "Safe House" in partnership with AADAC.

It was at this time that we agreed to meet the challenge and began to set up the program at the 269 & 271 Overdown Drive residence. It was our understanding that our **Social Care Facility License**, granted by the Province of Alberta, met the criteria required to operate such a program. This location was also chosen because McMan Youth, Family and Community Services Association had been a tenant at this residence for the past 4 years. During this time, under the Social Care Facility License, we have operated numerous successful programs always being careful to be courteous and considerate to those living in the immediate neighbourhood. At this time, we have yet to experience a significant problem with any of the neighbours.

This has been an ideal location for the programs that we operate because of the large backyard and not having any residences located on the opposite side of the street, it provides a sense of security and confidentiality that responds directly to the sensitive and confidential nature of many of the issues that are faced by the children and families we serve.

McMan Youth, Family and Community Services Association – Central Administration Office

5028 - 49 Street, Innisfail, AB T4G 1M1 Phone: 403.227.5580

Charitable #: 119035947RR0001

www.mcman.ab.ca centraladmin@mcman.ca

McMan Youth, Family and Community Services Association, staff, partners and persons served would appreciate your consideration in granting a Bylaw Exception as a move would cause a significant disruption to the operation of the Safe House and the clients that are presently participating in the PChAD program at 269 & 271 Overdown Drive.

Please note that as a not for profit organization, we are not in any position to purchase a facility and recognizing the tight housing market, it would be very difficult for us to locate another rental property that would best suit the needs of the people we serve as well as the surrounding community.

Thank you,

Sincerely,



Bonnie Taks
Programs Manager
McMan Youth, Family and Community Services Association

Cc Sherri McAllister
Executive Director
McMan Youth, Family and Community Services Association



INSPECTIONS & LICENSING

April 30, 2007

Warren McCool
Herder Subdivision
35 26575 Hwy 11
Red Deer County, AB T4E 1A5

Dear Sir:

Re: 269 & 271 OVERDOWN DRIVE
LOTS 15A & 15B, BLOCK 18, PLAN 762-1977
TEMPORARY CARE FACILITY

The Inspections & Licensing Department of The City of Red Deer has received information that a "temporary care facility" is being operated at the above referenced site, zoned R1A.

The definition under the Land Use Bylaw of a Temporary Care Facility is:

"A facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses."

This use in a residential district is neither permitted nor discretionary, which means you must cease operations at that address immediately.

A temporary care facility is a discretionary use in the following districts:

- C1 (City Centre);
- C1A (City Centre West);
- Sites that are so designated in an Area Structure Plan or Area Redevelopment Plan and
- Sites approved for any Special Residential Use prior to December 7, 1998, and used continuously as such, since the approval.

Please contact this department within fourteen (14) days of the date of this letter to confirm that the use of a "temporary care facility" has ceased at 269 & 271 Overdown Drive. Your prompt attention to this matter is appreciated.

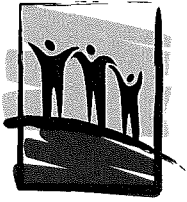
Yours truly,

A handwritten signature in black ink, appearing to read 'Vicki Swainson'.

Vicki Swainson
Deputy Development Officer

INSPECTIONS & LICENSING DEPARTMENT

/vs



McMan

MCMAN YOUTH, FAMILY AND COMMUNITY SERVICES ASSOCIATION

AGENCY DESCRIPTION

McMan Youth, Family and Community Services Association – Central Administration Office

5028 - 49 Street, Innisfail, AB T4G 1M1 Phone: 403.227.5580

Charitable #: 119035947RR0001

www.mcman.ab.ca centraladmin@mcman.ca



McMan

DESCRIPTION OF AGENCY

McMan Youth, Family and Community Services Association is a non-profit society incorporated in Alberta in 1976. Our mandate is to support disadvantaged children, youth and families in becoming self sufficient and contributing members of their communities.

McMan has a long and positive history, providing numerous programs in response to community need. McMan has provided quality services in the Region 4 area for 16 years. We have well established and positive relationships with a number of major funding organizations. We have a reputation for high-quality service provision, accountability, and leadership in the non-profit sector.

A regional Board of Directors governs McMan Youth, Family and Community Services Association in Region 4. We have well established policies covering financial, personnel and service delivery matters. Our insurance coverage is current and comprehensive. We are a fully accredited agency.

McMan Youth, Family Services Association Central Office Locations:

Red Deer
 Drayton Valley
 Rocky Mountain House
 Stettler
 Olds
 Drumheller
 Innisfail

Here is a sample of the programming offered by McMan Central Region:

PChAD Program – Support for Families and children who are involved in the abuse of
 Drugs and Alcohol
 Family Reunification Services – Child Protection Focus
 Foster Care Services – Child Protection Focus
 Supervised Visitation Supports – Child Protection Focus
 FASD Supports
 Healthy Families
 Baby Matters – Early Intervention
 Parent Link Centre – Early Intervention

McMan Youth, Family and Community Services Association – Central Administration Office

5028 - 49 Street, Innisfail, AB T4G 1M1 Phone: 403.227.5580

Charitable #: 119035947RR0001

www.mcman.ab.ca centraladmin@mcman.ca



McMan

PChAD – PROTECTION OF CHILDREN ABUSING DRUGS

SAFE HOUSE

PROGRAM DESCRIPTION

McMan Youth, Family and Community Services Association – Central Administration Office

5028 - 49 Street, Innisfail, AB T4G 1M1 Phone: 403.227.5580

Charitable #: 119035947RR0001

www.mcman.ab.ca centraladmin@mcman.ca



McMan

PROGRAM DESCRIPTION

Protection of Children Abusing Drugs- Safe House

The PChAD Safe House is operated 24 hours a day, 7 days a week. The Safe House was opened in response to the new PChAD Legislation enacted in July of 2006. The PChAD Safe House is operated in direct partnership with Red Deer AADAC as well as overseen by the Provincial AADAC Youth Services office.

The PChAD Legislation is a parent driven process where parents apply through the courts for a 5 day order. Once the order is granted, the young person may be transported by the parents to the Safe House or they may be transported by members of the RCMP. The young people can stay no longer than 5 days. While they are in the Safe House, McMan staff provide the youth with 24 hour care and supervision. The young person is required to maintain house rules and participate in program activities related to general health and well being as well as specific drug and alcohol education. The young person is also required to meet with an AADAC counselor who conducts an AADAC assessment and provides him/her with further education and voluntary treatment options offered by AADAC. Parents are encouraged to visit their children in an effort to work on and potentially resolve any parent/child conflict.

There are a maximum of three youth in the house with a 3:2 staff ratio (three youth maximum to two staff). The Provincial standards are 6 youth to 1 staff. These youth are under constant supervision and are not permitted to leave the facility not even to go into the yard, unless for court or a medical emergency.

At the Safe House there is an emphasis on healthy living and making healthy choices. The staff at the Safe House ensures that there are nutritious meals and snacks available to the youth. All activities are monitored including "free time". At the Safe House, the staff have developed a schedule that not only includes very specific programming and life skills training, but also encourages healthy eating and exercise. There is an exercise bike, a tread mill, a heavy bag, and some other exercise equipment that is available to the youth.

From: Vivian Sam
Sent: September 19, 2007 3:56 PM
To: Tara Veer; Morris Flewwelling; Lynne Mulder; Lorna Watkinson-Zimmer; Larry Pimm; Jeffery Dawson; Frank Wong; Cindy Jefferies; Bev Hughes
Cc: Vivian Sam
Subject: Mcmann Services operation at 269/271 Overdown

I have lived at 275 Overdown Drive Red Deer Ab for the last 12 years. Several months ago we had the opportunity to purchased the adjoining unit (273). While there replacing flooring I noticed alot of activity at 271 Overdown specifically the arrival of 5 police cars at 5 separate times in one day. A variety of young people were brought into 271 Overdown by police in marked cars all were handcuffed and they ranged from a young girl with hands cuffed in front of her (she was crying) through to the worst which was the same day, a young man was cuffed at wrists and ankles he was carried in by several officers the whole time declaring that he knew where he was and the whole neighbourhood would suffer. At that point I called the City of Red Deer and asked what kind of a business was operating at 269/271 Overdown drive. I was told on that day that their was no business operating from that residence, I informed the City at that time that there was in fact some kind of operation going on there and described what I had seen. The City then informed me that they would send a letter to the homeowner to determine what was going on there. As soon as the letter from the city was received by the home owner Warren he passed it to McMann Services who then proceeded to try to get the support of the neighbourhood by having people sign a petition. I was asked at the time of my complaint to NOT go door to door but to wait for the City of Red Deer to send a letter to all homeowners in the immediate area. I have been in contact with Lynn Longmore who owns the full duplex(265/267) with her son. She and I are on the same page here IT IS NOT THAT WE HAVE ANYTHING AGAINST HELPING CHILDREN THAT IS NOT THE ISSUE . The problem we have is that because McMann services has operated at that location for some time they feel that they should be able to stay and continue to operate. Several years ago I called the City and asked how would I go about putting another level on my home. I was told that a letter would be sent to all of the homeowners in the immediate area asking for input and that if 1 homeowner was against it I would not be able to do it. I was also told that I would have to submit drawings to the city (which are expensive) before they would send the letter. I decided that it was to much of a gamble and did not move forward. What is good for the goose should be good for the gander and McMann services should not allowed to operate at those addresses just because they already have been! Is it not bad enough that they have been operating without City approval? Now they feel justified! Now we find out that this issue is going to council! As a homeowner on Overdown Dr who is directly affected by this I feel that if the City of Red Deer wants to allow a change in the land use bylaw to allow McMann Services to remain at those addresses the City of Red Deer should then purchase both my and Lynn Longmores duplexes. I would be expecting somewhere between \$650,000.00 and \$700,000.00 while Lynn who has more square footage should get \$850,000.00 to \$900,000.00. I realize that these prices are higher that what either would sell for but you must keep in mind that they are not for sale. The property value on that portion of Overdown has dropped due to the operation of that group home. How many of you would like to have that operation on your street? The City of Red Deer would not even let us plant trees on the berm across the road until we asked for the third time an now we are being asked to basically drop this issue. I ask you to disallow a land use change for 269/271 Overdown and not let this go to a second reading. McMann Services can find another place for their group home dry out center after they have followed all the correct channels as anyone else would have to do. Those of us who oppose this are growing in number and we do have a petition acknowledging that (Lynn Longmore 403 -343-7273). As a Realtor I know that there are and have been many places on the market which would have been more suitable to a group home that a converted duplex with the firewall between the two addresses compromised. Not only have they opened the interior firewall of that home they have bars on all windows, take up way to much street parking (especially on Mondays) flick cigarette butts on my driveway, leave obnoxious lights on all night and finally have

police cars coming at all hours. It is unfortunate because anyone else dealing with the number of cars parked there and coming and going from there could call the police about suspicious activity in the neighbourhood, we can't because it is the police bringing these kids there!
I will be at every City Council Meeting demanding the cease and desist of this business non profit or not!

Vivian Sam

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Comments:

It is extremely unfortunate that this situation has occurred. We believe that McMann Youth Family and Community Services Association should have at least checked what permissions and permits were required for the change in its operation.

We appreciate the concerns of the neighbourhood and the use should be relocated. Sites for purposes such as this are available in new neighbourhoods, however to build and make ready takes time. We do not wish to see a discontinuance of this service, and as such, we support the recommendations of Administration that will allow an appropriate time frame for the use to be transitioned to a new site.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Council Decision – October 9, 2007

Legislative & Administrative Services

DATE: October 10, 2007

TO: Emily Damberger, Parkland Community Planning Services
Joyce Boon, Development and Licensing Supervisor
Wendy Klassen, Social Planning Supervisor

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/Z -2007
Land Use Bylaw Exception to allow a Temporary Care Facility within a duplex (Safe House, Youth 5 day Detoxification Program at 271 Overdown Drive & a Parent Centre-Supervised Visits at 269 Overdown Drive)

Reference Report:

Parkland Community Planning Services, Development and Licensing Supervisor, and Social Planning Supervisor dated September 28, 2007.

Bylaw Readings:

Land Use Bylaw Amendment 3357/Z-2007 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on November 5, 2007 at 6:00 p.m. in Council Chambers during the Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3357/Z-2007 provides for a Temporary Care Facility (Safe House, Youth 5 day Detoxification Program) to operate at 271 Overdown Drive and a Parent Centre (Supervised visits for children apprehended by Child and Family Services Authority) at 269 Overdown Drive, a duplex zoned Residential Semi-Detached Dwelling (R1A) district for up to a 2 year period until such time as an alternate location is found.

October 10, 2007

Land Use Bylaw Amendment 3357/Z-2007

Page 2

This office will now proceed with the advertising of a Public Hearing. McMan Youth Family and Community Services Association will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk/dlf

attchs.

c Director of Development Services
 Inspections and Licensing Manager
 Land and Economic Development Manager
 LAS

BYLAW NO. 3357/Z-2007

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

1. New sub-sub-section (r) & (s) is added to section 8.22 Exceptions Respecting Land Use, subsection (1) as follows:
 - (r) Notwithstanding Section 4.2 of this Land Use Bylaw, on Lot 15A, Block 18, Plan 76221977 (269 Overdown Drive) a Parent Centre for Supervised Visits shall be a permitted use for up to a two year period expiring November 5, 2009;
 - (s) Notwithstanding Section 4.2 of this Land Use Bylaw, on Lot 15B, Block 18, Plan 76221977 (271 Overdown Drive), a Safe House for Protection of Children Abusing Drugs (PChAD) shall be a permitted use for up to a two year period expiring November 5, 2009 subject to the following conditions:
 - (i) Police attendances shall be at the rear of the facility;
 - (ii) External and internal lights to be shaded to the satisfaction of the Development Authority;
 - (iii) No staff meetings on site;
 - (iv) No staff or residents congregation or smoking outside the house;
 - (v) Yard to be maintained to residential standards to the satisfaction of Development Authority; and
 - (vi) Regular communication to community to the satisfaction of the Development Authority;
2. The "Land Use District Map I17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of October 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

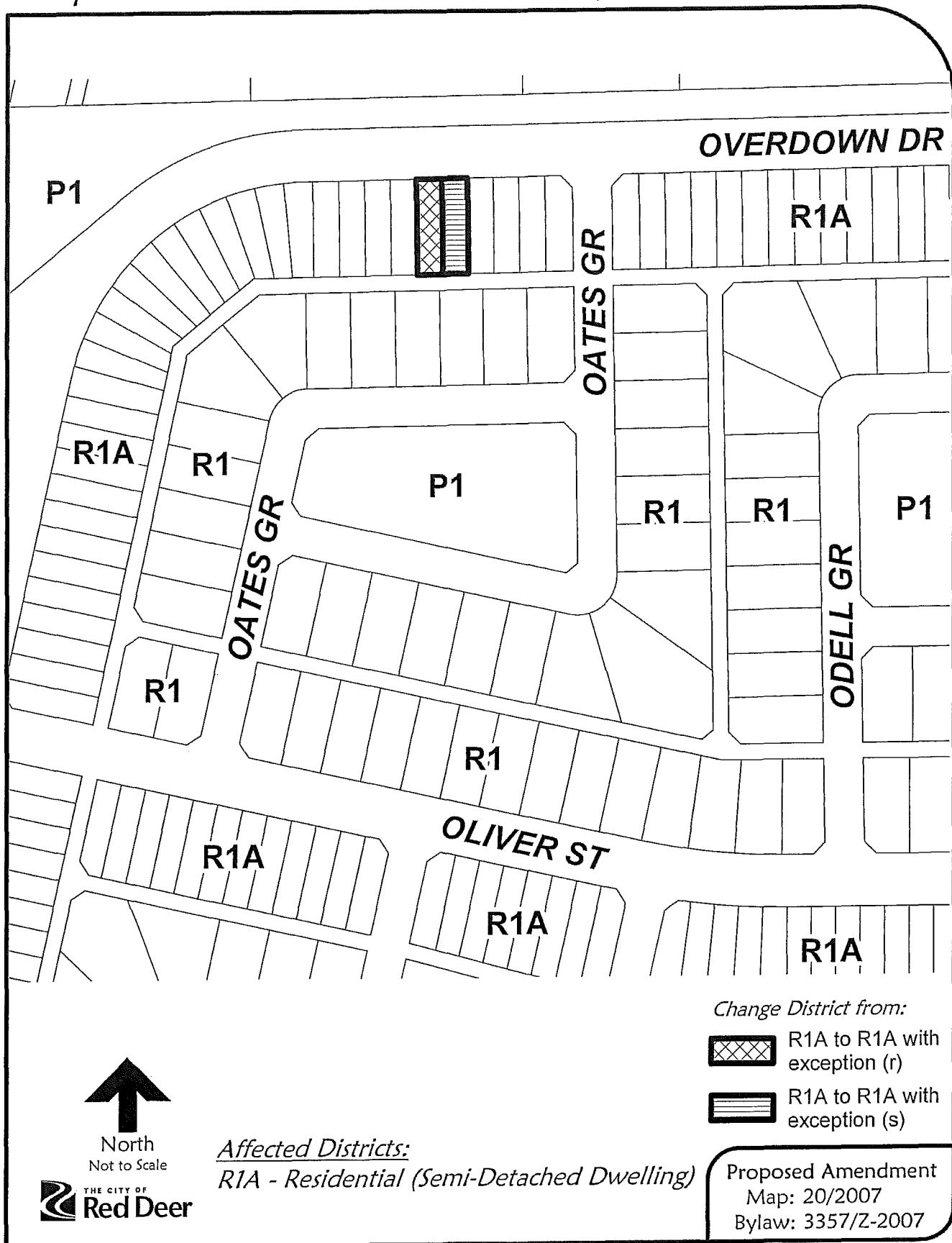
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006





LEGISLATIVE & ADMINISTRATIVE SERVICES

October 10, 2007

Fax Number 227-5541

Bonnie Taks
Program Manager
McMan Youth , Family and Community Services Association
5028 – 49 Street
Innisfail, AB T4G 1M1

Dear Ms Taks:

**Re: Land Use Bylaw Amendment 3357/Z-2007
To Allow a Temporary Care Facility Within a Duplex
Safe House, Youth 5 Day Detoxification Program – 271 Overdown Drive
And a Parent Centre – Supervised Visits – 269 Overdown Drive**

At the Monday, October 9, 2007 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/Z -2007. For your information a copy of the bylaw is attached.

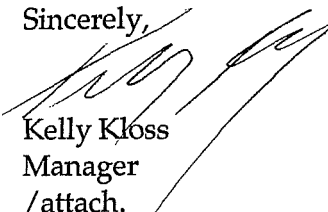
Land Use Bylaw Amendment 3357/Z-2007 provides for a Temporary Care Facility (Safe House, Youth 5 Day Detoxification Program) to operate at 271 Overdown Drive and a Parent Centre (supervised visits for children apprehended by Child and Family Services Authority) at 269 Overdown Drive, a duplex zoned as R1A Residential (Semi-Detached Dwelling) District for up to a 2 year period until such time as an alternate location is found.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, November 5, 2007 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 a.m. on Wednesday, October 17, 2007.

Please call me if you have any questions or require additional information.

Sincerely,


Kelly Kloss
Manager
/attach.

c Parkland Community Planning Services
Las

BYLAW NO. 3357/Z-2007

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

1. New sub-sub-section (r) & (s) is added to section 8.22 Exceptions Respecting Land Use, subsection (1) as follows:
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 - (i) Police attendances shall be at the rear of the facility;
 - (ii) External and internal lights to be shaded to the satisfaction of the Development Authority;
 - (iii) No staff meetings on site;
 - (iv) No staff or residents congregation or smoking outside the house;
 - (v) Yard to be maintained to residential standards to the satisfaction of Development Authority; and
 - (vi) Regular communication to community to the satisfaction of the Development Authority;
2. The "Land Use District Map I17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of October 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

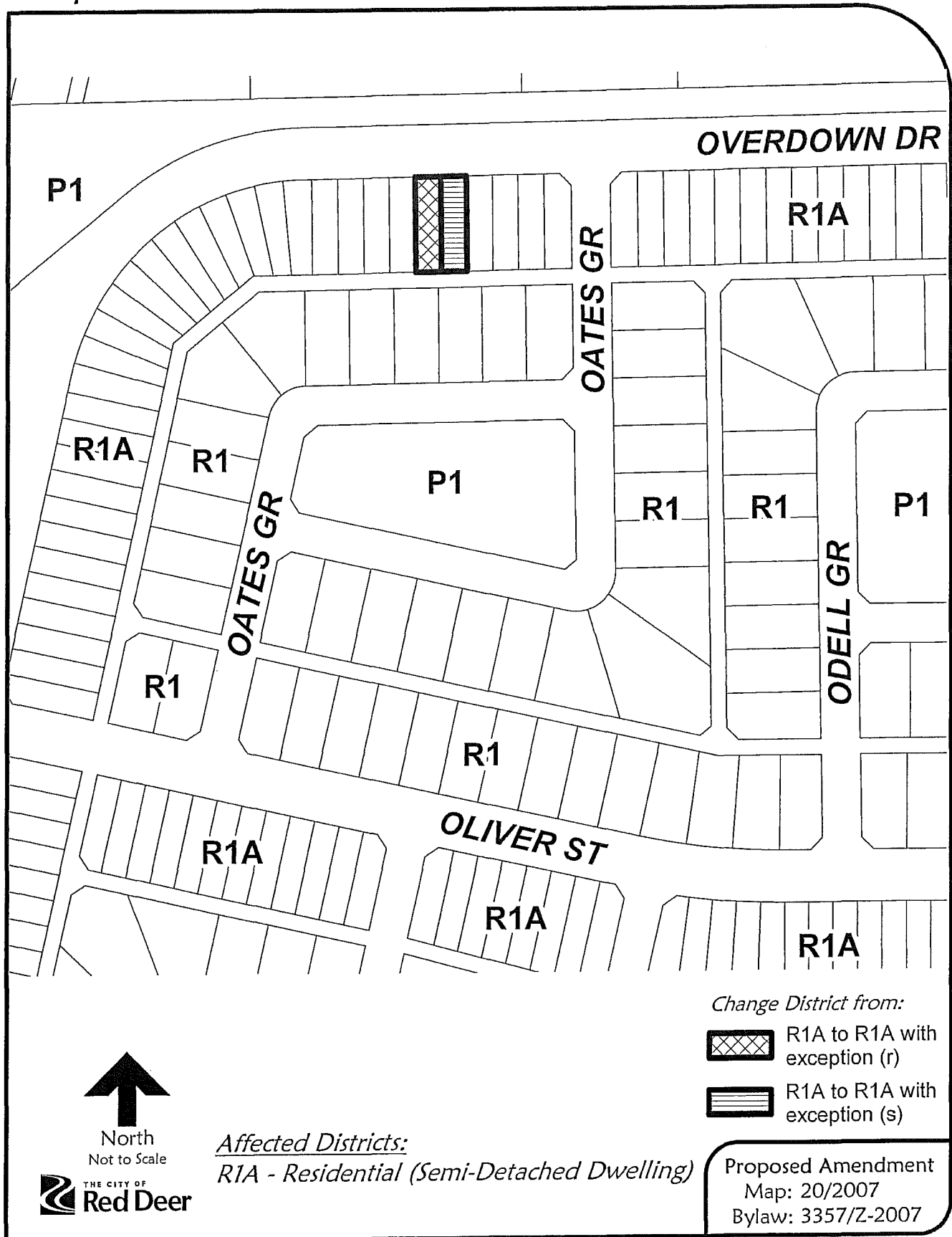
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Phone (403) 342-7722

Fax (403) 341-3147

www.reddeerspca.com



September 11, 2007

City of Red Deer
Administrative and Legislative Services
4914 – 48 Avenue
P O Box 5008
Red Deer, AB, Canada T4N 3T4

Attention: Mr. Kelly Kloss

Dear Kelly:

RE: Red Deer & District SPCA
Bridge Financing Request – Pre-Reading Information for Councillors

Kelly, please find enclosed the following information to be circulated to Councillors prior to our presentation to City of Red Deer Council:

1. January 24, 2007 – Letter of Intent – Ms. Colleen Jensen
2. June 18, 2007 – Bridge Financing Application – Ms. Lorraine Poth
3. July 24, 2007 – Application Follow-up – Ms. Lorraine Poth
4. July 24, 2007 – Information Update – Ms. Lisa Francis

Please let us know when we will be scheduled to present to Council. If you have any questions or need additional information from us, please call.

All Councillors have been invited to tour our current facility prior to the presentation. At this point three have toured, three are scheduled, one declined and we are waiting for one response. For the most part, City Council's involvement in our operations and building project has been excellent, both through personal and professional support. It is reassuring to know, that in a city the size and caliber of Red Deer, that City Council understands and values Red Deer & District SPCA's contribution to the community.

Thank you for your support of Red Deer & District SPCA and our capital building campaign.

Yours truly,

Julie Crawford
Development Director
Red Deer & District SPCA

Cc: Ms. Lynne Mulder
Campaign Co-Chair

Mr. David Will
Campaign Co-Chair



P.O. Box 931, Red Deer, Alberta, T4N 5H3
 Phone (403) 342-7722
 Fax (403) 341-3147
 www.reddeerspca.com



January 24th, 2007

Colleen Jensen, Acting City Manager
 City of Red Deer
 P O Box 5008
 4914 48 Avenue
 Red Deer, AB T4N 3T4

Dear Colleen:

RE: Red Deer & District SPCA Capital Building Project
 Request for Bridge Financing - \$1. Million Interest Free Over Five Years

The Board of Directors of Red Deer & District SPCA have made their most important decision ever – to build a very much needed new humane education and animal adoption centre for our community.

Red Deer & District SPCA realizes more than 90% of its operating budget through self-generated revenues, bequests and community donations. We are often considered "only an animal shelter" but actually offer much more than this to our community. We are involved in over 40 different services, education programs and community partnerships, including alliances with Central Alberta Women's Emergency Shelter, Women's Outreach, Public and Catholic School systems, Alberta Animal Services, Red Deer and Olds Colleges, and many more. I have attached a brief summary for your reference.

Red Deer & District SPCA, a federally and provincially registered charity, provides a very important service to City of Red Deer and the surrounding Central Alberta community. Each year we shelter approximately 1200 stray, abandoned or unwanted animals. Our inadequate facility has restricted any growth in animal capacity for more than nine years. We have been flat-lined since 1998. An unfortunate fact is, due to a lack of space and resources we turn away more than twice as many animals as we are able to shelter (2672 turn-aways in 2006). Many of these animals end up back on the streets of Red Deer.

Only a few months after launching the major gifts segment of our capital campaign (the quiet campaign) we are very proud to announce we have already achieved nearly 23% of our \$2.5 Million target – most of it realized through three major gifts of \$250K, \$166K and \$100K. We are very optimistic that approval of a provincial Community Facility Enhancement Program (CFEP) grant is forthcoming and will move us to ~48% of goal. Mr. David Will and Ms. Lynne Mulder have offered their commitment and support to this important community project by volunteering to co-chair our campaign.

It is no news to the City of our bustling economy and hence, rapidly escalating building costs. We have purchased our land and have plans in place for our new facility. Our hope is that City of Red Deer will provide the bridge financing to enable us to break ground early in 2007. Statistics show that each month we wait, costs escalate between one and three percent. At 18% cost escalation per year, or greater, our goal is a fast moving and difficult target.

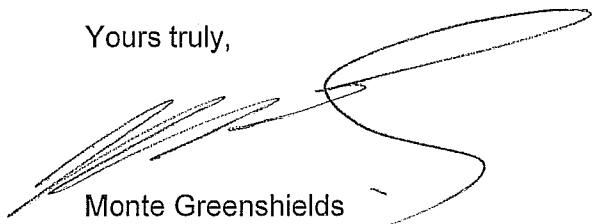
We would like to secure the City of Red Deer's support through a commitment for bridge financing of \$1 Million interest free, over a five year pay-back period. We are confident we will have the funds and sustainable income to repay the interest-free loan through capital building project pledges, fees for service, grant awards, self-generated revenues, bequests and community donations.

Our City of Red Deer is a progressive and affluent community that we can be very proud of. We ask for your investment; assisting Red Deer & District SPCA achieve our goal for this wonderful city – a new humane education and animal adoption centre we can also be proud of. Please help us keep these unwanted (and voiceless) members of our community off our streets and out of our alleys and playgrounds, and help us provide them with at least a minimal level of care and protection.

Colleen, I would appreciate the opportunity to meet with you to discuss this opportunity in more detail. We have any necessary supporting information and materials available for your review. I invite you to visit our existing shelter at your earliest convenience to help reinforce the urgency of our project.

Thank you for your consideration and support.

Yours truly,



Monte Greenshields
Executive Director
Red Deer & District SPCA

cc Dr. Kristi Volk, RD&D SPCA President
Ms. Lynne Mulder, Campaign Co-Chair
Mr. David Will, Campaign Co-Chair ✓



Bridge Financing Application

to

City of Red Deer

BUSINESS PLAN



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INTRODUCTION

Our Request

To secure bridge financing of \$1.0 Million over a five-year payback period from City of Red Deer for interim financing of Red Deer & District SPCA's capital building project.

The Board of Directors of Red Deer & District SPCA have made their most important decision ever – to build a very-much-needed new humane education and animal adoption centre for our community.

Red Deer & District SPCA realizes more than 90% of its operating budget through self-generated revenues, bequests and community donations. We are often considered “only an animal shelter” but actually offer much more than this to our community. We are involved in over 40 different services, education programs and community partnerships, including alliances with Central Alberta Women's Emergency Shelter, Women's Outreach, Alberta Animal Services, Alberta SPCA, Red Deer and Olds Colleges, and many more.

Red Deer & District SPCA, a federally and provincially registered charity, provides a very important service to City of Red Deer and the surrounding Central Alberta community. Each year we shelter approximately 1,200 stray, abandoned or unwanted animals. Our inadequate facility has restricted any growth in animal capacity for more than nine years. We have been operating at maximum capacity since 1998. An unfortunate fact is, due to a lack of space and resources, we turn away more than twice as many animals as we are able to shelter (2672 turn-aways in 2006). Many of these animals end up back on the streets of Red Deer.

Since launching the major gifts segment of our capital campaign (the quiet campaign) in October 2006 we are very proud to announce we have already achieved \$967,000, nearly 33% of our \$3 Million target – most of it realized through three major gifts of \$500K, \$166K and \$150K. We are very optimistic that approval of a provincial MCFP grant is forthcoming. Mr. David Will and Ms. Lynne Mulder have offered their commitment and support to this important community project by volunteering to co-chair our campaign.

It is no news to the City of our bustling economy and hence, rapidly escalating building costs. We have purchased our land and have preliminary plans and approvals in place for our new facility. Our request is that City of Red Deer will provide the bridge financing to enable us to break ground in 2007. Statistics show that each month we wait, costs escalate between one and three percent. At 18% cost escalation per year, or greater, our goal is a fast moving and difficult target.

We ask for City of Red Deer's support through a commitment for bridge financing of \$1.0 Million interest free, over a five-year payback period. With our successful campaign strategy, we are confident we will have the funds and sustainable income to repay the loan through self-generated revenues, bequests, community donations, fees-for-service, and the capital building project pledges that are being promised in our capital building campaign.

City of Red Deer is a progressive and affluent community that we can be very proud of. Your assistance and support is required for Red Deer & District SPCA to achieve its goal for this wonderful city – a new humane education and animal adoption centre we can be proud of.

Red Deer & District SPCA provides an essential service to our community. We require the necessary funding to do so.

We appreciate City of Red Deer's history of providing bridge financing to community organizations and thank you for your consideration and support of our project.

Our Repayment Strategy

Campaign goal including furniture, fixtures, equipment and escalating building costs **\$3,000,000.**

Major gifts secured to date	967,000.
Provincial MCFP grant	1,000,000.
City of Red Deer bridge financing	1,000,000.
Balance of capital campaign	33,000.

TOTAL **\$3,000,000.**

Bridge financing CORD **\$1,000,000.**

Current individual major gifts under active solicitation (35% of \$1.5M)	518,000.
Less "Balance of Capital Campaign" included above	-33,000.
Current corporate gifts under active solicitation (50% of \$200K)	100,000.
Foundation applications submitted (50% of \$100K)	50,000.
Public Community Campaign	200,000.
In-Kind services & supplies	208,000.

TOTAL **\$1,043,000.**

Repayment Plan

5-year repayment schedule will begin one year after receipt of the funds and be semi-annually as follows (based on receiving funds August 1, 2007):

Date	Payment	Balance
August 1, 2007		\$1,000,000
August 1, 2008	\$ 100,000	900,000
February 1, 2009	100,000	800,000
August 1, 2009	100,000	700,000
February 1, 2010	100,000	600,000
August 1, 2010	100,000	500,000
February 1, 2011	100,000	400,000
August 1, 2011	100,000	300,000
February 1, 2012	100,000	200,000
August 1, 2012	100,000	100,000
February 1, 2013	100,000	0

The \$3M goal should be considered a planning figure. This number will need to be reviewed periodically and adjusted if necessary depending on escalating building costs, potential savings through building expertise of our campaign team, and the initial success of the cultivation and solicitation efforts with our major gift prospects.

Red Deer & District SPCA has been in business locally for more than 30 years and as a charitable organization has a reputation of meeting all financial commitments.

Red Deer & District SPCA's capital building campaign has only been underway for a few months and already the community support is evident through the major gifts already received (33%). We have a number of volunteers currently making multiple major gift (>\$10,000) "asks" within their peer groups and are confident we will achieve our goal.

We have purchased our land (2.36 acres) and have realized significant equity growth over the past two years, estimating our land equity to be at ~\$650K, based on current industrial market prices.

Our two major gift contributors have been in ongoing discussion and are anxious to move the building project along quickly so as to have construction well underway before Winter 2007. Our co-chair has contracted a project manager to finalize preliminary building drawings (as an in-kind donation) and to initiate the permit application process. A major donor has pledged an additional "match" pledge of \$250K to demonstrate commitment and to act as an incentive to other individuals, corporations and foundations considering gifts.

Red Deer & District SPCA has a Major Community Facility Program grant application under review with the provincial government for \$1M.

Current tax structures have been created/modified to encourage charitable giving within home communities (i.e. flow through shares, increased allowable charitable donation deduction percentage, etc.). By informing and educating our neighbors we will reap the rewards of being able to keep tax dollars at home.

We have an enthusiastic and successful certified financial planner in our volunteer ranks and are excited about initiating our planned giving program that will result in a number of formalized estate pledges. To further demonstrate sustainability, our 5-year budget forecast includes new revenues generated from business initiatives (i.e. pet boarding, grooming, training, animal education, etc.) enabled by our new facility.

Red Deer & District SPCA is confident we will be able to meet our financial commitments to City of Red Deer.

EXECUTIVE SUMMARY

2005 marked the year the most important decision ever was made by Red Deer & District SPCA Board of Directors – the decision to begin a capital building campaign to raise funds to replace the existing Central Alberta facility.

As it was very apparent that our organization could not continue to operate much longer under deteriorating conditions and increasing demands, the Board contracted Ketchum Canada Inc. (KCI) to conduct a project feasibility study among community leaders. Conclusions from the study indicated strong community support for a new facility, with cautious optimism for the ability to raise the funds in an affluent community. Recommendations from the study indicated a need to increase the awareness of Red Deer & District SPCA and our contribution to the community prior to launching a public campaign.

Red Deer & District SPCA offers and/or participates in over 40 different programs, services and partnerships in the Central Alberta area. We are the only humane education and animal protection centre in an area of over 100,000 square kilometers, serving a population of approximately 350,000 residents (human, that is). For the last nine years we have sheltered nearly 1200 animals annually – our maximum capacity. Unfortunately, two times that capacity is turned away annually.

The existing shelter has been on site over 30 years and was a used service trailer when donated to Red Deer & District SPCA. Overcrowding and inadequate ventilation result in unhealthy living and working environments and contribute to higher euthanization percentages.

We have not kept pace with our community's needs for the past nine years and cannot meet tomorrow's growing demands with our current facility.

Experts tell us our 3,000 square foot building is beyond repair and renovation. It is "used up". We must construct a new facility.

Red Deer & District SPCA has purchased 2.36 acres from City of Red Deer. Our new facility will be a 9,000 square feet (plus a 3,000 square feet mezzanine) basic and functional building. It will meet veterinary, hygienic and related animal treatment standards and house the essential equipment to provide animal care. It will also have adequate drainage, isolation and air exchange equipment to prevent the spread of disease among our guests, resulting in improved living conditions for our guests and an improved working environment for our staff and volunteers.

More space equals

- √ healthier work environment
- √ higher adoption ratio
- √ less disease
- √ fewer euthanizations

Over 90% of our operating budget comes from community donations, bequests & self-generated revenues.

We have contracted KCI as our campaign advisors. Mr. David Will and Ms. Lynne Mulder have joined our team as co-campaign chairs. Dr. Kristi Volk (President) and Mr. Geritt Patton (Building Committee Chair and Liaison to the Board) are strong community volunteers committed to the success of the campaign.

Red Deer & District SPCA provides an essential service to our community. We require the necessary funding to do so.

We have the land. We have the commitment. We have the people. Help us make the \$3 million campaign goal a reality!

PROJECT DETAILS

Organization Description

Our Mission

The Red Deer and District SPCA, is a registered charitable organization, dedicated to the promotion of companion animal welfare and dignity and their protection from suffering by encouraging a caring, responsible society.

We affirm and promote the inherent worth and dignity of every living being, and justice, equity and compassion in human-animal relations.

In support of our Mission and Purpose, we accept important mandates in the areas of animal care and welfare, shelter operation, education and community service.

In fulfilling our Mission, we define our objectives as being:

- to provide a range of services necessary to meet the needs of companion animals and to fulfill our mandate as the principal animal welfare center for Central Alberta.
- to develop and maintain educational programs for employees, volunteers and members of the community in animal-welfare related issues, and to fulfill our mandate as the principle humane education center for Central Alberta.
- to promote a friendly, supportive environment within the Society resulting in a sense of belonging and professional satisfaction as well as excellence in all our programs and endeavors.

We strive to provide leadership and support in the development of innovative animal care services and programs in conjunction with our affiliates in the Alberta SPCA and the Canadian Association of Animal Welfare Administrators, with members of the veterinary profession and with other groups linked by the common goal of outstanding animal care and welfare.

Adopted by the Board of the Red Deer & District SPCA December, 1998

Our History

Red Deer & District SPCA became a registered charity in 1976 and was known as the Parkland Humane Society. Our existing shelter is a donated used service trailer that was renovated and built on to over the years. It is no longer functional and maintenance costs are high and no longer practical.

Over the years our services have evolved. We are much more than just an animal shelter. Our progressive education programs have influenced over 7,200 adults and children in the past two years, promoting a responsible and educated society that has empathy, respect and compassion for all living things, a must for today where bullying and violence are so rampant. We also partner with a number of community organizations to provide emergency services, and hence security and peace of mind, to individuals and families in transition, distress and/or difficult situations.

The age of the facility and community growth have led to overcrowding. The original structure was adapted to house a small staff, 20 dogs and 60 cats. Often we have >25 dogs and up to 80 cats, not to mention the number of animals we have to turn away and/or refer to other agencies. Inadequate ventilation contributes to the rampant spread of disease, a health problem for both animals and humans. Healthy animals that could be readily adopted when they arrive often end up being sick within days of being here, delaying their adoption, occupying much need space, requiring costly veterinary care and medication, and sadly, leading to euthanization. And this is preventable!

A new building is more than a "nice-to-have" in our community. It is a MUST.

Our Business

Red Deer & District SPCA is dedicated to the promotion of companion animal welfare and dignity, and their protection from suffering by encouraging an educated, caring and responsible society.

Red Deer & District is a registered federal & provincial charity. Over 90% of our operating budget comes from community donations, bequests & self-generated revenues. All fees collected go directly to the operation of our education and adoption programs and animal care.

Positive public perception of our organization and understanding of the role we play in the community are critical for the success of our business. It is essential that the public view our organization as being efficiently operated and providing a valuable service to the community.

As indicated in Ketchum Canada Inc's 2005 Feasibility Study, RDSPCA is viewed in a positive light *by those who know* the organization. However, it is imperative that our organization continue to energetically build our profile in the community-at-large and especially in the business community.

Marketing our business will primarily be done through the execution of our communication strategy and plan. This means moving forward with two parallel communication initiatives and two key messages. One...to strengthen awareness of the role and contribution of Red Deer & District SPCA in our community; and two...to advertise and promote our capital building campaign and the urgent need for a new humane education and animal care facility in Central Alberta. We have strong support from all three mediums (radio, television and newspaper) in the City of Red Deer. Management from Z99/KG Country, CH Red Deer, and The Advocate have all expressed an interest and willingness to support and enhance the profile of our organization in the community.

Our existing shelter markets our need stronger than any words. Anyone who visits truly witnesses first hand what we do for the community and how, with a new facility, that service will be greatly enhanced.

Our Programs

Our key community programs are:

Community Partnerships

- ❑ provide leadership training through volunteer programs >200 volunteers and a multitude of community social programs (>6240 volunteer hours logged in the past fiscal year)
- ❑ >250 community members in the past fiscal year, demonstrating strong community support
- ❑ participate in the City of Red Deer's Disaster Plan (provided services at three recent disasters – Pine Lake Tornado; Highway Closure/Ammonia Spill April 2003; and 2005 Flood); ready to respond to future disasters, as required
- ❑ partner with Alberta Animal Services and City of Red Deer in free spay neuter program (funded through proceeds of dog licenses sales)
- ❑ through our Pets & Women Safe (PAWS) and Sir Galahad programs, provide foster care for 80 pets of families who are victims of domestic violence (Central Alberta Women's Emergency Shelter, Central Alberta Women's Emergency Outreach and Crisis Centre) in 2005 and 2006
- ❑ provide temporary pet foster care for those without permanent shelter or who are hospitalized
- ❑ partner with St. John Ambulance through the Therapy Pet Program to provide companionship to individuals living in care
- ❑ teach value and respect for life in a throwaway society through Pennies for Paws (competitive school program yielded ~\$16,000 in pennies in 2005)
- ❑ promote pet adoptions through in-store space at PetSmart and East Hill Dog & Cat Hospital
- ❑ address cat overpopulation issues through task force involvement (Co-Existing with Cats, Medicine River Wildlife Centre)
- ❑ provide opportunity for individuals to pay fines through Community Measures Program
- ❑ partner with Lindsay Thurber High School, Red Deer College, and Olds College, providing work experience and practicum opportunities in social work and veterinary health
- ❑ contribute to community day camps, teaching children about animals and responsible pet care
- ❑ through Guardian Angel Program, provide an effective, inexpensive, tax deductible way to advertise business while providing care for the shelter animals

Humane Education

- ❑ address and educate about the little known "LINK" between animal abuse, child abuse and human violence (Domestic Violence Initiating Committee)
- ❑ teach Dog Bite Prevention classes to children and adults, reducing the numbers of dog bites, and hence animal euthanizations
- ❑ offer eight different classes for children, teaching how to research and understand the needs of different pets, being a responsible pet owner and the importance of all life – resulting in more awareness, social responsibility and better citizenship

Animal Shelter, Care and Adoption

- ❑ admit 1056 animals in 2006; 2672 animals turned away in 2006 because of lack of room and/or resources
- ❑ adopt or return to owner 70% of animals, euthanize 30% (most of which are because of disease)
- ❑ deliver all adopted unaltered animals to the chosen veterinary clinic to ensure spay or neuter
- ❑ assist with the costs of altering, vaccinating and identifying pets
- ❑ sell dog licenses and cat identification tags; microchip all adopted animals
- ❑ provide a pet referral board for owners who can no longer keep their pets
- ❑ maintain and share lists of agencies, veterinarians, groomers, kennels, animal trainers and other community resources
- ❑ operate the Animal Food Bank, in conjunction with the Red Deer Food Bank, which 780 families accessed in 2004, feeding 1117 dogs, 1400 cats and 15 other animals
- ❑ offer private and general pet cremations to the public

Project Needs and Benefits

Red Deer will continue to experience strong growth according to the population projections recently completed by Parkland Community Planning Services (PCPS). In the period from 2006 to 2031, City of Red Deer is expected to grow at an average rate of 2.43 per cent annually (details charted below).

Red Deer's historic growth rate has been over 3 per cent per year for the 30-year period from 1973 - 2003. The slower growth rate used in the population projection for the next few decades is reflective of an aging population and lower birth rate. Red Deer's 1976 population, when Red Deer & District SPCA was initiated, was 31,554, increasing ~166% by 2005.

By comparison, the province of Alberta is projected to grow at a rate of 1.43 per cent annually. (Source: *Population projections for Alberta and its Health Regions 2003 - 2030*)

Year	Population, Red Deer*	Percentage of Increase
1976	31,554	
2006	82,971	4.92%
2007	86,726	4.53%
2008	90,553	4.41%
2009	94,357	4.20%
2010	97,836	3.69%
2011	100,941	3.17%
TOTAL INCREASE (2006 to 2011)	17,970	21.6%

* 2006 is actual number taken from census surveys. 2007 and forward years are baseline projections.
Source: *Parkland Community Planning Services (2006)*

There were 3,159 new residents who made Red Deer their home in 2006, an increase of 4.92 per cent over 2005. The increase brings Red Deer's total population to 82,971 people. Projections to 2011 show an increase of another 21.6%.

Source: *City of Red Deer*

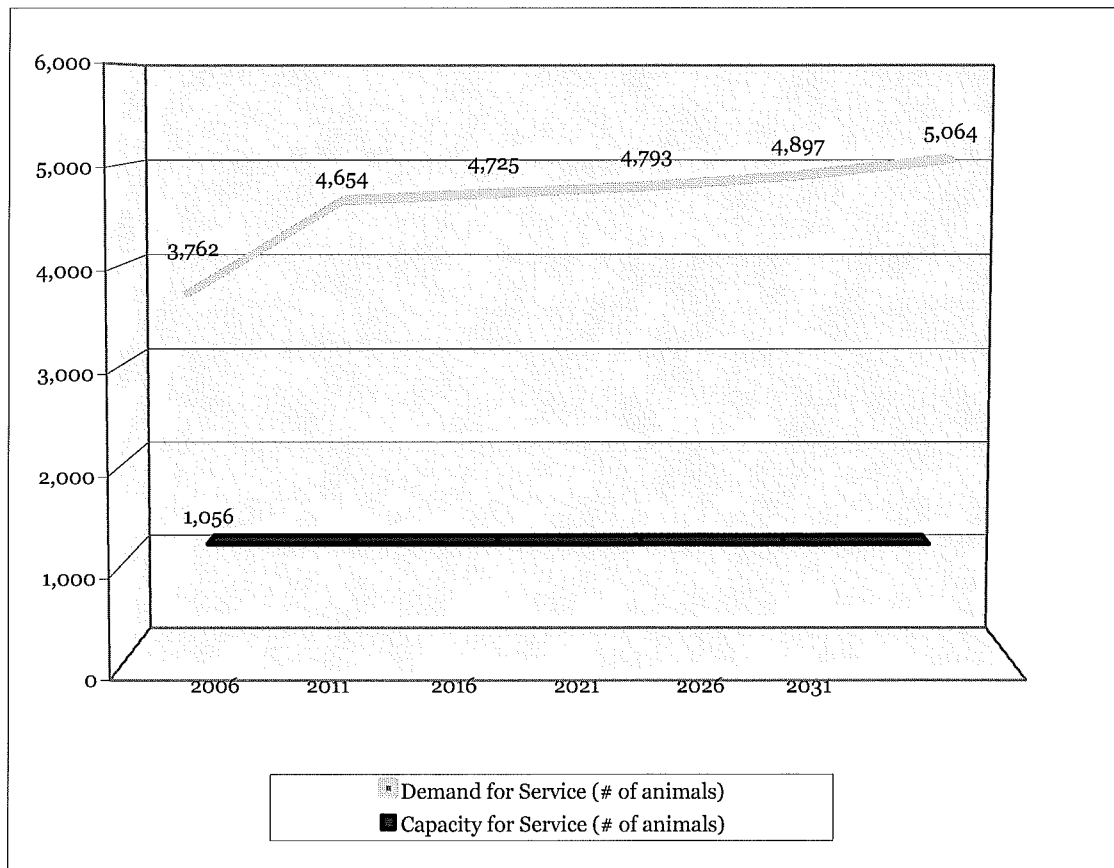
Statistics indicate Red Deer's growth is far exceeding the projections.

With human population growth comes growth in pet (animal) population numbers as well. Calgary Humane Society reports that nearly 2/3 of all households have one or more pets.

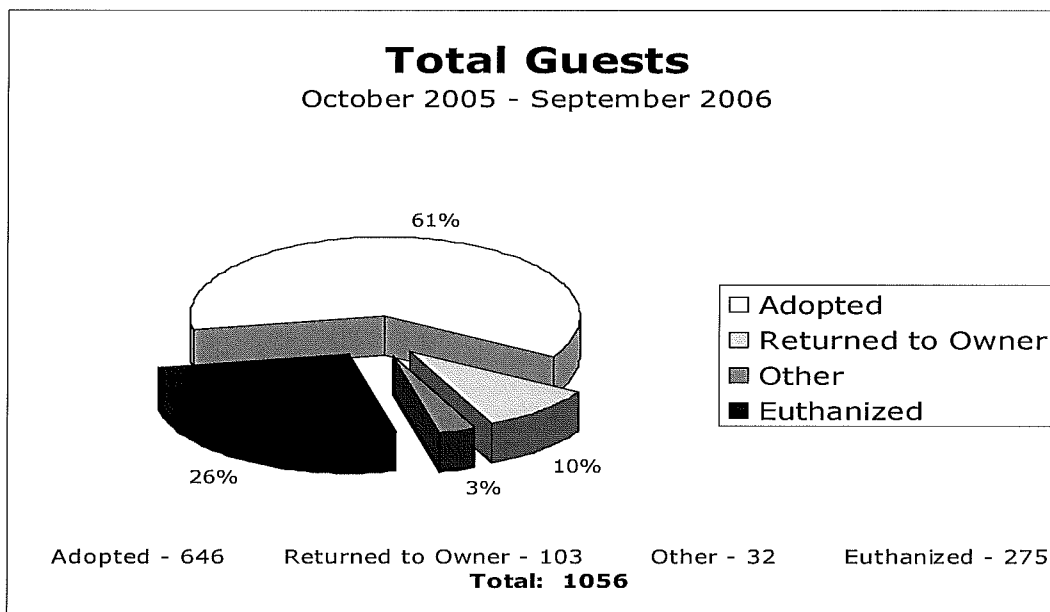
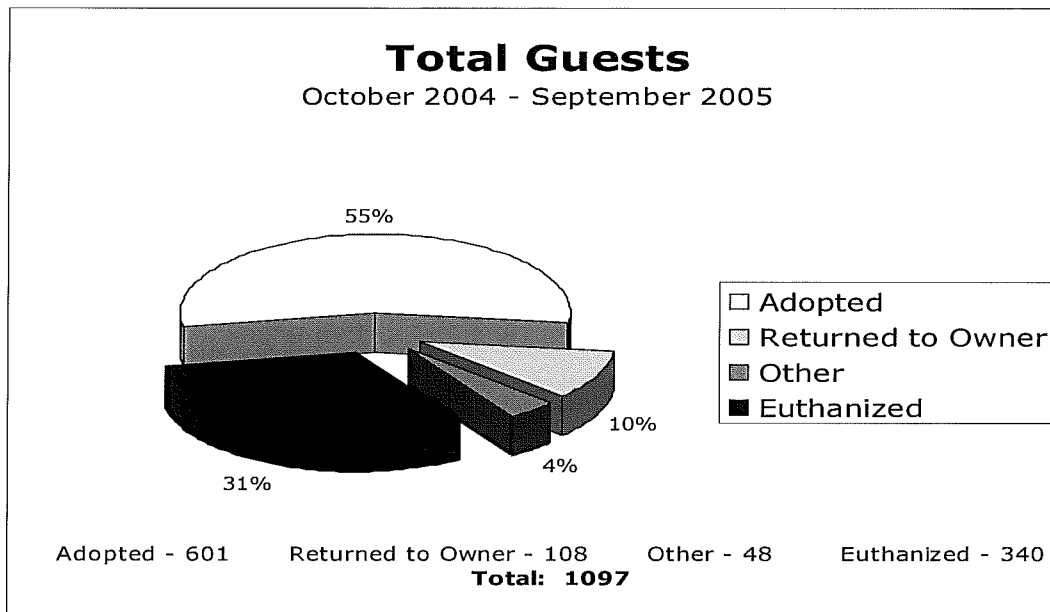
NUMBER OF ANIMALS ADMITTED DURING 2004 to 2006

City of Red Deer	1468	County of Ponoka	147	MD of Wainwright	8
City of Calgary	6	County of Wetaskiwin	22	MD of Clearwater	100
City of Edmonton	7	County of Stettler	61	MD of Brazeau	10
Town of Spruce Grove	1	County of Paintearth	7	Special Area #2	9
City of Medicine Hat	2	County of Camrose	2	Special Area #4	14
County of Red Deer	872	County of Vulcan	1	Out of Province	7
County of Lacombe	383	MD of Rocky View	1		
County of Leduc	3	MD of Kneehill	18		
County of Mountain View	70	County of Grande Prairie	9		
TOTAL					3,218

Red Deer & District SPCA Projected Demand for Services



Statistics and Trends



Project Plan and Schedule

Our capital building campaign launched in October 2006 and the success of our campaign will be contingent upon securing sufficient major gifts and inclusive of gift-in-kind and deep discounts negotiated in the final construction bid process.

Key success factors for RDSPCA's Capital Campaign include affluent and influential leadership, favorable public image, a strong case for support, and thorough prospect identification, review, and evaluation.

No other single factor will influence the degree of success of our campaign as much as leadership. Individuals who hold the positions of leadership in this campaign have a strong commitment to RDSPCA; have a broad base of connections from which to draw additional volunteers and donors; are prepared to use their influence on behalf of the campaign; and are willing to pledge their time, energy, and financial support to the campaign.

The enthusiasm, commitment, and a sense of ownership of our campaign leaders, David Will, Lynne Mulder, Kristi Volk and Geritt Patton have set an energized and winning tone for all other volunteers to follow.

While volunteers remain the driving force behind our campaign, it is important to remember the crucial role that will be played by staff employed by the RDSPCA. Our staff is dedicated and committed to having their new humane education and animal care centre come to fruition. As true ambassadors they build our profile and demonstrate our essential community value.

Our two major gift contributors have been in ongoing discussion and are anxious to move the building project along quickly so as to have construction well underway before Winter 2007. Our co-chair has contracted a project manager to finalize preliminary building drawings (as an in-kind donation) and to initiate the permit application process.

June 2007 – August 2007	Finalize preliminary plans, apply for required permits
September 2007	Put preliminary plans to tender, for design build proposals
January 2008	Assign building contract
March 2008	Begin construction
September 2008	Complete construction and grand opening

Construction target dates are dependent upon appropriate funding being in place for each phase.

5 Year Historical Budget – Operations (Actual)

Description	2001-02	2002-03	2003-04	2004-05	2005-06
<u>Revenues</u>					
Donations	88,208	133,227	115,107	167,955	268,120
Fundraising	67,460	85,926	68,516	95,342	58,055
Grants - City of Red Deer	12,396	12,403	12,400	18,102	29,994
- County of Red Deer	994	1,496	1,500	2,500	2,500
- United Way	0	4,540	7,498	10,000	10,000
- Other	11,336	20,791	860	3,140	15,000
Shelter	75,718	79,870	83,267	94,760	113,759
SNIFF program	2,100	0	0	0	0
Interest	2,152	1,561	1,710	1,593	1,913
Amortization of deferred revenue	0	2,802	3,917	1,247	0
Amortization of deferred contributions	<u>8,452</u>	<u>7,900</u>	<u>3,853</u>	<u>4,561</u>	<u>4,561</u>
	268,816	350,516	298,628	399,200	503,902
<u>Expenditures</u>					
Advertising and promotion	4,435	6,564	3,489	7,254	6,978
Amortization	54,279	16,021	10,359	11,746	12,389
Automotive	7,607	10,759	9,022	10,954	10,936
Bad debts	2,896	0	325	576	1,088
Building campaign costs	0	2,802	3,917	1,247	92,346
Feasibility study	0	0	0	27,615	0
Feed and litter	11,817	10,138	10,024	10,653	11,316
Human education	299	983	1,175	2,608	911
Insurance	3,579	3,382	5,065	5,095	5,246
Interest and bank charges	2,352	1,680	1,719	1,796	3,008
Lease fees	0	0	0	0	2,700
Office	8,616	10,687	15,990	19,754	13,595
Professional fees	4,074	3,229	3,459	3,661	6,963
Repairs and maintenance	2,340	4,703	10,053	3,517	11,223
Supplies	3,207	2,477	2,352	4,575	3,560
Telephone	5,178	7,004	6,075	7,007	4,825
Training	3,261	4,740	1,634	2,189	3,584
Utilities	4,712	11,545	10,242	11,839	15,277
Veterinary	6,305	7,763	7,805	12,735	23,823
Wages and benefits	<u>181,166</u>	<u>186,899</u>	<u>216,955</u>	<u>236,971</u>	<u>244,341</u>
	306,123	291,376	319,660	381,792	474,109
<u>Net Profit/Loss</u>	-37,307	59,140	-21,032	17,408	29,793

5 Year Budget Forecast – Operations

REVENUE	Budget 08-09	Budget 09-10	Budget 10-11	Budget 11-12	Budget 12-13
Donations	\$315,100	\$324,775	\$333,743	\$342,500	\$351,695
Fundraising	\$177,800	\$188,930	\$201,090	\$214,380	\$228,908
Grants	\$65,000	\$68,250	\$70,350	\$71,695	\$73,074
Fees for Service	\$72,000	\$73,450	\$74,936	\$76,184	\$77,808
Shelter	\$310,500	\$346,045	\$359,347	\$370,709	\$381,915
Interest	\$2,100	\$2,152	\$2,152	\$2,152	\$2,152
Amortization of deferred revenue					
Amortization of deferred contributions					
Other					
TOTAL REVENUE	\$942,500	\$1,003,602	\$1,041,620	\$1,077,624	\$1,115,554
EXPENSES					
Advertising & Promotion	\$14,500	\$15,225	\$15,986	\$16,785	\$17,624
Amortization					
Automotive	\$14,050	\$14,737	\$15,475	\$16,269	\$17,122
Bad Debts					
Feed & Litter	\$22,000	\$22,180	\$22,362	\$22,548	\$22,736
Humane Education	\$10,000	\$10,000	\$10,300	\$10,609	\$10,927
Insurance	\$12,000	\$12,360	\$12,730	\$13,112	\$13,506
Interest & Bank Charges	\$3,200	\$3,280	\$3,345	\$3,412	\$3,480
Office	\$27,300	\$25,454	\$26,217	\$27,004	\$27,814
Professional Fees	\$24,500	\$25,235	\$25,992	\$26,771	\$27,574
Repairs & Maintenance	\$36,000	\$21,180	\$21,365	\$22,006	\$22,666
Supplies	\$10,500	\$10,835	\$11,181	\$11,538	\$11,907
Telephone & IT	\$16,500	\$16,995	\$17,479	\$17,977	\$18,489
Training	\$ 2,000	\$12,350	\$12,711	\$13,084	\$13,469
Utilities	\$43,000	\$44,290	\$45,618	\$46,987	\$48,396
Veterinary	\$35,000	\$35,870	\$36,766	\$37,869	\$39,005
Wages & Benefits	\$656,860	\$675,180	\$694,016	\$713,381	\$733,291
TOTAL EXPENSES	\$937,410	\$945,172	\$971,549	\$999,357	\$1,028,013
Excess/deficiency	\$5,090	\$58,430	\$70,071	\$78,266	\$87,541

Regional Cooperation

Red Deer & District SPCA primarily provides services to 11 provincial constituencies. All 11 MLA's have been kept informed of our need and the progress of our capital building campaign, and hence have indicated their support.

We offer animal welfare and protection services to both urban and rural communities, some animals coming to us from as far away as British Columbia, Saskatchewan and Manitoba. If there is room at the "inn" the animal-in-need is admitted. Our animal services, community partnerships and humane education programs reach across nearly 100,000 square kilometers in Central Alberta.

Our United Way designations come to us from across the entire Central Alberta region, clearly indicating community support for our society. Red Deer & District SPCA receives more individual designations than any other United Way benefactor.

Red Deer & District SPCA receives a fee for service (\$20,000) from City of Red Deer and is in negotiations to have that fee increased. Red Deer County offers financial support of \$2,500.

Our 200 active memberships blanket across Central Alberta as do the sources of all our pledges, donations, and bequests. We perform ~600 private and public cremation services annually, again from all communities in our service area.

Red Deer & District SPCA is the only animal welfare and humane education centre in Central Alberta. We support the people and animals of our community well – and they in turn support us.

Public Access

Red Deer & District SPCA is centrally located and easily accessible in the City. City of Red Deer is also centrally located within the broad district we provide a service to. Our new facility will be a family destination, where parents use our facilities to model compassion and respect for all life, teaching their children to share the earth responsibly. A new facility will be more appealing to the public and a healthier place to visit...as well as a healthier place for staff to work and animals to live.

The new facility will help us be better equipped to continue with our volunteer opportunities for the community measures program, people with developmental and/or rehabilitation disabilities, and for many who have a passion to improve the quality of life for unwanted animals (i.e. dog walkers, cat huggers, etc.). Because of the number of disabled volunteers who help with our operation on a daily basis, disability access in the design has been paramount.

Today Red Deer & District SPCA is recognized as a valuable community resource for practicum assignments for work experience and in the fields of social work and veterinary services. Our new facility will enable a much healthier and efficient work and learning environment.

Our 5-year strategic plan identifies opportunities to develop and operate additional revenue generating business initiatives (i.e. grooming, training, boarding, etc.) that increase awareness of Red Deer & District SPCA's value as a contributing community business partner as well as attract members of the community seeking out our services.

Community Support

Red Deer & District SPCA provides a vital and essential service within our community. All programs we deliver directly benefit all sectors of the community. United Way of Central Alberta receives more individual designations for SPCA than any other organization – a clear demonstration of community support and value. Without Red Deer & District SPCA all levels of government would be responsible to provide this service, at a substantial and on-going cost. The value and importance of our education and animal welfare programs must not be underestimated.

Red Deer & District SPCA realizes more than 90% of its operating budget through self-generated revenues, bequests and community donations. Not a day goes by that someone or some group makes a donation, either in cash or in-kind. Though we are often considered “only an animal shelter” we actually offer much more to our community. We are involved in over 40 different services, education programs and community partnerships, including alliances with Central Alberta Women’s Emergency Shelter, Women’s Outreach, Alberta Animal Services, Alberta SPCA, Red Deer and Olds Colleges, and many more.

Red Deer & District SPCA provides a very important service to City of Red Deer and the surrounding Central Alberta community. Each year we shelter approximately 1,200 stray, abandoned or unwanted animals. Our inadequate facility has restricted any growth in animal capacity for more than nine years and we have been operating at maximum capacity since 1998. Due to a lack of space and resources, we turn away more than twice as many animals as we are able to shelter (2672 turn-aways in 2006).

Red Deer & District SPCA was awarded the 2006 and 2007 Red Deer Express “Best of Red Deer Silver Award” for the Reader’s Choice “Favorite Charity”. Please refer to Appendix F.

Red Deer & District SPCA is the only companion animal care and advocacy centre in Central Alberta and works in partnership with:

- Canadian Federation of Humane Societies
- Alberta SPCA
- Alberta Animal Services
- Local Veterinary Services
- Misty Creek Rescue
- Co-Existing With Cats
- Kerry Wood Nature Centre
- Medicine River Wildlife Centre

PROJECT COST

Red Deer & District SPCA owns our building site. 2.36 acres were purchased from City of Red Deer in 2004.

Current estimated project cost		\$3,000,000
Group 2 Architecture Engineering	September 2002	\$2,159,300
Group 2 Architecture Engineering	February 2006	\$2,986,400
D.J. Will	June 2006	\$2,774,530
Escalation of Red Deer building costs estimated at 2% per month or 24% annually		
Furniture, fixtures and equipment (estimate at 10% of construction cost)		\$250,000

Refer to Appendix B for actual copies of cost estimates.

PROJECT FUNDING

Goal including furniture, fixtures, equipment	\$3,000,000.
Major gifts secured to date	967,000.
Current individual major gifts (35% of \$1.5M under active solicitation)	518,000.
Current corporate gifts (50% of \$200K under active solicitation)	100,000.
Foundation applications (50% of \$100K under active submission)	50,000.
Public Community Campaign	200,000.
In kind services and goods	208,000.
Provincial MCFP grant	1,000,000.
TOTAL	\$3,043,000.

Red Deer & District SPCA has applied for and is optimistic we will receive up to \$1,000,000 from Province of Alberta through the Major Community Facility Program.

The \$3M goal should be considered a planning figure. This number will need to be reviewed periodically and adjusted if necessary depending on escalating building costs, potential savings through building expertise of our campaign team, and the initial success of the cultivation and solicitation efforts with our major gift prospects.

Red Deer & District SPCA has been in business locally for more than 30 years and as a charitable organization has a reputation of meeting all financial commitments.

Red Deer & District SPCA's capital building campaign has only been underway for a few months and already the community support is evident through the major gifts already received (27%). We have a number of volunteers currently making multiple major gift (>\$10,000) "asks" within their peer groups and are confident we will achieve our goal.

We have purchased our land (2.36 acres) and have realized significant equity growth over the past two years, estimating our land equity to be at ~\$650K, based on current industrial market prices.

A major donor has pledged an additional "match" pledge of \$250K (total individual gift \$500K) to demonstrate commitment and to act as an incentive to other individuals, corporations and foundations considering gifts.

Current tax structures have been created/modified to encourage charitable giving within home communities (i.e. flow through shares, increased allowable charitable donation deduction percentage, etc.). By informing and educating our neighbors we will reap the rewards of being able to keep tax dollars at home.

We have an enthusiastic and successful certified financial planner in our volunteer ranks and are excited about initiating our planned giving program that will result in a number of formalized estate pledges. To further demonstrate sustainability, our 5-year budget forecast includes new revenues generated from business initiatives (i.e. pet boarding, grooming, training, animal education, etc.) enabled by our new facility.

All campaign funding received is invested in secure, guaranteed investment certificates and earning maximum interest until we are ready to start construction.

Red Deer & District SPCA is confident we will be able to meet our financial commitments.

CONCLUSION

Our dream is to put ourselves out of business.

We envision a community (and a world) where animal shelters are no longer needed because there are no longer stray, abandoned and unwanted animals. Animal populations are responsibly controlled through spay and neuter programs and pets are respected and protected family members.

In reality we are a long way from achieving this dream as a society but through education and public responsibility we will build a society that believes all people and animals have a right to dignity and a respect of life.

Our community desperately needs a new animal advocacy and care facility. In order to achieve our dreams and our goals we rely solely on the generosity of our community.

Companion animals play a vital role in your society and deserve to be treated with dignity and respect. Our plans will allow us to expand and improve the services we provide to these animals and their companion humans.

We will invest every dollar of support with the same integrity, due diligence and hard work it took to earn and we thank you, as community investors, for making the dream and plans for this very important community project a reality!

Red Deer & District SPCA provides an essential service to our community. We require the necessary funding to do so.

Phone (403) 342-7722

Fax (403) 341-3147

www.reddeerspca.com

July 24, 2007

City of Red Deer, Financial Services
4914 – 48 Avenue
P O Box 5008
Red Deer, AB, Canada T4N 3T4

Attention: Ms. Lorraine Poth

Dear Lorraine:

RE: Red Deer & District SPCA
Bridge Financing Request – Information Update

Welcome back from vacation. Thank you for reviewing our draft Bridge Financing Application. As our capital building campaign moves along I would like to keep you informed of significant events influencing the success of our campaign. In June a major supporter pledged and committed to \$100,000.00 annually for a five-year period for our on-going operations budget. This same community leader has also recently donated \$500,000 to our capital building campaign, bringing our current campaign total to ~\$990,000. Recent discussions with Alberta Gaming & Lotteries indicate we should have notice of our pending Major Community Facilities Funding (MCFP) within the next few weeks.

SPCA's and Humane Centres across Alberta have found themselves in the same position as Red Deer & District SPCA – desperately needing new facilities. The following cities have recently made contributions to their respective animal welfare centres:

Edmonton	\$1,250,000.00	(7% of project total)
Calgary	\$1,100,000.00 in-kind*	(10% of project total)
Cochrane	\$ 700,000.00 **	(35% of project total)

* Land for building site

** Land for building site (\$400,000), and cash gift (\$300,000)

I talked with Lisa Francis this afternoon. Monte and I would like to arrange a brief meeting with you and Lisa for Friday morning, July 27 to review your feedback on our application so we can make the necessary adjustments, and schedule and prepare for our presentation to Red Deer City Council. Monte leaves on vacation for two weeks Friday afternoon.

Again, thank you for your ongoing support.

Yours truly,

Julie Crawford
Development Director
Red Deer & District SPCA
Office: 403 342 7722 Ext 207
Cell: 403 396 8983



4505 77th Street
Red Deer, Alberta
T4P 2J1

Phone (403) 342-7722
Fax (403) 341-3147
www.reddeerspca.com



July 24, 2007

City of Red Deer, Financial Services
4914 – 48 Avenue
P O Box 5008
Red Deer, AB, Canada T4N 3T4

Attention: Ms. Lisa Francis

Dear Lisa:

RE: Red Deer & District SPCA
Bridge Financing Request – Information Update

Lisa, thank you for reviewing our interim financing application and providing us with feedback July 27. As per our discussion, please find attached, as requested:

1. Revised Project Budget
2. Project Balance Sheet – Actual
3. Campaign Gift List
4. Five Year Business Plan – Budget Notes
5. Supporting Financial Information
 - a. Donor Tracking Record
 - b. Building Account GL Expense Report (Current Fiscal Year)
 - c. CIBC GIC Statement A/C 00064-1141777
 - d. CIBC Building Statement A/C 12-11714
 - e. CIBC Operating Statement A/C 74-86219
 - f. Wolverton Securities Statement A/C 414-0558-7
 - g. Letter of Commitment – W. Wessel

We have requested letters of support from our local and allied animal care businesses and will forward them to you as they come in. Please call if you have questions or require additional information. We look forward to hearing from you.

We have also submitted our updated budget and supporting information for our Major Community Facilities Program application with the Alberta Government and are optimistic that our funding will be approved soon. As we mentioned to you and Lorraine Friday, confirmation of City of Red Deer's support will improve our position with MCFP, even if it is contingent upon provincial support.

We will keep you updated as our process moves along. Please note our campaign proceeds have now surpassed \$1 Million! Congratulations campaign team!

Yours truly,

Julie Crawford
Development Director
Red Deer & District SPCA

Cc: Ms. Lynne Mulder
Campaign Co-Chair

Mr. David Will
Campaign Co-Chair



Red Deer & District SPCA

CITY OF RED DEER INTERIM FINANCING

Repayment Schedule (Calculated at 5.028% Interest)

(Based on receiving funding October 1, 2007)

Date	Payment	Principle	Interest	Balance
01-Oct-07				\$1,000,000.00
01-Oct-08	\$114,341.44	\$89,201.44	\$25,140.00	\$910,798.56
01-Apr-09	\$114,341.44	\$91,443.96	\$22,897.48	\$819,354.60
01-Oct-09	\$114,341.44	\$93,742.87	\$20,598.57	\$725,611.73
01-Apr-10	\$114,341.44	\$96,099.56	\$18,241.88	\$629,512.17
01-Oct-10	\$114,341.44	\$98,515.50	\$15,825.94	\$530,996.67
01-Apr-11	\$114,341.44	\$100,992.18	\$13,349.26	\$430,004.49
01-Oct-11	\$114,341.44	\$103,531.13	\$10,810.31	\$326,473.36
01-Apr-12	\$114,341.44	\$106,133.90	\$8,207.54	\$220,339.46
01-Oct-12	\$114,341.44	\$108,802.11	\$5,539.33	\$111,537.35
01-Apr-13	\$114,341.44	\$111,537.35	\$2,804.09	\$0.00
TOTALS	\$1,143,414.40	\$1,000,000.00	\$143,414.40	

Red Deer & District SPCA
CAPITAL BUILDING PROJECT
REVISED PROJECT BUDGET

31-Jul-07

REVENUES:

Major gifts secured to date	\$1,013,000
Current major gift under solicitation	\$473,939
Current corporate gifts under solicitation	\$100,000
Foundation applications under active solicitation	\$50,000
Public community campaign	\$200,000
In kind services and goods	\$208,000
Provincial MCFP Grant (up to 1/3 of project cost)	\$1,314,155
Subtotal	\$3,359,094
Interim Bridge Financing (City of Red Deer)*	\$1,000,000
TOTAL	\$4,359,094

EXPENSES:

Construction Cost - D Will - June 2006 estimate	\$2,071,510
Land Cost (today's estimated value \$650K)	\$50,000
Furniture, Fixtures and Equipment (15%)	\$310,000
Landscaping Costs (10%)	\$207,000
Other Costs**	\$50,000
Capital Campaign and Fundraising costs (8%)	\$218,120
Subtotal	\$2,906,630
2007 Escalation costs at 2% per month x 15 months	\$871,989
Subtotal	\$3,778,619
GST @ 3%	\$113,359
TOTAL	\$3,891,978

* To be repaid through proceeds of continuation of capital building campaign and on going fund raising programs (i.e. planned giving, monthly giving, etc.)

** Other Costs include tender costs, installation of owner supplied items, moving costs, permit fees, survey costs, legal and accounting fees, etc.

Red Deer & District SPCA
CAPITAL BUILDING PROJECT
BALANCE SHEET - BUILDING FUND - ACTUAL

Cash/Pledges to date	\$1,013,000	
Less Building/Campaign Expenses to June 30/07	-\$174,137	
TOTAL	\$838,863	\$838,863

DEPOSITS/CASH ON HAND		
CIBC - GIC	\$152,098	
CIBC - GIC	\$252,971	
CIBC - Chequing - Building Account	\$17,187	
CIBC - Chequing - Operating Account (to be transferred)	\$15,000	
Wolverton Securities	\$151,949	
Letter of Commitment	\$250,000	
TOTAL DEPOSITS/CASH ON HAND	\$839,205	\$839,205

EXPENSES:	
2003 (from audited financial statements)	\$2,802
2004 (from audited financial statements)	\$3,917
2005 (from audited financial statements)	\$1,247
2006 (from audited financial statements)	\$92,346
2007 Actual to date	\$45,225
Land Payment 2005	\$9,300
Land Payment 2006	\$9,300
Land Payment 2007	\$10,000
TOTAL EXPENSES	\$174,137



Capital Building Campaign

GIFT LIST

Red Deer & District SPCA

Thank you!

Name	Gift
Wessel, Warren	\$500,000.00
Will, David	\$150,000.00
Weiers, Deb	\$100,000.00
Donald, Jack & Joan	\$50,000.00
Weiers, Mary	\$30,000.00
Weiers, Dale	\$30,000.00
MacBean, Jessie (Estate of)	\$15,000.00
Underhill, Sharon & Murray	\$15,000.00
Lacey, Peter & Kathy	\$11,000.00
McPherson, Jim	\$10,500.00
McFee, Dorothy	\$10,000.00
Simpson, Barry & Cheryl	\$10,000.00
Goodacre, Andrew	\$10,000.00
Anonymous Donors	\$9,200.00
Other Smaller Gifts	\$62,300.00
TOTAL	\$1,013,000.00

Red Deer & District SPCA
 Five Year Business Plan
OPERATING BUDGET - NOTES

REVENUES

Donation of operating revenue

Signed Memorandum of Agreement in place with Mr. Warren Wessel. Donation of \$100,000.00 per year for five years.

In house spay/neuter program of \$90,000, Amount based on (less than) retail value of 600 alterations per year averaged at \$150.00 per alteration = \$90,000.00

Retail kenneling charges based on average of six canine kennels operating at 80% capacity 365 days per year @ \$20.00 per day = \$35,000.00

New facility retail outlet capacity expected revenue >\$12,000.00 (minimum \$20.00 per adoption at current facility adoption volume)

Increase in number of pet adoptions

20% increase in cost for cremation services (first in many years)

Education

There is revenue showing for the second year of operations 2009-10 for summer day camps. Estimated that we could handle an average of 20 children for six weeks over the summer - \$200.00 per week per child = \$24,000.00. Not placed in the first year's budget as it is an unknown when we might be able to move in and the summer would be high season.

Grooming

This item is based on a conservative fee of \$40.00 with an average of three public clients per day for five days. (PetSmart currently charges \$45.00) This would generate \$42,000.00 of revenue. The grooming would be done by the proposed increase in our staff compliment.

Gala

A program gala is planned to celebrate our new operations and to thank our committed donors. This will be an annual event. Other societies events in the city prove this a lucrative venture – Hospice netting >\$100K annually.

Guardian Angel Program

\$25,000.00 per year minimum through increased promotion. Publicity materials currently being finalized.

Grant Proceeds

Red Deer & District SPCA Development office will be applying for numerous operating, special program funding, including Wild Rose Foundation, Latham Foundation, Allard Foundation, Red Deer & District Community Foundation, Community Incentive Programs, Kresge Foundation, Calgary Foundation. Other granting opportunities and major gift solicitation. Development office will also increase monthly giving and has instituted a planned giving program.

City of Red Deer (CORD) – Fee for Service

In very rough numbers, it costs Red Deer & District SPCA ~\$350.00 to admit and keep each pet (number of intakes/annual budget), CORD pays us ~\$36.00 for the pets we take in from the city. CORD represents ~48% of our intake. A new agreement document is being drafted for discussion purposes only. New fee proposal will be reflective of services to community, what is agreed to with other service providers and what is equitable.

Red Deer and Lacombe Counties

Proposals being presented to both counties for operating and capital support

EXPENSES

Increase in staff numbers and wages

Veterinarian new .5 FTE position. Animal care benefits obvious. Revenue generation through pet alterations. Costs not recognized in previous budgets.

Current facility coverage is for 21 shifts per week in animal care, not including Animal Care Manager. New budget shows:


Animal Care Lead	40 hrs p/w = 1 FTE (2080HRS)
Animal Care Attendants	4 X 7 shifts p/w = 5.5 FTE
Adoption	35 hrs p/w = 1. FTE
Total 30 shifts per week in Animal care not including Animal Care Manager	

Other personnel increases are anticipated but are also the costs most manageable (not fixed).

RED DEER & DISTRICT SPCA CAPITAL BUILDING PROJECT

DONOR TRACKING RECORD		30-Jul-07			
A = Action Required					
DATE	AMOUNT	LAST NAME	FIRST NAME	COMPANY NAME	
11-Sep-06	\$500.00	Truant	Alfio & Phyllis	Red Deer Bottling	
18-Oct-06	\$100.000.00	Anonymous			
21-Oct-06	\$30.000.00	Anonymous			
17-Oct-06	\$30.000.00	Anonymous			
16-Oct-06	\$4.000.00	Anonymous			
05-Oct-06	\$2.000.00	Anonymous			
01-Mar-07	\$200.00	Anonymous			
02-Mar-06	\$400.00	Sharp	Glenn & Sharon		
10-Dec-04	\$100.00	Christman	Geri		
07-Nov-06	\$75.00	Crawford	Julie	CHOS Consulting	
16-Dec-04	\$100.00	Savoury	Tina		
24-Aug-05	\$25.00	Cann	Bonnie		
24-Jan-06	\$25.00	Cann	Bonnie		
01-Feb-06	\$100.00	Hayford Industries Inc.		Hayford Industries Inc.	
02-Feb-06	\$100.00	Baines	Muriel		
02-Feb-06	\$100.00	Tester	Laura		
03-Feb-06	\$100.00	Greenshields	Vernon & Linda		
03-Feb-06	\$100.00	Webb	Frank & Joy		
13-Feb-06	\$20.00	McDonald	Walter & Claudine		
13-Feb-06	\$100.00	Zombori	Shirley		
26-Apr-06	\$200.00	Chow	April		
27-Apr-06	\$35.00	Sifert	Norene		
26-Jul-06	\$25.00	Cann	Bonnie		
12-Aug-06	\$40.00	Tire ETC Staff			
07-Sep-06	\$100.00	Boettger	Catherine D.		
27-Sep-06	\$50.00	Beurskens	Joseph		
28-Sep-06	\$100.00	Streu	H.		
30-Oct-06	\$1,000.00	Anonymous			
30-Nov-06	\$200.00	Anonymous			
01-Jan-07	\$500.00	Anonymous			
31-Oct-06	\$300.00	Anonymous			

32	30-Oct-06	\$5,000.00	Anonymous		
33	30-Jan-07	\$1,800.00	Anonymous		
34	06-Nov-06	\$500.00	Cornett	Mary Joan	
35	26-Oct-06	\$100.00	Hengen	Linda	
36	04-Dec-06	\$200.00	Anonymous		
37	03-Dec-06	\$5,000.00	McFee	Dorothy	
38	03-Dec-06	\$250.00	McFee	Dorothy	
39	06-Dec-06	\$15,000.00	Underhill	Sharon & Murray	
40	06-Dec-08	\$150.00	Daines	Jack & Audrey	Daines Auction
41	14-Dec-06	\$20.00	Matiison	Tina	
42	18-Dec-06	\$5,000.00	Clark	O Allan	Retired
43	30-Nov-06	\$250.00	CEP Locall 777		Tyler Yates
44	21-Dec-06	\$500.00	Reid	Stuart	KCI
45	22-Dec-06	\$850.00	Camdon Const	Karen Bourgoin	Camdon Construction
46	28-Dec-06	\$100.00	Richards	Bob	Centrifuge
47	29-Dec-06	\$50.00	Johnston	Larry, Molly & Snowflake	
48	08-Jan-07	\$25.00	Phillips	Lynn	
49	12-Jan-07	\$1,000.00	Conn	Wendy	
50	24-Jan-07	\$10,500.00	McPherson	Jim	McPherson L'Hirondelle
51	23-Jan-07	\$500.00	Standing	Todd	Origins of the Sylvanic
52	22-Jan-07	\$250,000.00	Wessel	Warren	Black Rose Inc.
53	28-Dec-06	\$98,335.62	Will	David	D J Will Holdings Ltd.
54	31-Jan-07	\$20.00	Crawford	Julie	CHOS Consulting
55	05-Feb-07	\$2,000.00	O'Dell	Don	Canadian Western Bank
56	09-Feb-07	\$5,000.00	Crawford	Julie	CHOS Consulting
57	08-Feb-07	\$500.00	Advance Mortgage		Jackie Clarke
58	14-Feb-07	\$3,000.00	Border Paving	Kate	Walls
59	21-Feb-07	\$5,000.00	RBC Foundation	Russ	Beaton
60	02-Mar-07	\$50.00	Patton	Sue	
61	12-Mar-07	\$600.00	Cummings	Paul	Copies Now
62	02-Apr-07	\$2,000.00	Arbeau-Wood/ Wood	Heidi & Lance	
63	10-Apr-07	\$5,000.00	McFee	Dorothy	
64	18-Apr-07	\$50,000.00	Will	David	D J Will Holdings Ltd.
65	27-Apr-07	\$52,376.00	Donald	Jack & Joan	Parkland Properties
66	26-Apr-07	\$1,000.00	Smith	Marion & John S.	
67	01-May-07	\$30.00	Crawford	Julie	Red Deer & District SPCA
68	04-May-07	\$100.00	Miller	Karen	
69	06-May-07	\$1,000.00	Grandfield	Robert and Margaret	

Red Deer & District SPCA 		
Building Account General Ledger Report from 10/01/2006 to 06/30/2007		
Account #	Account Name	Balance
5410	Consulting Fees - Julie Crawford	\$24,685.49
5410	Consulting Fees - Julie Crawford	-\$362.50
5415	Consulting Fees - KCI	\$25,742.14
5415	Consulting Fees - KCI	-\$530.00
5420	Architecture Costs	\$0.00
5425	Travel & Accomodation	\$411.00
5430	Administrative	\$571.75
5433	Advertising/Campaign Costs	\$464.24
5435	Mileage	\$702.88
5440	Office Supplies	\$1,044.21
5445	Computer and Software	\$185.24
5450	Telephone Charges	\$1,158.76
5455	Depreciation	\$0.00
5460	Printing	\$690.75
5465	Promo/Meals	\$442.35
5470	Postage/Courier	\$18.85
	TOTAL:	\$55,225.16
	Generated On: 07/26/2007	

Deer Spca
 eral Ledger Report 10/01/2006 to 06/30/2007
 ed by: Date

Date	Comment	Source #	JE#	Debits	Credits	Balance
1 Consulting Fees - Julie Crawford						0.00 Dr
/17/2006	Crawford, Julie	2006-0121Bldg	J79	2,912.50	-	2,912.50 Dr
/26/2006	Crawford, Julie	2006-0122 Bld	J81	1,312.50	-	4,225.00 Dr
/26/2006	Crawford, Julie	2006-0124	J995	2,225.00	-	6,450.00 Dr
/31/2006	Reclass Acc Liab - Julie Crawford	Reclass	J677	-	362.50	6,087.50 Dr
/31/2006	GST Adjustment Oct 06 Building	GST Oct 06 B	J1002	193.50	-	6,281.00 Dr
/21/2006	Crawford, Julie	2006-0125	J417	2,050.00	-	8,331.00 Dr
/31/2006	GSTS Adjustment Dec 06 Building	GST Dec 06 B	J1004	61.50	-	8,392.50 Dr
/10/2007	Crawford, Julie	2007-0101	J336	1,187.50	-	9,580.00 Dr
/26/2007	Crawford, Julie	2007-0102	J682	1,600.00	-	11,180.00 Dr
/31/2007	GST Adjustment Jan 07 Building	GST Jan 07 B	J1005	83.63	-	11,263.63 Dr
/15/2007	Crawford, Julie	2007-0103	J866	2,250.00	-	13,513.63 Dr
/16/2007	Crawford, Julie	2007-0104	J863	400.00	-	13,913.63 Dr
/28/2007	GST Adjustment Feb 07 Building	GST Feb 07 B	J1006	79.50	-	13,993.13 Dr
/02/2007	Crawford, Julie	2007-0105	J1013	1,762.38	-	15,755.51 Dr
/02/2007	Crawford, Julie	2007-106	J1014	617.48	-	16,372.99 Dr
/16/2007	Crawford, Julie	2007-0107	J1203	1,209.22	-	17,582.21 Dr
/26/2007	Crawford, Julie	2007-0109	J1484	2,289.81	-	19,872.02 Dr
/14/2007	Crawford, Julie	2007-0110	J1721	1,556.55	-	21,428.57 Dr
/08/2007	Crawford, Julie	2007-0112	J1877	2,894.42	-	24,322.99 Dr
				24,685.49	362.50	
2 Consulting Fees - KCI						0.00 Dr
/14/2006	Ketchum Canada Inc.	06-16374	J132	5,500.00	-	5,500.00 Dr
/31/2006	Reclass Accr Liab - Ketchum - Travel	Reclass	J678	-	530.00	4,970.00 Dr
/31/2006	GST Adjustment Oct 06 Building	GST Oct 06 B	J1002	165.00	-	5,135.00 Dr
/27/2006	Ketchum Canada Inc.	06-06314	J303	4,000.00	-	9,135.00 Dr
/30/2006	GST Adjustment Nov 06 Building	GST Nov 06 B	J1003	120.00	-	9,255.00 Dr
/31/2006	Ketchum Canada Inc.	16531	J680	3,000.00	-	12,255.00 Dr
/31/2006	Ketchum Canada Inc.	16570	J681	500.00	-	12,755.00 Dr
/31/2006	GSTS Adjustment Dec 06 Building	GST Dec 06 B	J1004	105.00	-	12,860.00 Dr
/31/2007	Ketchum Canada Inc.	16586	J741	3,000.00	-	15,860.00 Dr
/31/2007	GST Adjustment Jan 07 Building	GST Jan 07 B	J1005	90.00	-	15,950.00 Dr
/28/2007	Ketchum Canada Inc.	16649	J1015	3,087.38	-	19,037.38 Dr
/31/2007	Ketchum Canada Inc.	16743	J1266	3,087.38	-	22,124.76 Dr
/30/2007	Ketchum Canada Inc.	16821	J1662	3,087.38	-	25,212.14 Dr
				25,742.14	530.00	
3 Architecture Costs						0.00 Dr
4 Travel and Accomo						0.00 Dr
/26/2006	Crawford, Julie	2006-0122EBld	J82	75.00	-	75.00 Dr
/23/2006	Crawford, Julie	2006-0124E	J211	71.51	-	146.51 Dr
/15/2006	ED Exp 12/6, Greenshields, Monte	618	J335	54.00	-	200.51 Dr
/15/2007	Crawford, Julie	2007-103E	J864	33.00	-	233.51 Dr
/05/2007	Mar 07 Exp, Greenshields, Monte	71	J1016	147.49	-	381.00 Dr
/05/2007	Dec-Mar07Exp, Greenshields, Monte	764	J1024	30.00	-	411.00 Dr
				411.00	0.00	
5 Adminstrative						0.00 Dr
/26/2006	Crawford, Julie	2006-0122EBld	J82	79.00	-	79.00 Dr
/10/2007	Crawford, Julie	2007-0101EB	J337	30.00	-	109.00 Dr
/12/2007	Ian Bettenson	2/12/07	J883	120.00	-	229.00 Dr
/15/2007	Crawford, Julie	2007-103E	J864	30.00	-	259.00 Dr
/05/2007	Mar 07 Exp, Greenshields, Monte	71	J1016	250.54	-	509.54 Dr
/14/2007	Bldg Apr-May7, Greenshields, Monte	93	J1659	62.21	-	571.75 Dr
				571.75	0.00	
6 Advertising/Campaign Costs						0.00 Dr
/28/2007	City Screen Productions Inc.	35431	J1206	168.16	-	168.16 Dr
/09/2007	Red Deer Advocate	2931136	J1487	285.80	-	453.96 Dr
/24/2007	Arbeau-Wood, Heidi	Apr24/07 Exp	J1488	10.28	-	464.24 Dr
				464.24	0.00	
7 Mileage						0.00 Dr
/17/2006	Crawford, Julie	2006-121E BI	J83	33.00	-	33.00 Dr

Printed On: 07/27/2007

Deer Spca
 neral Ledger Report 10/01/2006 to 06/30/2007
 rted by: Date

Date	Comment	Source #	JE#	Debits	Credits	Balance
1/10/2007	Crawford, Julie	2007-0101EB	J337	33.00	-	66.00 Dr
3/16/2007	Crawford, Julie	2007-0105E	J1225	33.00	-	99.00 Dr
4/16/2007	Apr12/7 Exp, Arbeau-Wood, Heidi	80	J1483	3.30	-	102.30 Dr
4/24/2007	Arbeau-Wood, Heidi	Apr24/07 Exp	J1488	12.82	-	115.12 Dr
4/26/2007	Crawford, Julie	2007-0109E	J1486	33.00	-	148.12 Dr
4/30/2007	Greenshields, Monte	BldgApr07	J1667	191.40	-	339.52 Dr
5/14/2007	Apr-May 07, Arbeau-Wood, Heidi	092	J1658	11.55	-	351.07 Dr
5/14/2007	Bldg Apr-May7, Greenshields, Monte	93	J1659	144.90	-	495.97 Dr
5/14/2007	Crawford, Julie	2007-0110E	J1722	49.50	-	545.47 Dr
6/08/2007	Jun 07 Exp, Arbeau-Wood, Heidi	99	J1876	3.96	-	549.43 Dr
6/08/2007	Crawford, Julie	2007-0112E	J1878	153.45	-	702.88 Dr
				702.88	0.00	

Office Supplies

						0.00 Dr
0/17/2006	Crawford, Julie	2006-121E BI	J83	201.60	-	201.60 Dr
0/31/2006	Red Deer Advocate	2921375	J127	140.80	-	342.40 Dr
0/31/2006	GST Adjustment Oct 06 Building	GST Oct 06 B	J1002	4.23	-	346.63 Dr
2/21/2006	Crawford, Julie	2006-0125E	J418	150.86	-	497.49 Dr
2/31/2006	GSTS Adjustment Dec 06 Building	GST Dec 06 B	J1004	4.53	-	502.02 Dr
1/15/2007	Just Ink Services	20595	J679	74.95	-	576.97 Dr
1/26/2007	Crawford, Julie	2007-0102E	J683	27.50	-	604.47 Dr
1/30/2007	Copies Now	4189	J742	46.25	-	650.72 Dr
1/31/2007	GST Adjustment Jan 07 Building	GST Jan 07 B	J1005	4.47	-	655.19 Dr
2/15/2007	Crawford, Julie	2007-103E	J864	29.76	-	684.95 Dr
2/16/2007	Just Ink Services	21206	J885	69.00	-	753.95 Dr
2/28/2007	GST Adjustment Feb 07	GST Feb 07	J1000	2.07	-	756.02 Dr
4/30/2007	Greenshields, Monte	BldgApr07	J1667	47.73	-	803.75 Dr
5/14/2007	Apr-May 07, Arbeau-Wood, Heidi	092	J1658	41.35	-	845.10 Dr
5/14/2007	May 4/07 PC, Petty Cash / Karri-Ann ...	96	J1666	22.99	-	868.09 Dr
5/14/2007	Crawford, Julie	2007-0110E	J1722	26.18	-	894.27 Dr
5/24/2007	Tel-Com Tec	3249A	J1880	74.97	-	969.24 Dr
3/08/2007	Jun 07 Exp, Arbeau-Wood, Heidi	99	J1876	20.14	-	989.38 Dr
3/08/2007	Crawford, Julie	2007-0112E	J1878	42.17	-	1,031.55 Dr
3/11/2007	Staples	71463690	J2075	12.66	-	1,044.21 Dr
				1,044.21	0.00	

Computer and Software

						0.00 Dr
4/13/2007	Dell Canada Inc.	157562406	J1444	41.17	-	41.17 Dr
4/30/2007	Apr07 Exp, Greenshields, Monte	915	J1657	144.07	-	185.24 Dr
				185.24	0.00	

Telephone Charges

						0.00 Dr
3/11/2006	Telus Mobility	Oct 06	J85	80.72	-	80.72 Dr
3/17/2006	Crawford, Julie	2006-121E BI	J83	30.00	-	110.72 Dr
3/31/2006	GST Adjustment Oct 06 Building	GST Oct 06 B	J1002	2.40	-	113.12 Dr
1/11/2006	Telus Mobility	Nov 06	J214	142.66	-	255.78 Dr
1/30/2006	GST Adjustment Nov 06 Building	GST Nov 06 B	J1003	4.23	-	260.01 Dr
2/11/2006	Telus Mobility	Dec 06	J302	119.07	-	379.08 Dr
2/31/2006	GSTS Adjustment Dec 06 Building	GST Dec 06 B	J1004	3.48	-	382.56 Dr
1/11/2007	Telus Mobility	Jan 07	J684	137.77	-	520.33 Dr
1/31/2007	GST Adjustment Jan 07 Building	GST Jan 07 B	J1005	4.06	-	524.39 Dr
2/11/2007	Telus Mobility	Feb 07	J868	71.65	-	596.04 Dr
2/28/2007	GST Adjustment Feb 07 Building	GST Feb 07 B	J1006	2.15	-	598.19 Dr
3/05/2007	Mar 07 Exp, Greenshields, Monte	71	J1016	48.50	-	646.69 Dr
3/11/2007	Telus Mobility	Mar 07	J1204	40.61	-	687.30 Dr
3/16/2007	Crawford, Julie	2007-0105E	J1225	30.00	-	717.30 Dr
4/11/2007	Telus Mobility	Apr 07	J1485	77.14	-	794.44 Dr
4/26/2007	Crawford, Julie	2007-0109E	J1486	40.00	-	834.44 Dr
5/14/2007	Crawford, Julie	2007-0110E	J1722	40.00	-	874.44 Dr
5/23/2007	Telus Mobility	May 07	J1720	153.29	-	1,027.73 Dr
3/08/2007	Crawford, Julie	2007-0112E	J1878	50.00	-	1,077.73 Dr
3/11/2007	Telus Mobility	Jun-07	J2071	81.03	-	1,158.76 Dr
				1,158.76	0.00	

Depreciation

						0.00 Dr
0	Printing					0.00 Dr

ad Deer Spca
 eneral Ledger Report 10/01/2006 to 06/30/2007
 orted by: Date

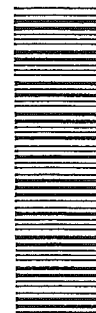
Date	Comment	Source #	JE#	Debits	Credits	Balance
03/30/2007	Digitex	S30814	J1271	83.85	-	83.85 Dr
04/29/2007	Digitex	S31593	J1660	307.58	-	391.43 Dr
05/07/2007	Just Ink Services	22570	J1664	299.32	-	690.75 Dr
				690.75	0.00	
65	Promo/Meals					0.00 Dr
03/21/2007	Mar 21/07, Arbeau-Wood, Heidi	72	J1199	28.74	-	28.74 Dr
04/03/2007	Flater, Karri-Ann	Apr3/7 Exp	J1269	12.61	-	41.35 Dr
04/30/2007	Greenshields, Monte	BldgApr07	J1667	180.93	-	222.28 Dr
05/14/2007	Apr-May 07, Arbeau-Wood, Heidi	092	J1658	68.74	-	291.02 Dr
05/14/2007	Crawford, Julie	2007-0110E	J1722	151.33	-	442.35 Dr
				442.35	0.00	
70	Postage/Courier					0.00 Dr
06/22/2007	Purolator Courier Ltd.	71057772	J2147	18.85	-	18.85 Dr
				18.85	0.00	



Non-registered investment details on June 30, 2007

RED DEER & DISTRICT S.P.C.A.
GENERAL ACCOUNT
This account is with CIBC

You have GICs maturing in the
next 120 days. Please see the
shaded items below for details.



Investments you held in this account at the end of this statement period

Investment	Principal amount (\$)	Interest rate (%)	Issue date	Maturity date	Projected maturity value (\$)	Current value (\$)
Savings						
1-Bill Rate GIC TBGIC-00027	72,365.98	3.5500	Jun 25, 2007	Sep 24, 2007	73,006.47	72,408.21
Flexible GIC FLGIC-00035	150,000.00	3.7000	Feb 13, 2007	Feb 13, 2008	155,550.00	152,098.36
Flexible GIC FLGIC-00043	250,000.00	3.7500	Mar 7, 2007	Mar 10, 2008	259,452.05	252,971.31
Total	\$472,365.98					\$477,477.88

For important information about this account and CIBC, please see the end of this statement.

For inquiries about your maturing GICs, or if you wish to provide alternative renewal instructions, please call your CIBC Personal Banker or 1 800 465-3863.

PARKLAND HUMANE SPCA
IN TRUST
This account is with CIBC

Investments you held in this account at the end of this statement period

Investment	Principal amount (\$)	Interest rate (%)	Issue date	Maturity date	Projected maturity value (\$)	Current value (\$)
Income Long Term GIC LT-00027	15,000.00	2.6000	Jan 16, 2006	Jan 18, 2010	15,000.00	15,000.00
Total	\$15,000.00					\$15,000.00

For important information about this account and CIBC, please see the end of this statement.



Account Details

July 27, 2007 at 11:13am Eastern time

Account Type: Other
 Transit Number:
 Account Number:
 Balance ¹: \$17,187.14
 Available Funds ²: \$16,187.14

Account Details — Jun. 01, 2007 to Jul. 31, 2007

Date	Transactions	Debit	Credit
Jul. 24, 2007	DEPOSIT		\$1,000.00
Jul. 24, 2007	DEPOSIT		\$151,949.16
Jul. 24, 2007	DEBIT MEMO	\$151,949.16	
Jul. 18, 2007	DEPOSIT		\$100.00
Jul. 18, 2007	CHEQUE 000000000089	\$19.42	
Jul. 13, 2007	DEPOSIT		\$900.00
Jul. 10, 2007	DEPOSIT		\$60.00
Jul. 06, 2007	DEPOSIT		\$10,000.00
Jul. 06, 2007	CHEQUE 000000000088	\$83.46	
Jun. 29, 2007	DEPOSIT ITEM FEE 4 AT .16	\$0.64	
Jun. 29, 2007	ADDITIONAL OPTION FEE	\$2.00	
Jun. 29, 2007	PACKAGE FEE	\$4.00	
Jun. 22, 2007	DEPOSIT		\$1,500.00
Jun. 21, 2007	CHEQUE 000000000099	\$24.70	
Jun. 19, 2007	CHEQUE 000000000100	\$3,226.87	
Jun. 18, 2007	DEPOSIT		\$850.00
Jun. 13, 2007	RETURNED CHEQUE SERVICE CHARGE RETN CHQ DEPT	\$5.00	
Jun. 13, 2007	RETURNED CHEQUE RETN CHQ DEPT	\$900.00	
Jun. 11, 2007	CHEQUE 000000000086	\$157.89	
Jun. 08, 2007	DEPOSIT		\$900.00
Jun. 04, 2007	CHEQUE 000000000087	\$1,870.26	
Jun. 01, 2007	DEPOSIT		\$800.00

Note:

Transactions from today are reflected in your balance, but may not be displayed on this page if you recently updated your bankbook, if a paper statement was recently issued, or if a transaction is backdated. These transactions will appear in your history the following business day.

For questions and/or disputes about service fees or Non-Sufficient Fund (NSF) charges, please call Telephone Banking at 1-800-465-2422. You can also view a list of [service charges and account fees](#).

¹ Balance column shows the amount of money in your account, including any funds on hold.

² Available Funds is your Balance minus any funds on hold plus any overdraft limit, representing money available for immediate use in your account.

*Foreign Currency Conversion Fee - If you withdraw foreign currency from a bank machine located outside of Canada, you are charged the same conversion rate CIBC is required to pay, plus an administration fee of 2.5% of the converted amount (this is in addition to any transaction fee applicable to the withdrawal and the network fee).



Account Details

July 31, 2007 at 11:51am Eastern time

Account Type: Chequing
 Transit Number:
 Account Number:
 Balance 1: \$69,829.71
 Available Funds 2: \$69,829.71

Account Details — Jun. 01, 2007 to Jul. 31, 2007

Date	Transactions	Debit	Credit
Jul. 31, 2007	Electronic Funds Transfer Credit Memo		\$483.00
Jul. 31, 2007	Electronic Funds Transfer Credit Memo		\$290.00
Jul. 31, 2007	Electronic Funds Transfer Credit Memo		\$88.00
Jul. 30, 2007	CREDIT MEMO 4762985 VISA GBL VI 4762985		\$46.00
Jul. 30, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$55.00
Jul. 30, 2007	CHEQUE 000000000919	\$36.00	
Jul. 30, 2007	CHEQUE 000000001139	\$2,631.99	
Jul. 27, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$85.00
Jul. 27, 2007	CREDIT MEMO 4762985 VISA GBL VI 4762985		\$175.00
Jul. 26, 2007	CREDIT MEMO MC98178680013 BUSINESS PAD		\$105.00
Jul. 26, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$195.00
Jul. 25, 2007	CREDIT MEMO 4762985 VISA GBL VI 4762985		\$50.00
Jul. 25, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$248.00
Jul. 24, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$108.00
Jul. 24, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$170.00
Jul. 24, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$198.00
Jul. 24, 2007	DEPOSIT <i>15,000 to Building etc</i>		\$18,040.49
Jul. 24, 2007	CHEQUE 000000001086	\$400.00	
Jul. 23, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$10.00
Jul. 20, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$208.00
Jul. 20, 2007	CHEQUE 000000001022	\$26.75	
Jul. 20, 2007	CHEQUE 000000001068	\$139.92	
Jul. 20, 2007	CHEQUE 000000001091	\$1,911.06	
Jul. 19, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$130.00
Jul. 19, 2007	CHEQUE 000000001076	\$97.30	
Jul. 19, 2007	CHEQUE 000000001069	\$524.95	
Jul. 19, 2007	CHEQUE 000000001090	\$1,853.00	
Jul. 18, 2007	CREDIT MEMO MC98178680013 BUSINESS PAD		\$250.00
Jul. 18, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$271.00
Jul. 18, 2007	DEPOSIT		\$932.06
Jul. 18, 2007	CHEQUE 000000001073	\$155.08	
Jul. 18, 2007	CHEQUE 000000001082	\$400.00	
Jul. 17, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$145.00
Jul. 17, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$224.00
Jul. 17, 2007	CHEQUE 000000001070	\$174.43	
Jul. 17, 2007	CHEQUE 000000000998	\$6,731.54	
Jul. 16, 2007	CREDIT MEMO 4762985 IDP GBL IDP4762985		\$127.00
Jul. 16, 2007	CHEQUE 000000001077	\$43.23	

Statement for the period ending June 30, 2007

RED DEER & DISTRICT S FUND
Canadian Cash**ACCOUNT HOLDINGS**

	Quantity	Average Cost	Current Price	Market Value
Cash				
Cash	328.87		1.000	328.87
Market Value of Cash			\$	328.87
FIXED INCOME				
RYL BK B/A 22JAN2008	155,449	seg	96.595	97.4108
Market Value of FIXED INCOME			\$	151,424.11

As a reminder, please inform your Investment Advisor if there are any changes to your account profile. Further to this, please inform your Wolverton Investment Advisor if your status as an insider or significant shareholder has changed.

Terms, Conditions & Other Information

- Securities transactions, as shown on this statement may be disclosed to CCRA on a yearly basis. The income or capital gain from these transactions must be reported on your annual income tax return. Please keep this statement for income tax purposes, as no other form will be provided in respect of these transactions.
- We assume this statement to be correct unless our accounting department is notified in writing within 20 days.
- Every transaction, whether or not initiated by you, indicated or referred to in this statement, shall be deemed conclusive and treated as authorized and correct and as ratified and confirmed by you, unless our accounting department shall have received from you written notice to the contrary within 20 days after delivery of this statement.
- Stock exchange regulations require settlement of cash or securities owed by you on transactions by the "settlement date" specified on the confirmation you have received.
- Credit balances are payable on request upon receipt by us of securities in good delivery order.
- It is understood and agreed that all securities carried in your account or deposited to secure the same may be carried in our general loans and may be loaned or pledged by us either separately or together with other securities, either for the amount due therein or for a greater sum, and may be bought or sold at private or public sale when such sale or purchase is deemed necessary by us for our protection, all without notice to you.
- Our Statement of Financial Condition as of our most recent financial year-end and a list of our Directors and Senior Officers is available upon request. Our clients in British Columbia are entitled to certain additional information about us, including information about commissions and fees that we charge, and about any administrative proceedings that may relate to the firm or our staff.
- Customers' accounts are protected by the Canadian Investor Protection Fund within specified limits. A brochure describing the nature and limits of coverage is available upon request.
- Any free credit balances represent funds payable on demand which, although properly recorded in our books, are not segregated and may be used in the conduct of our business.
- National Instrument 54-101: You have provided us with instructions regarding shareholder communications. Please be advised that these instructions may be varied at any time by providing us with written notice.

LETTER of COMMITMENT

between

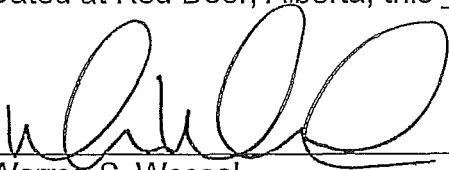
Warren Wessel
#116 5301 43 Street
Red Deer, Alberta, Canada
T4N 1C8
Phone: (403) 356-9443

and

Red Deer & District SPCA
4505 – 77 Street
Red Deer, Alberta, Canada
T4P 2J1
Phone: (403) 342-7722

This letter is proof of commitment of Warren Wessel for a pledge in the amount of two hundred and fifty thousand dollars (\$250,000), to be used as matching funds with granting foundations and potential Red Deer & District SPCA capital building project investors.

Dated at Red Deer, Alberta, this 12 day of June, 2007



Warren S. Wessel



Capital Building Campaign

GIFT LIST

Red Deer & District SPCA

Thank you!

Name	Gift
Wessel, Warren	\$500,000.00
Will, David	\$150,000.00
Weiers, Deb	\$100,000.00
Donald, Jack & Joan	\$50,000.00
Weiers, Mary	\$30,000.00
Weiers, Dale	\$30,000.00
MacBean, Jessie (Estate of)	\$15,000.00
Underhill, Sharon & Murray	\$15,000.00
Lacey, Peter & Kathy	\$11,000.00
McPherson, Jim	\$10,500.00
McFee, Dorothy	\$10,000.00
Simpson, Barry & Cheryl	\$10,000.00
Goodacre, Andrew	\$10,000.00
Anonymous Donors	\$9,200.00
Other Smaller Gifts	\$69,800.00
TOTAL	\$1,020,500.00



Red Deer & District SPCA has been sheltering lost and discarded companion animals for over 30 years.

Our building is essential to what we do. But it was make-shift when acquired three decades ago to serve a regional population almost half of what it is today.

We have not kept pace with our community's needs for the past nine years and cannot meet tomorrow's growing demands.

Funds raised through the *Building Pawsitive Futures* campaign will enable us to construct a practical, functional, sustainable building so we can care for and protect animals now and in the future.

OUR COMMUNITY'S NEED IS GROWING RAPIDLY

We care for more than 1,100 companion animals each year — **63% more than 10 years ago**. At any time, we have more than 80 cat and 20 dog "guests." That total would be even higher if not for the fact that we have been forced to turn away hundreds of animals annually over the past eight years because we do not have room to take them in.

Red Deer and district is growing at an unprecedented pace and the next three decades is predicted to see an increase of more than 50,000 residents. **More people means more pets — and more need for our SPCA.**

At the same time, the services needed by our community have evolved. A traditional "animal shelter" is no longer adequate. **We must reduce the number of animals needing our SPCA's help by improving human-animal relationships.** Our progressive education and community programs have been delivered to more than 6,200 adults and children over the past two years, but must reach more families and children. We must promote a responsible and educated society that has respect and compassion for all living things. **We are so much more than just an animal shelter.**



OUR BUILDING IS, QUITE SIMPLY, USED UP

There is only so much you can do with a 3,000 sq. ft. used service trailer — and with creativity and commitment, we've done it.

But the building has become a health problem for both animals and people. Healthy animals that could be readily adopted when they arrive often end up sick within days of being here, delaying their adoption, occupying much-needed space, requiring costly veterinary care and medication or, sadly, leading to euthanization.

Experts tell us the building is beyond repair and renovation. We must construct a new facility.



A NEW PURPOSE-BUILT FACILITY THAT WORKS FOR ANIMALS

We are committed to spending our supporters' hard-earned dollars wisely, which is why our goal first and foremost is to construct a functional, modest building that will enable us to provide high-quality care and protection for a growing number of animals. It is imperative that our new 12,000 sq. ft. facility:

- has **space for twice as many animals**, to meet current demand and be ready for the future
- meets **veterinary, hygienic and related animal-treatment standards**, including essential equipment
- provides **kennels appropriate to the animals' needs and comfort**
- has an air exchange system that will **prevent contagious diseases from spreading** (as they do in the current building)
- has **surfaces that can be sterilized** to prevent the spread of disease
- has **adequate drainage** for large volumes of water
- **operates efficiently and uses resources wisely**



COMMUNITY INVESTMENT IS CRUCIAL

Your support will enable our SPCA to provide education and safe, healthy care for thousands of animals — "pawsitively" changing lives forever.

We have the land. We have the commitment. We have the people.

We need you. Your support will make our \$2.5 million campaign goal a reality.

Fiscal management is our priority and we have developed a comprehensive business plan that takes into account the added responsibilities of a new, larger building.



**We all share
the responsibility for the
care and protection
of animals.**

**Community support is
Building Pawsitive Futures
for animals and people.**



Capital Building Campaign
PLEDGE FORM
Red Deer & District SPCA

Yes! I wish to support Red Deer & District SPCA's Capital Building Campaign

Name: _____ Phone (H): _____ (B): _____

Address: _____
(please indicate Home or Business)

City, Province: _____ Postal Code: _____ E-mail: _____

I wish to make a total contribution of \$ _____

We may publish the names of our donors in recognition of their support. Please indicate name(s) to be used for recognition purposes: _____

☐ I wish my contribution to remain anonymous

I would like to make my contribution in the form of:

- ☐ A monthly donation of \$ _____ for ☐ 3 years **OR** ☐ _____ years
☐ An annual donation of \$ _____ for ☐ 3 years **OR** ☐ _____ years
☐ A one-time donation of \$ _____ ☐ by cheque ☐ by credit card (please fill out below)

My preferred method of payment is:

- ☐ By cheque (one-time or a series of post-dated)
Beginning ____/____/____ (dd/mm/yy)
- ☐ By pre-authorized debit from my account (my void cheque is attached)
My contribution will be every ____ of the month, beginning ____/____/____ (dd/mm/yy)
- ☐ By credit card
☐ Visa ☐ MasterCard
Card Number: _____ Expiry: ____/____
Beginning ____/____/____ (dd/mm/yy)

- ☐ I wish to receive additional information regarding:
- ☐ planned giving
 - ☐ giving shares of appreciated securities

An official tax receipt will be issued – Charitable Registration #12986 7826 RR0001

Signature

Date

Red Deer & District SPCA
4505 - 77 St.
Red Deer, AB T4P 2J1

Phone: (403) 342-7722
Fax: (403) 341-3147
E-mail: development@reddeerspca.com

6/5/2007





Capital Building Project
DONOR RECOGNITION
PHILOSOPHY & GUIDELINES
 Red Deer & District SPCA

PHILOSOPHY:

The Red Deer & District SPCA recognizes that your generosity as community investors is critical in achieving our building fund goals as well as our long-term financial stability; and greatly appreciates and values all contributions. We believe that all gifts are meaningful, represent worth relative to means, and that only a donor can define generosity. We also believe that a monetary gift is never more important than the individual relationship. We are committed to recognizing all contributions and contributors in a manner appropriate to the gift as well as to the gifter, ensuring all recognition is warm, equitable, consistent and timely.

OBJECTIVES:

- ✓ To provide appropriate, timely and donor-centered recognition for all charitable donations.
- ✓ To elevate donors' sights and serve as a cultivation tool for larger and/or future donations.
- ✓ To build positive and long-term, collaborative relationships with both corporate and individual donors, giving thoughtful attention to donor interests.
- ✓ To provide public evidence of philanthropic activity that suggests the Society is privileged to have external support and encourage others to invest in our community.
- ✓ To ensure all contributions are in compliance with Canada Customs and Revenue Agency (CCRA) requirements.

RESPONSIBILITIES:

- ✓ To define donor levels and applicable recognition.
- ✓ To recognize every donor in a manner appropriate to their gift.
- ✓ To respect and observe a donor's wish for anonymity.
- ✓ To use all funds with fiscal responsibility, as directed, and in a timely manner.
- ✓ To communicate project progress regularly in media applicable to the donor.
- ✓ To involve donors in the results of their giving.
- ✓ To recognize our volunteers through the volunteer program, as the "giving of time" is also crucial to the success of the project.
- ✓ To recognize "operations supporting" donors through the operations plan.

METHODS OF RECOGNITION:

- ✓ Naming of facilities and programs
- ✓ Sponsorships (i.e. rooms, kennels, stones, bricks, etc.)
- ✓ Donor walls
- ✓ Media (TV, newspapers, radio)
- ✓ Direct mailing to donors (i.e. thank you letters, certificates, etc.)
- ✓ Gifts
- ✓ Invitations to special events
- ✓ SPCA Newsletter
- ✓ SPCA Website
- ✓ SPCA Annual General Meeting

Gift Agreements:

For gifts of more than \$50,000 the Donor and Red Deer & District SPCA will sign a mutually agreed-upon Gift Agreement. The purpose of a Gift Agreement is to establish a mutual understanding of the purpose of the gift, the management of the Donor's funds, the terms of the pledge and the SPCA's responsibility to report the results of the Donor's gift (e.g., construction of a new space, service provided, etc.). It forms the basis of an ongoing relationship between Red Deer & District SPCA and each Campaign Donor.

The Director of Development will co-ordinate the development of Gift Agreements.

Pledge Forms:

For gifts of less than \$50,000 the Donor will sign a Pledge Form. The purpose of a Pledge Form is to outline all terms of the pledge (i.e. donor contact information, amount and terms of the donation, special instructions, etc.).

Specific donation recognition details are available upon request.



Capital Building Project
**DONOR RECOGNITION &
 ACKNOWLEDGEMENT CHART**
 Red Deer & District SPCA

Pawsitive Futures (Platinum Level Major Gifts - \$50,000 and up)

Phone call from Executive Director **OR** Development Director
 Phone call from Campaign Chairs (if not Anonymous Donor)
 Letter from Executive Director **AND** Development Director
 Letter from Campaign Chairs
 Handwritten note from President
 On-going communication and project updates as applicable
 Appropriate and meaningful recognition in the facility, including donor wall
 Invitations to major events

Humane Heroes (Gold Level Major Gifts - \$10,000 to \$49,999)

Phone call from Executive Director **OR** Development Director
 Letter from Executive Director **AND** Development Director
 Letter from Campaign Chairs
 Handwritten note from President
 On going communication and project updates as applicable
 Appropriate and meaningful recognition in the facility, including donor wall
 Invitations to major events

Fur-Ever Friends (Silver Level Gifts - \$5,000 to \$9,999)

Letter from Executive Director **AND** Development Director
 Letter from Campaign Chairs
 On-going communication and project updates as applicable
 Appropriate and meaningful recognition in the facility, including donor wall

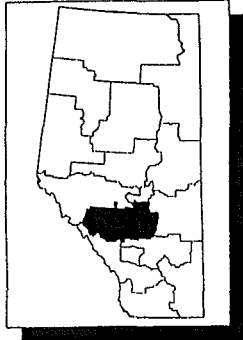
Partners for Pets (Bronze Level Gifts - \$1,000 to \$4,999)

Letter from Executive Director **OR** Development Director
 On-going communication and project updates as applicable
 Appropriate and meaningful recognition in the facility

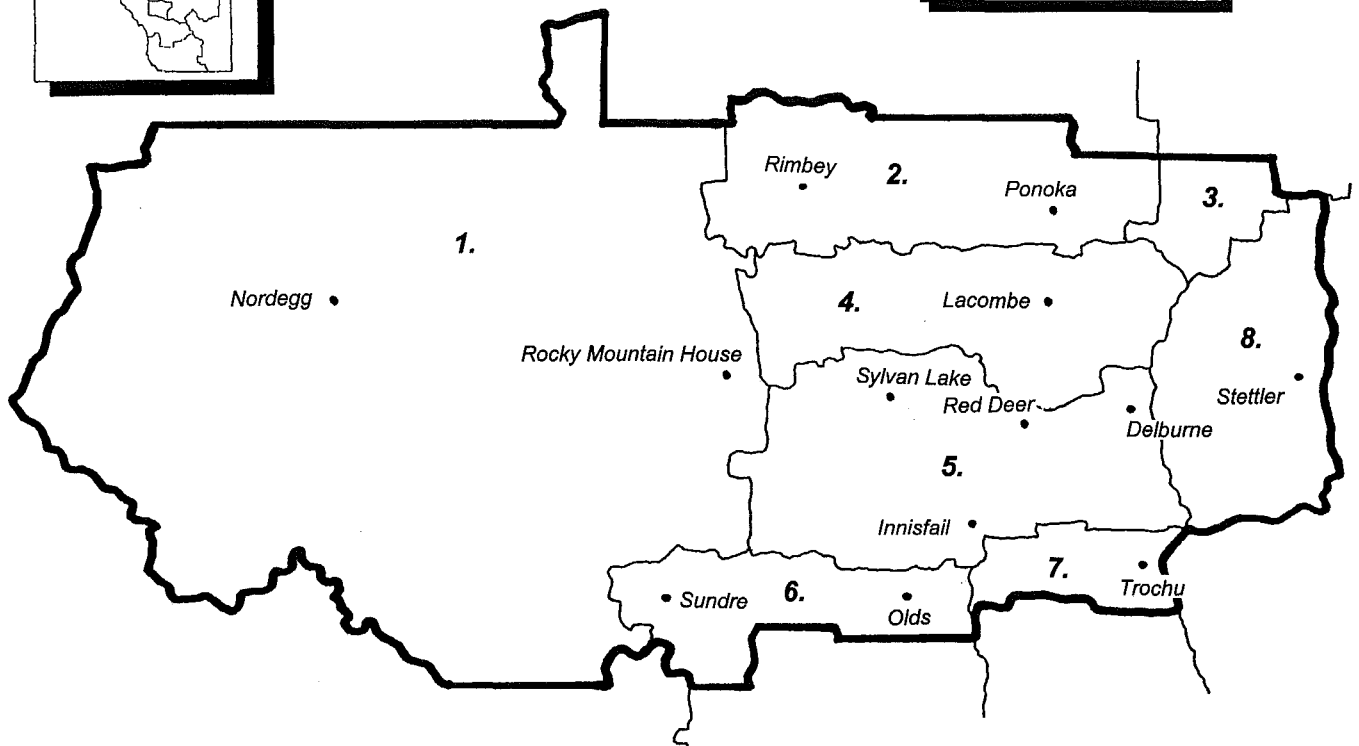
From the Heart (Pewter Level Gifts – up to \$1000)

Letter from Development Director
 On-going communication and project updates as applicable
 Appropriate recognition in the facility

Approximate Area of Responsibility



1. M.D. of Clearwater
2. County of Ponoka
3. County of Camrose
4. Lacombe County
5. County of Red Deer
6. County of Mountain View
7. M.D. of Kneehill
8. County of Stettler



NUMBER OF ANIMALS ADMITTED, 2003 – 2006:

City of Red Deer	1,468	County of Ponoka	137	MD of Wainwright	8
City of Calgary	6	County of Wetaskiwin	22	MD of Clearwater	100
City of Edmonton	7	County of Stettler	61	MD of Brazeau	10
City of Spruce Grove	1	County of Paintearth	7	Special Area #2	9
City of Medicine Hat	2	County of Camrose	2	Special Area #4	14
County of Red Deer	872	County of Vulcan	1	Out of Province	7
County of Lacombe	383	County of Grande Prairie	9		
County of Leduc	3	MD of Rocky View	1		
County of Mountain View	70	MD of Kneehill	18		
TOTAL					3,218



<p>Capital Building Project FACT SHEET - SUMMARY Red Deer & District SPCA</p>
--

For over thirty years, Red Deer & District SPCA has promoted the welfare and dignity of companion animals, and has fought for their protection from suffering by encouraging a caring and responsible society. We affirm the inherent worth and dignity of every living being, and strive for justice, equity and compassion in all human-animal relations. Through our programs and services, we promote humane education to foster harmonious relationships between animals and humans.

Society:

- Registered charity, \$22,500 annually from City & County, no other government funding
- Operating budget (2006-07) \$494K; funds from gifts, memberships and internally generated revenues (i.e. City dog tag sales, adoptions and cremations)
- Staff - 12 full time; Volunteers – over 200 active; Membership: 295

Current Facility:

- Primary companion animal care and advocacy centre in Central Alberta servicing approximately 100,000 square kilometers, 350,000 population – west of Rocky Mountain House, north to Wetaskiwin, east to Stettler and south to Olds
- Incoming animals – ~1100 annually (maximum capacity reached for past eight years – 719 dogs and 1952 cats turned away from the shelter in the past 12 months – 2671 total turned away)
- Max-adopt philosophy; 2006 – 69% adopted or returned to owner, 31% euthanized
- 2854 square feet converted from a used service trailer 31 years ago
- Structural deficiencies, improper ventilation and heating, aged and deteriorating building
- Overcrowding, health and disease concerns for visitors, staff, volunteers and animals
- Humane education centre partnering with women's shelter, children/youth at risk, and other social agencies. As the local pet food bank, provide product to an average of 20 users per month.

New Facility:

- 2.35 acres purchased from City of Red Deer
- 9000 square feet (plus a 3000 square feet mezzanine), basic building with space to appropriately and comfortably house twice as many animals
- Meets veterinary, hygienic and related animal treatment standards, including essential equipment
- Adequate drainage, isolation and air exchange equipment to prevent the spread of disease
- Improved working environment for staff and volunteers

Capital Campaign:

- Campaign aggressively for one year, all funding directed to the new building will be used for the new building
- Design/build what we can with what we raise, with consideration for future development
- Ketchum Canada Inc. (KCI) contracted as fund raising advisors

In Closing:

Our community *desperately* needs a new animal advocacy and care facility. Companion animals play a vital role in your society and deserve to be treated with dignity and respect. Our plans will allow us to expand and improve the services we provide to these animals and their companion humans.

We promise to invest every dollar you provide with the same integrity, due diligence and hard work it took you to earn it and we thank you, as community investors, for making the dream and plans for this very important community project a reality!



Red Deer & District SPCA SERVICES, PROGRAMS & EDUCATION

ANIMALS SERVICES:

Shelter and Care of Companion Animals

- ✓ provide shelter, protection and immediate care for unwanted/stranded/stray or surrendered guest animals before being placed for adoption

Lost/Found and Return-to-Owner

- ✓ register and maintain a database of animals lost and found in the community, enabling us to re-unite more than 200 family pets with owners
- ✓ in 2005 we received over 1200 calls for lost or found pets

Adoption

- ✓ provide adoption services for stray, abandoned and/or discarded companion animals

Animal Transportation for Spay and Neuter

- ✓ ensure all animals adopted from the shelter are spayed or neutered, by delivering all unaltered animals to the chosen veterinary clinic for the adoptive family

Spay/Neuter Interest Free Funds (S.N.I.F.F.)

- ✓ assists with the costs of altering, vaccinating and identifying pets – by referral only

Animal Licenses and Microchip Identification

- ✓ promotes, educates and creates awareness of existing bylaws by selling dog licenses and cat identification tags
- ✓ microchip identification of all shelter animals resulting in lost animals being returned to their owners

Pet Referral Board

- ✓ offer and maintain a referral board where pet information is posted to assist with finding new homes for family pets when their current owners can no longer keep them

Community Information & Referral

- ✓ maintain and communicate comprehensive lists of agencies, veterinarians, groomers, kennels, animal trainers and other community resources

Pet Food Bank

- ✓ provide dog and cat food, cat litter and pet treats for animals whose owners-in-crisis cannot meet their basic needs

Cremation

- ✓ offer private and general cremations to the public

COMMUNITY PARTNERSHIPS:

Volunteer Program

- √ provides individuals opportunity to utilize skills in areas of fundraising, promotion, education, shelter activities, new building committee, board of directors etc. that in turn benefit our society
- √ currently more than 200 active volunteers from all facets of the community – community leaders, business people, veterinarians, schools programs, etc.
- √ more than 6240 volunteer hours logged in the past fiscal year

Memberships:

- √ more than 250 community members in the past fiscal year, demonstrating strong community support

Disaster Planning

- √ participate in the City of Red Deer's Disaster Plan to provide for "ALL" family members in the event of a disaster
- √ provided services at three recent disasters – Pine Lake Tornado; Highway Closure/Ammonia Spill April 2003; and 2005 Flood

Free Spay Neuter Program

- √ a community partnership with City of Red Deer, Red Deer & District SPCA and Alberta Animal Services to help curb the growing concern of pet overpopulation by offering free spay/neuter for dogs (funded through proceeds from City of Red Deer dog licenses).

Pets And Women Safe program (PAWS)

- √ provide foster care for the pets of families who are victims of domestic violence (Central Alberta Women's Emergency Shelter, Central Alberta Women's Emergency Outreach and Crisis Centre)
- √ more than 50% of individuals will not leave a dangerous situation because of fear for the family pet

Sir Galahad

- √ assures children who enter the Central Alberta Women's Emergency Shelter (PAWS program) that the staff at the SPCA cares about them and about their pet.

Foster Care for Pets

- √ foster care for the pets of individuals and families without permanent shelter (Central Alberta People's Place), and for individuals who are hospitalized and without family/friends (Red Deer Regional Hospital Emergency Room)

Therapy Pet Program

- √ partners with St. John Ambulance to provide companionship (both human and animal) to individuals living in care

Pennies for Paws

- √ teaches that all things have value and addresses society's "throwaway" attitude
- √ competitive school program yielded ~\$16,000 in pennies in 2005 for animal care

PetSmart Charities Adoption Program

- √ partners with PetSmart to help extend our community reach, increase awareness of the pet overpopulation issue and promote pet adoptions by receiving in-store space, funding and support from PetSmart and PetSmart Charities – to help save pets' lives.

Task Force

- √ educate on cat overpopulation issues; and to seek ideas/means to establish spay/neuter clinics, with a goal of reducing the numbers of homeless felines
- √ memberships from Co-Existing with Cats Society, Red Deer & District SPCA and Medicine River Wildlife Centre

Community Measures Program

- √ provide opportunity for individuals to pay fines through community work

Work Experience and Practicums

- √ provide opportunity to gain life skill knowledge in a chosen workplace that will assist with decision-making as it relates to career choices
- √ practicum opportunity to meet program requirements in social work, veterinary health and business
- √ partnerships with Lindsay Thurber High School, Red Deer College, and Olds College

Day Camps

- √ opportunity for children to learn animal language and how to approach animals, how to choose a pet, and about responsible pet care

Guardian Angel (Personal and Business) –

- √ provides the opportunity for individuals, families, classrooms, schools, etc. to become “Guardian Angels” by assisting with the costs involved in caring for animals
- √ an effective, inexpensive, tax deductible way to advertise your business while providing care for the shelter animals

Veterinary Support from Local Clinics

- √ through their commitment to animal welfare, many Red Deer and area veterinarians donate or provide services and supplies at discount rates

East Hill Dog & Cat Hospital

- √ hosts an on-site adoption room for cats and kittens needing homes

HUMANE EDUCATION:

The "LINK"

- √ addresses and educates about the little known "LINK" between animal abuse, child abuse and human violence
- √ We are a member of the Domestic Violence Steering Committee.

Dog Bite Prevention

- √ teaches children and adults safety around animals, aimed to reduce the numbers of dog bites, and hence animal euthanizations

Choosing a Pet

- √ teaches children how to research and understand the needs of different pets, resulting in better matches, and less surrenders and/or abandonments

Pet Responsibility and Care

- √ instills in children that animals have feelings and needs; and what it is to be a responsible pet owner

Pet Overpopulation

- √ creates awareness of the need to spay or neuter animals, reducing the numbers abandoned or surrendered to animal shelters

Sharing the Earth

- √ encourages children to recognize that all life is valuable and the importance of the role of "sharing the earth"

Respect for Life

- √ raises awareness and knowledge of issues related to animals, based on the belief in the value of respect for all life

Throwaways

- √ teaches children about relationships and personal attitudes regarding the value of animals and life in today's "throwaway" society

Pet Safety

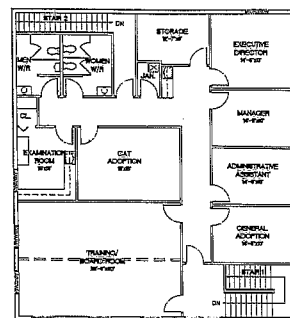
- √ teaches children how to be responsible pet owners and how to keep their pets safe in all kinds of environments

The Shelter

- √ creates an awareness of the day-to-day activities for the animals and staff, and the roles of Red Deer & District SPCA in our community

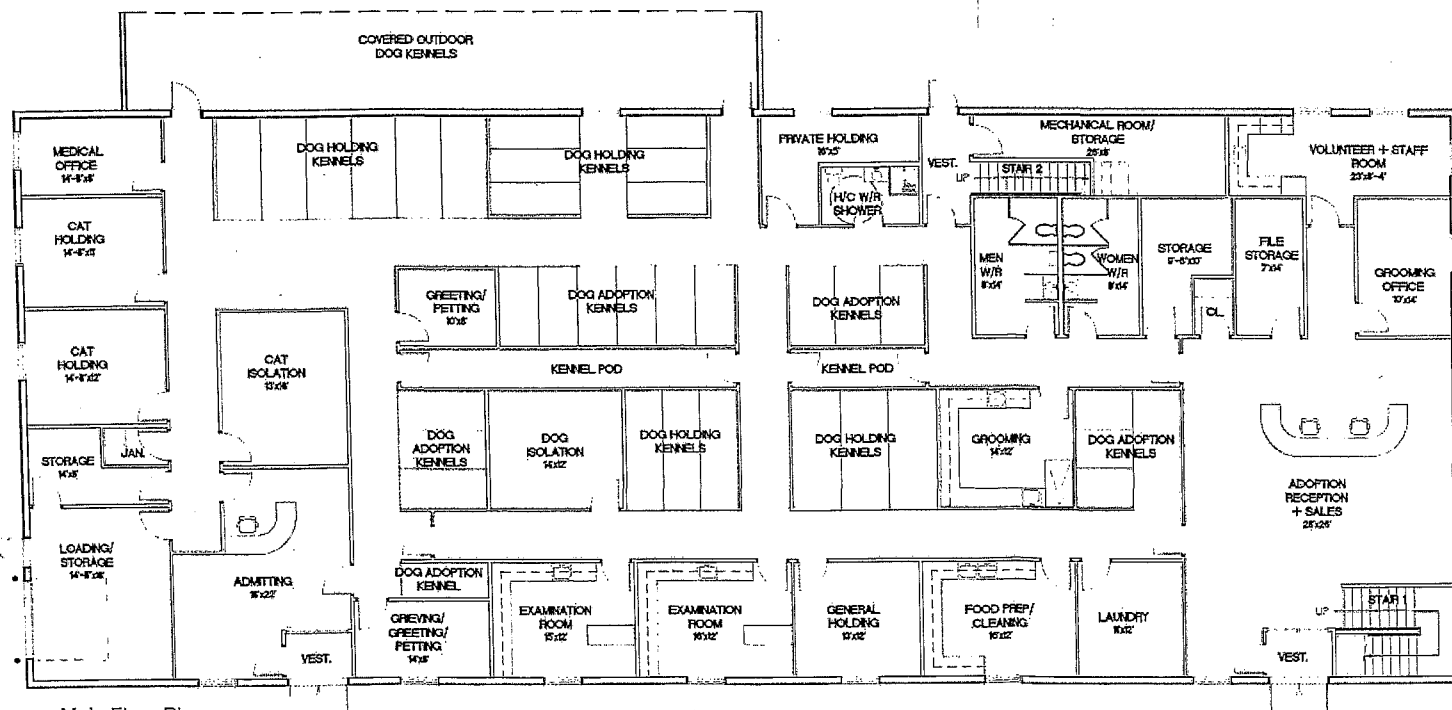


CONCEPTUAL FLOOR PLAN



Second Floor Plan

EXISTING
CREMATORIUM



Main Floor Plan

FACTS ABOUT YOUR RED DEER & DISTRICT SPCA

Animal Facts 2005:

▪ Annually admitted:	1100
▪ Return to owner:	108
▪ Adopted to new families:	601
▪ Other (DOA, rescues, etc.):	48
▪ Euthanized:	340
▪ Turned away lack of room:	2672
▪ Maximum capacity for last 8 years	

Building Facts:

- existing building > 30 years old
- used service trailer when put in place
- inadequate ventilation and drainage
- overcrowding of animals and staff
- experts say beyond repair or renovation

Service Area Facts:

- 10 provincial constituencies
- >100,000 square kilometers
- >350,000 population
- Population increase 63% since 1997
- north to Wetaskiwin, south to Olds, east to Stettler and west to the Rocky Mountains
- only animal welfare and humane education center in Central Alberta

Business Facts:

- own our building site - 2.35 acres
- operations over 90% funded through self-generated revenues and donations
- employ 13 people

Services, Programs & Education:

- much more than just an animal shelter
- >200 active volunteers
- 17 education programs delivered to >6200 children and adults in the past two years
- 15 community partnerships
- 10 community services related to animal care



Red Deer & District SPCA
Capital Building Project
**BRIDGE FINANCING LOAN REQUEST
QUESTIONS & ANSWERS**
Red Deer City Council

1. What is your project?
 - to build a basic and functional humane education and animal adoption centre
2. Why do you need a new facility?
 - society's expectations of animal welfare have evolved and our community's need has changed over the course of 30 years
 - Society demands we do more than treat the symptoms, but address the cause, therefore our need for a humane education centre is paramount
 - existing facility was a used and donated service trailer 32 years ago that has been renovated and repaired
 - poor ventilation contributes to rampant spread of disease among guest animals
 - unhealthy environment for animals, staff and volunteers
3. What is your capital campaign budget?
 - originally 2 years ago, \$2.5 Million
 - realistically today, with escalating building costs and furniture, fixtures and equipment, \$3.0 Million
4. How much have you raised?
 - \$1,023,600.63 (as of September 13, 2007)
 - \$1,000,000 Government of Alberta – Major Communities Facilities Grant (MCFP) -pending
5. How long have you been campaigning?
 - 1 year, since October 2006
6. How much money are you requesting from City of Red Deer?
 - to alleviate escalating building costs, an interim loan of \$1 Million as bridge financing so we can build in Spring 2008 and open in Spring 2009
7. How will you pay the loan back?
 - semi-annual payments over a five-year period
 - by continuing with our capital building campaign (major gifts, public campaign, foundations, and corporations)
8. Why should City of Red Deer loan you the money?
 - Red Deer & District SPCA provides an essential community service including
 - helped 48 families at risk in 2006 through Pets and Women Safe (PAWS)
 - 122 humane education presentations to 4135 people from 2005 – 2007
 - for-credit work for Lindsay Thurber High School, Red Deer College, and Olds College
 - maintain animal food bank (accessed by >40 families helped)
 - assist ~1100 abandoned/lost community animals annually
 - active member of Red Deer's Disaster Planning

9. How could CORD justify this loan to your tax-paying competitors?
 - at this time we have no tax paying competitors in Red Deer
 - we have strong working alliances with Alberta Animal Services and Riverside Kennels
 - 4-Paws Doggy Day Care, Doggy Dos, PetSmart, Petland, Global Pets and Tailblazers as well as all local veterinary clinics are sponsors and contributors to our operations
 - more business in our affluent and growing community than existing services can accommodate (\$3 Billion spent annually on pet food & veterinary services for Canadian companion animals IPSOS Reid 2001)
10. What have other cities done for their local SPCA's/Humane Societies?
 - Edmonton \$1,250,000.00 (7% of project total)
 - Calgary \$1,100,000.00 in-kind* (10% of project total)
 - Cochrane \$ 700,000.00 ** (35% of project total)
 - * Land for building site
 - ** Land for building site (\$400,000), and cash gift (\$300,000)
11. What area do you serve?
 - animals are admitted from all areas of the province but primarily from 100,000 square kilometers north to Wetaskiwin, east to Settler, west to Nordegg and south to Olds/Didsbury
 - serve a two-legged population of ~400,000
12. What other stakeholders are you requesting funding from?
 - Government of Alberta – Major Communities Facilities Grant (MCFP) - \$1,000,000
 - County of Red Deer – TBD – November 2007
 - County of Lacombe - \$20,000
13. What if you do not receive provincial government funding?
 - we are confident we will receive the funding as the province has a history of approving funding for humane animal centres and organizations
 - the review of our MCFP grant is complete and decision pending the outcome of Council's decision
14. What is your annual operating budget?
 - ~\$400,000
15. How much funding do you get from the Canadian and Alberta SPCA's?
 - Zero
 - All SPCA organization's operate independently from each other, though most practice standards and policies approved by Canadian Federation of Humane Societies
16. How much funding do you get from other sources?
 - >90% of operating budget comes from donations and self-generated revenues
 - \$20,000 fee for service – City of Red Deer
 - \$2,500 annually – County of Red Deer
 - \$10,000 United Way of Central Alberta (have consistently received one of the highest levels of donor designated funds - our community's best indicators of value and contribution)
17. Where will you build?
 - at our existing location, 4505 77 Street, Red Deer
18. Do you own the land?
 - yes, 2.36 acres (final payment to CORD – November 2007 - \$24,200)
 - property value, as prime industrial, currently estimated between \$700,000 and \$1,000,000
19. How big is your current facility? New facility?

- current facility – 2800 square feet
 - new facility – 9000 square feet with 3000 mezzanine, with accommodation for expansion up and/or out
20. How will you sustain the budget required for a building three times what you have today?
- \$500,000 operating funds pledged (over five years) by a community leader
 - new facility will be energy efficient, more functional and require significantly less maintenance
 - ongoing donations, fundraising events, etc.
 - revenue generated in-house veterinarian services
 - increased adoption revenues gained by improved health and adoptability of guest animals
 - expanded planned giving programs
 - new facility capable of boarding, grooming, training, retail – or landlord for same
21. How many animals do you shelter?
- 1468 animals admitted from City of Red Deer from 2003 to 2006; or 46% of all animals admitted
 - 1100 – 1200 guest animals annually (at maximum capacity for at least the past 10 years)
 - 2 animals turned away for every guest admitted (2672 turnaways in 2006 due to lack of room and/or resources)
 - projecting turnaways at the same percentage – more than 1000 for City of Red Deer turned away annually. Where do these animals end up?
22. How many employees do you have? How many volunteers?
- 16 employees – 8 full time and 8 part time
 - more than 200 active volunteers
23. How will you proceed if City of Red Deer does not give you the loan?
- we cannot imagine a city of the size and affluence of Red Deer closing its humane animal centre because the facility is condemned
 - we will not fail
24. If you were City of Red Deer Council, would you grant this loan for \$1,000,000?
- Absolutely!



September 12th, 2007

Dear City Councilors:

Please accept this letter of support for Red Deer & District SPCA's (RD&DSPCA) proposal for their new facility.

Building a vibrant place to call home requires complex solutions and collaboration on the part of everyone. Everyone is affected by the health of the community and everyone can benefit from a strong network of neighbours and support systems. Red Deer & District SPCA is part of that solution and is definitely part of the collaborations in the community. Our SPCA is the only companion animal welfare and education centre in Central Alberta. Its long list of community partnerships include Central Alberta Women's Shelter and Central Alberta Women's Outreach with its Pets And Women Safe Program (PAWS); David Thompson Health Region, Peoples Place and Canadian Mental Health Association for its pet foster care program. They are also a proactive member of the Domestic Relationship Violence Initiative Committee – putting an end to domestic violence by providing lectures and training on the LINK between animal abuse, child abuse and domestic violence.

Red Deer & District SPCA has "for credit" work/study agreements with Red Deer College, Olds College, Lindsay Thurber High School and Academy Canada; each offering training in the student's line of study or expressed area of interest. RD&DSPCA's humane education department provides in-class training from K-12 and works with both the Public and Catholic school systems.

When disaster strikes RD&DSPCA is there – providing care and aid for our companion animals so other emergency workers can provide undivided attention to our citizens. This care was evident during the Pine Lake Tornado, the toxic waste spill and, the flooding of the Red Deer River in 2005.

Annually, Red Deer & District SPCA's Pet Food Bank provides food for over 500 pets, helping those who cannot afford to sustain their families and their pets.

Lastly, Red Deer & District SPCA is a valued member of our United Way Family of Agencies. Most of you are aware of the rigorous scrutiny agencies face to receive United Way funds, what better endorsement can I provide? RD&DSPCA has also consistently been the top recipient of our United Way's donor designated funds – donations where donors themselves choose the charity they wish their support to go to. What stronger a community vote can be cast?

Please, invest with impact; support Red Deer & District SPCA.

Sincerely,


Heather Gardiner
Executive Director
United Way of Central Alberta

DATE: October 1, 2007

TO: Kelly Kloss, Manager
Legislative and Administrative Services

FROM: Lorraine Poth, Manager
Financial Services

SUBJECT: SPCA Bridge Financing Application

The Red Deer & District SPCA is asking The City of Red Deer for Bridge Financing in the form of a \$1.0 million, 5% interest loan, with a five year payback period. They are requesting this Bridge Financing to enable them to break ground in 2007 and avoid escalating construction costs.

In reviewing the Bridge Financing Application from the Red Deer & District SPCA, Financial Services has the following observations and comments:

Project Cost

In 2002 the cost of construction was estimated at \$2.16 million. In February of 2006, cost of construction was estimated to be \$2.99 million. In June of 2006, these costs were estimated at a slightly lower amount of \$2.77 million.

Information obtained from the Red Deer & District SPCA indicated initial funding of the capital project from 3 sources:

Donations secured to date	\$1.013 million
Provincial MCFP Grant (Municipal Community Facility Program Grant)	\$1.3 million
City of Red Deer bridge financing	\$1.0 million

If we were to apply the cost increases provided by the Alberta Government for building projects (20% for 2006/07 and 18% for 2007/08) the estimated construction costs would increase to approximately \$4.2 million by 2008. To fund this increase in costs, additional donor dollars would be required to repay the loan from The City or, as mentioned in the proposal, significant gifts-in-kind and deep discounts on construction would need to be obtained.

Revenue Sources

The proposal indicates that the loan payments would be \$114,341.44, paid semi-annually through to April 2013. These payments would be funded by additional donations to be solicited over the next 5 years. The five-year forecasted budget indicates surpluses ranging from \$5,090 in the 2008/09 fiscal year to \$87,541 in the 2012/13 fiscal year. These surpluses are dependent on significant increases in revenue from the new services that are proposed in the SPCA's application. If either the increased revenue levels are not achieved or if operating costs increase, it may be necessary for the organization to retain the additional donations intended for loan repayment in order to balance their budget.

MCFP Grant

While an application for \$ 1.3 million has been made for the MCFP grant, there has been no announcement or indication that the SPCA will receive the grant and if so, what amount they would receive. If the grant is not received or is less than anticipated, funding the capital project will become even more dependent on donations. Indications are that the grant may be dependent on confirmation of The City of Red Deer's loan of \$1 million.

Competition with Private Business

Some of the new revenue sources, such as pet grooming kenneling, and summer day camps for children indicated in the proposal will compete directly with private-for-profit business.

Debt Limit

Loans made by The City can impact our debt limit. Should we need to borrow to provide the loan to the SPCA, the current debt limit would be exceeded by approximately \$1.2 million. Section 268 of the Municipal Government Act prohibits municipalities from lending money under section 264, if making the loan will cause the municipality to exceed its debt limit, unless the loan is approved by the Minister.

While not all of the funds may be borrowed in 2007 and the debt limit rises as The City grows, the project costs are also be subject to inflationary pressures. At some point, The City may be forced to delay/eliminate capital projects or request permission from the Municipal Government for permission to exceed the prescribed debt limit.

Other Municipalities:

The SPCA is seen as a valuable service to the community. As identified in the SPCA application, other municipalities have made contributions to their local SPCA organizations. Edmonton donated \$1.25 million, Calgary donated \$1.1 million in land for a building site and Cochrane donated \$400k for the building site as well as \$300k cash gift for a total of \$700k.

Recommendation

Financial Services recommends that The City not provide a loan to the Red Deer & District SPCA due to the uncertainty of the ability of the Red Deer & District SPCA to repay the loan from donations.



Lorraine Poth



COMMUNITY SERVICES

Date: October 1, 2007

To: Kelly Kloss,
Legislative & Administrative Services Manager

From: Colleen Jensen,
Community Services Director

CC.

**Subject: Request for Comments:
Red Deer and District S.P.C.A Request for Bridge Financing**

Background

The Red Deer and District SPCA is proposing to build a much needed new facility to house their operations. The Community Services Division congratulates the Red Deer & District S.P.C.A. on taking on the challenge of this exciting building project, and also acknowledges the valuable animal care services they deliver. As a part of the funding plan for the project, the SPCA is requesting that The City consider the provision of bridge financing in order that they can proceed with the project in a timely manner.

Discussion

Through a review of the SPCA Request for Bridge Financing and their related building project development plan, the Division provides the following comments. These comments are based on the past experience and approaches that Community Services has taken with other community organizations.

1. City Capital Budget

Currently The City is facing difficult decisions with respect to the allocation of capital dollars in relation to infrastructure. Careful consideration would have to be given as to the priority of this project in relation to all requirements of The City. Significant borrowing is necessary for the current capital development plan, which does not include the SPCA at this time.

2. Interest Free Loan for the Bridge Financing

In the past The City has loaned money to some specific not-for-profit community organizations, and to the best of my knowledge there has always been an interest rate attached. It is The City's practice to receive an interest return on money loaned, which covers opportunity costs for the cost of lending. Supporting the allocation of an interest free loan to the S.P.C.A. would be precedent setting, and a deviation away from past practices.

3. Community Loan Requests

The City receives many requests for program and facility development. It has been the Community Services Division procedure to review these requests based on the Community Services Open Space and Facility Action Plan, as well as the multi-use value these amenities provide the residents of our community.

Regarding the S.P.C.A. building project, the Division acknowledges the valuable programs it will provide. In our review, however, it must be noted that an S.P.C.A. facility is not referenced in the Community Services Open Space and Facility Action Plan. The business is specifically focused on animal care and the related education and does not provide the overall citizen health and wellness value that other facilities do and would not be considered a Community Services facility.


It has also been City practice to limit our loans to organizations that operate City owned facilities. (e.g. River Bend , Central Alberta Theatre, etc.) The rationale is that The City can justify the loan, as we are investing in the maintenance and enhancement of our own asset.

4. Business Plan Financial Review

Current City practice is to have the Financial Services Department review the business plan and comment on the financial viability of the organization, which would include loan repayment capacity. Based on this process, Community Services will not provide comment on the financial viability of the proposal.

Recommendation

That Council for The City of Red Deer consider the financial impacts of bridge financing to the SPCA, and follow the direction of the Financial Services Department.



Colleen Jensen
Community Services Director

CJ/GS: slm

C. Lorraine Poth, Financial Services Manager
Dean Krejci, Corp. Controller – Finance & Budget
Paul Meyette, Inspections & Licensing Manager



Date: September 21, 2007

To: Kelly Kloss
Legislative & Administrative Manager

From: Paul Meyette
Inspections and Licensing Manager

Re: **Bridge Financing Request for SPCA**

The Manager of Legislative and Administrative Services has asked that our department provides some background as to the relationship between the SPCA and the City of Red Deer.

A. Background Information

As you will note on the SPCA financial statement, annual funding is provided by The City of Red Deer to the SPCA. For many years, the financial support was in the form of a grant of approximately \$12000; in addition a service fee of \$7.50 for every license sold by the SPCA was retained by the SPCA. In 2005, the grant was converted to a fee for service contract of \$20000.; the service fee of \$7.50 for every license sold by the SPCA continued to be retained by the SPCA; an additional education grant of approximately \$5000. which is based upon \$1.00 of every license sold in the City of Red Deer was also added to the funding provided to the SPCA. The total amount of funding in 2005-2006 was \$29,994.

In return for funding the SPCA jointly administers the free low income spay neuter program with Alberta Animal Services, provides education on the Humane treatment of animals in schools, provides community education and operates a shelter and adoption service.

The City of Red Deer is the largest municipal funding source for the SPCA. The only other municipality which funds the SPCA is the Red Deer County which provides funding of \$2500. annually.

B. Scope of Service

The SPCA offers a regional service and serves all of central Alberta. This is reflected in the statistics submitted in their report. The number of animals admitted in the period 2004-2006 was 3218. Of this number 1468 were from the

City of Red Deer, 872 were from the County of Red Deer, 383 were from the County of Lacombe and 147 from the County of Ponoka.

C. Previous Decisions of City Council

Council sold 2.35 acres of land to the SPCA in 2002 to allow for the expansion of the SPCA. Their current request is to allow construction on the land which was purchased by the City.



Paul Meyette
Inspections and Licensing Manager

Comments:

We consider this to be an excellent project however there are some major concerns raised by Administration with respect to the loan request.

We support the comments of the Director of Community Services and the Financial Services Manager for the following reasons:

- 1) We have to borrow the money which may affect our debt limit.
- 2) There is concern with regard to the repayment schedule once a building is completed.
- 3) This will set a precedent for other community organizations to come forward with similar requests.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

**Legislative & Administrative Services****Council Decision – October 9, 2007**

DATE: October 10, 2007

TO: Colleen Jensen, Community Services Manager
Lorraine Poth, Financial Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Red Deer District SPCA, dated September 11, 2007
Bridge Financing Request

Reference Report:

Red Deer District SPCA, dated September 11, 2007; Financial Services Manager dated, October 1, 2007; Community Services Manager dated October 1, 2007; Inspections and Licensing Manager dated, September 21, 2007.

Resolutions:

“Resolved that Council of the City of Red Deer having considered the correspondence from the Red Deer and District SPCA, dated September 11, 2007, re: Bridge Financing Request, hereby directs Administration to prepare a bylaw that contemplates a loan to the Red Deer and District SPCA for up to one million dollars based on the following conditions:

1. The money being used toward building a new facility to house the Red Deer and District SPCA operations.
2. The loan be repaid semi-annually over a five year period at a 5% interest rate.
3. The source of funding to be the Capital Project Reserve.
4. An agreement satisfactory to the City Solicitor. “

Report Back to Council: Yes to the November 5, 2007 Council Meeting

Council Decision – October 9, 2007
Red Deer and District SPCA Bridge Financing Request
Page 2

Comments/Further Action:

Please draft the necessary Loan Bylaw. There was a suggestion that the bylaw allow for the SPCA to draw down the money as required.



Kelly Kloss
Manager

/chk

c Director of Corporate Services
 City Solicitor

LEGISLATIVE & ADMINISTRATIVE SERVICES

October 10, 2007

Red Deer & District SPCA
Attn: Mr. Monte Greenshields
4505 - 77 Street
Red Deer, AB T4P 2J1

Dear Mr. Greenshields:

Re: Red Deer and District SPCA Bridge Financing Request

At the Monday, October 9, 2007 Council Meeting, Council considered the request from the Red Deer and District SPCA, dated September 11, 2007 regarding Bridge Financing Request and passed the following resolution:

"Resolved that Council of the City of Red Deer having considered the correspondence from the Red Deer and District SPCA, dated September 11, 2007, re: Bridge Financing Request, hereby directs Administration to prepare a bylaw that contemplates a loan to the Red Deer and District SPCA for up to one million dollars based on the following conditions:

1. The money being used toward building a new facility to house the Red Deer and District SPCA operations.
2. The loan be repaid semi-annually over a five year period at a 5% interest rate.
3. The source of funding to be the Capital Project Reserve.
4. An agreement satisfactory to the City Solicitor. "

The process that will now be followed is:

1. A loan bylaw is drafted for consideration of first reading by Council on November 5, 2007.
2. If first reading is given, the bylaw is advertised at least once a week for 2 consecutive weeks.
3. The bylaw is again presented to Council in four weeks time, on Monday, December 3, 2007, for consideration of any public input and second and third readings of this bylaw.

...2/

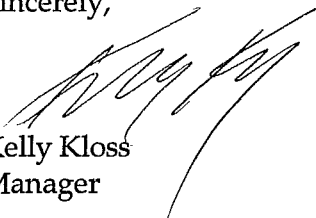
Red Deer & District SPCA

October 10, 2007

Page 2

Please call me if you have any questions.

Sincerely,

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

Kelly Kloss
Manager

c Community Services Manager
 Financial Services Manager
 Inspections and Licensing Manager

Christine Kenzie

BACKUP INFORMATION
~~NOT SUBMITTED TO COUNCIL~~

From: Kelly Kloss
Sent: October 09, 2007 1:49 PM
To: Christine Kenzie
Subject: FW: Alternate Resolution re: SPCA

Kelly Kloss, MBA
Manager
Legislative & Administrative Services
The City of Red Deer
(403) 342-8134 Office
(403) 346-6195 FAX
kelly.kloss@reddeer.ca

From: Lorraine Poth
Sent: October 09, 2007 10:27 AM
To: Kelly Kloss
Cc: Craig Curtis; Dean Krejci
Subject: RE: Alternate Resolution re: SPCA

As I outlined in my October 1, 2007, Finance does not recommend lending the \$1 million to the SPCA, as we believe that this loan would be a high risk for The City. We also believe that this could be precedent setting for other groups such as Culture Link and the Red Deer Curling Club etc.

If Council decided today to proceed with the loan, we would remove the \$1 million from our cash flows and set up a Loans Receivable. We would not utilize the Capital Projects Reserve as the SPCA building is not The City's. I would recommend that should we proceed with the loan that a caveat be placed on the building until the loan is paid off.

Lorraine

Lorraine Poth, CMA
Financial Services Manager
City of Red Deer
Ph: (403) 342-8208
Email : Lorraine.Poth@reddeer.ca

From: Lorraine Poth
Sent: October 09, 2007 10:08 AM
To: Stew Churlish
Subject: RE: Alternate Resolution re: SPCA

2007/10/09

If Council decided today to proceed with the loan, we would remove the \$1 million from our cash flows and set up a Loans Receivable. We would not utilize our Capital Projects Reserve as the SPCA building is not The City's.

As I outlined in my October 1, 2007 memo to Kelly, Finance does not recommend lending the \$1 million to the SPCA as we believe that this loan would be a high risk for The City. The SPCA has 3 major sources of funding for the new building. Donations of \$1 million, a Provincial grant for \$1.3 million and \$1 million bridge financing from The City. There is no indication that the SPCA will receive the grant. Should the SPCA not receive the Provincial grant, they would need to raise an additional \$1.3 million in donations just to construct the new building. Without the new building, they will likely not be able to generate the additional revenue to pay back the loan.

We also believe that this could be precedent setting for other groups such as Culture Link and the Red Deer Curling Club etc.

Lorraine

Lorraine Poth, CMA
Financial Services Manager
City of Red Deer
Ph: (403) 342-8208
Email : Lorraine.Poth@reddeer.ca

From: Morris Flewwelling
Sent: October 09, 2007 9:01 AM
To: Kelly Kloss; Tara Veer
Cc: Craig Curtis; Stew Churlish; Lorraine Poth; Christine Kenzie
Subject: RE: Alternate Resolution re: SPCA

Tara and all, I would certainly support the suggestion that the matter be considered in context of our Capital Budget. This would be a minimal delay. I agree that there is some mixed messaging around the interest piece. Thanks Tara and Kelly. Morris

From: Kelly Kloss
Sent: October 09, 2007 8:55 AM
To: Tara Veer
Cc: Craig Curtis; Morris Flewwelling; Stew Churlish; Lorraine Poth; Christine Kenzie
Subject: RE: Alternate Resolution re: SPCA

Hi Tara,

What I would suggest is a resolution that defers the request to the capital budget. There are a number of concerns from Finance such as:

- There is great uncertainty with their ability to pay the loan and potential that the City may have to absorb the loan. A good example is the Scott Block requested a loan, ultimately received a grant from the City and now we believe they are in financial difficulty
- We may have to drop a capital budget item off of our list in order to provide the funding to the SPCA and may have to borrow to do this
- There is no plan in place by the City should the SPCA not be able to repay the loan and how that will impact our operating budget in the future

Debating this at the Capital Budget will help to put it into context with the rest of the capital items including what potential impacts could be felt in future operating budgets.

2007/10/09

Kelly

From: Tara Veer [mailto:tara.veer@reddeer.ca]
Sent: October 08, 2007 10:48 PM
To: Kelly Kloss
Cc: Craig Curtis; Morris Flewwelling
Subject: Alternate Resolution re: SPCA

Hi Kelly,

Depending on how the presentation and discussion that ensues regarding the SPCA bridge financing goes, I may like to move an alternate resolution for some bridge funding. Would it be possible to have an alternate resolution prepared? I would like to ensure that it includes provisions for interest, as there was some mixed messaging around this in the agenda.

Please call me if you have any questions. I hope you had a great long weekend!

Tara

[This message has been scanned for security content threats, including computer viruses.]

[Please consider the environment before printing this e-mail.]

2007/10/09



Legislative & Administrative Services

DATE: September 28, 2007

TO: Kelly Kloss, Legislative & Administrative Services Manager

FROM: Ron Soehn, Production Systems Supervisor
Nona Housenga, Deputy City Clerk

RE: Response to Councillor Pimm's Administrative Inquiry

Background:

Councillor Pimm, at the August 31, 2007 Council meeting, submitted an Administrative Inquiry asking that administration report on the *'practicality and costs related to making Council meetings available to Red Deer citizens by way of the Internet'*.

Presently Shaw Cable provides delayed broadcasts of council meetings over the Shaw Cable channel on Tuesday mornings and Sunday afternoons. Shaw Cable was unable to provide information on viewer coverage.

Options:

Web casting council meetings can be made available to Red Deer citizens by way of the City's website. Administration researched what other municipalities presently web cast council meetings and viewed the Grand Prairie, Wood Buffalo and the City of Vancouver sites.

There are two options available in broadcasting council meetings over the website – an in house production system or outsourcing the production to a company that specializes in this service. Within these two options are a number of other options for how the production can be viewed by the public. These include:

- live broadcasting
- archived broadcasting for future viewing
- archived broadcasting with the ability to view individual agenda items rather than watching the entire meeting

Costs:

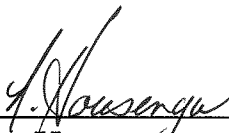
Costs vary depending on the method of delivery and usage. Capital costs can vary from approximately \$35,000 to \$60,000 while annual operating costs range from \$40,000 to \$55,000.


Comments:

This represents a high level review of what can be done and the related cost. A more detailed review would need to be done as to what options are a best fit for Red Deer including more precise cost estimates.

Legislative & Administrative Services**Recommendation:**

Submitted for information.



Nona Housenga
Deputy City Clerk

Ron Soehn
Production Systems Supervisor

FILE



Legislative & Administrative Services

Council Decisions – October 9, 2007

DATE: October 10, 2007

TO: Ron Soehn, Production Systems Supervisor
Nona Housenga, Deputy City Clerk

FROM: Kelly Kloss, Legislative & Administrative Services Manager

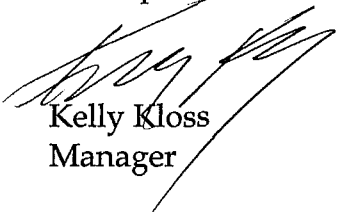
SUBJECT: Councillor Pimm's Administrative Inquiry
Practicality and Costs Related to Making Council Meetings Available to Red
Deer Citizens by Way of the Internet

Reference Report:

Production Systems Supervisor and Deputy City Clerk dated September 28, 2007.

Comments/Further Action:

The report was submitted to Council for information.


Kelly Kloss
Manager

/chk

c Councillor Pimm

BYLAW NO. 3357/X-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Land Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of September 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

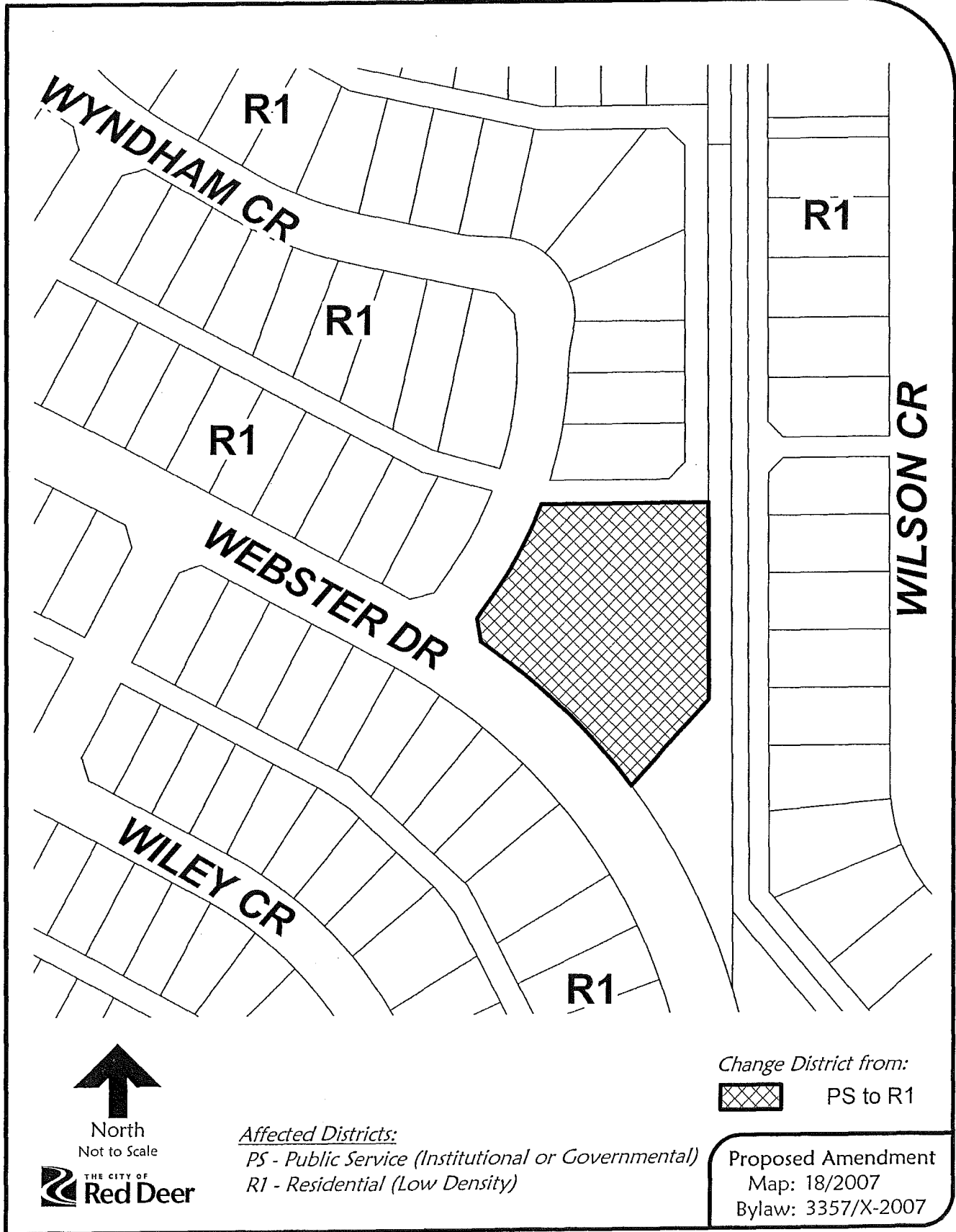
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



BYLAW NO. 3357/Y-2007

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Land Use District Map K19" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 19/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL THIS day of 2007.

READ A SECOND TIME IN OPEN COUNCIL THIS day of 2007.

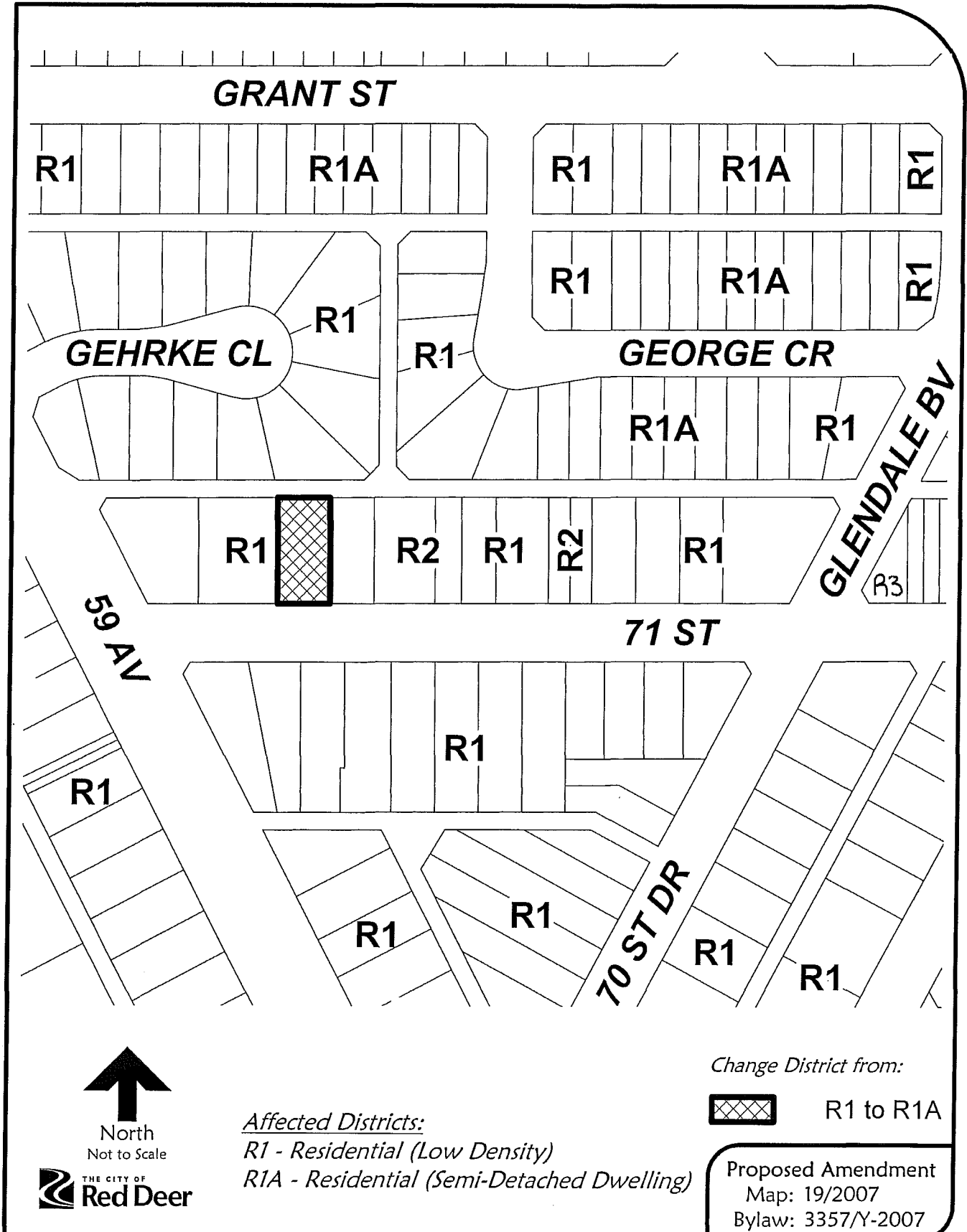
READ A THIRD TIME IN OPEN COUNCIL THIS day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



BYLAW NO. 3357/Z-2007

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

1. New sub-sub-section (r) & (s) is added to section 8.22 Exceptions Respecting Land Use, subsection (1) as follows:
 - (r) Notwithstanding Section 4.2 of this Land Use Bylaw, on Lot 15A, Block 18, Plan 76221977 (269 Overdown Drive) a Parent Centre for Supervised Visits shall be a permitted use for a two year period expiring November 5, 2009;
 - (s) Notwithstanding Section 4.2 of this Land Use Bylaw, on Lot 15B, Block 18, Plan 76221977 (271 Overdown Drive), a Safe House for Protection of Children Abusing Drugs (PChAD) shall be a permitted use for a two year period expiring November 5, 2009 subject to the following conditions:
 - (i) Police attendances shall be at the rear of the facility;
 - (ii) External and internal lights to be shaded to the satisfaction of the Development Authority;
 - (iii) No staff meetings on site;
 - (iv) No staff or residents congregation or smoking outside the house;
 - (v) Yard to be maintained to residential standards to the satisfaction of Development Authority; and
 - (vi) Regular communication to community to the satisfaction of the Development Authority;
2. The "Land Use District Map I17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

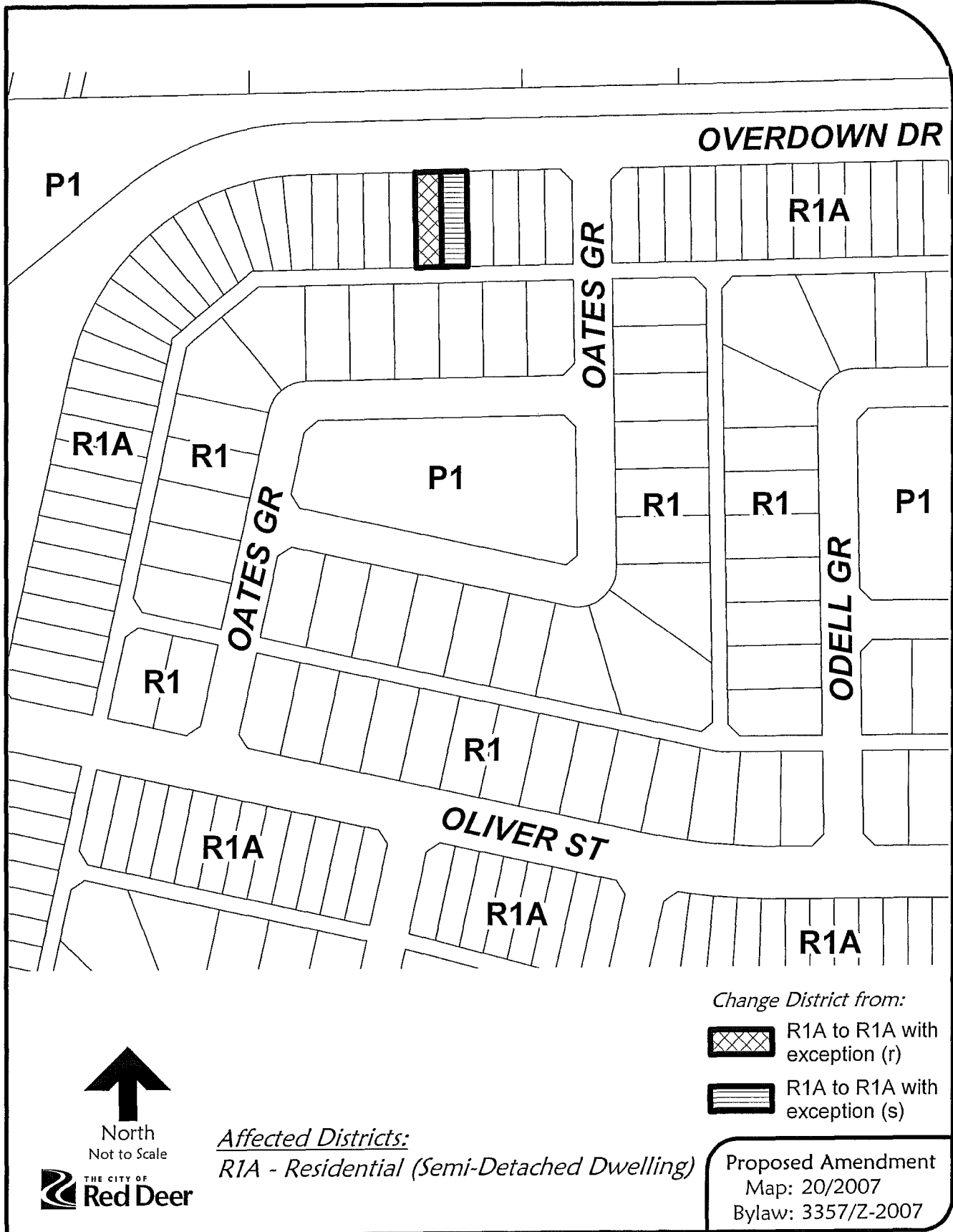
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



BYLAW NO. 3186/A-2007

Being a Bylaw to amend Bylaw No. 3186/97 The Traffic Bylaw of The City of Red Deer.

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

Bylaw No. 3186/97 is hereby amended as follows:

1. In Schedule "B" under "Avenues", Section 10 is added, as follows:

"Edgar Industrial Drive, from 1075 metres west of Johnstone Drive to 190 metres south of Edgar Industrial Crescent South."

2. In Schedule "B" under "Avenues", Section 11 is added, as follows:

"30 Avenue, from 67 Street to North City Limit."

3. In Schedule "F" – "Specified Truck Routes" under "Streets", the following is added:

<u>"On</u>	<u>From</u>	<u>To</u>
67 Street	30 Avenue	East City Limits"

4. In Schedule "F" – "Specified Truck Routes" under "Avenues", the line "On – 30 Avenue; From – 67 Street; To – South City Limits" is hereby deleted and replaced with the following:

<u>"On</u>	<u>From</u>	<u>To</u>
30 Avenue	North City Limits	South City Limits"

5. In all other respects, Bylaw No. 3186/97 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2007
READ A SECOND TIME IN OPEN COUNCIL this day of 2007
READ A THIRD TIME IN OPEN COUNCIL this day of 2007
AND SIGNED BY THE MAYOR AND CLERK this day of 2007

MAYOR

CITY CLERK