

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS,
CITY HALL, MONDAY, JANUARY 9, 1989,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Meeting of December 12, 1988

PUBLIC HEARINGS

A Public Hearing will be held on Monday, January 9, 1989, at 7:00 p.m. in respect to Land Use Bylaw Amendment 2672/V-88 and Land Use Bylaw Amendment 2672/S-88 .. 100

(2) UNFINISHED BUSINESS

- 1) City Clerk - Re: Landscape Architect/A-Frame Signs/
Towne Centre .. 1
- 2) City Clerk - Re: Downtown Parking Strategy 1988 .. 12

(3) REPORTS

- 1) City Clerk - Re: 1989 Plebiscite (Hours of Business)
Bylaw No. 2968/89 .. 30
- 2) Dir. of Community Services - Re: Future of Abandoned
Railway R.O.W. to Sylvan Lake: Proposed Trail .. 39
- 3) Dir. of Community Services - Re: Invitation to Bid to
Host the 1991 Alberta Summer Games/Alberta Sport
Council .. 50
- 4) Parks Manager - Re: Heritage Square Overexpenditure .. 52
- 5) City Assessor - Re: Property Tax Refund Request/Leonides
& Brenda Sacopaso/Lot 35, Block 9, Plan 792-1500 .. 54
- 6) Dir. of Community Services - Re: Lions Campground
Management Contract .. 57

- 7) Dir. of Community Services - Re: Community Facility Enhancement Program: Community Service Facilities .. 59
- 8) Dir. of Community Services - Re: Rotary Recreation Park: Tennis Court Upgrading/Tennis Club Management Proposal .. 68
- 9) Dir. of Community Services - Re: River Bend Golf Course: 1989 Proposed Fee Schedule .. 71
- 10) Red Deer Tourist and Convention Board - Re: Regional Tourist Destination Project .. 79
- 11) Red Deer Tourist and Convention Board - Re: Multi-Purpose Facility Coliseum .. 80
- 12) City Clerk - Re: Red Deer Tourism Action Plan .. 81
- 13) City Clerk - Re: Public Hearing/Land Use Bylaw Amendment 2672/V-88 .. 100
- 14) City Clerk - Re: Land Use Bylaw Amendment 2672/S-88 Canavest Properties Inc. .. 101

4) WRITTEN ENQUIRIES

- 1) City Clerk - Re: Alderman Campbell/Traffic Controls/63 Street & 59 Avenue .. 107
- 2) City Clerk - Re: Alderman Pimm/Increased Incidence of Break and Enter Crimes .. 111

5) CORRESPONDENCE

- 1) Kay Taylor - Re: letter of appreciation .. 116
- 2) Red Deer Public Library - Re: Expansion Plans .. 117
- 3) Alexander Graham - Re: Dog Bylaw/Bike Riding/Snow Removal .. 118
- 4) Unity Baptist Church - Re: Revised Development Plan/Lot 78, Block 7, Plan 792-0190 .. 119
- 5) Don Routley - Re: Damage to Streetlight Cable/6552 - 58 Avenue .. 127
- 6) Mrs. Georgina G. Myggland - Re: Tax Penalty .. 142

- 7) UMA Engineering Ltd. - Re: Proposed Outline Plan for
Cathton Holdings Ltd./N.E. 1/4 14-38-27-4 .. 150
- 8) Cedarwood Veterinary Clinic - Re: Animal Pet Clinic/
Deer Park Village Mall .. 166
- 9) County of Red Deer - Re: General Municipal Plan/
Proposed Revision .. 179
- 10) Trish's Hot Dogs (John le Vann)
Mister Popcorn (Leonard Hydromako) - Re: 1989 Sidewalk
Top Dog (Mike Dolynchuk) Vending License
Bernie Hoffman Applications .. 194
- 11) William F. Welikoklad - Re: Expropriation (Request
for Explanation) .. 201

6) PETITIONS & DELEGATIONS

7) NOTICES OF MOTION

8) BYLAWS

- 1) 2672/S-88 - Land Use Bylaw Amendment/Canavest Properties
Inc. - 2nd reading .. 101
- 2) 2672/V-88 - Land Use Bylaw Amendment/Garage Locations -
2nd & 3rd readings .. 100
- 3) 2968/89 - 1989 Plebiscite (Hours of Business) - 3
readings .. 30

Committee of the Whole

- 1) Legal Matter
- 2) Personnel Matter
- 3) Committee Appointment
- 4) Committee Appointment
- 5) Legal Matter
- 6) Land Matter
- 7) Legal Matter
- 8) Land Matter
- 9) Legal Opinion
- 10) Legal Matter
- 11) Legal Matter
- 12) Land Matter

NO. 1

December 28, 1988

TO: CITY COUNCIL


FROM: CITY CLERK

RE: LANDSCAPE ARCHITECT/A-FRAME SIGNS/TOWNE CENTRE ASSOCIATION

At the Council meeting of October 17, 1988 the attached comments from the Landscape Architect, EDA Collaborative Inc., and comments dated October 4, 1988 from the Towne Centre Association concerning A-Board signs, received consideration.

At the above noted meeting, it was agreed that the Towne Centre Association complete a comprehensive study on street signs within the downtown area and report back to Council on the viability of introducing a pole mounted sign program in the downtown.

The response from the Towne Centre Association dated December 21, 1988 is included herewith.



C. SEVCIK
City Clerk

Attach:

12 September 1988
 Mr. G. Stewart
 Page 3

2. The impact, desirability and possible control of "A" frame signs on sidewalks in the Downtown area.

We understand that the existing "A" frame signs, along the curbs provide a necessary advertising message for some merchants who do not have street frontage; However they are an undesirable nuisance and obstacle to some members of the community.

Our observations suggest that the merchants may be correct, to desire some sort of street exposure, especially if their shops do not have direct frontage. These include businesses on the second, lower floor, or rear lanes.

In our work on the streetscape improvements for Whyte Avenue in Edmonton, new businesses were attracted to the area, many without direct frontage, since revitalization created more smaller shops. They also desired to have some exposure, to make the public aware that they existed. The results included a stronger business association with coordinated advertising as well as the "A" frame sign. The design of the streetscape defined a buffer space along the curb zone for street furniture and other obstructions, to permit the safe, unobstructed flow of pedestrians, along the building facade edge.

We also understand the concern of the public regarding obstructions to safe walking space. However, it is amazing to see how adaptable some people are to congestion since, it creates interest and activity for people to slow down and enjoy their environment. While others are offended by advertising and concerned over obstructions.

In order to provide you with alternative ways to achieve the merchants need to advertise and respect community concerns regarding obstructing public space, we have provide three approaches to consider, as shown on the attached sketch.

Approach 1: Guideline for "A" frame signs

Develop a guideline to control the placement of "A" frame signs, so they will be minimized as an obstruction to safe pedestrian traffic. This would need to be followed up with a bylaw and enforcement, or alternatively, an understanding public to see the benefits to both business and their community. It is difficult to control and regulate. Perhaps an information brochure could be developed to merchants to assist and guide them, to use wise judgement and not create an obstruction.

Pro: allows merchants to advertise, while having to follow constraints.
 Con: some citizens may find this obstruction objectionable.

Approach 2: Banner advertising pole

Considering the need to advertise within public space, perhaps an alternative should be considered, in some form, to achieve what the Merchants Association has done to create their advertising kiosks. In order to create more locations, closer to businesses, consideration could be given to develop a banner type pole placed between trees and light poles, that could be used as an advertising banner pole. Business would have to purchase advertising space from the Merchants association, and the city would provide the pole, and design guideline for suitable advertising on public land.

Pro: it permits advertising, with a minimum of controlled obstructions
Con: requires cost for pole and commitment from Merchants Assoc to maintain.

Approach 3: Projecting sign

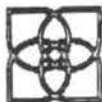
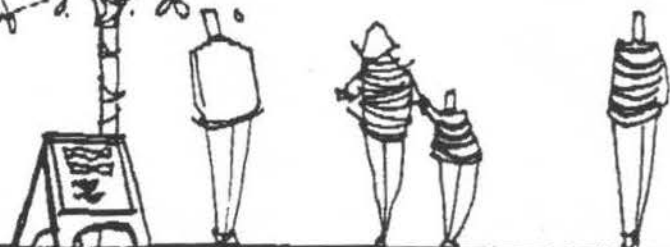
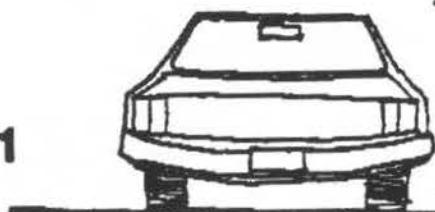
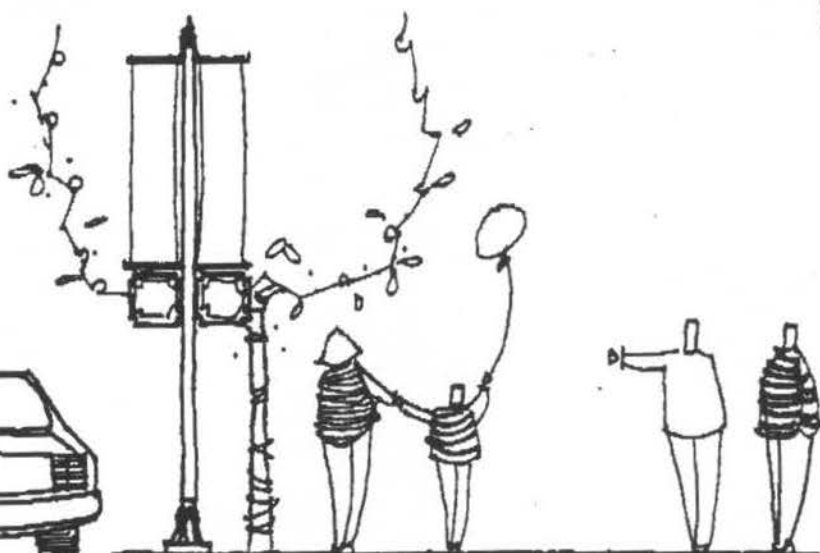
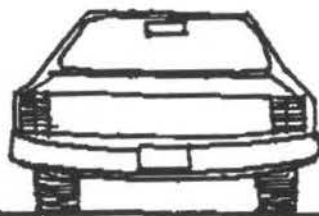
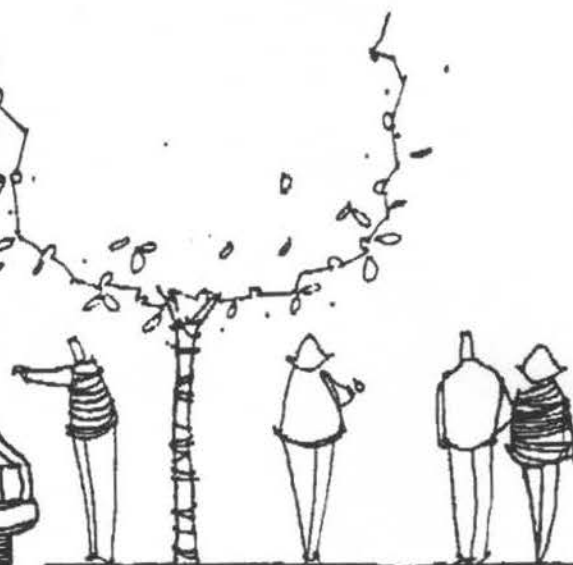
If it is unacceptable to place advertising on the sidewalk or a well designed banner pole on public land, consideration could be given to a quality hanging sign on private space, attached to buildings. This approach has the potential of creating some interesting signs, at the cost of the private merchant, while not creating an obstruction to public space or expenditure. Since projecting signs also have the problem of visual clutter to the streetscape, a strict guideline would have to be created by the city to set up the design criteria to ensure regulation and control. This approach may also require permission of building owners to attach signs to their structure, thus it has implications on maintenance and operations responsibilities.

Pro: it permits advertising, without obstructions
Con: requires maintenance and operational commitment by merchants and building owners, and control by the city since it projects into public space.

In conclusion, we believe that these approaches will require assessment by the City, merchants, and building owners. We would suggest that the Merchants Association could coordinate merchant commitment; And that the City should decide on its commitment. Once an approach is agreed upon, guidelines could be established.

EDA COLLABORATIVE INC.

Landscape Architecture • Urban Design • Environmental Planning • Tourism Design
10533 110 Street, Edmonton, Alberta, Canada T6H 3C3
Tel (403) 423-4900 FAX (403) 426-0666

**Approach 1****Approach 2****Approach 3**

**Red Deer Streetscape
Signs**



Let yourself go . . . Downtown

5.

October 4th., 1988

TO: Mayor McGhee and City Council
City of Red Deer

9:45
Oct 1/88
ds

RE: Architects recommendations on A-Frame signs

Dear members of Council,

As directed at the September 18th. meeting of Council, the Association is pleased to submit its comments regarding the recommendations submitted by EDA Collaborative Inc.

We agree that alternatives to A-Frames exist and that they may be more desirable than A-Frames in some cases. In reviewing the architects comments, it appears that he does not have any objection to A-Frames, when the appropriate controls are in place, as have now been implemented in the sign bylaw. He indicates some benefits can actually be derived from a perspective of color, interest and the bonus of slowing down pedestrian traffic to a more enjoyable pace. The key is well defined and enforced controls.

The architect also comments on our KIOSK program as a most appropriate form of street advertising and while we fully agree, we must point out that the KIOSK does not identify a business at their front door. This front door advertising is the critical issue.

The architects suggest two alternatives to A-Frames. The first I would like to comment on is the projecting sign concept. The Association would not support this form of signage. It is actually contradictory to the objectives we are pursuing in terms of general signage in the core area. There are many buildings in the Central Business District, that simply do not lend themselves to projecting signs. This form of signage can be very successful when properly done and can have an appropriate place in a retail area, but experience shows that merchants and building owners are not generally prepared to invest enough money in this type of signage to ensure quality. The overall image of projecting signs is one of clutter, confusion and unsightly obtrusions on the existing architecture.

The second suggestion could be very pleasing and at least reduce the number of

(cont'd)

(2)

A-Frame signs in use on the street on a daily basis. This suggestion is the development of signage on street poles. The architect suggests that signage could be controlled and managed by this Association in a way that will ensure the quality and style desired in our streetscape program while not adding to the administrative load of the City. The Association is very interested in pursuing this potential. The architect suggests that special sign poles could be erected for the purpose of providing sign spaces. The Association is not convinced that this would be a beneficial addition to the streetscape, however, sign space could be available on the new street light poles as they are installed on 49th and Ross Streets.

A comprehensive study of signs in general would need to be done in order to determine the viability of this project. Already, a large number of traffic and control signs exist on poles in the downtown, and if pole signs become to prevalent, they will be a major source of visual pollution in the downtown.

The type of signage proposed by the architect could produce an excellent opportunity for business to identify themselves in the pedestrian environment as well as create a very pleasing image for our streetscape. The tourism image could also be greatly enhanced. We would hope that this opportunity for business would reduce the number of A-Frames in use on the sidewalk, perhaps eliminating them except for special promotion days or special in store events.

Clearly, the permanent pole mounted sign is much easier for the merchant, because they would not have to monitor sign placement daily, nor worry about obstructing space in the pedestrian environment. The Association could control the style, quality and production of the signs, by the actual manufacture and placement of all the signs.

In conclusion, the Association views A-Frames as part of the downtown experience and we believe they will always have an appropriate place in the downtown environment. In addition, the Association feels that pole mounted signs managed and controlled by the Association has merit and is definitely worth detailed consideration. We have enclosed our own conceptual sketch of the pole signage we feel could have positive impact in the BRZ.

Thank you for the opportunity to respond to the architects recommendations.

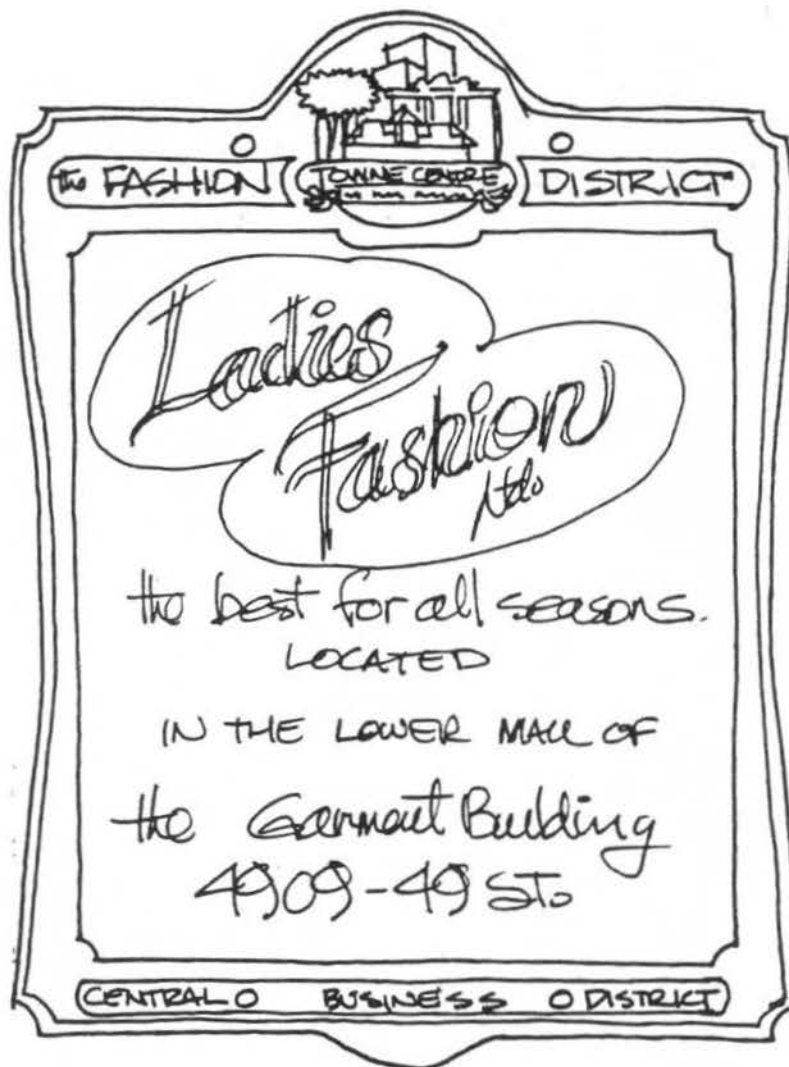
Respectfully yours,

A handwritten signature in dark ink, appearing to read "John P. Ferguson". The signature is fluid and cursive, with a long horizontal stroke at the end.

John P. Ferguson, General Manager.

Towne Centre Association recommends that our Association complete a comprehensive study on street signs and report back to Council on the viability of introducing a pole mounted sign program in the downtown.

TCA



24" tall

16" WIDE

TYPICAL SIGNAGE STYLE

Commissioners' Comments

We would concur with the recommendation of the Towne Centre Association to do a comprehensive study on street signs with same being brought back for Council's consideration.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

ACORN FIXTURE

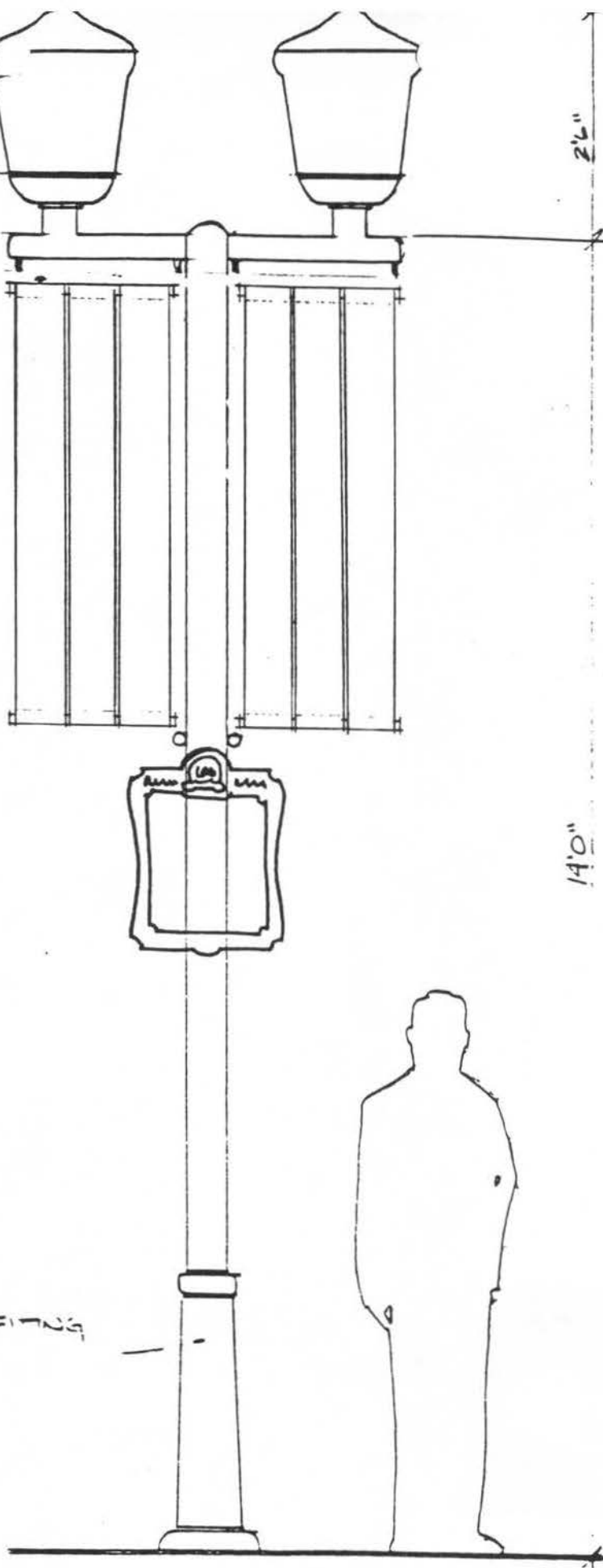
2'6"

8.

RIBBON STRIPS

14'0"

OPT. BASE FITTING





Let yourself go ... Downtown

9 .

DECEMBER 21, 1988

TO: City Council
City of Red Deer

RE: A-Frame Sign Alternatives

THE CITY OF RED DEER	
ELECTRONIC MAIL	
RECEIVED	
TIME	3:30
DATE	Dec. 21/88
BY	AP

Dear Mayor and Council,

At your request, the Association has completed a survey of street signs in the core area, to determine the viability of offering pole mounted signage as an alternative to A-Frame signs in the core area.

While this option may be viable in the future, we cannot endorse additional pole mounted signs at this time. Our survey discovered a proliferation of signs already in existence on 7 key streets in the downtown area. There is an average of 12 signs per block in the study area for a grand total of 315 signs existing. These are highway or traffic signs and do not include the street identification signs. Some poles have as many as 8 signs on a single pole.

We were very surprised at the number of signs in a very small retail area and as a result, would not endorse an increase in pole signage, unless engineering can effectively reduce the existing signage.

The attached schedule illustrates the location and number of signs in the downtown. We would anticipate the downtown landscape program to address the existing sign situation and recommend modifications that would make pole mounted commercial signage a viable option.

Respectfully yours,

John P. Ferguson, General Manager.

EXISTING TRAFFIC SIGNAGE ON DOWNTOWN POLES

51 Street - 2 blocks - 39 signs
Ross Street - 4 blocks - 91 signs
49 Street - 4 blocks - 46 signs
48 Street - 3 blocks - 46 signs
Gaetz Ave - 6 blocks - 48 signs
49 Ave - 6 blocks - 32 signs
48 Ave - 3 blocks - 20 signs

TOTAL SIGNAGE - 29 blocks - 322

*NOTE: The letter total of 315 eliminated one block of 49 Avenue.

Commissioners' Comments

In the light of the comments from the Towne Centre Association, we would recommend that Council take no further action in this matter.

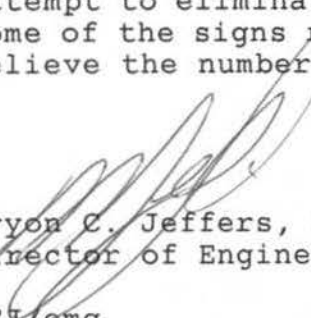
"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

060-004B

DATE: December 29, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: A-FRAME SIGN ALTERNATIVE

We have no specific reaction to Mr. Ferguson's comments. The Engineering Department is constantly reviewing City signage in an attempt to eliminate unnecessary signs. While it is possible that some of the signs referred to by Mr. Ferguson could be removed, we believe the number would be small.



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

BCJ/emg

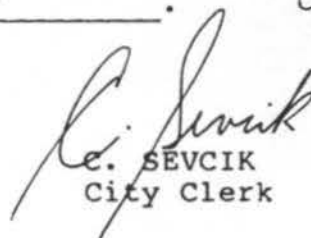
DATE 88/12/21

TO: ☐ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☐ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☐ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: A-Frame Sign Alternative

Please submit comments on the attached to this office by Jan 3
for the Council Agenda of Jan 9/89.


C. SEVCIK
City Clerk



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

October 20, 1988

Towne Centre Association
#300, 4929 Ross Street
Red Deer, Alberta
T4N 1X9

Attention: Mr. J.P. Ferguson, General Manager

Dear Mr. Ferguson:

RE: ARCHITECTS RECOMMENDATIONS/A-FRAME SIGNS

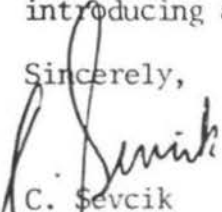
Your letter of October 4, 1988, concerning the above was considered by Council October 17, 1988, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Towne Centre Association dated October 4, 1988, re: Architects recommendations on A-Fram signs, hereby agree that the Towne Centre Association complete a comprehensive study on street signs within the downtown area and report back to Council on the viability of introducing a pole mounted sign program in the downtown, and as presented to Council October 17, 1988."

The decision of Council in this instance is submitted for your information and appropriate action.

We look forward to a report back to Council in due course on the viability of introducing a pole mounted sign program in the downtown.

Sincerely,


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Bylaws & Inspections Mgr.
Urban Planner

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

September 20, 1988

Towne Centre Association
Towne Centre Mall
#300, 4929 Ross Street
Red Deer, Alberta
T4N 1X9

Dear Sirs:

RE: SIGN BYLAW AMENDMENT 2699/B-88 - A-BOARD SIGNS

Further to the memo to the Bylaws & Inspections Manager enclosed herewith concerning the above topic, I would advise that Council of The City of Red Deer at its meeting held on September 19, 1988, passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby agree that the comments of the Landscape Architect pertaining to A-Board Signs be referred to the B.R.Z. for their consideration and a recommendation back to Council as to whether one or the other of the approaches suggested is an acceptable alternative to the A-Board Signs, and as recommended by the Commissioners."

I am also enclosing herewith the comments of the Landscape Architect which outlines two alternative approaches to the A-Board Signs and which comments are referred to in the above noted resolution.

Your comments with regard to the suggestion by the Landscape Architect would be appreciated at your earliest convenience for Council's consideration. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik
City Clerk
CS/ds
Encl.

c.c. City Commissioner
Bylaws & Inspections Mgr.

December 28, 1988

TO: CITY COUNCIL
FROM: CITY CLERK
RE: DOWNTOWN PARKING STRATEGY 1988

The following documents were delivered to Council with their agendas of November 28, 1988:

- 1) The City of Red Deer Downtown Parking Strategy Summary Report prepared by B.A. Consulting Group Ltd., dated September 9, 1988.
- 2) "The City of Red Deer Downtown Parking Strategy 1988" as recommended by the Red Deer Parking Commission November, 1988.

At the Council meeting of December 12, 1988, Council agreed that consideration of this matter be tabled pending comments from the Towne Centre Association.

Enclosed hereafter are the comments from the Towne Centre Association as requested, including additional administrative comment.


C. SEVCIK
City Clerk

As requested by City Council, the Association submits the following comments to the Downtown Parking Strategy report of December 1988;

RECOMMENDED PARKING STRATEGY:

NEAR TERM (present -1992);

2.1.1 - PARKING AUTHORITY

The Association strongly endorses the establishment of a Parking Authority for the management, planning and development of parking in the City.

2.1.2 - ON STREET PARKING

Reducing meter times to one hour operation in all yellow zones, appears to be an appropriate initiative. We are aware however, of a number of businesses opposed to this change. Their criticism is not unjustified. Several areas that would be affected by this change, do not have adequate long term off-street alternatives. If the off-street alternatives were improved, we feel that this initiative would be widely accepted.

An increase in parking rates is a logical step to generate the cash flow needed for parking improvements, however, if cost of parking increases without tangible improvement, this proposal becomes a catch 22. Increases without obvious improvements will be met with strong negative public reaction. If parking development occurs at the time of the increase, we are confident that the public will accept the new rate as part of an improved parking system for the downtown.

The annual assessment of parking performance and supply is essential to proper planning, management and development of effective parking.

2.1.3 PUBLIC PARKING LOTS

The decrease of parking time to one hour in the P4 lot is contradictory to the consultants marketing plan. The intent is to make on-street parking the high cost high turnover premium parking and the off-street the long term alternative. This system is in keeping with the concept of pedestrianism promoted in the downtown concept plan and the BRZ objectives. If we do not permit and develop long term off-street alternatives, this objective cannot be met. In addition the existing parking patterns will be modified substantially, once the one hour on-street program is in place, requiring major improvement in the off-street alternatives.

The Association endorses the development of multi-level parking on the P4 lot, but we feel strongly that this facility should be part of the immediate term plan (1989-1990). From discussions with our members, there is clear indication, that, downtown will lose major businesses, if a parkade development is not developed in the immediate term. Delay to the parkade development will keep parking a re-active versus pro-active program. The Association perceives this Lot P4 node as being 200 stalls short at the present time and sees this condition as a major obstacle to re-development.

The Association endorses the design improvements proposed for lot P5/6.

The Association endorses the day rates proposed for lot P7

The Association endorses the monthly lease options in various lots as outlined in the report.

2.1.4 - PARKING FUNDING:

The Association has concerns regarding parking rate increases if no clear parking improvements occur simultaneously with the increases.

The Association endorses the proposed fine increases.

The Association endorses the concept of joint ventures (public/private) in the development of parking. We feel that specifying any specific areas at this time is premature. Block 18 does have a need, and a private sector proposal has been presented, that bears consideration, if the joint venture offer is legitimate and acceptable.

2.1.5 - PARKING SUPPLY:

The Association feels that a "minimum of 200" parking stalls in the area defined as between Ross St and 48 St. and 48 Av and Gaetz Av is totally inadequate. It is the Associations view that this area needs an additional 200 stalls today and more as re-development of the area continues. As two hour street parking is eliminated, the off-street component must increase.

The Association endorses the concept of replacing and increasing supply as a result of the sale and or subsequent development of any public lot.

The Association endorses the implementation of a comprehensive 10 minute on-street loading system as outlined in the report.

2.1.6 - PARKING REQUIREMENTS:

The Association accepts the proposed policy of parking requirements for non-retail development or the cash in lieu alternative as outlined.

The Association endorses the guidelines for level of service as outlined in the report.

2.2 MEDIUM TERM (1992-1996)

The Association endorses the concept of annual review and the dedication of existing tax revenues towards a parking development fund.

(cont'd)

The Association is concerned that the pre-determination of a minimum of 150-250 stall parking on Rail Road land north of Ross Street is pre-mature. Any number of development scenarios could dramatically change this premise. This can be more adequately addressed when the planning commission is finished its development plan for the rail lands.

The Association accepts the remaining 2.2 recommendations with the exception of the P4 development proposal. As outlined previously, the Association feels development of multi-level parking on this site should be moved forward to the immediate term.

2.3 LONG TERM :

The Association is not confident in any long term scenario and would prefer parking plans that do not project single options. Block 34, may very well prove to be an ideal structure location, but there are other options as well that should be considered. In the long term, development will direct the most suitable parkade locations.

3.0 PROJECTED COSTS:

In general, the Association accepts this portion of the report and re-iterate that cost increases must be accompanied by physical improvements if they are to be acceptable to the public.

SUMMARY:

The Association is concerned that portions of the consultants report and the Parking Commission report present conflicting initiatives to the Downtown Concept Plan and the BRZ objectives. Primarily these include the objectives of creating a major change in pedestrianism in the downtown and the re-establishment of downtown as a longer term destination for the consumer. The high turnover parking initiative is contradictory to a multiple stop shopping concept. This concern is answered by the development of acceptable long term off-street parking alternatives. The P4 proposal as a one hour metered lot is in conflict with this concept on one of the downtowns most vital retail nodes.

The development of significant high density multi-family in the rail relocation lands has not been directly addressed. In addition the premise that rail development will generate 60% office and 40% retail is in direct conflict with existing vacancy inventory. At present, the demand for office, with a current 22% vacancy and an anticipated 32% vacancy upon completion of current developments, contrasts sharply with a vacancy of only 2% in retail space. This vacancy of office will take several years to fill, while the demand for quality retail space remains very high.

Many of the projections and assumptions in the consultants report are based on statistics that measure only the existing parking patterns. No consideration appears to have been given to the fact that, present parking patterns are a reflection of a depressed market share that exists as a result, in part, because of inadequate parking supply.

The recommendations in the strategy report are reasonably acceptable, if the individual concerns expressed in this response are addressed. The need for immediate physical change, and the development of a multi-level structure on the P4 lot are very high priority. In addition, the conversion of existing two hour meters to one hour meters can have a devastating effect on existing businesses, if off-street alternatives are not developed. A case in point are the businesses on Ross Street between 48 and 47 Ave. Some of these, restaurants and hair dressers require longer term parking for their clients.

Towne Centre Association Parking Committee;

Don DeGraff (Board Chairman)
Chris Mortensen (Board Vice-Chairman)
Ken Heywood (Board Treasurer)
Kirk Sisson
Raj Aggarwal
John Ferguson (General Manager)



DATE: December 28, 1988
TO: City Clerk
FROM: BYLAWS AND INSPECTIONS MANAGER
RE: DOWNTOWN PARKING STRATEGY

In response to your memo concerning the above subject, we have the following comments for Council's consideration:

The Towne Centre Association submission appears to accept, in general terms, the consultant's study and recommendations, with the exception of timing for the building of the multi-level parking structure, and the adoption of the one-hour limit, instead of the two-hour limit, for meters in the downtown core.

While both concerns bring forth valid points, we are not totally in agreement with these considerations. In the first instance, the Association does not address how a parking structure would be financed if built in the immediate future. In 1988, the Parking Commission has budgeted for a small deficit, which would be financed from the reserves from prior years. However, it appears that, because of the declining revenues, there will be a more substantial deficit. Therefore, the funds for the building of the structure, in the first several years, would have to be financed through general revenues.

The inclusion of the one-hour parking limit is intended by the consultant to move employee parking from on-street spaces and high-volume parking lots in the core to lots located on the fringe area. It is our feeling that there is much more employee parking in these spaces than there is usually assumed to be. Freeing these spaces for customers should substantially help to answer some of the concerns that are brought forward about the lack of parking in the downtown core.

We trust this is of information to Council.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr



RED DEER REGIONAL PLANNING COMMISSION

18.

2830 BREMNER AVENUE; RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

December 22, 1988

Mr. C. Sevcik
City Clerk
City of Red Deer
RED DEER, ALBERTA
T4N 3T4

Dear Sir:

Re: Towne Centre Association Response to Downtown Parking Strategy

The City Planning Section has reviewed the comments of the Towne Centre Association regarding the proposed Downtown Parking Strategy. It appears that the Association generally supports the strategy with two major exceptions and a few other minor concerns. Their concerns may be summarized as follows:

- A major concern that Lot P4 (Post Office Lot) be retained for longer stay parking. Their reasons for this concern include:
 - the general intent of the Strategy is to encourage improved turnover of on-street parking and provide a long stay parking alternative at parking lots.
 - they view Lot P4 as being critical for providing a longer stay alternative to 1 hour parking.
 - some businesses on Ross Street will be impacted by the one hour time maximum unless there is an alternative reasonably close to their location (Lot P4).
- A second major concern is their opinion that the parking capacity of Lot P4 (Post Office Lot) should be increased with construction of a parkade within the short term (prior to 1992.) Their reasons for this concern include:
 - the public perceive downtown parking as being inadequate and therefore the current usage is less than the potential demand could be if this public perception is changed.
 - in their opinion, the central 4 blocks around Lot P4 are deficient by up to 200 parking spaces.
- They support the proposed increase in rates but comment that the new rate structure must be accompanied by a visible improvement in the parking situation.

. . . 2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

Page 2
Mr. C. Sevcik
December 22, 1988

- They are concerned that the predetermination of a minimum of 150 - 200 parking stalls on the railway yards north of Ross Street may be premature.
- They express a lack of confidence generally in long term scenarios, particularly this one that projects a single option.
- They express a concern about the Consultant's projections for development of the railway yards in relation to current vacancy trends and a lack of consideration for housing as a component of future development.

Our comments relate to the above concerns:

1) Long Stay Parking on Lot P4.

It is our understanding that the Consultant, in his analysis of the parking usage, determined that Lot P4 presently functions in a manner similar to on-street parking; that is, high turnover with parking durations averaging less than one hour. The Consultant concluded that "P4 is in a prime position to service short stay demand (shoppers, visitors) under any scenario" either as a surface lot or as a future parkade site.

The Towne Centre Association is not necessarily disagreeing with who uses the lot, but they are pointing out that with a decrease in on-street parking time to one hour maximum duration, it may be prudent to retain at least a two hour parking option on Lot P4. They also point out that an overall objective of downtown parking is to encourage the public to use the parking lots and walk to a number of businesses instead of parking in front of each business they visit.

The City Planning Section agrees that this concern is a valid consideration.

2) Timing of Parkade - Lot P4

The Consultant has indicated that based on their analysis a parkade will not be needed until 1996. The Parking Commission has recommended that a functional assessment of this lot as a future parkade be undertaken in 1989 and that further monitoring of usage be analyzed to determine scheduling of construction. The Towne Centre Association believes there is a need for a parkade now.

. . . 3

Page 3
Mr. C. Sevcik
December 22, 1988

Given the current usage of the Sports World Parking Lot (P 5/6), the City Planning Section is not convinced that there is a need now for a parkade. However, implementing the Parking Strategy may initiate significant changes in parking patterns and if any new development occurs in proximity to Lot P4, a parking structure should be considered. We do consider it to be essential that there be, as a minimum, no net loss of off-street parking in this central 4 block area.

3) In regard to the other concerns expressed by the Towne Centre Association:

- In our opinion, the proposed revision in parking rates is directed towards the concept of "highest costs for greatest convenience"; i.e. on-street parking rates should equal or exceed parking lot rates. This proposal is to increase the on-street rates to equal the present rate at the two most convenient parking lots. This proposed change to the rate structure should encourage increased use of the parking lots and more effective usage in general.
- It is our opinion that the Towne Centre Association has misinterpreted the recommendations concerning the railways yards. The intent is for the provision of parking in this area to be "reactive" to new future development demand, regardless as to whether it is retail, office or residential development. In addition to parking demand generated on the site, the Parking Strategy recommends that 150 - 200 spaces be provided for off-site parking demand.
- The long term scenario is provided as a guideline for considering future parking sites depending upon where and how quickly development occurs. The option projected is based on anticipated future development directions as contained in the Downtown Concept Plan. However, this scenario is also subject to future monitoring and alternative considerations.

4) In conclusion, the City Planning Section recommends:

- a) that City Council consider the concern raised in regard to the proposed parking time limit for Lot P4, and that no changes be made to the operation of this lot in 1989, and
- b) that the remainder of the Downtown Parking Strategy be approved as recommended by the Red Deer Parking Commission for implementation beginning in 1989.

Yours truly,



Vernon Parker
Associate Planner
City Planning Section

/kja

060-029D

DATE: December 30, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: TOWNE CENTRE'S RESPONSE TO DOWNTOWN PARKING STRATEGY

The Towne Centre Association's Report generally endorses the Downtown Parking Strategy Report's recommendations, other than the following concerns:

A. The Association feels that:

1. It is premature to identify specific sites for joint venture parking development (Section 2.1.4).

2. It is premature to identify a 150-200 parking stall requirement for the rail lands prior to the finalization of development plans (Section 2.2).

3. In addition to Block 34, other options for long-term parking structure locations should be considered as development occurs (Section 2.3).

4. A development scenario different from that used in the Parking Strategy Report may be justified (Summary Paragraph 2).

Comment:

To formulate a proactive parking program, the Parking Report identified the most probable parking requirements and development sites based on a probable development rate and scenario. In the Engineering Department's view, the Report does not preclude future joint venture development or parking structure site proposals from consideration. The Report can be updated when further information is available on other proposals, development scenarios, or railroad land development plans.

B. The Association thought that many of the projections and assumptions were based on statistics that measured a depressed Red Deer market (Summary Paragraph 3).

City Clerk
 Page 2
 December 30, 1988
 File: 060-029D

Comment:

We believe this statement to be in error. The statistics were based on numerous parking demand surveys conducted in many cities across Canada and the United States. The statistics are confirmed to be consistent with local Red Deer data collected separately. The assumptions and projections were reviewed in detail by the Towne Centre Association's representatives on the Ad Hoc Parking Committees. The analysis, based on these assumptions, was carried out according to a July 1986 resolution by John Ferguson, and 2 January 1987 resolutions by Dick Jewell and Rob Wedell of the Towne Centre Association. These assumptions were further reviewed and confirmed to be reasonable by the parking consultant, based on their experiences across Canada.

C. For the Post Office Lot (P4), the Association:

1. Perceives a 200 stall shortage at present (Section 2.1.3).
2. Feels that a multilevel parking structure should be constructed in 1989-1990 (Section 2.1.3).

Comment:

The perception of parking shortages and the requirement for a parking structure in 1989-1990 are not supported by observed parking surpluses at the Sports World Lot (which is located just across the street). Further detailed surveys, however, could be conducted by the proposed Parking Manager. Should these surveys confirm that a multilevel parking structure is required, the parking program cost analysis could be reassessed and perhaps financing arranged for parking structure construction. Further comment on this item is attached in the consultant's review of the Towne Centre Association's comments.

D. For the conversion from two hour to one hour parking time limits, the Association:

1. Appears to oppose such a conversion at the Post Office Lot (Section 2.1.3).
2. Feels that the conversion could have a devastating effect on existing businesses, like those on Ross Street between 47 Avenue and 48 Avenue. This is because the businesses require long-term parking (Summary Paragraph 4).


City Clerk
 Page 3
 December 30, 1988
 File: 060-029D

Comment:

The benefit of converting from two hour to one hour parking time limit is increased parking turnover and, therefore, increased chances for customers to find a vacant stall. An August 1982 Engineering Department survey indicated that 90% of the Red Deer meter users were already parking for less than 1 hour. If this behaviour has not changed, the extra parking turnover gained would be marginal and the parkers would be faced with a "perceived" restriction, which 90% of them have been conforming to in any case. The Engineering Department sees the benefit of the conversion; however, has no objection for leaving the parking time limit as is. For the businesses mentioned above, long-term parking is available at the Gaetz United Church Parking Lot located north of Ross Street. October 1988 Engineering Department surveys indicated that this Lot is only 58% occupied during the busiest period. Further comment is made supporting the Towne Centre Association's view point in the attached consultant's comments.

E. Projected Costs

The Report projected that increased parking revenue would be able to finance the proposed parking improvements. The estimation appears to be correct based on the assumptions outlined. However, to our knowledge it is rare that parking funds are able to generate sufficient surpluses to finance the construction and maintenance of a parking structure. Further information is outlined by the consultant in the attached Report.


 for Bryon C. Jeffers, P. Eng.
 Director of Engineering Services

CYL/emg
 Att.

c.c. Director of Finance
 c.c. By-laws and Inspections Manager
 c.c. Urban Planning Section Manager

December 29, 1988

DEC 29 1988

City of Red Deer
Engineering Department
P.O. Box 5008
4914 - 48th Avenue
Red Deer, AB
T4N 3T4

*Bryan
Chi
Gemo*

Attention: Mr. Ken Haslop
Assistant City Engineer,
Roads Engineering Department

Dear Mr. Haslop,

Re: City of Red Deer Downtown Parking Strategy

Further to our recent discussion with Mr. Chi Lee of your department, the purpose of this letter is to provide you B-A's comments regarding the submission from the Towne Centre Association in response to the B-A Summary Report and the Red Deer Parking Commission Report of November, 1988. We will address the TCA response by major subject area, since most of the Association's comments were in general agreement with B-A's approach expressed in our Summary Report.

Timing of P4 Parkade

We recognize that there is a significant difference between B-A's recommended timing for the P4 parkade and that of the previous Ad Hoc Committee, and the Association is favouring an immediate start on a P4 parkade. The demand for a parkade is based on both existing conditions and on the demand due to new future development. We noted in our report that B-A's review of existing parking conditions in the downtown was based upon the data available, and that data did not include much detail on the duration and turnover of parking in the immediate vicinity of the P4 site. Our analysis of the overall downtown indicated that while parking demand does experience a peak that comes close to the parking capacity available, that peak is not sustained over a significant period of time, and therefore a parkade cannot be justified on the basis of that particular set of data at this time. It is possible that the area in the vicinity of the Post Office lot is currently experiencing parking demand that is close to the available parking supply over sustained periods of time. If so, it is possible that some shorter-term increase in parking supply could be justified. At the same time, however, given the low degree to which the adjacent Sports World lot is being used,



one must question whether the real parking demand is there or whether it is simply the high level of service (in terms of low walking distance) that is being provided which is creating the appearance of congested parking conditions adjacent to the P4 site.

Turning to the question of the parking demand from future development, the Association in its submission makes the following statement:

"No consideration appears to have been given to the fact that, present parking patterns are a reflection of a depressed market share that exists as a result, in part, because of inadequate parking supply."

We should point out that the future parking estimates for the downtown were based on the level of parking for each land use should be generating under a normal situation, in other words the typical rates that have been experienced in other communities. In other words this demand is by no means reflective of a depressed condition, but reflects normal healthy demand conditions.

To summarize on this point, there is some degree of uncertainty as to exactly what the current demand/supply characteristics are in the blocks surrounding the Post Office parking lot. If the City of Red Deer wishes to make a more accurate determination of the required timing for the P4 parkade, we would advise that it should commission a feasibility study for that parkade site. This study should address not only such aspects as the functional feasibility and layout of a parkade at that site, but also what demand it may reasonably be expected to generate from this year forwards. The study would require detailed turnover/duration/occupancy surveys of the streets and off-streets lots on this block and the surrounding blocks, as well as some surveys identifying the destination of people parking in the area. It should also assess with more accuracy than was possible in the B-A study, the potential development that may occur in this area. In this regard, there would appear to be a need for the private development industry in downtown Red Deer to share its development plans with the City of Red Deer and the Red Deer Regional Planning Commission, so as to develop a reliable, consensus-based estimate of future development demand in the upcoming years. In the absence of such industry information, the estimated development demand used in one study cannot be considered to be any more reliable than the figures available from another study.

P4 Options

There are several options available regarding the P4 site. One option would be to build a staged parkade, in which perhaps 200

stalls would be built in the very near future. While this option has the advantage of meeting the demand that the Towne Centre Association perceives in this area, it does have the disadvantages that the parkade cannot be coordinated with a multi-use development, and the staging will probably not save the City any construction monies in the long run. The staging of a parkade could perhaps occur if an adjacent site such as the Hudson's Bay block develops. The other main approach, and the one that we recommend, is firstly to implement the improvements recommended in the B-A study for the Sports World lot, in an effort to increase the overall use of off-street lots in this area, prior to constructing new parkade facilities. If these improvements result in better usage of the Sports World lot and consequently a high level of use of all the facilities in the vicinity of the Post Office lot, then there would in our mind be a stronger case for a short-term parkade at the P4 site. In any event, we would suggest that some more detailed assessments of the Post Office site be carried out.

Conversion of P4 to a 1-Hour Facility

The recommendation in the Parking Commission Report that Lot P4 parking be changed to 1-hour meters is not one of B-A's recommendations. We recommend that the meters in the P4 lot be retained in the existing mode, for the same reasons as expressed by the Towne Centre Association, namely that the off-street lots should be catering to the longer-stay shopping and personal business trips in the downtown.

Demand for Retail Space in the Rail Lands

The TCA indicates that "significant high-density multi-family in the Rail Relocation Lands has not been directly addressed". In our view, if high-density multi-family development occurs in the Rail Lands, this resident population is unlikely to generate an increased requirement for parking at retail centres, and in fact is likely to generate a lower-than-normal demand. On the other hand, new office employment will indeed generate the desire for more retail floor space. Significant increases in retail space will only be supported by an increased daytime population in the downtown, which translates to more workers in this area. That is why we would suggest that the 60/40 office/retail mix used in the B-A report is actually quite a favourable and realistic outlook for future development in the Rail Relocation Lands. In any event, unless a market study of the downtown area indicates otherwise, we do not foresee the demand for greater levels of retail development than have been assumed in the B-A study. I should note that the B-A study did use future levels of development somewhat lower than those used in the Ad Hoc Committee report. Those levels were chosen based on discussions between ourselves and the Regional Planning Commission regarding the level of commercial development that has occurred in the

downtown area in the last eight(8) years.

Parking Commission Report - Revenue Projections

The Parking Commission report, based on the projections provided by the Director of Finance, indicates an accumulated surplus of \$4.7 million over the 10 year period, compared to the B-A figure of \$1.8 million. On this basis, the Parking Commission report concludes that it would be possible to construct the P4 parkade without resorting to any sources of finance outside of normal parking revenues. We believe that in general terms this conclusion is optimistic, based on our experience in other communities and upon the current ratio of net revenue to expenditures. The projections provided in the Parking Commission report presume that the net revenue, as a percentage of total expenditures, will increase from 1.2% currently (1988) to 63% by 1990. We have discussed with the Director of Finance the differences between the B-A projections and those provided by his department, and offer the following points to explain those differences:

- Firstly, the Base Revenue figure in Table 4 of the Parking Commission Report includes the existing fines revenue, so that there is a double counting of approximately \$113,000 per year inherent in Table 4. In addition, the increase in revenue due to the increase in the level in fines is in our view optimistic, as current fine revenues have in fact started to decline in recent years. We believe that this type of trend would continue, and that revenues of the type projected in Table 4 of the Report would therefore not be realized.
- Some of the revenues generated by certain parking facilities (P7, P8, P2 and P5/6) were estimated using slightly higher rates than B-A suggested, providing for a difference in the order of \$40,000-\$50,000 per annum.
- Table 4 is based on immediate increases in revenue occurring (i.e. in 1989). B-A allowed rate increases to show their full effects only by the 4th or 5th year after the change (our reason for this was to take into account the initial drop-off in use that usually occurs due to the "shock" of increased rates, and a period of adjustment). This change affects items 2,3,5,6 and 8 in the revenue side of Table 4.

In summary, then, it is our opinion that the revenue estimates used in the Parking Commission Report are somewhat optimistic, and that revenue from outside the basic parking system will in

fact be required to finance a parkade at the P4 location¹, as indicated in the B-A report.

In other respects, the Parking Commission Report and the Towne Centre Association submission are generally in line with the consultant's Downtown Parking Strategy Study. We trust that these comments properly clarify any differences, and we look forward to discussing any points that Council would like to raise on January 9th. Please call me if you have any further questions or comments prior to that time. In the meantime we wish you a happy and prosperous 1989.

Yours very truly,

B-A Consulting Group Ltd.

Nick Finn.

Nick Finn, P.Eng.
Principal Associate

NF/jb

cc: Domenic Sorbara

¹ Based on construction in the 10th planning year (1996) or earlier.

DATE: December 21, 1988
TO: CITY CLERK
FROM: DIRECTOR OF FINANCE
RE: DOWNTOWN PARKING STRATEGY

The Towne Centre Association response recommends additional parking should be provided earlier than proposed and that to increase rates without providing more parking will meet with negative public reaction.

The parking report proposed building up a fund to acquire additional parking spaces. If the additional parking spaces are provided earlier than recommended, then the possibility of deficits requiring subsidization by property taxation increases.



A. Wilcock, B. Comm., C.A.
Director of Finance

AW/mrk

Commissioners' Comments

We would recommend Council approve the report on parking for the downtown area in principle subject to and based on the comments of the administration

- 1) that the Post Office Parking Lot P4 remain as is for 1989.
- 2) that the terms of reference for the Parking Authority be brought forward at a later date for Council's consideration if Council wishes to proceed in this manner. However, it is our recommendation that in this regard Council accept the recommendation of the study that a Manager be appointed whose exclusive responsibility is parking in the downtown area funded through the parking fund, but that no separate parking authority be established at this time.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE December 19, 1988

TO: ☐ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☒ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☐ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

*B. Jeffers advised 88/12/20
he will endeavor to get
its from consultant for
Jan 9 agenda, but
may not be possible.*

FROM: CITY CLERK

RE: DOWNTOWN PARKING STRATEGY

Please submit comments on the attached to this office by Jan. 3/89
for the Council Agenda of Jan. 9/89.

C. Sevcik
C. SEVCIK
City Clerk

TOWNE CENTRE ASSOCIATION RESPONSE

CITY of RED DEER

DOWNTOWN PARKING STRATEGY

1988

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 15, 1988

Towne Centre Association
Towne Centre Mall
#300, 4929 Ross Street
Red Deer, Alberta
T4N 1X9

Attention: Mr. J. Ferguson

RE: DOWNTOWN PARKING STRATEGY 1988

At the Council meeting of December 12, 1988, the following motion was passed with regard to the above topic.

"RESOLVED that Council of The City of Red Deer having considered report from the City Clerk dated December 5, 1988, re: Downtown Parking Strategy 1988, hereby agree that consideration of this matter be tabled until comments on the subject are received from the Towne Centre Association, and as presented to Council December 12, 1988."

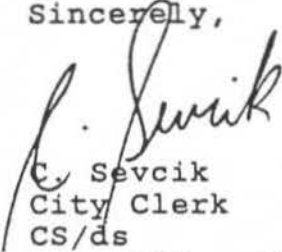
I am enclosing herewith a copy of the following:

1. The City of Red Deer Downtown Parking Strategy Summary Report prepared by B.A. Consulting Group Ltd. dated September 9, 1988.
2. The City of Red Deer Downtown Parking Strategy 1988 as recommended by the Red Deer Parking Commission 1988.

As noted in the above resolution, the item has been tabled pending written comments from the Towne Centre Association.

The next meeting of Council is Monday, January 9, 1989, and comments from the Towne Centre Association would be appreciated by no later than Tuesday, January 3, in order to appear on the January 9th Council agenda. We look forward to receipt of your comments in due course.

Sincerely,



C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Bylaws & Inspections Mgr.
Parking Commission
Urban Planner
City Assessor

DATE: March 9, 1988
TO: Red Deer Parking Commission
FROM: City Clerk
RE: RED DEER PARKING STRATEGY REPORT
HIRING OF CONSULTANT


Your report dated February 18, 1988, concerning the above topic was presented to Council March 7, 1988, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated February 18, 1988, from the Parking Commission re: Red Deer Parking Strategy Report - Hiring of Consultant, hereby agree to undertake said study and that the estimated City share of \$12,500.00 be charged to the Parking Fund and as recommended to Council March 7, 1988."

By way of a copy of this memo, we are requesting the Dir. of Engineering Services to proceed with the hiring of a consultant familiar with this type of work. The terms of reference to be used to seek out such a consultant are as outlined in the report of the Dir. of Engineering Services dated January 15, 1988, previously submitted to Council (Feb. 8, 1988). In addition to the tasks listed in the report from the Dir. of Engineering Services, Council generally agreed at the suggestion of Alderman Surkan that the following task be included for the consultant to address:

"to assess the suitability of existing City owned underdeveloped property in the downtown for a long term parking development and earmark those sites which should be retained for that purpose."

The above decision of Council is submitted for your information and trust you will find same satisfactory.


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Traffic Eng.
Dir. of Finance
City Commissioners
Urban Planner
City Assessor

NO. 13

DATE: FEBRUARY 18, 1988
TO: RED DEER CITY COUNCIL
FROM: ALDERMAN CONNELLY, CHAIRMAN
RED DEER PARKING COMMISSION
RE: RED DEER PARKING STRATEGY REPORT
- HIRING OF CONSULTANT

At the February 17, 1988 meeting of the Red Deer Parking Commission, further consideration was given to the hiring of a consultant to undertake the Red Deer Parking Strategy report, and the following recommendation is submitted for Council's direction.

"THAT the Red Deer Parking Commission recommend to Red Deer City Council that a portion of the revenues obtained from the sale of the lands between the lane, Lots 2 & 3, Block 37, Plan 617 K.S. pertaining to a portion of the Road Right-of-Way east of Gaetz United Church, be allocated for the purpose of hiring a consultant to undertake the Red Deer Parking Strategy Report. Further, that if the sale of said lands does not proceed, that surplus funds be allocated to the undertaking of this study."

Council's consideration of this matter is appreciated.



ALDERMAN T. CONNELLY
CHAIRMAN
RED DEER PARKING COMMISSION

DATE: MARCH 2, 1988
 TO: CITY CLERK
 FROM: DIRECTOR OF FINANCE
 RE: REPORT FROM PARKING COMMISSION

You requested comments on the request from the Parking Commission to use funds, that may be generated from the sale of land, to finance the cost of a consultant to review the recommendations contained in the report on parking.

If approval is given to the request it should be contingent upon the land being sold.

Some additional information that may be useful is some history on the results of the Parking Fund over the last 10 years.

<u>YEAR</u>	<u>SURPLUS (DEFICIT)</u>	<u>ACCUMULATED SURPLUS</u>
1978	\$ 50,629	148,970
1979	132,573	281,543
1980	(70,949)	210,594
1981	129,925	340,519
1982	67,054	407,573
1983	(172,988)	234,585
1984	(71,375)	163,210
1985	(120,380)	42,830
1986	12,659	55,489
1987	25,498	80,987

As disclosed above, the remaining accumulated surplus in the Parking Fund has been significantly decreased from its high at the end of 1982. The 1988 budget provides for \$8,880 of the accumulated surplus to be used to fund the 1988 Budget.

The proposed \$20,000 study would result in a net cost of \$12,500 to the City.



A. Wilcock, B. Comm., C.A.
 Director of Finance

AW/mrk

Commissioners' Comments

We recommend that Council undertake the study and that the estimated City share of \$12,500 be charged to the Parking Fund which fund was designed to generate a source of funds for the replacement/acquisition of parking facilities. As can be seen, as a result of a reluctance to increase rates, such accumulated surplus has been sadly depleted with the result that it will be extremely difficult to increase the parking facilities without a significant impact on taxes. For this reason, we believe it is important to complete this study so that Council can approve an appropriate policy with respect to parking which will not only continue to make parking self sufficient, but which will generate adequate funding to allow for the necessary growth.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

Office of the Mayor



January 11, 1989

Ms. Monica Kenzle
R. R. #1
RED DEER, Alberta
T4N 5E1

Dear Ms. Kenzle:

The parking strategy for the downtown area was approved, in principle, by City Council at its meeting held January 9, 1989, with a specific recommendation for the appointment of a Manager, funded through the Parking Fund, whose exclusive responsibility would be parking in the downtown area.

The Director of Engineering Services has been given direction to follow through with the implementation of the recommendations in the study.

If you would like to find out more about recommendations in the study and/or the time-frame for implementation, it would be advisable for you to speak to either Ken Haslop or Chi Lee in our Engineering Department. Please call 342-8158 if you should wish to speak to either of these gentlemen.

Sincerely,

R. J. McGHEE
Mayor

PMS/bd

cc: Secretary, Parking Commission
~~City Clerk~~
Ken Haslop
Chi Lee

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 15, 1988

Towne Centre Association
Towne Centre Mall
#300, 4929 Ross Street
Red Deer, Alberta
T4N 1X9

Attention: Mr. J. Ferguson

RE: DOWNTOWN PARKING STRATEGY 1988

At the Council meeting of December 12, 1988, the following motion was passed with regard to the above topic.

"RESOLVED that Council of The City of Red Deer having considered report from the City Clerk dated December 5, 1988, re: Downtown Parking Strategy 1988, hereby agree that consideration of this matter be tabled until comments on the subject are received from the Towne Centre Association, and as presented to Council December 12, 1988."

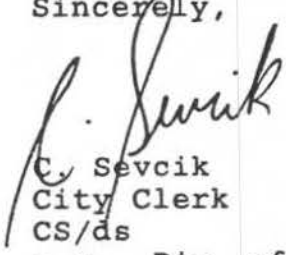
I am enclosing herewith a copy of the following:

1. The City of Red Deer Downtown Parking Strategy Summary Report prepared by B.A. Consulting Group Ltd. dated September 9, 1988.
2. The City of Red Deer Downtown Parking Strategy 1988 as recommended by the Red Deer Parking Commission 1988.

As noted in the above resolution, the item has been tabled pending written comments from the Towne Centre Association.

The next meeting of Council is Monday, January 9, 1989, and comments from the Towne Centre Association would be appreciated by no later than Tuesday, January 3, in order to appear on the January 9th Council agenda. We look forward to receipt of your comments in due course.

Sincerely,



C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Bylaws & Inspections Mgr.
Parking Commission
Urban Planner
City Assessor

DATE: January 10, 1989
TO: Red Deer Parking Commission
FROM: City Clerk
RE: DOWNTOWN PARKING STRATEGY 1988

The above topic was considered by Council of The City of Red Deer at its meeting held on January 9, 1989. At the aforesaid meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approve in principle the report on parking for the Downtown Area as recommended by the Red Deer Parking Commission subject to and based on the comments of the administration as presented to Council January 9, 1989:

1. that the Post Office Parking Lot P.4 remain as is for 1989.
2. that a Manager be appointed whose exclusive responsibility is parking in the Downtown Area funded through the Parking Fund, but that no separate Parking Authority be established at this time."

The decision of Council in this instance is submitted for your information.

By way of a copy of this we are requesting the Dir. of Engineering Services to ensure that the recommendations contained in the report to Council, and as approved by Council, are executed.

Trusting you will find this satisfactory.

Sincerely,


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
City Commissioner
Bylaws and Inspections Manager
Traffic Engineer
Associate Planner, V. Parker
Dir. of Finance
City Assessor
Towne Centre Association

Charles

CITY OF RED DEER
DOWNTOWN PARKING STRATEGY
1988

As recommended by the
RED DEER PARKING COMMISSION
November 1988

TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 RECOMMENDED PARKING STRATEGY

2.1 NEAR TERM RECOMMENDATIONS: Prior to 1992

2.1.1 Parking Authority

2.1.2 On-Street Parking

2.1.3 Public Parking Lot

2.1.4 Parking Funding

2.1.5 Parking Supply

2.1.6 Parking Requirements

2.2 MEDIUM TERM RECOMMENDATIONS: 1992 - 1996

2.3 LONG TERM RECOMMENDATIONS: 1997 - 2001

3.0 PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM

4.0 SUMMARY OF PARKING STRATEGY RATIONALE

4.1 NEAR TERM RATIONALE

4.2 MEDIUM TERM RATIONALE

4.3 LONG TERM RATIONALE

4.4 FUNDING RATIONALE

5.0 AD-HOC COMMITTEE RECOMMENDATIONS

6.0 COST-REVENUE PROJECTIONS

CITY OF RED DEER
DOWNTOWN PARKING STRATEGY
1988

As recommended by the
CITY PARKING COMMISSION

1.0 INTRODUCTION

An Ad-hoc Committee of the Red Deer Parking Commission completed a draft Downtown Parking Strategy in November, 1987 for consideration by City Council. Prior to considering the report, Council requested that a financial impact study of the recommendations be undertaken. Accordingly, B-A Consulting Group Ltd. were engaged to provide the outstanding information necessary to enable City Council to implement a comprehensive parking strategy.

Using the Ad-hoc Committee's draft report as a basis, the terms of reference for the consultant's report outlined the following definition of the problem and objectives:

PROBLEM

- To prepare an off-street and on-street parking program that will serve the needs of a revitalized and expanding Downtown.
- To prepare cost estimates and recommend the necessary rate structure and legislation to recover the costs of implementation.

OBJECTIVES

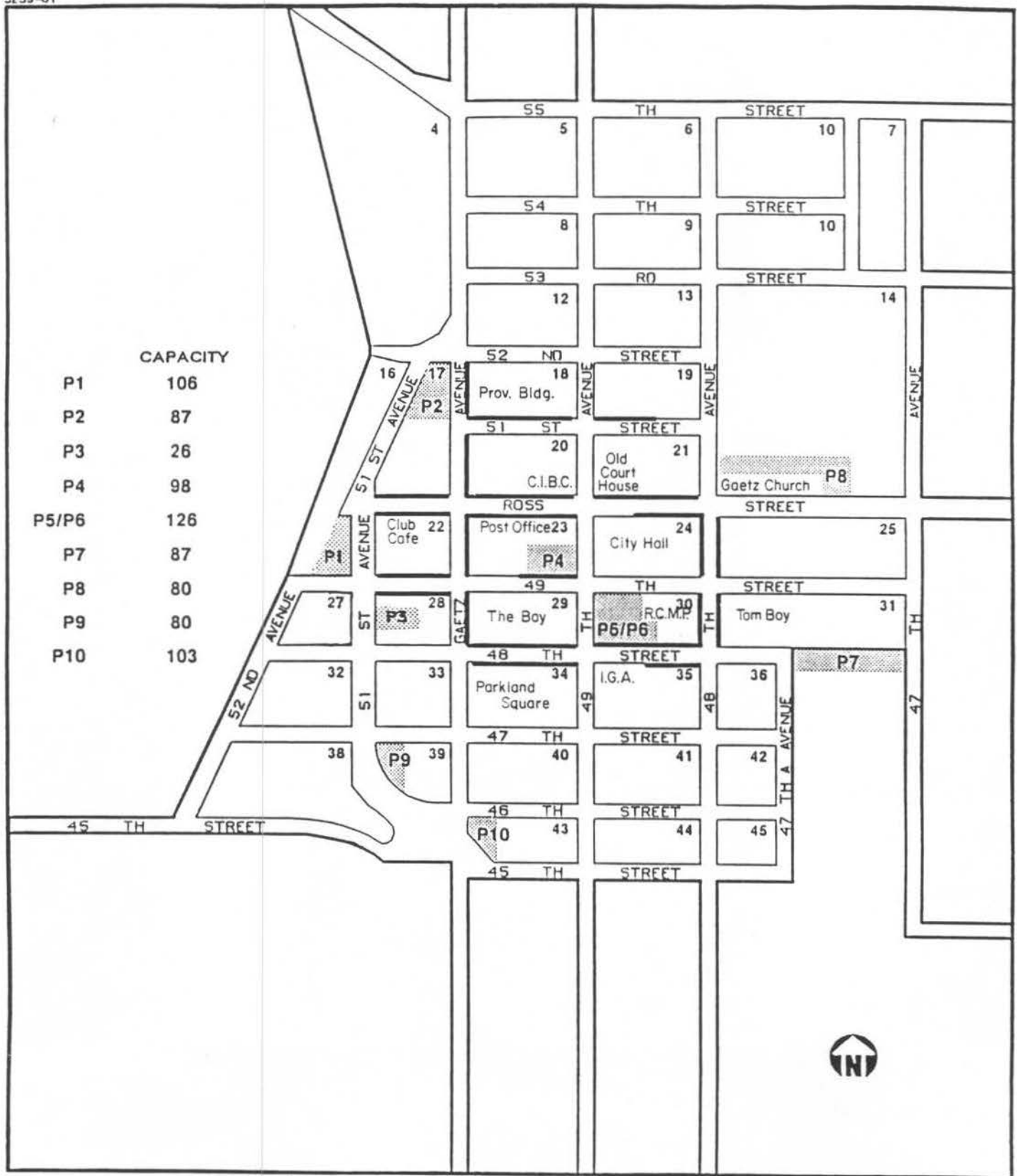
- To seek senior engineering assistance, to review all field and policy data developed to date, and make recommendations for development of the best parking program in the Downtown area. The program will consider the following:

- To establish a policy regarding use of existing parking facilities and for the provision of future parking facilities.
- To establish a design standard based on end use for public parking facilities.
- To recommend immediate and long-term courses of action to ensure the provision of the required parking facilities.
- To recommend priority locations for future parking facilities, both surface and structure.
- To review physical access to both existing and proposed facilities to ensure direct access patterns with no disruption of arterial roadway capacity.
- To optimize the layout, access to and from, and control methods at each utilization of existing public parking facilities.

B-A Consulting Group Ltd. completed their study in September, 1988 and a summary of their recommended parking program is attached. As well, the Ad-hoc Committee's recommendations are outlined in Section 5.0.

This following report recommends a plan of action for implementing a Downtown Parking Strategy based on a combination of the above two reports as explained in Section 4.0. It has been prepared by a steering committee established by the Parking Commission and consisting of:

Alderman Tim Guilbault - Chairman
Ken Haslop - Technical Services Engineer
Chi Lee - Traffic Engineer
Vern Parker - City Planner
Ryan Strader - Bylaws & Inspections Manager



— 2 Hour On-Street
 ▨ Municipal Off-Street

LOCATION OF MAJOR PARKING FACILITIES



49th STREET

49th AVE

METERS
THIS
SIDE

SPORTSWORLD

FIVE
RESERVED
STALLS

METERS

NOTE:
130 STALLS
SCALE = 1:400

48th STREET

CITY HALL / RCMP
PARKING LOT (P5)

Exhibit
2

B-A Consulting Group Ltd. 
Transportation Planners and Engineers

2.0 RECOMMENDED PARKING STRATEGY

This recommended parking strategy is based on the report prepared by B-A Consulting Group Ltd. supplemented by recommendations from the original Ad-hoc Committee Report. The recommendations pertain to the near term, medium term and long term components of a downtown parking program to the year 2001.

The Red Deer Parking Commission recommends that City Council authorize the implementation of this Downtown Parking Strategy beginning in 1989.

2.1 NEAR TERM RECOMMENDATIONS: PRIOR TO 1992

The following policies and programs are recommended to be implemented during the next three years, beginning in 1989:

2.1.1 Parking Authority

- Recommend that consideration be given to the establishment of a Parking Authority, which could initially take the form of a parking manager reporting to the Parking Commission. The functional responsibilities of the parking manager would generally be as follows:
 - planning new parking facilities;
 - collection of revenue from its facilities;
 - payment of operating expenses through revenue collected;
 - negotiating with private developers on behalf of the City in areas of parking matters;
 - evaluating the use and revenue performance of the existing inventory;
 - designing of new or redesigning of existing facilities;
 - reporting to Council annually on budget and planning matters;

- preparing five-year capital and operating budgets.

- Recommend that an initial step involve drafting a job description and hiring a parking manager.

2.1.2 On-Street Parking

- Recommend the on-street parking meters in the existing two-hour "yellow" restricted zone be converted to one-hour time-limited parking, with charges set at 40 cents/hour.
- Recommend the free unmetered on-street parking spaces within the parking study area be gradually phased out by 1991 and converted to metered parking, initially for long-stay parking. A first stage area west of 48th Avenue and south of 54th Street containing some 415 spaces is recommended for 10 hour meters, with charges set at 25 cents/hour.
- Recommend that two (2) additional enforcement officers be hired as required in the near term to properly control the conversion of free spaces to metered spaces.
- Recommend a formal review of use and revenue performance of on-street parking facilities be conducted annually as a basis for future modifications to parking duration and fees.
- Recommend existing annual occupancy counts be supplemented, as soon as possible, by annual assessments of parking turnover and duration at selected key on-street locations, such as where misuse of meters is suspected, and on off-street facilities. This function should be the responsibility of the Parking Authority.

2.1.3 Public Parking Lots (Refer Table 1)

- Recommend parking in Lot P4 be changed to 1 hour meters with a one hour time limit to encourage high turnover and short stay parking.
- Recommend that a functional assessment of lot P4 as a future parkade site to accommodate 400 (+ 50) stalls be undertaken

TABLE 1

PARKING LOT DEVELOPMENT SCHEDULE

PARKING LOT	TIME FRAME	STRATEGY (ACTION)
P1 (CPR STATION)	1989 1992 - 1996	<ul style="list-style-type: none"> ● Retain rates at 20¢/hour ● Redesign at grade when couplet complete
P2 (TURBO LOT)	1989	<ul style="list-style-type: none"> ● Increase rates to 40¢/hour; \$2.50/day max. ● Provide for short stay and long stay parking ● Retain manned operation
P3 (VALLEY HOTEL)	1989 - 2001	<ul style="list-style-type: none"> ● No changes
P4 (POST OFFICE)	1989 1992 - 1996 1997 - 2001	<ul style="list-style-type: none"> ● Retain rates at 40¢/hour ● Convert to 1 hour meters/ 1 hour maximum ● Assess design capability for 400 stall parkade ● Re-evaluate timing for parkade construction ● Convert to a manned operation ● Construct parkade
P5/6 (SPORTS WORLD)	1989 1992 - 2001	<ul style="list-style-type: none"> ● Redesign and upgrade with paving/ landscaping ● Retain rates at 40¢/hour; \$2.50/day max. ● Provide for short stay and long stay parking ● Retain manned operation ● Promote comprehensive redevelopment with parkade
P7 (TOM BOY)	1989	<ul style="list-style-type: none"> ● Convert to 25¢/hour; \$2.00/day max. ● Provide lease option at \$30.00/month
P8 (GAETZ CHURCH)	1989 - 2001	<ul style="list-style-type: none"> ● No changes
P9 (CENTURY 21)	1989 - 2001	<ul style="list-style-type: none"> ● No changes ● Promote redevelopment with parking
P10 (SUNLIFE)	1988 - 2001	<ul style="list-style-type: none"> ● No changes ● Promote redevelopment with parking

immediately, but that further analysis of detailed parking occupancy, turnover and duration data within the central core be monitored to determine scheduling of construction. (B-A Consulting has recommended that construction occur in the long term, after 1996.)

- Recommend that the design and function of public parking lot 5/6 be improved as proposed by B-A Consulting Group Ltd.
- Recommend the City optimize the occupancy level of Lot P5/6 by allowing long-stay parkers in a portion of the lot if the peak period occupancy level is less than 65%, subject to annual monitoring of the overall parking situation.
- Recommend parking charges be instituted immediately at Lot P7 and be initially set at two dollars per day maximum.
- Recommend the City provide a monthly lease option for long-stay parking at lots P7, P9 and P10, if the peak period parking occupancy is less than 80%. Recommend a lease fee of \$30.00/mo. The lease should be renewable on an annual basis with a 60 day cancellation clause if parking demand warrants modifying the usage of specific lots.

2.1.4 Parking Funding

- Recommend the City of Red Deer adopt the following schedule of parking fees:

<u>Parking Location</u>	<u>Parking Fee</u>
On-Street one hour meters (High Demand Zone) -	Increase from 25¢/hr. to 40¢/hr.
On-Street two hour meters -	Increase from 25¢/hr. to 40¢/hr.
On-Street ten hour meters -	Increase from 10¢/hr. to 25¢/hr.
Lot P4 -	Retain at 40¢/h4.
Lots P2, P5/6 -	Increase from 30¢/hr. to 40¢/hr. \$2.50/day max.
Lots P1, P3 and P8 -	Retain at 20¢/hr.
Lot P7 -	Increase from FREE to 25¢/hr. \$2.00/day max.
Lots P9, P10 -	Retain at 20¢/hr. - \$1.00/day max.

- Recommend enforcement revenue continue to be directed to the Parking Commission for the purposes of providing off-street parking facilities.

- Recommend fines for time-related parking offences be increased to \$15.00 with a ten dollar discount for prompt payment.
- Recommend the City of Red Deer consider the joint-venture option as the funding mechanism to develop parking facilities (or improve existing ones) in the vicinity of Block 34 and Block 18.

2.1.5 Parking Supply

- Recommend the City adopt a policy to retain, as a minimum, an equivalent of the 200 existing off-street public parking spaces on the four blocks bordered by Ross Street, 48th Avenue, 48th Street and Gaetz Avenue.
- Recommend that the City adopt a policy to replace the lost public parking stalls whenever a public parking lot is sold for a commercial development project or developed for an alternative use and increase, as required, parking for the demand generated by new development. This parking could be a combination of publicly and privately developed parking.
- Recommend, upon determination of need, that the City provide a network of 10 minute curbside loading zones, or alternatively 15 minute parking spaces, to allow for quick pick-up and delivery on each long block face in the commercial core.

2.1.6 Parking Requirements

- Recommend the City of Red Deer consider in principle:
 - (a) amending the Land Use Bylaw to adopt the parking requirements for downtown development as shown in Table 2 and the following cash-in-lieu policies:
 - Apply a cash-in-lieu policy to non-retail development and legislate that the private developer provide, if feasible, up to 50% of the requirement on-site.

TABLE 2

DOWNTOWN PARKING REQUIREMENTS

<u>Land Use Type</u>	<u>Stalls Required</u>
Detached dwelling/duplex	2.0/d.u.
Multi-Family Building (Apartment, Condo, Townhouse)	
- 1 or 2 bedrooms	1.6/d.u.
- 3 or more bedrooms	2.0/d.u.
Senior citizen housing/Lodging/Boarding Houses	0.5/d.u.
Retail stores, personal service businesses	No requirement
Office/Financial Institutions	2.7/1,000 sfglfa
Movie/Cinemas	0.25/seat
Hotel/Motel	27 stalls/1,000 sq. ft. of conference room/convenience area + 11 stalls/1,000 sq. ft. of restaurant/lounge net floor area (excluding kitchen) + 1 stall/guest room
Auditorium/Arena/Church/Synagogue	0.33/seat
Sr. High School	0.23/student
Jr. High School/Elementary School/Day-Care Facilities	1/classroom + 0.06/student or 0.33/seat used for assembly in auditorium or gymnasium whichever is greater
Curling Rinks	8/curling ice
Nursing Homes	0.3/patient room
Medical Clinic/Office	3.1/1,000 sfgfa
Bowling Alley	4.8/lane
Racquet Sport Facilities	4.0/court
Sports Club/Health Club/Recreation Centre/ Roller Skating Rink	5.0/1,000 sfgfa
Billiard Parlours/Amusement Arcade	16/1,000 sfgfa

- Accept cash-in-lieu of the total on-site provision of parking in cases where the City has an off-street parking facility within an acceptable walking distance of the development site, or
- (b) implementing a general downtown parking tax which would include a credit formula for parking provided by the business or property.
- Recommend that the City adopt, as a guideline, the following level of parking service for public parking facilities:

Owners/						
	Employee	Shopper	Visitor	Handicap	Delivery	Resident
Walking						
Distance	850'	700'	600'	400'	400'	400'
Time Limit	NO	YES	YES	YES	YES	NO
Paved	NO	YES	YES	YES	NO	NO
Landscaped	NO	PREFER	PREFER	PREFER	NO	NO
Attendant	NO	PREFER	PREFER	NO	NO	NO
Plug In	PREFER	NO	NO	NO	NO	NO
Illuminate	YES	YES	YES	YES	YES	NO

2.2 MEDIUM TERM RECOMMENDATIONS: 1992 - 1996

The following policies and programs are recommended to be implemented between 1992 and 1996:

- Recommend the Parking Manager annually review the status of the projected accumulated surplus in relation to timing of major capital parking projects and, if required, institute a parking fund to be financed by an allotment from the existing downtown C-1 district commercial property tax.
- Recommend provision be made for a parking facility of 150 - 250 spaces on the railway lands north of Ross Street, either at-grade or physically incorporated into a redevelopment of the area.

- Recommend that parking demand and the feasibility of a parkade on the remaining railway lands be determined in conjunction with site development.
- Recommend that consideration be given to maintaining an at-grade lot at the P1 site between the future junction of Ross and 49th Streets with Taylor Drive.
- Following thorough annual analysis of occupancy, turnover and duration statistics, recommend that:
 - the timing of parkade construction on Lot P4 be re-evaluated;
 - Lots P9 and P10 be retained as long-stay parking lots with machine controlled operations and rates to reflect market conditions, unless the lots are developed;
 - Future development proposals for lots P9 and/or P10 include a joint venture parking component;
 - Parking rates for Lot P5/6 be set equal to or less than those for Lot P4 and be marketed to both long and short-stay parkers through a clear and obvious rate structure that features a day maximum, unless block redevelopment occurs; and
 - Parking rates for lots P3 and P8 be converted to reflect short-stay parking.

2.3 LONG TERM RECOMMENDATIONS: 1997 - 2001

The following policy is recommended to be implemented between 1997 and 2001:

- Following construction of a parkade on Lot P4, recommend the City of Red Deer pursue options for the provision of a parkade on Block 34, in conjunction with or independent from future redevelopment on that block.

3.0 PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM

B-A Consulting Group Ltd. estimates the total cost of the recommended program to be in the order of 8.9 million dollars over the next fifteen years, as outlined in table 3. Prior to the 10th year the estimated expenditures total \$401,000, whereas development of two parking structures and a surface lot after the 10th year are projected to cost 8.5 million dollars. Using the consultant's figures for expenditures and the projected revenues from increased fees, metered parking, and fines, the Director of Finance has prepared a ten year cost/revenue projection shown in table 4. Assuming only a 50% gain in revenue from the fine increase, the projection indicates an accumulated surplus of 4.7 million dollars over the ten year period which could offset the capital costs of the first parkade structure on lot P4 (Post Office lot).

It is possible that over the fifteen year period, the accumulated surplus may not cover the capital costs of two parkades. It should also be noted that the projected expenditures do not include future land costs for new parking facilities. Depending upon the timing and number of parkades required over the fifteen year period, either short term financing or an additional contribution to the parking fund may be required in the medium to long term period. It is recommended, therefore, that this be evaluated by the Parking Manager in conjunction with the City Finance Department after 1991.

TABLE 3. PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM

ITEM	Planning Year	Capital Costs (In Thousands of Dollars)
Conversion of Two-Hour Meters	1	\$ 22
Conversion of Free On-Street Space	2	\$ 207
General Increase of Rates On-Street	2	\$ 41
Revenue Control on Lot P7	2	\$ 8
Surface Lot Upgrades	3	\$ 30
Revenue Control on P3 and P8	6	\$ 17
Revenue Control on P4	8	\$ 76
SUBTOTAL		\$ 401
Parkade on P4 (1)	10	\$4,410
Parkade on Block 34 (1)	12	\$4,079
Surface Lot Rail Lands	15	\$ 76
GRAND TOTAL		\$8,996

(1) - Exclusive of land costs

Note: The above projections are based on B-A Consulting Group's medium-range land use scenario which features the following:

- lease up of additional office and retail at 85% in 15 years;
- lease up of rail lands 70% in 15 years;
- use of vacant space and new rail land space assumed 60% office and 40% retail;
- A generated net total increase of 30,645 square metres (330,000 square feet) of office use and 21,135 square metres (227,400 square feet) of retail use by year 15, or 32% increase over current total commercial floor area in the downtown;
- up to 50% of office parking requirement to be provided on-site.

TABLE 4

PROJECTION OF REVENUES AND EXPENDITURES: 1989 - 1998

CITY OF RED DEER PARKING FUND
PROJECTION OF REVENUES AND EXPENDITURES FOR THE TEN YEAR PERIOD 1989 TO 1998
BASED ON THE DOWNTOWN PARKING STRATEGY REPORT RECOMMENDED BY THE RED DEER PARKING
COMMISSION AND THAT RECOMMENDED CHANGES OCCUR IN 1989
(In Thousands of Dollars)

DESCRIPTION	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	TOTAL
REVENUES:											
Base Revenue (2)	750	750	750	750	750	750	750	750	750	750	7500
Proposed Additions:											
A. Short Term (Prior to 1991)											
1. Conversion of 2 hour meters to 1 hour in "yellow" zone	47	94	94	94	94	94	94	94	94	94	893
2. Increase rates as recommended for all on street meters and lots P2 and P5/6	118	236	236	236	236	236	236	236	236	236	2244
3. Free unmetered on street spaces be metered at \$.25/hr.	108	208	208	208	208	208	208	208	208	208	1975
4. Improvements to lot 5/6											
5. Implement parking charges on lot P7 of \$2/day maximum	4	9	9	9	9	9	9	9	9	9	83
6. Lot P4 be changes to 1 hr. meters with 1 hr. max. stay	3	7	7	7	7	7	7	7	7	7	65
7. Two new Commissionaires (Included in the revenue generated from increased parking fines)											
8. Increase fines from \$2 to \$5	113	225	225	225	225	225	225	225	225	225	2138
9. Hire a Parking Manager											
10. Parkade site study											
11. Conversion of meters to cast iron vaults											
12. Increased meter maintenance											
B. Medium Term (1992 - 1996)											
13. Spitter machines on P3 & P8											
14. Convert P4 to a manned lot											
TOTAL REVENUES	1143	1529	1528	1528	1528	1528	1528	1528	1528	1528	14897
EXPENDITURES:											
Base Expenditures (2)	796	796	796	796	796	796	796	796	796	796	7960
Proposed Additions:											
A. Short Term (Prior to 1991)											
1. Conversion of 2 hour meters to 1 hour in "yellow" zone	22										22
2. Increase rates as recommended for all on street meters and lots P2 and P5/6	41										41
3. Free unmetered on street spaces be metered at \$.20/hr.	207										207
4. Improvements to lot 5/6	30										30
5. Implement parking charges on lot P7 of \$2/day maximum	8										8
6. Lot P4 be changed to 1 hr. meters with 1 hr. max. stay	6										6
7. Two new Commissionaires	13	25	25	25	25	25	25	25	25	25	238
8. Increase fines for \$2 to \$5	37	75	75	75	75	75	75	75	75	75	712
9. Hire a Parking manager	10										10
10. Parkade site study for Lot P4											
11. Conversion of meters to cast iron vaults	12	12	12	12	12	12	12	12	12	12	120
12. Increased meter maintenance	15	30	30	30	30	30	30	30	30	30	285
B. Medium Term (1992 - 1996)											
13. Spitter machines on P3 & P8						17					17
14. Convert P4 to a manned lot								46	30		76
TOTAL EXPENDITURES	1197	938	938	938	938	955	938	984	968	938	9732
NET SURPLUS (DEFICIT) FOR YEAR	-54	591	590	590	590	573	590	544	560	590	5166
ACCUMULATED SURPLUS (DEFICIT)	-54	536	1127	1717	2307	2881	3471	4015	4575	5166	

(1) No provision for inflation has been made.

(2) Base revenues and expenditures are based on the 1989 budget requests.

(3) It has been assumed revenue would increase in proportion to rate increases.

4.0 SUMMARY OF PARKING STRATEGY RATIONALE

This section outlines why some of the consultant's recommendations have been modified and supplemented with the findings of the Ad-hoc Committee. In their technical report, the consultant states a limitation to their study as follows:

"This overall parking demand/supply approach cannot provide an accurate assessment of long- and short-stay parking deficiencies, because an analysis of the use of each distinct parking facility would be required. The study terms of reference did not allow for such a micro-level analysis, and thus certain assumptions were made regarding the use and availability of the parking inventory."

"The overall parking demand and deficiency calculations do not provide the scale of analysis required to evaluate the potential demand for parking facilities that may occur within each of the blocks that comprise the downtown. In particular, the prospect that each of the existing public parking facilities may have of capturing newly generated parking demand, cannot be evaluated using the overall demand approach."

The Ad-hoc Committee, on the other hand, gave considerable weight to the variance of parking demand on a micro scale. However, as indicated by the consultant, more detailed monitoring of turnover and parking duration is required to accurately assess the demand within specific areas of the downtown.

It should also be noted that the consultant's projection of future parking demand is based on a more conservative downtown development estimate than that of the Ad-hoc Committee. Therefore, the proposed timing of future parking facilities will relate directly to the scale, timing, and location of new development.

4.1 NEAR-TERM RATIONALE

The consultant clearly identifies the need for establishing two distinct differences in the marketing of on-versus-off street public parking space. The on-street parking space must be designed to satisfy the less-than-one-hour parking market due to its convenience and to accommodate turnover, whereas the off-street parking space must accommodate the one-to-three hour business/shopper demand and commuter parkers. These two types of parking facilities must not compete with one another, but provide a necessary complementary balance in functions. This general premise has been modified only in regard to on-street parking within the fringe areas, which primarily serves long-stay parkers, and Lot P4 which is recommended for short-stay parking.

The other considerations for near-term improvements are the need for creating a Parking Authority, a revised rate structure, and improvements to the operation and appearance of public parking lots. These recommendations are supported by the consultant and the Ad-hoc Committee.

To facilitate the operation and management of a comprehensive parking program, it is recommended that the establishment of a parking authority be considered with its own annual parking budget and 5 year financial planning program. Such an option could provide direct co-ordination of all parking planning, monitoring, and control of revenue and operating expense. The one agency could plan for future needs, including negotiating with developers, and respond more quickly to day to day concerns. The authority could initially take the form of a parking manager reporting to the Parking Commission. This would provide staff to enable the Parking Commission to assume a stronger pro-active role in directing a comprehensive and co-ordinated downtown parking program. It is recommended that an initial step involve drafting of a job description and hiring a parking manager.

As indicated by B-A Consulting, the peak hour occupancy monitoring needs to be supplemented by annual assessments of parking turnover and duration data to provide a more detailed picture of localized usage and demand. This should be combined with an annual review of all revenue performance to provide a basis for future modifications to parking operation, fees and the planning of additional facilities.

For calculating parking demand related to downtown development, the chart prepared by the Ad-hoc Committee is recommended with the deletion of parking requirements for retail and restaurant uses. Downtown restaurants cater primarily to walk-in traffic and to encourage new retail development with continuity of retail frontage, no on-site parking requirement for these two uses is proposed. However a requirement for on-site parking, or a cash-in-lieu policy if public parking is available within a reasonable distance, is recommended to be reinstated for all other new development. To maximize opportunities for shared usage of public parking, it is recommended that the City's share of overall downtown parking increase to between 40% - 50%.

For those City lots that may be redeveloped, parking for the new demand generated should be accommodated as part of the project. As well, the City should adopt a policy to replace the lost public stalls, either as public parking or as a joint venture.

The City parking lots to be retained as sites for future parking facilities should be upgraded to promote increased usage in accordance with the standards as established by the Ad-hoc Committee and to include the functional improvements recommended by B-A Consulting.

A major difference between the Ad-hoc Committee's and consultant's reports pertains to the timing of a parkade structure. The consultant recommends that a 400 stall parkade be constructed on Lot P4 in 1996 whereas the Ad-hoc Committee recommends development of additional equivalent parking space prior to 1991. The difference in assumptions regarding parking demand arises from three factors:

- assessment of the current inventory of short stay spaces,
- significance of localized parking demand, and
- timing and extent of future development.

The consultant did not allocate the existing parking supply into short stay and long stay parking nor indicate this split in projections of total parking demand. Their terms of reference and time did not allow for this micro level analysis and, thus, the extent of localized parking demand has not been critically assessed. (In fairness, such detailed analysis is likely not possible until monitoring of parking turnover and duration of stay, as recommended by the consultant, is undertaken.) Also their demand projections for new development are less than 50% and 75% respectively of the Ad-hoc Committee's projected retail and office growth. Thus, although the consultant has established the location for a parkade, its timing will be dependent upon a further critical assessment of localized demand within the central core.

The consultant further recommended that a functional assessment of Lot P4 be carried out to confirm that a future parkade on the site will work. The Parking Commission is recommending that this functional assessment be undertaken immediately because, if the site is not physically feasible for a parkade, this will change the recommendations concerning Lot P5/6.

4.2 MEDIUM TERM RATIONALE

The medium term will allow for a few years of monitoring the impact of the near term modifications as well as patterns of parking duration, turnover, and occupancy levels. As well, the railway lands will become available for development. Additional parking is recommended on a portion of the railway yards north of Ross Street to accommodate projected new office demand. It is anticipated that actual site development on the remaining railway lands and adjacent areas will determine the extent and means of incorporating a parking component.

B-A Consulting have recommended specific guidelines for the future use of existing City parking lots which are supported by the Ad-hoc Committee. Future parking requirements on the Sports World block will be directly related to development of the block and should accommodate any new demand created plus the spaces currently provided by Lot P5/6. Lots P9 and P10 should continue in the interim to serve long-stay parkers but have good potential as retail development sites and should be developed, provided a parking component is retained. All other parking lots should eventually be used for short stay parking as demand warrants.

4.3 LONG TERM RATIONALE

In the long term, a second parkade on Block 34 is recommended as new development occurs along Gaetz Avenue and 48th Street. This parkade should be developed as a joint venture in conjunction with redevelopment on the block. However, as there is a privately-operated surface lot on Block 40 (just south of Block 34), additional site-specific parking demand/feasibility surveys should be conducted in future [when land use development occurs]. These studies should examine the possibility of expanding on this surface lot versus development of a parkade on Block 34 where there currently are no potential parking sites available.

4.4 FUNDING RATIONALE

The projected costs of the 15 year parking strategy are in the magnitude of 9 million dollars as estimated by B-A Consulting Group Ltd. and shown in Table 1. The projected costs are exclusive of any land acquisition that may be necessary and could vary depending upon the timing of parkade developments.

An increase in parking fees is recommended based on paying for convenience. Parking lot rates do not change significantly but on-street rates are increased to encourage greater turnover and to further discourage long stay usage. The phasing out of free parking by

1991 will enhance the financial feasibility of future parkade construction. Fines are also recommended to be increased to \$5.00 as the consultant concluded that the \$2.00 charge is not a sufficient deterrent.

The cost/revenue projection prepared by the City's Director of Finance indicates that the fee increases will offset the improvement costs and provide a surplus for funding future parkades. However depending upon the timing of major capital projects, it may be necessary to augment the projected parking fund surplus in the medium or long term.

The consultant recommends that a special parking tax be established. They do not recommend a new tax, but rather an allocation of a portion of the existing business tax to the parking fund. This is similar to the Ad-hoc Committee's recommendation that a portion of the downtown property tax be allocated to the parking fund. In either case, this source of funding would be recurring and sustaining.

The Parking Commission favours an annual allocation from the property tax on the premise that the provision of public parking contributes to development of the city's highest area assessment base and, therefore, a portion of the resulting revenue should be directed toward off-setting the costs of the parking program as necessary. The recommendation is for the City Finance Department to determine how the supplementary annual funding can be put in place if and when necessary.

5.0 AD-HOC COMMITTEE RECOMMENDATIONS

The following recommendations from the Ad-hoc Committee's 1987 report are presented as background information.

1. That downtown public parking be provided to the different user groups in the following order of priority:
 - 1 - customer parking
 - 2 - on-street loading/unloading
 - 3 - employee parking
 - 4 - resident parking (7.2.1)
2. That the City develop a net increase of 250 employee parking stalls north of 49th Street and 250 customer parking stalls south of 49th Street west of 48th Avenue prior to 1991 with planning to be initiated in 1988. (7.2.14)
3. That the City provide for a net increase of 600 customer stalls south of 49th Street and 250 employee stalls north of 49th Street in the downtown between 1991-1996 in relation to development as it occurs. (7.4.1)
4. That between 1996 and 2001 the City provide for an additional 380 customer parking spaces north of 49th Street as development occurs. (7.6.1)
5. That the city monitor the downtown parking situation annually as a basis for implementing and modifying the parking strategy. (7.2.16)
6. That the City establish a specific strategy to identify and acquire land of sufficient size to accommodate future parkades. (7.2.15)
7. That parking fees be adjusted so as to make the construction and operation of parkades financially feasible. (7.4.2)
8. That the City reinstate a parking fund within the downtown C1 District to be financed from an allotment from the existing downtown C1 District Commercial property tax and, if required, a parking tax which would include a credit formula for parking provided by the business or property. (7.2.10)

9. That the City adopt the following system of parking fees (refer to Map 7):

Parking Location	Parking Fee
On-Street (within High Demand Zone)	50¢/hr.
On-Street (beyond High Demand Zone)	25¢/hr.*
Sunlife, Century 21 and 48th St. Lots	20¢/hr.-\$1.00/day max. Lease Option: \$20.00/mo.
Turbo Lot	40¢/hr.
Sports World Lot	40¢/hr. Lease Option: \$40.00/mo.
Post Office and Gehrke Lots	40¢/hr.
Windsor, Valley Hotel and Gaetz Church Lots	20¢/hr.

* Beyond the High Demand Zone, it is recommended that the on-street meter rates be increased if requested by businesses to encourage greater turnover of parking spaces. (7.2.3)

10. That, because of the cost to covert meters to one hour maximum time limits, the two hour maximum time limit be retained as presently exist except that the Post Office lot be converted to two hour maximum time limit parking. (7.2.5)
11. That the City adopt a policy to retain as a minimum an equivalent of the 200 existing off-street public spaces on the four blocks bounded by Ross Street, 48th Avenue, 48th Street and Gaetz Avenue. (7.2.11)
12. That the City adopt a policy to replace the lost public parking stalls whenever a public parking lot is sold for a commercial development project or developed for an alternative use and increase, as required, parking for the demand generated by new development. This parking could be a combination of publicly and privately developed parking. (7.2.12)

13. That the City give priority to retaining the largest parking lots in any future redistribution of downtown public parking. (7.2.13)

14. That the City adopt as policy a minimum level of parking service for public parking facilities as follows:

	Owners/ Employee	Shopper	Visitor	Handicap	Delivery	Reside
Walking Distance	850'	700'	600'	400'	400'	400'
Fees	YES	YES	YES	YES	YES	YES
Time limit	NO	YES ²	YES ²	YES ²	YES	
Gravelled	YES	YES	YES	YES	YES	YES
Paved	NO	YES	YES	YES	NO	NO
Landscaped	NO	PREFER	PREFER	PREFER	NO	NO
Attendant	NO	PREFER	PREFER	NO	NO	NO
Vehicle Shelter	NO	NO	NO	NO	NO	NO
Plug In	PREFER	NO	NO	NO	NO	NO
Illuminate	YES	YES	YES	YES	YES	NO
Walkway Sheltered	NO	NO	NO	NO	NO	NO
Parking Reserved	30%	NO	NO	NO	YES	NO

1. Where publicly provided, fees to be charged during business hours. Free during other hours
2. Location with high parking occupancy ratio (7.2.2)

15. That the City develop and maintain all public parking facilities as outlined in the minimum level of parking service chart. (7.2.8)
16. That the Sports World Lot be redesigned to facilitate more convenient use. (7.2.4)
17. That the City optimize the occupancy level of the Sports World Parking Lot by allowing employees to park in a portion of the lot if the customer occupancy level is less than 65%. (7.2.6)
18. That the City provide a monthly lease option for downtown employees to park at the Sports World, Sunlife, Century 21 and 48th Street Parking Lots. It is recommended that the monthly lease for the Sports World Lot be \$40.00 and for the other lots \$30.00. The lease should be renewable on an annual basis with a 60 day cancellation clause if parking demand warrants modifying the usage of specific parking lots. (7.2.7)
19. That the City provide a network of 10 minute curbside loading zones to allow for quick pick-up and delivery on each block in the commercial core. (7.2.9)
20. That the City adopt the following chart as the basis for determining downtown land use parking demand: (7.2.17)

<u>Land Use Type</u>	<u>Stalls Required</u>
Detached dwelling/duplex	2.0/d.u.
Multi-Family Building (Apartment, Condo, Townhouse)	
Assigned Stalls	2.4/d.u.
Unassigned Stalls - 1 or 2 bedrooms	1.6/d.u.
- 3 or more bedrooms	2.0/d.u.
Senior citizen housing/Lodging/Boarding Houses	0.5/d.u.
Shopping centres, retail stores, personal service businesses	
≤50,000 sq. ft. glfa	3.4/1,000 sfglfa
> 50,000 sq. ft. glfa	5.4/1,000 sfglfa
Office/Financial Institutions	2.7/1,000 sfglfa
Movie Cinemas	0.25/seat
Restaurant/Lounge/Fast Food Restaurant	
(net floor area, excluding kitchen area)	22/1,000 sq. ft
Hotel/Motel	27 stalls/1,000 sq
	conference room/
	convenience area +
	stalls/1,000 sq. f
	restaurant/lounge
	area (excluding ki
	1 stall/guest room
Auditorium/Arena/Church/Synagogue	0.33/seat
Sr. High School	0.23/student
Jr. High School/Elementary School/Day-Care Facilities	1/classroom + 0.06
	or 0.33/seat used
	assembly in audito
	gymnasium whicheve
	greater
Curling Rinks	8/curling ice
Nursing Homes	0.3/patient room
Medical Clinic/Office	3.2/1,000 sfgfa
Furniture Store	1.2/1,000 sfgfa
Bowling Alley	4.8/lane
Racquet Sport Facilities	4.0/court
Sports Club/Health Club/Recreation Centre/	
Roller Skating Rink	5.0/1,000 sfgfa
Billiard Parlours/Amusement Arcade	16/1,000 sfgfa

Charlie

**CITY OF RED DEER
DOWNTOWN PARKING STRATEGY
SUMMARY REPORT**

**Prepared For: City of Red Deer
Prepared By: BA Consulting Group Ltd.
Date: September 9, 1988**

B-A Consulting Group Ltd.

Transportation Planners and Engineers

September 13, 1988

The City of Red Deer
4914 - 48th Avenue
Red Deer, AB
T4N 3T4

File 5239-01

Attention: Mr. Ken Haslop

Dear Mr. Haslop,

Re: Downtown Parking Strategy

We are pleased to present B-A's Summary Report for this project, carried out in accordance with our agreement of May 2nd, 1988. The report outlines a recommended 15-year parking program for downtown Red Deer, identifies the costs of the program, and the required extra revenue beyond that which is derived from the parking system. B-A has recommended methods of gaining that extra revenue. Our recommendations, set out in Section 4 of the Report, address both on-street and off-street parking needs, and one of our key recommendations is that the City give consideration to the development of a Parking Authority.

The report recommends that a parkade be constructed in downtown Red Deer, in approximately eight(8) years from now, unless development conditions change dramatically. Perhaps the major difference between B-A's recommendations and the 1987 findings of the previous Ad-Hoc Committee on Downtown Parking is that B-A, based on our experience in other communities, has been more conservative regarding the likely levels of new development in the next five years or so. This has resulted in a deferral of the suggested date for new parkade construction.

B-A gratefully acknowledges the cooperation which has been provided by members of the Study Working Committee, especially Mr. Chi Lee and Mr. Vernon Parker, and we greatly appreciate this opportunity to have extended B-A's services to the City of Red Deer. We trust that the study recommendations will allow the City and Parking Commission to plan effectively for the required additions and changes to the current parking system as further growth occurs in the downtown.

Yours very truly,

B-A Consulting Group Ltd.

Nick Finn.

Nick Finn, P.Eng.
Principal Associate



TABLE OF CONTENTS

1.	INTRODUCTION	2
	1.1. Background to this Report	2
	1.2. Basis of Study Approach	3
2.	STUDY PROCEDURE	4
3.	STUDY CONCLUSIONS	6
	3.1. On-Street Parking	6
	3.2. Off-Street Parking	6
	3.3. Revenue and Cost Considerations	11
	3.4. Responsibility for Provision of Public Parking	11
	3.5. Management of the Parking System	11
4.	RECOMMENDED PARKING PROGRAM	11
	4.1. On-Street	11
	4.2. Off-Street	11
	4.3. Responsibility for Provision of Public Parking	21
	4.4. Management of the Parking System	21
	4.5. Other Recommendations	21

EXHIBITS

1.	LOCATION OF MAJOR PARKING FACILITIES	4
2.	FEATURES OF RECOMMENDED PROGRAM	18

TABLES

1.	PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM	23
2.	PROJECTED CASH FLOWS OF RECOMMENDED PARKING PROGRAM	23

1. INTRODUCTION

1.1. Background to this Report

Parking in downtown Red Deer has been the subject of a great deal of activity and debate in the last decade. The 1980 City of Red Deer "Report on Parking in the Downtown Core" raised the question of the eventual requirement for further off-street parking. More recently, the 1985-86 Downtown Concept Plan by the Red Deer Regional Planning Commission (RDRPC) made a number of concrete parking recommendations which were then carried forward in the 1987 "Downtown Parking Strategy Draft" prepared by the Ad-Hoc Parking Committee.

The objective of the work to date has naturally been to define and establish a coherent parking program for downtown Red Deer. While there is currently relatively little development pressure in the downtown, that is likely to change in the coming years as the C.P.R. relocation plans focus the eyes of the development community on downtown opportunities. The City of Red Deer therefore wishes to have a long-range parking development strategy in place prior to that time. It also wishes to optimize current operations and identify short-term improvements. The City of Red Deer therefore commissioned B-A Consulting Group Ltd. (B-A) to carry out the "Downtown Parking Strategy" study, the main goals of which are to review the technical and policy work done to date, and to provide a recommended program. In broad terms, the study objectives are to:

- o determine how much long-stay and short-stay parking is required to accommodate development needs in the downtown to the year 2001, and where it is best located;
- o determine how any additional parking is best supplied, whether in a parkade or on the surface, and whether by the public or private sector (or a combination of both);

- o recommend the mechanisms that need to be put in place to achieve that parking (e.g. funding, legislation); and
- o identify how the use and fee generation of existing and proposed City facilities may be optimized.

This document summarizes B-A's study procedure, main conclusions and recommendations. The Technical Report documents the details of B-A's study.

1.2. Basis of Study Approach

B-A has identified seven(7) major elements that make up the framework for a downtown parking policy, as follows:

- o The location and amount of parking;
- o The type of facilities within the system;
- o The responsibility for provision of parking;
- o The enforcement of the system;
- o The management of public and private facilities;
- o The capital and operating costs, and revenues associated with the system; and,
- o The evaluation of performance of the system.

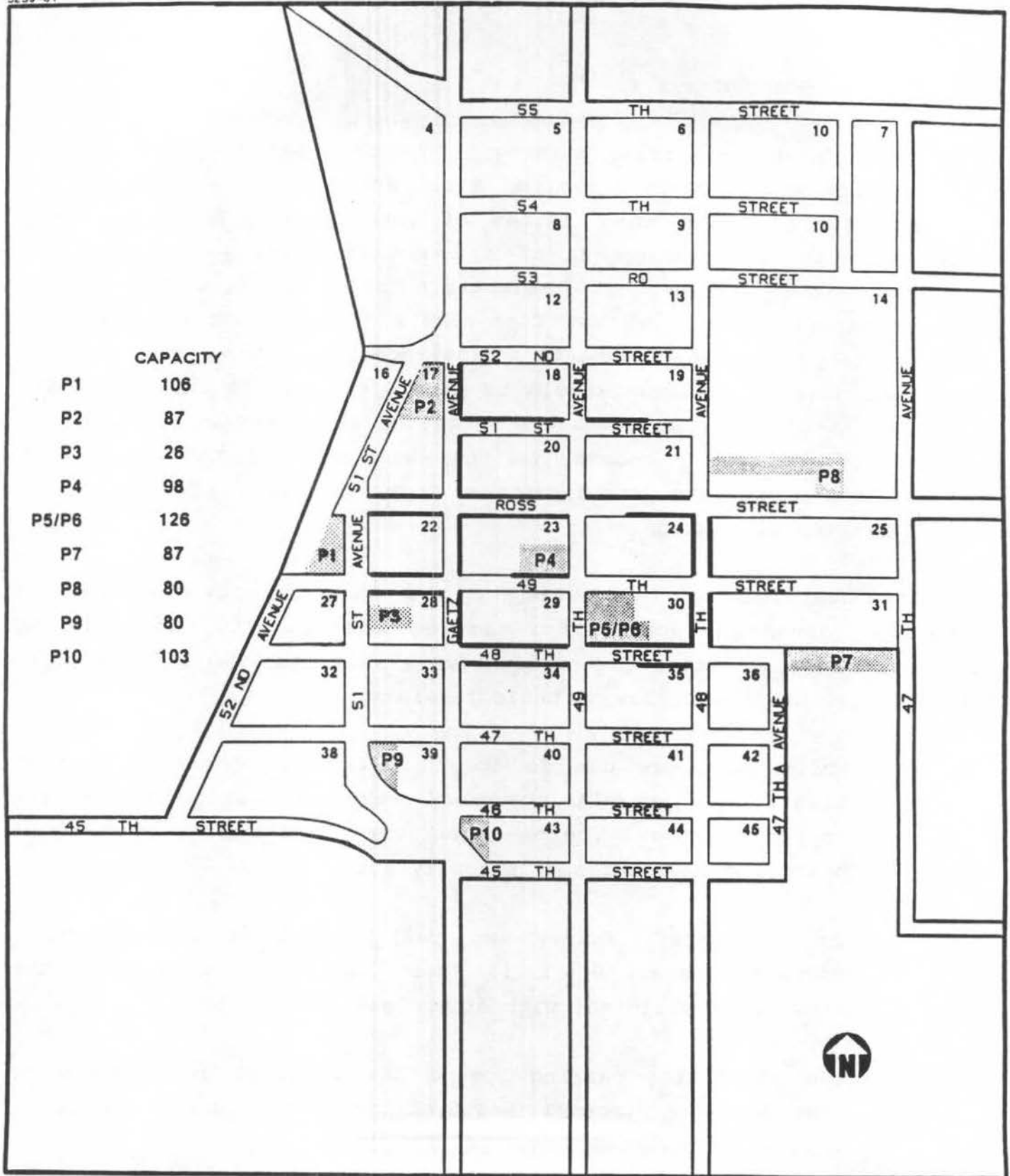
B-A's recommended downtown parking strategy for Red Deer emerged from the discussion and assessment of these elements, both independently and in combination with each other.

2. STUDY PROCEDURE

The draft "Downtown Parking Strategy" report prepared in 1987 by the Ad-Hoc Parking Committee, contained a number of specific findings and recommendations, based on a series of workpapers. As a necessary first step in the development of a long-term parking strategy, B-A undertook a general review of a selected number of background technical working papers to the Ad Hoc Committee's report. This review was intended to provide some comments on the technical basis from which the long-term parking strategy should be developed, and to indicate B-A's understanding of the Committee's technical analysis, underlying assumptions and policy recommendations which made up the Committee's report. B-A's comments were documented in a June 22nd, 1988 memorandum to the Parking Commission.

B-A then carried out a review of the existing downtown parking situation, given in Section 2 of the Technical Report. The existing major parking facilities in the downtown are illustrated in Exhibit 1. B-A's review had the following basic findings.

- o While peaks in use do occur in certain areas at certain times, the overall occupancy rate is far short of any critical range. The on-street use shows some indication of being intense, but not obviously so.
- o The long-stay (mainly employee) demand is overwhelmingly concentrated on Block 18 (see Exhibit 1) containing the Provincial building, with other less intense areas.
- o The short-stay parking demand has three(3) major areas of high demand - Block 23 (North of the Bay), Block 34 and Block 29.
- o Blocks 18, 23, 29 and 34 give a strong north-south orientation to the current high demand areas.



LOCATION OF MAJOR PARKING FACILITIES



- o The use of on-street parking facilities is currently not intensive enough to be generating healthy revenues.
- o Of the off-street facilities, P4 (Post Office lot) is performing best, despite having higher parking rates than many of the other lots.

B-A then assessed future parking demand and supply. This assessment is in Section 3 of the Technical Report. In view of the relatively long-range perspective of this study and the uncertainties associated with such a perspective, B-A took the approach of generating and evaluating a number of future scenarios, based on several factors of which the most significant were:

- o modal split (percent use of cars versus transit)
- o the rate of absorption (least-up) of existing built office space
- o Land-Use Bylaw requirements for parking, and
- o the extent of new commercial development.

B-A looked at low, medium and high ranges of new commercial development, and the medium-range option was chosen. The medium-range option implied the following additional commercial land use development:

	Retail	Office
by 1991	11300 sq.m.	15990 sq.m.
1991-1996	7390 sq.m.	10975 sq.m.
1996-2001	<u>2435 sq.m.</u>	<u>3680 sq.m.</u>
TOTAL	21130 sq.m.	30645 sq.m.

The future parking demand was then compared to the existing parking supply, and each of the existing lots was then assessed to determine the potential market (number of spaces of demand) that would be "captured" by each lot, with a parking facility located on that block.

This analysis showed that P4 is in a prime position to service short-stay demand (shoppers, visitors) under any scenario, as a parkade, with P2 (Turbo) and P5/P6 (Sportsworld) also having some potential. Two other areas not currently designated as parking lots indicated future promise - being Block 34 (47/48 Street, 49/Gaetz Avenues) and "Rail Lands North" (rail relocation lands north of the Ross/49th Street one-way couplet). The analysis showed that a public downtown parkade does not appear to be warranted in the next ten years.

B-A also reviewed the effect that future transportation system changes in the downtown will have, such as the Continuous Corridor, the Ross/49th Street couplet, and the proposed off-street transit terminal.

B-A then reviewed the costs of constructing and operating an above-grade parking garage at each of the four potential sites identified in Section 3, and compared these costs to potential revenues. The relative construction cost of developing a below-grade facility (roughly twice that of above-grade) is so prohibitive that B-A did not entertain this as a suitable option for Red Deer. The revenue/cost analysis is documented in Section 4 of the Technical Report.

Other sources of revenue to offset the costs of developing future parkades were also discussed, such as the use of net revenues from current parking operations (e.g. meter and enforcement revenue), or through the application of a parking fund or tax, "cash-in-lieu" payments benefitting assessment, and joint ventures with private developers.

Section 5 of the Technical Report documents B-A's development of on- and off-street parking strategies for the downtown, including recommended improvements to the current parking lots. B-A reviewed potential Land-Use Bylaw parking requirements for downtown uses, and identified options for provision of on-site parking spaces by developers.

B-A also assessed the current way in which downtown parking is planned, operated and managed, and recommended some major structural changes to organization of parking in Red Deer, as well as a more complete range of measures for regularly evaluating the use of downtown parking.

Finally, the costs and revenues of a wide range of options (some involving parkade construction, some not) were generated and evaluated by B-A.

The major conclusions and recommendations follow. B-A also reviewed the recent Planning Commission report on Loading Zones. Our review and recommendations are contained in Appendix A of the Technical Report.

3. STUDY CONCLUSIONS

Based upon B-A's studies, we have drawn a number of conclusions, which are divided into subject areas in the following subsections.

3.1. On-Street Parking

- o { The level of use and the pattern of occupancy currently exhibited by the on-street parking facilities in downtown Red Deer do not give evidence of a critical parking condition. A standard measure of parking use intensity is a high turnover and occupancy rates spread over 2 to 3 hours over the day. Turnover and duration statistics need to be gathered on a more regular basis in order to more prudently evaluate the performance of on-street facilities.
- o As a basic source of revenue and as a necessary precondition to the revenue that needs to be generated in the future to support the recommended off-street parking program, the current charges on the on-street parking facilities need to be increased.
- o The parking meters in the existing two-hour zones should be restricted to lesser times, to encourage turnover.
- o Parking meters have some operational drawbacks, for example if the municipality wishes to change rates.
- o Fines for time-related parking offenses (such as over-parking on a metered stall) are significantly lower than offenses for spatial (where you are parked, etc.) and procedural violations (ticket not displayed on dashboard, etc.). Given the calculated probability of being caught, and the cost of the violation, B-A concludes that the cost of the fines for overstaying at meters are not high enough to be a

disincentive. As discussed more fully in the Technical Report, the current value of the violation (\$12 or \$2 if paid within 5 days) is lower than charges in Edmonton or Calgary, but comparable to similarly sized communities. However, given the low use of off-street parking facilities here, and the high use of on-street facilities by commuters (up to 70% of inventory), we suggest that consideration be given of an increase from \$12 to \$15 with a ten dollar discount left intact.

- o The free unmetered parking spaces on the periphery of the downtown are contributing to the current poor performance of the on-street and off-street parking system, in terms of use and revenue, and should be gradually phased out, at first within selected areas and eventually entirely.

3.2. Off-Street Parking

- o A parkade in downtown Red Deer is not justifiable from a demand point-of-view till the 10th year of the planning period (1996), based on the medium-range development scenario occurring. This scenario incorporates the following:
- o The medium-range land use scenario implied the following:
 - lease up of additional office and retail at 85% in 15 years;
 - lease up of rail lands 70% in 15 years;
 - use of vacant space and new rail land space assumed 60% office and 40% retail;
 - generated a net total increase of 30 645 square metres (330000 square feet) of office use and 21 135 square metres (227400 square feet) of retail use by year 15, or 32% increase over current total commercial floor area in the downtown;

- up to 50% of office parking requirement to be provided on-site.

- o The main concentrations of future demand are in the area of Lot P4 (Post Office lot) and Block 34 (48/47 Streets, 49th/Gaetz Avenues). From a demand point-of-view, a parkade of 400 (\pm 50) spaces is supportable on the P4 site, and a parkade of 360-420 spaces is supportable on Block 34, by the year 1996.

*less than?
10 yrs*

- o The railway lands represent an unknown factor in the demand picture. The incorporation of public parking in railway land developments should be encouraged, and this does not have to be in the form of a parkade. B-A's study indicates that a parking lot in the order of 150-250 spaces is supportable in the "Rail Lands North" area during the 15-year planning period.
- o B-A views the potential demand generated on Block 18 (Provincial Building) a near term issue. The parking demand is largely generated by the employees on the block. Construction of a parkade to directly serve this need is not viable or economical. B-A concludes that a joint effort by the municipality and the province to pursue the possible acquisition of a surface lot site in the area, or a program to contract (lease) parking space on existing public facilities to be worthwhile. A joint-venture opportunity is now being discussed with a private developer on Block 20 (immediately south of the Provincial Building). It is prudent in our opinion to pursue this opportunity independent from other parking opportunities detailed in this report.
- o More intensive study of the Rail Lands parking demand and parkade feasibility should await the occurrence of at least 50% build-out of the rail lands. We conclude that the City

should be reactive in this area rather than pro-active as elsewhere in the downtown.

- o The upcoming changes to the transportation system will have minimal effect on parking supply, but will significantly improve access to certain of the key City parking lots (P4, P5/6). Lot P1 will be very constrained by the Ross/49th Street couplet.
- o With respect to the transit terminal issue, both the Sportsworld site and the North Rail Lands site (see Exhibit 15 of the Technical Report) have potential for a combined transit terminal and parkade, with the former being much stronger but having severe potential cost implications for a parkade if other at-grade/above-grade development is to be included on the site, as recommended in the Downtown Concept Plan.
- o The development of P5/P6 to a parkade is solely dependent on the development of on-site land uses. This carpark is not well utilized at present but provides the best-sized site for a potential parkade (above or below grade).
- o P4 presents a "tight" site geometry within which to construct a parkade. However, it is achievable. Preliminary conceptual plans indicate that some 100 spaces per level can be built on this site with access (left-in and left-out) off 49th Avenue or off 49th Street (if after more detailed site analysis, on-street storage is seen to present a problem).
- o Block 34 presents a workable parking structure module, which can perhaps become more efficient when integrated with any future redevelopment scheme of the properties now facing Gaetz Avenue. However, as there already is a privately-operated surface lot on Block 40 (just south of Block 34),

additional site-specific parking demand/feasibility surveys should be conducted at the appropriate time [when land use development occurs]. These studies would examine the possibility of expanding on this surface lot versus development of a parkade on Block 34 where there currently are no potential parking sites available.

- o Improvements to certain of the public parking lots are required in the near-term, in terms of improving their internal efficiency, their access/egress system, or the method of control. A modest gain of 15-27 spaces (2-3.5% of current off-street parking) can be achieved through these improvements.

3.3. Revenue and Cost Considerations

- o The current downtown parking operation has a net positive position of only 1.2% over expenses. This is wholly inadequate as a source of funding for the future public parking improvements.
- o B-A examined potential pricing strategies for the current off-street parking system and concluded that given the under-utilization of current off-street facilities, a broad increase in rates is neither warranted nor prudent in the near term.
- o B-A concludes that the current off-street facilities located near the core must be marketed as short-stay in nature, and be priced at a lower charge relative to the on-street facilities.
- o Current facilities located on the south periphery of the downtown are not well utilized (P9 and P10), but present potential retail development opportunities in the future.

These land resources should be maintained. In any redevelopment of these sites public parking for the new development plus suitable replacement of existing spaces (the actual number to be assessed at that time) should be provided for.

- o B-A concludes that off-street facilities must not be free of charge.
- o B-A concludes that the manning of P5/6 is not justified in terms of use or potential, however, it does serve to introduce the general public to the attendant-controlled system. We also conclude that following more micro-analysis of current rates in the general vicinity, the rate structure should show an appropriate "day-maximum" rate.
- o B-A concludes that Lot P2 (Turbo lot) may have good potential to serve current short-stay parking demands, and should have a more formal rate structure that clearly markets itself for a growing number of short-stay parkers.
- o The necessary conditions for full financial feasibility of a parkade built in the 10th year of the planning period are that all the near-term recommendations be implemented and that some other source(s) of monies outside the basic parking system be available.
- o The construction of parkades on P4 and Block 34, (or in the vicinity of) and a service lot in the Rail Lands North area, is financially feasible by the 15th year of the planning period, but would recover only operating costs and not capital expense.
- o Several financing options are discussed in the Technical Report (Section 4.4) and we conclude the following:

- Unless significant increases in revenue are realized in the near term, the net revenue from current operations is wholly inadequate to finance the future parking improvements;
- Cash-in-lieu is a widespread off-street parking funding mechanism. However this source of funds is beneficial to the community only when there is regular and significant redevelopment occurring in the downtown. The development scene in Red Deer is poor, and has been for the past five to ten years. The revenue source is therefore not sustaining in terms of regular cash flowing in. We concluded that cash-in-lieu payments should be accepted only if the City of Red Deer has a municipal carpark within acceptable walking distance from the development site because this would give the developer some assurance that the parking needs at least in part, would be satisfied by the existing parking facilities in the vicinity. On the other hand if the municipality does not have any parking utility within a reasonable distance to the development then no payment shall be accepted.
- Joint ventures with private developers represent the most direct funding method. We conclude that given that the potential of and need for additional parking improvements arise only if new development occurs in the downtown, it would be prudent for the municipality to keep this option available. We conclude that the development of any additional parking facility on Block 34 and in the vicinity of the Provincial Building, for example, should be funded in this way. The Technical Report offers guidelines to follow in such negotiations.

- Special Parking Tax is a funding method that has become the most popular parking funding mechanism in small to medium sized urban communities. This is not an additional tax burden on the commercial property owners in downtown Red Deer but is an allocation of a portion of the existing business tax collected. This source of funding is therefore recurring and sustaining.
- Benefitting Assessment is a more localized method of funding parking improvements. We concluded that although the method has some merits in dealing with very local parking problems, it is a procedure that requires much administrative effort and negotiation on the part of the municipality. It is a mechanism that is subject to the pressures of special interest groups and does not provide the municipality with a holistic co-ordinated parking development strategy.

3.4. Responsibility for Provision of Public Parking

- o Control of a significant portion (40-50%) of public parking should be an objective of the City, in order to ensure that the pricing and location of parking facilities can be properly coordinated.

3.5. Management of the Parking System

- o Planning and management of the parking system currently resides in several City Departments and the Planning Commission, with some resulting duplication of effort and loss of coordination. Consideration should be given to placing control of the various functions associated with parking, in the hands of one agency.

- o Enforcement levels appear to be adequate, and enforcement revenue currently constitutes 35% of the total gross parking revenue. This significant revenue should continue to be channelled to the Parking Commission, as it is vital to the development of a more solid financial base from which to plan the development of new facilities or expand existing parking facilities.
- o Conversion of free street space to metered parking will require further enforcement staff to properly control use.
- o A systematic process for the collection and analysis of parking-related data is required beyond the existing annual occupancy counts of public parking facilities. The primary focus of the evaluation system is to become more proactive in the development of the parking program. Such a function is vital given the new land use development options as discussed in this report.
- o In conjunction with the evaluation system a major effort needs to be made to identify the trends in land use development, real estate activity and subsequent impacts on the local and regional transportation (parking) system. This task would logically lie with the agency responsible for parking planning.

4. RECOMMENDED PARKING PROGRAM

B-A' physical parking recommendations are illustrated in Exhibit 2. They have been divided into near-term (1-5 year), medium-term (6-10 year) and long-term (11-15 year) recommendations, and both they and the non-physical recommendations are described in the following subsections.

4.1. On-Street

Near-term

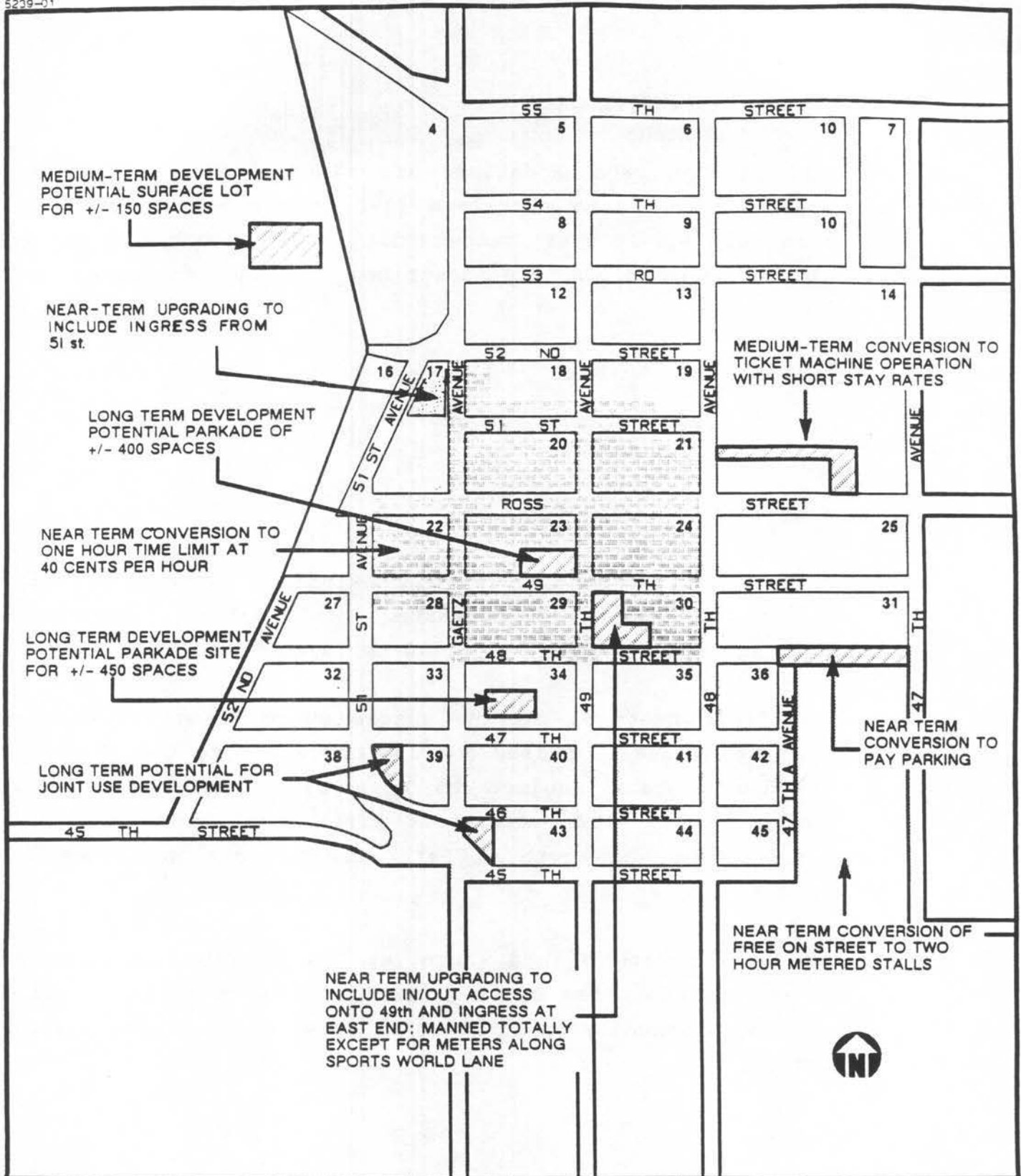
B-A recommends that:

- o those parking meters in the existing two-hour "yellow" restricted zones be converted to one-hour time-limited parking, with charges set at 40 cents/hour minimum.
- o the free unmetered parking spaces surrounding the downtown area be gradually phased out and converted to two(2)-hour or ten-hour meters subject to more micro-analysis of their current use. The recommended first-stage area is west of 48th Avenue and south of 54th Street, containing some 415 spaces.
- o a formal review of use (turnover 2nd duration studies) and revenue performance of on-street parking facilities must be conducted annually on at least selected areas of the downtown core.

4.2. Off-Street

Near-term

B-A recommends that:



DOWNTOWN PARKING PLAN for the CITY of RED DEER

FEATURES OF RECOMMENDED PROGRAM



- o the City of Red Deer adopt the recommendations shown in Table 10 of the Technical Report, for improvements to the existing parking lots, and in particular Option (a) for Lot P5/6, which features improved access, and Option (a) for Lot P2, which also features improved access.
- o parking charges be instituted immediately at Lot P7 and be initially set at a rate that is similar to those rates charged in the immediate vicinity.
- o parking charges at other off-street lots would not be changed in the near term, as the use of these facilities are currently low.

Medium-term

- o provision be made for a parking facility of 150-250 spaces on the Rail Lands North, either at-grade or physically incorporated into a redevelopment of the area.
- o neither a parkade nor a transit terminal be pursued on the Lot P1 site north of the Windsor Hotel, but that consideration be given to maintaining an at-grade lot at this location.
- o Following a thorough annual analysis of turnover and duration statistics, consideration should be given to the following:
 - P9 and P10 should continue as long-stay parking lots and as machine-controlled operations. The rates charged should be reviewed to reflect current market conditions. Both sites are appealing as potential commercial development sites, and as potential joint venture areas.

- P5/6's rates should never exceed those of P4 and should continue to be marketed to both long- and short-stay parkers through a clear and obvious rate structure that features a day maximum. The actual rate should be set after more micro-analysis of parking rates in the area.
- P4's rates should continue to suit high turnover, and short-stay parking. Consideration in the medium term should be given to the conversion of this facility to a manned facility, as a necessary pre-condition to its future conversion to a parkade facility.
- P3 and P8's rates should be more reflective of short-stay parking. The existing five-hour time limited meters should be converted to ticket machine operation in the medium-term.

Long-term

B-A recommends that:

- o Lot P4 be designated as a future parkade site to accommodate 400 (\pm 50) stalls, and that a functional assessment of the site be carried out.
- o the City of Red Deer pursue options for the provision of a long-term parkade on Block 34, in conjunction with or independent from future redevelopment on that Block. Some consideration should be given to the study of the relative demand and feasibility of constructing a parkade on Block 40 - on the site of an existing off-street private facility.

4.3. Responsibility for Provision of Public Parking

B-A recommends that:

- o cash-in-lieu of the total on-site provision of parking be accepted in cases where the municipality has an off-street parking facility within a reasonable walking distance of the development site.
- o cash-in-lieu should be an option applied only to office uses, and that the private developer be legislated to provide (if feasible) up to 50% of the requirement on-site.
- o the Finance Department carry out the necessary administrative, or legislative procedures required to institute a special tax/fund option immediately.
- o the City of Red Deer accept the joint-venture option as the funding mechanism to develop parking facilities (or improve existing ones) in the vicinity of Block 34, and Block 18.
- o the City of Red Deer adopt the parking requirements set out in the Ad Hoc Downtown Parking Report with the exemption of parking requirements for retail and restaurant uses.
- o the City of Red Deer consider the inclusion of "shared-use" factors in the parking requirement provisions. The specific ratios should be the focus of a review conducted by the City's Engineering Department.

4.4. Management of the Parking System

B-A recommends that:

- o two(2) further enforcement officers be hired as required in the near term to properly control the conversion of free spaces to metered spaces.

- o enforcement revenue continue to be directed to the Parking Commission for the purposes of providing off-street parking facilities.
- o consideration be given to the development of an autonomous Parking Authority. The functional responsibilities of the Authority would generally be as follows:
 - planning new parking facilities;
 - collection of revenue from its facilities;
 - payment of operating expenses through revenue collected;
 - negotiate with private developers on behalf of the City in areas of parking matters;
 - evaluate the use and revenue performance of the existing inventory;
 - design of new or redesign of existing facilities;
 - report to Council annually on budget and planning matters;
 - prepare three- to five-year capital and operating budgets.
- o the existing annual occupancy counts be supplemented by annual assessments of parking turnover and duration at selected key on-street locations, such as where misuse of meters is suspected, and on off-street facilities. This function should be the responsibility of the Parking Authority.

The total cost of the recommended program is in the order of \$8.9 million over the next fifteen years, as outlined in Table 1. If no infusion of funds occurs (through cash-in-lieu or special parking tax), the parking program will sustain a cumulative total loss (after operating and capital costs) of \$6 million after fifteen years, as outlined in Table 2.

It is therefore a requirement of the recommended program that monies collected through cash-in-lieu, special parking tax, and net revenues

TABLE 1. PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM

ITEM	Planning Year	Capital Costs
Base-Capital Costs	-	\$ 16,400
Conversion of Two-Hour Meters	1	\$ 21,900
Conversion of Free On-Street Space	2	\$ 207,000
General Increase of Rates On-Street	2	\$ 40,500
Revenue Control on Lot P7	2	\$ 7,500
Surface Lot Upgrades	3	\$ 47,750
Revenue Control on P3 and P8	6	\$ 17,400
Revenue Control on P4	8	\$ 30,750
Parkade on P4	10	\$4409,600
Parkade on Block 34	12	\$4078,800
Surface Lot Rail Lands	15	\$ 75,700
GRAND TOTAL		\$8953,300

Note: Demand projections were based on the medium-range land use scenario which features the following:

- lease up of additional office and retail at 85% in 15 years;
- lease up of rail lands 70% in 15 years;
- use of vacant space and new rail land space assumed 60% office and 40% retail;
- generated a net total increase of 30 645 square metres (330000 square feet) of office use and 21 135 square metres (227400 square feet) of retail use by year 15, or 32% increase over current total commercial floor area in the downtown;
- up to 50% of office parking requirement to be provided on-site.

TABLE 2. PROJECTED CASH FLOWS OF RECOMMENDED PARKING PROGRAM

Wear Term:	Year	annual capital costs	annual operating costs	total annual costs	gross revenues	net after operating	net after capital	cum. after operating	cum. after capital
Base:	1	16400	755460	771860	757230	1770	-14630	1770	-14630
	2	276900	785678	1062578	772375	-13304	-290204	-11534	-304834
	3	47750	817106	864856	787822	-29283	-77033	-40817	-381867
	4	0	849790	849790	803579	-46211	-46211	-87028	-428078
	5	0	883781	883781	1276100	392319	392319	305290	-35760
	6	17406	919133	936533	1301622	382490	365090	687780	329330
	7	0	955898	955898	1327655	371757	371757	1059536	701086
	8	30750	994134	1024884	1354208	360074	329324	1419610	1030410
	9	0	1033899	1033899	1381292	347393	347393	1767003	1377803
Long Term:	10	4409600	1392455	5802055	1468918	16462	-4393138	1783465	-3015335
	11	0	1448153	1448153	1782096	333943	333943	2117408	-2681392
	12	4078800	1841779	5920579	1817738	-24042	-4102842	2093366	-6784234
	13	0	1915451	1915451	2201153	285702	285702	2379068	-6498532
	14	0	1992069	1992069	2245176	253107	253107	2632175	-6245425
	15	75706	2106751	2182451	2393894	287143	211443	2919318	-6033982
		8953300	18691537	27644837	21610856	2919318	-6033982		

from current operations need to be in the order of \$635000 annually to finance the long-range parking program, that is without incurring a carrying cost of the capital expense each year. We estimated that at least 20% of this capital fund can be generated through net revenues from current operations after 15 years.

The remaining \$510000 needs to be generated annually from "outside" the operation of the current parking system. It is therefore further recommended that the reasonableness of this figure within the context of the overall municipal tax system, be assessed by the Finance Department.

4.5. Other Recommendations

A number of recommendations stemming from B-A's review of the 1986 R.D.R.P.C. report on loading zones are contained in Appendix A of the Technical Report.

B-A also recommends, with respect to the proposed configuration of the north side of Ross Street once the one-way couplet is implemented, that the City study the option of "protecting" the northernmost traffic lane from through traffic and devoting it to parking/deparking manoeuvres associated with the angled parking stalls, as discussed in Section 3.3.2.

30.

DATE: December 15, 1988
TO: City Council
FROM: City Clerk
RE: 1989 PLEBISCITE - HOURS OF BUSINESS BYLAW

"RESOLVED that Council of The City of Red Deer, having considered all correspondence and petitions received regarding the Hours of Business Bylaw, and having considered all presentations made at the Public Meeting October 18, 1988, hereby agree that another plebiscite be held on the issue as soon as possible."

Submitted with this report for Council's consideration is the following:

1. Bylaw No. 2968/89:
 - A) to approve the question and form of ballot
 - B) appoint a Returning Officer
 - C) establishing the date of the plebiscite
 - D) establish date of advance vote.
2. A proposed budget for Council's approval
3. A proposed schedule
4. The wording of the question and form of ballot approved by Council for the 1985 plebiscite

Respectfully submitted,

C. Sevcik
City Clerk
CS/ds

BYLAW NO. 2968/89

WHEREAS the Council of The City of Red Deer has the authority under Section 119 of the Municipal Government Act to provide for the submission of a municipal question to the electors,

AND WHEREAS Council deems it desirable to obtain the opinion of the electors of The City of Red Deer with respect to the question of municipal regulation of the Hours of Business as one of the factors to be considered by Council in the exercise of its legislative authority;

NOW THEREFORE THE COUNCIL OF THE CITY OF RED DEER, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. The City Clerk shall cause a plebiscite to be held in which all electors of The City of Red Deer shall be entitled to vote and at which time the following question shall be put:
2. The Returning Officer shall cause all necessary information to be provided to the electors by means of advertising or other appropriate method.
3. The voting day shall be Monday, March 13, 1989.
4. An advance vote shall be held on the following days and hours:

Friday, March 3, 1989, from 10:00 a.m. to 8:00 p.m.
Saturday, March 4, 1989 from 10:00 a.m. until 8:00 p.m.
5. The City Clerk shall be the Returning Officer.
6. The form of the ballot shall be in accordance with Schedule "A" attached hereto.
7. The Returning Officer is authorized to divide The City of Red Deer into appropriate voting subdivisions.

Page 2
Bylaw 2968/89

8. Notice of voting shall be posted on or about February 24, 1989, in such conspicuous places as the Returning Officer selects.
9. This Bylaw comes into force on the date of its passage.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day
of A.D. 1988.

MAYOR

CITY CLERK

Bylaw No. 2968/89

Schedule "A"

VOTE ON A QUESTION FOR THE CITY OF RED DEER		YES	
		NO	
	THIS BALLOT SHALL NOT BE MARKED FOR MORE THAN ONE		

VOTE ON A QUESTION FOR THE CITY OF RED DEER	SHOULD THE CITY OF RED DEER ENACT A BYLAW SIMILAR TO BY-LAW 2870/85 WHICH REGULATES THE HOURS OF BUSINESS IN THE CITY OF RED DEER AND REQUIRES MOST BUSINESSES TO CLOSE ONE DAY PER WEEK?	YES	
		NO	
	THIS BALLOT SHALL NOT BE MARKED FOR MORE THAN ONE		

1989 PLEBISCITE - PROPOSED SCHEDULEJanuary 9

- Council
 - approve question and form of ballot
 - appoint returning officer
 - establish date for plebiscite
 - establish date of Advance vote
 - approve budget
- Returning Officer
 - hire co-ordinating staff and election workers
 - train staff
 - establish voting subdivisions
 - establish voting stations
 - establish advance voting station(s)
 - tender for and printing of ballots
 - prepare ballot boxes, poll books, forms, materials, signs, etc.
 - prepare advertising
 - eligibility
 - advance vote
 - voting day
 - subdivision boundary map
 - instructions for electors
 - rules of residency etc.

February 17 and 24

- notice of Advance Vote in Advocate

February 24, March 3 and 10

- notice of date of voting in Advocate

February 24

- post notices of voting and subdivision boundary map at following locations with approval from owners:

1. City Hall
2. Parkland Mall
3. Bower Mall
4. London Drugs
5. Eastview Shopping Centre
6. West Park Shopping Centre
7. Highland Green Shopping Centre
8. Canada Safeway - downtown
9. Canadian Tire
10. Pines Shopping Centre

11. Post Office - Downtown
12. Plaza Shopping Centre
13. Other locations as may be deemed appropriate.

March 3

- publish voting subdivision boundary map in Advocate and Advisor

March 3 and 4

- Advance Voting
- post notices of plebiscite at Institutional polls

March 13

- Date of Plebiscite

March 17

- Returning Officer to declare results at noon
 - announce
 - post
 - results to Deputy Minister

DEPT: CITY CLERKS
 PROG: PLEBISCITE
 FUNC: GENERAL ADMINISTRATION & OTHER

CODE	PROGRAM NUMBER AND DESCRIPTION	88 BUDGET	89 BUDGET
	<u>2-1913-0000</u>		
110	Salaries	-	\$4,770
137	Workers Compensation 10,250 X .88/100 =	-	90
211	Business Travel	-	200
221	Advertising	-	4,000
262	Building Rental (28 Polling Stations @\$100.00) =	-	2,800
279	Contractual Services:		
	- 30 PDRO's @\$110 = 3,300		
	- 28 DRO's @\$100 = 2,800		
	- 30 Poll Clerks @\$90 = 2,700		
	Attendance at Meetings:		
	- 30 PDRO's @\$25 = 750		
	- 28 DRO's @\$25 = 700		
		-	\$10,250
510	General Supplies		
	- Ballots = 800		
	- Stationery, forms, pencils, signs, etc. 700	-	1,500
	TOTALS	-	\$23,610

BYLAW NO. 2968/89

WHEREAS the Council of The City of Red Deer has the authority under Section 119 of the Municipal Government Act to provide for the submission of a municipal question to the electors,

AND WHEREAS Council deems it desirable to obtain the opinion of the electors of The City of Red Deer with respect to the question of municipal regulation of the Hours of Business as one of the factors to be considered by Council in the exercise of its legislative authority;

NOW THEREFORE THE COUNCIL OF THE CITY OF RED DEER, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. The City Clerk shall cause a plebiscite to be held in which all electors of The City of Red Deer shall be entitled to vote and at which time the following question shall be put:

*Should the Council of the City of Red Deer repeal
Bylaw No. 2870/85, the Hours of Business
Bylaw?*

2. The Returning Officer shall cause all necessary information to be provided to the electors by means of advertising or other appropriate method.
3. The voting day shall be Monday, March 13, 1989.
4. An advance vote shall be held on the following days and hours:
Friday, March 3, 1989, from 10:00 a.m. to 8:00 p.m.
Saturday, March 4, 1989 from 10:00 a.m. until 8:00 p.m.
5. The City Clerk shall be the Returning Officer.
6. The form of the ballot shall be in accordance with Schedule "A" attached hereto.
7. The Returning Officer is authorized to divide The City of Red Deer into appropriate voting subdivisions.

8. Notice of voting shall be posted on or about February 24, 1989, in such conspicuous places as the Returning Officer selects.
9. This Bylaw comes into force on the date of its passage.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1989

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1989

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day
of A.D. 1989

MAYOR



CITY CLERK

Bylaw No. 2968/89

Schedule "A"

VOTE ON A QUESTION FOR THE CITY OF RED DEER	<i>Should the Council of the City of Red Deer repeal Bylaw No. 2870/85, the Hours of Business Bylaw?</i>	YES	
		NO	
	THIS BALLOT SHALL NOT BE MARKED FOR MORE THAN ONE		

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

*Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

Your file:

Our file:

January 4, 1989

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

ATTENTION: C. Sevcik

Dear Sirs:

Re: Hours of Business By-Law

With respect to the proposed plebiscite and the question to be put to the voters, one suggestion would be as follows:

"Do you favour repeal of the Hours of Business By-law No. 2870/85 which would result in unlimited seven-day-a-week shopping."

Yours truly,



THOMAS H. CHAPMAN

THC/kah

1. Should Council rescind the Hours of Business Bylaw and allow all business establishments to open seven days a week?
3. Are you in favor of 7 days a week shopping?
2. Should Council rescind the Hours of Business Bylaw?
4. Are you in favor of business establishments being open seven days a week?
5. Are you in favor of business establishments regulating their own hours of business?
6. Should Council continue to regulate the Hours of Business?

Alderman Campbell

Are you in favour of a By-Law repealing The Hours of
Business By-Law No. 2870/85 ~~as amended?~~

1989 Plebiscite

- Proposed

Schedule

~~Time Table~~

Don't
type in
this
column
↓

L.A.E. Act.

Sections

January 9

- Council - approve question and form of ballot
- appoint returning officer
- establish ~~returning day~~ date for Plebiscite
- establish date of Advance vote
- approve budget

44

12

10

73

- Returning Officer - hire co-ordinating staff and election workers

13(i)

- train staff

- establish voting subdivisions

36(i)

- establish voting stations

13(b)

- establish advance voting station(s)

75(i)

- tender for and printing of ballots

41

- prepare ballot boxes, poll books, forms, materials, signs etc

13(c)

- prepare advertising - eligibility

- advance vote

- voting day

- subdivision boundary map

- instructions for electors

- rules of residency etc.

February 17 and 24 -

- notice of Advance Vote in Advocate and Advisor 74

February 24, March 3 and 10

- notice of date of voting in Advocate and Advisor 35

February 24

- post notices of voting and subdivision Boundary Map at following locations with approval from owners: 35(2)(a)iii

1. City Hall
2. Parkland Mall
3. Bower Mall
4. London Drugs
5. Eastview Shopping Centre
6. West Park Shopping Centre
7. Highland Green Shopping Centre
8. Canada Postway - Downtown
9. Canadian Tire
10. Pines Shopping Centre
11. Post Office - Downtown
12. Plaza Shopping Centre.

March 3

- publish voting subdivision boundary map in ~~the~~ Advocate and Advisor.

March 3 and 4

- Advance Voting
- post notices of Plebiscite at Institutional Polls 82 (2)

March 13

- Date of Plebiscite

March 17

- returning officer to declare results at noon
 - announce or 91 (2)
 - post
 - results to Deputy Minister 96 (4)

VOTE ON A QUESTION FOR THE
RED DEER

THE HOURS OF BUSINESS IN THE CITY OF RED
DEER AND REQUIRES MOST BUSINESSES TO CLOSE
ONE DAY PER WEEK?

Yes

THIS BALLOT SHALL NOT BE MARKED FOR MORE THAN ONE

VOTE ON A QUESTION FOR THE CITY OF
RED DEER

SHOULD THE CITY OF RED DEER ENACT A BYLAW
SIMILAR TO BY-LAW 2870/85 WHICH REGULATES
THE HOURS OF BUSINESS IN THE CITY OF RED
DEER AND REQUIRES MOST BUSINESSES TO CLOSE
ONE DAY PER WEEK?

No

Yes

THIS BALLOT SHALL NOT BE MARKED FOR MORE THAN ONE

A QUESTION FOR THE CITY OF
RED DEER

SHOULD THE CITY OF RED DEER ENACT A BYLAW
SIMILAR TO BY-LAW 2870/85 WHICH REGULATES
THE HOURS OF BUSINESS IN THE CITY OF RED
DEER AND REQUIRES MOST BUSINESSES TO CLOSE
ONE DAY PER WEEK?

No

Yes

DATE: DECEMBER 19, 1988
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: FUTURE OF ABANDONED RAILWAY R.O.W.
TO SYLVAN LAKE:
PROPOSED TRAIL

CS-2.005

1. The proposal to develop a multi-purpose trail along the abandoned railway right-of-way, between Red Deer and Sylvan Lake, was first raised during the public meetings for the planning of Waskasoo Park.

The proposal was last considered by City Council at its meeting on June 24, 1985, when the following resolution was adopted:

"RESOLVED that the Council of The City of Red Deer, having considered a report dated 14th June 1985 from Mayor R. McGhee, Chairman of the Waskasoo Park Policy Committee, hereby reaffirm its support in principle for the concept of the Sylvan Lake Trail, on the understanding that no urban park funds are available at this time, and further that Council authorize the administration to provide all relevant correspondence to the County of Red Deer and the Town of Sylvan Lake."

The trail concept was subsequently endorsed by the Sylvan Lake Town Council. However, the Red Deer County Council refused to approve the concept, due to objections by adjacent landowners, a number of whom are using the right-of-way for agricultural purposes.

2. The trail concept was subsequently included in the City's Recreation, Parks & Culture Master Plan, which has the following recommendation:

"3-11 ● The City should continue to support and promote the concept of a regional recreation trail between Red Deer and Sylvan Lake, along the abandoned railway right-of-way"

The City's Bicycle Master Plan also makes provision for linkage with the proposed Sylvan Lake Trail via 32nd Street.

.../2

City Council
Page 2
December 19, 1988
CS-2.005

3. The trail proposal has now been revised to include:

- a trail to Sylvan Lake, utilizing a portion of the abandoned railway right-of-way, accessed via 67th Street and Burnt Lake Trail; (refer Map 1)
- a loop trail to the historic A.C.R. Bridge, utilizing a portion of the abandoned railway right-of-way, accessed via 32nd Street and a proposed trail along the new Corridor Road. (refer Map 2)

This revised proposal eliminates the need for access across the old A.C.R. Bridge, which would require the construction of a new deck. In addition, it does not make use of the section of the right-of-way immediately north of the bridge, where the majority of acreages are located.

4. RECOMMENDATIONS

The concept of utilizing the railway right-of-way as a multi-purpose recreation trail is strongly supported. In Europe and the U.S.A., many thousands of kilometres of trail have been successfully developed using abandoned railway rights-of-way. I support the comments of the Recreation, Parks & Culture Board and the Parks and Recreation & Culture Managers, and recommend that City Council:

- support the revised concept of a trail to Sylvan Lake, utilizing a portion of the abandoned railway right-of-way, accessed via 67th Street and Burnt Lake Trail;
- support the concept of a loop interpretive trail to the historic A.C.R. Bridge, utilizing a portion of the abandoned railway right-of-way, accessed via 32nd Street, and investigate the development of a bicycle/pedestrian trail in conjunction with the proposed new Corridor Road.



CRAIG CURTIS

CC:dmg

- c. Lowell Hodgson, Recreation & Culture Manager
- Morris Flewwelling, Museums Director
- Don Batchelor, Parks Manager
- Dr. Bob Lampard, Museums Management Board Chairman
- Jack Engel, Recreation, Parks & Culture Board Chairman


DATE: DECEMBER 21, 1988 CS-P-1.305
TO: CITY COUNCIL
FROM: JACK ENGEL, Chairman
Recreation, Parks & Culture Board
RE: ALBERTA CENTRAL RAILWAY TRAIL PROPOSAL

At the December 13th, 1988 meeting of the Recreation, Parks & Culture Board, Mr. K. Larsen, representing the Red Deer Museums Management Board, provided a presentation recommending that two trail systems be considered from downtown Red Deer to the abandoned Alberta Central Railroad (A.C.R.) line.

The Board considered Mr. Larsen's proposal, and passed the following resolutions for consideration by City Council:

1. that City Council endorse the concept of the bike trail to Sylvan Lake via 67th Street;
2. that City Council support the concept of an interpretive trail to the A.C.R. Bridge;
3. that the possibility of a trail along the new corridor route from Highway 2 to downtown be investigated.

The existing reference in the Bicycle Master Plan for trails along the A.C.R. line were approved before railroad relocation and the major corridor road. It seems appropriate, at this time, to amend and update the Master Plan, as outlined in the Board's resolutions of December 13th, 1988.


JACK ENGEL

DB:dmg

- c. Craig Curtis, Director of Community Services
Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Morris Flewwelling, Director of Museums

-28-4

39-27-4

43.

#1



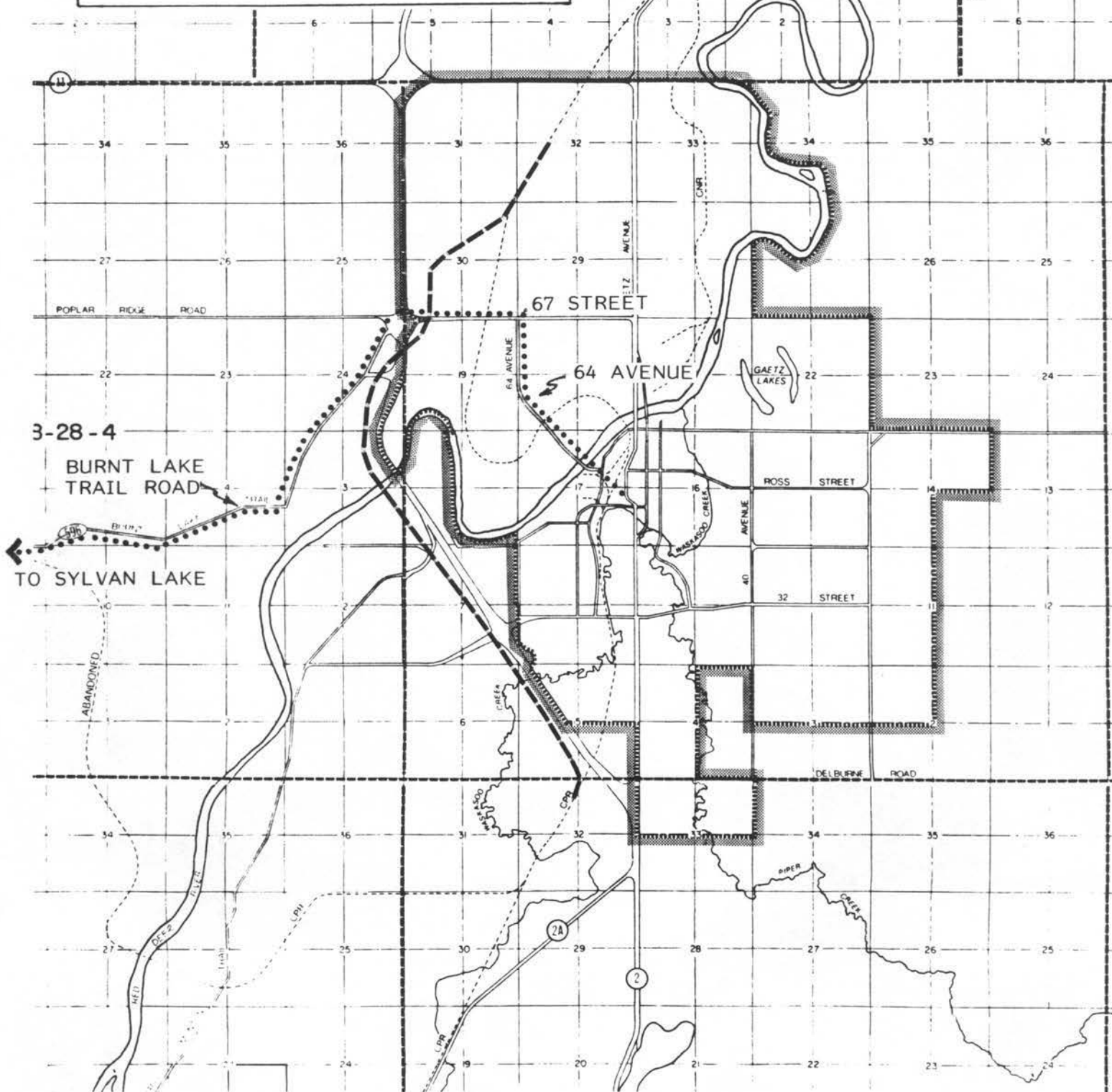
CITY BOUNDARY

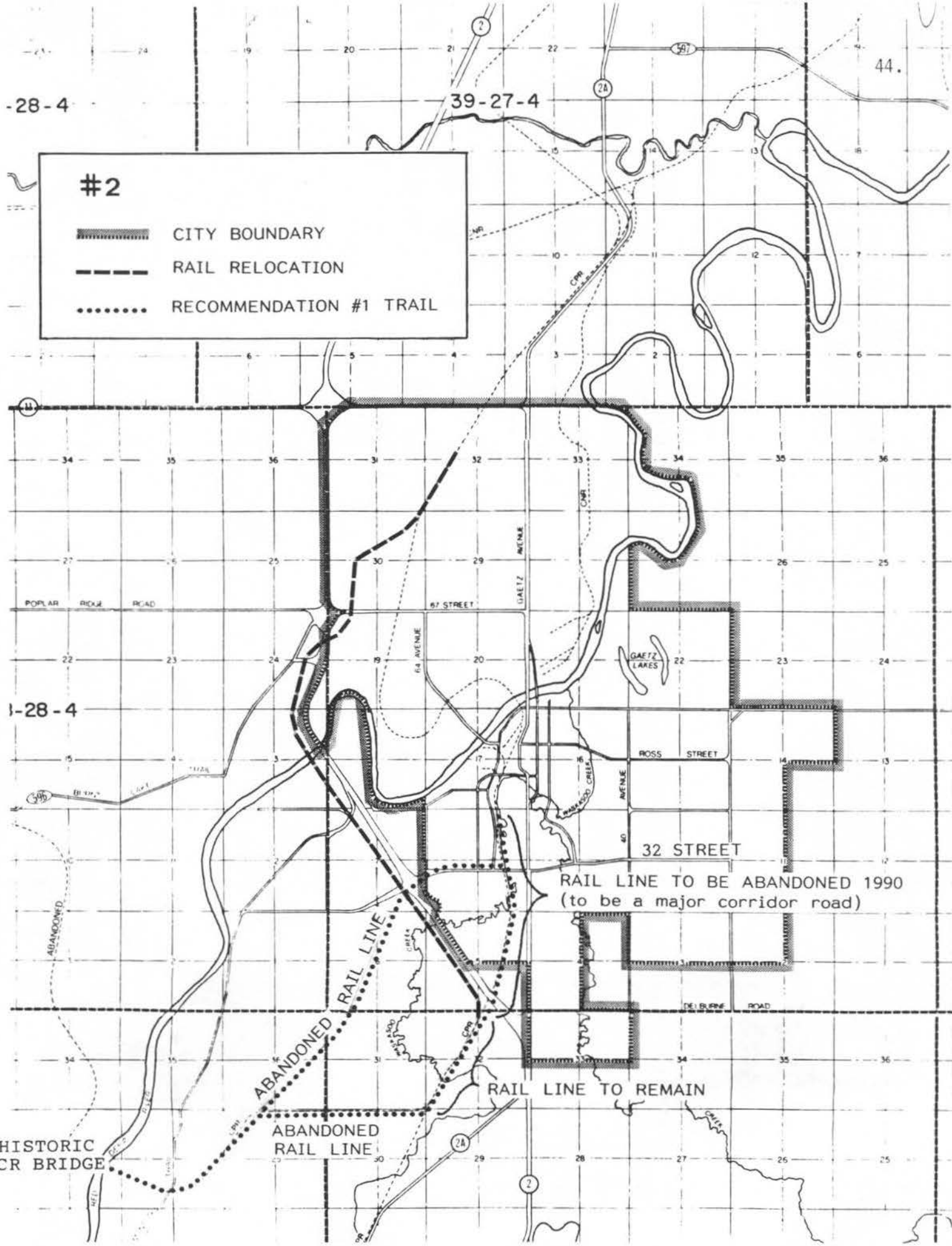


RAIL RELOCATION



RECOMMENDATION #2 TRAIL





#2

- CITY BOUNDARY
- RAIL RELOCATION
- RECOMMENDATION #1 TRAIL

RAIL LINE TO BE ABANDONED 1990
(to be a major corridor road)

RAIL LINE TO REMAIN

ABANDONED RAIL LINE

ABANDONED RAIL LINE

HISTORIC ACR BRIDGE

DATE: December 21, 1988
TO: CITY COUNCIL
FROM: DON BATCHELOR
Parks Manager
RE: ALBERTA CENTRAL RAILROAD & RURAL TRAIL PROPOSAL

The proposal for a trail system in the County of Red Deer was raised during the planning of Waskasoo Park (1985).

The Museums Management Board and the Recreation, Parks & Culture Board have both supported a new trail system concept which acknowledges:

- a) the railroad relocation project;
- b) the Corridor Road Project from downtown to Highway 2;
- c) concerns and opinions of residents/land owners adjacent to the abandoned A.C.R. line in the rural areas;
- d) the ability to incorporate bicycle and designated trails within existing road structures (i.e. 64 Avenue, 67 Street, and Burnt Lake Trail).

Primarily the suggested amendments to the Bicycle Master Plan, as recommended by the Recreation, Parks & Culture Board, would provide a recreation corridor linking the Waskasoo Park Trail System with the rural community and eventually a trail linkage to Sylvan Lake.

A similar proposal was suggested in 1985 to the County of Red Deer Council, but the trail along sections of the abandoned A.C.R. line were opposed by adjacent property owners and subsequently County Council rejected the proposal.

This new proposal deletes a section of the A.C.R. Trail where strong opposition was voiced and omits the use of the A.C.R. trestle bridge as part of the trail system.

.../2

The immediate significance of such an amendment to the Bicycle Master Plan, as recommended, is that it would allow for the planning and design of a trail system in conjunction with the Corridor Road Project from the C.P. Station (downtown) to the College and the extreme south sections of the City.

On the longer term, these amendments would allow organizations such as the Museums Management Board and others to lobby the rural residents and Red Deer County Council for the planning of this trail development along the designated routes. I fully support the proposed amendments to the Bicycle Master Plan and the revised future trail alignments, as outlined in Maps 1 and 2 of the Director of Community Services' letter.



DON BATCHELOR

DB/ad

- c. Craig Curtis, Director of Community Services
Lowell Hodgson, Recreation & Culture Manager
Morris Flewwelling, Director of Museums

Red Deer Museums Management Board

47.

Box 800
Red Deer, Alberta
T4N 5H2
(403) 343-6844

November 2, 1988

Mayor R. McGhee and
Members of Council
City Hall
Red Deer, Alberta

Your Worship:

RE: Alberta Central Railway Trail

Following a presentation by Mr. Ken Larsen at the October 26 meeting of the Museums Management Board and on recommendation of the Heritage Preservation Committee of the Board, the following resolutions were carried.

- # 1 THAT the Red Deer & District Museums Management Board endorse the concept of linking the historic Alberta Central Railway trestle bridge with the downtown CPR rail station through the development of a bicycle corridor along the present Canadian Pacific Railway right-of-way in conjunction with the corridor road project under Highway #2; then on to the Alberta Central Railway trestle and back into the City along the original A.C.R. right-of-way across the 32nd street overpass, thus creating a loop trail; and would recommend same to the City of Red Deer for its inclusion in the revised Bicycle Master Plan,
- # 2 And further that this Board endorse the concept of the development of a Provincially funded interpretive centre on the themes of railways and farming to be developed within/upon the structure of the Alberta Central Railway trestle and would recommend the investigation of this to the City of Red Deer through the Red Deer Tourism and Convention Board,

- # 3 And further that this Board endorse the concept of a recreational corridor being developed along the abandoned A.C.R. right-of-way byway of a connection across the 67 street overpass, then along the Burnt Lake Trail to its junction with the A.C.R. right-of-way and thence into Sylvan Lake Provincial Park and would recommend the investigation of same to the Recreation, Parks and Culture Board of the City of Red Deer for inclusion in the revised Bicycle Master Plan.

The above resolutions are being forwarded at this time to allow your consideration of them and their early inclusion into the major transportation corridor planning.

If you require further information, please feel welcome to contact Mr. Larsen at 746-5792 or the writer at 340-5735. We would be please to discuss the resolutions with members of Council.

Sincerely,



per Dr. Bob Lampard
Chairman
Museums Management Board

BL/le

Please to note that resolution # 1 and # 3 have been forwarded to the Recreation, Parks and Culture Board for information and endorsement and resolution # 2 has been forwarded for the same purpose to the Red Deer Tourism and Convention Board.

Office of the Mayor

49.



August 16, 1988

Dr. Robert Lampard, Chairman
Red Deer Museums Management Board
Box 800
RED DEER, Alberta
T4N 5H2

Dear Dr. Lampard:

Thank you for your letter of July 14, 1988.

The Waskasoo Park Master Plan which was approved by City Council in April of 1982 included a recommendation that a bicycle trail be incorporated in the railway bridge or as part of the widening of the Highway 2 traffic bridge.

Since that time, a bicycle/pedestrian bridge was constructed across the river linking Heritage Ranch with Great Chief Park. The cost of the bridge and adjacent trails was in the order of \$1,000,000. In view of the high cost of bridge structures it would be unrealistic for the City to pursue the addition of a bicycle/pedestrian link adjacent to the railway bridge as it would add greatly to the total cost of the Major Corridor Project, and there are, at present, no funds available for such development.

Sincerely,

R. J. MCGHEE
Mayor

PMS/bd

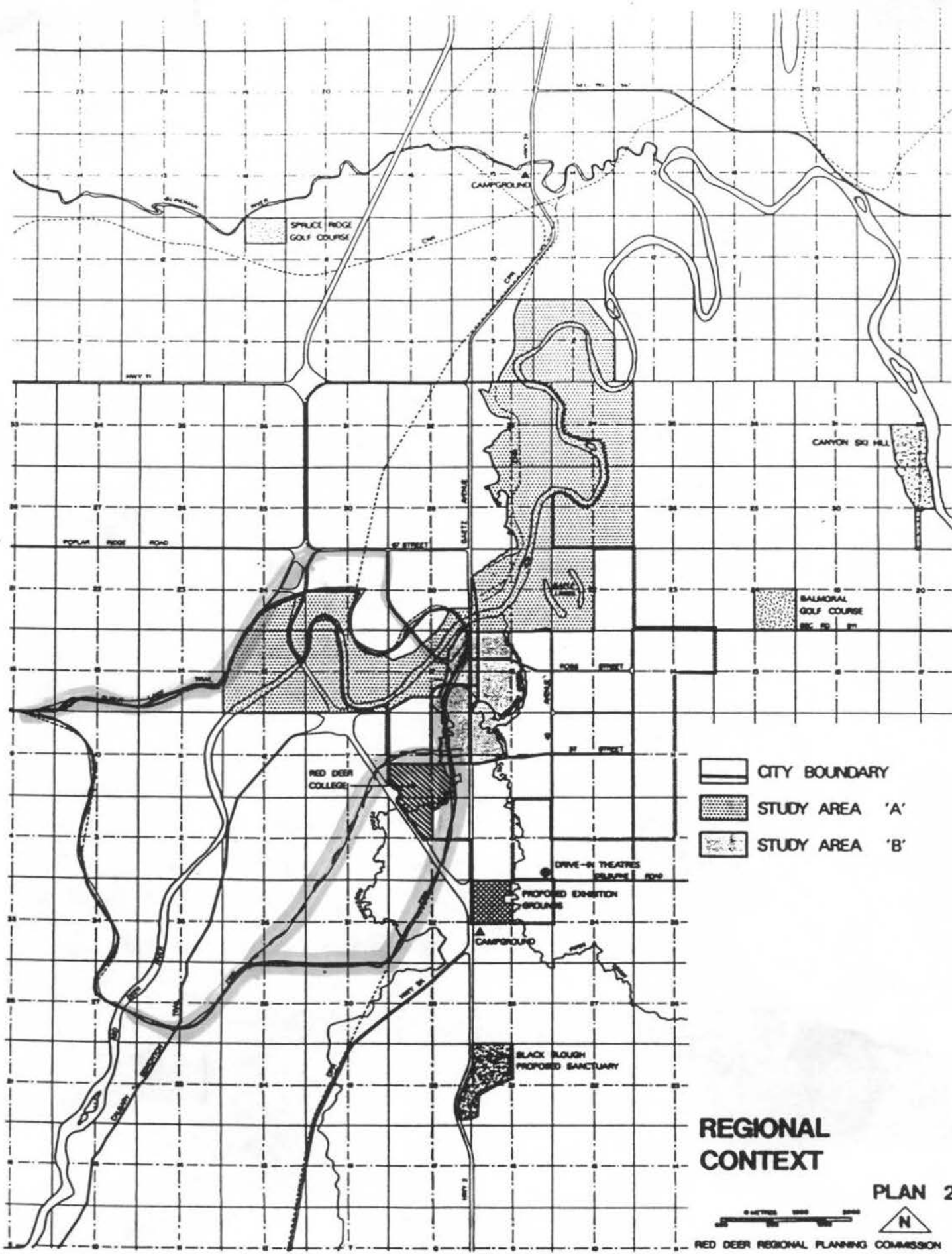
cc: C. Curtis, Director of Community Services
C. Adams, Secretary, Red Deer Museums Management Board

Commissioners' Comments

We would concur with the recommendations as summarized by the Dir. of Community Services. The actual development of this proposal will depend on support from other areas including funding.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



- CITY BOUNDARY
- STUDY AREA 'A'
- STUDY AREA 'B'

REGIONAL CONTEXT

PLAN 2

FILE COPY

DATE: JANUARY 9, 1989
TO: DIR. OF COMMUNITY SERVICES
FROM: CITY CLERK
RE: PROPOSED TRAIL/ALBERTA CENTRAL RAILWAY RIGHT-OF-WAY

Your report dated December 19, 1988, concerning the above topic, along with recommendations from the Recreation, Parks & Culture Board, received consideration at the Council meeting of January 9, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered reports re: future of abandoned railway right-of-way to Sylvan Lake hereby agree to:

1. Support the revised concept of a trail to Sylvan Lake, utilizing a portion of the abandoned railway right-of-way, accessed via 67 St. & Burnt Lake Trail
2. Support the concept of a loop interpretive trail to the historic A.C.R. Bridge, utilizing a portion of the abandoned railway right-of-way, accessed via 32 Street, and investigate the development of a bicycle/pedestrian trail in conjunction with the proposed new corridor road

and as recommended to Council January 9, 1989, with the actual development of said proposal being dependent on support from other areas, including funding."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.

C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Recreation, Parks & Culture Board
Recreation & Culture Manager
Parks Manager
Museums Director
Dir. of Finance
Museums Management Board

DATE: DECEMBER 21, 1988 CS-2.009

TO: CITY COUNCIL

FROM: CRAIG CURTIS
Director of Community Services

RE: INVITATION TO BID TO HOST THE
1991 ALBERTA SUMMER GAMES
A letter from the Alberta Sport Council
dated November 21, 1988 refers.

1. The Alberta Sport Council has invited all Alberta municipalities to bid to host the 1991 Alberta Summer Games. However, in terms of the Sport Council's policy, Red Deer is not eligible for serious consideration to host Summer Games until 1996.
2. The Recreation & Culture Manager has reported that a decision has now been reached, wherein the Canada Winter Games will be available to Alberta in 1995. Consequently, he recommended that the City not submit a letter of intent for the 1991 Alberta Summer Games, and seek the right to host the 1995 Canada Winter Games. This recommendation was supported by the Recreation, Parks & Culture Board.
3. RECOMMENDATION

I support the comments of the Recreation & Culture Manager and the Recreation, Parks & Culture Board, and recommend that City Council not submit a letter of intent for the 1991 Alberta Summer Games, and pass a resolution in support of an application to host the 1995 Canada Winter Games.



CRAIG CURTIS

CC:dmg

- c. Lowell Hodgson, Recreation & Culture Manager
Jack Engel, Recreation, Parks & Culture Board Chairman

FILE: R-30742

DATE: DECEMBER 14, 1988

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN
RECREATION PARKS & CULTURE BOARD

RE: INVITATION TO BID TO HOST THE 1991 ALBERTA SUMMER GAMES

A letter from the Alberta Sport Council invited Alberta municipalities to bid for the right to host the 1991 Alberta Summer Games. This letter, however, pointed out the fact that Red Deer is not eligible for serious consideration to host Summer Games until 1996 and Winter Games until 1998 nor Senior Games until 1994. Yet we were still eligible to submit a letter of intent if indeed we wish to bid for any of the upcoming Games.

At our Board meeting held December 13th the Recreation & Culture Manager pointed out that a decision has now been reached wherein the Canada Winter Games will be available to Alberta in 1995. The 1993 Canada Summer Games are to be held in British Columbia. Based on this information and a recommendation from the Recreation & Culture Manager the Recreation Parks & Culture Board recommends to City Council that we not bid for the right to host Alberta Games but that we aggressively pursue the right to host the 1995 Canada Winter Games with more information expected from those authorities in the months ahead:

Moved by Alderman Moffat, seconded by D. Wales

"That the Recreation Parks & Culture Board recommend to Mayor McGhee that The City of Red Deer not submit a letter of intent for the 1991 Alberta Summer Games, but that The City of Red Deer aggressively seek the right to host the 1995 Canada Winter Games."

MOTION CARRIED



JACK ENGEL

LRH/ccs

c. Craig Curtis

Commissioners' Comments

We would concur with the recommendations of the Recreation, Parks & Culture Board.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

FILE: R-30742

DATE: DECEMBER 14, 1988

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN
RECREATION PARKS & CULTURE BOARD

RE: INVITATION TO BID TO HOST THE 1991 ALBERTA SUMMER GAMES

A letter from the Alberta Sport Council invited Alberta municipalities to bid for the right to host the 1991 Alberta Summer Games. This letter, however, pointed out the fact that Red Deer is not eligible for serious consideration to host Summer Games until 1996 and Winter Games until 1998 nor Senior Games until 1994. Yet we were still eligible to submit a letter of intent if indeed we wish to bid for any of the upcoming Games.

At our Board meeting held December 13th the Recreation & Culture Manager pointed out that a decision has now been reached wherein the Canada Winter Games will be available to Alberta in 1995. The 1993 Canada Summer Games are to be held in British Columbia. Based on this information and a recommendation from the Recreation & Culture Manager the Recreation Parks & Culture Board recommends to City Council that we not bid for the right to host Alberta Games but that we aggressively pursue the right to host the 1995 Canada Winter Games with more information expected from those authorities in the months ahead:

Moved by Alderman Moffat, seconded by D. Wales

"That the Recreation Parks & Culture Board recommend to Mayor McGhee that The City of Red Deer not submit a letter of intent for the 1991 Alberta Summer Games, but that The City of Red Deer aggressively seek the right to host the 1995 Canada Winter Games."

MOTION CARRIED



JACK ENGEL

LRH/ccs

c. Craig Curtis

Commissioners' Comments

We would concur with the recommendations of the Recreation, Parks & Culture Board.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

FILE: R-30742

DATE: DECEMBER 14, 1988

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN
RECREATION PARKS & CULTURE BOARD

RE: INVITATION TO BID TO HOST THE 1991 ALBERTA SUMMER GAMES

A letter from the Alberta Sport Council invited Alberta municipalities to bid for the right to host the 1991 Alberta Summer Games. This letter, however, pointed out the fact that Red Deer is not eligible for serious consideration to host Summer Games until 1996 and Winter Games until 1998 nor Senior Games until 1994. Yet we were still eligible to submit a letter of intent if indeed we wish to bid for any of the upcoming Games.

At our Board meeting held December 13th the Recreation & Culture Manager pointed out that a decision has now been reached wherein the Canada Winter Games will be available to Alberta in 1995. The 1993 Canada Summer Games are to be held in British Columbia. Based on this information and a recommendation from the Recreation & Culture Manager the Recreation Parks & Culture Board recommends to City Council that we not bid for the right to host Alberta Games but that we aggressively pursue the right to host the 1995 Canada Winter Games with more information expected from those authorities in the months ahead:

Moved by Alderman Moffat, seconded by D. Wales

"That the Recreation Parks & Culture Board recommend to Mayor McGhee that The City of Red Deer not submit a letter of intent for the 1991 Alberta Summer Games, but that The City of Red Deer aggressively seek the right to host the 1995 Canada Winter Games."

MOTION CARRIED

JACK ENGEL

LRH/ccs

c. Craig Curtis

B/F Dec 10
Contra

DATE: November 29, 1988
TO: Director of Community Services
FROM: Executive Assistant to the Mayor and Commissioner
RE: INVITATION TO BID TO HOST THE 1991 ALBERTA SUMMER GAMES

Attached is a copy of a letter dated November 21, 1988 from Mr. Dennis Allen of the Alberta Sport Council, concerning the above-noted subject.

Would you please have the appropriate staff review this and provide recommendation to this office as to whether or not we should submit a letter of intent.

Thank you.

PATRICIA M. SHAW
Executive Assistant to the
Mayor and Commissioner

PMS/bd

Att.

cc: Recreation & Culture Manager



Hanover Place, Ste. 450,
101 - 6th Avenue S.W., Calgary, Alberta T2P 3P4
Telephone: (403) 297-2503

November 21, 1988

His Worship
Mayor Robert McGhee
4914 - 48 Avenue
P.O. Box 5008
Red Deer, AB.
T5N 3T4

Dear Mayor McGhee:

RE: INVITATION TO BID TO HOST THE 1991 ALBERTA SUMMER GAMES

We are enclosing a copy of the invitation to bid to host the 1991 ALBERTA SUMMER GAMES. The opportunity to host this event is being offered to all Alberta municipalities, and selected Indian Bands.

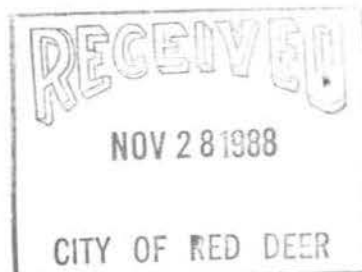
Also enclosed for your information is a copy of our recently revised "Criteria for Selecting Alberta Games Host Communities". Included in this policy is a formula for re-consideration of former host communities. Since Red Deer hosted the very successful 1988 Alberta Winter Games, you would not be eligible for serious consideration of your bid for an Alberta Summer Games until 1996. Although you could not be re-considered to host an Alberta Winter Games until 1998, your bid for an Alberta Seniors Games could be seriously considered in 1994.

After reviewing the policy, if you still feel that your community would be interested in bidding to host the 1991 Alberta Summer Games, a letter of intent, accompanied by a resolution of your Municipal Council, would be the only requirement at this time. Should a "new" Alberta community, or a former host community now eligible for re-consideration, not be capable of hosting the Summer Games, we would then consider previous hosts such as yourselves, if you have expressed an interest.

We look forward to hearing from you in this regard.

Sincerely,

DENNIS ALLEN
Director
Games & Competitions.



/jff
Encls.
cc: Lowell Hodgson

ALBERTA SPORT COUNCIL

CRITERIA FOR SELECTING ALBERTA GAMES HOST COMMUNITIES

POLICY STATEMENT

The Alberta Sport Council believes that all communities within the Province of Alberta should be given the opportunity to bid to host an Alberta Games. Further, the Games will move throughout the Province when appropriate and all communities will be given equal consideration regardless of their geographical location.

Communities with populations less than 5,000 are encouraged to join together with neighboring communities, and submit a joint bid. Communities that have previously hosted Alberta Summer or Winter Games, or Alberta Senior Games, will be given serious consideration as potential host according to the grid outlined below.

Guidelines and Procedures

A 'selection committee' of the Games and Competition Committee will tour bidding communities and consider the following criteria prior to selecting the Alberta Games host community:

- o adherence to the philosophy of Alberta Games
- o commitment of the municipality
- o capability of accommodating and feeding athletes, coaches and officials
- o potential of a Games legacy and its implications for the community
- o capacity to host a full complement of sporting events
- o evidence of community support
- o evidence of organizational ability
- o potential to provide the athletes with an extraordinary positive experience
- o past experience in hosting major events
- o past involvement in Alberta Sport Council programs
- o proposed operating costs and sources of revenue
- o support by the local media
- o availability of medical facilities
- o capacity to handle culture and special groups
- o creative or unique aspects of the proposed Games
- o no previous Alberta Summer, Winter, or Seniors Games hosting experience.

Re-consideration of Previous Games Hosts

GAMES PREVIOUSLY HOSTED	GAMES BEING BID FOR		
	Alta.Summer Games	Alta.Winter Games	Alta.Seniors Games
Alta.Summer Games	10 yrs	8	6
Alta.Winter Games	8	10	6
Alta.Seniors Games	6	6	10

NOTE: Community will be given serious consideration for the above-listed Games after the indicated number of years. "Given serious consideration" implies that the community will submit a formal bid. Communities that have hosted a previous Games, but are not eligible for serious consideration according to the above grid, can still submit a "letter of intent", indicating their wish to host a Games.

DA/jf/kr
Updated
03.11.1988





1991 ALBERTA SUMMER GAMES

OVERVIEW

The Alberta Games have become a significant amateur sport and cultural event in our province, providing many benefits to both the host community and to the thousands of Albertans who participate at the local, zone and provincial level.

The Alberta Games have been awarded to communities of all sizes, located throughout the province. Communities with populations less than 5,000 are encouraged to join together with neighboring communities, and submit a joint bid.

The 1991 Alberta Summer Games must be staged in the time period August 7-11, 1991.

FUNDING

The Alberta Sport Council will provide not less than:

• Operating Grant	\$240,000
• Cultural Grant	50,000
• Legacy Grant	50,000
• Incentive Grant to Ongoing Societies	10,000
• TOTAL	<u><u>\$350,000</u></u>

FOR MORE INFORMATION

"Guidelines for Communities Bidding to Host the 1991 Alberta Summer Games" are available for those who are interested in submitting a bid. For further information, or to request a copy of these Guidelines, please contact:

Dennis Allen
Alberta Sport Council
Ste. 450, 101 - 6 Avenue S.W.
Calgary, Alberta
T2P 3P4
Telephone: 297-2503

DEADLINE TO SUBMIT BID

Completed proposals must be received by the Alberta Sport Council no later than Wednesday March 1, 1989.

*THE HONOURABLE NORM A. WEISS
MINISTER OF RECREATION AND PARKS*

*Extends an Invitation
To All Municipalities in Alberta*

To Bid to Host

THE 1991 ALBERTA SUMMER GAMES



(Program and Deadline Details are Enclosed)

Office of the Mayor



May 9, 1988

Mr. Dennis Allen
Director
Games and Competitions
Alberta Sport Council
Hanover Place, Ste. 450
101 - 6th Avenue S.W.
CALGARY, Alberta
T2P 3P4

Dear Mr. Allen:

RE: 1990 ALBERTA SENIOR GAMES

It is with pride and pleasure that I file this letter with you, offering our City to host the 1990 Alberta Senior Games. We would like to reaffirm our willingness to host Alberta Summer or Winter Games. We believe our recent success with the Alberta Winter Games and our previous experience with two Summer Games, speaks for itself. We have the facilities, the experience, and, more importantly, the will to be good hosts.

We recognize and respect the Sports Council's decision to move the Games around the Province, but we also want you to know that we stand ready!

Pledging you our ongoing support and cooperation.

Sincerely,

R. J. MCGHEE
Mayor

LH/bd

cc: Director of Community Services
Recreation Manager
City Clerk

DATE: May 3, 1988
TO: Recreation, Parks & Culture Board
FROM: City Clerk
RE: INVITATION TO HOST THE 1990 ALBERTA SENIOR GAMES

The April 14, 1988, report from the Recreation, Parks & Culture Board concerning the above was presented to Council May 2, 1988, and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer hereby agree that a letter be filed with the Alberta Sport Council and Alberta Recreation and Parks expressing the City's willingness to host the 1990 Alberta Senior Games, and further that a renewal of intent be incorporated in said correspondence indicating this City's willingness to host any games and as recommended to Council May 2, 1988, by the Recreation, Parks & Culture Board."

The decision of Council in this instance is submitted for your information.

By way of a copy of this memo, we are requesting the Recreation Manager to prepare for the Mayor's signature a letter to be filed with the Alberta Sport Council and Alberta Recreation and Parks in accordance with the resolution quoted above.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds

c.c. Mayor McGhee
Dir. of Community Services
Recreation Manager

- June 24/87



Office of the Minister

RECREATION AND PARKS

Room 107 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3672

June 15, 1987

His Worship, Mr. Robert J. McGhee
Mayor, City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. McGhee:


In response to your correspondence of May 22, 1987 I wish to take this opportunity to thank you for indicating an interest in hosting a future Canada Games.

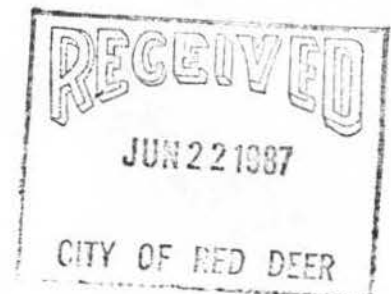
The City of Red Deer's commitment and volunteer involvement in the hosting of previous Alberta Games is recognized throughout the Province of Alberta and we look forward to your hosting the 1988 Alberta Winter Games.

At the present time, the earliest that Alberta could host a Canada Games is the 1995 Canada Winter Games if the existing Games cycle is followed. However, the sequencing of Canada Games beyond 1991 is still being reviewed by the Federal/Provincial-Territorial Ministers of Sport and Recreation. When the decision has been made on Alberta being asked to be the host Province, formal bids will be solicited from interested municipalities.

Best wishes for your future endeavours.

Sincerely,


Norm A. Weiss
Minister



Original to File

87/06/24 AS

Office of the Mayor



May 22, 1987

The Honorable Norm A. Weiss
Minister of Recreation and Parks
Province of Alberta
Room 107, Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Mr. Weiss:

It is my pleasure, on behalf of The City of Red Deer, to notify you of our desire to host a future Canada Games. A sub-committee of Red Deer City Council has spent the past six months researching the feasibility of hosting a Canada Games event. Their conclusion is that The City of Red Deer has the available expertise, trained volunteer workers, and the nucleus of required facilities to host either a Winter or Summer Games.

We understand that depending upon negotiations with respect to future scheduling, the 1995 Winter Games would be offered to the Province of Alberta. In addition, we are advised that there is a possibility the 1993 Summer Games might be made available to Alberta. The City of Red Deer's preference is to host a Summer Games, but we are also very interested in being considered for the Winter Games.

Once the future scheduling of Canada Games is resolved, The City of Red Deer would appreciate being considered at the time formal bids are requested.

Yours truly,

R. J. MCGHEE
Mayor

AVS/mm

DATE: JANUARY 10, 1989
TO: DIR. OF COMMUNITY SERVICES
FROM: CITY CLERK
RE: 1991 ALBERTA SUMMER GAMES
1995 CANADA WINTER GAMES

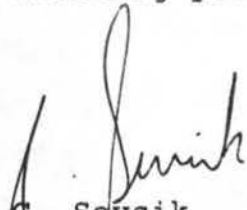
At the Council Meeting of January 9, 1989, the following motion was passed concerning the above matter.

"RESOLVED that Council of The City of Red Deer hereby agree that the City not submit a letter of intent for the 1991 Alberta Summer Games.

Council further agree to support an application to host the 1995 Canada Winter Games and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and I trust that you will take whatever action is deemed appropriate on behalf of the City.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Recreation, Parks & Culture Board
Recreation & Culture Manager

NO. 4

DATE: December 19, 1988
 TO: CITY COUNCIL
 FROM: DON BATCHELOR
 Parks Manager
 RE: HERITAGE SQUARE OVEREXPENDITURE

The redevelopment of the Heritage Square Project (Account #6-9710-0002) in 1988 has resulted in an overexpenditure of \$4,300.

This overexpenditure is a result of having to complete the project in time for the Red Deer birthday celebrations and due to change orders necessary during the redevelopment of the project to ensure conformance to the design specifications and respective park theme. The overexpenditures can be summarized as follows:

a) extra landscaping, grading sodding	\$2,900.00
b) additional boardwalk steps, etc. to historical buildings; additional hard land scaping elements (fencing and pave stones)	800.00
c) additional painting/staining, signage	600.00
TOTAL	\$4,300.00

The Parks Department has incorporated some of the site improvement costs (i.e. pruning, clean up, trails, overseeding) for this project in its Operating Budget.

I request that Council approve an overexpenditure on this account in the amount of \$4,300 representing a 10 percent increase in the project cost. The funding source recommended for this overexpenditure would be the Red Deer Heritage Fund. The Waskasoo Museum Foundation Board has reviewed this proposal and approved this expenditure from the Heritage Fund.



DON BATCHELOR

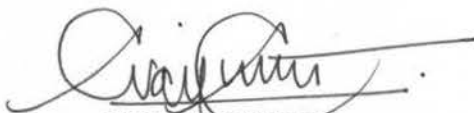
/ad

c. C. Curtis, Director of Community Services
 M. Flewelling, Museums Director
 P. Wasylyshyn, Parks Planner
 A. Wilcock, Director of Financial Services
 J. Pallo, Grants Administrator

DATE: DECEMBER 22, 1988 CS-2.019
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: HERITAGE SQUARE:
OVEREXPENDITURE

1. The Heritage Square project was successfully completed, and officially opened on Sunday, July 31st, 1988, as part of the 75th Anniversary celebrations. In the final stages of construction, a \$4,300 overexpenditure was incurred, largely due to the need for additional site grading and sodding.
2. This matter was discussed with the Parks Manager and the Museums Director, and it was decided that the Red Deer Heritage Fund was the most appropriate funding source. The Waskasoo Museum Foundation subsequently reviewed the proposal and endorsed the expenditure.
3. RECOMMENDATION

I support the comments of the Parks Manager, the Museums Director and the Waskasoo Museum Foundation, and recommend that City Council approve an expenditure of \$4,300 from the Red Deer Heritage Fund, to cover overexpenditures related to the construction of Heritage Square.



CRAIG CURTIS

CC:dmg

- c. A.B. Armstrong, Waskasoo Museum Foundation Chairman
Morris Flewwelling, Museums Director
Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager

Commissioners' Comments

We would concur with the recommendations that the overexpenditure in this instance be charged to the Red Deer Heritage Fund.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: JANUARY 10, 1989
TO: PARKS MANAGER
FROM: CITY CLERK
RE: HERITAGE SQUARE OVEREXPENDITURE

Council of The City of Red Deer at its meeting held on January 9, 1989, passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer hereby approve an overexpenditure of \$4300.00 pertaining to the redevelopment of the Heritage Square Project and that said overexpenditure be charged to the Red Deer Heritage Fund and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds

c.c.: Dir. of Community Services
Museums Director
Dir. of Finance
Grants Manager
Waskasoo Museum Foundation

DATE: December 22, 1988

TO: City Clerk

FROM: City Assessor

RE: PROPERTY TAX REFUND REQUEST
LOT 35, BLOCK 9, PLAN 792-1500
113 CRAWFORD STREET
ROLL #15-4-1290
LEONIDES & BRENDA SACOPASO

We are in receipt of a letter from the above noted property owners requesting a reduction in their assessed value for a three month period in 1988 due to a house fire that gutted the interior of the home and made it uninhabitable. I would suggest that the applicant is requesting a property tax refund not an assessed value reduction and will treat this request accordingly.

There is no provision within the Municipal Taxation Act or assessment legislation that provides the City Assessor or Administration with the authority to refund or reduce taxes on a request as has been made. However, the Municipal Taxation Act Section 106 reads:

"A council may with respect to a specific property or business pass a resolution in any case where the council considers it equitable to do so

- a) to cancel or refund all or any part of a tax levy, or
- b) to suspend and defer for the period of time and on the terms and conditions that to the council seem proper, a special frontage or a special local benefit assessment."

The property taxes paid on this account in 1988 are broken down as follows:

Municipal Taxes	\$ 608.74
Supplementary Education	\$ 512.06
Hospital	\$.86
Frontage	\$ 5.00
Total Taxes	\$1,126.66

Pursuant to this legislation Council may choose to grant an refund under these extenuating circumstances. If they should be sympathetic toward this proposal, I would recommend that consideration be given to the three month period only, and to the municipal portion of the taxes only as the balance of the taxes as indicated above, specifically supplementary education and hospital are committed and must be paid under a cost sharing program.

City Clerk
Page 2
December 22, 1988

Therefore, we would recommend that one quarter of \$608.74 be considered, or an amount of \$152.19, should Council wish to refund any amount.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Al Knight", with a stylized flourish at the end.

Al Knight, A.M.A.A.

AK/bw

cc Director of Finance
Fire Chief

Leonides & Brenda Sacopaso
113 Crawford St.
Red Deer, Alberta
T4P 2G4

Mr. Allan Knight, A.M.A.A.
City Assessor

Due to a major house-fire on June 3, 1988, our house suffered sufficient structural damage, as to warrant it uninhabitable. We were able to move back on September 15, 1988.

I am writing to request that you consider a reduction in our assessed value on the building for a 3 month period of the 1988 taxation year. The legal description of the property is Lot 35, Blk. 9, Plan 792-1500. 113 Crawford St. The tax roll # is 15-4-1290.

Thank you for your attention to this matter.

Yours truly,

"Brenda Sacopaso"

Commissioners' Comments

We would recommend that Council agree to a refund of the portion as suggested by the City Assessor.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

RECEIVED
DEC 20 1988

Leonides, Brenda
Saccopaso
113 Crawford St
Red Deer, Alta
T4P 2G4

Mr. Allan Knight, CITY OF RED DEER, ALTA.

City assessor,

Due to a major house-fire on June 3, 1988, our house suffered sufficient structural damage, as to warrant it uninhabitable. We were able to move back on Sept. 15, 88. I am writing to request that you consider a reduction in our assessed value on the building for a 3 month period of the 1988 taxation year. The legal description of the property is Lot 35 - Blk 9 - Plan. 792-1500. 113 Crawford St. The tax roll # is 15-4-1290.

Thank-you for your attention to this matter. Yours truly
Brenda Saccopaso

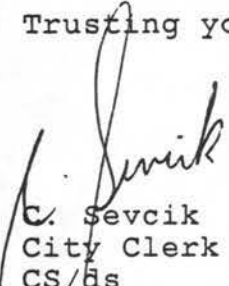
DATE: JANUARY 10, 1989
TO: CITY ASSESSOR
FROM: CITY CLERK
RE: PROPERTY TAX REFUND REQUEST/LEONIDES & BRENDA SACOPASO
113 CRAWFORD STREET, ROLL NO. 15-4-1290

Council of The City of Red Deer at its meeting held on January 9, 1989, passed the following motion in regards to the above referred matter.

"RESOLVED that Council of The City of Red Deer having considered application from Leonides & Benda Sacopaso for a property tax refund pertaining to 113 Crawford Street, Lot 35, Block 9, Plan 792-1500, Roll No. 15-4-1290, hereby approve a refund of the municipal portion only for a three month period in the amount of \$152.19 and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/as
c.c. Dir. of Finance

DATE: DECEMBER 21, 1988
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: LIONS CAMPGROUND MANAGEMENT CONTRACT

CS-2.011

1. As with a number of facilities in Waskasoo Park, the management of the Lions Campground is contracted to a private operator. It is anticipated that this facility will generate a surplus of approximately \$25,000 in 1989. Surplus funds are used to subsidize the operation of Waskasoo Park, as a whole.
2. The management contract has recently been tendered, and the Recreation, Parks & Culture Board is recommending acceptance of the low bid.
3. RECOMMENDATION

I support the comments of the Recreation, Parks & Culture Board, and recommend that the management contract for the Lions Campground section of Waskasoo Park be awarded to Three Circles, at a tender price of \$28,000 for 1989.



CRAIG CURTIS

CC:dmg

- c. Jack Engel, Recreation, Parks & Culture Board Chairman
Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager

FILE: R-30739

DATE: DECEMBER 14, 1988

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN
RECREATION PARKS & CULTURE BOARD

RE: LIONS CAMPGROUND MANAGEMENT CONTRACT

Eight bids were received for the management of the Lions Campground for the 1989 season. Bids received were as follows:

1.	Three Circles	\$28,000.00
2.	Double M	\$30,900.00
3.	William Boivin	\$31,000.00
4.	Steve Tinordi	\$31,757.00
5.	Robin Anderson	\$34,675.00
6.	Blackfalds Mobile Park	\$36,990.00
7.	Tisdale - Walker	\$40,000.00
8.	Charlie Devereaux	\$46,895.00

The Recreation Facilities Superintendent interviewed the four low bidders and in a report to the Recreation Parks & Culture Board the Recreation & Culture Manager has recommended the awarding of the contract to Three Circles in the amount of \$28,000.00. The Board supports this recommendation with the following resolution:

Moved by B. Stotts, seconded by L. Paradis

"That the Recreation Parks & Culture Board recommend to City Council that the 1989 Lions Campground Management Contract be awarded to Three Circles at the tender price of \$28,000."

MOTION CARRIED



JACK ENGEL

LRH/ccs

c. Craig Curtis

Commissioners' Comments

We would concur with the recommendations of the Recreation, Parks & Culture Board and Dir. of Community Services that the contract be awarded to Three Circles.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

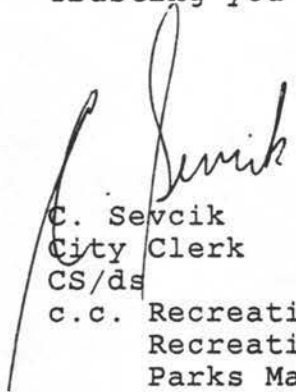
DATE: JANUARY 10, 1989
TO: DIRECTOR OF COMMUNITY SERVICES
FROM: CITY CLERK
RE: LIONS CAMPGROUND MANAGEMENT CONTRACT

Council of The City of Red Deer at its meeting held on January 9, 1989, passed the following motion regarding the above topic.

"RESOLVED that Council of The City of Red Deer hereby agree to award the Lions Campground Management Contract to Three Circles in the amount of \$28,000.00 and hereby authorize the Mayor and City Clerk to execute said agreement on behalf of the City."

The decision of Council in this instance is submitted for your information and I trust you will ensure appropriate legal documentation is prepared and executed by all parties.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds

c.c. Recreation, Parks & Culture Board
Recreation & Culture Manager
Parks Manager
Dir. of Finance

DATE: DECEMBER 21, 1988 CS-2.013

TO: CITY COUNCIL

FROM: CRAIG CURTIS
Director of Community Services

RE: COMMUNITY FACILITY ENHANCEMENT PROGRAM:
COMMUNITY SERVICE FACILITIES

1. The recently announced Community Facility Enhancement Program provides a unique opportunity for the City to undertake capital maintenance on a number of community service facilities.

As I have outlined in several reports, a number of Recreation & Culture buildings have deteriorated badly and are in urgent need of maintenance. This is partly a result of budget cuts over the past four years, which have virtually eliminated building maintenance items. However, it must also be acknowledged that a number of facilities, such as the G.H. Dawe Community Centre, were substandard in design and construction. This has resulted in maintenance requirements far in excess of those which could be normally anticipated. The Community Services Division's present policy is to recommend that a capital project be deferred, rather than making cuts in the durability of materials or quality of finish.

2. The Recreation & Culture Manager and the Dawe Centre Director have prepared a three-year plan of high-priority capital maintenance items which could be funded through this program. The grant program offers the following two categories of funding:

- Category "A" applications are for assessment studies, and have no matching requirements.
- Category "B" applications are for renovations, repairs and extensions, and require a 50% matching contribution.

The plan takes advantage of both categories of grant, and indicates the manner in which funding could be divided between the City and the Province.

3. The Recreation, Parks & Culture Board considered the proposed three-year plan at its last meeting. It is recommending that City Council authorize the submission of the Category "A" applications, and consider the proposed Category "B" applications during the budget discussions.

City Council
Page 2
December 21, 1988
CS-2.013

4. RECOMMENDATIONS

It is recommended that City Council:

- authorize the submission of Category "A" grant applications under the Community Facility Enhancement Program, as outlined in the report;
- consider the proposed capital renovations and potential Category "B" grant applications during the budget discussions.



CRAIG CURTIS

CC:dmg

FILE: R-30738

DATE: DECEMBER 14, 1988

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN
RECREATION PARKS & CULTURE BOARD

RE: COMMUNITY FACILITY ENHANCEMENT PROGRAM


Attached to this memo is a report from the Recreation & Culture Manager with information on this new grant program from the Provincial Government. The Recreation Parks & Culture Board considered this report when we met December 13th and recommended to City Council that we apply immediately for the projects identified under category A requiring no matching and that projects identified under category B be discussed when our budget is presented to you later in January.

Moved by L. Paradis, seconded by D. Wales

"That the Recreation, Parks & Culture Board recommend to City Council that an application be made immediately for funding under Category 'A' of the Community Facility Enhancement Program to do assessment studies, and that during budget consideration, ways be explored to determine how best to take advantage of Category 'B' in order to upgrade existing facilities.

Further that Council be cognizant that this is one of the best opportunities of upgrading all facilities."

MOTION CARRIED



JACK ENGEL

LRH/ccs

Att.

c. Craig Curtis

FILE: R-30331

DATE: NOVEMBER 28, 1988

TO: RECREATION, PARKS & CULTURE BOARD

FROM: LOWELL R. HODGSON
RECREATION & CULTURE MANAGER

RE: COMMUNITY FACILITY ENHANCEMENT PROGRAM

The provincial Community Facility Enhancement Program was established to:

- "• Increase the efficiency of facilities.
- Update, improve, and modernize facilities.
- Develop facilities which will strengthen the economy by attracting provincial, national and international events which bring new benefits to tourism and support to the service sector."

This is a three-year \$100 million program which terminates in September 1991. Applications for these funds are considered on a first-come basis and are made directly to the MLA's with the funds coming from Alberta lotteries.

This grant program offers two categories of funding:

Category A: For assessment studies (conceptual planning, feasibility studies, marketing studies). This category has no matching requirement.

Category B: For renovations, repairs, and extensions including detail design costs and construction. This category requires matching dollars.

In order to maximize the benefits of this program to The City of Red Deer and in order to complete much needed facility renovations without increasing our operating costs whatsoever, I recommend the following:

1. That we apply immediately under category A for projects totaling \$24,900. (See attached chart of projects.)
2. That we apply in January 1989 for projects under category B totalling \$144,325 for the Dawe Centre and \$29,000 for the Recreation & Culture Department.
3. That we anticipate applications of approximately \$300,000 in each of 1990 and 1991 using debenture borrowing as matching funds for the Kinex up-grading.
4. That we re-evaluate priorities for 1991 in 1990 considering the following projects as well as the Arena renovations.
 - A. Memorial Centre Upgrading
 - replace auditorium seating, exterior siding, renovating dressing rooms, upgrading washrooms, approximately \$300,000.

RECREATION, PARKS & CULTURE BOARD
PAGE 2
NOVEMBER 28, 1988
FILE: R-30331

B. Great Chief Park Upgrading

- complete irrigation system, equipment shop, upgrading of dugouts, approximately \$285,000.00.

This report should be submitted to City Council immediately as information and should be discussed with them for approval at the same time as our budget is reviewed.


Lowell R. Hodgson

/ns

cc Craig Curtis
Harold Jeske

COMMUNITY FACILITY ENHANCEMENT PROGRAM

CATEGORY A

PROJECT	1989		1990		15 1991	
	PROVINCE	CITY	PROVINCE	CITY	PROVINCE	CITY
<u>DAWE CENTRE:</u>						
1. Landscape concept plan including site survey	\$4,100.00*	NIL				
2. Foyer redesign including engineering	\$4,600.00*	NIL				
3. Building graphics and signage redesign	\$3,000.00*	NIL				
<u>RECREATION & CULTURE DEPARTMENT</u>						
1. Kinex plans analysis and updating including cost estimates	\$5,200.00	NIL				
2. Memorial Centre Auditorium marketing plan	\$5,000.00	NIL				
3. Arena renovations concept plan			\$10,000.00	NIL		
4. Great Chief Park services building concept plans	\$3,000.00	NIL				
GRAND TOTAL	<u>\$24,900.00</u>		<u>\$10,000.00</u>			

*Applied for by the G.H. Dawe Advisory Council.

PROJECT	1989		1990		1991	
	PROVINCE	CITY	PROVINCE	CITY	PROVINCE	CITY
<u>DAWE CENTRE:</u>						
1. Exterior painting, parking lot expansion and repair, grounds improvements and signage repair and replacement	\$90,000.00	\$90,000.00				
2. Pool entry repairs and upgrading, change room repairs and a glare-reducing curtain	\$37,475.00	\$37,475.00				
3. Furnishings and equipment repair and replacement	\$10,100.00	\$10,100.00				
4. Arena condensor fence and interior painting	\$1,600.00	\$1,600.00				
5. Library circulation desk and additional storage	\$2,500.00	\$2,500.00				
6. Security doors between common area and Catholic School	\$2,650.00	\$2,650.00				
7. Grounds improvements			\$16,500.00	\$16,500.00		
8. Pool wall repairs, acoustic ceiling treatment, ventilation repairs, insulation of ventilation room			\$9,000.00	\$9,000.00		
9. Furnishings and equipment repair and replacement			\$16,350.00	\$16,350.00		

PROJECT	1989		1990		1991	
	PROVINCE	CITY	PROVINCE	CITY	PROVINCE	CITY
10. Arena ice plant safety devices and board replacement			\$2,000.00	\$2,000.00		
11. Common use equipment storage areas, mall carpeting and gym equipment replacement			\$6,750.00	\$6,750.00		
12. Grounds improvements and signage replacement					\$14,500.00	\$14,500.00
13. Pool window repairs, sauna rebuilding and renovating cashier booth					\$10,000.00	\$10,000.00
14. Furnishings equipment repair and replacement					\$12,350.00	\$12,350.00
15. Arena change room fixtures, air handling repairs, players box repairs, board replacement, condensor overhaul and refinish roof					\$11,250.00	\$11,250.00
16. Multi-purpose room carpeting and repairs to dividing wall					\$2,500.00	\$2,500.00
SUBTOTAL	\$144,325.00	\$144,325.00	\$50,600.00	\$50,600.00	\$50,600.00	\$50,600.00

PROJECT	1989		1990		1991	
	PROVINCE	CITY	PROVINCE	CITY	PROVINCE	CITY
1. Recreation Centre Parking lot resurfacing, office painting, spa completion, drainage repairs	\$29,000.00	\$29,000.00				
2. Kinex upgrading and completion			\$250,000.00	\$250,000.00	\$150,000.00	\$150,000.00
3. Arena renovations					\$100,000.00	\$100,000.00
SUBTOTAL	\$29,000.00	\$29,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
GRAND TOTAL	<u>\$173,325.00</u>	<u>\$173,325.00</u>	<u>\$300,600.00</u>	<u>\$300,600.00</u>	<u>\$300,600.00</u>	<u>\$300,600.00</u>

Commissioners' Comments

We would concur with the recommendations as summarized in the report of the Dir. of Community Services.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: JANUARY 10, 1989
TO: DIR. OF COMMUNITY SERVICES
FROM: CITY CLERK
RE: COMMUNITY FACILITY ENHANCEMENT PROGRAM: COMMUNITY
SERVICE FACILITIES

The above topic received consideration at the Council Meeting of January 9, 1989, with the following motion being passed.

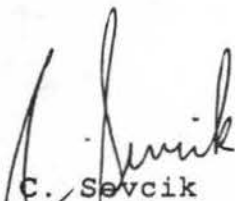
"RESOLVED that Council of The City of Red Deer having considered reports re: Community Facility Enhancement Program hereby agree as follows:

1. to authorize the submission of Category "A" grant applications under the Community Facility Enhancement Program as outlined in the report from the Recreation & Culture Manager
2. to consider the proposed capital renovations and potential Category "B" grant applications during the budget discussions

and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Finance
Recreation, Parks & Culture Board
Recreation & Culture Manager

DATE: DECEMBER 21, 1988 CS-2.012

TO: CITY COUNCIL

FROM: CRAIG CURTIS
Director of Community Services

RE: ROTARY RECREATION PARK:
• TENNIS COURT UPGRADING
• TENNIS CLUB MANAGEMENT PROPOSAL

1. The upgrading of the eight tennis courts in Rotary Recreation Park was considered by City Council at its meeting on October 3rd, 1988, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer hereby agree that the request for Recreation Centre Tennis Courts funding be tabled for consideration when all other requests for AMPLE funding are considered, and as recommended to Council October 3rd, 1988."

The Recreation & Culture Manager was also authorized to work with the Red Deer Tennis Club, to develop a management proposal incorporating the introduction of user fees.

2. The Red Deer Tennis Club has now submitted a proposal to operate the courts, which has been endorsed in principle by the Recreation, Parks & Culture Board. The Tennis Club would become responsible for the management/operation of the courts, with two-thirds of the revenue payable to the City. With the introduction of the user fees, it is estimated that the City will receive approximately \$20,000 per annum. These funds are proposed to be utilized to maintain the courts in first-class condition.

3. In the past, the provision of high-quality tennis facilities has not been given a high priority in Red Deer. The resurfacing of the new courts to the south, this spring, created four quality courts for tournament play. However, these are not sufficient for a major event, and there is a large demand for additional quality court space. The eight courts in Rotary Recreation Park have deteriorated badly, and cannot be used for competitive tennis.

I, therefore, strongly support the upgrading of the eight tennis courts through AMPLE funding in 1989. I also support the proposal by the Tennis Club, to manage and operate the courts. This is consistent with the Community Services Division's policy to place a greater emphasis on facilitation, than on direct program delivery.

City Council
Page 2
December 21, 1988
CS-2.012

4. RECOMMENDATION

It is recommended that City Council support the concept of entering into a contract with the Red Deer Tennis Club, for the management/operation of the Tennis Courts in Rotary Recreation Park, including the introduction of user fees. The cost of upgrading the courts is scheduled to be considered by City Council during the budget deliberations.



CRAIG CURTIS

CC:dmg

FILE: R-30745

DATE: DECEMBER 14, 1988

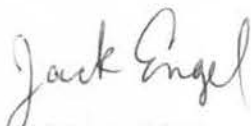
TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN
RECREATION PARKS & CULTURE BOARD

RE: RED DEER TENNIS CLUB PROPOSAL REGARDING RECREATION
CENTRE TENNIS COURTS

City Council are aware of the discussions that have been ongoing with the Red Deer Tennis Club for their management and operation of the Recreation Centre tennis courts if they are upgraded in the spring of 1989. The Recreation Parks & Culture Board considered a letter of intent from the Tennis Club wherein the Club would become responsible for the management/operation of these courts and a fee would be assessed for this use with two thirds of the fee payable to The City of Red Deer and one third to the Tennis Club. Based on their estimate of use, revenue to the City would increase from the existing \$1,500 annually to something closer to \$20,000 as we would be charging all users of these courts and not just the reservations as is the case now. Our proposed fee is \$4.00 per court per hour for adults and \$3.00 per court per hour for youth.

Therefore the purpose of this memo is to inform you that these negotiations are ongoing with the hope to have an agreement in place by the spring of 1989 and certainly to have more detail available for you when you consider the budget later in January.


JACK ENGEL

LRH/ccs

c. Craig Curtis

Commissioners' Comments

We recommend Council support the recommendation as suggested in the report from the Director of Community Services. The agreement will be brought back to Council for approval in due course.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: JANUARY 10, 1989
TO: DIRECTOR OF COMMUNITY SERVICES
FROM: CITY CLERK
RE: ROTARY RECREATION PARK: 1) TENNIS COURT UPGRADING
2) TENNIS CLUB MANAGEMENT
PROPOSAL

The above topic received consideration at the Council Meeting of January 9, 1989, and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer having considered reports re: Red Deer Tennis Club proposal regarding Recreation Centre Tennis Courts hereby support the concept of entering into a contract with the Red Deer Tennis Club for the management/operation of the tennis courts including the introduction of user fees subject to the agreement being brought back to Council for approval

and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. Trust you will ensure that an appropriate agreement is prepared as called for in the above resolution and that same is brought back to Council for Council's approval.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds

c.c. Recreation, Parks & Culture Board
Recreation & Culture Manager
Dir. of Finance

DATE: DECEMBER 22, 1988 CS-2.015

TO: CITY COUNCIL

FROM: CRAIG CURTIS
Director of Community Services

RE: RIVER BEND GOLF COURSE:
1989 PROPOSED FEE SCHEDULE

1. The River Bend Golf Course & Recreation Area Management Board has presented a revised fee schedule for 1989, which includes an increase in the cost of green fees and the season pass.

In accordance with the Management Board By-law, the fees have been reviewed by the Recreation, Parks & Culture Board, which is recommending approval by City Council.

2. I support the proposed fee schedule for the following reasons:

- Clause 18(d) of the River Bend Golf Course & Recreation Area By-law reads as follows:

"(d) to operate the golf course in a manner that will not represent unfair competition to the private sector."

In addition, private sector operators were assured that River Bend fees would not be permitted to "undercut" fees at other local courses.

As outlined in the Recreation & Culture Manager's report, the proposed fees are in line with those at other courses, and should not be reduced.

- Clause 18(e) of the River Bend Golf Course & Recreation Area By-law reads as follows:

"(e) to develop fees and charges policies that will generate revenues greater than operating costs, such surpluses to be utilized for Waskasoo Park operations and development costs approved by the City."

The proposed 1989 budget for River Bend anticipates a surplus of approximately \$258,200, of which \$92,000 is proposed to be used for course upgrading. The overall Waskasoo Park budget is thus dependent upon a contribution of approximately \$160,000 surplus from River Bend.

.../2

City Council
Page 2
December 22, 1988
CS-2.015

If fees were reduced, revenues would likely decrease, and the budget of Waskasoo Park, as a whole, would either have to be cut or subsidized through the tax levy.

3. RECOMMENDATION

I strongly support the comments of the River Bend Golf Course & Recreation Area Management Board and the Recreation, Parks & Culture Board, and recommend that City Council approve the proposed 1989 fee schedule.



CRAIG CURTIS

CC:dmg

- c. Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Paul Turenne, River Bend Golf Course Manager
Merle Oosterhoff, River Bend Management Board Chairman

FILE: R-30741

DATE: DECEMBER 14, 1988

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN
RECREATION PARKS & CULTURE BOARD

RE: RIVER BEND GOLF COURSE 1989 PROPOSED FEE SCHEDULE

As required the River Bend Golf Course and Recreation Area Management Board submitted their 1989 proposed fee schedule to the Recreation Parks & Culture Board for their consideration. The Board reviewed these fees and a report from the Recreation & Culture Manager and supports the increases with the following resolution:

Moved by L. Paradis, seconded by B. Stotts

"That the Recreation Parks & Culture Board recommend to City Council the 1989 Proposed Fee Schedule for the River Bend Golf Course."

MOTION CARRIED


JACK ENGEL

LRH/ccs

c. Craig Curtis

FILE: R-30703

74.

DATE: NOVEMBER 30, 1988

TO: RECREATION, PARKS & CULTURE BOARD

FROM: LOWELL R. HODGSON
RECREATION & CULTURE MANAGER

RE: RIVER BEND GOLF COURSE 1989 PROPOSED FEE SCHEDULE

Attached to this memo is the Proposed Fee Schedule of the River Bend Golf Course for the 1989 spring and summer season.

As required by the bylaw of the Management Board these fees must be reviewed by the Recreation, Parks & Culture Board. Likewise, according to the bylaw these fees are not to compete unfairly with other Central Alberta courses. In light of this and comparing these fees with other Central Alberta courses, I would recommend support for these fees.


LOWELL R. HODGSON

/ccs

Att.

c. Craig Curtis

FEE COMPARISON - CENTRAL ALBERTA COURSES

	RIVER BEND	LACOMBE	INNISFAIL	BALMORAL	WOLF CREEK
9 hole non prime	\$ 11	\$ 12	\$ 11	\$ 8	\$ 12
18 hole non prime	\$ 15	\$ 18	\$ 17	\$ 12	\$ 20
9 hole prime	\$ 13	\$ 15	\$ 13	--	\$ 12
18 hole prime	\$ 17	\$ 20	\$ 19	\$ 12	\$ 20
Season Pass	\$450	\$450	\$375	\$240	\$500

Commissioners' Comments

The proposed fee schedule represents a substantial increase in the rates. It would appear that the increase is to cover \$92,000.00 for the upgrading of the course in 1989. We have no information whether the upgrading costs will continue at this rate in future years. We are also unable to predict whether a substantial increase in one year of the fees will have a detrimental effect on use of the course.

We would reluctantly recommend that Council approve the fee rates as presented.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

RIVER BEND GOLF COURSE & RECREATION AREA

1989 PROPOSED FEE SCHEDULE

76.

	Actual 1987	Actual 1988	Recommended 1989
<u>GREEN FEES</u>			
Non-Prime Time - 18 Holes	\$ 13.00	\$ 13.00	\$ 15.00
Non-Prime Time - 9 Holes	8.00	10.00	11.00
Prime Time - 18 Holes	15.00	15.00	17.00
Prime Time - 9 Holes	10.00	10.00	13.00
<u>MINI LINK FEES</u>			
9 Holes	\$ 1.50	\$ 1.50	\$ 2.00
9 Holes (12 and under)	.75	.75	1.00
<u>SEASON PASSES</u>			
Unrestricted Season Pass	\$ 400.00	\$ 400.00	\$ 450.00
Restricted Season Pass (60% of Pass)	240.00	240.00	270.00
Students Season Pass (35% of Pass)	150.00	125.00	150.00
Family Season Pass (198% of Pass)	840.00	790.00	880.00
<u>TICKET BOOK</u>			
(10 Tickets - 10% off Green Fees)			
Book - 9 Holes Unrestricted	\$ 90.00	\$ 90.00	\$ 100.00
Book - 18 Holes Restricted	135.00	135.00	150.00
<u>STUDENT BOOKS</u>			
9 Holes Restricted	\$ 60.00	\$ 60.00	\$
18 Holes Restricted	90.00	90.00	
<u>TOURNAMENT FEES</u>			
Weekday per Player	\$ 1.50	\$ 2.00	\$ 3.00
Weekend per Player	3.00	3.00	3.00
<u>SCHOOL GROUP FEES</u>			
(50% off Green Fees)			
9 Holes	\$ 5.00	\$ 5.00	\$ 5.00
18 Holes	8.00	8.00	8.00
<u>RENTALS</u>			
Range Balls - 30 Balls	\$ 1.50	\$ 1.50	\$ 1.50
<u>Single Club Rentals</u>			
- Irons (each)	.50	.50	.50
- Woods (each)	1.00	1.00	1.00
<u>Club Set Rental</u>			
- 18 Holes - Full Set	4.00	4.00	6.00
- 9 Holes - 7-Piece	2.00	2.00	3.00
<u>Pull Cart</u>			
- 18 Holes	2.50	3.00	3.00
- 9 Holes	1.50	2.00	2.00
<u>Power Carts</u>			
- 18 Holes	16.00	16.00	16.00
- 9 Holes	10.00	10.00	10.00
20 Rounds - 18 Holes	275.00	275.00	275.00
20 Rounds - 9 Holes	170.00	170.00	170.00
Room Rentals - Hourly Rate	15.00	15.00	15.00

DEFINITIONS:

NON-PRIME TIME	Tee times that are considered to be in low demand over the course of the golf season. The schedule is set by the Management Board as dawn to 2:55 p.m. all weekdays except statutory, civic holidays, weekends or otherwise as deemed necessary and set by the Management Board for early Spring and late Fall.
PRIME TIME	Tee times that are considered to be in highest demand over the course of the golf season. i.e. on weekends, statutory and civic holidays and after 3:00 p.m. on weekdays.
GREEN FEE	The charge for either nine holes or eighteen holes of golf at the main course or nine or eighteen holes of golf on the Mini Link.
MINI LINK	The nine hole Pitch and Putt course east of the Clubhouse.
UNRESTRICTED SEASON'S PASS	A single annual pass that entitles the holder to play one eighteen (18) hole round of golf per day on a booked tee time and a second eighteen (18) hole round if available as walk on.
RESTRICTED SEASON'S PASS	A single pass that entitles the holder to play on eighteen (18) hole round of golf per day on a booked tee time and a second eighteen (18) hole round if available as walk on during non-prime time.
STUDENT SEASON'S PASS	A restricted annual pass available only to full-time students 17 years of age or less before July 1st of that year and entitles the holder to one eighteen (18) hole round of golf per day during non-prime time on a booked tee time and a second eighteen (18) hole round if available as walk on during non-prime time only.
FAMILY	Two adult parents and all their dependent children that are 17 years of age or less before July 1st of that year.
TICKET BOOK	A booklet of ten detachable and transferable single round green fee tickets that are valid only for the year in which they are sold. Ticket books are not valid for use as green fee payment for tournament players. Student ticket books are not transferable.

**POWER CART
PUNCH CARDS**

Volume power cart rentals are available in multiples of 20 rounds of 18 holes. This discount is provided in the form of a punch card that is kept in the Pro Shop at all times and is not transferable. The purchase of a 20 use card is a straight forward discount and offers no privileges. Power carts will be issued on a first come bases, depending on availability. Power cart rental discount cards are only good for the year in which they are purchased.

SCHOOL GROUP

A group of up to fifty school students that have undergone an instructional period of golf rules and etiquette and are accompanied by a minimum of one instructor per twenty-five students.

SCHOOL BOOKING

A block of tee times reserved by an instructor for a group of students to play golf during school hours and within the guidelines of the school use policy.

TOURNAMENT

A booked golf event that qualifies under the tournament policy and is approved by the Manager and Board.

TOURNAMENT FEE

An additional charge levied for each player in a tournament.

ROOM RENTAL FEE

An approved hourly or daily rental charge levied for use of the Clubhouse for a private event during the off season.

GENERAL REGULATIONS

- 1) All passes are limited to one eighteen (18) hole round per day on a booked tee time. An additional nine (9) or eighteen (18) hole round may be permitted if available as a walk on.
- 2) Tee times are booked every seven minute and eight minute intervals for a total of eight tee times per hour.
- 3) Bookings can be made up to two days in advance. Weekends with Monday as a statutory holiday can be booked on Friday. Long distance bookings may be made three days in advance provided long distance number is provided by the caller.
- 4) Tee time bookings can be for two to four persons and singles are only accepted as walk-ons.
- 5) One tee time per hour is reserved for walk-on groups or individuals.
- 6) Pro Shop and starters will complete foursomes at their own discretion.
- 7) Prime time may be designated as non-prime time in the Spring or Fall when golf course conditions are deemed less favourable.
- 8) Any individual may book up to four tee times over the telephone or in person, provided a minimum of two names are given for each time.

DATE: JANUARY 10, 1989
TO: THE RIVER BEND GOLF COURSE & RECREATION AREA MANAGEMENT
BOARD
FROM: CITY CLERK
RE: RIVER BEND GOLF COURSE: 1989 PROPOSED FEE SCHEDULE

At the Council Meeting of January 9, 1989, the following motion was passed regarding the above topic.

"RESOLVED that Council of The City of Red Deer hereby approve the 1989 proposed fee schedule for the River Bend Golf Course and as presented to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and appropriate action.

Trusting you will find this satisfactory.



G. Sevcik
City Clerk
CS/as

c.c. Dir. of Community Services
Recreation, Parks & Culture Board
Recreation & Culture Manager
Parks Manager
River Bend Golf Course Manager
Dir. of Finance

DATE: JANUARY 11, 1989
TO: CITY COMMISSIONER
FROM: CITY CLERK
RE: RIVER BEND GOLF COURSE & RECREATION AREA AGREEMENT:
FORMATION OF NEW SOCIETY

At the Committee of the Whole of Council Meeting held on January 9, 1989, the relationship between the River Bend Golf Course and the Recreation, Parks & Culture Board was reviewed with the following instructions flowing therefrom:

1. that the agreement for the operation of the River Bend Golf Course and Recreation Area be referred to the Recreation, Parks & Culture Board for comment, prior to consideration by City Council.
2. that the agreement contain provision for all new development proposals at River Bend to be reviewed by the Recreation, Parks & Culture Board in the context of City wide recreation needs.

The above is submitted for your information and I understand that you will be meeting with the River Bend Golf Course and Recreation Area Management Board concerning this matter. By way of a copy of this memo, I am requesting the Director of Community Services to obtain the comment from the Recreation, Parks & Culture Board regarding the proposed agreement for the operation of the River Bend Golf Course & Recreation Area.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Community Services
Recreation & Culture Manager
Recreation, Parks & Culture Board
River Bend Golf Course & Recreation Area Management Board

DATE: December 5, 1988
TO: Mayor and Members of Council
FROM: Red Deer Tourist and Convention Board
RE: REGIONAL TOURIST DESTINATION PROJECT

At the recent meeting of the Red Deer Tourist and Convention Board, Gail Surkan made a presentation to the Board on the above project, and the possible availability of funding through Community Futures.

As a result, the following motion was approved by the Board:

"That the Red Deer Tourist and Convention Board endorse participation in the development of a regional cooperative plan."

The Board would be prepared to be involved in both tourism development and marketing on a regional basis, focussed on the David Thompson corridor.

The above resolution is submitted for your information and consideration.

Wendy MacIndale

per
Jim Spiers
Chairman
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

cc: Gail Surkan

Commissioners' Comments

This is submitted for Council's information only.


"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: JANUARY 10, 1989
TO: RED DEER TOURIST & CONVENTION BOARD
FROM: CITY CLERK
RE: REGIONAL TOURIST DESTINATION PROJECT

The report dated December 5, 1988, from the Red Deer Tourist & Convention Board concerning the above topic was considered by Council at its meeting held on January 9, 1989.

Said report was accepted by Council for information purposes only and it was agreed that same be filed. We thank you for your report in this instance.



C. Sevcik
City Clerk
CS/as
c.c. Wendy Martindale

DATE: December 5, 1988
TO: Mayor and Members of Council
FROM: Red Deer Tourist and Convention Board
RE: MULTI-PURPOSE FACILITY COLISEUM

At the recent meeting of the Red Deer Tourist and Convention Board, the following motion was approved by the Board:

"That the Red Deer Tourist and Convention Board request that City Council provide an opportunity for this Board to provide input in the design of the multi-purpose building, relative to implications for tourism and marketing."

This new facility will be an important asset to the City, and to its tourist industry. The Board would like the opportunity to be involved in the design stage at an appropriate point, and would appreciate Council's support and approval of this recommendation.

Wendy Martindale

per

Jim Spiers
Chairman
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

Commissioners' Comments

We would recommend Council support this request and that this request be passed on to the appropriate body related to the project once Council and the Westerner establish such administrative bodies.

"R.J. MCGHEE"
Mayor

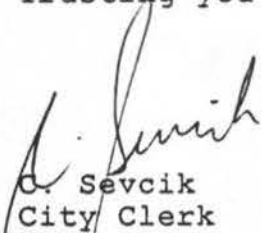
DATE: JANUARY 11, 1989
TO: RED DEER TOURIST & CONVENTION BOARD
FROM: CITY CLERK
RE: MULTI-PURPOSE FACILITY COLISEUM

Your report dated December 5, 1988, concerning the above topic was presented to Council January 9, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report from the Red Deer Tourist and Convention Board re: Multi-purpose Facility Coliseum hereby approve the request to allow the said Board to provide input into the design of the said facility relative to implications for tourism and marketing and that said request be passed on to the appropriate body when same is established, and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and we will ensure that your request is passed on in due course as directed in the above resolution.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds
c.c. Mayor McGhee
City Commissioner

NO. 12

DATE: DECEMBER 6, 1988
TO: CITY COUNCIL
FROM; CITY CLERK
RE: RED DEER TOURISM ACTION PLAN

Attached hereto is a copy of the revised draft Tourism Action Plan for Red Deer which is currently being reviewed by the Tourist & Convention Board.

The revised draft plan is being circulated to members of Council now to provide ample opportunity for review of this document. The Tourist & Convention Board will come to Council on January 9th, 1989 to present their recommendations on the plan to Council.

Please retain your copy of the Action Plan as you will be requested to bring said document to the Council meeting of January 9th.


C. SEVCIK
CITY CLERK
CS/sp

c.c. City Commissioner
All Directors
All Department Heads
Urban Planner
City Solicitor

DATE: December 23, 1988
TO: Mayor and Members of Council
FROM: Tourist and Convention Board
RE: RED DEER TOURIST ACTION PLAN

At its December 20 meeting, the Red Deer Tourist and Convention Board adopted the Red Deer Tourism Action Plan, as previously circulated for your review. Two sections were added to the plan, an Executive Summary and Appendix F, which are attached.

The Tourist and Convention Board requests that:

- a) City Council formally endorse the Red Deer Tourism Action Plan, as developed by the Red Deer Tourist and Convention Board.
- b) City Council adopt the tourism policy as stated on p. 3 of the plan as the tourism policy for The City of Red Deer.

Following Council endorsement of the Tourism Action Plan, the plan will be forwarded to Alberta Tourism for their review and registration. Once the plan is registered, the municipality will be eligible for financial assistance for tourism-oriented capital projects through the Community Tourism Action Program.

Respectfully submitted,

Wendy MacIntosh

per

Jim Spiers
Chairman
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

Att.

Executive Summary

Red Deer's tourism action plan identifies goals, objectives and action steps, designed to increase tourism, in order to benefit the community. The plan provides direction for the Red Deer Tourist and Convention Board, working in cooperation with businesses, groups and individuals.

Throughout the plan, tourism is considered in terms of five key components:

- Tourism promotion
- Tourism attractions
- Tourism hospitality
- Tourism services
- Tourism infrastructure

Ten market segments were identified, and are listed below as ranked in order of greatest potential economic benefit.

- Convention organizers and delegates
- Those attending trade shows and other events
- Vacationers travelling through the area
- Regional visitors
- Sports teams and spectators
- Highway 2 travellers
- Destination vacationers
- Visiting friends and relatives
- Bus tours
- Business travellers

Tourism assets, those things which attract and serve tourists, and tourism concerns were identified and ranked. Based on assessment of this information, five goals and ten objectives were formulated. These are listed below in order of priority.

Goals	Rank	Objectives
1. To improve tourism promotion	1 - 1	To develop and implement a marketing plan to ensure that promotion is targetted to specific audiences.
	1 - 2	To assist event organizers, facility operators and community groups in attracting visitors to Red Deer.
	1 - 3	To develop and distribute up to date information on Red Deer to visitors and potential visitors.
	1 - 4	To communicate and cooperate with government agencies, municipalities and other groups involved in tourism, to further the Board's objectives.

Goals	Rank	Objectives
2. To improve tourism attractions	2 - 1	To initiate and encourage the development of new attractions.
	2 - 2	To encourage the upgrading, expansion and enhancement of existing attractions
3. To improve tourism hospitality	3 - 1	To increase public awareness of the importance of tourism, providing good service and welcoming visitors.
	3 - 2	To assist businesses in providing training for staff and identify training resources available to them.
4. To improve tourism services	4 - 1	To encourage the upgrading, expansion and enhancement of tourism services.
5. To improve tourism infrastructure	5 - 1	To ensure that the infrastructure facilitates tourism.

In Section 3 of the plan, the action steps which will be taken to achieve each of these objectives are outlined. The person or group responsible and the timeframe for each action are also identified.

This plan will form the basis for accessing funds for capital projects through the Community Tourism Action Program. Action steps which can be accomplished through this program, and through the Team Tourism marketing program, are identified in Section 4.

This plan will be reviewed and revised annually by the Red Deer Tourist and Convention Board. As action steps are completed and objectives are achieved, additional steps necessary to enhance Red Deer's tourism industry will be identified and addressed.

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
1. To improve tourism promotion	1-1 To develop and implement a marketing plan to ensure that promotion is targetted to specific audiences	<p>There is a need to ensure that promotion expenditures are well thought out, and effective, as well as a need to identify parts of our product which appeal to various target markets.</p> <p>Methods to evaluate effectiveness of marketing initiatives should also be developed.</p>	<p>Lack of marketing plan for Red Deer</p> <p>Lack of promotion of city as a whole</p> <p>Lack of identity for Red Deer, not perceived as destination</p> <p>Lack of image, identity, theme for city.</p> <p>Lack of coordination, cooperation in promotion efforts</p> <p>Lack of promotion material on Red Deer to help attract visitors</p> <p>Limited promotion of events, attractions in Edmonton and Calgary</p> <p>No promotion to attract bus tours to stop in Red Deer</p> <p>Limited information collected on visitors, statistics characteristics</p> <p>People not aware of reasons to come to Red Deer, stop here</p> <p>High cost of some promotion, advertising methods</p> <p>May be limited potential for further expansion of regional marekt</p> <p>Little feedback from visitors following their visit</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
1. To improve tourism promotion	1-2 To assist event organizers, facility operators and community groups in attracting visitors to Red Deer	<p>Many of Red Deer's existing, attractions and events would interest visitors and have the potential to be improved and to accommodate visitors in larger numbers.</p> <p>Red Deer has excellent convention facilities, coupled with a range of recreation activities, but not all convention organizers are aware of this.</p> <p>There has been no coordinated effort to promote Red Deer as a convention centre.</p>	<p>Hotels lack information to sell Red Deer as convention location</p> <p>Lack of coordination, cooperation in promotion efforts</p> <p>Convention organizers not aware of facilities available in Red Deer</p> <p>Red Deer not considered for larger, national conventions</p> <p>Community and businesses don't get involved, adequately support and promote major events such as Airshow</p> <p>Lack of systematic coordinated approach in making convention bids, promotion material to support bids</p> <p>Some facilities, events do little or no promotion outside Red Deer</p> <p>Not all events are planned and scheduled enough in advance to be well promoted</p> <p>Hotels need more information on recreation activities to help attract conventions</p> <p>Some organizations have established logos, designs, themes for promotion material, which may impede coordinated, cooperative promotion</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
	1-2 con't.		<p>Not all events, facilities make use of low cost promotion methods available</p> <p>Promotion of new facilities, under-utilization of facilities</p> <p>Need additional activities or events in winter to attract visitors</p> <p>Need improved coordination and planning for some special events</p> <p>Mountains, resort type facilities compete for conventions</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
1. To improve tourism promotion	1-3 To develop and distribute up to date information on Red Deer to visitors and potential visitors	<p>The city as a whole has not been promoted; a range of attractive and informative media are needed to attract and assist visitors.</p> <p>The vital role of hospitality staff in providing such information is recognized.</p>	<p>Lack of promotion of city as whole</p> <p>Nothing on Highway 2 that makes people want to stop</p> <p>Lack of promotion material on Red Deer to help attract visitors</p> <p>Red Deer not well covered in material produced for tourist, convention organizers</p> <p>Limited activity suggestions, tours, packages to help attract visitors</p> <p>Limited promotion of events, attractions, in Edmonton and Calgary</p> <p>No promotion to attract bus tours to stop in Red Deer</p> <p>Some facilities, events do little or no promotion outside Red Deer</p> <p>Red Deer not well covered in Tourist Council materials</p> <p>Lack of information centre, signs on Highway 2 north and south of city</p> <p>People not aware of reasons to come to Red Deer, stop here</p> <p>Tourist publications not always available in sufficient quantities, in appropriate locations</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
	1-3 con't.		<p>Information on attractions, events not readily available to visitors</p> <p>Lack of complete calendar of events for Red Deer</p> <p>Information on events in Great Breaks not complete, hard to pick out Red Deer events</p> <p>Poor quality, accuracy of some material currently available</p> <p>No listing of hotels and motels available except in Alberta Accommodation Guide</p> <p>Some maps of city not up to date, points of interest to visitors not included on maps</p> <p>Information centres are not well sited to provide information to visitors en route to Red Deer, lack of information centre south of Red Deer accessible from Highway 2 northbound</p> <p>Lack of awareness of events by residents of Red Deer and region</p> <p>Lack of promotion of Lions Campground</p> <p>No guide available for restaurants</p> <p>Information sources not well publicized</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
	1-3 con't.		<p>Information staff not knowledgeable about all things to see and do in city</p> <p>Hours, days of operation of information centre, closed Sundays except in summer</p> <p>People have to come off highway into city to information centre</p> <p>Tourist facilities and their staff are not able to provide information on Red Deer</p> <p>Front line staff lack information on events and attractions, may not consider this part of job, not knowledgeable about things to see and do in Red Deer</p> <p>No training, orientation available for staff on events and attractions in city</p> <p>College does not always provide information on city to program participants</p> <p>Travellers stop on highway south of city for food and gas instead of coming in</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
1. To improve tourism promotion	1-4 To communicate and co-operate with government agencies, municipalities and other groups involved in tourism, to further the Board's objectives	<p>Involvement of groups in the community and outside it with an interest in tourism is important to the achievement of the broad range of objectives identified.</p> <p>Cooperative efforts should be initiated and encouraged to meet common objectives</p>	<p>Community and businesses don't get involved adequately support and promote major events such as Airshow</p> <p>Local media play limited role in promoting Red Deer to visitors</p> <p>David Thompson Highway is not a major route, although Rocky Mountains are major attractions for out of province visitors</p> <p>Limited information collected on visitors, statistics, characteristics</p> <p>Red Deer not well covered in Tourist Council materials</p> <p>Majority of Travel Alberta's promotion expenditures focussed on attracting out of province visitors to major destinations</p> <p>Tourist council needs to do more to attract people to area</p> <p>Red Deer residents not aware of importance of tourism and hospitality, benefits, their role</p> <p>Groups haven't worked in cooperation, differences in priorities, opinions</p> <p>No active hotels or restaurant associations in Red Deer</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
	1-4 con't.		<p>High turnover in hotel management positions</p> <p>Some groups don't view themselves as part of tourism industry</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
2. To improve tourism attractions	2-1 to initiate and encourage the development of new attractions	<p>Red Deer has good services and a wide variety of attractions and events, but does not have a major attraction which draws visitors to the city.</p> <p>A large volume of traffic currently passes the city without stopping. A major attraction would give Red Deer a stronger tourism identity and visitors a reason to stop.</p>	<p>Lack of major tourist attraction to draw people to Red Deer</p> <p>Lack of identity for Red Deer, not perceived as destination</p> <p>Lack of image, identity, theme for city</p> <p>Need additional activities or events in winter to attract visitors</p> <p>Limited attractions related to economic base of area, i.e. industry tours, agriculture</p> <p>Attractions which appeal to all age groups</p> <p>Distance between Edmonton and Calgary not long enough to require stop mid way</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
2. To improve tourism attractions	2.2 To encourage the up-grading, expansion and enhancement of existing attractions	There is a perception that improvements or enhancements of some attractions should be considered by appropriate agencies.	<p>Community and businesses don't get involved, adequately support and promote major events such as Airshow</p> <p>Lack of literature describing walking and biking trails, what visitors can see along trails</p> <p>No guide available for restaurants</p> <p>Need additional activities or events in winter to attract visitors</p> <p>Some sites and events are overcrowded</p> <p>Attendance at some attractions and events is weather dependent</p> <p>Lack of downtown parking</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
3. To improve tourism hospitality	3-1 To increase public awareness of the importance of tourism, providing good service and welcoming visitors	The way visitors are treated in a community strongly influences the quality of their experience. Tourism has broad benefits for the community but may also have costs; the community should be aware of both.	<p>Local media play limited role in promoting Red Deer to visitors</p> <p>Lack of awareness of events by residents of Red Deer and region</p> <p>People in Red Deer not aware of, haven't visited attractions</p> <p>Red Deer residents not aware of importance of tourism and hospitality, benefits, their role</p> <p>Hospitality staff lack recognition, pride, image</p> <p>Good service not considered important enough, not always provided</p> <p>High turnover of staff in hospitality industry, many seasonal jobs</p> <p>Not all front line staff receive customer relations training</p> <p>Lack of hospitality for conventions when they arrive</p> <p>Visitors may not have opportunity to meet local people</p> <p>Some groups don't view themselves as part of tourism industry</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
3. To improve tourism hospitality	3-2 To assist businesses to provide training for staff and to identify training resources available to them	Well trained, skilled and friendly front line staff can be the best tourism promotion for a community.	<p>Tourist facilities and their staff are not able to provide information on Red Deer</p> <p>Front line staff lack information on events and attractions, may not consider this part of job, not knowledgeable about things to see and do in Red Deer</p> <p>Some staff lack skills training</p> <p>Not all front line staff receive customer relations training</p> <p>Travel Alberta customer relations seminars not readily available</p> <p>Lack of awareness of Travel Alberta hospitality training sessions</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
4. To improve tourism services	4-1 To encourage the upgrading, expansion and enhancement of tourism services	In order to further enhance tourism it was felt that some aspect of tourism services should be further developed.	<p>Nothing on Highway 2 that makes people want to stop</p> <p>Some maps of city not up to date, points of interest to visitors not included on maps</p> <p>Lack of Sunday shopping</p> <p>Some services such as city tours, material for delegate packages not available when requested by convention organizers</p> <p>Lions Campground may not be large enough, operating season not long enough</p> <p>Lack of unique entertainment for convention groups</p> <p>Few Red Deer souvenirs</p> <p>Lack of variety in restaurants</p> <p>Bed and breakfast accommodation not available</p> <p>Lack of good quality post cards</p> <p>City bus routes don't relate well to visitor attractions, no bus service on Sundays, holidays</p> <p>Entrances to city are unattractive</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
	4-1 con't.		<p>Regulations re: placing billboards and signs along Highway 2</p> <p>Some improvements needed to signs to enable visitors to find some attractions</p>

Appendix F

Goals, Objectives and Concerns Addressed

Goal	Objective	Background	Concerns Addressed
5. To improve tourism infrastructure	5-1 To ensure that the infrastructure facilitates tourism	There are some constraints, relative to tourism infrastructure, which can over time be addressed by the Board or brought to the attention of appropriate bodies.	<p>Lack of scheduled passenger air, train service to Red Deer</p> <p>Entrances to city are unattractive</p> <p>Board has limited resources to carry out projects</p> <p>Limited resources available to Board from City</p> <p>Board is voluntary, limits time commitments</p> <p>Infrastructure at airport not entirely adequate for major events, International Festival of Flight</p> <p>Red Deer needs more, better designed wheelchair access</p>
<p><u>Commissioners' Comments</u></p> <p>Under cover of the above report dated Dec. 6, 1988, from the City Clerk, the Red Deer Tourism Action Plan was circulated to Council to give members of Council ample opportunity to review the plan.</p> <p>Again, we would remind members of Council to bring their report with them to this meeting.</p> <p>We would recommend that Council support the plan as outlined.</p> <p>"R.J. MCGHEE", Mayor "M.C. DAY", City Commissioner</p>			

DATE: November 30, 1988
TO: City Clerk
FROM: Wendy Martindale
RE: RED DEER TOURISM ACTION PLAN

Attached is a copy of the revised draft tourism action plan for Red Deer. The revised plan is currently being reviewed by the Tourist and Convention Board.

We would appreciate your assistance in circulating the revised draft plan to the Mayor and Members of Council now, to provide them with ample time for review. The Tourist and Convention Board also requests time on the agenda of the January 9, 1989 Council meeting to present their recommendations on the plan to Council.

Wendy Martindale

Wendy Martindale
Manager
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

Att.

- ① Covering Report
- ② who all should be receiving
copy? Staff? yes
~~Press?~~

DATE: JUNE 14, 1988
TO: RED DEER TOURIST & CONVENTION BOARD
FROM: CITY CLERK
RE: TOURISM ACTION PLAN FOR RED DEER

I would advise that your draft "Tourism Action Plan for Red Deer" dated June 1988 was presented to Council June 13, 1988, and at which meeting Council passed the following motion approving the plan in principle:

"RESOLVED that Council of The City of Red Deer hereby approve in principle the Tourism Action Plan for Red Deer as submitted to Council June 13, 1988 by the Red Deer Tourist & Convention Board."

The decision of Council in this instance is submitted for your information. It is our understanding that the Tourist & Convention Board will now seek comment and input from local businesses and organizations with an interest in Tourism, including the general public. It is our further understanding that the plan will be revised based on input received, with the revised plan being submitted back to Council sometime this Fall for final approval.

Trusting you will find this satisfactory and with very Best Wishes on this undertaking.


C. SEVCIK
CITY CLERK
CS/sp

c.c. Tourist Manager
Economic Development Manager
Associate Planner, V. Parker

RED DEER
TOURISM ACTION PLAN



November 1988

Prepared by:

THE RED DEER TOURIST AND CONVENTION BOARD

TABLE OF CONTENTS

Executive Summary

1. Purpose of Plan	p. 1
2. Plan Development	p. 1
Definition of Terms	
Information Sources	
Tourism Policy	
Tourism Markets	
Tourism Assets	
Tourism Concerns	
3. Tourism Goals, Objectives and Action Steps	p. 5
Tourism Promotion	
Tourism Attractions	
Tourism Hospitality	
Tourism Services	
Tourism Infrastructure	
4. Provincial Tourism Funding	p. 18
Community Tourism Action Program	
Team Tourism	

Appendices

Appendix A:	Red Deer Tourist and Convention Board	p. 22
Appendix B:	Community Input	p. 23
Appendix C:	Tourism Market Profiles	p. 25
Appendix D:	Tourism Assets	p. 27
Appendix E:	Tourism Concerns	p. 32
Appendix F:	Goals, Objectives and Concerns Addressed	p. 38

1. Purpose of the Plan

A municipal tourism action plan provides a framework for the municipality, community organizations and local businesses to analyze tourism resources and determine ways to expand its tourism industry.

Red Deer's tourism action plan identifies goals, objectives and action steps designed to increase tourism as an economic benefit to the community. The plan provides the basis for coordinating promotional efforts, identifies avenues to develop the tourism industry and indicates ways to increase awareness of the economic and social benefits of tourism.

Red Deer's tourism action plan provides direction for the Red Deer Tourist and Convention Board. The Board will require the support and assistance of local businesses, organizations and individuals to carry out the action steps necessary to achieve the objectives set out in the plan.

The tourism action plan forms the basis for accessing provincial funding available through the Community Tourism Action Program for tourism oriented capital development. A total of \$500,000 will be available to Red Deer over the next five years through this Alberta Tourism program. Funding is available on a 75% provincial, 25% municipal basis. The plan also provides direction for Red Deer promotion projects which may be undertaken through Team Tourism, another Alberta Tourism program which provides funding on a 50/50 basis.

2. Plan Development

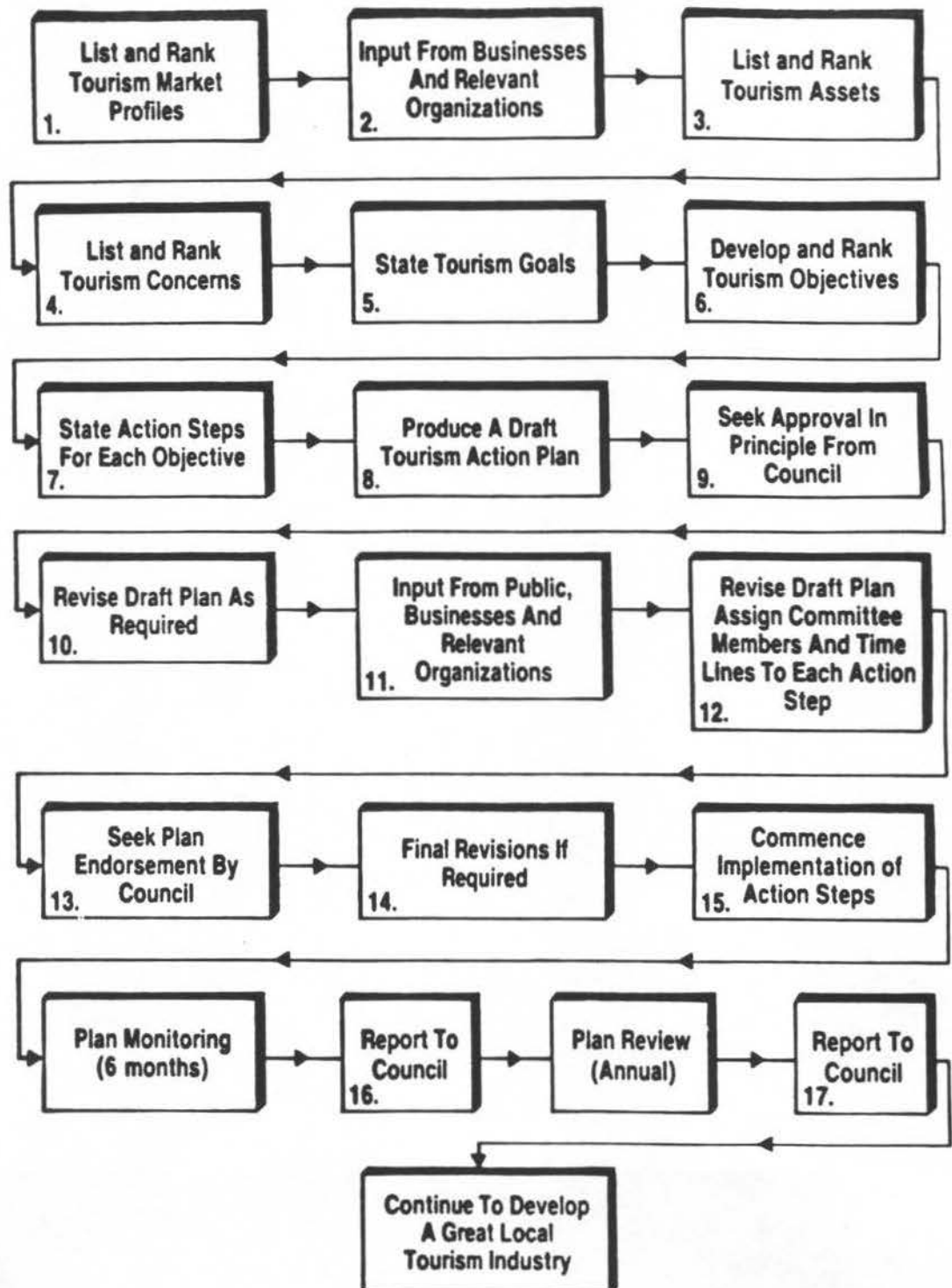
The tourism action plan has been developed by the Red Deer Tourist and Convention Board. The process followed is outlined in the Community Tourism Action Plan Manual provided by Alberta Tourism. The steps in this process are outlined on the following page.

Definition of Terms:

This plan defines tourism as the practice of people travelling outside their home communities for rest, recreation, sightseeing or business. Throughout the plan, tourism is considered in terms of five key components:

1. Tourism attractions are natural and man-made features, and may include such things as unique shops, historic sites, landscape features, special events and conventions.
2. Tourism promotion involves how individuals and groups market an area to tourists. It includes the tools communities use to attract visitors such as advertising, brochures, commercial and promotional signs, and tourist information booths.
3. Tourism infrastructure refers to the way people get to an area and the basic utilities available to them on arrival. It includes roads, parking areas, water and power services and location and distance signs. Tourism infrastructure also includes the organizational structure in the community as it relates to tourism.

TOURISM ACTION PLAN PROCESS



*From Community Tourism Action Plan Manual, Alberta Tourism

4. Tourism hospitality involves how tourists are greeted and treated. Hospitality relates to the ability and enthusiasm of people who deal with tourists.
5. Tourism services include the hotels, motels, campgrounds, restaurants, service stations and retail businesses that take care of a visitor's needs.

Information Sources:

The plan is based on information from a variety of sources, including federal, provincial and regional tourism studies. There is, however, a limited amount of statistical information available which is specific to Red Deer. A major source of Red Deer information was a series of personal interviews and conversations conducted with a variety of individuals involved in the operation of tourist facilities, attractions and events. The description of Red Deer's tourism markets and the listing of tourism assets and concerns included in the plan are based primarily on these interviews. The material presented represents perceptions about Red Deer's tourism markets, strengths and weaknesses, as expressed by those most directly involved.

After preparing a draft of the plan, the Tourist and Convention Board sought comments and input from City Council, interested organizations, businesses and individuals. (See Appendix B for details on the methods used to obtain input.)

A wide variety of comments were received on both the content and format of the plan. A sub-committee established by the Tourist and Convention Board reviewed these comments in detail and revised the plan.

Tourism Policy:

Tourism will be encouraged within Red Deer and its surrounding area in ways that will attract more tourists, increase their lengths of stay, increase the amount of money they spend here, and ensure that any adverse social, economic, and/or environmental effects are minimized as a result of activities to improve tourism.

Tourism Markets:

Tourism market segments refer to visitors that come to or pass through Red Deer. Ten market segments were identified and detailed profiles of their characteristics, interests and needs were developed. (See Appendix C)

The market segments were ranked in order of greatest potential economic benefit, as follows:

1. Convention Organizers and Delegates
2. Those Attending Trade Shows and Other Events
3. Vacationers Travelling Through the Area
4. Regional Visitors
5. Sports Teams and Spectators
6. Highway 2 Travellers
7. Destination Vacationers
8. Visiting Friends and Relatives
9. Bus Tours
10. Business Travellers

Tourism Assets:

Tourism assets are things in the community that attract and serve tourists. Tourism assets were identified and ranked for each of the five components of tourism, and are presented in Appendix D.

Red Deer's variety of accommodation, range of services, convention facilities, and central location are among its major assets.

Tourism Concerns:

Tourism concerns are components of assets which require improvements or undeveloped assets. Tourism concerns are presented and ranked in the same manner as tourism assets, and are presented in Appendix E.

Red Deer's current level of promotion, lack of a major tourist attraction, and hospitality to visitors were among the concerns identified.

3. Tourism Goals, Objectives and Action Steps

Goals	Rank	Objectives
1. To improve tourism promotion	1 - 1	To develop and implement a marketing plan to ensure that promotion is targetted to specific audiences.
	1 - 2	To assist event organizers, facility operators and community groups in attracting visitors to Red Deer.
	1 - 3	To develop and distribute up to date information on Red Deer to visitors and potential visitors.
	1 - 4	To communicate and cooperate with government agencies, municipalities and other groups involved in tourism, to further the Board's objectives.
2. To improve tourism attractions	2 - 1	To initiate and encourage the development of new attractions
	2 - 2	To encourage the upgrading, expansion and enhancement of existing attractions.
3. To improve tourism	3 - 1	To increase public awareness of the importance of tourism, providing good service and welcoming visitors.
	3 - 2	To assist businesses in providing training for staff and identify training resources available to them.
4. To improve tourism services	4 - 1	To encourage the upgrading, expansion and enhancement of tourism services.
5. To improve tourism infrastructure	5 - 1	To ensure that the infrastructure facilitates tourism.

Tourism Promotion

RANK NO. 1-1

1. **GOAL:** To improve tourism promotion

1-1 **OBJECTIVE:** To develop and implement a marketing plan to ensure that
promotion is targetted to specific audiences.

Action Steps	By Whom	When
Identify the required steps, establish a schedule and determine responsibilities for development of a marketing plan	Board	March 1989
Develop the marketing plan, seek public input and obtain approval of plan	Board	December 1989
Begin implementation of the marketing plan	Board	January 1990
Annually review and update the marketing plan	Board	September annually beginning 1990

1. **GOAL:** To improve tourism promotion
- 1-2 **OBJECTIVE:** To assist event organizers, facility operators and community groups in attracting visitors to Red Deer

Action Steps	By Whom	When
Provide information on available tourist publications, deadlines and format	Manager	Ongoing
Assist in promoting major events which have the potential to attract visitors	Board	Ongoing
Set up a special events committee as a support group for event organizers	Board	January 1989
Develop a resource manual for event organizers and identify common needs	Special Events Committee	September 1989
Coordinate cooperative promotion campaigns through Team Tourism by establishing consortia and developing promotion materials	Board	February 1989
Cooperate in promotion campaigns initiated by other groups, where appropriate to reach identified target markets	Board	Ongoing
Encourage use of Red Deer logo and slogan in promotion materials developed by others	Manager	Ongoing
Organize promotional giveaways for use at out of town conventions and by media outside Red Deer	Board	1990, after completion of marketing plan
Maintain an up-to-date listing of facilities available for meetings, conventions and trade shows, and distribute in response to requests	Manager	Ongoing
Obtain information from Recreation and Culture Department on sports and cultural facilities in Red Deer, types and sizes of events they can accommodate and distribute in response to requests	Manager	January 1989
Complete, maintain and distribute an inventory of local activities, speakers, tours, etc. for convention organizers	Manager and Assistant	September 1989

1. GOAL: To improve tourism promotion

1-2 OBJECTIVE: To assist event organizers, facility operators and community groups in attracting visitors to Red Deer

Action Steps	By Whom	When
Assist event and convention organizers in locating appropriate local resources, facilities, services and activities	Manager	Ongoing
Develop convention promotion material for distribution by Board and by convention facilities	Board	October 1989
Communicate what Red Deer has to offer to organizations in Alberta which regularly hold meetings and conventions	Board	1990, after completion of marketing plan
Assist groups and individuals in preparing bids to host conventions and other events	Manager	Ongoing
Develop a resource manual to assist convention organizers in planning a convention	Manager's Assistant	September 1989

1. GOAL: To improve tourism promotion

1-3 OBJECTIVE: To develop and distribute up to date information on Red Deer to visitors and potential visitors

Action Steps	By Whom	When
Compile and distribute up to date information on attractions and events of interest to visitors	Manager	Ongoing
Highlight major special events and attractions in promotion material	Manager	Ongoing
Produce and distribute semi-annual visitors' guide	Manager in cooperation with Chamber	March/April Sept./Oct. annually
Develop and distribute an accommodation guide for Red Deer	Manager	March/April annually
Develop and distribute full colour promotional brochure on Red Deer	Board	March 1989
Produce an up to date map of the city for visitors	Chamber	Ongoing Revisions as required
Develop a display on Red Deer, to be set up at appropriate locations	Manager, Assistant Volunteers	Ongoing
Provide information to media on what Red Deer offers visitors	Manager	Ongoing
Develop and maintain mailing lists and do periodic mailings of promotional material	Manager	Ongoing
Establish a committee to determine and implement appropriate methods to provide Red Deer information to Highway 2 travellers	Board	1989
Maintain a supply of publications on Red Deer at appropriate locations	Manager and Assistant	Ongoing
Develop, in cooperation with other organizations, an improved system to distribute and restock brochures	Manager and Assistant	October 1989
Promote the Chamber information centre as the main location in Red Deer for visitors to obtain information	Board	Ongoing

1. **GOAL:** To improve tourism promotion
- 1-3 **OBJECTIVE:** To develop and distribute up to date information on Red Deer to visitors and potential visitors

Action Steps	By Whom	When
Assess the information service at Heritage Ranch and determine whether it should be continued in 1989	Board	January 1989
Establish tourist information service standards	Board	March 1989
Monitor the information service provided to ensure visitor needs are met	Board	Ongoing after March 1989
Encourage appropriate information centres outside Red Deer to make information on Red Deer readily available	Board	May 1989
Encourage improvements to information centres in region in terms of location, hours of operation, staff training	Board Rep. on David Thompson Tourist Council	1989
Set up training sessions to provide information on Red Deer services, events and attractions to hospitality industry staff and evaluate the success of this approach	Manager	Spring/Summer 1989
Encourage and assist facilities to provide Red Deer information to staff as part of existing training programs	Board, Manager	Spring/Summer 1989
Encourage staff at facilities to recommend and provide information on other attractions which may interest their customers	Board	Spring/Summer 1989
Determine and provide appropriate material on Red Deer for convention delegates	Board	January 1989
Liaise with College to ensure information on Red Deer is available to program participants	Manager	Ongoing

1. GOAL: To improve tourism promotion

1-4 OBJECTIVE: To communicate and cooperate with government agencies, municipalities and other groups involved in tourism, to further the Board's objectives

Action Steps	By Whom	When
Produce and distribute a newsletter which provides information on Board's recent and planned activities	Manager and Assistant	Quarterly
Meet periodically with representatives from Alberta Tourism and other government agencies concerned with tourism	Board/Manager	Ongoing
Report regularly to Council, MLAs, MP and other interested groups on the Board's activities	Board	Annually, quarterly and as required
Communicate with other municipalities, businesses and groups involved in tourism	Board/Manager	Ongoing
Provide input to policies and plans which affect tourism in Red Deer	Board	As required
Work in cooperation with educational institutions to encourage faculty and students to undertake research relevant to the Board	Manager	January 1989
Cooperate with other communities to promote the David Thompson Highway	Board	As agreed
Annually determine the tourism services to be provided for Red Deer by the Chamber, Tourist Council and other organizations	Board	Annually as part of budget process
Encourage the local media to play an active role in attracting and informing visitors	Board	Ongoing and as defined in marketing plan
Identify methods and encourage groups and individuals to assist in promoting Red Deer	Board	As part of marketing plan
Provide information on Board's activities to the local media	Manager	Ongoing
Encourage the local media to cover conventions and other events which attract visitors	Board	Ongoing

2. GOAL: To improve tourism attractions

2-1 OBJECTIVE: To initiate and encourage the development of new attractions

Action Steps	By Whom	When
Identify possible new attractions, gather information, determine criteria and assess, in order to recommend most feasible new attraction(s)	Major Attraction Committee	February 1989
Review recommendation and determine whether to proceed with major attraction(s)	Board	February 1989
If appropriate, request approval to access funding for feasibility study	Board	After February 1989
Prepare terms of reference for feasibility study	Major Attraction Committee	February 1989
Seek proposals from consultants, select consultant and oversee study	Major Attraction Committee	February 1989
Upon receipt of funding, identify additional new attractions for possible development by others	Major Attraction Committee	February 1989
Provide input to the design of the new multi-purpose facility from a tourism perspective	Board Rep. on Coliseum Committee	Ongoing during design process

2. GOAL: To improve tourism attractions

2-2 OBJECTIVE: To encourage the upgrading, expansion and enhancement of existing attractions

Action Steps	By Whom	When
Support efforts to enhance the downtown area as a tourist attraction	Board	Ongoing
Support and assist in implementation of recommendation for 14 day Festival of Flight with greater community involvement	Board	Ongoing
Identify possibilities for upgrading, expansion and enhancement of existing attractions	Marketing Plan	1990
Identify resources available to assist with implementation of these improvements	Board	After completion of Marketing Plan
Convey suggestions for improvement, identified through marketing plan or visitor feedback, to appropriate operators	Board	After Marketing Plan
Encourage the development of additional activities, attractions and services which will attract visitors	Board	After completion of Marketing Plan

3. **GOAL:** To improve tourism hospitality
- 3-1 **OBJECTIVE:** To increase public awareness of the importance of tourism, providing good service and welcoming visitors

Action Steps	By Whom	When
Appoint a committee to plan and implement initiatives to recognize and encourage good service	Board	January 1989
Determine, organize and implement events to recognize and encourage good service and other tourism contributions	Committee	Ongoing
Promote tourism awareness events and involve local media in promotion and recognition	Committee and Manager	As required
Evaluate tourism awareness events and make recommendations for future years	Committee	Annually
Cooperate with other organizations in implementing customer relations training and hospitality improvements	Manager	Ongoing
Assist in providing information on tourism, potential careers and opportunities	Manager	Ongoing
Provide information periodically to the media on tourism activity in Red Deer	Manager	Ongoing
Undertake speaking engagements for local organizations to increase awareness of tourism and work of Board	Manager, Board Members	Ongoing

3. GOAL: To improve tourism hospitality

3-2 OBJECTIVE: To assist businesses to provide training for staff and to
identify training resources available to them.

Action Steps	By Whom	When
Arrange with Travel Alberta to periodically conduct customer relations training sessions for hospitality staff	Manager	Ongoing
Liaise with the College on training opportunities relevant to the hospitality industry	Board	April 1989
Provide information to businesses and staff on training opportunities and resource available	Manager	Ongoing
Set up tours, special days for hospitality staff to visit attractions	Board	April 1989

4. GOAL: To improve tourism services

4-1 OBJECTIVE: To encourage the upgrading, expansion and enhancement of
tourism services

Action Steps	By Whom	When
Assess existing tourist oriented signs and recommend necessary improvements	Sign Committee	1989
Review recommendations related to tourist oriented signs and recommend necessary changes	Board	1989
Develop or encourage development of appropriate Red Deer souvenir items incorporating new logo	Board	1989
Relay comments on services received from tourists to appropriate operators and encourage improvements where appropriate	Board	Ongoing
Assess impact of shopping hours bylaw on tourism and present appropriate comments to Council	Board	1989
Identify needs and opportunities for new or expanded services to tourists	Marketing Plan	1989

5. **GOAL:** To improve tourism infrastructure

5-1 **OBJECTIVE:** To ensure that the infrastructure facilitates tourism

Action Steps	By Whom	When
Support efforts to improve public transportation services to and from Red Deer	Board	Ongoing
Review welcome signs at entrances to Red Deer and improve/upgrade	Board/Sign Committee	1989
Identify additional sources of revenue to support Board activities	Board/ Planning Committee	1989
Undertake capital improvements at the airport, as identified in the Festival of Flight study, if the event concept is implemented as endorsed by the Board	Board	1990 - 1992

4. Provincial Tourism Funding

In the spring of 1988, the provincial government announced two new tourism oriented programs, the Community Tourism Action Program and Team Tourism. Both are five year programs beginning in the 1988/89 fiscal year, with funding provided by Alberta Lotteries.

Community Tourism Action Program

Through this program, funding is available to municipalities that have prepared and endorsed a community tourism action plan, for tourism-oriented capital development projects. Eligible projects are those which are included in the plan, have been endorsed for funding by the municipality, do not require subsidization by the Province for on-going operation and maintenance, and do not involve the staging of events.

Approved projects will be cost shared with a maximum of 75% from the Provincial Government and a minimum of 25% from the applicant. Red Deer's maximum allocation is \$500,000. This funding is available at any time over the five year life of the program.

The projects identified in Red Deer's tourism action plan which are anticipated to be eligible for funding through this program are listed below. Subject to budget approval, in 1989 the Red Deer Tourist and Convention Board plans to proceed with a feasibility study for a major attraction and improvements to tourist oriented signs, with Highway 2 signs as a priority.

Capital Project	Objective
Methods to provide Red Deer information to Highway 2 travellers	1 - 3
Improvements to information centre	1 - 3
Feasibility study for new attraction(s)	2 - 1
Capital development of new attraction(s)	2 - 1
Enhancement of downtown as a tourist attraction	2 - 2
Upgrading, expansion or enhancement of existing attractions, based on marketing plan	2 - 2
Development of additional activities, attractions and services to attract visitors, based on marketing plan	2 - 2
Improvements to tourist oriented signs	4 - 1
Upgrade welcome signs at entrances to Red Deer	5 - 1
Capital improvements at airport, as identified in IFF study, if recommended event	

Team Tourism

Team Tourism is a joint government/private sector marketing program, with \$20 million available for the program, which will run from September 1, 1988 to March 31, 1993. The program is designed to provide assistance to more effectively market Alberta's tourism attractions. The funding is available through the 14 tourist zones, and funds will be allocated to eligible projects based on an approved zone marketing plan.

Marketing activities will be cost shared on a 50/50 matching basis by tourism operator and Team Tourism funds. Preference will be given to applications from consortia or co-operatives. In general, only new or expanded marketing activities are eligible for funding. Recent changes in program guidelines mean that a lower percentage of incentive matching funding will be available to operators who have undertaken marketing activities in the past, as long as an equivalent amount of money plus a minimum of \$1000 in new dollars is spent on marketing activities.

The David Thompson Country Tourist Council will be eligible for \$150,000 for the part year ending March 31, 1989 and \$300,000 per year for the remainder of the program. The zone marketing plan covering the first 18 months has been approved by Alberta Tourism; the plan will be updated annually by July 1.

Three goals are identified in the zone marketing plan:

1. To improve the knowledge of tourism facilities/services available by operators, residents, and especially front line staff.
2. To improve the system of providing information about attractions, timely events, services.
3. To improve and facilitate cooperation among tourism operators.

The zone's marketing goals and objectives, for the long term and the next year, are outlined on the following page

MARKETING GOALS AND OBJECTIVES

An examination of the directions revealed in Chapter II together with the zone's general business goals resulted in identification of the following general marketing objectives for the zone.

1. To increase the number of repeat visitors to the zone, encouraging visits in another season and to do other activities.
2. To increase the number of new visitors to the zone.
3. To increase the percentage of pleasure travel, especially in spring and fall and mid-week summer.
4. To improve the knowledge of area attractions and special events by residents.
5. To improve dissemination of attraction and activity information within the zone.
6. To increase the amount of business meeting/reunion travel in the zone.
7. To improve the personalized service to visitors.
8. To improve visitor satisfaction.
9. To increase the number of driving tours identified within the zone and linked to other tourism attractions outside of the zone.
10. To increase the number of 'packages' available to visitors through encouraging cooperation among tourism operators.
11. To increase the 'distribution' of visitors throughout the zone.

ZONE MARKETING OBJECTIVES

Overall marketing objectives to be accomplished during the next year are as follows:

1. To increase the volume of tourism pleasure traffic in the zone by 25% over 1986 levels.
2. To increase the volume of business meeting/convention traffic in the zone by 15% over 1986 levels.
3. To increase repeat visits to the zone by current visitors by 10% within the next 12 months. Emphasis will be placed on repeat visits for the same activity and in different seasons for different activities.
4. To increase the number of first-time visitors to the zone by 10% over the measured 1987 levels.

POSITIONING OF THE ZONE -- THEME

The desirability of positioning the zone against competitors and presenting a coherent image among the numerous stake holders and participants produced a great deal of discussion. The theme selected was "CENTRE OF -- FUN"

BUSINESS
ADVENTURE
GATHERINGS
MEETINGS
ETC.

From Marketing Plan, David Thompson Country Tourist Council

The marketing plan also identifies target markets for the zone, tourist activities that should be promoted and criteria for ranking applications for Team Tourism funding. A budget allocation grid indicates the funding which has been allocated for various types of marketing activities.

A variety of the action steps identified in this tourism action plan may be eligible for funding through Team Tourism, as listed below. Subject to budget approval and discussions with other Red Deer tourism operators, the Red Deer Tourist and Convention Board will determine which projects to proceed with in 1989. In subsequent years, priorities will be identified based on the Board's marketing plan, to be developed in 1989.

Marketing Activity	Objective
Assist in promoting major events which have the potential to attract visitors	1 - 2
Coordinate cooperative promotion campaigns through Team tourism by establishing consortia and developing promotion materials	1 - 2
Cooperate in promotion campaigns initiated by other groups, where appropriate to reach identified target markets	1 - 2
Organize promotional giveaways for use at out of town conventions and by media outside Red Deer	1 - 2
Develop convention promotion material for distribution by Board and by convention facilities	1 - 2
Communicate what Red Deer has to offer to organizations in Alberta which regularly hold meetings and conventions	1 - 2
Develop and distribute full colour promotional brochure on Red Deer	1 - 3
Develop a display on Red Deer, to be set up at appropriate locations	1 - 3
Provide information to media on what Red Deer offers visitors	1 - 3
Develop and maintain mailing lists and do periodic mailings of promotional material	1 - 3

Appendix A

Red Deer Tourist and Convention Board

The Red Deer Tourist and Convention Board was established in 1987 by Red Deer City Council to coordinate tourism development and promotion on behalf of The City of Red Deer. As part of this mandate, the Board acted as Red Deer's Tourism Action Committee. The Board members listed below were involved in the development of the Tourism Action Plan for Red Deer.

Voting Members:	Edna Short, Economic Development Board Jim Spiers, Chamber of Commerce Dan Lawrence/Jim Jones, Westerner Exposition Association Bob Jewell/Dr. Robert Lampard, Cultural Groups Dr. Donna Allan, Recreation Parks and Culture Board Tony Connelly/Gail Surkan, City Council Karl Martinek, David Thompson Country Tourist Council Jack McGilvray/Bonnie Wells, Hospitality Industry Ken Mandrusiak, Hospitality Industry
Advisory Members:	Vernon Parker, Red Deer Regional Planning Commission Alan Scott, Economic Development Manager Pat Henry, Director, Chamber of Commerce Tony Maxwell, Manager, David Thompson Country Tourist Council
Staff;	Wendy Martindale, Manager, Red Deer Tourist and Convention Board

Appendix B

Community Input

Input was obtained from groups and individuals in the community in a variety of ways.

At an early stage in development of the plan, informal meetings were conducted by the manager with a range of people in the community with an involvement in tourism. Their comments provided the basis for the list of assets and concerns.

A draft tourism plan was presented to City Council in June 1988 and received approval in principle. Resulting media coverage created some public awareness of the draft plan and the opportunity to provide input.

Copies of the draft plan were distributed to more than 20 groups in the community with a direct interest in tourism, along with a covering letter requesting their comments. The manager and Board members subsequently met with a number of these groups to discuss the plan and obtain comments.

An open house was held on August 10, 1988. This was promoted through paid advertising (see ad below), news releases, public service announcements, and direct mailings to tourist related businesses.

Red Deer Advocate - August 5, 1988



**TOURISM
OPEN HOUSE**
WEDNESDAY, AUGUST 10
2 TO 5 P.M.
**Stewart Room, Red Deer and
District Museum**

Drop in to review the draft tourism plan
for Red Deer and offer your comments
on ways to attract visitors to our city.

To obtain a copy of the tourism plan,
contact the Red Deer Tourist and
Convention Board at **342-8279**

Red Deer Adviser - August 5, 1988

Tourism Open house

Drop in to review the draft tourism plan for Red Deer and offer your comments on ways to attract visitors to our city, Wednesday, August 10, 2 to 5 p.m., Stewart Room, Red Deer and District Museum. Contact the Red Deer Tourist and Convention Board, 342-8279, for further information.

The open house provided an opportunity for those interested to talk to Board members and staff about the plan and their specific concerns, fill out a brief questionnaire as a way to provide input, or obtain a copy of the draft plan to review in detail. The open house received good coverage by the local media, and a number of requests for copies of the plan were received as a result.

Following the open house, a tourism display was set up for three days in each of Red Deer's two major shopping malls. Board members and staff manned the display in order to discuss the plan, distributed a brief questionnaire to obtain input, and answer questions. The display helped to increase awareness of what Red Deer offers to tourists, and provided a way for residents less directly involved in tourism to comment on the plan.

The wide variety of comments received on the draft plan were in three forms; written comments, verbal comments at the open house or display (which were noted in writing by Board members or staff), and completed questionnaires. These were reviewed in detail by a sub-committee appointed by the Board to revise the plan. Changes were made to the content and format of the plan to address concerns raised by a number of individuals and groups.

Appendix C

TOURISM MARKET PROFILES

Type	Where From	When	What For	Services
1. Organizers, delegates attending conventions	Primarily from Alberta, because of lack of commercial air service. Occasionally from across Canada or Western Canada	Late September to November, January to April primarily	To attend conventions. Attracted by central location, facilities, cost	Convention facilities - accommodation, meeting, exhibit, and banquet facilities. Meals, shopping, entertainment. Tours and other activities may be organized for delegates or spouses.
2. Those attending shows, including trade, livestock and other types	Alberta, more likely to be from central Alberta. Some shows draw attendees from further away.	Throughout the year, dependent on show type	Attend trade, livestock or other types of shows	Facilities suitable for exhibits, sometimes meeting and banquet facilities. Meals, entertainment, shopping.
3. Vacationers travelling through the area	Albertans Other provinces - especially B.C., Ont., Sask., Man., U.S., other countries	Stop over, primarily May to August. Especially July and August	Stop en route to other destinations e.g. West Edmonton Mall, Calgary, mountains. Interested in sight seeing, visiting well known features and attractions which are identified in tourist publications.	Dependent on length of stay accommodation, food, gas, souvenirs. May visit events or attractions while here. Many of these travellers do not stop or stop only briefly now.
4. Regional Visitors	Central Alberta - those communities whose closest urban centre is Red Deer	All year, day visits and sometimes overnight	Shopping, business, participate in recreation activities special events, and educational programs. Visit attractions, see performances	Food, gas, shopping services, sometimes accommodation. Information from Red Deer media.
5. Sports teams and Spectators	Alberta, more likely to be from central Alberta	Time of year depends on sport	Officials, spectators or competitors in sport tournaments of various kinds	Meals, gas accommodation, entertainment, sometimes banquet facilities, souvenirs

Type	Where From	When	What For	Services
6. Highway 2 Travellers	Primarily from Alberta	All year	Travel between Edmonton and Calgary, to other destinations for business or personal reasons	Meals, gas. Quick service, getting back on road
7. Destination Vacationers	Albertans - Edmonton, Calgary, other areas. Other provinces and neighboring states	Short stays, mostly in summer	Come for specific activities e.g. skiing, program at College, or for more significant special events. Includes vacationers staying at cottages and campgrounds near Red Deer	Food, gas, accommodation. Souvenirs of activity, attraction or events. Shopping
8. Visiting friends and relatives	Alberta, other provinces, U.S., other countries	More spring and summer, especially those from further away	To visit friends or relatives. May be touring in area, or this may be only destination.	Usually stay with friends or relatives. May visit attractions, participate in events or activities with, or recommended by friends, relatives. Shopping
9. Bus tours	Out of country - U.S., Japan. Out of province	May to August	Stop en route between major destinations, for specific attraction or service	Location in relation to itinerary determines length of stop, whether for meals, to see specific attractions, stay overnight.
10. Business Travellers	Alberta, western Canada	Primarily non-summer months	Business trips, small meetings, work in area	Accommodation, meals, sometimes facilities for small meetings. Recreation activities, entertainment in evening.

Appendix D

Tourism Assets

Tourism Promotion

Board established to coordinate tourism promotion
Information centre in Chamber of Commerce building
Sales efforts to attract conventions
Information material available on city attractions
Promotion outside Red Deer by some attractions such as Canyon
Interest in cooperative promotion efforts
Take an Alberta Break campaign
City maps available - signs, printed
Promotion of city as regional shopping centre
Information on Red Deer attractions made available at some tourist facilities
Tourist Council consumer display program in Edmonton and Calgary
1988 Winter Olympics brought attention to Alberta as tourist destination
Photographs available for promotional use from various organizations
Variety of promotion methods available, some free or low cost
Other information centres in zone
Positive word of mouth
Red Deer content in Tourist Council and other material
Extensive mailing lists developed by some facilities
Visits to attractions by school groups generate future visits

Tourism Attractions

Central location and facilities → attracting conventions

Variety of special events - tournaments, performances, etc., not necessarily annual

Trade, livestock and other shows

Golf courses - River Bend, Balmoral, Red Deer Golf and Country Club and other nearby courses

Shopping facilities, three major shopping areas

Major annual events such as Westerner Days, Red Deer International Airshow

Proximity to lakes such as Sylvan, Pine, Gull

Waskasoo Park attractions, facilities including Bower Ponds, Kerry Wood Nature Centre, Fort Normandeau, Heritage Ranch and trails

Canyon Ski Area

Range of recreation facilities

College, including Arts Centre

City's size, accessibility, competitive prices

International Festival of Flight

Attractions available year round

College programs such as Series

David Thompson Highway as route to mountains

New multi-purpose facility to be developed at Westerner

Lots of activities and attractions for families

Quality of life, friendly atmosphere

Red Deer and District Museum, Historical Walking Tour, Heritage Square, Old Court House

Western theme - trail riding, rodeos, etc.

Downtown

Cronquist House Multicultural Centre

Agriculture - tours, farm vacation, farmers' market

Red Deer River and river valley

Airport as a location for aviation events and competitions

St. Mary's Church

Driving tours to points of interest in area

City Hall Park

Changing exhibits at Museum, Nature Centre, Cronquist House, Old Court House

Architecture - historic buildings, unique designs by well know architects

Tourism Hospitality

College's hospitality training program

Convention assistance - hostesses, materials

Staffed year round information service at Chamber

Friendly, small city atmosphere

Interest in providing customer relations training for staff

Travel Alberta seminars

Provincial interest in improving hospitality, Tourism Education Council

Information on Red Deer provided by staff at tourist facilities

Hospitality of staff

Red Deer residents find things for visiting friends and relatives to see, do

Training for staff at information centres

Tourism Services

Convention and trade show facilities at major hotels, Westerner

Full range of retail stores, services

Variety of accommodation available, almost 1500 hotel and motel rooms

Major shopping centre for central Alberta

Lions Campground, fully serviced, close to downtown

Large number of restaurants, over 150, some variety in type and price range

Local assistance in hosting conventions

Variety of entertainment spots, bars, lounges

Eleven movie theatres

Facilities willing to provide services, entertainment for conventions

Rental recreation equipment available

Over 40 churches, most denominations represented

Tourism Infrastructure

Central location in province

Provincial interest in strengthening tourism industry, funding available through Canada/Alberta Tourism Agreement, Team Tourism, Community Tourism Action program

Red Deer en route to major destinations in Alberta

Direct access to Fort Normandeau and Heritage Ranch from Highway 2

Easy to access city, travel in city

Media coverage of Board and its activities increases tourism awareness

Volunteer initiative, involvement

Interest in cooperation with Board

Cooperation of hotels

Surveys and research which will provide more information

Information and assistance available from various organizations

Limited resources available make cooperation more likely

Red Deer's twinning with Cap de la Madelaine

Appendix E

Tourism Concerns

Tourism Promotion

Lack of marketing plan for Red Deer

Lack of promotion of city as whole

Hotel lack information to sell Red Deer as convention location

Lack of major tourist attraction to draw people to Red Deer

Lack of identity for Red Deer, not perceived as destination

Nothing on Highway 2 that makes people want to stop

Lack of image, identity, theme for city

Lack of coordination, cooperation in promotion efforts

Convention organizers not aware of facilities available in Red Deer

Lack of promotion material on Red Deer to help attract visitors

Red Deer not considered for larger, national conventions

Community and businesses don't get involved, adequately support and promote major events such as Airshow

Red Deer not well covered in material produced for tourists, convention organizers

Limited activity suggestions, tours, packages to help attract visitors

Limited promotion of events, attractions in Edmonton and Calgary

Local media play limited role in promoting Red Deer to visitors

Lack of systematic coordinated approach in making convention bids, promotion material to support bids

David Thompson Highway is not a major route, although Rocky Mountains are major attraction for out of province visitors

No promotion to attract bus tours to stop in Red Deer

Some facilities, events do little or no promotion outside Red Deer

Limited information collected on visitors statistics, characteristics

Red Deer not well covered in Tourist Council materials

Lack of information centre, signs on Highway 2 north and north of city

People not aware of reasons to come to Red Deer, stop here

Tourist publications not always available in sufficient quantities, in appropriate locations

Information on attractions, events not readily available to visitors

Not all events are planned and scheduled enough in advance to be well promoted

High cost of some promotion, advertising methods

Tourism Promotion con't

Majority of Travel Alberta's promotion expenditures focussed on attracting out of province visitors to major destinations

Hotels need more information on recreation activities to help attract conventions

Lack complete calendar of events for Red Deer

Tourist Council needs to do more to attract people to area

Information on events in Great Breaks not complete, hard to pick out Red Deer events

Poor quality, accuracy of some material currently available

Some organizations have established logos, designs, themes for promotion material, which may impede coordinated, cooperative promotion

No listing of hotels and motels available except in Alberta Accommodation Guide

Some maps of city not up to date, points of interest to visitors not included on maps

Information centres are not well sited to provide information to visitors en route to Red Deer, lack of information centre south of Red Deer accessible from Highway 2 northbound

Lack of awareness of events by residents of Red Deer and region

Lack of promotion of Lions Campground

Lack of literature describing walking and biking trails, what visitors can see along trails

People in Red Deer not aware of, haven't visited attractions

No guide available for restaurants

Information sources not well publicized

Not all events, facilities make use of low cost promotion methods available

Information staff not knowledgeable about all things to see and do in city

May be limited potential for further expansion of regional market

Hours, days of operation of Information Centre, closed Sundays except in summer

People have come off highway into city to information centre

Promotion of new facilities underutilization of facilities

Tourism Attractions

Need additional activities or events in winter to attract visitors

Need improved coordination and planning for some special events

Limited attractions related to economic base of area, i.e. industry tours, agriculture

Some sites and events are overcrowded

Mountains, resort type facilities compete for conventions

Attractions which appeal to all age groups

Attendance at some attractions and events is weather dependent

Tourism Hospitality

Tourist facilities and their staff are not able to provide information on Red Deer

Red Deer residents not aware of importance of tourism and hospitality, benefits, their role

Hospitality staff lack recognition, pride, image

Front line staff lack information on events and attractions, may not consider this part of job, not knowledgeable about things to see and do in Red Deer

Good service not considered important enough, not always provided

High turnover of staff in hospitality industry, many seasonal jobs

No training, orientation available for staff on events and attractions in city

Some staff lack skills training

Not all front line staff receive customer relations training

Lack of hospitality for conventions when they arrive

Travel Alberta customer relations seminars not readily available

Lack of awareness of Travel Alberta hospitality training sessions

College does not always provide information on city to program participants

Visitors may not have opportunity to meet local people

Tourism Services

Lack of Sunday shopping

Some services such as city tours, material for delegate packages not available when requested by convention organizers

Lions Campground may not be large enough, operating season not long enough

Travellers stop on highway south of city for food and gas instead of coming in

Lack of unique entertainment for convention groups

Lack of scheduled passenger air, train service to Red Deer

Few Red Deer souvenirs

Lack of variety in restaurants

Bed and breakfast accommodation not available

Lack of good quality post cards

City bus routes don't relate well to visitor attractions, no bus service on Sundays and holidays

Tourism Infrastructure

Entrances to city are unattractive

Regulations re: placing billboards and signs along Highway 2

Groups haven't worked in cooperation, differences in priorities, opinions

Board has limited resources to carry out projects

Some improvements needed to signs to enable visitors to find some attractions

No active hotel or restaurant associations in Red Deer

Limited resources available to Board from City

High turnover in hotel management positions

Some group don't view themselves as part of tourism industry

Infrastructure at airport not entirely adequate for major events,
International Festival of Flight

Board is voluntary, limits time commitments

Distance between Edmonton and Calgary not long enough to require stop
mid way

Little feedback from visitors follow their visit

Lack of downtown parking

Red Deer needs more better designed wheelchair access

DATE: JANUARY 11, 1989
TO: TOURIST & CONVENTION BOARD
FROM: CITY CLERK
RE: RED DEER TOURIST ACTION PLAN

At the Council Meeting of January 9, 1989, the following motion was passed concerning the above topic.

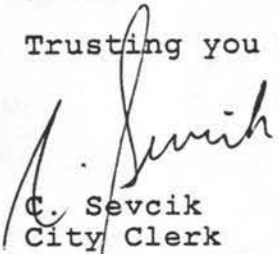
"RESOLVED that Council of The City of Red Deer having considered report dated December 23, 1988, from the Tourist and Convention Board re: Red Deer Tourist Action Plan hereby agree as follows:

1. to formally endorse the Red Deer Tourism Action Plan as developed by the Red Deer Tourist & Convention Board
2. to adopt a Tourism Policy as stated on Page 3 of the Plan as the Tourism Policy for the City of Red Deer

and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. It is my understanding that you will now forward the Plan to Alberta Tourism for their review and registration. Once the Plan is registered the City will be eligible for financial assistance for tourism oriented capital projects through the Community Tourism Action Program.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Directors
Department Heads
Urban Planner
Wendy Martindale

DATE: JANUARY 11, 1989
TO: TOURIST & CONVENTION BOARD
FROM: CITY CLERK
RE: RED DEER TOURIST ACTION PLAN

At the Council Meeting of January 9, 1989, the following motion was passed concerning the above topic.

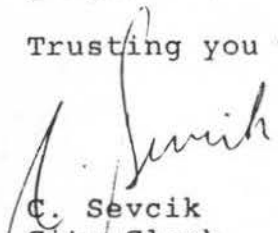
"RESOLVED that Council of The City of Red Deer having considered report dated December 23, 1988, from the Tourist and Convention Board re: Red Deer Tourist Action Plan hereby agree as follows:

1. to formally endorse the Red Deer Tourism Action Plan as developed by the Red Deer Tourist & Convention Board
2. to adopt a Tourism Policy as stated on Page 3 of the Plan as the Tourism Policy for the City of Red Deer

and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. It is my understanding that you will now forward the Plan to Alberta Tourism for their review and registration. Once the Plan is registered the City will be eligible for financial assistance for tourism oriented capital projects through the Community Tourism Action Program.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Directors
Department Heads
Urban Planner
Wendy Martindale

DATE: December 15, 1988
TO: City Council
FROM: City Clerk
RE: PUBLIC HEARING/LAND USE BYLAW AMENDMENT 2672/V-88

A Public Hearing has been advertised for Land Use Bylaw Amendment 2672/V-88 to be held on Monday, January 9, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/V-88 provides that a proposed garage must be constructed 0.5 metres from the edge of the easement.



C. Sevcik
City Clerk
CS/ds

DATE: NOVEMBER 29, 1988
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/V-88

The above-noted Land Use Bylaw Amendment received First Reading at the Council meeting of November 28, 1988.

Bylaw 2672/V-88 provides that a proposed garage must be constructed 0.5 m from the edge of the easement.

This office will now proceed with advertising for a Public Hearing to be held on Monday, January 9, 1989 commencing at 7:00 p.m. or as soon thereafter as Council may determine.


C. SEVCIK
CITY CLERK
CS/sp

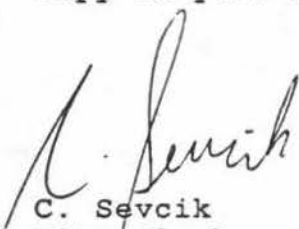
c.c. Bylaws & Inspections Manager
Director of Engineering Services
City Assessor
E. L. & P. Manager

DATE: JANUARY 11, 1989
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/V-88

Council of The City of Red Deer at its meeting held on January 9, 1989, gave second and third reading to the above noted Land Use Bylaw Amendment.

Bylaw 2672/V-88 provides that a proposed garage must be constructed 0.5 metres from the edge of the easement.

Trusting you will find this satisfactory and that you will be sending us a revised page for inclusion in the office consolidation copy at your earliest convenience.



C. Sevcik
City Clerk
CS/ds

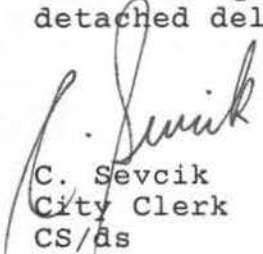
c.c. Dir. of Engineering Services
Bylaws & Inspections Manager
City Assessor
E.L. & P. Manager

Jan. 9/89

DATE: December 15, 1988
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/S-88
CANAVEST PROPERTIES INC.

A Public Hearing has been advertised for Land Use Bylaw Amendment 2672/S-88 to be held on Monday, January 9, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/S-88 pertains to the redesignation of lands between Flagstaff Close and 64 Ave. from A1 to R2 and P1 designation and relative a proposed condominium development by Canavest Properties Inc. The proposed development consists of a single and 20 semi-detached deluxe dwellings with front attached garages.


C. Sevcik
City Clerk
CS/as

Commissioners' Comments

If Council supports this redesignation, it is recommended that 3rd reading be deferred pending resolution of all the concerns of the administration and an agreement satisfactory to the City Solicitor.

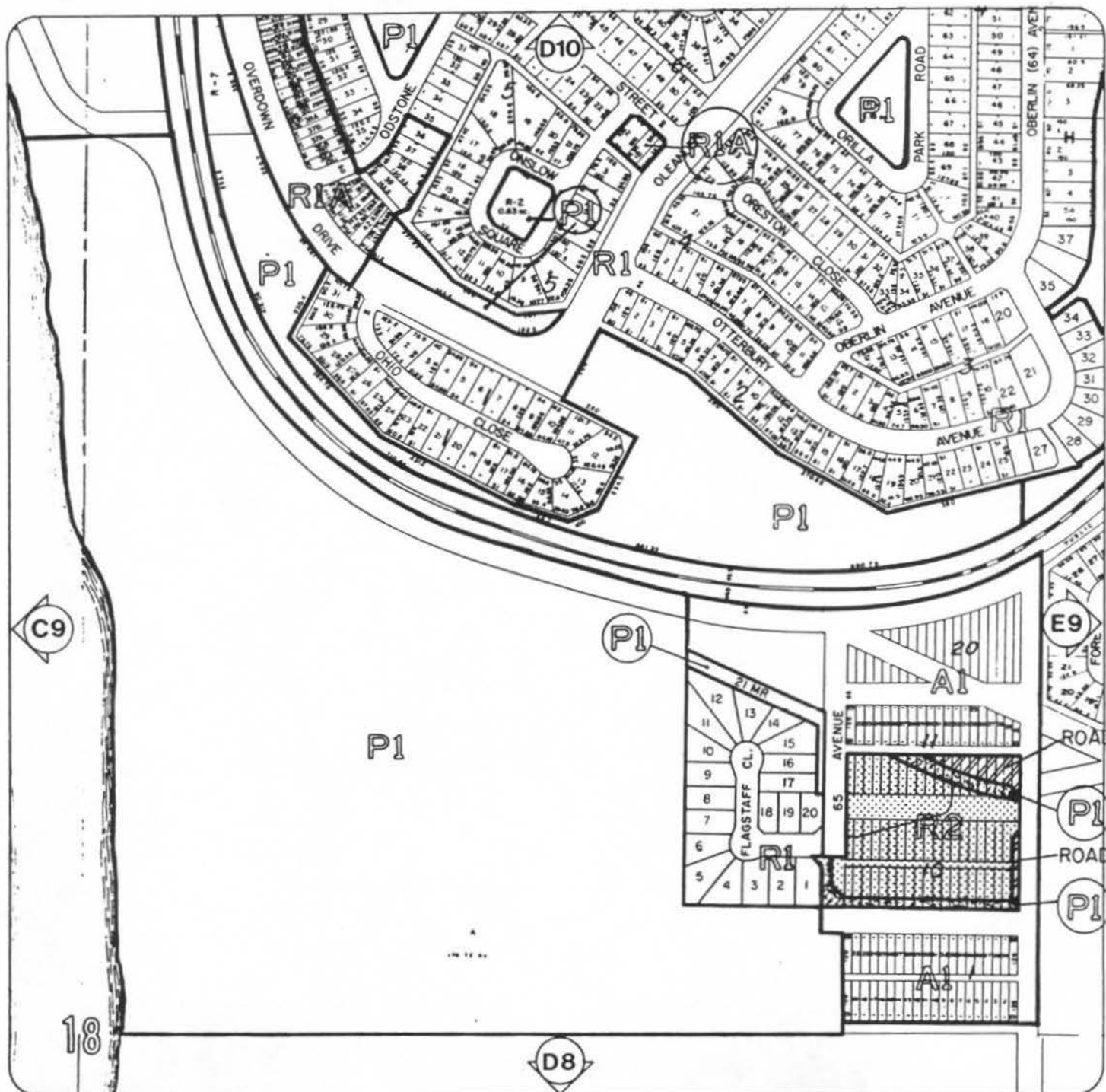
"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

City of Red Deer --- Land Use Bylaw




Land Use Districts

D9 102.



Revisions :

MAP NO. 12/88
(BYLAW No. 2672/S-88)

Change from **A1** to **R2** , **P1** ,
& ROAD .

responsibility of Red Deer City Council, to be watchful of the residential development in the area west of Great Chief Park and east of 65 Ave. This is in relation to the amendment of bylaw 2672/5-88. This land is surrounded by natural parklands such as; Waskasoo Park, Bower Ponds, Maskepoon Park and Red Deer Golf and Country Club.

The present proposal of 21 units and the architectural format of these units, as proposed in the first reading to city council and presented to the residents of Flagstaff Close, is ACCEPTABLE. We would ask that if any changes to be made to the proposal during construction; it be brought back to city council for approval.

R. McWilliam (SIGNATURE) ROO McWilliam (PRINTED NAME OF ELECTOR) (SIGNATURE OF ELECTOR) (PRINTED NAME OF ELECTOR)

78 FLAGSTAFF (COMPLETE MUNICIPAL ADDRESS OF ELECTOR) (COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

R.D. (SIGNATURE OF WITNESS) (SIGNATURE OF WITNESS)

J. Hoffman (SIGNATURE) JEANNETTE HOFFMAN (PRINTED NAME OF ELECTOR) (SIGNATURE OF ELECTOR) (PRINTED NAME OF ELECTOR)

12 FLAGSTAFF CLOSE (COMPLETE MUNICIPAL ADDRESS OF ELECTOR) (COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

R.D. (SIGNATURE OF WITNESS) (SIGNATURE OF WITNESS)

B. Hoffman (SIGNATURE) BERNIE HOFFMAN (PRINTED NAME OF ELECTOR) (SIGNATURE) (PRINTED NAME OF ELECTOR)

42 FLAGSTAFF CL. (COMPLETE MUNICIPAL ADDRESS OF ELECTOR) (COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

R.D. (SIGNATURE OF WITNESS) (SIGNATURE OF WITNESS)

L. Zucker (SIGNATURE) FRED + LOUISE ZUCKER (PRINTED NAME OF ELECTOR) (SIGNATURE OF ELECTOR) (PRINTED NAME OF ELECTOR)

26 FLAGSTAFF CL. (COMPLETE MUNICIPAL ADDRESS OF ELECTOR) (COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

R.D. (SIGNATURE OF WITNESS) (SIGNATURE OF WITNESS)

D. Billings (SIGNATURE) DEL BILLINGS (PRINTED NAME OF ELECTOR) (SIGNATURE) (PRINTED NAME OF ELECTOR)

22 FLAGSTAFF CL. (COMPLETE MUNICIPAL ADDRESS OF ELECTOR) (COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

R.D. (SIGNATURE OF WITNESS) (SIGNATURE OF WITNESS)

L. Penney (SIGNATURE) LYNNE PENNEY (PRINTED NAME OF ELECTOR) (SIGNATURE OF ELECTOR) (PRINTED NAME OF ELECTOR)

14 FLAGSTAFF CL. (COMPLETE MUNICIPAL ADDRESS OF ELECTOR) (COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

RED DEER (SIGNATURE OF WITNESS) (SIGNATURE OF WITNESS)

responsibility of Red Deer City Council, to be watchful of the residential development in the area west of Great Chief Park and east of 65 Ave. This is in relation to the amendment of bylaw 2672/5-88. This land is surrounded by natural parklands such as; Waskasoo Park, Bower Ponds, Maskepoon Park and Red Deer Golf and Country Club.

The present proposal of 21 units and the architectural format of these units, as proposed in the first reading to city council and presented to the residents of Flagstaff Close, is ACCEPTABLE. We would ask that any changes to be made to the proposal during construction; it be brought back to city council for approval.

B. McWilliam
(SIGNATURE)

B. McWilliam
(PRINTED NAME OF ELECTOR)

78 Flagstaff Cl.

R.D.
(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

[Signature]
(SIGNATURE OF WITNESS)

Alan S. Glover
(SIGNATURE OF ELECTOR)

ALAN S. GLOVER
(PRINTED NAME OF ELECTOR)

54 FLAGSTAFF CLOSE

RED DEER, ALTA
(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

B. Glover
(SIGNATURE OF WITNESS)

[Signature]
(SIGNATURE OF ELECTOR)

G. JOHNSON
(PRINTED NAME OF ELECTOR)

2 FLAGSTAFF CL.

RED DEER,
(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

[Signature]
(SIGNATURE OF WITNESS)

H. Pat Glover
(SIGNATURE OF ELECTOR)

H. PAT GLOVER
(PRINTED NAME OF ELECTOR)

54 FLAGSTAFF CL

RED DEER, AB.
(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

[Signature]
(SIGNATURE OF WITNESS)

[Signature]
(SIGNATURE)

J. Yates
(PRINTED NAME OF ELECTOR)

6 Flagstaff Cl

Red Deer Alta
(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

[Signature]
(SIGNATURE OF WITNESS)

(SIGNATURE)

(PRINTED NAME OF ELECTOR)

(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

(SIGNATURE OF WITNESS)

[Signature]
(SIGNATURE OF ELECTOR)

C. J. NEALE
(PRINTED NAME OF ELECTOR)

E. NEALE

#74 FLAGSTAFF CL.

RED DEER
(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

[Signature]
(SIGNATURE OF WITNESS)

(SIGNATURE OF ELECTOR)

(PRINTED NAME OF ELECTOR)

(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

(SIGNATURE OF WITNESS)

[Signature]
(SIGNATURE)

SHIRLEY HOLM
(PRINTED NAME OF ELECTOR)

58 FLAGSTAFF CL

RED DEER, ALTA
(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

[Signature]
(SIGNATURE OF WITNESS)

(SIGNATURE)

(PRINTED NAME OF ELECTOR)

(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

(SIGNATURE OF WITNESS)

[Signature]
(SIGNATURE OF ELECTOR)

LOWELL HOLM
(PRINTED NAME OF ELECTOR)

58 FLAGSTAFF CL.

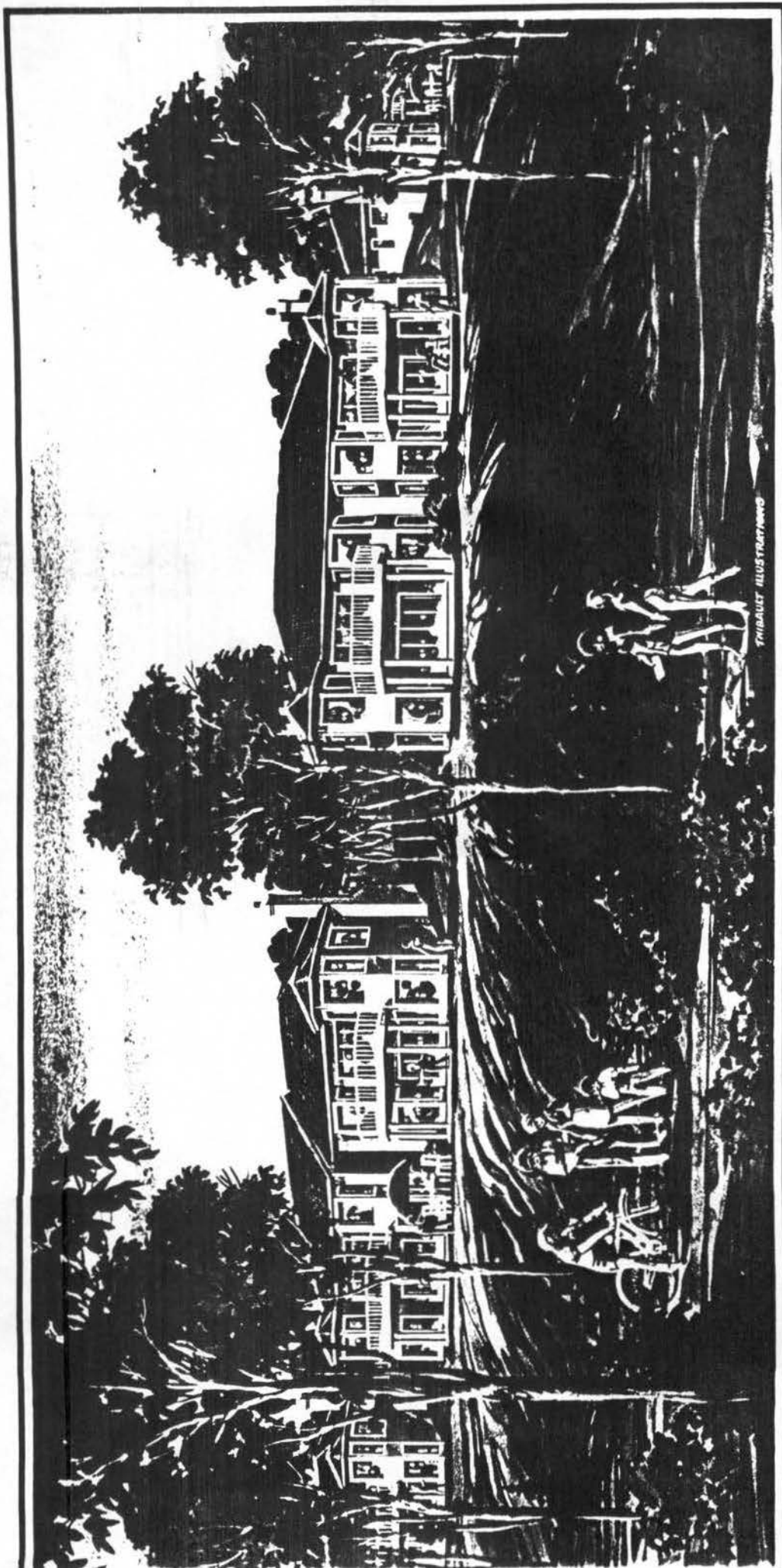
RED DEER, ALTA.
(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)

[Signature]

(SIGNATURE OF ELECTOR)

(PRINTED NAME OF ELECTOR)

(COMPLETE MUNICIPAL ADDRESS OF ELECTOR)



THE FAIRWAYS...ON THE RIDGE BY CANAVEST PROPERTIES INC.

" QUALITY CONSTRUCTION FEATURES "

- 2 CAR ATTACHED GARAGE COMES WITH AUTOMATIC DOOR OPENER
- WOOD SECTIONAL OVERHEAD GARAGE DOOR
- CONCRETE DRIVEWAY & STEPS
- FULLY SODDED YARD WITH 2 TREES
- CEDAR SHAKE ROOF
- WOODEN WINDOWS - METAL CLAD
- TWO EXTERIOR LAWN SERVICES
- TWO EXTERIOR ELECTRICAL SERVICES
- STEEL INSULATED EXTERIOR DOORS
- CALIFORNIA STUCCO - LOW MAINTENANCE
- 2x6 WALLS (R-20 INSULATION)
- R-40 INSULATION IN CEILING
- GARDEN TUB IN MASTER BATHROOM
- MARBLE COUNTERTOPS IN BATHROOMS
- DOUBLE STAINLESS STEEL SINK
- ROUGH IN BUILT-IN VACUUM
- INTERIOR BRASS HARDWARE
- MAIN FLOOR LAUNDRY ROOM
- SOLID OAK KITCHEN CABINETS
- OAK FINISHING THROUGHOUT
- ALL OAK HANDRAILS
- OPTIONAL EUROPEAN STYLE CABINETS
- OPTIONAL COLONIAL FINISHING PACKAGE
- CATHEDRAL CEILINGS
- QUALITY FLOORING THROUGHOUT
- COMPLETE APPLIANCE PACKAGE TO INCLUDE FRIDGE, STOVE & DISHWASHER
- BRICK TRIM ACCENT ON FRONT ELEVATION
- PRE-SELECTED LIGHT FIXTURE PACKAGE
- 3 TELEPHONE OUTLETS
- 3 CABLE TV OUTLETS
- SMOKE DETECTORS

In a continuing effort to offer the most current and up-to-date housing designs and materials, Canavest Properties Inc. reserves the right to substitute or change specifications with equal or better product without notice.

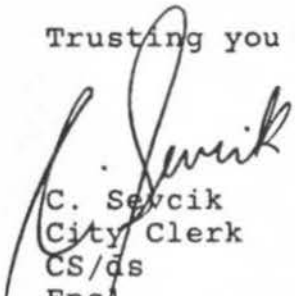
DATE: December 14, 1988
TO: Red Deer Regional Planning Commission
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/S-88

I would advise that Council of The City of Red Deer at its meeting held on Monday, December 12, 1988, gave first reading to the above noted bylaw.

Bylaw 2672/S-88 pertains to the redesignation of lands lying between Flagstaff Close and 64 Ave. from A1 to R2 and P1 designation pertaining to a proposed condominium project by Canavest Properties Inc. consisting of one single and twenty semi-detached dwellings. Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with advertising for a public hearing to be held on Monday, January 9, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds
Encl.

c.c. Dir. of Engineering Services
City Assessor
Bylaws & Inspections Manager
E.L. & P. Manager
Dir. of Community Services
Council & Committee Secretary, Wilma



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 14, 1988

Beta Surveys Ltd.
5205B - 54 Ave.
Red Deer, Alberta
T4N 5K5

Attention: Mr. Wayne W. Fawcett, A.L.S.

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/S-88, BLK. 10 & LOTS 1-20,
BLK. 11, PLAN 1319 A.J./N.E. 1/4 OF 18-38-27-4

Further to our letter of November 29, 1988, concerning the above topic, I would advise that Council of The City of Red Deer at its meeting of December 12, 1988, gave first reading to Land Use Bylaw Amendment 2672/S-88, a copy of which is enclosed herewith.

Bylaw 2672/S-88 pertains to redesignation of lands between Flagstaff Close and 64 Ave. from A1 to R2 and P1 designation to accommodate a condominium project development proposed by Canavest Properties Inc.

This office will now proceed with advertising for a public hearing to be held on Monday, January 9, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In accordance with the Land Use Bylaw for The City of Red Deer, you are required to make a \$200.00 deposit to cover the cost of advertising. Once this office is in receipt of the actual costs, you will be invoiced for the balance.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik
C. Sevcik
City Clerk

c.c. Bylaws & Inspections Manager
E.L. & P. Manager
Urban Planning Section Manager
Dir. of Engineering Services

City Assessor
Council & Committee Secy.,
Wilma



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

November 29, 1988

Beta Surveys Ltd.
5205B - 54 Avenue
Red Deer, Alberta
T4N 5K5

Attention: Mr. Wayne W. Fawcett, A.L.S.

Dear Sir:

RE: BLOCK 10 AND LOTS 1-20, BLOCK 11, PLAN 1339 A.J. AND PORTION
OF ROAD ADJACENT TO BLOCK 10, PLAN 1339 A.J., N.E. 18-38-27-4.

I would advise that your application on behalf of Canavest Properties Ltd. regarding a proposed condominium project consisting of a single and 20 semi-detached deluxe dwellings complete with front attached garages on the aforesaid property, was presented to Council November 28, 1988.

At the above-noted meeting, Council passed the following motion approving the proposal in principle subject to an agreement which incorporates the concerns of the administration:

"RESOLVED that Council of The City of Red Deer, having considered application by Beta Surveys Limited on behalf of Canavest Properties Inc. to redesignate Block 10 and Lots 1-20, Block 11, Plan 1339 A.J. and portion of road adjacent to Block 10, Plan 1339 A.J., N.E. 1/4 18-38-27-4 to allow for a proposed condominium project consisting of a single and 20 semi-detached deluxe dwellings with front attached garage hereby approve said application in principle subject to an agreement which incorporates the concerns of the administration and which is satisfactory to the City Solicitor."


The above decision is submitted for your information, and I am also enclosing herewith the administrative comment which appeared on the Council Agenda of November 28th (pages 110-121).

By way of a copy of this letter, we are requesting the Planning Commission to prepare a Bylaw for consideration of First Reading at the next meeting of Council to be held on December 12, 1988.

Page 2
November 29, 1988
Beta Surveys Ltd.

I trust that you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,


C. SEVCIK
CITY CLERK
CS/sp

c.c. City Commissioners
Director of Engineering Services
City Assessor
Bylaws & Inspections Manager
Fire Chief
E. L. & P. Manager
Urban Planner
Director of Community Services
Parks Manager

**BETA SURVEYS LIMITED**

PROFESSIONAL LAND SURVEYORS

5205B - 54 AVENUE
RED DEER, ALBERTA T4N 5K5

108.

Red Deer 342-6203

THE NEW PROJECT

3.35
12/16/88

November 15, 1988

File: 1916

City of Red Deer
City Clerk's Office
4914 - 48 Avenue
Red Deer, Alberta

left message for Wayne 4:30

Re: Block 10 and Lots 1 - 20, Block 11, Plan 1339 A.J. and
Portion of Road Adjacent to Block 10, Plan 1339 A.J.
NE 18 - 38 - 27 - 4

Canavest Properties Inc., land developer of residential
properties, wish to proceed with development of the above
captioned property.

The site, to be developed as a Condominium project, consists
of a single and 20 semi detached deluxe dwellings, complete
with front attached garages.

Attached for Councils consideration is eight copies of the
proposed Plot Plan and subdivision of the subject property.
It is Canavests' intention to develop the project in two
phases; phase I comprising Lots 1 and 2 and Phase II within
Lot 3.

Access to Lot 3 will be achieved via 65 Avenue by
registration of an access easement through Lot 2.

To accommodate the proposal, the developer will require the
City's consent to the sale of roadways previously closed
under bylaw #2919/86 and appropriate re-zoning of the
property to an R2 classification.

If Council agrees in principal with the proposal, we request first reading to be given to the Land-Use By-Law amendment and that Council also consider recognizing the commitments negotiated with the previous developer, Konsept Holdings, with respect to road allocations and, in general, necessary land exchanges.

Should any questions arise or additional information be required, please contact the undersigned.

Yours truly,


Wayne W. Fawcett, A.L.S.

cc: R. Hansen, Canavest Inc.

encl.

WWF/lf



RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE, RED DEER, ALBERTA, CANADA T4R 1M9

110.

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

November 18, 1988

Mr. C. Sevcik,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Beta Surveys Ltd.,
Block 10, Lots 1-20, Block 11, Plan 1339 A.J.
Portion of road adjacent to Block 10, Plan 1339 A.J.
N.E.18,38-27-4

Beta Surveys Ltd., on behalf of Canavest Properties Inc., are requesting the rezoning of the above site from A1 to R2 to permit the construction of 20 units of semi-detached houses, and one single family unit.

Background

The site containing ± 1.21 ha (3.0 ac) is located west of 64th Avenue, east of 65th Avenue and northeast of the Red Deer Golf & Country Club. In October 1986, a plan was submitted by "Konsept Construction" for the development of 40 units of housing consisting of 28 semi-detached unit and a 12 suite apartment building. The plan was subject to a number of revisions at a later date.

City Council gave final reading to the Land Use Bylaw amendment (2672/U-86) on December 15, 1986. The plan of subdivision was approved by the Red Deer Regional Planning Commission on December 19, 1986, subject to the following conditions:

1. A development agreement will be required for the payment of all site levies, site improvements, etc.
2. The road and lane closure to be approved by City Council.
3. The land acquisition or exchange with the City to be finalized.
4. Geo-technical soil report would be required plus an indemnification agreement, satisfactory to the City Solicitor.
5. Necessary easement to be provided, if required.
6. Property taxes to be paid in full.
7. Cancellation of Lots 1-20, Block 11, under Section 120 of the Planning Act.
8. Land Use Amendment being approved by City Council.

MUNICIPALITIES WITHIN COMMISSION AREA

/2

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDOEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIOSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—VILLAGE OF DONALDA—VILLAGE OF ELDORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

C. Sevcik, City Clerk
Re: Beta Surveys/Canavest Properties Inc.

Pg.2

9. Municipal reserve to be dedicated as indicated on the plan.
10. The existing 317 mm gas line, running east-west, to be relocated satisfactory to Northwestern Utilities Limited.

NOTE: No access to 64 Avenue or future Kerrywood Drive extension will be permitted.

Since the development did not proceed as planned, City Council rezoned the property back to its previous designation under bylaw 2672/Q-87, on August 24, 1987,

The New Proposal

The new proposal under consideration is by Canavest Properties Inc. They are planning to build 20 deluxe semi-detached and one single family unit on the same site. The main differences between the two plans are outlined below:

Items	CANAVEST (new plan)	KONCEPT (old plan)
Number of Units	21	40
Type of housing	20 semi + 1 single	26 semi + 14 Apt.
Proposed Subdivision	3 parcels	1 parcel
Road Access	One Access to 64 Ave.	2 Accesses to 64 Ave.
Landscaping Area	Increased	- -
Walkway (north-south)	Moved further east	- -

The new plan provides more amenities by reducing the number of units by almost half and utilizing the site better.

We are in favor of the new plan subject to the conditions outlined earlier, and recommend that City Council approve the plan in principle, subject to land use amendment and subdivision approval.

Yours truly,



D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION
DR/cc

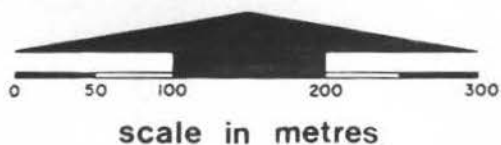
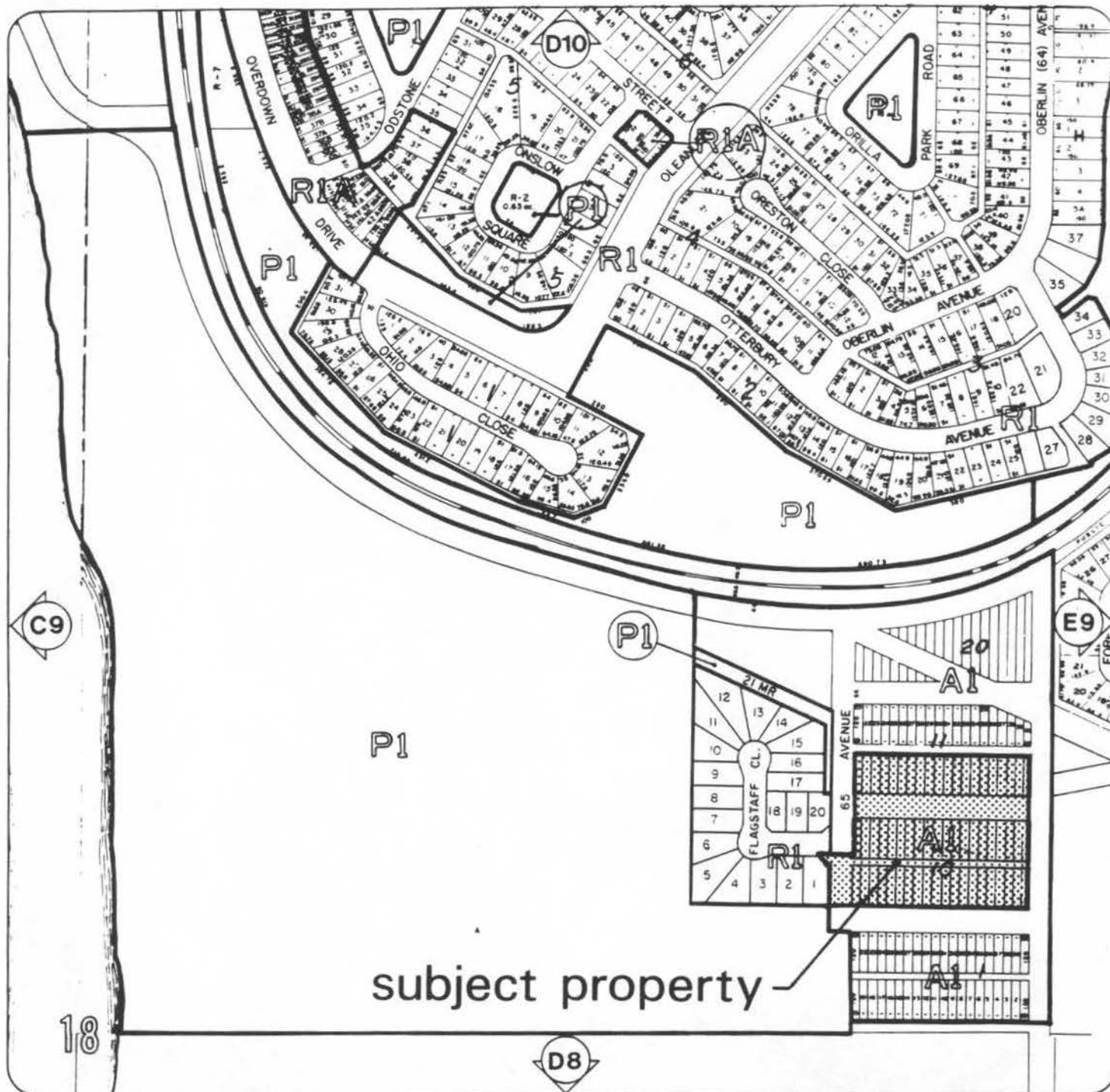
- c.c.
- Director of Community Services
 - Director of Engineering Services
 - Bylaws and Inspections Manager
 - City Assessor
 - Fire Chief

City of Red Deer --- Land Use Bylaw

Land Use Districts

D9

112.



Revisions :

2588/L-80 (18/8/80)
 2672/FF-81 (18/1/82)
 2672/I-83 (2/8/83)
 2672/U-86 (15/12/86)
 2672/Q-87 (24/08/87)

KERRY WOOD DRIVE

64TH AVENUE

64TH

65TH AVENUE

65TH



CANAVEST PROPERTIES INC.
"THE FAIRWAYS"

DATE: November 21, 1988

TO: C. Sevcik
City Clerk

FROM: D. Scheelar
E. L. & P.

RE: Beta Surveys Limited
Condominium Project "The Fairways"

E. L. & P. have no objection to this proposal. By copy of this letter the owner/developer is requested to contact our department regarding our alignment and easement requirements.

It would be E. L. & P.'s intention to service this site with primary power only. Secondary servicing within a private development and street lighting along private roadways are the owner/developers responsibility.

Upon receiving development plans, and an expected construction schedule, our department can provide an estimated cost for this project.

Should you have any questions or comments, please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd

c.c. Wayne Fawcett, Beta Surveys
Gord Stewart, Eng. Dept.

DATE: November 18, 1988

TO: City Clerk

FROM: Bylaws and Inspections Manager

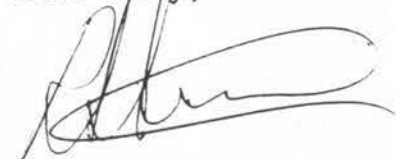
RE: BETA SURVEYS LTD. /
BLOCK 10, LOTS 1 - 20 AND BLOCK 11, PLAN 1339 A.J.

In response to your memo regarding the above subject, there is not enough information provided with the submitted plans to enable us to make any comment regarding whether or not the proposed project would conform to the requirements of the Land Use Bylaw.

In general, if the project does conform with the requirements of the Bylaw, we have no objections to the proposed layout and type of building indicated in the developer's plans.

We trust this is the information required.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: November 18, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: BETA SURVEYS LIMITED:
FAIRVIEW DEVELOPMENT PROPOSAL
Your Memo Dated November 16, 1988 Refers

1. Beta Surveys Ltd. are proposing to develop the privately-owned property located between 64th and 65th Avenues and south of the extension of Kerry Wood Drive.

The development proposal closely follows an earlier development plan submitted by Konsept Construction Inc. However, the total number of units in the new condominium proposal now consists of a single unit abutting Flagstaff Close and 20 semi-attached dwelling units. Development is confined to the area above the escarpment and the lower area is retained as landscaped open space.

2. Municipal Reserve has been provided along the proposed extension of Kerry Wood Drive and in the form of a public accessway between 64th and 65th Avenues. This accessway would provide convenient pedestrian or bicycle access between this section of Fairview and Great Chief Park/Bower Ponds.

3. Recommendation

I have discussed this proposal with the Recreation and Culture and Parks Managers. We strongly support the plan as submitted and consider that the development will greatly enhance the surrounding area.

Page 2
November 18, 1988
CS-1.964

It is therefore recommended that the proposed amendment to the Land Use Bylaw be approved and that The City proceed with the necessary road closures and land exchanges negotiated with the previous developer.



CRAIG CURTIS

/jmf

- c. Lowell Hodgson, Recreation and Culture Manager
Don Batchelor, Parks Manager
Djamshid Rouhi, Senior Planner, R.D.R.P.C.

November 21, 1988

TO: City Clerk

FROM: City Assessor

RE: BLOCK 10, AND LOTS 1 - 20, BLOCK 11, PLAN 1339 A.J. AND
PORTION OF ROAD ADJACENT TO BLOCK 10, PLAN 1339 A.J.
NE 18 - 38 - 27 - 4

Land & Tax Department have no objection to the proposal as made including all land exchanges, road closures and sales of or exchange of lands. Rezoning request is in order subject to density designation as requested and indicated by proposed plan. All land sales and/or exchange differences should be subject to a transaction at market value & Agreements satisfactory to the City Solicitor.

This development proposal to be subject to all planning Departments and Engineering Department approvals.



Al Knight
City Assessor

AK/dm

cc Director of Community Services
Director of Engineering
Bylaws and Inspections Manager
E.L. & P. Manager
Urban Planner

DATE: NOVEMBER 22, 1988
TO: CITY CLERK
FROM: FIRE MARSHAL
RE: CANAVEST PROPERTIES INC.

Check the site plan for this development indicates that the emergency vehicle access roads are not wide enough and are too long to meet the requirements of the Alberta Building Code.

The location of Fire Hydrants and Water Main size is not shown on these drawings therefore no comment can be made as to proper water supply.



C. ROBSON
FIRE MARSHAL

CR/lf

C.C. Fire Commissioner
D. Rouhi, MCIP
Red Deer Regional Planning Commission
Red Deer, Alberta

DATE: November 22, 1988

TO: City Clerk

FROM: Director of Engineering Services

RE: DEVELOPMENT OF AREA EAST OF FLAGSTAFF CLOSE BY
CANAVEST PROPERTIES LTD.
LOTS 1-20, BLOCK 10, PLAN 1339 A.J. AND A PORTION THE ROAD
(65 AVENUE) ADJACENT TO BLOCK 10, PLAN 1339 A.J.
NW 18-38-27-W4

The Engineering Department has no objection to the proposal submitted. We would, however, offer the following comments:

1. All access to the site is to be via 65 Avenue. No access to 64 Avenue or future Kerry Wood Drive will be permitted.
2. Development of upper area only to a density of approximately 54 persons per hectare (22/acre).
3. A decision to allow for development of the 65 Avenue right of way as a single family lot should be delayed in view of potential development proposals for Block 1, to the south.
4. The Developer will be required to pay off-site levies, boundary improvement costs, etc. through a Development Agreement.
5. Road closures and land exchanges to be finalized.
6. A geotechnical report regarding slope stability would be required prior to issuance of a Development Permit.
7. During the preparation of a Development Agreement with a previous Developer (Konsept Developers), the following motion was passed by the Finance Committee in regard to recoveries of monies spend by an earlier Developer (MGT Holdings).


"That the Finance and Audit Committee recommend to Red Deer City Council cost sharing with Konsept Developers as it relates to the Development Agreement and as proposed by the Director of Engineering Services in his report of February 27, 1987, and that an endeavor to assist be established.

It is further recommended that any refund to the previous Developer, MGT Holdings, be considered by City Council at the time all proposed work is completed."

City Clerk
Page 2
November 22, 1988
File: 080-054

This motion should be revised to include all developers tying to roads and utilities installed by MGT Holdings Ltd.

8. The Developer must meet with City Administration to review and confirm the necessary land exchanges required to accommodate this development.


for Bryon C. Jeffers, P. Eng.
Director of Engineering Services

SS/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. Urban Planning Section Manager

Commissioners' Comments

We would recommend Council support the application in principle subject to a satisfactory agreement with the City which incorporates the concerns of the administration and also satisfactory to the City Solicitor.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

November 23, 1988

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF ENGINEERING SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
E.L. & P. MANAGER
FIRE CHIEF
URBAN PLANNING SECTION MANAGER

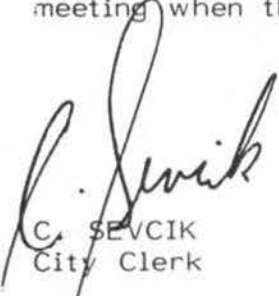
FROM: CITY CLERK

RE: BETA SURVEYS LTD./CANAVEST PROPERTIES

Attached hereto please find additional correspondence dated November 22, 1988 and drawings which indicate the following changes:

1. Relocation of the bike path from the east side of the single family dwelling to the west side, as originally proposed by Konsept (the previous developer).
2. Phasing changes from east and west to north and south.

The enclosed was just received at time of agenda preparation and we are circulating same to all of the departments and would request that if you have any concerns regarding the proposed changes that you provide us with your comments by Monday, the date of the Council meeting or at the Council meeting when the item is discussed.



C. SEVCIK
City Clerk

Attach:



BETA SURVEYS LIMITED

PROFESSIONAL LAND SURVEYORS

5205B - 54 AVENUE
RED DEER, ALBERTA T4N 5K5

Red Deer 342-6203

November 22, 1988

File: 1916

City of Red Deer
City Clerk's Office
4914 - 48 Avenue
Red Deer, Alberta

Re: Block 10 and Lots 1 - 20, Block 11, Plan 1339 A.J. and
Portion of Road Adjacent to Block 10, Plan 1339 A.J.
NE 18 - 38 - 27 - 4

As a result of discussions held with the City and Canavest Properties, we find it advantageous to re-locate the walkway presently proposed, to reflect the location originally provided by the previous developer and approved by the City.

The alteration effectively unites the single condominium unit, presently located immediately south of 65 Avenue, with the condominium complex in addition to lending itself as a suitable divisional buffer to the existing single family dwellings situated west of the subject property.

In addition, Canavest wishes to revise its' phasing strategy, thereby necessitating re-lotting of the site. Canavest proposes to develop the site in two phases; firstly Lot 1, secondly Lot 2. The re-lotting provides each lot with suitable access to 65 Avenue, thus eliminating the need for an access easement, as previously required.

In light of the above, we enclose eight copies of the revised plot plan and subdivision plan.

A formal application for subdivision will be submitted to the Red Deer Regional Planning Commission upon Council's approval of the development in principal.

Should any questions arise concerning the above matter, please do not hesitate to call.

Yours truly,

Wayne W. Fawcett, A.L.S.

encl.

cc: R. Hansen, Canavest Inc.

WWF/lf

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:45 p.m.
DATE	88/11/23
BY	C. Swift

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

January 11, 1989

Beta Surveys Ltd.
5205B - 54 Ave.
Red Deer, Alberta
T4N 5K5

Attention: Mr. Wayne W. Fawcett, A.L.S.

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/S-88 - CANAVEST PROPERTIES INC.
BLOCK 10 AND LOTS 1-20, BLOCK 11, PLAN 1319 A.J./N.E. 1/4 OF
18-38-27-4

Further to our letter of December 14, 1988, wherein we advised of a Public Hearing in regard to the aforementioned Land Use Bylaw Amendment, I wish to advise as follows:

At the Council Meeting of January 9, 1989, Land Use Bylaw Amendment 2672/S-88 was given second reading. Third reading was deferred pending a mutually satisfactory agreement. In this regard, it is suggested that you be in contact with the City Assessor, Mr. A. Knight. Once the agreement is ready to be brought back to Council for approval, Council will be in a position to give the Bylaw third reading.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik
C. Sevcik
City Clerk
CS/ds

c.c. City Assessor
Dir. of Engineering Services
Urban Planner
Bylaws & Inspections Manager
City Solicitor



DRAWING # 27

100

CANAVEST DEVELOPMENT

TYPICAL TURNING LINE OF FIRE
TRUCK (12M RADIUS)
OVERLAY OF CITY STANDARD
13M F.O.C. RADIUS
PROPOSED 7.5 M PAVED ROADWAY

Date: 22 Nov 1988
PLANS INSPECTED O.K.
Red Deer Fire Dept.
Issuing Officer: [Signature]
FIRE PREVENTION DIVISION

THE CITY OF RED DEER	
CLERK'S DEPARTMENT	
RECEIVED	
TIME	<u>9:20 am</u>
DATE	<u>28/11/88</u>
BY	<u>[Signature]</u>

CANAVEST
2672/s-88

DRAWING
#26

NO. 1

December 28, 1988

TO: CITY COUNCIL
FROM: CITY CLERK
RE: ALDERMAN CAMPBELL WRITTEN ENQUIRY/TRAFFIC CONTROLS
63 STREET & 59 AVENUE

The following written enquiry was submitted by Alderman Campbell and at the Council meeting of December 12, 1988 it was agreed that said inquiry be referred to the administration for a response.

"Please comment on the viability and need for additional traffic control at the intersection of 63 Street and 59 Avenue.

Concern has been expressed as to its safety with respect to the vehicular count in addition to the pedestrian volume."

Enclosed hereafter are the comments from the administration.


C. SEVCIK
City Clerk

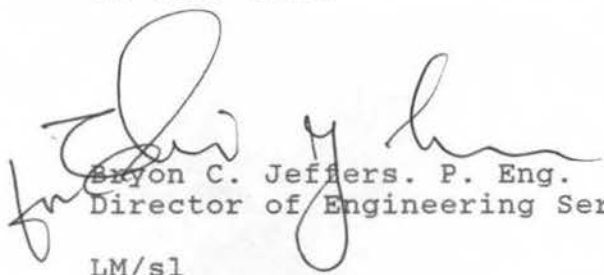
DATE: December 05, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: ADDITIONAL TRAFFIC CONTROL - 63 STREET AND 59 AVENUE
WRITTEN ENQUIRY - ALDERMAN CAMPBELL

In response to your request, the Traffic Section recently investigated the above noted item.

A traffic count was conducted on Thursday, June 16, 1988 at 63 Street and 59 Avenue. This count was used to calculate the need for the installation of Traffic Signals. A Traffic Signal Warrant is used to examine the net improvement in safety, convenience, and the economical movement of both persons and goods based on accident history, vehicular and pedestrian volumes, the proximity of adjacent signals, and the degree of restrictions for potential signal synchronization. The Warrant System recommends the installation of a traffic signal when the total priority point rating for the intersection exceeds 100 points. The total priority point value for 63 Street and 59 Avenue intersection is less than 70 points. The Warrant analysis, therefore, does not indicate that there would be any net improvement in the traffic conditions at this intersection through the installation of traffic control signals.

Previous experiences have indicated that unwarranted signals could result in increased delays and/or accident potential for motorists.

We do not anticipate that the results of the Warrant would of changed since June, 1988 and therefore, it is our recommendation that traffic signals should not be installed at this intersection at this time.



Byron C. Jeffers. P. Eng.
Director of Engineering Services

LM/sl



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

109.

Your file Votre référence

88 DEC 02

Our file Notre référence

TO: CITY CLERK
CITY OF RED DEER

FM: RED DEER CITY R.C.M.P.

RE: WRITTEN ENQUIRY - ALDERMAN CAMPBELL
ADDITIONAL TRAFFIC CONTROLS 63 ST. AND 59 AVE. INTERSECTION

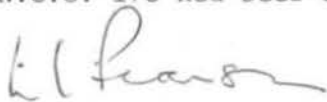
This office is very familiar with the above noted intersection and as a result felt that additional traffic controls are required. Due to the design of the intersection it is very hazardous to both vehicles and pedestrians attempting to cross 59 Ave. from both east and west.

The traffic volume varies throughout the day, however, the majority of the traffic would be on 59 Ave. As this intersection services a high population area located on both sides of 59 Ave., it would be recommended that a full traffic control light should be installed with warning lights for northbound vehicles on 59 Ave. A check of our 1988 records revealed only 12 motor vehicle accidents occurred that directly relate to this intersection, however we received numerous complaints of near misses and concerned parents of young children that use the intersection regularly. Another concern dealing with this intersection is the fact that there is a convenience store within a half block which tends to contribute to traffic congestion.

This office supports the need for additional traffic control to improve the safe movement of both pedestrian and vehicle traffic in this area.


(B. BAKER) Cpl.

N.C.O. i/c Red Deer City Traffic


L.L. (Larry) PEARSON, Insp.
Officer in Charge
Red Deer City Detachment

DATE: December 13, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Written Enquiry - Alderman Campbell
Additional Traffic Control 63 St. - 59 Ave.

The Engineering Department will comment in the need for traffic control lights at this intersection. At this time there has been no need identified and the proposed 1989 Budget does not contain any funds for traffic lights at this intersection.

If traffic lights are considered to be necessary the estimated cost for the installation is \$75,000. which cost should be included in the 1989 Budget.



A. Roth,
E. L. & P. Manager

AR/jjd

Commissioners' Comments

As can be seen from the comments, there is not agreement. It would be our recommendation based on the recent traffic count that lights be not installed at this time.

In the event Council feels that traffic lights are warranted, it would be our further recommendation that same be considered at budget time and in the light of all other priorities.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

DATE December 1, 1988

TO: ☐ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☒ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☒ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☐ URBAN PLANNING SECTION MANAGER
☐ _____

*Note: in particular we
would like cost estimates
for installation of Traffic
Signals at this intersection*

FROM: CITY CLERK

WRITTEN ENQUIRY - ALDERMAN CAMPBELL
RE: /ADDITIONAL TRAFFIC CONTROLS 63 ST. & 59 AVE. INTERSEC.

Please submit comments on the attached to this office by December 5, 1988

for the Council Agenda of December 12, 1988.

January 9/89

C. Sevcik
C. SEVCIK
City Clerk

WRITTEN ENQUIRY

November 28, 1988

Engineering Department
Traffic Section.

"Please comment on the viability and need for additional traffic control at the intersection of 63 Street and 59 Avenue.

Concern has been expressed as to its safety with respect to the vehicular count in addition to the pedestrian volume."

Thank you,

"J. W. Campbell"
Alderman

Nov 28, 1955

Engineering Dept
Traffic Section

Please comment on the usability
and need for additional traffic
control at the intersection
of 63 St and 59 Ave.

Concern has been expressed as to
its safety with respect to the
vehicular count in addition to the
pedestrian volume.

Thank you.
J. W. Campbell

DATE: JANUARY 11, 1989
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: CITY CLERK
RE: ALDERMAN CAMPBELL WRITTEN ENQUIRY/TRAFFIC CONTROLS/
63 STREET AND 59 AVENUE

At the Council Meeting of January 9, 1989, your response to the above noted written enquiry was considered.

At the aforesaid meeting, it was indicated by Alderman Campbell that he was more interested in pedestrian activated lights at the said intersection as opposed to a full set of traffic controls. Accordingly, it was agreed that you submit further information pertaining to pedestrian activated signals to the budget meetings so that said matter might be considered at that time.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds
c.c. E.L. & P. Manager
Dir. of Finance
City Commissioners
Inspector Pearson

NO. 2


December 28, 1988

TO: CITY COUNCIL
FROM: CITY CLERK
RE: ALDERMAN PIMM - WRITTEN ENQUIRY/
INCREASED INCIDENCE OF BREAK AND ENTER CRIMES

The following written inquiry was submitted by Alderman Pimm and at the Council meeting of December 12, 1988 it was agreed that same be forwarded to the Police Department for a response.

"In light of the increased incidence of break and enter crimes recently reported in Red Deer, is the administration aware of any programs of a preventative nature that could be made available to Red Deer citizens to assist in reducing break and enter crimes?"

Following is the response from Inspector Pearson.



G. SENCIK
City Clerk



Your file Votre référence

88 DEC 16

Our file Notre référence

TO: Mr. Charlie SEVICK
City Clerk

RE: CRIME PREVENTION PROGRAMS
OFFERED BY RED DEER CITY DETACHMENT

Attached is a report from our Crime Prevention Unit setting out the programs that are offered by our Detachment.

If council requires more details on any program we would have a member attend council and answer any questions/concerns.

Respectfully,

L.L. (Larry) PEARSON, Insp.
Officer in Charge
Red Deer City Detachment

Red Deer City Detachment
Bag 5033
Red Deer, Alberta
T4N 6A1

Canada

A copy of the Shield of Confidence specifications attached for further information.



TO
A

OFFICER IN CHARGE
RED DEER CITY DETACHMENT

FROM
DE

CST. D.L. HEINSEN
RED DEER CITY DETACHMENT
CP/PCR CO-ORDINATOR

SUBJECT
OBJET

**RE: Alderman PIMM - Request For Information
Preventative Programs
Break, Enter and Theft Offences
Red Deer, Alberta**

SECURITY - CLASSIFICATION - DE SÉCURITÉ
OUR FILE/NOTRE RÉFÉRENCE
YOUR FILE/VOTRE RÉFÉRENCE
DATE 88 DEC 14

Further to the request from Alderman PIMM, the following preventative programs are available in Red Deer.

SHIELD OF CONFIDENCE:

The Shield of Confidence Program was initiated in Red Deer during the summer of 1986. The program did not become operational until December 1987, when the Red Deer Home Builders Association fronted the initial development costs. The program is slowly catching on and we currently have two builders who are using the program, and eight homes have been built under the Shield of Confidence.

Each newly constructed home is subjected to a seventy-one point check security inspection. Two inspections are required through the construction stage. The first inspection is done upon completion of the framing stage and the second is done once the home is completed. The inspections do not require specialized training or skill in home construction. The first inspection takes approximately thirty minutes to complete and the second inspection takes approximately one hour. Once the security inspections have been completed and the structure successfully passes all components of the program, a certificate is issued to the builder.

A Shield of Confidence home is designed to make burglaries difficult, thereby increasing the risk to the offender. The total cost for the security features is approximately \$600.00. To date we do not have sufficient homes built under the program to show a reduced risk but Hamilton/Wentworth Police Department indicate that few homes built under the program have been victimized.

The interest in Red Deer has been very slow but it is hoped that more homes will be built with these security features.

The Provincial Government, through the Solicitor General's Department, have announced that the program will be made available to all Albertans. The Provincial Government anticipates the program to be available in the spring of 1989. Currently, the Edmonton Police Department and the City of Red Deer are the only departments offering this program in Alberta.

A copy of the Shield of Confidence specifications attached for further information.

NEIGHBORHOOD WATCH:

This program has been in effect for several years. Red Deer City Detachment attempted to change the name of this program to Block Watch which is used very successfully in the City of Calgary but with no effect. During the summer of 1988 we incorporated the two programs and developed a Neighborhood Watch Self Help Manual. The program requires close association between citizens and the police department towards mutually accepted goals. The goal of the Neighborhood Watch Program is to reduce criminal's opportunity to commit an offence undetected. This is attained by:

- 1) Better communication between the police and community citizens
- 2) Common sense security measures
- 3) Marking of personal property

Complete details of the program can be obtained by reading the attached Neighborhood Watch Manual.

OPERATION IDENTIFICATION:

This program involves marking personal property for identification by electric engraver or invisible ink. The engravers are available to all citizens at "no charge". Should citizens be unable to mark their own property, members of the Crime Prevention Section will make arrangements to have it completed for them.

HOME SECURITY EVALUATIONS:

Every victim of a residential Break, Enter and Theft is mailed a security information package. Members of the Crime Prevention Section will attend their residence and conduct a security evaluation upon request. An example of the Security Survey and Security Information package, attached for your information.

OPERATION PROVIDENT:


This program is for the business community to mark personal property at the workplace. The program offers a central numbering system from which a sequential identifying number can be allotted to a particular organization. The assigned number is readily available to all police officers throughout Canada. Further details are available through the attached pamphlet.

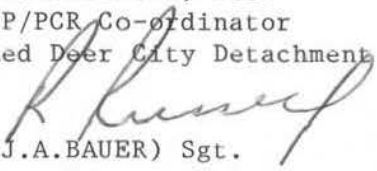
BUSINESS SECURITY EVALUATIONS:

Every business who has been victimized more than once within the year are mailed business security TIPS and information. Crime Prevention members will attend the business and conduct a thorough evaluation of the security measures with the owner/manager of the firm. This is automatic for any business victimized more than once within the year, but is available to any business upon request.

As you can see, there are several positive programs within the City of Red Deer to reduce incidents of Break, Enter and Theft. The problem, however, is that the crime rate has continued to increase. Criticism can be placed in a number of areas. Possibly the police have introduced too many programs and are not effective in any, or possibly the homeowner/business operator has to take more responsibility towards prevention. My personal opinion is a combination of both scenarios. Until the general public are more willing to get involved, no program will be effective. Through media coverage, I am attempting to make the public more aware to the reality of crime in the City of Red Deer. Through this coverage, increased concern has been realized.

Should further information or clarity be required, please advise.


(D.L. HEINSEN) Cst.
CP/PCR Co-ordinator
Red Deer City Detachment


(J.A. BAUER) Sgt.
Ops. Support N.C.O.

/lb
attachs.

Commissioners' Comments

If Council wishes to see some of the detail re these programs, please contact the City Clerk.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE December 1, 1988

TO: ☐ DIRECTOR OF COMMUNITY SERVICES
☐ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☐ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☐ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☒ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☐ URBAN PLANNING SECTION MANAGER
☒ POLICE COMMISSION

Note

FROM: CITY CLERK

WRITTEN ENQUIRY -ALDERMAN PIMM,
RE: /PREVENTATIVE PROGRAMS, BREAK AND ENTER CRIMES

Please submit comments on the attached to this office by January 2, 1989
for the Council Agenda of January 9, 1989.

C. Sevcik
C. SEVCIK
City Clerk

WRITTEN ENQUIRY

"In light of the increased incidents of break and enter crimes recently reported in Red Deer, is the administration aware of any programs of a preventative nature that could be made available to Red Deer citizens to assist in reducing break and enter crimes?"

"Alderman L. Pimm"

Written Enquiry

Alderman Pinnon

In light of the increased incidence of break and enter crimes recently reported in Red Deer, ^{is the administration aware of} ~~are there~~ any programs of a preventive nature, ^{that could be made} available to Red Deer citizens ~~that might~~ to assist in reducing break and enter crimes. or assist in the app

Red Deer City Detachment R.C.M.P. SHIELD OF CONFIDENCE INSPECTION REPORT

NUMBER					
--------	--	--	--	--	--

APPLICATION	BUILDING LOCATION			DATA PROCESS
	CONTRACTOR			TELEPHONE
	DATE	OFFICER	#	STANDARDS PROVIDED <input type="checkbox"/> INITIAL

FIRST INSPECTION	DATE REQUESTED	DATE INSPECTED
	REMARKS	
		DATA PROCESS
	REPORTING OFFICER	#

STANDARD	INITIAL
2	
3	
4	
5	

STANDARD	INITIAL
6	
7	
14	
20	

FINAL INSPECTION	DATE REQUESTED	DATE INSPECTED
	REMARKS	
	REPORTING OFFICER	
	#	
	PASSED <input type="checkbox"/> FAILED <input type="checkbox"/>	RE-INSPECTION REQUESTED YES <input type="checkbox"/> NO <input type="checkbox"/>
	REPORTING OFFICER	# DATA PROCESS

STANDARD	INITIAL
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

STANDARD	INITIAL
14	
16	
17	
18	
19	
20	
21	
22	

CERTIFICATE ISSUED <input type="checkbox"/>	INITIAL	NUMBER
---	---------	--------



AS THE REPRESENTATIVE OF THE CONTRACTOR NAMED IN THIS REPORT, I CERTIFY THAT ALL ITEMS NAMED IN THE SHIELD OF CONFIDENCE PROGRAM HAVE BEEN INCLUDED IN THE HOUSE NAMED IN THIS SAME REPORT.

DATE	YEAR	SIGNATURE
------	------	-----------



This is to certify that this home
has been specially constructed to qualify as a
"Shield of Confidence Home"

DATE

OFFICER IN CHARGE
RED DEER CITY
DETACHMENT R.C.M.P.

HOME BUILDER

CERTIFICATE NUMBER

NEIGHBORHOOD WATCH

If you are interested contact
your local representative:

OR The R.C.M.P. Crime Prevention
Section at 346-1161.

RED DEER CITY R.C.M.P.

Offers information and programming
to the public on the following:

- Home Security
- Vandalism
- Drug Awareness
- Business Security
- Operation Identification
- Lady Beware
- Internal Theft
- Operation Provident
- Shoplifting
- Robbery
- Fraud
- Neighborhood Watch

For further information call the
Crime Prevention Section at Red
Deer City Detachment at 346-1161.



**THIS IS
NEIGHBORHOOD WATCH**

PURPOSE

The purpose of this Crime Prevention Program is to deter the fear and incidence of crime in the community. The use of citizen volunteers who are committed, dedicated and willing to take responsibility for implementing and maintaining the Neighborhood Watch program, is a major factor. Police and the citizen volunteer will work together to prevent crime.

METHOD

1. Blocks are geographically contained (20 - 25 homes back alley to back alley).
2. Maps are drawn up by the block members listing specific addresses with names and phone numbers of the occupants.
3. A newsletter distributed on a bi-monthly basis by Police providing specific crime information on a local level.
4. Yearly block meetings to recommit the members' responsibilities.

GOALS OF NEIGHBORHOOD WATCH

1. To achieve a major decrease in residential crime through saturation of the Neighborhood Watch Program.
2. To increase the identification and reporting of suspicious activities.

3. To promote neighborhood cohesiveness.

GETTING STARTED

The Police will provide initial training, technical assistance and act as a resource in the future. A communication link is maintained between the block captain and the Police for emergency situations and local crime statistics.

The block is kept up to date in crime prevention with the aid of videos, manuals, and other written literature.

****Neighborhood Watch is not a program for everyone. Participants must be actively involved. Neighborhood Watch works best in low transient populated communities.**

**BENEFITS OF BEING A NEIGHBORHOOD
WATCH MEMBER**

- Getting to know your neighbors
- Promotes neighborhood cohesiveness
- A safer community
- Information on home security
- An emergency phone fan-out system
- Instruction on proper reporting of suspicious activity
- Information on localized crime
- Tips on crime prevention
- Communication line with local Police
- Your community will have the Neighborhood Watch reputation to deter the criminal element
- An update on other crime prevention programs through video tapes
- A block map
- A bi-monthly newsletter
- Yearly block meetings

Organization Identification

COMMON QUESTIONS

Q: Do residents patrol the streets or make arrests?

A: This is not a vigilante program. Neighborhood Watchers are not asked to patrol their neighborhood nor do they attempt to chase and catch criminals. An observant eye for an unusual activity and common sense precautions are two important functions of an effective Neighborhood Watch.

Q: If a person observes suspicious activity do they call the Police or their block captain?

A: Call the Police. Give a location, an address, an accurate description of the suspect and vehicle plus the direction of travel. This is part of the training you would receive as a member of Block Watch.

IDENTIFICATION NUMBER CONTROL

The Solicitor General has issued Provident numbers to each provincial Police Commission as follows:

OP1-000-000 to OP1-999-999	British Columbia
OP2-000-000 to OP2-999-999	Alberta
OP3-000-000 to OP3-999-999	Saskatchewan
OP4-000-000 to OP4-999-999	Manitoba
OP5-000-000 to OP5-999-999	Ontario
OP6-000-000 to OP6-999-999	Quebec
OP7-000-000 to OP7-400-000	New Brunswick
OP7-500-000 to OP7-900-000	Nova Scotia
OP8-000-000 to OP8-300-000	Newfoundland (Labrador)
OP8-400-000 to OP8-600-000	Prince Edward Island
OP8-700-000 to OP8-900-000	Northwest Territories and Yukon

This breakdown allows immediate identification as to the Province of origin.

Further subsets of these provincial numbers are issued to each detachment or force.

Police Records:

The information pertinent to the number issued is recorded on file cards. On recovery of property, the police officer will check the local department's files to determine if the number is registered. If unregistered locally, the number can be checked by C.P.I.C. (Police Computer-national) to determine if the property has been listed as stolen elsewhere.

"OPERATION PROVIDENT"
CRIME PREVENTION PROGRAM



Alberta
SOLICITOR GENERAL

ALL ITEMS
ARE
MARKED FOR
POLICE
IDENTIFICATION

FOR MORE INFORMATION:
CONTACT RED DEER CITY R.C.M.P.
CRIME PREVENTION UNIT
4811 - 49 STREET



"OPERATION, PROVIDENT"

"OPERATION PROVIDENT"

(OPERATION PROVINCIAL-IDENTIFICATION) AN ASPECT OF THE NEIGHBOURHOOD WATCH PROGRAM

Operation Identification, a program of personal property identification, has proven to be a very effective crime prevention program. It was initially developed as a means of assisting police services in the identification of stolen goods.

By encouraging property owners to place identifying marks on their goods it was felt, and subsequently confirmed, that the criminal element was very reluctant to deal with property which could be readily identified. As a result, the program has a very important deterrent effect.

The success of the original program indicated a need for expansion of the concept of Operation Identification to include the business sector. There is a definite concern for the annual loss of millions of dollars from businesses, government, schools and facilities such as churches, community centres and municipal buildings. In addition to deterrence, *Operation Provident* can assist in recovery of such property.

The original program encouraged marking of personal property with the individual's Social Insurance Number. However, it is impractical to apply this same practice to the business sector. Use of a manager's Social Insurance Number would cause confusion should this individual terminate employment. In addition, problems would arise if the owner's number were used and the business later sold.

Thus, the establishment of a central numbering system, from which a sequential identifying number can be allotted to a particular organiza-

tion or business, was needed. The assigned number, properly filed, is readily available to law enforcement officials for quick and easy reference.

PROGRAM DEVELOPMENT

What should be marked:

All items of value such as office equipment or machinery that is used in the daily operation of the institution or business. This *does not* include merchandise offered for sale.

How should it be marked?

For appliances or smaller equipment, use an engraver.

On heavy equipment or machinery, use a hammer and marking dies.

Check with your local police for availability of marking equipment; they will also be glad to help in security checks of your premises.

Where the mark should be:

Mark in two places if possible: one conspicuously and the other in a hidden location.

Then what?

Apply a small (1-5/8" square) I.D. decal to the marked item where it can be seen.

Take an inventory of all items marked and keep on file.

Place a large decal (3" x 5") on the entrances to the premises; front, side and rear doors and windows.

IMPORTANT

THESE NUMBERS ARE FOR BUSINESSES AND ORGANIZATIONS ONLY, UNDER NO CIRCUMSTANCES SHOULD THEY BE ISSUED TO AN INDIVIDUAL.

DECALS SHOULD BE DISPLAYED **ONLY** IF ALL ITEMS HAVE BEEN MARKED.

DO NOT USE STAMPING DIES ON CAST SURFACES, THEY MAY CRACK OR SHATTER.

Commercial Establishments that should participate

schools
service clubs
hospitals
construction firms
farms
university colleges
government buildings
all businesses
churches
ranches

of Confidence Homes' are constructed using cost effective crime prevention techniques to deter crime and reduce the risk of burglary.

RS

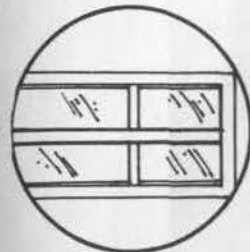
s prevent lifting and door panel from the to a thumb activated ling door has a metal ntly attached to the horizontal movement.



WINDOWS

will have burglar thick laminated glass or solid steel horizontal bars, ed to the window frame. oport

eds th. w bars ided in



DOORS AND LOCKS

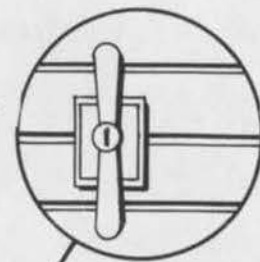
olid wood exterior doors, are used. Steel doors have a ovides support to the door mechanism. Extra long screws doors and locks. All lock meet the 'Shield of ion standards.

mb and stops are one piece ivalent. As illustrated, exterior horizontal blocking between wall studs to resist prying and support.



FIRST FLOOR WINDOWS

All windows within 2 metres (6 ft.) of ground level must resist forced entry, being installed to prevent lifting and removal of one or more panels from the exterior, and have an effective locking device. Soon all windows will meet stringent standard test methods for resistance of window assemblies to forced entry.



GARAGE

All metal, wood garage doors. they open, wi an approved exterior man adjacent 60 w

HOUSE NUMBER IDENTIFICATION

Each home will carry a minimum high identification numbers at the of the home. They should be clear the property lines, contrast with and be illuminated by the exterior

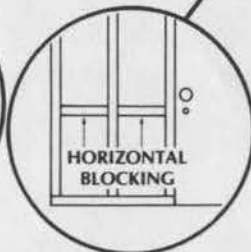
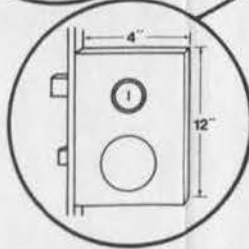
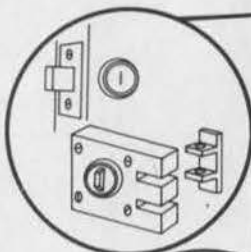
71

INSPECTIONS

The Police will supply, upon satisfactory inspection, a "Shield of Confidence" certificate, that will indicate your new home's compliance to the conditions set out in the program. Window and door decal identification will also be issued to be displayed prominently on your home to identify 'Shield of Confidence' homes and thereby deter burglars. Insist that your next new home carry the "Shield of Confidence" package.

EXTERIOR LIGHTING

Each new home will provide emergency outside lighting to the rear and side yards using flood lights of 150 watt capacity per fixture. These lights are controlled by emergency switches in the master bedroom, front entrance and rear entrance area or kitchen. All lighting fixtures located within 3 metres (10 ft.) of ground level are protected against tampering.



S OF THE OF CONFIDENCE' PROGRAM

designed to make burglary difficult, thereby
risk to the criminal. The 'Shield of
program was initiated in response to an
ase in forced entries.

OWNER is less likely to be

have a better chance of making an

ANCE company's exposure to risk is

ER is helping to create a safer

STATE AGENT is able to offer a

nt to burglary are beneficial to
cept the burglar.



**Working Together
To Prevent Crime**

Confidence' standards have been developed
with:



Detachment R.C.M.P.



ne Builders' Association

Confidence' is a trademark of the Hamilton-
ional Police.

ECONOMICAL COST

The police are confident, as a recent survey has proved, that
house entries will be reduced if home builders, architects,
government and insurance agencies demand that these high
building standards be incorporated into all new homes at the
construction stage, where it has been proven to be cost
effective.

INSURANCE DISCOUNTS

To protect yourself against today's every increasing insurance
costs, some agents have been known to save you valuable
premium dollars if your next new home were to include
these crime prevention devices and techniques.

**FOR FURTHER INFORMATION TALK TO YOUR
BUILDER OR CONTACT YOUR LOCAL POLICE...**

A copy of full standards is available upon request.



**RED DEER CITY
DETACHMENT R.C.M.P.**
4811 - 49 Street
Red Deer, Alberta
T4N 6A1
Phone: (403) 346-1161

**YOUR PARTICIPATING
'SHIELD OF CONFIDENCE' BUILDER.**

BUILD SECURE INTO YOUR NEW NEW HOME



SHIELD OF CONFIDENCE

RED DEER CITY DETACHMENT R.C.M.P.

preliminary Home Security Survey

This survey is for YOUR OWN PRIVATE USE ONLY. It is designed to help YOU identify security problems in YOUR Own Home.

Red Deer City Detachment
Royal Canadian Mounted Police
P.O. Bag #5033
Red Deer, Alberta
T4N 6A1
Ph. 346-1161

- | Yes | No | DOORS: |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Does door have 180° peep hole? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are locks that can be opened from inside at least 40 inches from glass? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are entrance doors solid core? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do they have dead bolt locks? |
| <input type="checkbox"/> | <input type="checkbox"/> | If hinge pins are outside, are they nonremovable? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does door securely fit door jamb? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is door jamb tightly fastened? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is strike plate securely fastened to door jamb? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does bolt extend sufficiently into strike plate? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have locks been re-keyed since you moved in? |

- | Yes | No | WINDOWS: |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Have double hung windows been pinned? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do metal windows have auxiliary locks? |
| <input type="checkbox"/> | <input type="checkbox"/> | Can windows left open for ventilation be secured? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do basement windows have auxiliary locks? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do curtains or drapes fully cover windows? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is window air conditioner secured from inside? |

- | Yes | No | GARAGE: |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Does door close tightly? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does overhead door have a track padlock? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is padlock of high quality? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is hasp of high quality, installed without screws showing? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you keep overhead door closed and locked when not in use? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you remove vehicle keys when garage is locked? |
| <input type="checkbox"/> | <input type="checkbox"/> | Can garage light be turned on from inside? |

- | Yes | No | EXTERIOR: |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Do you belong to a NEIGHBORHOOD WATCH PROGRAM? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are shrubs cut below window level? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are tree limbs cut above window level? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is residence number visible from street? |
| <input type="checkbox"/> | <input type="checkbox"/> | Can mailbox be locked? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is front door well lit? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is back door well lit? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are bicycles, mowers, ladders kept inside? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you engraved property and put up stickers? |

- | Yes | No | VACATIONS: |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Do you stop deliveries? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you set light timers? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is your yard taken care of? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you arrange for hand bills to be picked up? |

- | Yes | No | ADDITIONAL CRIME CHECKS: |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | If you have a gun, is it kept secured? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you keep most of your cash in the bank? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you keep a list of all valuable property, credit cards and serial numbers? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you keep this list in a safe place? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you avoid displaying valuables to strangers? |
| <input type="checkbox"/> | <input type="checkbox"/> | Have you memorized the telephone number of your police? |



SHIELD OF CONFIDENCE

TM

A CRIME PREVENTION PROGRAM OF THE RED DEER CITY DETACHMENT R.C.M.P.
IN COOPERATION WITH THE RED DEER HOME BUILDERS' ASSOCIATION



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

Your file Votre référence

Our file Notre référence

"HOME SECURITY" — IT'S EVERYONE'S CONCERN

Traditionally, Crime Prevention Programs have encouraged owners to modify their homes by adding security features after the home is completed. Some features are costly and involve minor structural changes which the average homeowner will seldom wish to incorporate.

The security of the homeowner's property and sometimes the safety of the residents is directly related to the difficulty a burgler would have in gaining entry. The chance of the early apprehension of a burgler while attempting to enter is also greatly increased as his entry is delayed and exposed.

We feel the security features incorporated during building will be far less costly than if retrofitted by a homeowner. A home certified by the "Shield of Confidence" program is one designed with many security features which make forced entry very difficult, thus increasing the possibility that the criminal will be noticed and apprehended. A recent study was conducted in a city which has an established "Shield of Confidence" program. The sample neighbourhood consisted of 132 program homes and 146 regular homes. Research showed that one in 16 homes was broken into in the sample neighbourhood. None of these homes were certified under the "Shield of Confidence" program! We are confident that forced entry will be significantly reduced if home builders, architects, government and insurance companies work together to ensure that these high building standards are incorporated into all the new homes. Better security through environmental design is one of the goals of this program.

I personally encourage you to participate in this program. The "Shield of Confidence" name represents, in the best tradition, the National Crime Prevention motto of "WORKING TOGETHER TO PREVENT CRIME".

L.L. PEARSON, Insp.
Officer In Charge
Red Deer City Detachment
Royal Canadian Mounted Police

Canada

Doors

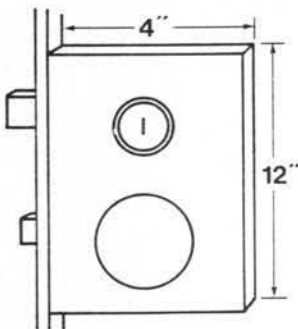
1. (a) An exterior door provides access to the living area of a residence from the outside,
- (b) and includes any door providing access to the garage from the outside.
- (c) and includes the door from the garage to the living area.
- (d) but excludes the vehicle entrance door of a garage.

2. Only the following types of doors may be used as exterior doors.

- (a) Steel -
40mm (1-3/4 inch) thick,
metal sides 0.5mm (0.02 inch)
- (b) Solid Wood -
40mm (1-3/4 inch) thick

3. Exterior steel doors will have a "lock block" that is; centered on the lock, providing support to the door handle and locking mechanism, and is:

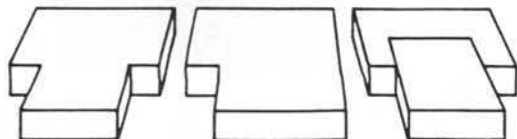
- (a) a minimum width of 102mm (4 inches) horizontally from the lock edge of the door, and



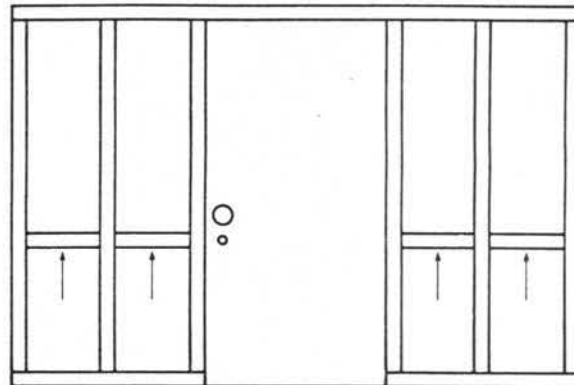
- (b) a minimum length of 300mm (12 inches),
- (c) equal in thickness to that of the door stile.

4. The hollow section of a steel exterior door frame shall be filled with mortar or equivalent material to avoid crushing and breakup.

5. All exterior door jambs and stops shall be of one piece construction or equivalent.



6. All exterior door frames shall have horizontal blocking or equivalent construction placed between the door frame and the first stud, and for one stud space beyond on each side of the door opening at the door lock height.



7. Door frames

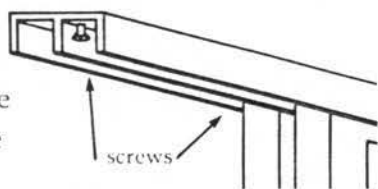
- (a) shall be shimmed behind the hinges
- (b) and each hinge shall be mounted with a minimum of 2 number 8 screws or equivalent, penetrating at least 75mm (3 inches) beyond the surface to which the hinge is attached, and at least 38mm (1.5 inches) into the frame.
- (c) Hinges for outswinging exterior doors shall be equipped with non-removable hinge pins or mechanical interlock to preclude removal of the door from the exterior when closed, by removing the hinge pins.

8. Pairs of swinging exterior doors shall have the inactive leaf secured by vertical throw dead bolts; top and bottom, with a minimum projection of 15mm (5/8 inch) or equivalent, and the active leaf shall be subject to the provisions of section 12(b).

9. (a) Except where clear vision panels (windows) are installed; all exterior doors shall be equipped with wide angle (180°) door viewers.

- (b) Door viewers shall be installed at a height between 1.3 metres (4'3") and 1.45 metres (4'9").

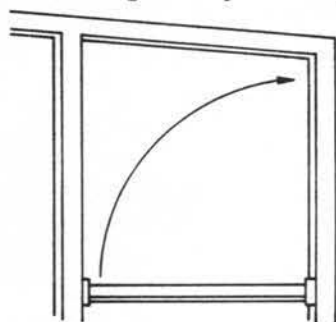
10. (a) Exterior sliding glass door panels shall be installed so as to prevent lifting and removal of either door panel from the exterior of the building.



(b) Fixed exterior sliding door panels shall be permanently attached to the frame in such a manner as to prevent sliding.

(c) All sliding panels shall have an interior thumb activated dead-locking lock that prevents horizontal movement.

(d) In addition to 10(c) each sliding door shall have a one piece fixed length metal bar, permanently attached to the frame, that swings out perpendicular from the door's vertical centre to the sliding door panel to prevent movement.



And such bar will be held in place by a device that requires physical release from the interior.

(e) Where the stile of the sliding panel meets the stile of the fixed panel of an exterior sliding door it shall be so designed as to prevent tampering of locking mechanisms.

11. (a) Each metal, wooden or composition garage door, whether overhead, roller-type, swinging or sliding, shall be so equipped that it is capable of being locked.

(b) Specific locking devices to be employed shall be of one or more of the following types:

- (i) throwbolt or flushbolt;
- (ii) cylinder-type lock;
- (iii) padlock and hasp;
- (iv) an electric power-operated mechanism with automatic locking.

Locks

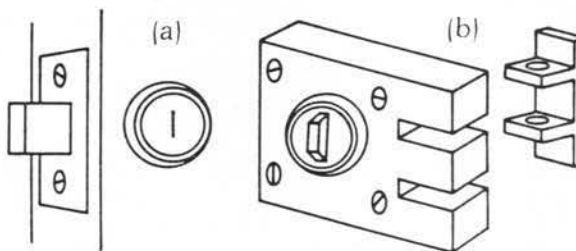
12. (a) (i) Exterior doors shall have a single cylinder deadbolt lock.

(ii) The bolt shall have a minimum projection of 25mm (1 inch) and be constructed so as to repel cutting tool attack, and shall have an embedment of at least 19mm (3/4 inch) into the strike plate.

(iii) The cylinder shall have a cylinder guard, a minimum 5 pin tumbler and shall be connected to the inner portion of the lock by connecting screws of at least 5mm (3/16 inch) in diameter . . . or

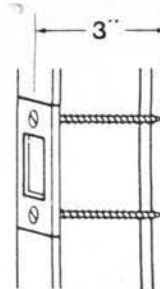
(b) (i) Exterior doors shall be equipped with a single cylinder rim mounted, jimmy resistant vertical dead bolt lock.

(ii) The cylinder shall have a cylinder guard, a minimum 5 pin tumbler, and shall be connected to the inner portion of the lock by connecting screws of at least 5mm (3/16 inch) in diameter.



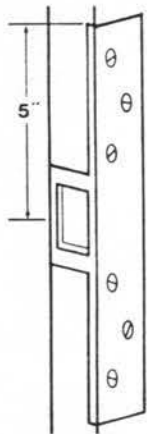
13. (a) Metal lock strikes shall be required for all exterior door locking devices and have a minimum thickness of 1.6mm (1/16 inch).

(b) In wood framing strikes shall be mounted with a minimum of 2 number 10 size screws, or equivalent, penetrating at least 75mm (3 inches) beyond the surface to which the strike is attached.



- (c) Lock strikes mounted on metal frames shall be equivalent to that of wood framing.

- (d) Should a strike be unable to conform to 13(b), such as those on the glazing side of a door side lite, the strike shall be one which extends at least 125mm (5 inches) vertically, in both directions from the lock bolt centre, and shall be attached with 25mm (1 inch) screws in predrilled holes.



- 14.** A system of construction keying must be provided, which will ensure that the use of construction keys will be precluded after occupancy by a new tenant or resident.

Windows

- 15.** A cellar is a basement where more than 50% is below grade, and a cellar window leads into the cellar.

- 16.** (a) All cellar windows shall have burglar resistant glazing . . . or,

- (b) A minimum 13mm (1/2 inch) solid steel bar or equivalent, spaced not more than 20cm (8 inches) on centre; firmly and permanently attached to the frame of the window. A metal centre support of the same material is required should the bar exceed 45cm (18 inches) in length.

- (c) Permanent attachment in 15(b) may be accomplished through the use of a keyed locking device.

- (d) Frames shall be permanently fastened to the foundation wall.

- 17.** (a) Burglar resistant glazing shall be the equivalent of 6mm (1/4 inch) laminated glass comprised of two sheets of annealed glass bonded together by a vinyl type material.

- (b) Burglar resistant glazing shall be identified to allow for easy recognition during inspection.

- (c) Framing and support tracks for burglar resistant glazing shall resist prying, forcing and other removal from the exterior.

- 18.** All window and door glazing utilized within 1 metre (40 inches) of any exterior door locking mechanism shall be burglar resistant.

- 19.** (a) All windows within 2 metres (6 feet) of grade shall,

- (b) in the case sliding windows, be installed so as to prevent lifting and removal of one or more panels from the exterior.

- (c) have a locking device that is, or equivalent to, a metal locking bolt penetrating 13mm (1/2 inch) into the frame to prevent intrusion.

- (d) meet the requirements of ASTM F 588-79 standard test methods for resistance of window assemblies to forced entry excluding glazing (effective 1 September 1985).

Lighting

20. (a) Each premises shall provide exterior illumination to the rear and each side yard by using flood light(s), or equivalent capable of supplying lumin strength of 150 watts incandescent or equivalent per fixture.
- (b) Outside lighting in 20(a) shall be controlled by switches in the:
- (i) Master bedroom
 - (ii) Front entrance area
 - (iii) Rear entrance area or kitchen
- (c) Outside lighting in 20(a), and within 3 metres (10 feet) of grade shall be protected against tampering.
- (d) Excepting those in 20(a) all exterior lights will be at least 60 watts incandescent per unit.
- (e) All exterior doors, including vehicular and man doors of the garage shall have lumens, subject to 20(d).
- (f) Non-single family dwellings may upon police approval, share lighting requirements in 20(a).

Other

21. (a) Each premises will be numbered front and rear in a clear site line from the property lines, and the numbers will contrast to background, and will be at least 150mm (6 inches) in height.
- (b) Numbers on the premises front shall be illuminated by exterior lighting.
22. A mail slot within 1 metre (40 inches) of any lock is prohibited.
23. Home purchasers will be encouraged to:
- (a) keep site lines clear of shrubbery, fencing and other barriers that will provide cover for burglars.

- (b) participate in Operation Identification.
- (c) join Neighbourhood Watch.

24. The Police will supply, upon satisfactory inspection a certificate and any other material indicating a new home's compliance to the conditions set out in the Shield of Confidence Program.

25. (a) Any contractor, builder or any person responsible for the construction of a home will notify the Police, Crime Prevention Branch:

- (i) prior to construction, and
- (ii) upon completion of framing, and
- (iii) upon completion of construction.

(b) A member of the Police force will inspect new homes within seven (7) days of being notified except in the case of 25(a) (i) where no inspection is required.

26. The use of the Shield of Confidence or any inference therein; in advertising, sales or promotional material, is prohibited without the permission of the Police.

27. A general home builder who has constructed ten (10) homes meeting the standards, will be recognized.

28. A Shield of Confidence contractor has the responsibility to ensure that the requirements of the Shield of Confidence Program are included in each premises.



Benefits

A Shield of Confidence home is designed to make burglaries difficult, thereby increasing the risk to the criminal. The program was initiated in response to an alarming increase in entries.

- The HOMEOWNER is less likely to be victimized.
- The POLICE have a better chance of making an arrest.
- The INSURANCE company's exposure to risk is reduced.
- The BUILDER is helping to create a safer community.
- The REAL ESTATE AGENT is able to offer a "safer home".

Homes resistant to burglary are beneficial to everyone . . . except the burglar.



For further information about this program,
contact the Crime Prevention Section
of the Red Deer City Detachment R.C.M.P.
at 346-1161



or Red Deer Home Builders' Association
at 346-5321.



**Working Together
To Prevent Crime**

RED DEER NEIGHBOURHOOD WATCH
VOLUNTEER SELF-HELP MANUAL

PREPARED BY:

**CRIME PREVENTION UNIT
RED DEER CITY DETACHMENT
OF THE ROYAL CANADIAN
MOUNTED POLICE**

Introduction

Community-based crime prevention programs depend on the dedication and commitment of ordinary citizens working with their police towards mutually-accepted goals. Neighbourhood Watch is an example of how, by working together, we can reduce the fear and incidence of crime by reaffirming a sense of community in the neighbourhood.

Neighbourhood Watch programs reduce the criminals opportunity to commit an undetected crime in your area in three ways:

- 1) better communication between the police, your neighbours and yourself
- 2) common sense home security techniques such as, door and window security and methods of home lighting which may deter criminal acts.
- 3) the marking of your personal property with an OPERATION IDENTIFICATION number, which will make your property less attractive to the criminal because it can be traced back to you.

By accepting this manual, and offering to begin this program in your neighbourhood, you have taken the first step toward improving the quality of life you and your neighbours share. Your time commitment and effort will determine how effective this program can be in your neighbourhood.

"Assigning the police responsibility for the maintenance of order, the prevention of crime and the apprehension of criminals constitutes far too great a burden on far too few. Primary responsibility rests with families, the community and its individual members. The police can only facilitate and assist members of the community in the maintenance of order, and no more."

George Kelling

PART 1

What is Neighbourhood Watch?

- neighbourhood watch is a strategy to bring you and your immediate neighbours together for a common goal, preventing crime in your area
- neighbourhood watch is a way for your community to share the responsibility for crime prevention by working with your police.
- neighbourhood watch is small geographically distinct blocks of people, usually between 18 - 25 homes, who may share a back alley (where the majority of crimes are perpetuated), who commit themselves to looking out for one another's welfare and property
- neighbourhood watch is a volunteer crime prevention program which depends on the commitment of neighbourhood coordinators to motivate those who share their geographic area to recognize the importance of becoming involved in this program.
- neighbourhood watch is a way for you to strengthen the feeling of community in your area by involving your neighbours in a number of planned activities which do not necessarily have to address the prevention of crime eg. block garage sales, block barbeques, back lane clean-up bees, pot-luck suppers and more.
- neighbourhood watch is not prying into your neighbours business, it is keeping a watchful, trained, eye-out for their well-being and property
- neighbourhood watch is the essence of community-living

PART II

How do you get started?

- reading this manual will give you some insights into, the organizational structure of the program, what assistance you can expect from the police, a first meeting guideline and some hints on nurturing and maintaining your program
- identify the homes within your geographic area, if you have a back alley these homes are important to your program, draw or obtain a map of the homes to be included in your neighbourhood watch program
- go door to door to these residents and explain what neighbourhood watch is and invite interested residents to a neighbourhood meeting, if someone else in your area is as enthusiastic about this program as you are, take them with you, or share the responsibility to contact the people in your neighbourhood,
- when planning a neighbourhood meeting you should use a home in your area rather than a community hall, and you should plan to keep the meeting to an hour or less on a weeknight preferably between Tuesday and Thursday, plan to have the RCMP Neighbourhood Watch Coordinator or another police officer in attendance to assist you and your area in initiating your program
- go back to the homes in your neighbourhood and tell their residents the date, time and purpose of your meeting and invite them to attend to learn more about this program, a reminder notice dropped in a mail slot is just as appropriate, though not as meaningful as a personal invitation

PART III

Your First Neighbourhood Watch Meeting, What do you do?

1) Get Personal

- create a sense of community, have everyone introduce themselves, invite the people there to talk a little bit about themselves i.e. what they do, how many children they have, what their interests and hobbies are and so on
- introduce the RCMP Neighbourhood Watch Coordinator or the police officer who is in attendance to help initiate the program in your area, have him/her introduce himself just like all the other residents did
- distribute the neighbourhood watch information packet and photocopies of the area map you prepared to invite people to attend this meeting (photocopying can be arranged through the RCMP Neighbourhood Watch Coordinator)
- have everyone in attendance identify their home on the map and share their complete name, address and phone number, so everyone knows one another and where they reside.

2) Identify the Problem

- phone the RCMP Neighbourhood Watch Coordinator before the meeting for your community crime statistics, security tips and crime trends to assist you in your presentation
- there are an average of 320 house break-ins per year in Red Deer
- 80% of housebreakings are committed by juveniles who live within 4-5 block radius of the victim's home.
- most break-ins occur between 10:00 A.M. and 2:00 P.M.
- most housebreakers enter through the rear of a house eg: basement window, back door, patio door or milk chute.
- almost always the first room they enter is the master bedroom.

3) Identify The Solution

- explain what neighbourhood watch is
- identify the need for a block captain and co-captain (complete position description and responsibilities are attached as appendix 1 and 2), simply the block captain is a volunteer from your geographic area who will take responsibility to communicate regularly with other residents, other block captains and the RCMP, he/she will also distribute newsletters, organize future block meetings and encourage new residents to join your program.
- explain the important elements of neighbourhood watch

a) The Neighbourhood Map

- when completed by everyone in your geographic area it will make them feel like they belong to this program and enhance their concern for the other residents in your area
- will provide each participant with an accurate record of addresses, phone numbers and residents of homes in your area so "strangers" will stand-out
- will provide you with an exact address when you need it to report a suspicious person or incident to the police, use the 911 system to report this event, if it is appropriate
- provides you with an opportunity to trace the movement of a suspicious person through your neighbourhood, after phoning the police you can also use the map to phone other residents to advise them of the suspicious person, you should give the police and your neighbours an accurate description of the suspects physical traits, clothing and distinguishing characteristics.
- provides the participants in your program with a list of contacts including the Block Captain and Co-Captain, whom they can phone to advise that they will be away from their home for an extended period of time.

b) The Bi-Monthly Newsletter

- regularly up-dates people in your neighbourhood watch group concerning the types of crimes and numbers of occurrences in your residential area, including characteristics of suspects or vehicles sought, this information may encourage members of your program to phone the police with their suspicions.
- this newsletter will be delivered to you already typewritten, however, by adding your own information it can be your local programs method of personalizing your neighbourhood, human interest recognition such as retirements, promotions, births and so on, will make your community more personal and caring.
- will increase everyones awareness, participation and commitment to your program

c) Follow-up Meetings

- regular neighbourhood meetings are important to maintaining a more personal and caring commitment to the neighbourhood watch program
- no one enjoys meetings all the time, a neighbourhood barbeque, softball game or back lane cleaning bee is equally effective in strengthening the bond of friendship and concern between neighbours which will enhance your program
- information nights are also important, neighbourhood presentations from locksmiths, or crime prevention video-tapes from the RCMP crime prevention section will also increase the cohesiveness of your program
- at an absolute minimum you should plan to meet again in 12 months for a structured business meeting to welcome new neighbours, up-date your block maps and if appropriate elect a new Block Captain and Co-Captain (volunteer burn-out is real, taking a break is no shame), this meeting also gives you a chance to discuss other neighbourhood concerns or just socialize

4) Identify your Resources

- have the RCMP Neighbourhood Watch Coordinator or the police officer representing the RCMP identify what assistance the RCMP will provide to your neighbourhood watch program and the goals and objectives the Red Deer City RCMP have established for all of Red Deer, these are:

a) goals

- to reduce residential crime through a city-wide Neighbourhood Watch program
- to increase and improve reporting of suspicious persons or activities through education and identification training (description of suspects, direction of travel etc.)
- to promote a stronger sense of community between neighbourhood watch participants to reduce break and enters and thefts and other related crimes.
- to enhance current home security measures
- to make available an operation identification program whereby valuables can be marked with a personal identification number such as a drivers license number with an engraver or invisible ink pen

b) objectives

- 75% of local neighbourhood involvement
- 50% of residents to upgrade home security measures
- 50% of residents participating in operation identification
- a significant increase of suspicious person, activity or "crimes in progress" calls to the police.
- the RCMP Neighbourhood Watch Coordinator or the police officer representing the RCMP can then introduce the Neighbourhood Watch video-tape you have obtained from the RCMP crime prevention section for your meeting, please book this tape well in advance of your meeting and return it to the RCMP the day after your meeting.

5) Identify your Block Captain and Co-Captain

- even though you have organized this meeting, you may not wish to be the Block Captain or Co-Captain for your area, someone from your community should volunteer to fulfill the duties of these two positions.
- the Block Captain is primarily responsible for liaising with the RCMP, other neighbourhood watch groups and new neighbours who may wish to join your program, and initiating the annual business meeting of your neighbourhood watch program.
- the Co-Captain, distributes neighbourhood watch information to the residents of your area, arranges for the use of the engraver pen for the operation identification program, assists the block captain as required with the business meeting and other social events and any other duties required to strengthen your program.
- your Block Captain is responsible for this manual and he/she should keep it for reference purposes.

6) Common Questions Asked at First Neighbourhood Watch Meetings

Q: Won't they get in if they really want to?

A: We are dealing with 14 to 15 year olds, so we want to slow them down. Good deadbolts, window locks and bars on the basement windows, will reduce the opportunity to break-in and as a result will deter the youthful offender.

Q: Is a dog a deterrant?

A: Yes, because the dog may draw attention if he barks or gets out of the house. Some people are terrified of any dog no matter how big or small.

Q: Where can we get information on locks, etc?

A: The Red Deer City R.C.M.P., Crime Prevention Section, or the Yellow Pages under "Locksmiths". Make sure you get three estimates as the prices vary. If you suspect unfair or illegal business practices, call the Better Business Bureau (telephone 343-3280).

Q: What about an alarm system?

A: You must first remember that with an alarm system, you are now an intruder in your own home. It does not prevent intrusion (as deadbolts and bars do), it only lets you know someone or something has triggered the alarm. There is an Alarm By-Law in Red Deer to prevent false alarms; therefore, you require a permit. Contact Red Deer City R.C.M.P., Crime Prevention Section for more information.

7) Conclusions

- plan to meet again and have everyone in attendance encourage non-attending residents in your geographic location to join your neighbourhood watch program.

APPENDIX 1

POSITION DESCRIPTION & DUTIES

POSITION: Block Captain

SUPERVISOR: RCMP Neighbourhood Watch Coordinator

GENERAL DESCRIPTION OF DUTIES:

- keep neighbours in your area advised of crime problems in the area.
- keep informed about the suspicious persons seen on the block, or crime incidents in the area.
- welcomes new families coming into the block encouraging their participation in Neighbourhood Watch and updates the block map.
- distributes newsletters and other information to all involved homes on the block.
- meets with other block captains to discuss new ideas or solutions to problems.
- arranges block get-togethers to encourage communication between neighbours.

A. SPECIFIC DUTIES

- within one week of the meeting, visit those households which did not attend and do the following:
 1. ask if they would like to be part of the Neighbourhood Watch Program, add their names and phone numbers to the map, advise them of the bi-monthly newsletter and the opportunity to use the engraving pen. (Show them the decal they will receive if they mark their property.)
 2. give them the packet of written Neighbourhood Watch information.
 3. if neighbors are not at home, leave the slip which advises them to call you if they are interested.
- after everyone interested has had their names and telephone numbers added to the Block Map, give a copy to the R.C.M.P. Neighbourhood Watch Coordinator and each participant in your program. Please specify the Block Captain and Co-Captain.

B. BLOCK MEETINGS AND NEWSLETTERS

- block activities will help build more cohesive, caring groups. Do not always deal with serious issues, think about organizing some of these activities to strengthen participation in your local Neighbourhood Watch effort.
 - Block barbeque
 - Pot Luck Supper
 - Baseball Games
 - Skating or Toboggan Party
 - Back lane clean up
 - Block garage sale
 - Operation I.D. project, such as helping elderly neighbors.
- for some of these activities, the goal could be to fund raise, in which case the money could be applied towards purchasing an engraver, helping out with community association functions or expenses, etc.
- notes to the block do not have to be typed.
If you request something typed or photocopied, drop it off at the Police Station, ATT: Neighbourhood Watch Coordinator.
- newsletters are delivered typewritten but you are more than welcome to add extras to your newsletters to make it more personal to your own block.
- when organizing a meeting it is best to give out a written invitation a few weeks ahead of the scheduled date, (see page 23), then two phone calls, one week before and then again the afternoon prior to the meeting.

QUALIFICATIONS:

- must have the interest and ability to fulfill his/her duties in a manner supportive of neighbourhood cohesiveness and community participation in crime prevention.

TRAINING:

- orientation and ongoing advice from the R.C.M.P. Neighbourhood Watch Coordinator.
- relevant written information will be distributed to Block Captains to assist him/her in their responsibilities.

TIME COMMITMENT:

- regular activities or get togethers to maintain neighbourhood cohesiveness
- ongoing contact with the R.C.M.P. Neighbourhood Watch Coordinator.

APPENDIX 2

POSITION DESCRIPTION & DUTIES

POSITION: Co-Captain

SUPERVISOR: Block Captain

GENERAL DESCRIPTION OF DUTIES:

- distributing Neighbourhood Watch literature to neighbors.
- arranges for the use of engraver pen for marking household goods.
- assists in delivering newsletter.
- assists the Block Captain in any duties that are required.
- assumes the role of the Block Captain when the Block Captain is away.

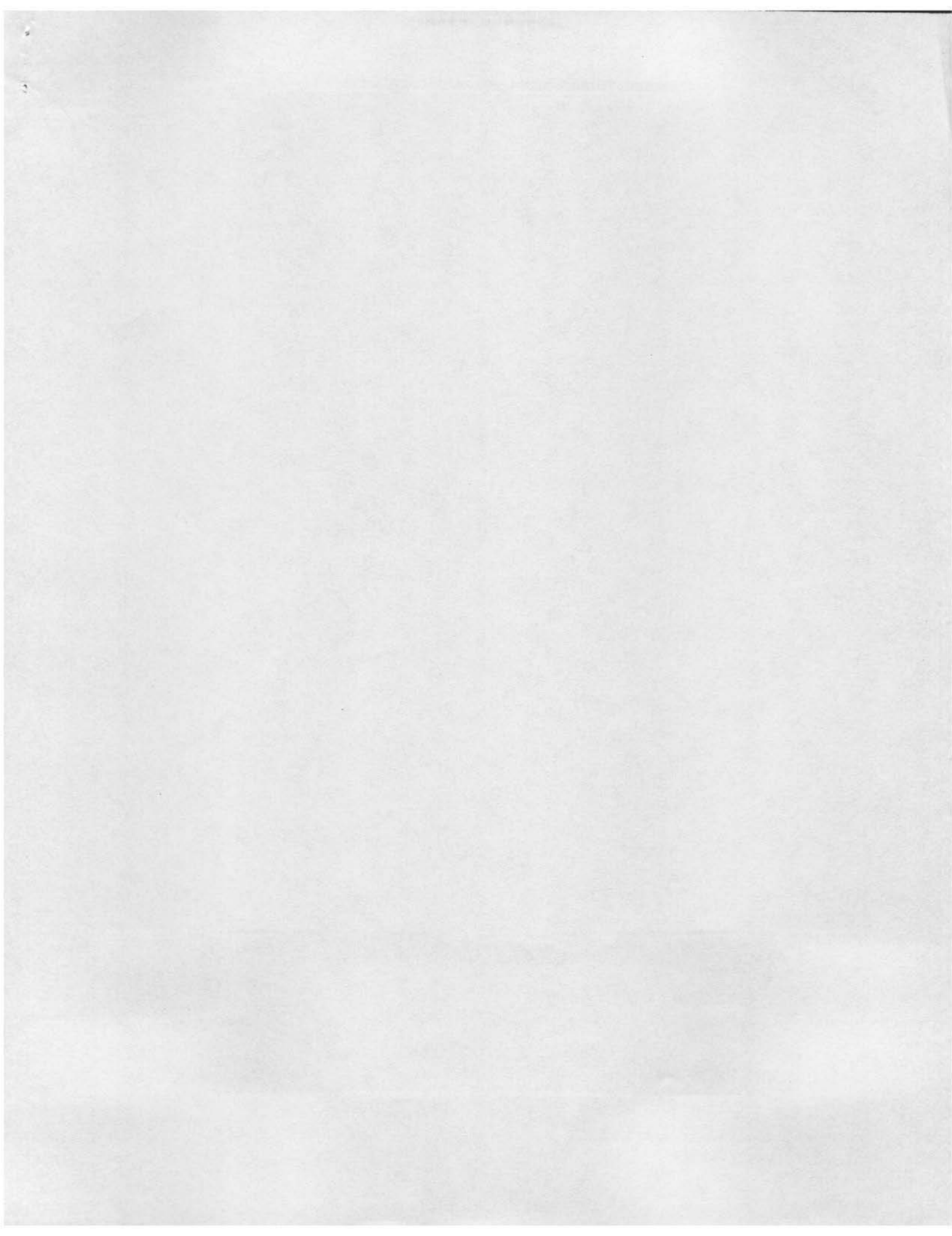
SPECIFIC DUTIES:

OPERATION IDENTIFICATION:

- an electric engraver and invisible marking pen should be purchased by the Block for continually marking new objects. It is essential people utilize the engraver effectively.
- the Operation Identification stickers should not be distributed until after the property has been marked. This enables the Co-Captain to maintain control of the engraver.
- you can also obtain pen and engraver by phoning the R.C.M.P. Neighbourhood Watch Coordinator.

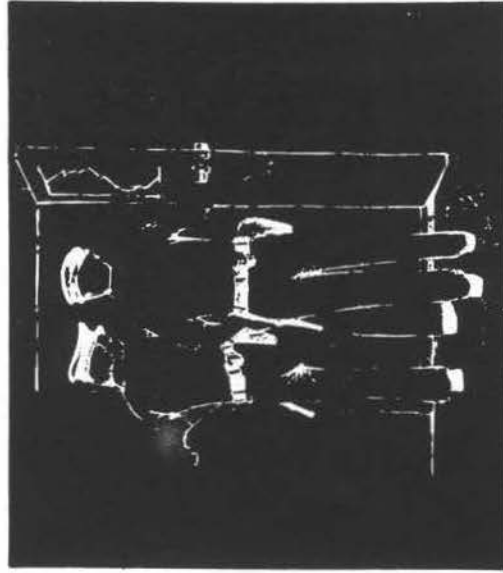
QUALIFICATIONS:

- must have the interest and ability to fulfill his/her duties in a manner supportive of neighbourhood cohesiveness and community participation in crime prevention.





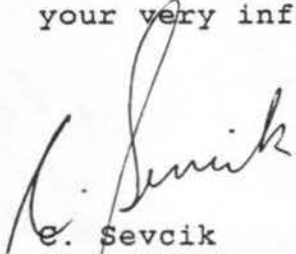
CRIME PREVENTION HANDBOOK



DATE: JANUARY 11, 1989
TO: INSPECTOR PEARSON
FROM: CITY CLERK
RE: ALDERMAN PIMM/WRITTEN ENQUIRY/INCREASED INCIDENCE OF
BREAK AND ENTER CRIMES

Your response to the written enquiry submitted by Alderman Pimm referred to above was considered at the Council Meeting of January 9, 1989.

Alderman Pimm indicated he was satisfied with the response submitted and Council agreed the matter be filed. We thank you for your very informative report in this instance.



E. Sevcik
City Clerk
CS/ds
c.c. Alderman Pimm

NO. 1

Thanks for the pleasure of being chosen a special citizen of the "Birthday Year". It was an unexpected bonus and I enjoyed it all no end.

Thanks also for being a great Council. We are a fortunate people to be so well governed.

"Kay Taylor"

Commissioners' Comments

Submitted for Council's information.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Thanks for the pleasure
of being chosen a special
citizen of the Birthday Year.
I have an unexpected
power and I enjoyed it
all no end.

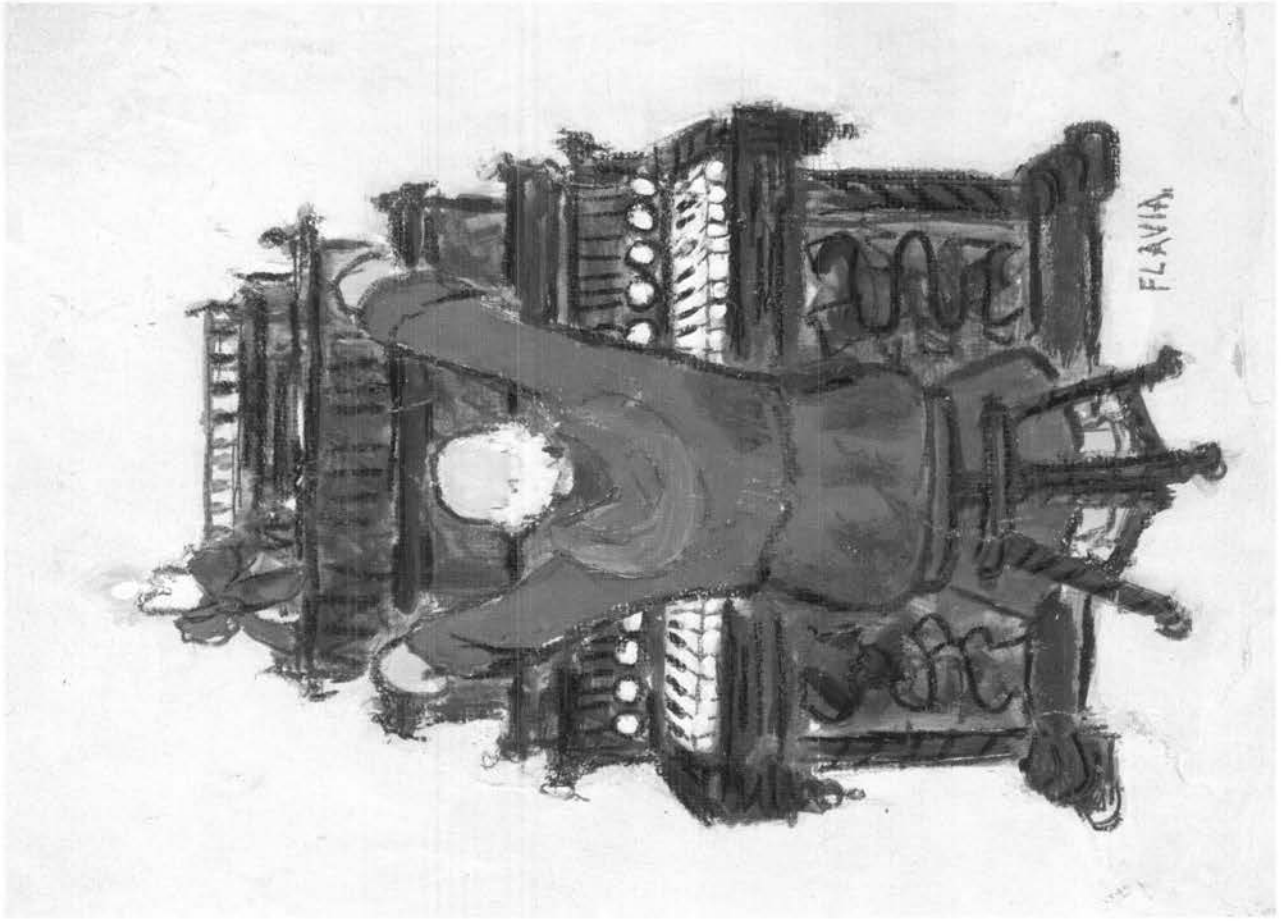
Thanks also for being a
great Council. We are
a fortunate people to be so
well governed.

Wellington!

For day less

Flavia

ILLUSTRATION AND EDITORIAL BY FLAVIA WEEDN IN COOPERATION
WITH THE FLAVIA COLLECTORS' CLUB AND ROSERICH DESIGNS, LTD.
PO BOX 1030 CARPINTERIA, CALIFORNIA 93013-1030 PRINTED IN USA
CANADA 1.35 © FLAVIA WEEDN ALL RIGHTS RESERVED '95 01-11-009 125





Red Deer Public Library

4818 - 49 Street RED DEER, Alberta, Canada T4N 1T9 (403) 346-4576 ENVOY 100: ILL ARD

NO. 2

117.

December 13, 1988

Charlie Sevcik
City Clerk
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Sevcik:

I would appreciate it if the Red Deer Library Board could address City Council at its first meeting in January to acquaint the Mayor and Councillors with our future plans to expand the library into the adjacent Fire Hall. Thank you.

Yours sincerely,

Hazel M. Flewellling
Chairman
Red Deer Library Board

Commissioners' Comments

The Board will be given a time for their presentation as requested.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner





THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 23, 1988

Hazel M. Flewwelling
Chairman
Red Deer Library Board
Red Deer Public Library
4818 - 49 Street
RED DEER, Alberta
T4N 1T9

Dear Mrs. Flewwelling:

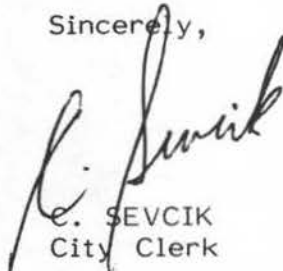
RE: LIBRARY EXPANSION

We acknowledge with thanks your letter of December 13, 1988 with regard to future plans to expand the library into the adjacent Fire Hall.

This item is scheduled for the Council agenda of January 9, 1989. You will be contacted by this office prior to the meeting to discuss the time this matter will be discussed by City Council.

Trusting you will find this satisfactory.

Sincerely,



E. SEVCIK
City Clerk

DATE: JANUARY 11, 1989

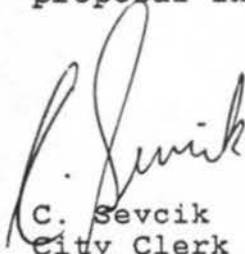
TO: RED DEER LIBRARY BOARD
ATTENTION: MRS. HAZEL M. FLEWWELLING, CHAIRMAN

FROM: CITY CLERK

RE: LIBRARY EXPANSION PLANS/FIRE HALL

I wish to thank you for your presentation to Council January 9, 1989, regarding your future plans to expand the Library into the Fire Hall.

We look forward to further detailed recommendations concerning this proposal in due course.



C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Dir. of Community Services
Dir. of Finance
Fire Chief

December 19, 1988

Mayor McGhee

There are three things I wish to bring to the attention of City Council. (One) The dog bylaw which is a joke. (Two) bike riding on down town sidewalks. (Three) snow removal from sidewalks of private property. Some walks are never kept clean during winter which makes walking dangerous for elderly people.

Yours truly,

Alexander Graham

3962 - 35 Ave.

Red Deer

T4N 2R9

Commissioners' Comments

Mr. Graham phoned me regarding his concern for snow on sidewalks in residential areas. I explained to him that there is no requirement for people in the residential areas to clean their sidewalks and as such that he should express his concerns to Council to consider the matter.

"R.J. MCGHEE"
Mayor

Mayor McGee

Dec 19 1988

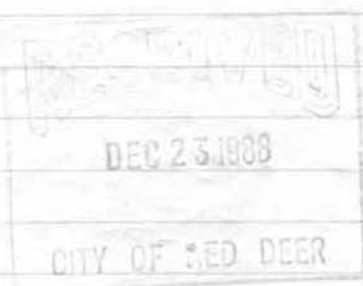
There are three things
I wish to bring to the attention
of City Council. (One) The dog bylaw
which is a joke. (Two) bike riding on
down town sidewalks. (Three) snow
removal from sidewalks of private
property. Some walks are never kept
clear during winter which make
walking dangerous for elderly people.

Yours truly
Alexander Graham

3962 35 ave

Red Deer

THN/2RQ



NO. 4

November 28, 1988

The City of Red Deer
City Clerks Dept.
P.O. Box 5008
Red Deer, Alta.
T4N 3T4

Re: (1) Agreement Between City of Red Deer and
Community Baptist Church Dated Nov. 3/80
(2) Amending Agreement Dated Aug. 27/87

Dear Sir:

As outlined in the attached proposal, Unity Baptist Church (formerly Community Baptist Church) is requesting City Council to approve a revised development plan for the property which the church owns at 139 Northey Avenue.

Please arrange for this proposal to be on the agenda of a City Council meeting in early January 1989. Thank you.

Sincerely,



G. Drefs
Church Moderator
Bus. 342-8660
Res. 342-5059



Pastor Dennis Liesch 347-3961
139 Northey Avenue, Red Deer, Alberta T4P 2C7

UNITY BAPTIST CHURCH

139 Northey Avenue
Red Deer, Alta.
SECOND ACRE UTILIZATION PROPOSAL

A. Background

- * An agreement was made with the City of Red Deer in November of 1980 to construct a Senior Citizen's Complex on the second acre by August of 1987. This agreement was extended to August of 1989.

B. Request for Change

- * Unity Baptist Church requests the City to agree to the following:
 - to withdraw the requirement for construction of a Senior Citizen's Complex, and associated caveat.
 - to permit sale of any portion of the second acre which the Church deems surplus to future development needs.

C. Proposed Second Acre Development

- * Phase 1 - Christian Education Facility - 3000 ft.²
Estimated cost: \$150,000; construction to begin in three to five years.
- * Phase 2 - New Sanctuary to follow - 7500 ft.²
- * Layout of new facilities is intended to utilize the second acre in an efficient land use manner, yet provide a facility which is both functional and attractive to the community.

D. Financial Plan

- * Current Status - Annual budget - \$90,000
Cash on hand - \$30,000
Mortgage balance on existing facility -
First at \$155,000; Second at \$30,000
- * Building Fund Plan - starting in 1989/90, raise an additional \$50,000/year to:
 - * pay off existing mortgage by 1991/92
 - * raise one-half of the Phase 1 building project cost by 1993/94. This would allow building construction to commence.

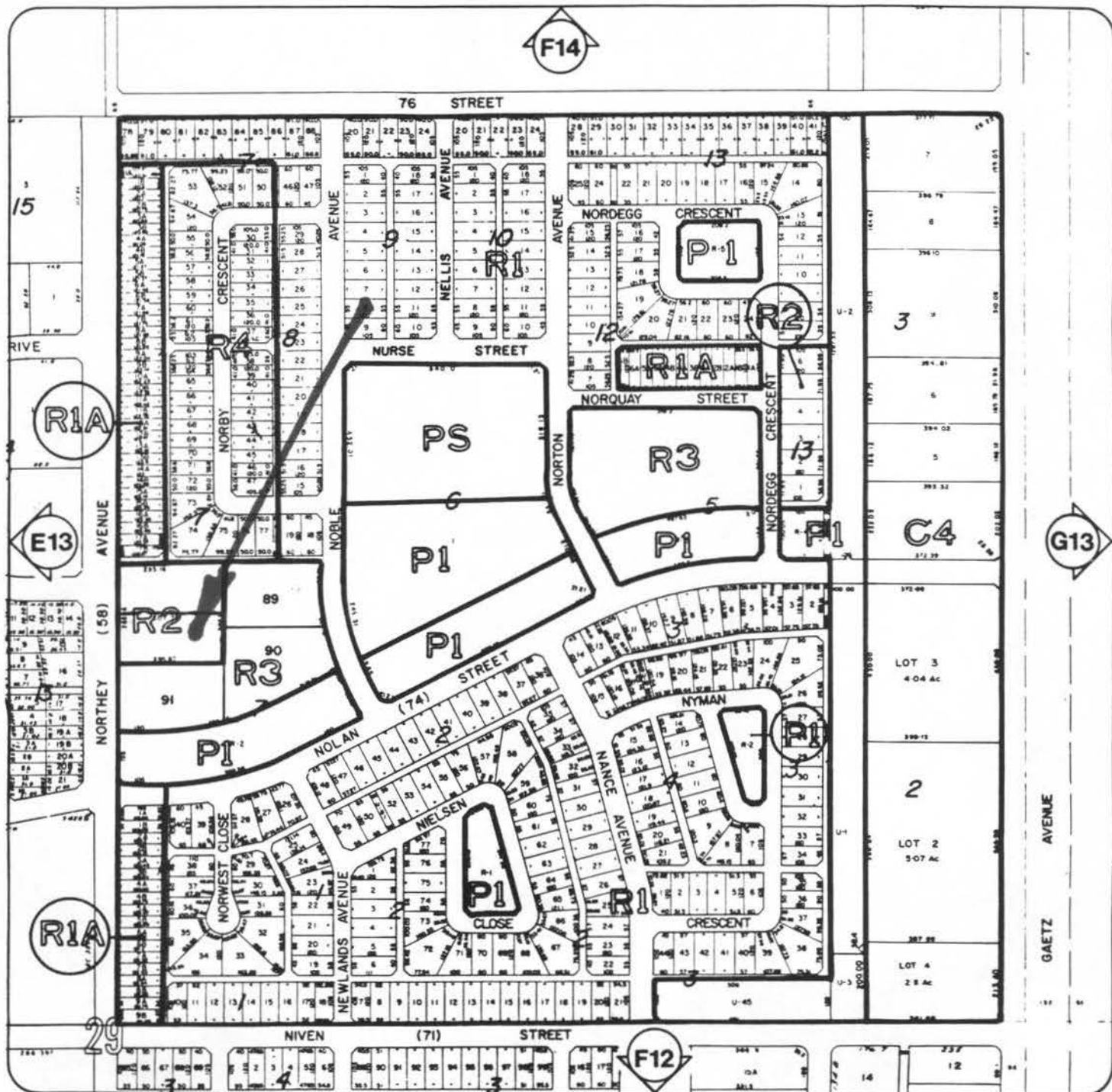
Pastor Dennis Liesch 347-3961

139 Northey Avenue, Red Deer, Alberta T4P 2C7

City of Red Deer --- Land Use Bylaw

Land Use Districts

121.
F13



Revisions :

Base Map Revised (Jan./6/80)

DATE: December 21, 1988

TO: C. Sevcik
City Clerk

FROM: D. Scheelar
E. L. & P.

RE: Unity Baptist Church
Revised Development Plan
Second Acre Utilization Proposal

E. L. & P. have no objection to the proposals outlined by the Church. However, should any surplus portion be sold, E. L. & P. would ask it be made conditional that the Church do so by legal subdivision plan. Such a new lot would require a seperate power service, the cost of which must be born by the developer prior to sale of new lot.

Should you have any questions or comments please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd

DATE: December 21, 1988

TO: City Clerk

FROM: City Assessor

RE: UNITY BAPTIST CHURCH/REVISED DEVELOPMENT PLAN
LOT 78, BLOCK 7, PLAN 792-0190

The Land & Tax Department has reviewed the correspondence from the Unity Baptist Church and the request for extension of time and/or permission to resell a portion of the above noted site and we do not concur with the application as presented this time. The agreement that was entered into between the Church and the City specifically refers to the Church not living up to their commitment and that the City should be able to purchase back from the Church a one acre parcel at the purchase price of some \$72,000.00 plus dollars. The Church, subject to Clause 3 of the agreement, is required to pay the subdivision costs and all registration costs for same. We would then anticipate that the City should proceed with an application to rezone the one acre parcel to R3 and place on the market at market value which we consider would be in the area of \$150,000 to \$170,000. We do not consider the rezoning to be a potential problem in this area because to the east and south of the property apartments now exist and to the west the property is bounded by a reasonably wide avenue known as 58 Avenue.



Al Knight, A.M.A.A.

AK/bw

cc Bylaws & Inspections Manager
Director of Finance



RED DEER REGIONAL PLANNING COMMISSION

124.

2830 BREMNER AVENUE, RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

December 29, 1988

Mr. C. Sevcik,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.

Dear Sir:

Re: Unity Baptist Church

The Unity Baptist Church located at 139 Northey Avenue is requesting the City to amend the 1980 agreement and the extension which expires in 1989 to permit a change in their plan of development.

Based on the agreement, they acquired two acres of city land for a church and a senior housing complex to be built on the site (see attached drawing). The church was built in 1980-81 and the remaining southern portion of the site remained vacant.

The request by the church is to obtain permission from the city to sell the remaining one acre to be used for a christian education facility and a new sanctuary.

We have no objection to change the agreement to replace the senior housing with an educational facility and sanctuary constructed by the Baptist Church. However, we do not favour the sale of the land to a different group. We feel that, if the land is surplus to their needs, it should be returned to the city and an other group can purchase the land from the city, at present market value.

Yours truly,

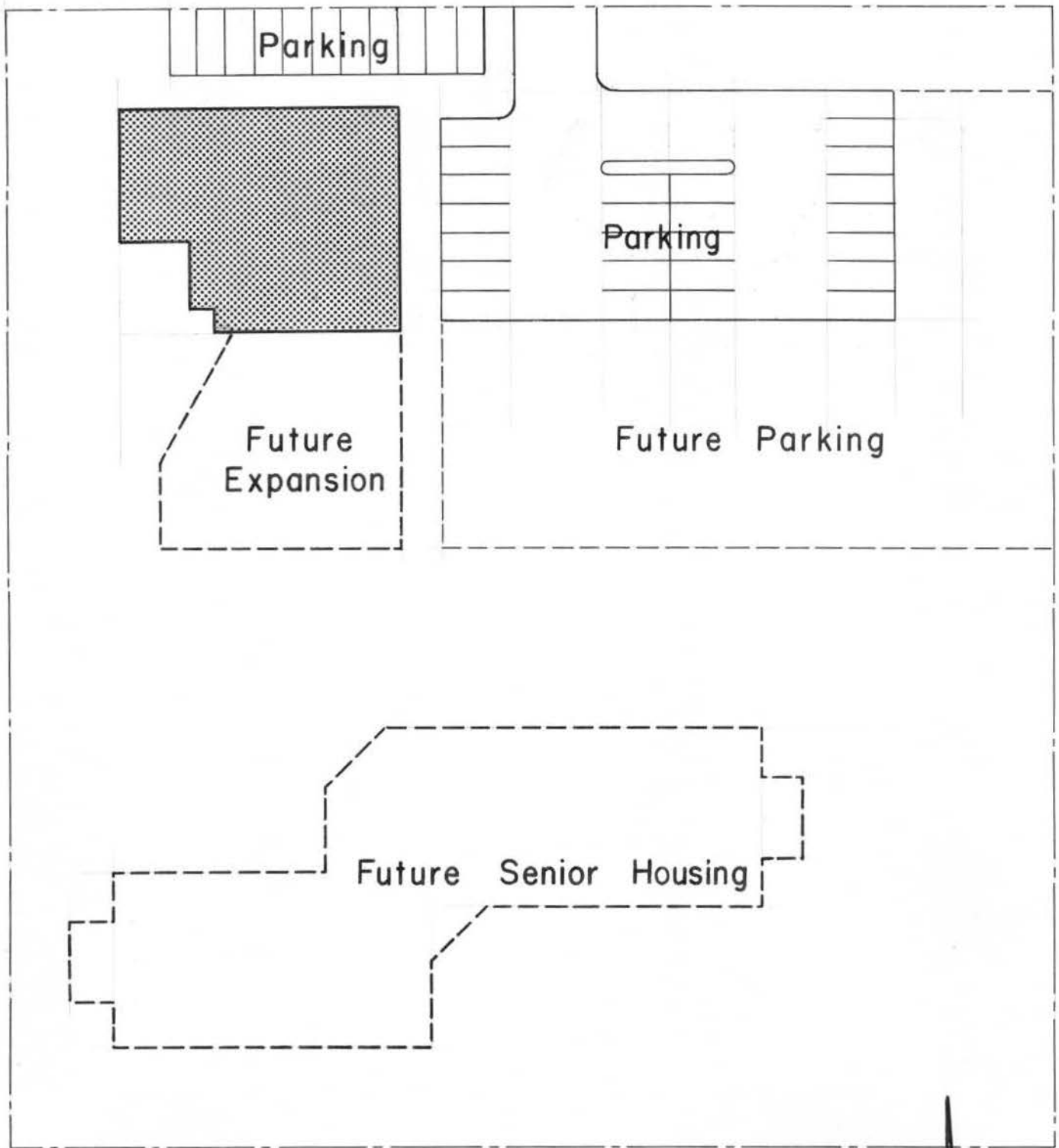
D. Rouhi, MCIP
SENIOR PLANNER - CITY PLANNING SECTION
DR/cc

c.c. - Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

Northey Avenue



Unity Baptist Church

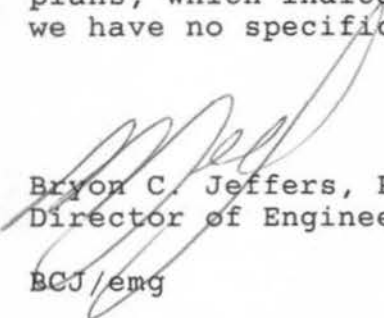
Scale : 1 : 500

September 5, 1980

180-056

DATE: December 21, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: LOT 78, BLOCK 7, PLAN 792-0190; 139 NORTHEY AVENUE
UNITY BAPTIST CHURCH

Until the Engineering Department has an opportunity to review the plans, which indicate more clearly the nature of the development, we have no specific comments.



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

BCJ/emg

Commissioners' Comments

We would concur with the comments of the City Assessor and recommend that the request in this instance be not approved.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 19, 1988

G. Drefs
Church Moderator
UNITY BAPTIST CHURCH
139 Northey Avenue
RED DEER, Alberta
T4P 2C7

Dear Mr. Drefs:

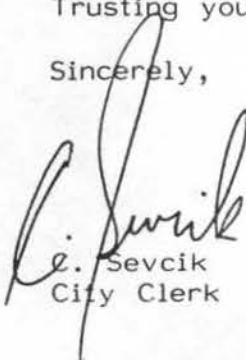
RE: Agreement Between City of Red Deer
and Community Baptist Church

We acknowledge with thanks your letter of November 28, 1988 requesting City Council's approval for a revised development plan at 139 Northey Avenue.

Your proposal will appear on the January 9, 1989 Council agenda for consideration by Red Deer City Council. This office will contact you prior to the meeting to advise of the time this item will be discussed, in the event you wish to be present at said meeting.

Trusting you will find this satisfactory.

Sincerely,


E. Sevcik
City Clerk

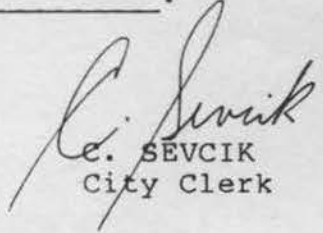
DATE December 19, 1988

TO: ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☒ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: UNITY BAPTIST CHURCH/REVISED DEVELOPMENT PLAN

Please submit comments on the attached to this office by January 3
for the Council Agenda of January 9, 1989.


E. SEVCIK
City Clerk

DATE: December 28, 1988

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: UNITY BAPTIST CHURCH

In response to your memo regarding the above subject, we wish to advise that we have no comments from this department's perspective as to whether or not the conditions of the Land Sale Agreement should be altered to permit the proposal to proceed.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a stylized flourish extending from the end.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: DECEMBER 21, 1988

CS-2.014

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: UNITY BAPTIST CHURCH:
REVISED DEVELOPMENT PLAN

I have discussed this revised development plan with the Recreation & Culture and Social Planning Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

c. Lowell Hodgson, Recreation & Culture Manager
Rick Assinger, Social Planning Manager

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

January 11, 1989

Unity Baptist Church
139 Northey Ave.
Red Deer, Alberta
T4P 2C7

Attention: Mr. G. Drefs, Church Moderator

Dear Sir:

RE: AGREEMENT BETWEEN CITY OF RED DEER & COMMUNITY BAPTIST CHURCH
DATED NOVEMBER 3, 1980

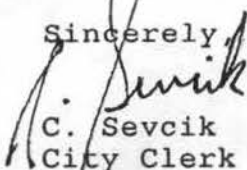
I would advise that your letter of November 28, 1988, requesting a further amendment to the above noted agreement was presented to Council January 9, 1989.

At the aforesaid meeting, there was no resolution passed by Council as further information is required with regard to future development plans for the site. In addition, Council would like to know more precisely the lands which will be surplus to the Church's needs. It would not appear that Council will permit the sale of any surplus lands to a third party but will wish to recover the lands in accordance with the agreement.

As indicated at the Council meeting, it will be necessary for you to submit your application for an amendment back to Council with additional information requested by Council prior to the deadline provided in the agreement as amended August 1987.

The above is submitted for your information and appropriate action. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik
City Clerk

c.c. City Commissioners
City Assessor
Bylaws & Inspections Manager
Senior Planner, D. Rouhi
E.L. & P. Manager
Dir. of Engineering Services

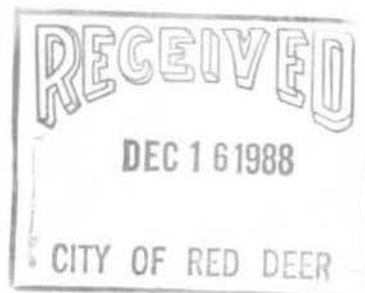
Don Routley
6552 - 58th Avenue
RED DEER, Alberta
T4N 6T1

NO. 5

December 14th, 1988

THE CITY OF RED DEER
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

ATTENTION: MR. C. SEVCIK, CITY CLERK



Dear Sir:

Re: Invoice EL80736
Damages to Streetlight Cable

Thank you for yours of 29 November 88.

Firstly, please accept my apologies for bothering you again, however, since our telephone conversation of 28 November 88, prior to the City Council Meeting which the referred to resolutions were made, I have had time to consider our conversation and even more time to consider Council's resolutions. It is my wish to appeal Council's resolutions and would therefore appreciate it if you could provide the appeal to His Honour, The Mayor and Council, and provide me with some weeks advance notice as to when the matter will come up before Council in order that I may make my calendar available accordingly.

I would like to point out to Council that the retaining wall and berm in question, (see resolution 1) are simply edge stacked 2 x 10's put in place by 4 x 4's cemented in the ground with the weight of the earth of the berm holding them against the 4 x 4's. The berm is 8 feet wide by 2½ feet deep. It is constructed of earth and nothing else.

Prior to construction, I checked with the Engineering Department to ascertain if a sidewalk was being planned. I was advised that there was none planned and further, that to get a side walk installed by the City, I would have to petition the neighborhood, who would then have to accept property taxing, so I could have a sidewalk on the east side of my property. As this was not an avenue that was likely to be successful, I proceeded with the project of improving the look of my property and area as best I could. The easterly edge of the retaining wall is 4 feet from the street, which allows sufficient room for a poured sidewalk, should the Engineering Department ever deem it necessary. In the interim, I have simply installed crushed gravel to facilitate a walkway area.

I respectfully submit, other than the removal of the retaining wall post, the wall poses no additional maintenance burden on the City of Red Deer and as the City does have easement rights, nothing prohibits the City from entering my property for your maintenance purposes. On that basis, I ask that Council reconsider the resolution #1. as set out in the letter of 29 November 88.

THE CITY OF RED DEER

- 2 -

December 14th, 1988

As respects item #2 of the same resolution, please be advised that I have turned this matter over to the Wellington Insurance Company, who are my property insurers for their attentions. They have been and will be in contact with yourselves.

I shall await yours and respectfully remain,

Yours sincerely,

DON ROUTLEY

DR:dc

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

November 29, 1988

Mr. Don Routley
6552 - 58 Avenue
Red Deer, Alberta
T4N 6T1

Dear Sir:

RE: INVOICE NO. EL 80736 - DAMAGES TO STREET LIGHT CABLE
RETAINING WALL ENCROACHMENT

Your letter of October 28, 1988 addressed to Mayor McGhee concerning the above topic was considered by Council November 28, 1988, and at which meeting Council passed the following motion:

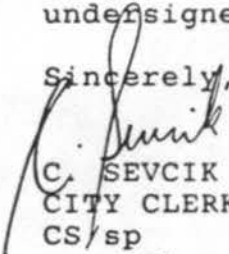
"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. D. Routley and reports from the Administration regarding damages to a streetlight cable and a retaining wall built by Mr. D. Routley on City street right-of-way hereby agree as follows:

1. that Mr. D. Routley remove said retaining wall from the street right-of-way by no later than May 31, 1989;
2. that Mr. D. Routley be responsible for the repair costs to the electrical cable damaged by Mr. D. Routley."

The decision of Council in this instance is submitted for your information and appropriate action. Your co-operation in having the retaining wall removed from the street right-of-way by the date specified in the resolution would be greatly appreciated.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,


C. SEVCIK
CITY CLERK
CS/sp

c.c. Director of Finance
E. L. & P. Manager

Accounts Payable
Community Services

Parks Manager
Engineering Ser.

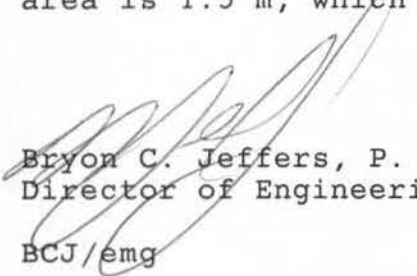
130-059

DATE: December 28, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: DAMAGE TO STREETLIGHT CABLE
6552-58 AVENUE; LOT 29, BLOCK 25, PLAN 852-0446

The Engineering Department has reviewed the comments dated December 14, 1988 from Mr. Routley.

The writer has not been able to confirm that Mr. Routley checked with us or not about the possibility of a sidewalk being constructed at some future date. This may have occurred verbally, in which case we would have no record. Regardless of whether he discussed that issue with the Department or not, he did not, to our knowledge, receive permission, verbal or otherwise, to construct the retaining wall on City property.

Contrary to what Mr Routley states, 4 ft is not sufficient distance for a poured sidewalk. The minimum standard walk in a residential area is 1.5 m, which is just short of 5 ft.



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

BCJ/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. E. L. & P. Manager
c.c. Parks Manager
c.c. Urban Planning Section Manager

DATE: December 19, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Invoice EL80736 / Damage to Streetlight Cable

The original issue raised by Mr. Don Routley was that he should not be responsible for the cost of repairing the streetlight cable which he damaged. This matter has been resolved and Mr. Routley indicates in his letter of December 14, 1988 that he has turned this matter over to his insurance company and he is not requesting further consideration by Council of this issue.

The retaining wall constructed by Mr. Routley extends onto the City property without City consent. The E. L. & P. Department has a 25,000 volt cable located under the wall. We do not consent to having structures built over such cable as it hampers future maintenance. In this instance we would recommend that permission to build a retaining wall on City property be denied.



A. Roth
E. L. & P. Manager

AR/jjd

c.c. Director of Engineering Services

DATE: DECEMBER 22, 1988 CS-2.018
TO: CHARLIE SEVCIK
City Clerk
FROM: CRAIG CURTIS
Director of Community Services
RE: INVOICE EL-80736 - DAMAGES TO STREETLIGHT CABLE:
6552 - 58th AVENUE
Your memo dated December 16, 1988 refers.

1. Mr. Routley is appealing the City Council decision in which he was required to remove an illegally constructed retaining wall from the street right-of-way.
2. I have discussed this matter with the Parks Manager. We are strongly opposed to private landscaping and construction within city boulevards and rights-of-way. It is, consequently, recommended that the appeal be denied.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager

Commissioners' Comments

Mr. Routley will be given a time at this meeting to present his appeal.

We, however, concur with the comments of the Administration and recommend that Council reconfirm its decision of November 28, 1988.

Following hereafter is all previous information presented to Council on the November 28 agenda.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Don Routley
6552 - 58th Avenue
Red Deer, Alberta

CITY OF RED DEER
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

NOTE: THE FOLLOWING
MATERIAL APPEARED ON
THE COUNCIL AGENDA OF
NOVEMBER 28/88

133.

October 28, 1988

ATTENTION: MAYOR MCGHEE

Dear Sir:

Re: Invoice EL80736
Damages to Streetlight Cable

This is in response to Mr. Wahl's letter of 11th October 1988, copy of which I am enclosing for your reference. In brief, Mr. Wahl is alleging, on behalf of the City of Red Deer, that I am liable for damages incurred to City property, namely a street light cable in that he indicates that the liability is arising from the fact that I built a retaining wall on the City owned boulevard. It was originally contended that my liability arose out of failing to request a "cable locate". My insurers have investigated and feel that a locate was in all likelihood done and therefore there will be no negligence. It now seems that since that was not a successful avenue of argument for Mr. Wahl, he is pursuing an avenue which is totally unrelated to proximate cause or any of the laws of negligence. As this has been pointed out to Mr. Wahl by my insurers and he continues to persist, I am writing you to engage your assistance. It would be appreciated if you would refer this matter to someone who is familiar with rules of negligence in order that we may bring this long outstanding matter to a conclusion.

If you have any questions, please do not hesitate to contact this writer at 347-7747 or alternately, please contact my claims representative from the Wellington Insurance Company, Judith Galloway at 269-7721.

Thank you for your assistance, I respectfully remain,

Yours sincerely,



DON ROUTLEY

DR/mlk
Att.

cc: C. Wahl
Electric Light & Power

cc: Wellington Insurance Company
Attn: Judith Galloway
Claim: PLP173 0078

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

Electric, Light, and Power Department 342-8274

October 11, 1988

Don Routley
6552 - 58 Avenue
Red Deer, Alberta

Dear Mr. Routley:

Re: Invoice EL 80736
Damages: Streetlight Cable

Please be advised that we have corresponded with your insurance and they have denied payment.

Our response to the situation was firstly, that we have no record of a request being made and secondly, that you had constructed a portion of a retaining wall on a city owned boulevard. This boulevard contained a primary and streetlight cable of which you luckily damaged only the streetlight cable. Had you hit the primary cable the result could have been an electrification. Whether you had a location or not does not give you the right to build on city property.

We have no choice but to state that the above invoice remains due and outstanding.

Yours truly,

C. Wahl,
E. L. & P. Accountant

CW/jjd

c.c. Accts Receivable

DATE: November 7, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Invoice EL 80736 / Damages to Streetlight Cable
Don Routley Correspondence October 28, 1988

In the process of building a retaining wall Mr. D. Routley, or his agent, damaged an E. L. & P. Department underground streetlight cable. At the point of damage, the cable and the retaining wall are located on a City of Red Deer boulevard at the front of Mr. D. Routley's property.

The E. L. & P. Department and the general public both fall under the jurisdiction of two provincial regulations regarding excavations. The applicable regulations in this instance are Section 29 of the Electric Utility Regulations and Section 172 (4) of the Occupational Health and Safety Act/General Regulations. Both of these regulations state that the person who is doing the excavation is responsible for ensuring that the underground power lines are located. Upon request, the E. L. & P. Department locates all underground power lines in the specified area within 72 hours of the request with at least 90% of these requests being completed within 48 hours. This service is provided by the E. L. & P. Department as a "free service" to encourage the public to request a location prior to digging and thereby preventing costly and potentially dangerous accidents.

The E. L. & P. Department records each request for a location on a "Facilities Location Request" form. One copy of this form is left with the property owner upon completion of the location and the other copy is retained on file by the E. L. & P. Department. The E. L. & P. Department has no record of a request by Mr. D. Routley nor has the latter produced a copy of this form.

In summary, Mr. D. Routley is solely responsible for ensuring that the underground power lines are located and he failed to comply with this requirement of provincial regulations.

City Clerk
Page 2
November 7, 1988

136.

It is my recommendation that Mr. D. Routley be held responsible for payment of invoice EL 80736.

A handwritten signature in dark ink, appearing to be "A. Roth", is written over the typed name.

A. Roth,
E. L. & P. Manager

AR/jjd

c.c. Director of Engineering Services
City Solicitor
D. Scheelar
C. Wahl

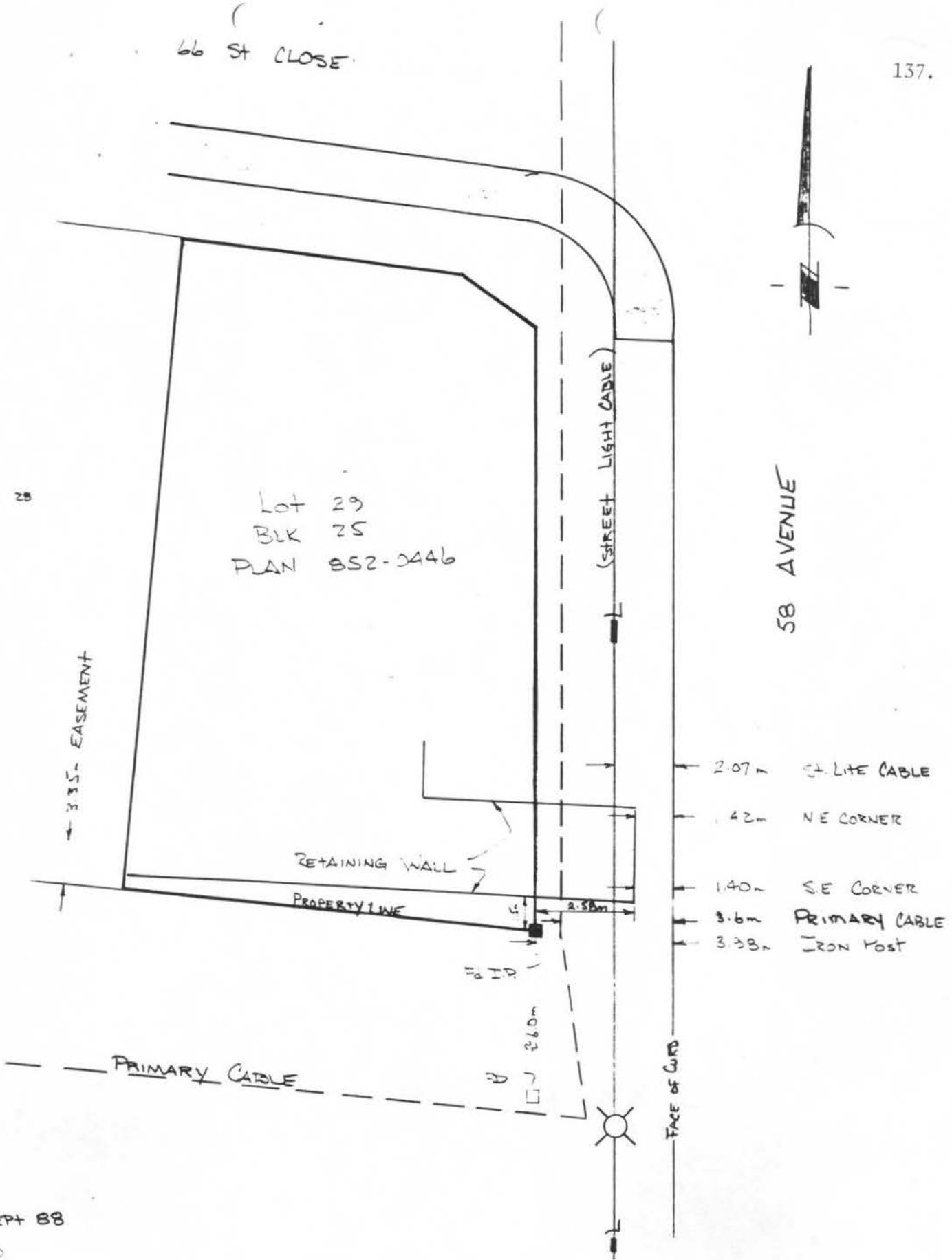
Lot 28

Lot 29
BLK 25
PLAN BS2-0446

3.35m EASEMENT

66 ST CLOSE

58 AVENUE



CS-P-1.231

DATE: November 9, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: DON BATCHELOR
Parks Manager

RE: INVOICE EL80736 - DAMAGES TO CABLE
6552 58 Avenue

In response to the circulation of the above, I feel Mr. Routley may be responsible for damages to the streetlight cable. The damage was the result of his building a retaining wall on the city boulevard without a "License to Occupy" and possibly without a cable location being staked on site.



DON BATCHELOR

DB/ad

c.c. Craig Curtis, Director of Community Services

CS -1.960

DATE: November 17, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: INVOICE EL80736 - DAMAGES TO CABLE
6552 85th Avenue
Your Memo Dated November 4th, 1988 Refers

Mr. Routley is appealing the City invoice for damage caused to a streetlight cable. The damage occurred when Mr. Routley constructed a portion of a retaining wall on a City-owned boulevard. There is no record of permission having been obtained for such construction.

It is clear from the above that Mr. Routley was responsible for damage to the streetlight cable and it is recommended that the appeal be denied.



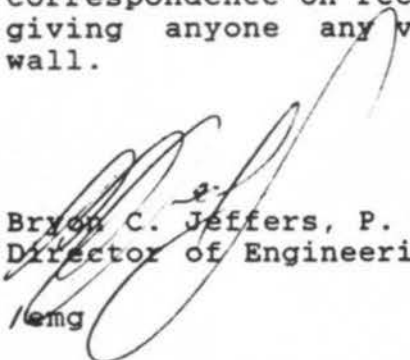
CRAIG CURTIS

/jmf

c. Don Batchelor, Parks Manager

DATE: November 16, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: DAMAGES TO STREETLIGHT CABLE
6552-58 AVENUE; LOT 29, BLOCK 25, PLAN 852-0446

The Engineering Department was approached by the E. L. & P. Department with respect to this Department giving permission to construct a retaining wall at the above address. We have no correspondence on record regarding this request, nor do we recall giving anyone any verbal permission to construct the retaining wall.



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

/eng

c.c. E. L. & P. Manager
c.c. City Solicitor

DATE: NOVEMBER 7, 1988
TO: CITY CLERK
FROM: DIRECTOR OF FINANCE
RE: INVOICE EL80736/DAMAGES TO STREETLIGHT CABLE

The department involved should comment on the procedures for flagging utility lines.

The main problem for Mr. Routley would appear to be that he constructed on City property without obtaining approval from the City to do so. As a result of Mr. Routley's apparent unauthorized construction, he damaged City property and should be responsible for its repair.



A. Wilcock, B. Comm., C.A.
Director of Finance

AW/mrk

Commissioners' Comments

We would recommend to Council that the applicant be directed to remove the improvement from the street right-of-way and that the repair costs to the electrical cable be the responsibility of the applicant who caused the damage in the first place.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: December 19, 1988

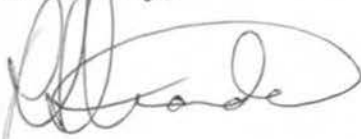
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: INVOICE EL80736 / DAMAGE TO STREETLIGHT CABLE

In response to your memo of December 16, 1988 regarding the above, we wish to advise that we have comments to make on the attached correspondence from Mr. D. Routley at this time.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', written over a horizontal line.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

/pr

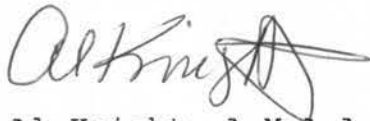
DATE: December 29, 1988

TO: City Clerk

FROM: City Assessor

RE: INVOICE EL80736/DAMAGE TO STREET LIGHT CABLE

The Land, Tax, and Assessment Department have no comments on this request.

A handwritten signature in cursive script, appearing to read "Al Knight", with a large, stylized flourish at the end.

Al Knight, A.M.A.A.

AK/bw



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 15, 1988

Don Routley
6552 - 58th Avenue
RED DEER, Alberta
T4N 6T1

Dear Mr. Routley:

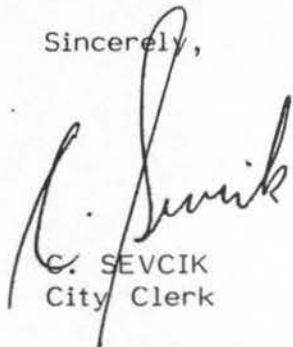
RE: Invoice EL80736/Damages to Streetlight Cable

We acknowledge with thanks your letter of December 14, 1988 concerning the above captioned topic.

Your letter will be placed on the Council agenda for January 9, 1989. This office will be contacting you prior to the meeting to notify you of the time at which this item will be scheduled for discussion by City Council, to allow you to make arrangements to be present.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK
City Clerk

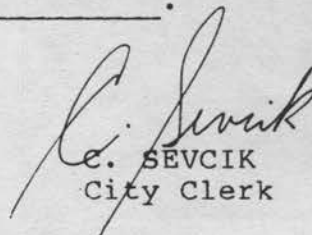
DATE December 16, 1988

TO: ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☒ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☒ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: INVOICE EL80736/DAMAGE TO STREETLIGHT CABLE

Please submit comments on the attached to this office by January 3
for the Council Agenda of January 9, 1989.

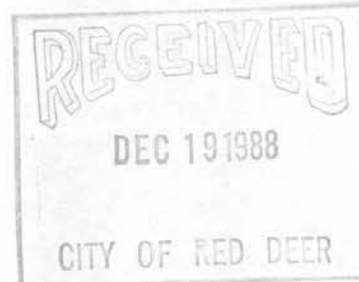

E. SEVCIK
City Clerk

NO. 6

Box 794,
WAINWRIGHT, Alberta. T0B 4P0

December 13th, 1988.

The City Council,
The City of Red Deer,
Box 5008,
RED DEER, Alberta. TrN 3T4



TO WHOM IT MAY CONCERN:

Dear Sir or Madam:

Re:-Roll Number 19-1-1595-Property Tax 1988,
Lot 72, Blk.7, Pl.878NY
9 Osborne Street
N/O: Georgina G. Myggland.(Mrs.)

With reference to a telephone conversation of to-days date wish to draw your attention to Photo Copies enclosed of my Cheque and also my notation on my copy of Tax Notice. In view of the July 1st long week-end and mail services such as they are do not feel I should have to pay a penalty of \$121.07. I on June 29th made out my cheque for the amount of Notice and that day mailed it to your office and feel the preceeding working date of the next month should be taken into consideration in business transactions.

I might mention I am a widow with two handicapped (Blind) family living at home and do at all times try to meet my commitments and extra monies do not come easy.

Your consideration and understanding in the matter would be very much apperciated and feel in the future a post-dated cheque shall have to be sent accoording to your notice. Thanking you.

Yours truly,

Georgina G. Myggland
Mrs.Georgina G. Myggland.

Photo Copy:



THE CITY OF RED DEER

CITY HALL, RED DEER, ALBERTA T4N 3T4 TELEPHONE 342-8126

LEGAL DESCRIPTION OF PROPERTY
9 OSBORNE ST
LT 72 BK 7 PL 878NY

GEORGINA G. MYGGLAND
BOX 794
WAINWRIGHT ALTA
T0B 4P0

TAX REMINDER

DATE	ROLL NUMBER
DEC 5 1988	19-1-1595

PLEASE BE ADVISED THAT AS OF
THE ABOVE DATE YOUR TAX
BALANCE IS 121.07

IF THIS ACCOUNT REMAINS UNPAID,
A TAX PENALTY WILL BE LEVIED ON
THIS BALANCE AS OF JAN 1 1989

IF YOUR ACCOUNT HAS BEEN PAID
PLEASE DISREGARD THIS NOTICE.
ALLAN KNIGHT, CITY ASSESSOR

Photo Copy:

GEORGINA G. MYGGLAND
BOX 794 842-3981
WAINWRIGHT, ALTA. T0B 4P0

PAY TO
THE ORDER OF

The City of Red Deer June 29th 1988
One Thousand, Two Hundred Forty-three — 75 DOLLARS
100

N.B.

BANK OF MONTREAL
406 - 10TH STREET
WAINWRIGHT, ALBERTA T0B 4P0

Red Deer - 9 Osborne St.
St. 72, Blk. 7, Pl. 878NY - Taxes - 1988.

Georgina G. Myggland:

⑈ 297 ⑈ ⑈ 260 ⑈ ⑈ 00 ⑈ ⑈ 00 ⑈ ⑈ 26 2 ⑈

⑈ 0000 ⑈ 24375 ⑈

Photo Copy

144.



THE CITY OF RED DEER

BOX 5008, RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

TAX NOTICE

LEGAL DESCRIPTION OF PROPERTY
LOT 72 BLK 7 PL 878NY 9 OSBORNE STREET
GEORGINA G. MYGGLAND BOX 724 WAINWRIGHT ALTA
TOB 4P0

PROPERTY TAX
1988

ROLL NUMBER

19-1-1595

ASSESSMENT ON WHICH TAX IS CALCULATED

PUBLIC SCHOOL ASSESSMENT	SEPARATE SCHOOL ASSESSMENT
55,720	
TOTAL ASSESSMENT	BUSINESS ASSESSMENT
55,720	

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
WATER MNT. TAX		5.65	PROV. EDUCATION FDTN.	4.658	259.54
			PUBLIC SCHOOL	10.144	565.22
			SEPARATE SCHOOL	10.144	
			TOTAL EDUCATION		824.76
			TOTAL HOSPITAL	.017	.95
			TOTAL MUNICIPAL	12.059	671.93
			BUSINESS	%	
			TOTAL BASIC TAX		1,497.64
			TOTAL FRONTAGE & OTHER CHARGES		5.65
			TOTAL CURRENT TAX		1,503.29
			ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO	MAY 4, 1988	
			DEDUCT EDUCATION FDTN. CREDIT		259.54
TOTAL FRONTAGE CHARGES AND OTHER CHARGES		5.65	BALANCE DUE		1,243.75

N.B.:
Paid June 29/88 - 0012-262:
mailed same day.

CURRENT PROPERTY TAX

Due date for payment is last business day for the City of Red Deer in the month of June. Payment must be made at City Hall during business hours or deposited in the night depository located at east entrance not later than June 30, or by post-dated cheque dated no later than June 30, of the current year. If mailed the envelope must bear a postmark of no later than June 30 of the current year. Failure to comply with the above will constitute a 9% penalty of the unpaid balance of current taxes which will be added to and form part of the unpaid tax on July 1. A further penalty of 4.5% will be added to and form part of the unpaid tax as of September 1 and an additional 4.5% penalty will be levied as of November 1 of the current year.

RECEIPTS

Issued in acknowledgment of a cheque or other negotiable instrument shall be valid only when the amount of such cheque or instrument has been collected by the City of Red Deer.

PRIOR YEARS ARREARS (PROPERTY)

A penalty of 3% of the unpaid balance of prior year's tax arrears will be added to and form part of the unpaid tax on the first days of business of the City of Red Deer in the months of January, March, May, July, September and November.

Any payment for property tax forwarded by mail shall be deemed to be paid on the same date as the postmark on the envelope in which said payment is mailed.

When prior year's taxes in respect of any property are in arrears the provisions of the Tax Recovery Act apply.

Receipts not issued unless requested.

Make cheques payable at post.

ALL DATES AS INDICATED ARE STRICTLY ADHERED TO.

Payment may be made:

By depositing payment in mail through Canada Post.
At City Hall during office hours (8:00 a.m. to 4:30 p.m.).
In night depository at east entry to building.
Cheque, cash, money order or postdated cheque are acceptable.

NO PENALTY IF PAID ON OR BEFORE

JUNE 30, 1988

DATE: December 29, 1988

TO: City Clerk

FROM: City Assessor

RE: GEORGINA G. MYGGLAND/TAX ROLL 19-1-1595

We are in receipt of Mrs. Myggland's letter dated December 13, 1988 whereby she asks that consideration be given to cancellation of a penalty in the amount of \$121.07 that was imposed on the above noted property for late payment of taxes for 1988.

The tax notice was mailed to Mrs. Myggland at her Wainwright address of Box 794 and obviously was received by her during mid May as she does not contest or state differently within her correspondence.

Terms of payment on the tax notice read, and I quote:

"Due date for payments is the last business day for The City of Red Deer in the month of June. Payment must be made at City Hall during business hours or deposited in the night depository located at east entrance not later than June 30 or by postdated cheque dated no later than June 30, of the current year. If mailed the envelope must bear a postmark of no later than June 30 of the current year. Failure to comply with the above will constitute a 9% penalty of the unpaid balance of current taxes which will be added to and for part of the unpaid tax on July 1. A further penalty of 4.5% will be added to and form part of the unpaid tax as of September 1 and an additional 4.5% will be levied as of November 1 of the current year."

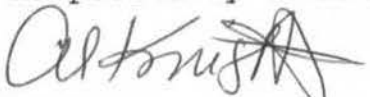
Section 120 of the Municipal Taxation Act reads:

"Notwithstanding anything in this or any other act, payments being mailed to the municipal office for taxes, utility accounts or other accounts shall be deemed to have been received in the municipal office on the date of the postmark stamped on the envelope containing the remittance."

City Clerk
Page 2
December 29, 1988

Pursuant to the information stated on the tax notice and the legislation quoted, and recognizing that this payment was postmarked July 4, 1988, the penalties, as stated, have been imposed to this account. City Administration cannot recommend that the penalty be cancelled in this instance.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Al Knight", with a stylized flourish at the end.

Al Knight, A.M.A.A.

AK/bw

cc Director of Finance

DECEMBER 29, 1988

PROPERTY TAX MASTER FILE INQUIRY

08:29:59

ENTER ROLL NUMBER: 1911595

GEORGINA G. MYGGGLAND

BOX 794

WAINWRIGHT ALTA

9 OSBORNE ST

LT 72 BK 7 PL 878NY

T0B 4P0

MORTGAGE NO. 580-252-5

MORTGAGE CODE 000

TAX CAVEAT DATE 00/00/00

CHANGE DATES - L.T. 24/07/87

CITY 00/00/00

S.O. 00/00/00

TAXABLE EXEMPT

OWNER TYPE 2 0

SEP. SCHL. .0 .0

----ASSESSMENT INFORMATION----

TAXABLE EXEMPT

LAND TYPE 1101

OWNER TYP 2 0

SEP.SCHL. .0 .0

LAND 18030 0

IMP. 37690 0

EQ. 0 0

TOT 55720 0

-----TAX LEVIED-----

-----BALANCE OWING-----

MUNICIPAL 671.93 CURRENT 121.07

ED.FOUND 259.54* ARREARS 0.00

PUB.SCHL. 565.22 TOTAL 121.07

SEP.SCHL. .00

HOSPITAL .95

FRONTAGES 5.65

TOTAL TAX 1243.75

ENTER H - HISTORY

S - SEARCH/CERT

F1 TO EXIT

PROPERTY TAX TRANSACTION HISTORY

LEVY	ARREARS OR PREPAYMENTS	ACCOUNT DATE	NUMBER 1911595 AMOUNT	CODE	BALANCE
1243.75	.00	6/05/88			1243.75
		1/07/88	111.94	PENALTY	1355.69
		7/07/88	1243.75-	PAYMENT	111.94
		1/09/88	5.04	PENALTY	116.98
		1/11/88	4.09	PENALTY	121.07

Box 784, Wainwright
Alberta T0B 4P0

149.



THE CITY OF RED DEER

BOX 5008
RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

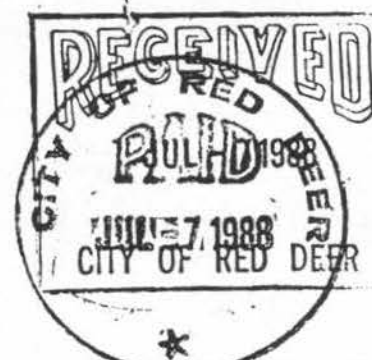
TAX NOTICE

ARREARS	CURRENT TAX
	1,243.75

CODE	MORTGAGE NUMBER
	580-252-5

ROLL NUMBER
19-1-1595

AMOUNT DUE
1,243.75



1988 PROPERTY TAX

LOT 72 BLK 7 PL 878NY

PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE
RETURNED WITH YOUR PAYMENT

Commissioners' Comments

In light of Council's recent generosity on similar types of appeals they may wish to consider refunding the penalty in this instance.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 19, 1988

Mrs. Georgina G. Myggland
Box 794
WAINWRIGHT, Alberta
T0B 4P0

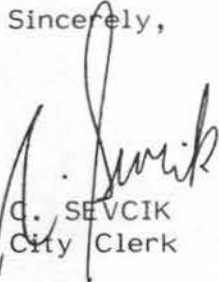
Dear Mrs. Myggland:

RE: Roll Number 19-1-1595 Property Tax 1988
Lot 72, Block 7, Plan 878 NY, 9 Osborne Street

We acknowledge with thanks your letter and photocopied material of December 13, 1988 concerning the above noted taxes.

This item will be presented to Red Deer City Council at their meeting of January 9, 1989 for consideration. Trusting you will find satisfactory.

Sincerely,



G. SEVCIK
City Clerk

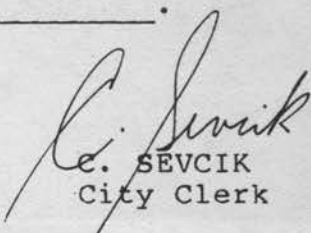
DATE January 19, 1988

TO: ☐ DIRECTOR OF COMMUNITY SERVICES
☐ DIRECTOR OF ENGINEERING SERVICES
☒ DIRECTOR OF FINANCE
☐ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☐ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☐ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: GEORGINA G. MYGGLAND/TAX ROLL 19-1-1595

Please submit comments on the attached to this office by January 3
for the Council Agenda of January 9, 1988.


E. SEVCIK
City Clerk

DATE: January 3, 1989
TO: CITY CLERK
FROM: DIRECTOR OF FINANCE
RE: GEORGINA G. MYGGGLAND/TAX ROLL 19-1-1595

Mrs. Myggland claims to have mailed payment of her 1988 property taxes prior to the deadline date of July 1st.

Our records indicate the payment was postmarked July 4th.

If Mrs. Myggland did mail the payment prior to July 1st.; then Council did set a precedent for 1988 only that such requests might be favourably considered.



A. Wilcock, B. Comm., C.A.
Director of Finance

AW/mrk



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

January 11, 1989

Mrs. Georgina G. Myggland
Box 794
Wainwright, Alberta
T0B 4P0

Dear Mrs. Myggland:

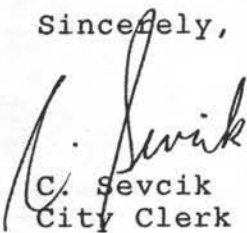
RE: ROLL NO. 19-1-1595/9 OSBORNE STREET/LATE PAYMENT OF TAXES
PENALTY

Your letter of December 13, 1988, concerning the above topic was presented to Council January 9, 1989, and at which meeting, Council passed the following motion agreeing to cancel the penalty.

"RESOLVED that Council of The City of Red Deer having considered appeal by Mrs. Georgina G. Myggland pertaining to late payment of tax penalty in the amount of \$121.07 hereby agree that said penalty be cancelled."

The decision of Council in this instance is submitted for your information and I trust that you will find same satisfactory.

Sincerely,


C. Sevcik
City Clerk
CS/ds

c.c. City Assessor
Dir. of Finance



UMA Engineering Ltd.
Engineers, Planners & Surveyors

150.

4920 54th Street, Red Deer, Alberta, Canada T4N 2G8, Telephone (403) 342-1141, Telex 038-3259

NO. 7

December 21, 1988
2702-5835-001

City of Red Deer
City Clerk's Office
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Mr. C. Sevcik

Dear Sir:

RE: Proposed Outline Plan
for Cathton Holdings Ltd.

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	2:45
DATE	Dec. 21/88
BY	AT

On behalf of Cathton Holdings Ltd., we are enclosing herein one copy of the design brief and fifteen copies of proposed outline plan for the NE 1/4 Section 14-38-27-W4. The developer is requesting Council approval of the outline plan as submitted in order that further Engineering and Planning can proceed.

We ask that this be presented to the next Council meeting and if necessary are prepared to speak on the development. The development is adjacent to the existing Rosedale subdivision and therefore is timely for development. The type of development proposed is intended to complement the existing Rosedale subdivision and make this area an attractive neighborhood in the City. Upon receiving Council's approval of the outline plan, the developer is proposing to proceed with further detailed Engineering and Planning with the possibility of developing a first phase in the southwest corner of the subdivision in 1989.

We Present this for your consideration and presentation to Council.

Yours very truly,
UMA ENGINEERING LTD.

G. M. Will, P. Eng.
Manager, Red Deer Region

GMW/ml
Encl.

c.c. R. Manning, Cathton Holdings
B. Blieske, UMA Calgary

BRIEF TO ACCOMPANY
AN OUTLINE PLAN FOR THE
ROSEDALE EXTENSION AND
PROPOSED RESIDENTIAL DEVELOPMENT
RED DEER, ALBERTA

CONTAINED WITHIN THE
N.E. 1/4 SECTION 14-38-27-W4M

PREPARED FOR:

CATHTON HOLDINGS LTD.
EDMONTON, ALBERTA

PREPARED BY:

UMA ENGINEERING LTD.
ENGINEERS, PLANNERS & SURVEYORS

DECEMBER, 1988

TABLE OF CONTENTS

152.

	<u>Page Nos.</u>
TABLE OF CONTENTS	
A. INTRODUCTION	1
B. CHARACTERISTICS OF THE SITE	2
C. TRANSPORTATION	3
D. LAND USE DESIGNATIONS	4 - 5
E. THE DESIGN	6 - 8

A. INTRODUCTION

This proposed residential development herein referred to as the Rose-dale Extension for Cathton Holdings Ltd., is located in the N.E. 1/4 Section of 14-38-27-W4M, on the east side of the City of Red Deer. Its proposed uses are wholly compatible with the adjacent residential areas to the west. The site is bounded to the west by existing residential development, to the south by Ross Street, to the north by 55th Street, and to the east by the City's long range proposed By-Pass route.

The following report deals with the transportation design and servicing components of the site which reflect the needs and concerns of City of Red Deer staff addressed through a pre-circulation meeting.

B. CHARACTERISTICS OF THE SITE

The proposed site can be considered as an average land condition for the Red Deer area. The land is sloped gently from the south to north and southeast to southwest. Central to the site, a stand of trees exist which were once part of a homestead. Other than this, the area is devoid of vegetation except for the grains grown through the current farming operation.

The trees which exist will be reviewed in the engineering design process to see if some can be saved on individual lots. This, in part, will be subject to grading requirements for that specific area.

Ross Street and the By-Pass route do not exist and are part of the City's long range development plans. 55th Street exists as a paved highway to Joffery built to a rural cross-section. It is from 55th that access is obtained into the treed area via a gravel road running south from 55th Street and terminating at the stand of trees.

The subdivision pattern, in part, is dictated by the boundary conditions of the subdivision, that is, 55th Street, the By-Pass, and Ross Street. It is further influenced by the existing Rosedale Subdivision to the west from which internal access will be required.

This internal access emanates from the south and north sides of the school site on Randolph Street and Roland Street. Two other access points are provided into the subdivision at 55th Street on a collector loop road which is a physical extension of Roland Street and from Ross Street as a gate entry treatment onto Roland Street. No further access is provided to and from the proposed Rosedale Extension.

The hierarchy of roads is based on a 22 meter collector standard, a 16 meter lateral, and 6 meter lanes. All cul-de-sacs have a minimum diameter of 32 meters.

Land use designations proposed for Rosedale Extension are shown on the Outline Plan and include M.R. (Municipal Reserves), M.F. (Multiple Family), C1 (Local Commercial), P.E. (School site), and R1 (Single Family Residential). In addition, there are several PUL (Public Utility Lots) identified for purposes of providing access for sewer and water lines. The overall density for Rosedale Extension is as follows:

R1 - 432 lots @ 3.0 P.P.U. = 1,296 persons

M.F. - 15.93 acres @ 18 U.P.A.

= 288 units @ 3.0 P.P.U. = 864 persons

Total Population, therefore, = 2,160 persons

The density for Rosedale Extension, based on 2,160 persons, is 15 P.P.A. This density reflects an average lot size of 16.5 x 35 m or 578 sq. meters per single family lot.

Commercial - C1

This outline plan identifies a single commercial site of 1.00 acres (0.41 hectares) on the southerly entrance to the development. Its use could very well be a convenience store. Other possible uses are laundromat, video store, hairdresser, etc. This site will be developed in a manner which will be sensitive to the proposed surrounding land

uses. It will be developed making use of guidelines provided by the City of Red Deer. Access is yet to be negotiated with the City and will, in part, be dictated by the architectural approach to the Commercial.

E. THE DESIGN

The Rosedale Extension Subdivision is based on complete backing development. Its loop and cluster development allow for easy staging of areas on a sequential basis. Ross Street and the By-Pass route show backing development onto lanes or a 3 meter municipal reserve strip designed to move the dwelling from the arterial road.

Cluster groupings have been introduced along the By-Pass route to add to a variance in street scape and to provide a better marketing and subdivision appeal to lots backing on the By-Pass route.

The internal road system is based on the main loop collector (Roland Street) with two sub loops from this collector. The balance of the design consists of a series of clusters, cul-de-sacs, and P-loops.

Lanes have been provided in most areas, except on parkways and at Ross Street and the By-Pass route.

Multiple family sites have been shown as block areas adjacent to collector entrances where possible to avoid multiple family traffic through R1-single family areas. The sites, where possible, are shown with a dashed R1 overlay to show how a conversion can be made if multiple family is not implemented.

The main entrance to Rosedale Extension is via a "gate" treatment to the south. This entry provides for backing development on both sides

with a planted buffer zone creating a pleasing entrance feature. A cycle/walkway system is proposed for this area by City parks and will follow the west side of this gate entry. Across from Roland Street, at this point, is a walkway connection which extends through the two central P-loops with their respective central parks of 0.72 acres and 0.79 acres.

Parks within the subdivision are, in part, dictated by the City's requirement for a 7.5 to 8.0 acre school site. This site located on the west boundary is a physical extension of the existing school site in the Rosedale development. The balance of the park system has been dispersed throughout the proposed development creating neighbourhood active/passive parks within individual cells.

A 2.79 acre park is shown to the southeast which identifies laneless backing development. All central "island" parks are considered by the developer as an asset to the development, a feature which is looked on favourably by most residences.

The first stage of development is proposed for the S.W. corner of the site immediately west of the "gate" access road. This stage includes a P-loop and a cul-de-sac and will be developed to high standards, setting the pace for the rest of the development.

Statistics for the development are as follows:

	<u>Acres</u>	<u>Hectares</u>	<u>%</u> 160.
Total Area	143.19	58.24	100.0
Roads	28.51	11.54	19.81
Lanes	7.16	2.90	4.98
Parks, School Site	14.39	5.82	10.0
Multiple Family	15.93	6.45	11.07
Residential	76.90	31.12	53.45
Commercial	1.00	0.41	0.69
Required 10% Reserve	14.32	5.80	10.0



RED DEER REGIONAL PLANNING COMMISSION

161.

2830 BREMNER AVENUE; RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

January 3, 1989

Mr. C. Sevcik,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.
T4N 3T4

Dear Sir:

Re: UMA Engineering Ltd.,
Proposed Outline Plan for Cathton Holdings Ltd.,
N.E.¼ 14,38-27-4

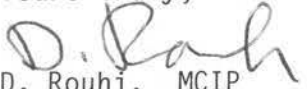
The Plan submitted is an outline plan for the extension of Rosedale subdivision to the east and up to the city boundary.

The Plan has been the subject of discussion and changes for the past few months. The only area of concern that remains unresolved is the proposed C3 Commercial (local commerce) districts and its size.

In the East Hill Concept Plan adopted by City Council recently, there was no commercial site allocated for this quarter section. Furthermore, the size is one acre, which is twice the recommended standard of half an acre. Under the Bylaw, the total floor area for C3 District should not exceed 500 m² which is suitable for convenience type stores. A larger site will encourage other uses which are not compatible with the character of the neighborhood.

Other than the points mentioned, we have no objection to the plan and recommend that City Council adopt the outline plan in principle, subject to the revision mentioned above.

Yours truly,


D. Rouhi, MCIP
SENIOR PLANNER
CITY PLANNING SECTION
DR/cc

c.c. -Director of Community Services
-Director of Engineering Services
-Bylaws & Inspections Manager
-City Assessor
-Economic Development Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBUY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLINWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

DATE: December 28, 1988
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: CATHTON HOLDINGS LTD.

In response to your memo concerning the above subject, we have the following comments for Council's consideration:

The applicant, in his letter, indicates that he requires a C1 designation for the commercial site. The Land Use Bylaw currently lists commercial sites intended for a neighborhood convenience as a C3 designation. Under C3 zoning, all uses must be approved by the Municipal Planning Commission, who must be convinced that the use clearly fulfills the everyday shopping or personal service requirements of the families in the adjacent residential area.

The access to the multi-family site located in the southeast corner of the subdivision is via an interior road which, while acting as an access to 50 Street, could funnel traffic through the existing residential district. The site appears to be quite large, and traffic volumes could be appreciable from this site.

We trust this is of information to Council.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: December 30, 1988

TO: CHARLIE SEVCIK
City Clerk

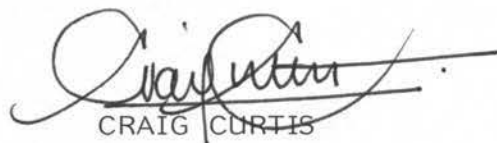
FROM: CRAIG CURTIS
Director of Community Services

RE: UMA ENGINEERING LTD -
PROPOSED OUTLINE PLAN FOR
CATHTON HOLDINGS LTD.
Your memo dated December 21, 1988 refers.

I have discussed the proposed outline plan for Rosedale Extension with the Parks, Recreation & Culture and Social Planning Managers. The plan has been reviewed on several occasions and now fully meets our requirements for parks and recreation facilities. It is understood, however, that a substantial stand of existing trees will be retained on the proposed .72 acre park to the east of the school site.

RECOMMENDATION

It is therefore recommended that City Council approve the Outline Plan for Rosedale Extension in principle as a framework for future subdivision and development in the area.



CRAIG CURTIS

CC/ad

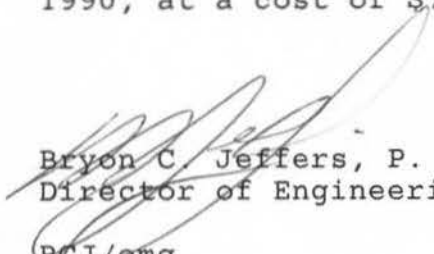
- c. Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Djamshid Rouhi, R.D.R.P.C.
Rick Assinger, Social Planning Manager

235-059

DATE: December 29, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: CATHTON HOLDINGS LTD. - UMA ENGINEERING LTD.
ROSEDALE SUBDIVISION - NE SECTION 14-38-27-W4M

The Engineering Department has met with UMA Engineering Ltd. on several occasions to discuss the subject development. Subject to a more detailed review of the engineering plans, and subject to execution of a mutually satisfactory Development Agreement, we have no objections to the development.

Council should be aware that if this development proceeds, it will be necessary to extend Ross Street east to the first entrance to the proposed subdivision. This project is presently scheduled for 1990, at a cost of \$735,000.



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

BCJ/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. Economic Development Manager
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. Parks Manager
c.c. Recreation Manager
c.c. Transit Manager
c.c. Urban Planning Section Manager

DATE: December 29, 1988


TO: City Clerk

FROM: City Assessor

RE: UMA ENGINEERING LTD.
PROPOSED OUTLINE PLAN FOR CATHTON HOLDINGS LTD.

The Land, Tax, and Assessment Department has no objection to the proposed outline plan.

We may, when more detailed plans are submitted for consideration, request that the public utility lots that are leasable be included with adjacent lots and easements registered to protect the City's interests.



Al Knight, A.M.A.A.

AK/bw

cc Director of Engineering Services
Director of Community Services
Bylaws & Inspections Manager

Commissioners' Comments

We would support the concept plan in principle subject to the concerns of the administration and the preparation of an appropriate development agreement. We could not, however, support the inclusion of a commercial site. As indicated by the Planners no such site was included in the East Hill Concept Plan for this quarter section and other developers have proceeded on that basis. Further with a convenience site located immediately to the west of this proposal, we do not believe that the need exists. We would also bring to Council's attention and to the applicant that in the forthcoming budget, we are recommending some changes to the front ending by the City of some of the costs associated with Private Developments which if accepted by Council, could impact on the development agreement.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 21, 1988

*1/4 section east
of Rosedale*

UMA Engineering Ltd.
4920 - 54 Street
Red Deer, Alberta
T4N 2G8

Attention: Mr. G. M. Will, P. Eng.
Manager, Red Deer Region

Dear Sirs:

RE: PROPOSED OUTLINE PLAN FOR CATHTON HOLDINGS LTD.
YOUR FILE NO. 2702-5835-001

I acknowledge receipt of your letter of December 21, 1988 requesting Council's approval of the plans for the Rosedale Extension and proposed residential development in the N.E. 14-38-27-W4.

This item will be placed on the Council Agenda for January 9, 1989. If you wish to telephone our office on the Friday afternoon prior to the meeting, we will advise you of the time that Council will be discussing this matter in order that you have representation present at the meeting.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Regards,

C. Sevcik
C. SEVCIK
CITY CLERK
CS/sp

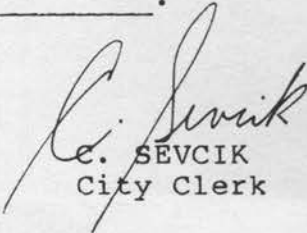
DATE December 21, 1988

TO: ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☒ ECONOMIC DEVELOPMENT MANAGER
☒ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☒ FIRE CHIEF
☒ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☒ RECREATION MANAGER
☒ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: UMA ENGINEERING LTD. - PROPOSED OUTLINE PLAN
FOR CATHTON HOLDINGS LTD. (PLAN ENCLOSED)

Please submit comments on the attached to this office by December 30/88
for the Council Agenda of January 9/89.


C. SEVCIK
City Clerk

DATE December 21, 1988

TO: ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☒ ECONOMIC DEVELOPMENT MANAGER
☒ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☒ FIRE CHIEF
☒ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☒ RECREATION MANAGER
☒ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

UMA ENGINEERING LTD. - PROPOSED OUTLINE PLAN
RE: FOR CATHTON HOLDINGS LTD. (PLAN ENCLOSED)

Please submit comments on the attached to this office by December 30/88
for the Council Agenda of January 9/89.

No Comments
[Signature]

[Signature]
C. SEVCIK
City Clerk



UMA Engineering Ltd.
Engineers, Planners & Surveyors

4920 54th Street, Red Deer, Alberta, Canada T4N 2G8, Telephone (403) 342-1141, Telex 038-3259

December 21, 1988
2702-5835-001

City of Red Deer
City Clerk's Office
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Mr. C. Sevcik

Dear Sir:

RE: Proposed Outline Plan
for Cathton Holdings Ltd.

2:45
Dec. 21/88
[Signature]

On behalf of Cathton Holdings Ltd., we are enclosing herein one copy of the design brief and fifteen copies of proposed outline plan for the NE 1/4 Section 14-38-27-W4. The developer is requesting Council approval of the outline plan as submitted in order that further Engineering and Planning can proceed.

We ask that this be presented to the next Council meeting and if necessary are prepared to speak on the development. The development is adjacent to the existing Rosedale subdivision and therefore is timely for development. The type of development proposed is intended to complement the existing Rosedale subdivision and make this area an attractive neighborhood in the City. Upon receiving Council's approval of the outline plan, the developer is proposing to proceed with further detailed Engineering and Planning with the possibility of developing a first phase in the southwest corner of the subdivision in 1989.

We Present this for your consideration and presentation to Council.

Yours very truly,
UMA ENGINEERING LTD.

[Signature]
G. M. Will, P. Eng.
Manager, Red Deer Region

GMW/ml
Encl.
c.c. R. Manning, Cathton Holdings
B. Blieske, UMA Calgary

BRIEF TO ACCOMPANY
AN OUTLINE PLAN FOR THE
ROSEDALE EXTENSION AND
PROPOSED RESIDENTIAL DEVELOPMENT
RED DEER, ALBERTA

CONTAINED WITHIN THE
N.E. 1/4 SECTION 14-38-27-W4M

PREPARED FOR:

CATHTON HOLDINGS LTD.
EDMONTON, ALBERTA

PREPARED BY:

UMA ENGINEERING LTD.
ENGINEERS, PLANNERS & SURVEYORS

DECEMBER, 1988

TABLE OF CONTENTS

	<u>Page Nos.</u>
TABLE OF CONTENTS	
A. INTRODUCTION	1
B. CHARACTERISTICS OF THE SITE	2
C. TRANSPORTATION	3
D. LAND USE DESIGNATIONS	4 - 5
E. THE DESIGN	6 - 8

A. INTRODUCTION

This proposed residential development herein referred to as the Rose-dale Extension for Cathton Holdings Ltd., is located in the N.E. 1/4 Section of 14-38-27-W4M, on the east side of the City of Red Deer. Its proposed uses are wholly compatible with the adjacent residential areas to the west. The site is bounded to the west by existing residential development, to the south by Ross Street, to the north by 55th Street, and to the east by the City's long range proposed By-Pass route.

The following report deals with the transportation design and servicing components of the site which reflect the needs and concerns of City of Red Deer staff addressed through a pre-circulation meeting.

B. CHARACTERISTICS OF THE SITE

The proposed site can be considered as an average land condition for the Red Deer area. The land is sloped gently from the south to north and southeast to southwest. Central to the site, a stand of trees exist which were once part of a homestead. Other than this, the area is devoid of vegetation except for the grains grown through the current farming operation.

The trees which exist will be reviewed in the engineering design process to see if some can be saved on individual lots. This, in part, will be subject to grading requirements for that specific area.

Ross Street and the By-Pass route do not exist and are part of the City's long range development plans. 55th Street exists as a paved highway to Joffery built to a rural cross-section. It is from 55th that access is obtained into the treed area via a gravel road running south from 55th Street and terminating at the stand of trees.

C. TRANSPORTATION

The subdivision pattern, in part, is dictated by the boundary conditions of the subdivision, that is, 55th Street, the By-Pass, and Ross Street. It is further influenced by the existing Rosedale Subdivision to the west from which internal access will be required.

This internal access emanates from the south and north sides of the school site on Randolph Street and Roland Street. Two other access points are provided into the subdivision at 55th Street on a collector loop road which is a physical extension of Roland Street and from Ross Street as a gate entry treatment onto Roland Street. No further access is provided to and from the proposed Rosedale Extension.

The hierarchy of roads is based on a 22 meter collector standard, a 16 meter lateral, and 6 meter lanes. All cul-de-sacs have a minimum diameter of 32 meters.

D. LAND USE DESIGNATIONS

Land use designations proposed for Rosedale Extension are shown on the Outline Plan and include M.R. (Municipal Reserves), M.F. (Multiple Family), C1 (Local Commercial), P.E. (School site), and R1 (Single Family Residential). In addition, there are several PUL (Public Utility Lots) identified for purposes of providing access for sewer and water lines. The overall density for Rosedale Extension is as follows:

R1 - 432 lots @ 3.0 P.P.U. = 1,296 persons

M.F. - 15.93 acres @ 18 U.P.A.

= 288 units @ 3.0 P.P.U. = 864 persons

Total Population, therefore, = 2,160 persons

The density for Rosedale Extension, based on 2,160 persons, is 15 P.P.A. This density reflects an average lot size of 16.5 x 35 m or 578 sq. meters per single family lot.

Commercial - C1

This outline plan identifies a single commercial site of 1.00 acres (0.41 hectares) on the southerly entrance to the development. Its use could very well be a convenience store. Other possible uses are laundromat, video store, hairdresser, etc. This site will be developed in a manner which will be sensitive to the proposed surrounding land

uses. It will be developed making use of guidelines provided by the City of Red Deer. Access is yet to be negotiated with the City and will, in part, be dictated by the architectural approach to the Commercial.

E. THE DESIGN

The Rosedale Extension Subdivision is based on complete backing development. Its loop and cluster development allow for easy staging of areas on a sequential basis. Ross Street and the By-Pass route show backing development onto lanes or a 3 meter municipal reserve strip designed to move the dwelling from the arterial road.

Cluster groupings have been introduced along the By-Pass route to add to a variance in street scape and to provide a better marketing and subdivision appeal to lots backing on the By-Pass route.

The internal road system is based on the main loop collector (Roland Street) with two sub loops from this collector. The balance of the design consists of a series of clusters, cul-de-sacs, and P-loops.

Lanes have been provided in most areas, except on parkways and at Ross Street and the By-Pass route.

Multiple family sites have been shown as block areas adjacent to collector entrances where possible to avoid multiple family traffic through R1-single family areas. The sites, where possible, are shown with a dashed R1 overlay to show how a conversion can be made if multiple family is not implemented.

The main entrance to Rosedale Extension is via a "gate" treatment to the south. This entry provides for backing development on both sides

with a planted buffer zone creating a pleasing entrance feature. A cycle/walkway system is proposed for this area by City parks and will follow the west side of this gate entry. Across from Roland Street, at this point, is a walkway connection which extends through the two central P-loops with their respective central parks of 0.72 acres and 0.79 acres.

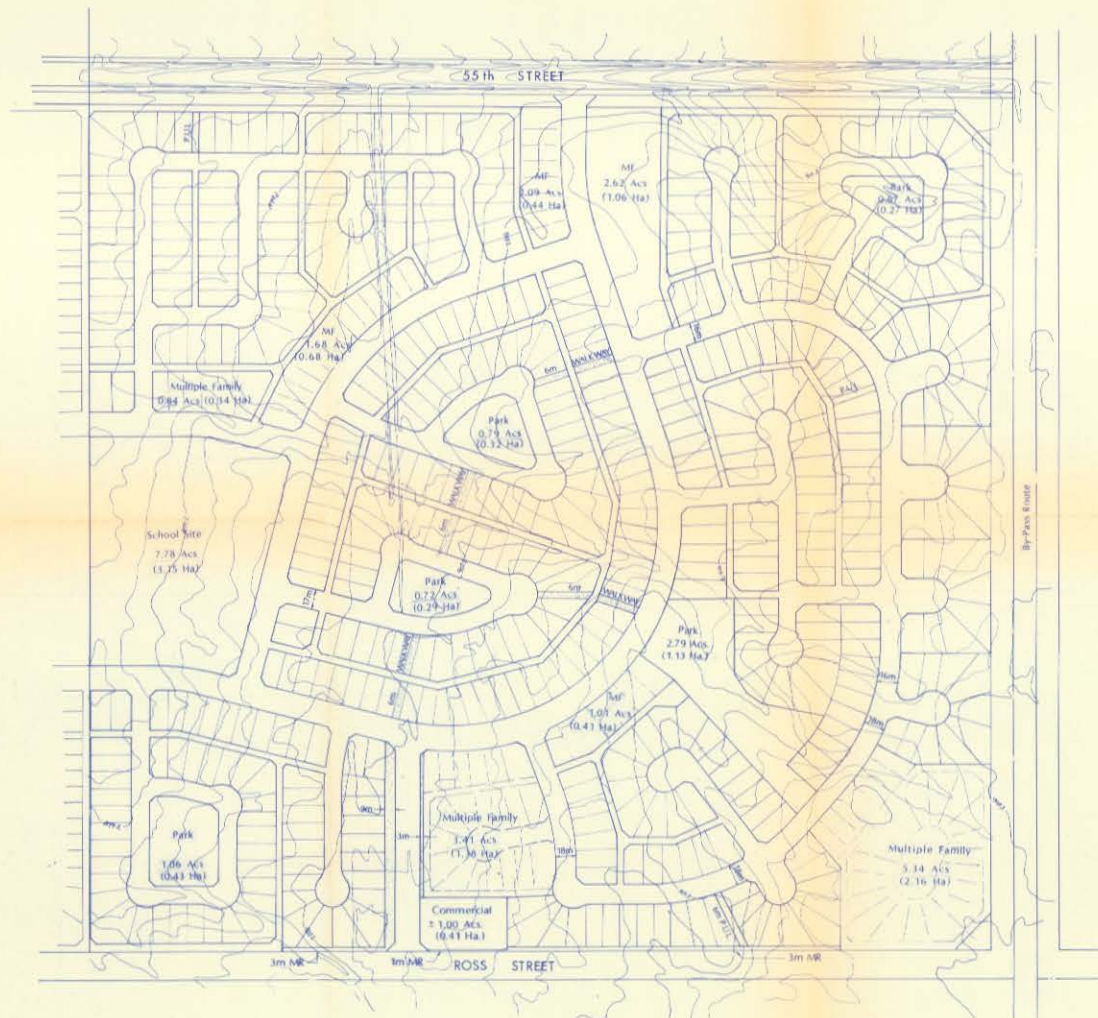
Parks within the subdivision are, in part, dictated by the City's requirement for a 7.5 to 8.0 acre school site. This site located on the west boundary is a physical extension of the existing school site in the Rosedale development. The balance of the park system has been dispersed throughout the proposed development creating neighbourhood active/passive parks within individual cells.

A 2.79 acre park is shown to the southeast which identifies laneless backing development. All central "island" parks are considered by the developer as an asset to the development, a feature which is looked on favourably by most residences.

The first stage of development is proposed for the S.W. corner of the site immediately west of the "gate" access road. This stage includes a P-loop and a cul-de-sac and will be developed to high standards, setting the pace for the rest of the development.

Statistics for the development are as follows:

	<u>Acres</u>	<u>Hectares</u>	<u>%</u>
Total Area	143.19	58.24	100.0
Roads	28.51	11.54	19.81
Lanes	7.16	2.90	4.98
Parks, School Site	14.39	5.82	10.0
Multiple Family	15.93	6.45	11.07
Residential	76.90	31.12	53.45
Commercial	1.00	0.41	0.69
Required 10% Reserve	14.32	5.80	10.0



OUTLINE PLAN PROPOSED RESIDENTIAL DEVELOPMENT

RED DEER, ALBERTA
N.E. 1/4 Section 14-38-27W4

Prepared For:
CATHTON HOLDINGS LTD

	Acres	Hectares	%
TOTAL AREA	143.91	58.24	100.0
ROADS	28.51	11.54	19.81
LANES	7.16	2.90	4.98
PARKS & SCHOOL SITE & 1m MR	14.39	5.82	10.0
MULTIPLE FAMILY	15.93	6.45	11.07
RESIDENTIAL	76.90	31.12	53.45
COMMERCIAL	1.00	0.41	0.69

Required 10% RESERVE 14.32 5.80

- Average Depth 35m
- Average Lot Width 16/17m
- Lanes 6m
- Roads -Collector 22m
- Lateral 16m
- Total No. Of Lots - Based On 17.76m (55') 432
- Multi At 10 U.P.A. 288
- Population (Based On 3 P.P.U.) 2166
- Density 15.06



DRAWING 28

UMA UMA Engineering Ltd.
Engineers & Planners
CATHTON HOLDINGS

DATE	REVISION	BY
10/10/84	General Revisions	ES
11/10/84	Loc. Road & Park Revised	BP
12/10/84	LOTS, ROAD & PARK REVISED	BP

DRAWN BY: J. L. Bleske
CHECKED BY: J. L. Bleske
DATE: December 1984
CATHTON HOLDINGS



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

January 11, 1989

UMA Engineering Ltd.
4920 - 54 Street
Red Deer, Alberta
T4N 2G8

Attention: Mr. G.M. Will, P.Eng., Manager, Red Deer Region

Dear Sir:

RE: PROPOSED OUTLINE PLAN N.E. 1/4 14-38-27-4/CATHTON HOLDINGS LTD.

I would advise that the above matter was presented to Council January 9, 1989, and at which meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby support the concept plan pertaining to the N.E. 1/4 of Section 14-38-27-4 in principle subject to the following:

1. the concerns of the administration as presented to Council January 9, 1989
2. preparation of an appropriate development agreement
3. exclusion of the commercial site
4. the applicant being apprised of the fact that in the forthcoming budget, Council will be considering recommended changes to the front ending by the City of some of the costs associated with private developments which if accepted by Council, could impact on the Development Agreement

and as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information and should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik
City Clerk

c.c. City Commissioners Dir. of Eng.Services Dir. of Comm.Serv.
Bylaws & Insp. Mgr. City Assessor Econ. Dev. Mgr.
E.L. & P. Mgr. Sr. Planner, D. Rouhi Parks Mgr.
Rec. & Culture Mgr. Transit Mgr. Fire Chief
Recreation & Culture Mgr. Parks Manager



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

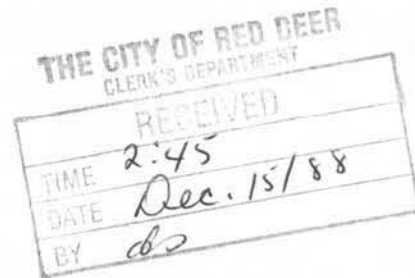
166.

347-2676

NO. 8

December 12, 1988

Office of the Mayor
City of Red Deer
Red Deer, Alberta



I would like to apply for permission to open a satellite Small Animal Pet Clinic in the Deer Park Village Mall.

PROPOSED USE:

The proposed plans are for the Cedarwood Veterinary Clinic to expand with a satellite Pet Clinic in the Deer Park Village Mall at 255 Davison Drive. Our plans are to provide Small Animal Clinic services to our clients that live in the area serviced by this mall. The Cedarwood Veterinary Clinic is to remain in its present location in the city center where all major medical and surgical cases will be handled as well as continue to service clients from other areas of Red Deer. Consequently there will be no boarding of healthy animals or treatment of extensive surgical or medical cases at our satellite clinic. The Deer Park Animal Clinic, like the Cedarwood Veterinary Clinic, will be strictly a small animal pet practice with no farm animals being treated.

The Deer Park Animal Clinic is being developed as a service to the residents of this area. As in Calgary and Edmonton many small animal clinics are located in small convenience malls in residential areas. This allows for a better and more convenient service to clients and their pets as demonstrated by a positive response by residents in these cities.

The Deer Park Animal Clinic will be inspected by the Alberta Veterinary Medical Association insuring high standards of hygiene, cleanliness etc. There will be no outdoor runs, outside storage or problems of noise. Odors will not be a problem.

A Small Animal Pet Clinic is considered a very low traffic flow business in contrast to a convenience store or gas bar and therefore will present no problems with traffic flow. Our hours of business are from Monday to Friday with no weekend office hours. The presence of a pet clinic in a community raises the awareness and overall care of pets in that community. This increases responsible pet ownership and results in reducing the number of stray animals, sick animals and neglected animals in a neighbourhood. The presence of a pet clinic in this mall will be an asset to the pet owners and non-pet owners alike in this area.



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

167.

347-2676

I would also like to stress that there will be no noise problems as indicated by the following:

- 1) Our proposed clinic will be in the north end of the mall adjacent to Ross Street away from any residential area.
- 2) The building is of a sound-proof construction.
- 3) There will be absolutely no outdoor runs for animals.
- 4) There will be no boarding of healthy animals.
- 5) At our main clinic, the Cedarwood Veterinary Clinic, there is a rental suite above the clinic in the same building. Our existing tenants Lydia Karaben and Terry Keddy have never once mentioned a noise problem.
- 6) To the east of the Cedarwood Veterinary Clinic at 4829-53rd st. there is a residence approximately 5 feet away and once again in 8 years we have never received a complaint of noise.
- 7) To the west of the Cedarwood Veterinary Clinic is a residence as well and never has there been a concern of noise.
- 8) Likewise across the street and across the lane there are residences with no problems.
- 9) There are many such situations throughout the province where a pet clinic is located in a small mall such as this one. I mention a few as examples, however many others could be mentioned.

- a) AIRDRIE
Airdrie Animal Health Center
2145 Summerfield Blvd.
Airdrie, Alberta
c/o Dr. D. Stitt

A very similar situation with a small convenience mall located in a nice single family residential neighbourhood with houses immediately behind, beside, and across the street.

- b) LETHBRIDGE
West Side Animal Clinic
West Lethbridge, Alberta
c/o Dr. A. J. Finell



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

168.

347-2676

Also a similar situation of a small convenience mall with single family dwellings to the south and east and multiple family to the east and north.

c) CALGARY
Chinook Animal Clinic
c/o Dr. C.J. deJong

Until this year was located in a large shopping center on Macleod Trail. It is just completing a relocation to a small 2 store convenience mall surrounded by residential dwellings.

My wife Doris and I started the Cedarwood Veterinary Clinic in 1978 in Red Deer and have continued to grow and expand with the city. We have built our clinic's reputation on service and quality pet care and feel that our proposed plans will enhance our service to our clients in this area.

I trust that council will deal favourably with our proposal. Our clients in this area are very positive about our plans because of the convenience for them and their pets. A personal survey in this area revealed an overwhelming support for a satellite clinic. The strong support is indicated by the attached signatures.

Thank you for your attention to our proposal.

Dr Ken Hubbard

Ken Hubbard D.V.M.



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

169.

347-2676

December 12, 1988

I am a Rosedale / Deer Park resident and am in favour of the proposed Small Animal Clinic in the Deer Park Village Mall at 255 Davison Drive.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
APRIL JEMIEFF	170 Rutherford Drive	April Jemieff
Brian Karpelitz	112 Rutherford Drive	Brian Karpelitz
JOHN KAPPEL	3405 46th 114 Rutherford Drive	John Kappel
ROSE BAILY	3925 - 46 st	Rose Baily
DIETER KAPPEL	114 Rutherford Drive	Dieter Kappel
John Manley	60 Rutherford Dr	John Manley
Pat Manley	60 Rutherford	Pat Manley
Beth Allen	58 Rutherford	Beth Allen
Connie Jones	56 Rutherford	Connie Jones
Pat Lechner	24 Russell Cres	Pat Lechner
Dan Wickland	17 Rovers	Dan Wickland
Bev Boyce	33 Rovers Ave.	Bev Boyce
Valerie May	57 ROVERS AVE	Val May
Pat Mulrooney	25 Rupert Cres.	Pat Mulrooney
Sherry Mulrooney	25 Rupert Cres.	Sherry Mulrooney
BONNIE BERKE	110 Rupert Cres.	Bonnie Burke
GERTA WEST	130 Rupert Cres.	Gerta West
FAY WIGELSWORTH	135 Rupert Cres.	Fay Wigelsworth
KAREN HOBBS	147 Rupert Cres.	K. Hobbs



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

170.

347-2676

December 12, 1988

I am a Rosedale / Deer Park resident and am in favour of the proposed Small Animal Clinic in the Deer Park Village Mall at 255 Davison Drive.

NAME

ADDRESS

SIGNATURE

Ann Buss	65 RUPERT CRES	Buss
Fred Shamus	*8 ROTH CRES	Fred Shamus
SHARON CORNELL	28 ROTH CRES	Sharon Cornell
MURRAY BURROWS	52 ROTH CRES.	Murray Burrows
Pat Donnelly	17 REEVES CR.	Pat Donnelly
BRIAN DONNELLY	17 REEVES CR.	B Donnelly
RICK DIPPEL	33 " "	Rick Dippel
SARA-MAE DIPPEL	33 REEVES CR	S Dippel
DAVID KNIGHT	29 REEVES CR	David Knight
VICKIE KNIGHT	29 REEVES CR	Vickie Knight
Pauline Lundy	76 REEVES CR.	P Lundy
Bruce M. Purvis	-17 Ray Ave	B. Purvis
Ben Lang	50 Richards Cres	Ben Lang
Barry Lang	50 Richards Cres	Barry Lang
DON LUCYK	13 ROSE CRES	Don Lucyk
Theresa Lundy	13 ROSE CRES	Theresa Lundy
Linda Yelich	21 ROSE CRES.	Linda Yelich
Daniel Ruffin	73 RUTHERFORD DR	Daniel Ruffin
KEN CAIRNS	73 RUTHERFORD DR	K Cairns
Brenda Cantelon	85 Rutherford Dr.	Brenda Cantelon



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

347-2676

171.

December 12, 1988

I am a Rosedale / Deer Park resident and am in favour of the proposed Small Animal Clinic in the Deer Park Village Mall at 255 Davison Drive.

NAME

ADDRESS

SIGNATURE

Debbie & Bennie PAPP	53 Denovan Cres.	Debbie Papp
Chris Ames	70 Denovan Cr.	Christine Ames
Betty MacLeod	93 Denovan Cres.	Betty MacLeod
Bonnie Smith	106 Denovan Cr.	B. Smith
S. McNewell	50 Diamond St. E.	S. McNewell
N. Styrer	92 Dobler Ave.	Nora Styrer
M. Schuch	81 Dickinson Cr.	M. Schuch
N. Summatt	124 Dickerson Cr.	N. Summatt
M. Ross	120 Dickinson Cr.	Magian Ross
CLAUDE J. JERAS	39 DOBLER AVE	Claude J. Jeras
K Anderson	122 Dawson St.	K Anderson
HARRY ANDERSON	122 DAWSON	H. A. D.
Shamoon Kizor	123 Dawson	Shamoon Kizor
Millie WATSON	114 Duncan Cr.	Millie Watson
Kelli Gordon	49 Duncan Cr.	Kelli Gordon
Lick Perrin	49 Duncan Cr.	Lick Perrin
D. Nelson	6 Duncan Cres.	D. Nelson

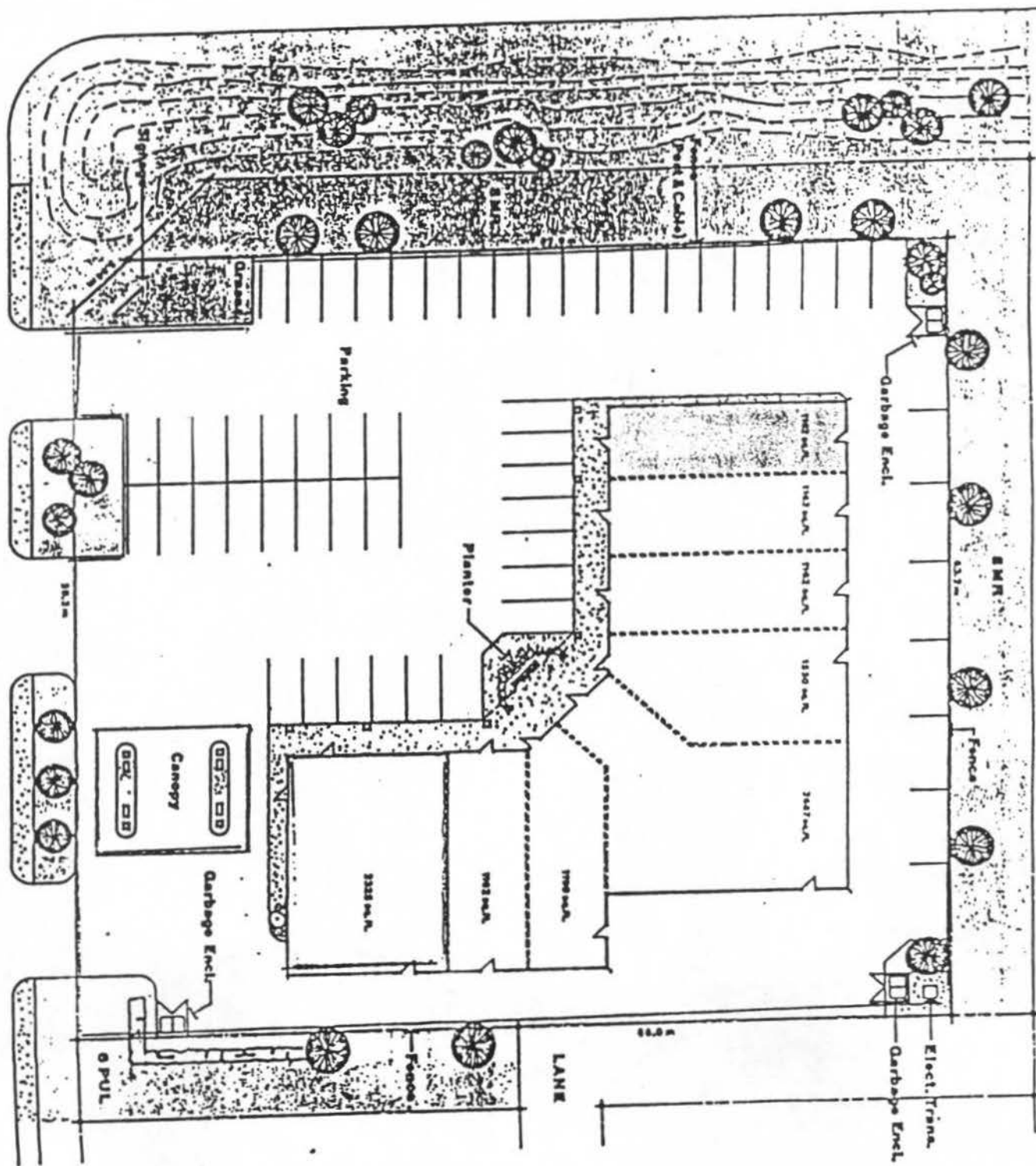
SCHEDULE "A"
SITE AND FLOOR PLAN

SITE AND FLOOR PLAN

ROSS STREET



DAVIDSON DRIVE

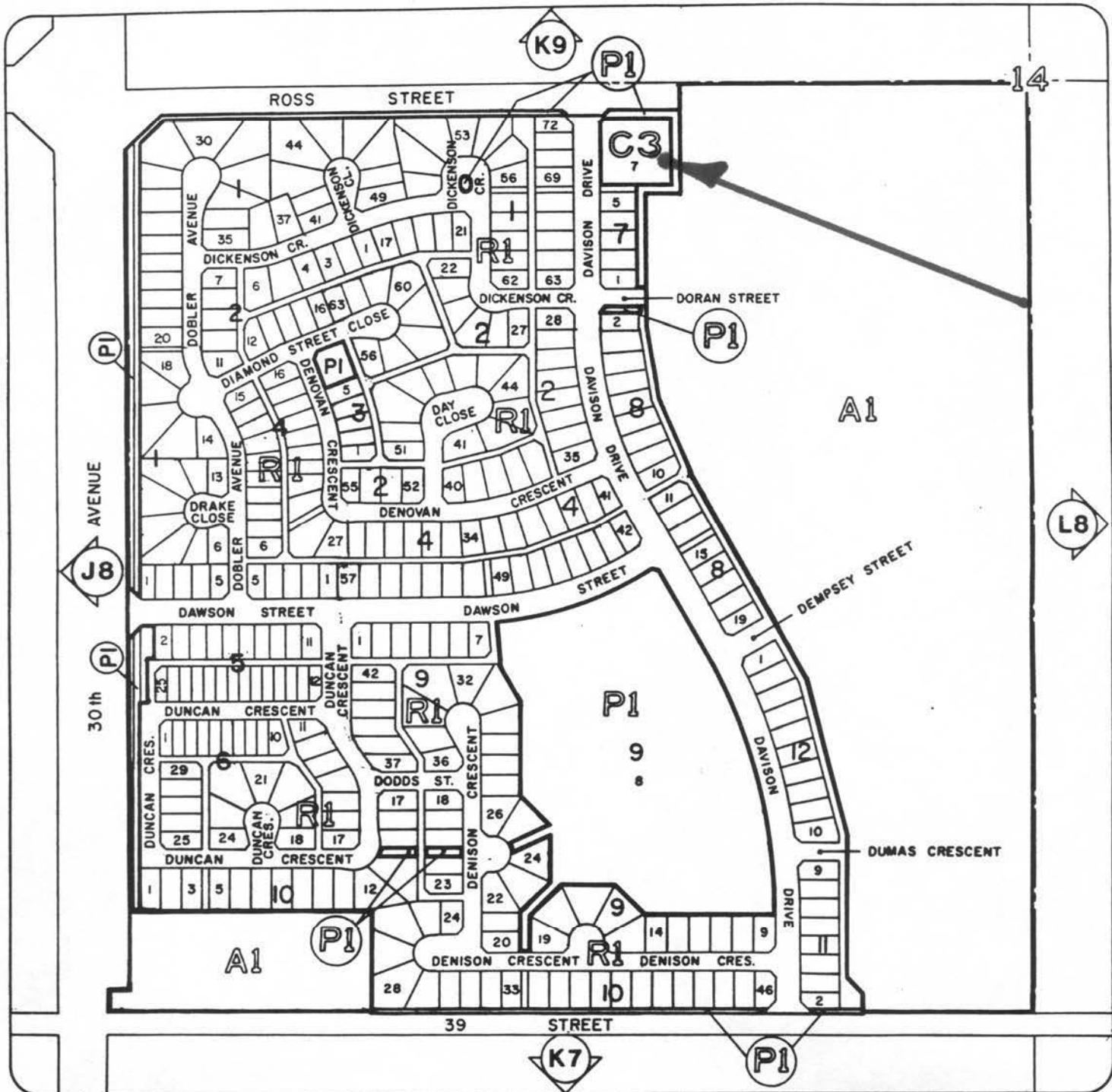


SCHEMULE "H"

City of Red Deer --- Land Use Bylaw

Land Use Districts

K8 174.



Revisions :

2672/B-80 (29/9/80)
 2672/M-83 (26/9/83)
 2672/T-85 (6/1/86)
 2672/L-86 (26/5/86)
 2672/B-87 (9/3/87)

DATE: December 19, 1988
TO: CITY CLERK
FROM: FIRE MARSHAL
RE: ANIMAL PET CLINIC IN DEER PARK VILLAGE MALL

This department has no objections to a Pet Clinic being located in the Deer Park Village Mall.

The developer shall comply with all Alberta Building Codes and Fire Code Regulations.



CLIFF ROBSON
FIRE MARSHAL

CR/lf

c.c. Fire Chief

DATE: December 19, 1988
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: CEDARWOOD VETERINARY CLINIC

In response to your memo regarding the above, we have the following comments for Council's consideration:

The Deer Park Village Mall is zoned C3, for which there are no permitted uses, and all discretionary uses are those approved by the Municipal Planning Commission:

- "(1) Any use or planned group of uses, except video and games arcades, that clearly and unequivocally fulfill the everyday convenience shopping and personal service requirements of families in a residential district or employees in an industrial district. (2672/M-80) (2672/J-83)
- (2) Signs - Identification - Class B - see Section 4.12
 - Local Advertising - Class B - see Section 4.12
 - no roof signs
 - total height of free standing sign does not exceed the height of the building. (2672/D-86)
- (3) Dwelling units above ground floor.
- (4) Day care facilities (2672/I-87)"

On August 15, 1988, the Municipal Planning Commission considered an application for approval of a small animal clinic from this site. The Commission denied the request, as did the Development Appeal Board on September 23, 1988, both of whom felt the business would have a negative impact on the surrounding residential district because of noise and odors. In the applicant's letter, it is mentioned that there will be no outside runs or boarding of animals. However, we assume there will be overnight stays of animals being treated, who could become a problem because of noise.

After taking into account their present downtown operation, we are prepared to recommend that Council approve this application, subject to there being no opposition from the adjacent property owners.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr



RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE; RED DEER, ALBERTA, CANADA T4R 1M9

177.

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394
Fax: (403) 346-1570

December 29, 1988

Mr. C. Sevcik,
City Clerk
City of Red Deer
P.O. Box 5008
Red Deer, Alta.

Dear Sir:

Re: Cedarwood Veterinary Clinic/Petition

The application to establish a small animal clinic in the Deer Park convenience commercial centre was considered by the Municipal Planning Commission on August 15, 1988. The M.P.C. denied the application on the grounds that this clinic would affect the amenities of the neighbourhood.

The applicant appealed the decision of the M.P.C. to the Red Deer Development Appeal Board (Appeal No. 39/88) on September 22, 1988. After hearing the appeal, the following decision was made by the Development Appeal Board.

"THAT the Red Deer Development Appeal Board uphold the Municipal Planning Commission decision of August 15, 1988 to deny the use for a small animal clinic, consisting of 108 m² from the site at 255 Davidson Drive (Lot 7, Block 7, Plan 862-1357) zoned C3, on the grounds that it does not meet the intent of the C3 District."

The applicant is now requesting City Council to permit a small animal clinic to operate from a convenience commercial centre in Deer Park.

The intent of the local commercial centres is to provide for the day-to-day convenience needs of the immediate neighbourhood. In our opinion, the proposed small animal clinic does not meet this intent.

As indicated in Dr. Hubbard's letter, their proposal is to operate a satellite clinic to serve the residents of East Red Deer. Therefore, their facility would be better located in a District Shopping Centre, either the Eastview Shopping Centre or the proposed future Co-Op Shopping Centre. These two shopping centres are intended to serve the residents of South-East Red Deer.

/2

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIR—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURN—VILLAGE OF DONALDA—VILLAGE OF ELMORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

C. Sevcik, City Clerk
 Re: Cedarwood Veterinary Clinic

Pg. 2

A small animal clinic does not serve the day-to-day needs of neighbourhood population. All residents do not have pets, and those who do, would ordinarily not visit the clinic more than once or twice a year. Thus the clinic would have to serve a much larger district population and, hence, should be located in a district shopping centre.

For the above reasons, it is recommended that the City Council deny the request and uphold the decision of the M.P.C. and Development Appeal Board.

Yours truly,

D. Rouhi, MCIP
 SENIOR PLANNER
 CITY PLANNING SECTION
 DR/cc

c.c. - Director of Community Services
 - Director of Engineering Services
 - Bylaw & Inspections Manager
 - City Assessor

Commissioners' Comments

This application has not been supported by M.P.C. or the D.A.B. on appeal. We assume the request is to make this a permitted use in the commercial site in Deer Park.

We would agree with the comments of the Planner and recommend that the request not be supported by Council.

"R.J. MCGHEE"
 Mayor

"M.C. DAY"
 City Commissioner



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 15, 1988

Dr. Ken Hubbard, D.V.A.
CEDARWOOD VETERINARY CLINIC
4831 - 53 Street
RED DEER, Alberta
T4N 2E7

Dear Dr. Hubbard:

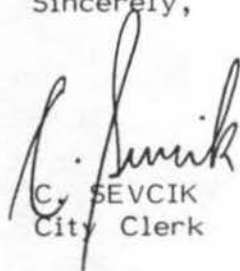
RE: Animal Pet Clinic/Deer Park Village Mall

We acknowledge with thanks your letter of December 12, 1988 concerning the above captioned topic.

Your proposal for a pet clinic in Deer Park Village Mall will be presented to Red Deer City Council on their agenda for January 9, 1989. This office will be contacting you previous to the meeting to set a time for this item to be discussed by Council, in the event you wish to be present at said meeting.

Trusting you will find this satisfactory.

Sincerely,


C. SEVCIK
City Clerk

/gr

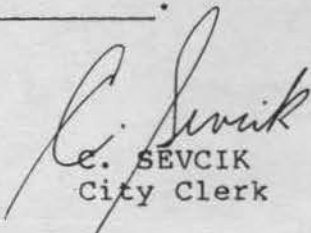
DATE December 15, 1988

TO: ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☐ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☒ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: CEDARWOOD VETERINARY CLINIC/PETITION

Please submit comments on the attached to this office by January 3
for the Council Agenda of January 9, 1989.


C. SEVCIK
City Clerk

DATE: DECEMBER 19, 1988

CS-2.007

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: CEDARWOOD VETERINARY CLINIC:
PETITION

I have discussed the subject petition with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

c. Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager

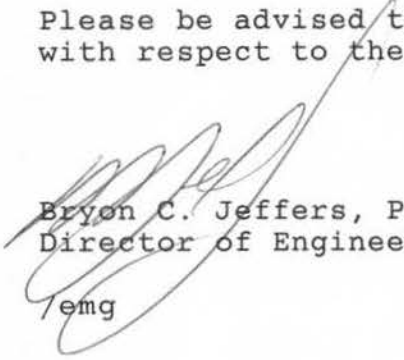
DATE: December 21, 1988

TO: City Clerk

FROM: Director of Engineering Services

RE: LOT 7, BLOCK 7, PLAN 862-1357; 255 DAVISON DRIVE
CEDARWOOD VETERINARY CLINIC

Please be advised that the Engineering Department has no comments with respect to the above.



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

/emg

DATE: December 29, 1988

TO: City Clerk

FROM: City Assessor

RE: CEDARWOOD VETERINARY CLINIC/PETITION

The Land, Tax, and Assessment Department has no comment on the proposal at this time.

A handwritten signature in cursive script, appearing to read "Al Knight", with a large, stylized flourish at the end.

Al Knight, A.M.A.A.

AK/bw



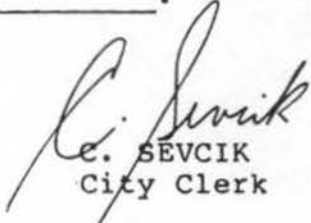
DATE December 15, 1988

TO: ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☐ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☒ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: CEDARWOOD VETERINARY CLINIC/PETITION

Please submit comments on the attached to this office by January 3
for the Council Agenda of January 9, 1989.


E. SEVCIK
City Clerk



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

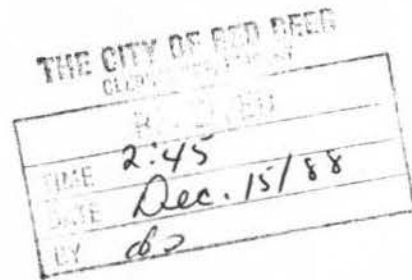
Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

347-2676

December 12, 1988

Office of the Mayor
City of Red Deer
Red Deer, Alberta



I would like to apply for permission to open a satellite Small Animal Pet Clinic in the Deer Park Village Mall.

PROPOSED USE:

The proposed plans are for the Cedarwood Veterinary Clinic to expand with a satellite Pet Clinic in the Deer Park Village Mall at 255 Davison Drive. Our plans are to provide Small Animal Clinic services to our clients that live in the area serviced by this mall. The Cedarwood Veterinary Clinic is to remain in its present location in the city center where all major medical and surgical cases will be handled as well as continue to service clients from other areas of Red Deer. Consequently there will be no boarding of healthy animals or treatment of extensive surgical or medical cases at our satellite clinic. The Deer Park Animal Clinic, like the Cedarwood Veterinary Clinic, will be strictly a small animal pet practice with no farm animals being treated.

The Deer Park Animal Clinic is being developed as a service to the residents of this area. As in Calgary and Edmonton many small animal clinics are located in small convenience malls in residential areas. This allows for a better and more convenient service to clients and their pets as demonstrated by a positive response by residents in these cities.

The Deer Park Animal Clinic will be inspected by the Alberta Veterinary Medical Association insuring high standards of hygiene, cleanliness etc. There will be no outdoor runs, outside storage or problems of noise. Odors will not be a problem.

A Small Animal Pet Clinic is considered a very low traffic flow business in contrast to a convenience store or gas bar and therefore will present no problems with traffic flow. Our hours of business are from Monday to Friday with no weekend office hours. The presence of a pet clinic in a community raises the awareness and overall care of pets in that community. This increases responsible pet ownership and results in reducing the number of stray animals, sick animals and neglected animals in a neighbourhood. The presence of a pet clinic in this mall will be an asset to the pet owners and non-pet owners alike in this area.



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

347-2676

I would also like to stress that there will be no noise problems as indicated by the following:

- 1) Our proposed clinic will be in the north end of the mall adjacent to Ross Street away from any residential area.
- 2) The building is of a sound-proof construction.
- 3) There will be absolutely no outdoor runs for animals.
- 4) There will be no boarding of healthy animals.
- 5) At our main clinic, the Cedarwood Veterinary Clinic, there is a rental suite above the clinic in the same building. Our existing tenants Lydia Karaben and Terry Keddy have never once mentioned a noise problem.
- 6) To the east of the Cedarwood Veterinary Clinic at 4829-53rd st. there is a residence approximately 5 feet away and once again in 8 years we have never received a complaint of noise.
- 7) To the west of the Cedarwood Veterinary Clinic is a residence as well and never has there been a concern of noise.
- 8) Likewise across the street and across the lane there are residences with no problems.
- 9) There are many such situations throughout the province where a pet clinic is located in a small mall such as this one. I mention a few as examples, however many others could be mentioned.

- a) AIRDRIE
Airdrie Animal Health Center
2145 Summerfield Blvd.
Airdrie, Alberta
c/o Dr. D. Stitt

A very similar situation with a small convenience mall located in a nice single family residential neighbourhood with houses immediately behind, beside, and across the street.

- b) LETHBRIDGE
West Side Animal Clinic
West Lethbridge, Alberta
c/o Dr. A. J. Finell



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

347-2676

Also a similar situation of a small convenience mall with single family dwellings to the south and east and multiple family to the east and north.

- c) CALGARY
Chinook Animal Clinic
c/o Dr. C.J. deJong

Until this year was located in a large shopping center on Macleod Trail. It is just completing a relocation to a small 2 store convenience mall surrounded by residential dwellings.

My wife Doris and I started the Cedarwood Veterinary Clinic in 1978 in Red Deer and have continued to grow and expand with the city. We have built our clinic's reputation on service and quality pet care and feel that our proposed plans will enhance our service to our clients in this area.

I trust that council will deal favourably with our proposal. Our clients in this area are very positive about our plans because of the convenience for them and their pets. A personal survey in this area revealed an overwhelming support for a satellite clinic. The strong support is indicated by the attached signatures.

Thank you for your attention to our proposal.

Dr Ken Hubbard

Ken Hubbard D.V.M.



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

347-2676

December 12, 1988

I am a Rosedale / Deer Park resident and am in favour of the proposed Small Animal Clinic in the Deer Park Village Mall at 255 Davison Drive.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
APRIL JEMIEFF	170 Rutherford Drive	April Jemieff
BRIAN KAPPELITZ	112 Rutherford Drive	Brian Kappelitz
JOHN KAPPEL	3925 46 St 114 Rutherford Drive	John Kappel
ROSE BAILY	3925 - 46 st	Rose Bailey
DIETER KAPPEL	114 Rutherford Drive	Dieter Kappel
JOHN MANLEY	60 Rutherford Dr	John Manley
Pat Manley	60 Rutherford	Pat Manley
Beth Allen	58 Rutherford	Beth Allen
Cornie Jones	56 Rutherford	Cornie Jones
Dan Wickland	34 Rupert Cres	Dan Wickland
DAN WICKLAND	17 Rovers	DAN WICKLAND
BOB BOYCE	33 Rovers Ave	Bob Boyce
VALEKIE MAY	57 ROVERS Ave	Val May
Pat Mulrooney	25 Rupert Cres.	Pat Mulrooney
Sherry Mulrooney	25 Rupert Cres.	Sherry Mulrooney
BONNIE BERKE	110 Rupert Cres.	Bonnie Burke
CERTA WEST	130 Rupert Cres.	Certa West
FAY WIGELSWORTH	135 Rupert Cres.	Fay Wigelsworth
KAREN HOBBS	147 Ruppert Cres	K. Hobbs



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

347-2676

December 12, 1988

I am a Rosedale / Deer Park resident and am in favour of the proposed Small Animal Clinic in the Deer Park Village Mall at 255 Davison Drive.

NAME

ADDRESS

SIGNATURE

Ann Buss	65 RUPERT CRES	Buss
Fred Shams	*8 ROTH CRES	Fred Shams
SHARON CORNELL	28 ROTH CRES	Sharon Cornell
MURRAY BURROWS	52 ROTH CRES	Murray Burrows
Pat Donnelly	17 REEVES CR.	Pat Donnelly
BRIAN DONNELLY	17 REEVES CR.	B Donnelly
RICK DIPPEL	33 " "	Rick Dippel
SARA-MAE DIPPEL	33 REEVES CR	S Dippel
DAVID KNIGHT	29 REEVES CR	D Knight
VICKIE KNIGHT	29 REEVES CR	Vickie Knight
Pauline Lundy	76 REEVES CR.	P Lundy
Bruce M. Lewis	17 Ray Ave	B Lewis
Ben Long	50 Richards Cres	Ben Long
Barry Long	50 Richards Cres	Barry Long
DON LUCYK	13 ROSE CRES	Don Lucyk
Theresa Lynch	13 ROSE CRES	Theresa Lynch
Linda Mielich	31 ROSE CRES.	Linda Mielich
Daniel Ruffin	73 RUTHERFORD DR	Daniel Ruffin
KEN CAIRNS	73 RUTHERFORD DR	K Cairns
Brenda Cantelon	85 RUTHERFORD DR	Brenda Cantelon



CEDARWOOD VETERINARY CLINIC

Dr. Ken Hubbard

Dr. Doris Hubbard

Dr. Pat Higgins

4831 - 53rd Street
Red Deer, Alberta
T4N 2E7

347-2676

December 12, 1988

I am a Rosedale / Deer Park resident and am in favour of the proposed Small Animal Clinic in the Deer Park Village Mall at 255 Davison Drive.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Debbie & Bernie Papp	53 Denovan Cres.	Debbie Papp
Chris Ames	70 Denovan Cr.	Christine Ames
Betty MacLeod	93 Denovan Cres.	Betty MacLeod
Bonnie Smith	111 Denovan Cr.	Bonnie Smith
J. M. Hewell	50 Diamond St.	J. M. Hewell
N. Styne	92 Dobler Ave.	Nora Styne
M. Schrak	81 Denovan Cr.	M. Schrak
N. Summatt	124 Dickerson Cr.	N. Summatt
M. Ross	120 Dickerson Cr.	Maxine Ross
CLAUDE J. J. RAS	39 DOBBER AVE	Claude J. RAS
K Anderson	122 Dawson St.	K Anderson
HARRY ANDERSON	122 DAWSON	HARRY ANDERSON
Shameen Kizgi	123 Dawson	Shameen Kizgi
Millic Wagon	114 Duncan Cr.	Millic Wagon
Kelli Gordon	49 Duncan Cr.	Kelli Gordon
Lick Perrin	49 Duncan Cr.	Lick Perrin
D. Nelson	6 Duncan Cr.	D. Nelson

**4831 - 53rd Street
Red Deer, Alberta
T4N 2E7**

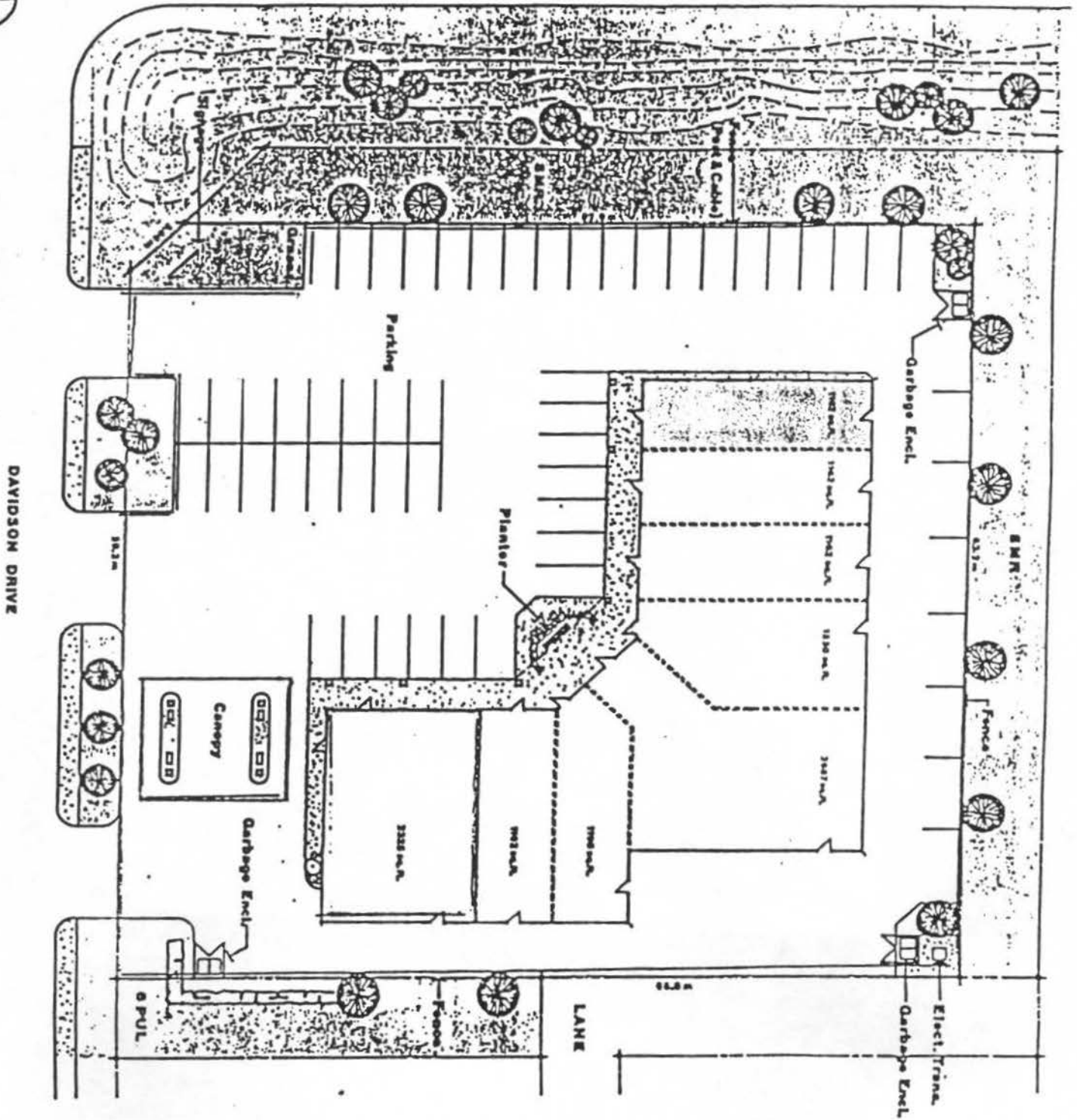
347-2676

December 12, 1988

I am a Rosedale / Deer Park resident and am in favour of the proposed Small Animal Clinic in the Deer Park Village Mall at 255 Davison Drive.

[illegible]

SITE AND FLOOR PLAN



„H SCHNUR“

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

January 11, 1989

Cedarwood Veterinary Clinic
4831 - 53 Street
Red Deer, Alberta
T4N 2E7

Attention: Dr. Ken Hubbard

Dear Sir:

RE: ANIMAL PET CLINIC/DEER PARK VILLAGE MALL

Your letter of December 12, 1988, concerning the above topic was presented to Council January 9, 1989, and at which meeting Council passed the following motion approving your application in principle.

"RESOLVED that Council of The City of Red Deer having considered application by Cedarwood Veterinary Clinic for a Land Use Bylaw Amendment to permit a satellite Small Animal Pet Clinic in the Deer Park Village Mall hereby agree that said application be approved in principle."

By way of a copy of this letter we are requesting the Planning Commission to prepare a Bylaw Amendment for first reading at the Council Meeting of January 23, 1989. Following first reading a Public Hearing will be advertised for the meeting of February 20, 1989. In accordance with the Land Use Bylaw you are required to make a \$200.00 deposit to cover the cost of advertising. Once this office is in receipt of the actual costs, you will be invoiced for the balance. The decision of Council in this instance is submitted for your information, and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. Sevcik
C. Sevcik
City Clerk
CS/as

c.c. Urban Planner City Assessor Fire Chief
Bylaws & Inspections Mgr. Dir. of Eng. Serv. E.L. & P. Mgr.
Dir. of Community Services

NO. 9



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

Phone 347-3364

TO : THE ADMINISTRATOR OF
ALL MUNICIPALITIES
WITHIN AND NEIGHBOURING
THE COUNTY OF RED DEER NO. 23
AND THE RED DEER REGIONAL PLANNING COMMISSION

Please find, enclosed, a copy of our proposed revision to our General Municipal Plan.

The former General Municipal Plan was approved in 1981 and, while being a very brief document, has not proven to be detrimental in any way. This revision is only to bring it into conformance with the Regional Plan and will likely be revised in the future to expand the statements made, however, this will satisfy the requirements at this time.

Would you please have your municipal Council examine this Bylaw and then provide us with their comments? We would urge you to do this as soon as possible and, if we don't hear from you within the next 30 to 35 days, we will assume that your comments are not of a negative nature.

If any further information of clarification is needed, please contact this office.

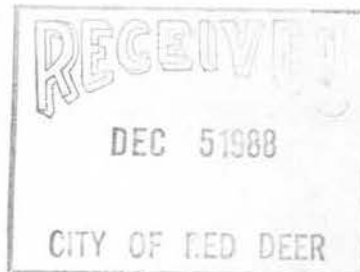
Cordially yours,

COUNTY OF RED DEER NO. 23

Lorne McLeod
Lorne McLeod
Development Officer

LM/bfh

enclosure



COUNTY OF RED DEER

NO. 23

GENERAL MUNICIPAL PLAN

GENERAL POLICY STATEMENT

In accordance with the principle that agriculture and activities associated with agriculture in all its forms has priority in rural areas, no legitimate activity, related to the production of food, should be curtailed solely because of the objections of nearby non-farming landowners, even if that activity was not practiced when the non-farming use was created. The occupation of food production includes, but is not necessarily limited to, the use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and motors, the raising of livestock and poultry, and the application of such inputs as chemical and natural fertilizers, insecticides, pesticides and herbicides. When conducted in accordance with generally accepted agricultural practices, these activities may occur on holidays, Sundays, and weekdays, at night and in the day, and noise, odors, dust and fumes caused by them are permitted as part of the activities directed to the production of food. This Policy Statement is a reminder to those who wish to move to the country that they must recognize that agriculture has priority and that agricultural procedures shall be permitted to do those things necessary for food production.

Pursuant to the Planning Act, RSA 1980, this Bylaw passed in regular Council meeting of the County of Red Deer No. 23 in accordance with Part 6 of the Planning Act, shall be known as "the County of Red Deer General Municipal Plan".

The purpose of this plan is to set down the proposed land uses, the future development plans and describe any areas which may be suitable for area structure, area redevelopment or other statutory, outline or concept plans. As well, this plan may state any other matters the Council considers necessary.

PROPOSED LAND USES

1. Agriculture - the County desires that agriculture remain the primary use of land in the County and will conserve high value agricultural land. The County will endeavor to avoid conflicts between agricultural and non-agricultural uses and, in this regard, will encourage the grouping of similar and compatible non-agricultural uses and those agricultural uses not requiring arable land to locate on non-arable land. Also, they will encourage the grouping of similar and compatible non-agricultural uses into specific zones.

2. Transportation - The County will endeavour to upgrade roads in the County and will impress on government agencies, resource extraction companies and other municipal jurisdictions to protect, construct and monitor good standards of roads. The County will endeavour to protect the secondary road system by controlling the uses and location of access thereto to ensure that the ratepayers are served with a safe and efficient all-weather, dust-free road system for fast moving traffic. The County will endeavour to ensure that no uses are permitted adjacent to a secondary road

which would result in steam, smoke or lighting becoming a hazard to the motoring public and that adequate sight lines are maintained at intersections.

3. Rail System - The County will, where possible, protect rail lines and related facilities from encroachment by incompatible land uses.

4. Airports - The County will, where possible and in cooperation with neighbouring landowners, establish Airport Vicinity Protection Area bylaws around licenced public airports.

5. Utilities - Where utility systems of all kinds are of a regional or provincial nature, the County will endeavour to protect those systems from encroachment of incompatible uses. The County will seek to provide that adequate utilities and solid waste disposal sites are available to all County residents and will promote cooperation in intermunicipal jurisdictions.

6. Resource Extraction - The County will endeavour to ensure that the non-renewable resources are protected or developed in a manner that is consistent with good land husbandry. The County will require that resource extraction is carried out in an efficient and environmentally sound manner and may require the reclamation of the resource extraction area.

7. Recreation - Where recreation resources are considered by the County to be regionally or provincially significant, the County will endeavour to preserve and maintain their value.

8. Natural Environment - The County will protect the natural environment, wildlife, aquatic habitat, lakes, rivers and their adjacent lands, unique and/or aesthetically pleasing topographical features and will encourage subdivision designs to have regard for environmental features. In particular, the County will endeavour to preserve the natural physical features of the land and the water courses within the County by prohibiting the uses that

would deface the natural beauty of the Parkland or pollute its water courses. They will ensure that any development on land within or adjacent to a sensitive environment or regionally significant recreation resource as identified in the Regional Plan or any municipal statutory plans shall:

- (a) be compatible with the natural characteristics of the area;
- (b) seek to retain these characteristics to the greatest degree possible;
- (c) not cause undue stress to the environment; and
- (d) avoid, entirely, development on identifiable flood plains.

9. Urban - The County will encourage urban municipalities to adopt a general municipal plan and recognizes that there should be land use compatibility between County and urban plans. The County encourages long range planning and promotes cooperation between municipalities. The County will, where considered necessary, adopt fringe area policy plans, recognizing the growth areas surrounding the urban municipalities.

10. Commercial/Industrial - The County will promote commercial/industrial development and, at the same time, ensure that this development is orderly and is contained in planned industrial areas where possible.

11. Rural Residential - The County will regulate rural residential growth in the County and in this regard may set conditions, dimensions, densities, locations and designation of rural residential land.

GENERAL

The County will monitor all development in the County to ensure that the development will not be in conflict with the land use. The

County will provide future development in keeping with good planning practices and as the Council desires from time to time. At the request of Council, area structure, outline, concept and other statutory plans may be drawn for areas anywhere in the County as stipulated by Council and in cooperation with the affected landowners.

All amendments to this Bylaw shall be made by Council by Bylaw.



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

186

Your file Votre référence

Our file Notre référence

88 12 09

The City Clerk
City of Red Deer

RE: Proposed Revision to County of Red Deer
 General Municipal Plan

Your correspondence dated 88 DEC 6 refers.

I have reviewed the correspondence and there are no concerns from our department.

It would be necessary to know if any major development was to take place in the County that would have an impact on our City as it may relate to the policing, ie: 1) Major housing development in Rural area but using our City Retail areas. 2) Major commercial developments where employees live in the City.

L.L. (Larry) PEARSON, Insp.
Officer In Charge
Red Deer City Detachment

/clr

CS-1.989

DATE: December 8, 1988

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: PROPOSED REVISION TO THE COUNTY OF RED DEER:
GENERAL MUNICIPAL PLAN
Your memo dated December 6, 1988

It is difficult to understand the implications of this brief and rather vague plan. Consequently, I recommend that the Red Deer Regional Planning Commission be asked to prepare a comprehensive response on behalf of the City Administration.



CRAIG CURTIS

CC/ad

c.c. Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Djamshid Rouhi, Senior Planner, RDRPC

DATE: December 28, 1988

FROM: Bylaws and Inspections Manager

RE: COUNTY OF RED DEER / REVISIONS TO GENERAL MUNICIPAL PLAN

We wish to advise that we concur with the comments made by the Red Deer Regional Planning Commission regarding this proposal.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a large, sweeping loop at the end.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: December 29, 1988

TO: City Clerk

FROM: City Assessor

RE: PROPOSED REVISION TO
COUNTY OF RED DEER GENERAL MUNICIPAL PLAN

The term "General Municipal Plan" as this paper is titled is very appropriate in that it is very general. Throughout the document the County officials indicate their willingness to co-operate in joint planning between other municipalities and themselves but nowhere does it appear or indicate the County's willingness to jointly meet and/or discuss plans or cooperate in the joint planning or development of mutually interested areas, such as The City of Red Deer and other municipalities within the County of Red Deer. It would seem reasonable that the County would endeavor to provide a plan for areas surrounding urban municipalities within their jurisdiction that would designate anticipated uses of properties, that the municipalities could comment on to the County that would establish the basis of mutually agreeable developments. This would create a form of planned sequential development in areas where development is feasible.

In conclusion it would appear that this proposed document is not an acceptable plan for the County to adopt, as it does not provide any information and/or guidelines whatsoever for future development within areas of the County.



Al Knight, A.M.A.A.

AK/bw



RED DEER REGIONAL PLANNING COMMISSION

190.

2830 BREMNER AVENUE, RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

December 30, 1988

Mr. Charlie Sevcik
City Clerk
City Hall
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: County of Red Deer General Municipal Plan

In response to your memo of December 8, 1988 requesting the comments of the Urban Planning Section on the proposed (revised) County of Red Deer General Municipal Plan, these comments are attached hereto. These are written in the form of a draft response to the County.

Yours truly

W. G. A. SHAW, MCIP
DEPUTY DIRECTOR

WGAS/pim

Enc.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

COUNTY OF RED DEER PROPOSED GENERAL MUNICIPAL PLAN
COMMENTS OF THE CITY PLANNING SECTION

The City of Red Deer appreciates the opportunity to comment on the County's proposed General Municipal Plan.

While the General Policy Statement on page 1 clearly outlines the priority of agriculture in the County, it does so in a manner void of other goals and objectives which should serve as the foundation for policies on a variety of land use related matters in the County, and of interest to the City, including resource conservation, provision of utilities, plan coordination, environmental conservation, economic development and so on.

Rather than a series of goals and objectives, the GMP includes a broad statement of purpose. It is the City's opinion that the General Municipal Plan contents do not meet this stated purpose, nor is the purpose sufficiently embracing to address the variety of issues usually addressed in a municipality's primary land use policy document.

With regards to the general narrative on land uses, the City concurs with many planning principles contained therein, but is concerned that the statements are too general to provide sufficient direction to the public, private sector and even future Councils as to the intent of the statements.

The agricultural principles are not clear as to their treatment of lands on the fringes of urban centres. Intensive forms of agriculture, especially those which produce offensive odors, should be directed away from urban fringes. Also, the City has concerns with the grouping of non-agricultural uses on its fringe and the types of specific zones these uses may be accommodated in.

As part of the transportation principles, the City feels the County also should endeavor to upgrade roads in a manner to complement those of urban centres. For example, County roads which need to complement those of the City include the Calgary and Edmonton Trail (both north and south) and 30th Avenue (north and south).

The City feels that the County as part of its resource extraction statements must require the reclamation of disturbed sites, especially those which are environmentally significant. A development permit should only be approved where a suitable site reclamation plan has been approved by the County and/or Alberta Environment.

With regard to recreation resources, the extreme generality of plan is in evidence. The plan gives no hint as to what these resources are and how the County will endeavor to preserve and maintain these. The City is especially interested in the recreation resources around the City,

- 2 -

such as the Red Deer River Valley, Blindman River Valley, Slack Slough and the "Radar Hills".

Regarding the natural environment, the City is pleased to see the County desires to protect the broadly defined features as natural environments. However, it is viewed that the statements herein are possibly internally inconsistent in that the County will prohibit uses that deface the natural beauty yet will allow uses which retain natural characteristics to the greatest degree possible. The City also questions the County's desire to uphold this policy and offers as an example the gravel operation in the area known as Spruce Woods in the Waskasoo Park Master Plan.

With regards to urban uses, the City feels that this section should be relocated within the plan document as it is not appropriate in this portion of the GMP dealing with proposed land uses in a rural municipality. Should the County wish in its GMP to offer encouragement for urban planning, perhaps this would best be in a section entitled planning coordination.

The City agrees on the need to have compatibility between County and urban plans, however this County GMP, like its predecessor, provides little detail upon which the City can address compatibility. The City views the best form of cooperative planning between itself and the County would be a joint general municipal plan. Although the County alludes to such a plan, tempered by a "where considered necessary" phrase, this is inconsistent with the County's recent draft fringe area policy which stated an intent not to enter into joint planning. The City encourages the County to clearly support the adoption of joint general municipal plans as a policy in the County's GMP as a means of cooperation between municipalities.

Regarding commercial and industrial development statements, this portion of the plan is also too general, especially as it relates to urban fringe areas. As we expressed to the County in our November 16 response on the Fringe Area Policy, the City views the fringe area as one of mutual interest to the County and City. Planning for the fringe area must be to nearly the same level as for lands inside the City, perhaps especially for industrial and commercial development. As it has in the past, the City sees the need for rural industrial parks but their location, extent and uses should be clearly established by statutory plans. The City remains very concerned that the County's GMP does not sufficiently address this and that the draft fringe area policy seems to broaden the scope of industrial and commercial uses the County would permit in fringe areas.

The section on rural residential growth is not sufficiently clear as to urban fringe intentions and locations.

- 3 -

The wording of the General Section would appear to need reworking in that it implies only the County will provide future development. Also, it is likely that the County does not intend the following possible interpretation that "it would keep with good planning practice from time to time as desired by Council". Outline and concept plans are not statutory plans, as alluded to in the GMP. It is felt that the general statement for plans upon the request of Council does not fulfill the purpose on page 1 of the GMP nor the intent of Section 63(b) of the Planning Act.

In summary, while the City agrees with many of the fundamental planning principles stated in the GMP, it remains concerned about the excessive generality of the County's major planning document and its resultant lack of clarity, especially with respect to fringe area planning provisions and the means by which the County intends to implement the principles.

In thanking you for the opportunity to comment, the City also reiterates its desire to meet with the County to discuss cooperative planning directions as suggested in our November 16, 1988 response regarding fringe area planning.

Commissioners' Comments

We would recommend the above comments and the comments of the City Assessor be summarized in response to the County.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



RED DEER REGIONAL PLANNING COMMISSION

2830 BREMNER AVENUE, RED DEER, ALBERTA, CANADA T4R 1M9

DIRECTOR: Robert R. Cundy M.C.I.P.

Telephone: (403) 343-3394

Fax: (403) 346-1570

TO: Charlie Sevcik, City Clerk

FROM: Bill Shaw, Deputy Director

January 5, 1989

Re: County of Red Deer GMP

Further to my letter of December 30, 1988 and sepcifically the attached draft response to the County, upon review of this draft I feel some changes are desirable. These alterations, as shown on the enclosed, are some deletion of example (shown by ———) and some word changes or additions (shown in **bold face**).

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF INNISFAIL—TOWN OF LACOMBE—TOWN OF OLDS—TOWN OF PENHOLD—TOWN OF ROCKY MOUNTAIN HOUSE—TOWN OF STETTLE—TOWN OF SUNDRE—TOWN OF SYLVAN LAKE—VILLAGE OF ALIX—VILLAGE OF BENTLEY—VILLAGE OF BIG VALLEY—VILLAGE OF BOTHA—VILLAGE OF CAROLINE—VILLAGE OF CLIVE—VILLAGE OF CREMONA—VILLAGE OF DELBURNE—VILLAGE OF DONALDA—VILLAGE OF ELNORA—VILLAGE OF GADSBY—VILLAGE OF HALKIRK—VILLAGE OF MIRROR—SUMMER VILLAGE OF BIRCHCLIFF—SUMMER VILLAGE OF GULL LAKE—SUMMER VILLAGE OF HALF MOON BAY—SUMMER VILLAGE OF NORGLNWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

COUNTY OF RED DEER PROPOSED GENERAL MUNICIPAL PLAN
COMMENTS OF THE CITY PLANNING SECTION

The City of Red Deer appreciates the opportunity to comment on the County's proposed General Municipal Plan.

While the General Policy Statement on page 1 clearly outlines the priority of agriculture in the County, it does so in a manner void of other goals and objectives which should serve as the foundation for policies on a variety of land use related matters in the County, and of interest to the City, including resource conservation, provision of utilities, plan coordination, environmental conservation, economic development and so on.

Rather than a series of goals and objectives, the GMP includes a broad statement of purpose. It is the City's opinion that the General Municipal Plan contents do not meet this stated purpose, nor is the purpose sufficiently embracing to address the variety of issues usually addressed in a municipality's primary land use policy document.

With regards to the general narrative on land uses, the City concurs with many planning principles contained therein, but is concerned that the statements are too general to provide sufficient direction to the public, private sector and even future Councils as to the intent of the statements.

The agricultural principles are not clear as to their treatment of lands on the fringes of urban centres. Intensive forms of agriculture, especially those which produce offensive odors, should be directed away from urban fringes. Also, the City has concerns with the grouping of non-agricultural uses on its fringe and the types of specific zones these uses may be accommodated in.

As part of the transportation principles, the City feels the County also should endeavor to upgrade roads in a manner to complement those of urban centres. ~~For example, County roads which need to complement those of the City include the Calgary and Edmonton Trail (both north and south) and 30th Avenue (north and south).~~

The City feels that the County as part of its resource extraction statements must require the reclamation of disturbed sites, especially those which are environmentally significant. A development permit should only be approved where a suitable site reclamation plan has been approved by the County and/or Alberta Environment.

With regard to recreation resources, the extreme generality of plan is in evidence. The plan gives no hint as to what these resources are and how the County will endeavor to preserve and maintain these. The City is especially interested in the recreation resources around the City,

January 5, 1989

such as the Red Deer River Valley, Blindman River Valley and Slack Slough. ~~and the "Radar Hills".~~

Regarding the natural environment, the City is pleased to see the County desires to protect the broadly defined features as natural environments. However, it is viewed that the statements herein are possibly internally inconsistent in that the County will prohibit uses that deface the natural beauty yet will allow uses which retain natural characteristics to the greatest degree possible. ~~The City also questions the County's desire to uphold this policy and offers as an example the gravel operation in the area known as Spruce Woods in the Waskasoo Park Master Plan.~~

With regards to urban uses, the City feels that this section should be relocated within the plan document as it is not appropriate in this portion of the GMP dealing with proposed land uses in a rural municipality. Should the County wish in its GMP to offer encouragement for urban planning, perhaps this would best be in a section entitled planning coordination.

The City agrees on the need to have compatibility between County and urban plans, however this County GMP, like its predecessor, provides little detail upon which the City can address compatibility. The City views the best form of cooperative planning between itself and the County would be a joint general municipal plan. Although the County alludes to such a plan, tempered by a "where considered necessary" phrase, this is inconsistent with the County's recent draft fringe area policy which stated an intent not to enter into joint planning. The City encourages the County to clearly support the adoption of joint general municipal plans as a policy in the County's GMP as a means of cooperation between municipalities. **As well, the GMP should contain definitive fringe area policies.**

Regarding commercial and industrial development statements, this portion of the plan is also too general, especially as it relates to urban fringe areas. As we expressed to the County in our November 16 response on the Fringe Area Policy, the City views the fringe area as one of mutual interest to the County and City. Planning for the fringe area must be to nearly the same level as for lands inside the City, perhaps especially for industrial and commercial development. As it has in the past, the City **acknowledges the County's desire** ~~sees the need~~ for rural industrial parks but their location, extent and uses should be clearly established by statutory plans. The City remains very concerned that the County's GMP does not sufficiently address this and that the draft fringe area policy seems to broaden the scope of industrial and commercial uses the County would permit in fringe areas.

The section on rural residential growth is not sufficiently clear as to urban fringe intentions and locations.

January 5, 1989

The wording of the General Section would appear to need reworking in that it implies only the County will provide future development. Also, it is likely that the County does not intend the following possible interpretation that "it would keep with good planning practice from time to time as desired by Council". Outline and concept plans are not statutory plans, as alluded to in the GMP. It is felt that the general statement for plans upon the request of Council does not fulfill the purpose on page 1 of the GMP nor the intent of Section 63(b) of the Planning Act.

In summary, while the City agrees with many of the fundamental planning principles stated in the GMP, it remains concerned about the excessive generality of the County's major planning document and its resultant lack of clarity, especially with respect to fringe area planning provisions and the means by which the County intends to implement the principles.

In thanking you for the opportunity to comment, the City also reiterates its desire to meet with the County to discuss cooperative planning directions as suggested in our November 16, 1988 response regarding fringe area planning.

January 5, 1989

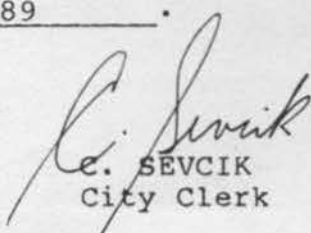
DATE DECEMBER 6, 1988

TO: ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☒ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☒ ECONOMIC DEVELOPMENT MANAGER
☒ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☒ FIRE CHIEF
☒ PARKS MANAGER
☐ PERSONNEL MANAGER
☒ R.C.M.P. INSPECTOR
☒ RECREATION MANAGER
☒ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: PROPOSED REVISION TO COUNTY OF RED DEER
/ GENERAL MUNICIPAL PLAN

Please submit comments on the attached to this office by January 2, 1989
for the Council Agenda of January 9, 1989.


E. SEVCIK
City Clerk



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 6, 1988

County of Red Deer No. 23
Box 920
Red Deer, Alberta
T4N 5H3

Attention: Mr. Lorne McLeod
Development Officer

Dear Sir:

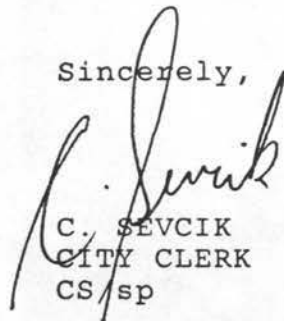
RE: COUNTY OF RED DEER NO. 23 - PROPOSED REVISION, GENERAL
MUNICIPAL PLAN.

I wish to acknowledge with thanks your covering letter, along with a copy of the proposed revision to the County General Municipal Plan.

Please be advised that this matter will be considered by Council of The City of Red Deer at its meeting held on January 9, 1989. We will be forwarding our comments to you immediately following the January 9th Council meeting.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK
CITY CLERK
CS/sp

c.c. City Commissioners

DATE: December 30, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: COUNTY OF RED DEER - GENERAL MUNICIPAL PLAN
PROPOSED REVISION

Please be advised that the Engineering Department has no comment with respect to the above.


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

/emg

December 12, 1988

To: City Clerk

From: Fire Chief

Re: Proposed revisions to County of Red Deer General
Municipal Plan

This will advise that we have no comments to offer respecting
the above noted subject.


R. Oscroft
FIRE CHIEF

RO/cb

Charlie

In order to meet the County's "deadline" of 30-35 days
this matter must be addressed by Council at the
January 9, 1989 meeting.

Bill Shaw

ps. HAPPY NEW YEAR!

DATE DECEMBER 6, 1988

TO: ☒ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☒ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☒ ECONOMIC DEVELOPMENT MANAGER
☒ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☒ FIRE CHIEF
☒ PARKS MANAGER
☐ PERSONNEL MANAGER
☒ R.C.M.P. INSPECTOR
☒ RECREATION MANAGER
☒ TRANSIT MANAGER
☒ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: PROPOSED REVISION TO COUNTY OF RED DEER
/ GENERAL MUNICIPAL PLAN

Please submit comments on the attached to this office by January 2, 1989
for the Council Agenda of January 9, 1989.

No Comments
[Signature]

[Signature]
C. SEVCIK
City Clerk



No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3

Phone 347-3364

TO : THE ADMINISTRATOR OF
ALL MUNICIPALITIES
WITHIN AND NEIGHBOURING
THE COUNTY OF RED DEER NO. 23
AND THE RED DEER REGIONAL PLANNING COMMISSION

Please find, enclosed, a copy of our proposed revision to our General Municipal Plan.


The former General Municipal Plan was approved in 1981 and, while being a very brief document, has not proven to be detrimental in any way. This revision is only to bring it into conformance with the Regional Plan and will likely be revised in the future to expand the statements made, however, this will satisfy the requirements at this time.

Would you please have your municipal Council examine this Bylaw and then provide us with their comments? We would urge you to do this as soon as possible and, if we don't hear from you within the next 30 to 35 days, we will assume that your comments are not of a negative nature.

If any further information of clarification is needed, please contact this office.

Cordially yours,

COUNTY OF RED DEER NO. 23


Lorne McLeod
Development Officer

LM/bfh

enclosure



COUNTY OF RED DEER

NO. 23

GENERAL MUNICIPAL PLAN

GENERAL POLICY STATEMENT

In accordance with the principle that agriculture and activities associated with agriculture in all its forms has priority in rural areas, no legitimate activity, related to the production of food, should be curtailed solely because of the objections of nearby non-farming landowners, even if that activity was not practiced when the non-farming use was created. The occupation of food production includes, but is not necessarily limited to, the use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and motors, the raising of livestock and poultry, and the application of such inputs as chemical and natural fertilizers, insecticides, pesticides and herbicides. When conducted in accordance with generally accepted agricultural practices, these activities may occur on holidays, Sundays, and weekdays, at night and in the day, and noise, odors, dust and fumes caused by them are permitted as part of the activities directed to the production of food. This Policy Statement is a reminder to those who wish to move to the country that they must recognize that agriculture has priority and that agricultural procedures shall be permitted to do those things necessary for food production.

Pursuant to the Planning Act, RSA 1980, this Bylaw passed in regular Council meeting of the County of Red Deer No. 23 in accordance with Part 6 of the Planning Act, shall be known as "the County of Red Deer General Municipal Plan".

The purpose of this plan is to set down the proposed land uses, the future development plans and describe any areas which may be suitable for area structure, area redevelopment or other statutory, outline or concept plans. As well, this plan may state any other matters the Council considers necessary.

PROPOSED LAND USES

1. **Agriculture** - the County desires that agriculture remain the primary use of land in the County and will conserve high value agricultural land. The County will endeavor to avoid conflicts between agricultural and non-agricultural uses and, in this regard, will encourage the grouping of similar and compatible non-agricultural uses and those agricultural uses not requiring arable land to locate on non-arable land. Also, they will encourage the grouping of similar and compatible non-agricultural uses into specific zones.

2. **Transportation** - The County will endeavour to upgrade roads in the County and will impress on government agencies, resource extraction companies and other municipal jurisdictions to protect, construct and monitor good standards of roads. The County will endeavour to protect the secondary road system by controlling the uses and location of access thereto to ensure that the ratepayers are served with a safe and efficient all-weather, dust-free road system for fast moving traffic. The County will endeavour to ensure that no uses are permitted adjacent to a secondary road

which would result in steam, smoke or lighting becoming a hazard to the motoring public and that adequate sight lines are maintained at intersections.

3. Rail System - The County will, where possible, protect rail lines and related facilities from encroachment by incompatible land uses.

4. Airports - The County will, where possible and in cooperation with neighbouring landowners, establish Airport Vicinity Protection Area bylaws around licenced public airports.

5. Utilities - Where utility systems of all kinds are of a regional or provincial nature, the County will endeavour to protect those systems from encroachment of incompatible uses. The County will seek to provide that adequate utilities and solid waste disposal sites are available to all County residents and will promote cooperation in intermunicipal jurisdictions.

6. Resource Extraction - The County will endeavour to ensure that the non-renewable resources are protected or developed in a manner that is consistent with good land husbandry. The County will require that resource extraction is carried out in an efficient and environmentally sound manner and may require the reclamation of the resource extraction area.

7. Recreation - Where recreation resources are considered by the County to be regionally or provincially significant, the County will endeavour to preserve and maintain their value.

8. Natural Environment - The County will protect the natural environment, wildlife, aquatic habitat, lakes, rivers and their adjacent lands, unique and/or aesthetically pleasing topographical features and will encourage subdivision designs to have regard for environmental features. In particular, the County will endeavour to preserve the natural physical features of the land and the water courses within the County by prohibiting the uses that

would deface the natural beauty of the Parkland or pollute its water courses. They will ensure that any development on land within or adjacent to a sensitive environment or regionally significant recreation resource as identified in the Regional Plan or any municipal statutory plans shall:

- (a) be compatible with the natural characteristics of the area;
- (b) seek to retain these characteristics to the greatest degree possible;
- (c) not cause undue stress to the environment; and
- (d) avoid, entirely, development on identifiable flood plains.

9. Urban - The County will encourage urban municipalities to adopt a general municipal plan and recognizes that there should be land use compatibility between County and urban plans. The County encourages long range planning and promotes cooperation between municipalities. The County will, where considered necessary, adopt fringe area policy plans, recognizing the growth areas surrounding the urban municipalities.

10. Commercial/Industrial - The County will promote commercial/industrial development and, at the same time, ensure that this development is orderly and is contained in planned industrial areas where possible.

11. Rural Residential - The County will regulate rural residential growth in the County and in this regard may set conditions, dimensions, densities, locations and designation of rural residential land.

GENERAL

The County will monitor all development in the County to ensure that the development will not be in conflict with the land use. The

County will provide future development in keeping with good planning practices and as the Council desires from time to time. At the request of Council, area structure, outline, concept and other statutory plans may be drawn for areas anywhere in the County as stipulated by Council and in cooperation with the affected landowners.

All amendments to this Bylaw shall be made by Council by Bylaw.

DATE: December 7, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Proposed Revision to County of Red Deer
General Municipal Plan

The E. L. & P. Department has no comments or objections to the
above proposal.

A handwritten signature in cursive script, appearing to read 'A. Roth', is written in dark ink.

A. Roth,
E. L. & P. Manager

AR/jjd

C. SEVCIK

Office of the Mayor



January 10, 1989

Reeve Elmer Stoyberg
County of Red Deer No. 23
Box 920
RED DEER, Alberta
T4N 5H3

Dear Mr. Stoyberg,

RE: COUNTY OF RED DEER NO. 23 -
PROPOSED REVISION GENERAL MUNICIPAL PLAN

We thank you for the opportunity of providing comment pertaining to the County's General Municipal Plan.

The City of Red Deer has experienced continuous growth over the past 75 years. It is anticipated that this growth will continue into the future, unless by some form of legislation the boundaries are fixed. As the City is entirely surrounded by the County of Red Deer any growth will, by necessity, take place affecting County lands. It also follows that whatever the County does in these areas, now and in the future, will have a significant impact on any proposals.

It is clearly understood that the County has the right and the opportunity to develop its municipality in the best interest of its citizens. It is also a reality that the City will continue to grow and, therefore, has a valid interest in the areas surrounding the City, now and for the future.

We believe it imperative that this area of mutual concern should be a basis of ongoing discussion and established goals for both municipalities. Both municipalities have the responsibility to establish long range detailed planning and leadership so our citizens are aware of the objectives of the elected Councils of both municipalities. We believe these objectives will pay dividends for both of us in the long term.

....2

Reeve Elmer Stoyberg
Page 2
January 10, 1989

Our Council has discussed this proposal and has requested that before finalizing your General Municipal Plan a joint committee be established. Its goal would be to discuss and establish a joint fringe area development plan mutually satisfactory to both municipalities. With the prospect of the continued growth of both the County of Red Deer and The City of Red Deer we see the establishment of such a relationship of great benefit to both municipalities.

Again, we thank you for this opportunity of expressing our desire to establish cooperative planning goals with the County Council.

Sincerely,



R. J. MCGHEE
Mayor

/bd

cc: L. McLeod, Development Officer
Urban Planner
Director of Engineering Services
City Commissioner
City Clerk
City Assessor
Red Deer M.L.A. North
Red Deer M.L.A. South

NO. 10

TRISH'S HOT DOGS

47 Allan Street
Red Deer, Alberta
T4R 1A6

December 22, 1988

City Clerk's Department
The City of Red Deer
P. O. Box 5008
Red Deer, Alberta

Dear Sirs:

RE: 1989 PUSHCART VENDING UNIT LICENSE

THE CITY OF RED DEER CITY CLERK'S DEPARTMENT	
RECEIVED	
2 pm	
Dec. 22/88	
bf.	

I operated vending carts on City property last year.

The locations I would wish to operate from, in order of preference, are:

1. The south side of 49 Street, between 51 and 52 Avenues
2. The north side of 48 Street, between 50 and 51 Avenues
3. The south side of 50 Street, between 48 and 49 Avenues

Thank you for your consideration.

Yours truly,



John le Vann

December 28, 1988

City of Red Deer
License Dept.

Dear Sirs:

I would like to apply for, 1989 Pushcart Vending Unit License.

The preferred location to be as in previous years of operation, at 50th Street, between 48 Avenue and 49 Avenue. The exact location to be at the Bus Stop, South of the Street (near 49 Ave.).

Yours truly,

"Leonard Hydomako"
(Mister Popcorn)
Box 27, R.R. #4
Red Deer, Alberta
T4N 5E4

1984 LETTER OF APPROVAL (Vending on City Sidewalks)

1. NAME: Top Dog
ADDRESS: 5922 50 AVE
PHONE NUMBER: 340-3798
OPERATOR: MIKE VOLYNCHUK
2. LOCATION: OUTSIDE OF SAMMY'S CLUB
NORTH SIDE OF 48 ST BETWEEN UPER (50) AVE - 51 AVE
3. HAWKER/PEDDLER: _____
LICENSE: _____
EXPIRY DATE: _____
UNIT TYPE: _____ LICENSE NO.: _____
4. LIABILITY INSURANCE
POLICY NUMBER: 4121174
NAME OF INSURER: WALGREENS 1,000,000 COVERAGE
EXPIRY DATE: MAY 14, 89
5. APPROVAL BY RED DEER BOARD OF HEALTH: Yes: _____ No: _____
6. DATE OF OPERATION: From: _____ To: _____
7. DATE OF APPLICATION: Dec 28, 88
8. SIGNATURE OF APPLICANT: *Michael Volynchuk*
9. APPROVED BY: _____
License Department

NOTE: Signing of this agreement ties you to accept the conditions on the attached sheet.





Windsor Hotel

4822 - 51 AVENUE
RED DEER, ALBERTA
T4N 4H3

DECEMBER 23, 1988

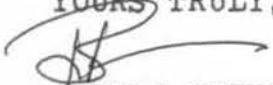
JOYCE BOON
LICENSE INSPECTOR
LICENSE DEPARTMENT
CITY OF RED DEER

DEAR MADAME;

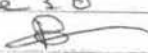
THIS IS TO ADVISE YOU, THAT WE ARE INDEED GOING TO APPLY, TO AGAIN SERVE HOT DOGS FROM OUR VENDOR AT 5109-49 STREET. THIS LOCATION IS THE APPROVED LOCATION, ON THE LICENSE, OF 1988.

I SINCERELY HOPE THIS MEETS WITH YOUR APPROVAL, AND AWAIT A REPLY, AS TO YOUR RULES AND REGULATIONS, PERTAINING TO THE ABOVE MATTER.

YOURS TRULY,


BERNIE HOFFMAN
GENERAL MANAGER
WINDSOR HOTEL

THE CITY of RED DEER
BYLAWS & INSPECTIONS

RECEIVED	
TIME	1020
DATE	Dec 30
BY	





THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Bylaws and Inspections Department 342-8190

December 20, 1988

Copy of letter sent out to six vendors.

Dear Sir:

RE: 1989 PUSH CART VENDING UNIT LICENSE

This is to advise you that the City of Red Deer Licensing Bylaw has been amended regarding vending units locating on City property.

The License Bylaw 2846/ 88 states:

"Pushcart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks."

"No pushcart vending unit shall be permitted on City streets except locations approved by City Council."

If your vending unit has been located on City property in 1988, you are hereby required to submit a letter to the City Clerk's Department stating an exact location and site plan of the location you wish to operate from. Applications will be taken on a first come, first serve basis. Upon approval and payment of \$50.00, your license will be mailed to you.

Further clarification can be obtained by contacting the License Department at 342-8182.

Yours truly,

Joyce Boon
License Inspector
LICENSE DEPARTMENT

/jb

DATE: December 30, 1988
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: SIDEWALK VENDING UNITS

In response to your memo concerning the above subject, we have the following comments for Council's consideration:

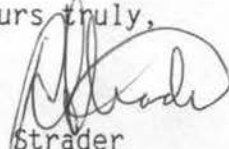
To date, we have three requests for approval of sidewalk vending units, which require the approval of City Council. The three requests are:

1. Mr. John LeVann -
 - north side of Windsor Hotel (south side of 48 Street between 51 Avenue and 52 Avenue;
 - south side of Sammy's (north side of 48 Street between 50 and 51 Avenue)
 - north side of City Hall Park (south side of 50 ^{street} Avenue between 49 Avenue and 48 Avenue)
2. Mr. Mike Dolynchuk -
 - south side of Sammy's (north side of 48 Street between 50 Avenue and 51 Avenue)
3. Mr. L. Hydomako -
 - north side of City Hall Park (south side of 50 Street between 49 Avenue and 48 Avenue)

The applications of Mr. Dolynchuk and Mr. Hydomako are for two of the same locations requested by Mr. LeVann. Mr. Dolynchuk is a new applicant, who was not licensed in 1987. The location requested by Mr. Hydomako is one he has occupied for several years.

We recommend that Mr. LeVann's request to locate north of the Windsor be approved, that Mr. Dolynchuk's request for the south side of Sammy's be approved, and that Mr. Hydomako be allowed to located on the north side of City Hall Park.

Yours truly,


R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: January 3, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: STREET VENDOR'S LICENSE / MR. HOFFMAN

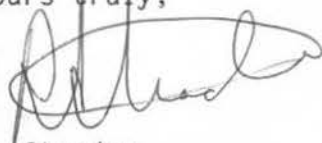
In response to your memo regarding the application made by Mr. Hoffman, we have the following comments for Council's consideration:

This application was received after our memo concerning a similar license request was sent to the City Clerk's Department. Our previous memo recommended that each of the three applicants be permitted one site. The site recommended for Mr. LeVann is the same as requested by Mr. Hoffman. As Mr. Hoffman is requesting a location outside of property which he owns, we feel our original recommendation must be changed to:

1. Allow Mr. Hoffman to operate north of the Windsor Hotel;
2. Allow Mr. LeVann to operate immediately south of Sammy's Club; and
3. Allow Mr. Hydromako to operate as originally recommended.

This would leave Mr. Dolynchuk without a spot to operate from. However, as he is a new applicant, we feel preference should be given to the applicants who have operated in Red Deer prior to this application being submitted.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/pr

Commissioners' Comments

If Council is in agreement to allow street vendors, then we would recommend the suggestions by the Bylaws & Inspections Manager. In the case of Mr. Dolynchuk this does not preclude him from making an application to Council for some other possible location.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

Dec. 28, 1988.

THE CITY OF RED DEER
BYLAWS & INSPECTIONS

City of Red Deer.
License, Dept.

RECEIVED	
TIME	1335
DATE	Dec 28/88
BY	<i>[Signature]</i>

Dear Sirs.

I would like to apply
for, 1989 Pushcart Vending
Unit License.

The preferred location to
be as in previous years.
of operation, at

50th Street, between
48 Avenue and 49 Avenue.
The exact location to be
at the Bus. Stop, South
of the street. (near 49 ave).

Yours Truly.

Leonard Hydornato.
(MISTER POPCORN)

Box 27, RR #4

Red Deer, Alta.

T4N-5E4

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 23, 1988

Mr. John le Vann
47 Allan Street
RED DEER, Alberta
T4R 1A6

Dear Mr. le Vann:

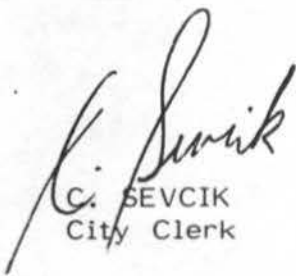
RE: 1989 PUSH CART VENDING UNIT LICENSE

We acknowledge with thanks your letter of December 22, 1988 requesting a location for a pushcart vending unit for 1989.

Your request will be presented to City Council on their agenda of January 9, 1989 for consideration. You will be contacted by this office prior to the meeting to advise you of the time this item will be discussed, in the event you wish to attend said meeting.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK
City Clerk

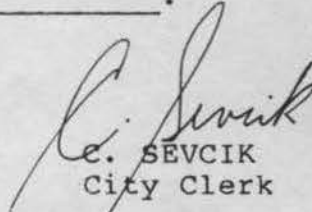
DATE December 22, 1988

TO: ☐ DIRECTOR OF COMMUNITY SERVICES
☐ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☒ BYLAWS & INSPECTIONS MANAGER
☐ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☐ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☐ URBAN PLANNING SECTION MANAGER
☐ _____

FROM: CITY CLERK

RE: 1989 PUSHCART VENDING UNIT LICENSE

Please submit comments on the attached to this office by December 30
for the Council Agenda of January 9, 1989.


E. SEVCIK
City Clerk

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Bylaws and Inspections Department 342-8190

December 20, 1988

Trish's Hot Dog
c/o Mr. John Levann 340-0276
47 Allan Street
RED DEER, Alberta
T4R 1A6

Dear Sir:

RE: 1989 PUSH CART VENDING UNIT LICENSE

This is to advise you that the City of Red Deer Licensing Bylaw has been amended regarding vending units locating on City property.

The License Bylaw 2846/88 states:

"Pushcart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks."

"No pushcart vending unit shall be permitted on City streets except locations approved by City Council."

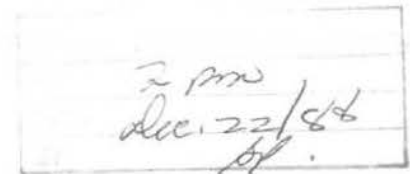
If your vending unit has been located on City property in 1988, you are hereby required to submit a letter to the City Clerk's Department stating an exact location and site plan of the location you wish to operate from. Applications will be taken on a first come, first serve basis. Upon approval and payment of \$50.00, your license will be mailed to you.

Further clarification can be obtained by contacting the License Department at 342-8182.

Yours truly,

Joyce Boon
License Inspector
LICENSE DEPARTMENT

/jb

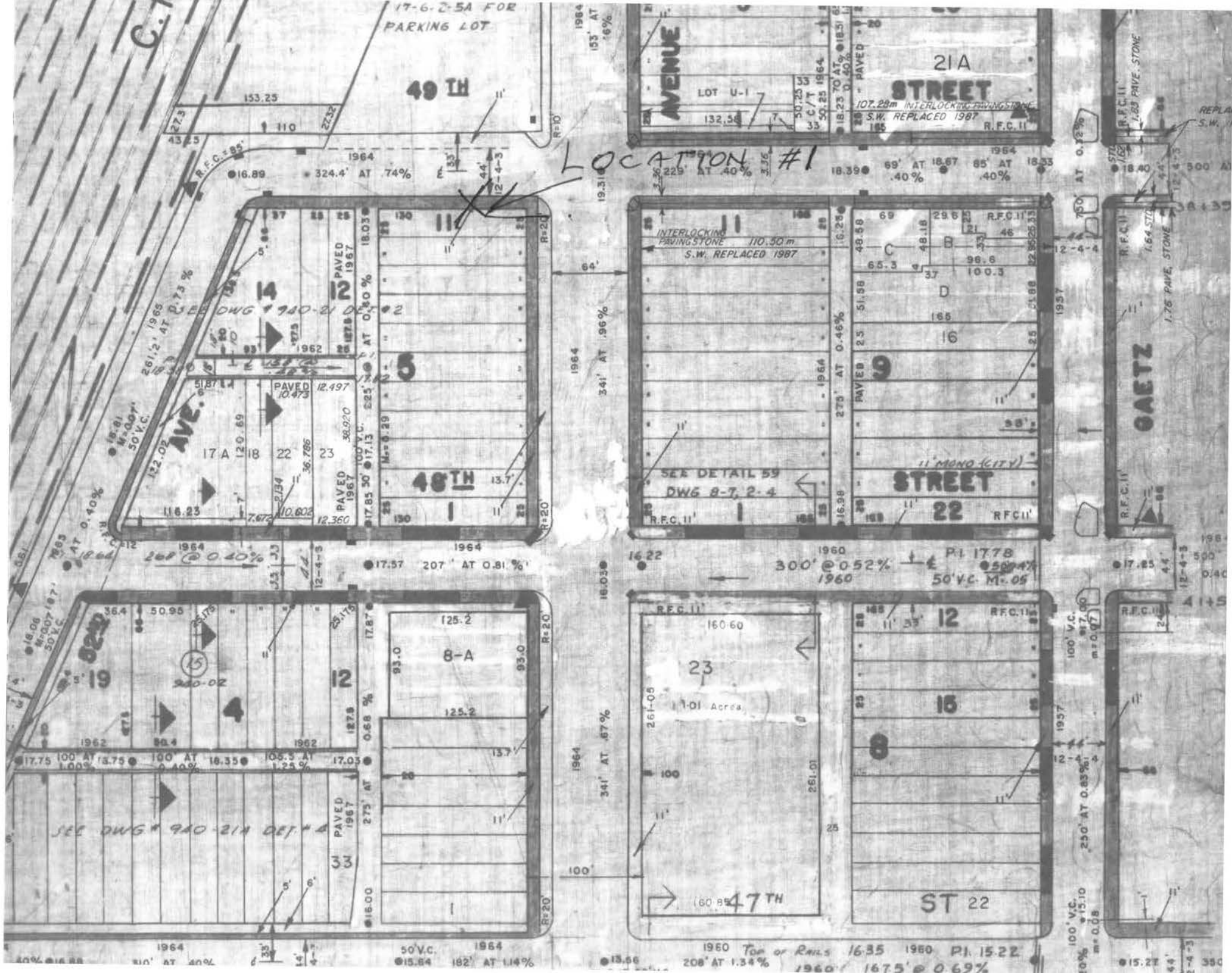


- 38 -

106. Every second hand dealer shall keep separate and apart from his other goods those goods referred to in section 105 until the time set forth in those sections has elapsed.
107. This section does not apply to:
- (a) the purchase of second hand goods, wares, merchandise or other effect bargained for or delivered to the purchaser at any place outside the City, although such person disposes of the same within the City;
 - (b) persons who deal in second hand books;
 - (c) auctioneers;
 - (d) thrift shops and clothing banks operated by any church or charitable organization.

PUSH CART VENDING UNITS AND MOBILE VENDING UNITS

108. Push cart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks. 2846/A-88
109. No push cart vending units shall be permitted on City streets except in locations approved by City Council from time to time hereafter. 2846/A-88
110. Mobile vending units or mobile canteens may be permitted at locations approved by the Development Officer.
- 110.1 Licenses issued to hawkers or the vendors of unprepared food items shall be subject to a condition that there will be no signs posted on private or public lands. Only one sign, not to exceed two feet by two feet may be located on the vehicle or kiosk. 2846/A-88





DATE: December 20, 1988

TO: City Clerk

FROM: License Inspector

RE: PUSHCART VENDING UNITS / APPROVAL TO LOCATE ON CITY PROPERTY

Attached please find copies of letters sent to Pushcart Vendors who may be submitting applications to City Council for approval to locate on City property.

We trust this is of information to you.

Yours truly,



J. Boon
License Inspector
LICENSE DEPARTMENT

/pr

Attachment



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

Bylaws and Inspections Department 342-8190

December 20, 1988

Hound Dawgs
c/o Mr. Robert McKenzie
R R #1
Red Deer, Alberta
T4N 5E1

Dear Sir:

RE: 1989 PUSH CART VENDING UNIT LICENSE

This is to advise you that the City of Red Deer Licensing Bylaw has been amended regarding vending units locating on City property.

The License Bylaw 2846/88 states:

"Pushcart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks."

"No pushcart vending unit shall be permitted on City streets except locations approved by City Council."

If your vending unit has been located on City property in 1988, you are hereby required to submit a letter to the City Clerk's Department stating an exact location and site plan of the location you wish to operate from. Applications will be taken on a first come, first serve basis. Upon approval and payment of \$50.00, your license will be mailed to you.

Further clarification can be obtained by contacting the License Department at 342-8182.

Yours truly,

Joyce Boon
License Inspector
LICENSE DEPARTMENT

/jb



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

Bylaws and Inspections Department 342-8190

December 20, 1988

Windsor Hotel
Hot Dog Vendor
5109-49 Street
Red Deer, Alta
T4N 1V6

Attention: Mr. Bernie Hoffman

Dear Sir:

RE: 1989 PUSH CART VENDING UNIT LICENSE

This is to advise you that the City of Red Deer Licensing Bylaw has been amended regarding vending units locating on City property.

The License Bylaw 2846/ 88 states:

"Pushcart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks."

"No pushcart vending unit shall be permitted on City streets except locations approved by City Council."

If your vending unit has been located on City property in 1988, you are hereby required to submit a letter to the City Clerk's Department stating an exact location and site plan of the location you wish to operate from. Applications will be taken on a first come, first serve basis. Upon approval and payment of \$50.00, your license will be mailed to you.

Further clarification can be obtained by contacting the License Department at 342-8182.

Yours truly,

Joyce Boon
License Inspector
LICENSE DEPARTMENT

/jb

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Bylaws and Inspections Department 342-8190

December 20, 1988

Mr. Popcorn
c/o Mr. Leonard Hydumako
P.O. Box 27 R R #4
RED DEER, Alta
T4N 5E4

*going to Council
Jan 9*

Dear Sir:

RE: 1989 PUSH CART VENDING UNIT LICENSE

This is to advise you that the City of Red Deer Licensing Bylaw has been amended regarding vending units locating on City property.

The License Bylaw 2846/88 states:

"Pushcart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks."

"No pushcart vending unit shall be permitted on City streets except locations approved by City Council."

If your vending unit has been located on City property in 1988, you are hereby required to submit a letter to the City Clerk's Department stating an exact location and site plan of the location you wish to operate from. Applications will be taken on a first come, first serve basis. Upon approval and payment of \$50.00, your license will be mailed to you.

Further clarification can be obtained by contacting the License Department at 342-8182.

Yours truly,

Joyce Boon
License Inspector
LICENSE DEPARTMENT

/jb

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Bylaws and Inspections Department 342-6190

December 20, 1988

Trish's Hot Dog
c/o Mr. John Levann
47 Allan Street
RED DEER, Alberta
T4R 1A6

*Going to Council
Jan 9*

Dear Sir:

RE: 1989 PUSH CART VENDING UNIT LICENSE

This is to advise you that the City of Red Deer Licensing Bylaw has been amended regarding vending units locating on City property.

The License Bylaw 2846/88 states:

"Pushcart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks."

"No pushcart vending unit shall be permitted on City streets except locations approved by City Council."

If your vending unit has been located on City property in 1988, you are hereby required to submit a letter to the City Clerk's Department stating an exact location and site plan of the location you wish to operate from. Applications will be taken on a first come, first serve basis. Upon approval and payment of \$50.00, your license will be mailed to you.

Further clarification can be obtained by contacting the License Department at 342-8182.

Yours truly,

Joyce Boon
License Inspector
LICENSE DEPARTMENT

/jb

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Bylaws and Inspections Department 342-8190

December 20, 1988

Treats 4 U
c/o Rod and Cynthia Mitchell
#9-5616-42 Street
RED DEER, Alberta
T4N 1C1

Dear Sir:

RE: 1989 PUSH CART VENDING UNIT LICENSE

This is to advise you that the City of Red Deer Licensing Bylaw has been amended regarding vending units locating on City property.

The License Bylaw 2846/88 states:

"Pushcart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks."

"No pushcart vending unit shall be permitted on City streets except locations approved by City Council."

If your vending unit has been located on City property in 1988, you are hereby required to submit a letter to the City Clerk's Department stating an exact location and site plan of the location you wish to operate from. Applications will be taken on a first come, first serve basis. Upon approval and payment of \$50.00, your license will be mailed to you.

Further clarification can be obtained by contacting the License Department at 342-8182.

Yours truly,

Joyce Boon
License Inspector
LICENSE DEPARTMENT

/jb

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

Bylaws and Inspections Department 342-8190

December 20, 1988

Bob's Better B.B.Q Burgers
c/o Mr. Robert Beggs
5 Wishart Street
Red Deer, Alberta
T4N 5W2

Dear Sir:

RE: 1989 PUSH CART VENDING UNIT LICENSE

This is to advise you that the City of Red Deer Licensing Bylaw has been amended regarding vending units locating on City property.

The License Bylaw 2846/88 states:

"Pushcart vending units may be permitted at locations approved by the Development Officer, on public or private property, except City streets or sidewalks."

"No pushcart vending unit shall be permitted on City streets except locations approved by City Council."

If your vending unit has been located on City property in 1988, you are hereby required to submit a letter to the City Clerk's Department stating an exact location and site plan of the location you wish to operate from. Applications will be taken on a first come, first serve basis. Upon approval and payment of \$50.00, your license will be mailed to you.

Further clarification can be obtained by contacting the License Department at 342-8182.

Yours truly,

Joyce Boon
License Inspector
LICENSE DEPARTMENT

/jb

DATE: JANUARY 11, 1988
TO: BYLAWS & INSPECTIONS MANAGER
FROM: CITY CLERK
RE: APPLICATIONS FOR 1989 SIDEWALK VENDING UNIT LICENSES

Council of The City of Red Deer at its meeting held January 9, 1989, passed the following motion as a result of four applications received for sidewalk vending unit licenses.

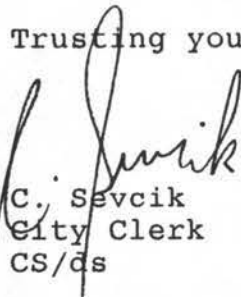
"RESOLVED that Council of The City of Red Deer having considered applications for 1989 sidewalk vending licenses hereby approve the following application for location as noted and subject to payment of the appropriate fee to the Bylaws & Inspections Department:

1. Mister Popcorn (Leonard Hydomako) - south side of 50 Street between 48 and 49 Avenue (north side of City Hall Park)."

The decision of Council in this instance is submitted for your information and appropriate action.

I trust that you will notify all parties of Council's decision which, in effect, approves only the application by Mr. Popcorn.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds

FILE COPY

January 10, 1989

Towne Centre Association of Red Deer
#300, 4929 Ross Street
Red Deer, Alberta
T4N 1X9

Dear Sirs:

RE: LANDSCAPE ARCHITECT/A-FRAME SIGN ALTERNATIVES

I would advise that Council of The City of Red at its meeting held on January 9, 1989, gave consideration to your comments regarding the above topic. At the aforesaid meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered letter dated December 21, 1988, from the Towne Centre Association re: A-Frame Sign Alternatives hereby agree that no further action be taken in regard to this matter as recommended to Council January 9, 1989."

The decision of Council in this instance is submitted for your information, and I trust that you will find same satisfactory.

We thank you for your comments in this instance.

Sincerely,

C. Sevcik
City Clerk
CS/ds
c.c. Dir. of Engineering Services
Bylaws and Inspections Manager
Urban Planner

WILLIAM F. WELIKOKLAD

7894 - 48 AVENUE • RED DEER, ALBERTA T4P 2B2

December 23, 1988



Red Deer City Council
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Sevick:

We request a hearing at the regular January 9, 1989
Council meeting.

We require an explanation of why the City of Red
Deer sees fit to expropriate our property for
rail relocation without the proper negotiations
or respect for the ownership of said properties.

Yours truly;

A handwritten signature in dark ink, appearing to read 'W. F. Welikoklad', written in a cursive style.

William F. Welikoklad

WW/js

DATE: December 30, 1988

TO: City Clerk

FROM: City Assessor

RE: WILLIAM F. WELIKOKLAD
REQUEST FOR EXPLANATION OF EXPROPRIATION OF
HIS PROPERTY - RAILWAY RELOCATION

Further to Mr. Welikoklad's letter dated December 23, 1988, whereby he requests that the City explain the reason and why we see fit to proceed to expropriation on the property required for railway relocation, we will outline the process of negotiation that has transpired with this property owner and his solicitor from the date that the initial contact was made:

The Railway Relocation Project was approved in early 1988 by the Province and an agreement was signed and the City instructed that we should proceed with negotiations for land acquisition. To this end the City retained the services of Mr. Don Whitney of Gladon Consulting, a land services company, to do land acquisition for this project. We also retained the services of Gettel Dezman Appraisal Consultants to do the appraisal of all lands required for the railway right of way and severed areas as well. Preliminary plans were drawn up indicating the areas required for railway right of way and any areas that were severed by the proposed railway right of way which left land isolated between the proposed right of way and the existing Highway #2 right of way. Packages were then prepared by the Land Agent, Mr. Whitney, containing a copy of the proposed plan indicating acreages that were required, a copy of an excerpt of the appraisal as prepared by Brian Gettel, indicating the dollar values that were proposed as payment for the properties in question, and a copy of a proposed agreement that could be utilized for the acquisition of the property was included in the package and available to the property owner. These packages were prepared and Mr. Whitney made initial contact with the property owners on the railway right of way in mid April. We will endeavor to outline the contacts and responses to the contacts that were made in date form, as follows:

April 21, 1988

Mr. Whitney, Land Agent, contacted Mr. Welikoklad at his office in Red Deer and presented the prepared package, including a map of the area(s) required, summary page of appraisal indicating 5.01 acres for railway right of way and 3.23 acres severed for a total of 8.24 acres at the appraised value of \$3,000.00/acre for a total offering price of \$24,720.00. Mr. Welikoklad was very displeased with the amount of the offer and stated so to the Land Agent. He did not want to accept the

City Clerk
Page 2
December 30, 1988

document, however the Land Agent left the documents in his office at that time.

April 26, 1988 Letter was written to Mr. Welikoklad from the Land Agent, copy attached, offering to discuss the negotiations further.

May 6, 1988 The Land Agent phoned Mr. Welikoklad. Mr. Welikoklad was not in and was to call back. He did not return the call.

May 20, 1988 Call was made - Mr. Welikoklad advised that he was having an appraisal done by an Edmonton firm - the Land Agent advised he would call back on June 6, 1988 to be apprised of the progress.

June 3, 1988 Land Agent was having a business lunch with a land owner on the railway right of way and was verbally accosted by Mr. Welikoklad in a public place, which did not enhance the negotiation procedures.

July 8, 1988 Al Knight received a telephone call from Mr. Herbert Fielding, a solicitor that was employed by Mr. Welikoklad. Mr. Fielding advised they were in the process of getting an appraisal, however, had not hired anyone to date because they have not found an appraiser they felt was qualified. I advised that we would follow up with him during the week of July 18, 1988 to see where they were in regard to the appraisal and further negotiations. I also advised that we wished to proceed with something by July 29, 1988 as time was of the essence.

 Al Knight then advised Mr. Chapman, City Solicitor, that Mr. Fielding was acting on behalf of Mr. Welikoklad and we should proceed accordingly, with further correspondence from Mr. Chapman's office and from Mr. Knight's office to go to Mr. Fielding.

August 2, 1988 In the interim period, between July 8, 1988 and August 2, 1988, the land owner and his solicitor retained the services of an appraiser in Okotoks, by the name of Mr. Berrien, of R. A. Berrien and Associates Rural Ltd. Mr. Berrien requested information from the City and

City Clerk
Page 3
December 30, 1988

said information was forwarded from Mr. Grainger's office. (See copy of letter dated August 2, 1988 from Mr. Chapman's office to Mr. Berrien)

August 11, 1988 Correspondence from Mr. Chapman's office to Mr. Fielding's office regarding information and position regarding negotiations.

August 19, 1988 A request from Mr. Fielding via Mr. Welikoklad to exchange land was received. A response from Mr. Chapman's office to Mr. Fielding dated August 19, 1988 was forwarded (copy attached).

August 30, 1988 Correspondence from Mr. Chapman's office to Mr. Fielding regarding the exchange of land and position on appraisal/negotiations relative to a time period proposed, etc.

No further correspondence was received until October 13, 1988. The City wrote to Mr. Fielding's office under Mr. Chapman's letterhead requesting a counter proposal by October 24, 1988 or the issue would be presented to City Council for "Intention to Expropriate".

October 25, 1988 The City received an extract from an appraisal from Mr. Fielding's office as a counter offer requesting:

(a) Land 8.24 acres @ \$6800.00 = \$ 56,000.00

(b) Incidental Damages:
 Unsupported Costs \$ 23,800.00
 Berms \$ 28,750.00

(c) Injurious Affection \$ 78,000.00

Total \$186,550.00

Prepared by Robert A. Berrien but not signed.

October 31, 1988 City wrote to Mr. Fielding, under Mr. Chapman's letterhead, asking for information to evaluate the offer.

City Clerk
Page 4
December 30, 1988

The City advised that we would obtain an updated appraisal of the subject right of way property and severed area and exchange this appraisal with the land owners appraisal to facilitate negotiations. The City appraisal is available and has been for some time with no indication of an appraisal exchange proposal from Mr. Fielding and/or Mr. Welikoklad.

November 24, 1988 Mr. Chapman wrote to Mr. Fielding enclosing an extract from the updated appraisal and indicating we would proceed to expropriation on December 12, 1988, should negotiations not proceed further at this time.

December 8, 1988 Correspondence from Mr. Chapman to Mr. Fielding with a copy of the resolution of "Intention to Expropriate" to go to the December 12, 1988 Council Meeting, attached to said letter.

Section 132 (1) of the Municipal Government Act referring to expropriation of land is quoted as follows:

"If a council desires to acquire land, either inside or outside the municipality for any purpose authorized by this act, or required for municipal public use or in connection with a plan of development whether undertaken solely by the municipality or in conjunction with any person or for the purpose of preventing the working of any mine within, on or under any portion of the land inside the municipality or for the purpose of improving any land owned by the municipality, the municipality shall first negotiate with the owners and occupiers of that land or other persons interested therein for the acquisition of the land by agreement and if it cannot acquire the land at an acceptable price by agreement, the municipality may acquire the land by expropriation pursuant to the expropriation act."

Additionally, the ownership of real property involves a bundle of legal privileges stated as follows:

"Included in the bundle of rights which real estate ownership embraces are:

The right to use the property, to sell it, to lease it, to enter it, or to give it away. It also includes the right to refuse any of the those actions.

These rights and privileges are limited by powers of

City Clerk
Page 5
December 30, 1988

government by:

1. The power of taxation
2. The power of eminent domain. This is the right reserved by government in some quasi-public bodies to take by expropriation private property for public benefit.
3. Police Power. This includes zoning, building codes, sanitary regulations and the like.
4. Escheat. This is the right to have titular ownership of a property returned to the Crown if an owner does not pay his taxes or if he dies and leaves a will and no known heirs."

In conclusion it is apparent from the above noted legislation etc., that the power of expropriation is vested within the municipality for a public benefit which this project is. It is also noted that the time spanning from April 1988 to December 1988 has provided ample time for negotiations to have taken place. The responses of, and/or lack of same have indicated quite lengthy intervals that apparently no action has been pursued to further negotiations. Also, the offered price based on an appraisal and the counter offer as submitted by the owner's solicitor based on appraisal information obtained from the appraiser, is significantly different and therefore would fall to the section of the Municipal Government Act which states that if it is obvious there is a severe price differential expropriation proceedings can and should proceed. Therefore, it is our considered opinion that the intent to expropriate is warranted and was warranted at the time and justified that the municipality should proceed as such. It should be pointed out, that this does not preclude further negotiations and/or settlement should the property owner and the City reach a mutual agreement prior to the finalization of the expropriation proceedings.



Al Knight, A.M.A.A.

AK/bw

cc Project Manager, M.C.C.
City Solicitor



Land Services
Development
Assessments
Damage Claims

Lic. #2180

April 26, 1988

Don Whitney *replaces*
36 Nymen Crescent
Red Deer, Alberta
347-4368 T4P 1Z6

Mr. B. Welikoklad
c/o Home All Building Centre
7894-48 Avenue
RED DEER, ALBERTA
T4P 2B2

Dear Mr. Welikoklad:

RE: THE CITY OF RED DEER MAJOR CONTINUOUS CORRIDOR PROJECT

Thank you for your time and indulgence at our meeting on April 21, 1988 at your office.

I would like to provide you with some answers to the questions raised at that time.

As you are no doubt aware, The City of Red Deer, or any other governing body, is bound by Legislation when it is involved in the taking of private lands for public works.

The appraisal of your property required for rail relocation followed the guidelines of that particular Legislation.

I would like the opportunity to meet with you personally in the near future to further discuss the rational of the appraisal, and the options to a negotiated settlement as they relate to that specific Legislation.

I will be calling you on Friday, May 6, 1988 for your comments and further decision regarding this proposal.

Yours truly,

Don Whitney

(DW)emg

c.c. A. Knight, City Assessor

6/5/88

10:10 A.M. - phoned Home. cell -
advised that Mr. Welikoklad was
not in - may be back later today.
Left message to advise that I
had called - DW

20/5/88 - PH'D - is having app. from
Edm. will C/B June 6/88

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

*Denotes Professional Corporation

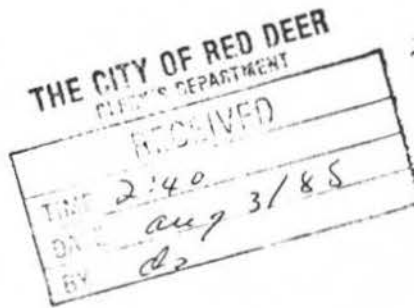
208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

Your file:

Our file: 15,467 THC



August 2, 1988

R. A. Berrien & Associates Rural Ltd.
68 North Railway Stret
OKOTOKS, Alberta
T0L 1T0

Attention: R. A. Berrien

Dear Sir:

Re: City of Red Deer - Railway Relocation - Welikoklad

Further to your telephone call to our office I understand Mr. Grainger has forwarded to you the information requested.

I would be obliged if you would indicate to the writer when you would anticipate you would have your appraisals completed in order that we may commence negotiations.

Yours truly

THOMAS H. CHAPMAN

/jrl

cc: City of Red Deer
Attn: Al Knight
Attn: Pat Grainger

COPY

File

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

*Denotes Professional Corporation

Your file:

Our file: 15,467 THC

August 11, 1988

Fielding & Dixon
Barristers & Solicitors
4811 - 48 Street
RED DEER, Alberta
T4N 1S6

Attention: Herbert Fielding

Dear Sir:

Re: City of Red Deer - S.W. 5-38-27-W4 (Welikoklad)

I have requested Mr. Pat Grainger to provide you with a map showing the proposed location of the Canadian Pacific Railway on the eastern boundary of your client's property adjacent to Highway No. 2.

The Land Use Bylaw relative to your client's property is within the control of the County of Red Deer and I trust that you will be able to obtain a copy from them.

I note that your client continues to be opposed to the location of the railway. I would be obliged if you could advise me whether your client is prepared to negotiate with the City of Red Deer for the sale of a portion of his land for railway right-of-way. In the event that he is not, and in the event that he proposes to oppose the expropriation then it would seem appropriate that the City might as well take steps at this time to pass a resolution proposing to expropriate the necessary lands, and your client can then deal with such motion in accordance with the provisions of the Expropriation Act.

I would also advise that it will be necessary for surveyors on behalf of the City to enter upon your client's property in the near future with respect to verifying the survey of the land to be taken. As you are aware, under Section 63 of the Act, the City, its servants and agents are authorized by that section to enter upon your client's property for that purpose. I would be obliged if you would inform your client to that effect.

I look forward to hearing from you in due course with respect to the above.

Yours truly

THOMAS H. CHAPMAN

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

*Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

Your file:

Our file: 15,467 THC

August 19th, 1988

COPY

FIELDING & DIXON
Barristers and Solicitors
4811 - 48th Street
RED DEER, Alberta
T4N 1S6

ATTENTION: Herbert Fielding

Dear Sir:

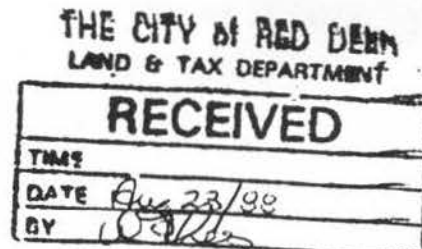
RE: Welikoklad and The City of Red Deer

Further to our brief discussion, this will confirm that I have spoken to representatives of the City of Red Deer and they have indicated that in principle, they have no objection with respect to crediting the market value of lands to be acquired from your client towards the purchase price of lands of which your client might be interested in acquiring from the City.

Should your client wish to pursue this matter further, perhaps he could contact Mr. Al Scott at the City of Red Deer to determine lands available.

Yours truly,

THOMAS H. CHAPMAN
THC/tlp
cc: The City of Red Deer
Attn: Al Knight
Attn: Al Scott



CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

Your file:

Our file: 15,467 THC

*Denotes Professional Corporation



August 30, 1988

FIELDING & DIXON
Barristers & Solicitors
2nd Floor
4811 - 48 Street
Red Deer, Alberta
T4N 1S6

Attention: Herbert Fielding

Dear Sir:

RE: WELIKOKLAD and CITY OF RED DEER

Further to your letter of August 18th which apparently passed our letter of August 19th, I would confirm that the City is not prepared to consider the exchange of land with your client on an acre for acre basis. I would confirm we are prepared to allow the purchase price for the land acquired by the City from your client to be credited on the purchase price of any land which your client might be interested in purchasing from the City.

I would appreciate receiving a response to that portion of our letter of August 11, 1988 in which we requested an indication from you as to whether your client is prepared to negotiate with the City of Red Deer for the sale of a portion of his land for Railway right of way. According to our records your client was contacted on May 3rd, 1988 and given particulars at that time of the City's offer. He indicated that he would be obtaining an appraisal, and our understanding was that he had contacted Mr. Shaske with respect to such appraisal. It is our understanding that he did receive some appraisal information from Mr. Shaske and was not happy with the same. In view of the fact that almost 4 months have expired since the initial contact by the City with your client, I feel that it is reasonable to expect some response from your client of a definitive nature in the near future.

We had suggested that the parties enter into an agreement pursuant to Section 30 of the Expropriation Act, pursuant to which your client would be paid the amount which the City has suggested as the fair market value, without prejudice to his rights to have furthered compensation and injurious affection determined by the Land Compensation Board.

August 30, 1988
Fielding & Dixon
Page - 2 -

212.

I would Appreciate receiving a response from you with respect to the above at your earliest convenience.

Yours truly,

THOMAS H. CHAPMAN

cc. Al Knight
THC/jb

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

*Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

Your file:
Our file: 15,467 THC

October 13, 1988

Fielding & Dixon
Barristers and Solicitors
4811 - 48 Street
RED DEER, Alberta
T4N 1S6

Attention: Herbert Fielding, Q.C.

Dear Madam:

Re: City of Red Deer - Welikoklad

I have been instructed to advise that unless we have received a counter proposal to our offer advanced to your client for the acquisition of his property by October 24, 1988 that this matter should be referred to the Council of the City of Red Deer for appropriate action under the Expropriation Act.

Yours truly

THOMAS H. CHAPMAN

/jrl

Fielding & Dixon

214.

5105 - 50 Avenue,
P.O. Box 2260,
LACOMBE, ALBERTA
T0C 1S0

PHONE: 782-4474
782-4472

BARRISTERS & SOLICITORS
Herbert Fielding, Q.C.
James L. Dixon, B.A., BEd., LL.B.

Please reply to:
2nd Floor,
4811 - 48 Street,
RED DEER, ALBERTA
T4N 1S6

PHONE: 343-1160
346-4800

October 25, 1988.

WITHOUT PREJUDICE

Messrs. Chapman, Riebeek & Company,
Barristers and Solicitors,
208 Professional Building,
4808 Ross Street,
RED DEER, Alberta.

Attention: Thomas H. Chapman, Q.C.

Dear Sir:

Re: City of Red Deer - Welikoklad
Your File No. 15,467 THC

~~OCT 26 1988~~

I herewith attach an extract from our appraisal, which is self-explanatory.

Perhaps you could let me know if the City is prepared to pay the amount suggested by the appraiser or some figure near it.

Yours truly,

HERBERT FIELDING, Q.C.

HF/je
encl.

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

*Denotes Professional Corporation

Your file:
Our file: 15,467 THC

October 31, 1988

Fielding & Dixon
Barristers and Solicitors
2nd Floor, 4811 13th Street
Red Deer, Alberta
T4N 1S6

ATTENTION: Herbert Fielding, Q.C.

Dear Sirs:

Re: City of Red Deer - Wellkoklad

Thank you for your correspondence of October 25, 1988.

In order to evaluate your offer, it will be necessary for us to have our appraiser update the appraisal on a site-specific basis, and I trust that your client will have no objection to our appraiser entering upon his property for that purpose.

With respect to the enclosure in your correspondence of October 25, 1988, I notice an item entitled "unsupported costs" for \$23,800. I am wondering whether you are in a position to elaborate or give any particulars with respect to this item at this time.

Yours truly,

THOMAS H. CHAPMAN

THC/kah

cc City of Red Deer
Attn: Mr. Al Knight

THE CITY of RED DEER
LAND & TAX DEPARTMENT

RECEIVED	
TIME	4800
DATE	OCT 31/88
BY	AL

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

*Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

Your file:

Our file: 15,467 THC

November 25, 1988

Fielding & Dixon
Barristers and Solicitors
2nd Floor, 4811-48th Street
Red Deer, Alberta
T4N 1S6

ATTENTION: Herbert Fielding, Q.C.

Dear Sirs:

Re: City of Red Deer - Wellkoklad

Further to your correspondence of October 25, 1988 enclosing an extract from your appraisal, this will confirm that we have now completed an appraisal through the services of Gettel & Dezman Appraisal Consultants Ltd., and I enclose herewith the summary statement of Mr. Gettel with respect to the proposed partial taking.

As you will note in Mr. Gettel's opinion, appropriate compensation for partial taking is \$25,000.

In view of the fact that your appraisal reflects a claim for compensation of \$186,550, it would appear that we are, indeed, too far apart to be able to bring this to a resolved conclusion which would be to the satisfaction of your client or my client.

Accordingly, unless you have any objection, I would propose that this matter be referred to Council at its meeting of December 12, 1988. It would be my recommendation that since our appraisals are so far apart, Council should proceed with a resolution approving a proposed expropriation of a portion of your client's land in accordance with the maps which have been provided to your client.

Fielding & Dixon
November 25, 1988
Page 2

I would confirm that even though expropriation proceedings may be commenced at that time, we would continue to be prepared to hear your client's position with respect to compensation, but, quite frankly, we would not be prepared to move very far from the appraisal completed by Mr. Gettel.

Yours truly,

THOMAS H. CHAPMAN

THC/kah
Enclosure

cc The City of Red Deer
Attn: Mr. A. Knight

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

*Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

Your file:

Our file: 15,467 THC

December 8, 1988

Fielding & Dixon
Barristers and Solicitors
2nd Floor, 4811-48th Street
Red Deer, Alberta
T4N 1X5

ATTENTION: Herbert Fielding, Q.C.

Dear Sirs:

Re: City of Red Deer and Wellkoklad/Harasym

Further to our correspondence to you of November 25, 1988, I enclose herewith a copy of the resolution proposed to be presented to City Council at its meeting of December 12, 1988.

Please advise whether you are authorized to accept service of the Notice of Intention to Expropriate on behalf of your clients or whether we should serve them personally.

This will confirm that the intended resolution will not preclude further discussions to attempt to resolve the extensive differences between our respective appraisals. We are quite prepared to exchange appraisals with you for that purpose.

Yours truly,

THOMAS H. CHAPMAN

THC/kah
Enclosure

cc City of Red Deer
Attn: Mr. A. Knight

Re: William Welikoklad and Mary Harasym

Upon receiving and considering the report of the City of Red Deer (the "City") Land Department respecting negotiations with William Welikoklad and Mary Harasym (the "Owners") for the purchase of a portion of their lands for railway relocation purposes, and upon it appearing that it will not be possible for the City to acquire the lands at an acceptable price by mutual agreement, therefore be it resolved:

1. THAT the City acquire by expropriation the following lands, namely:

All that portion of the South West Quarter of Section Five (5)
Township Thirty Eight (38)
Range Twenty Seven (27)
West of the Fourth Meridian

Containing 64.7 hectares (160 acres), more or less,
Excepting thereout:

A) 3.29 hectares (8.13 acres), more or less, as shown on Road
Plan 2082 L.Z.

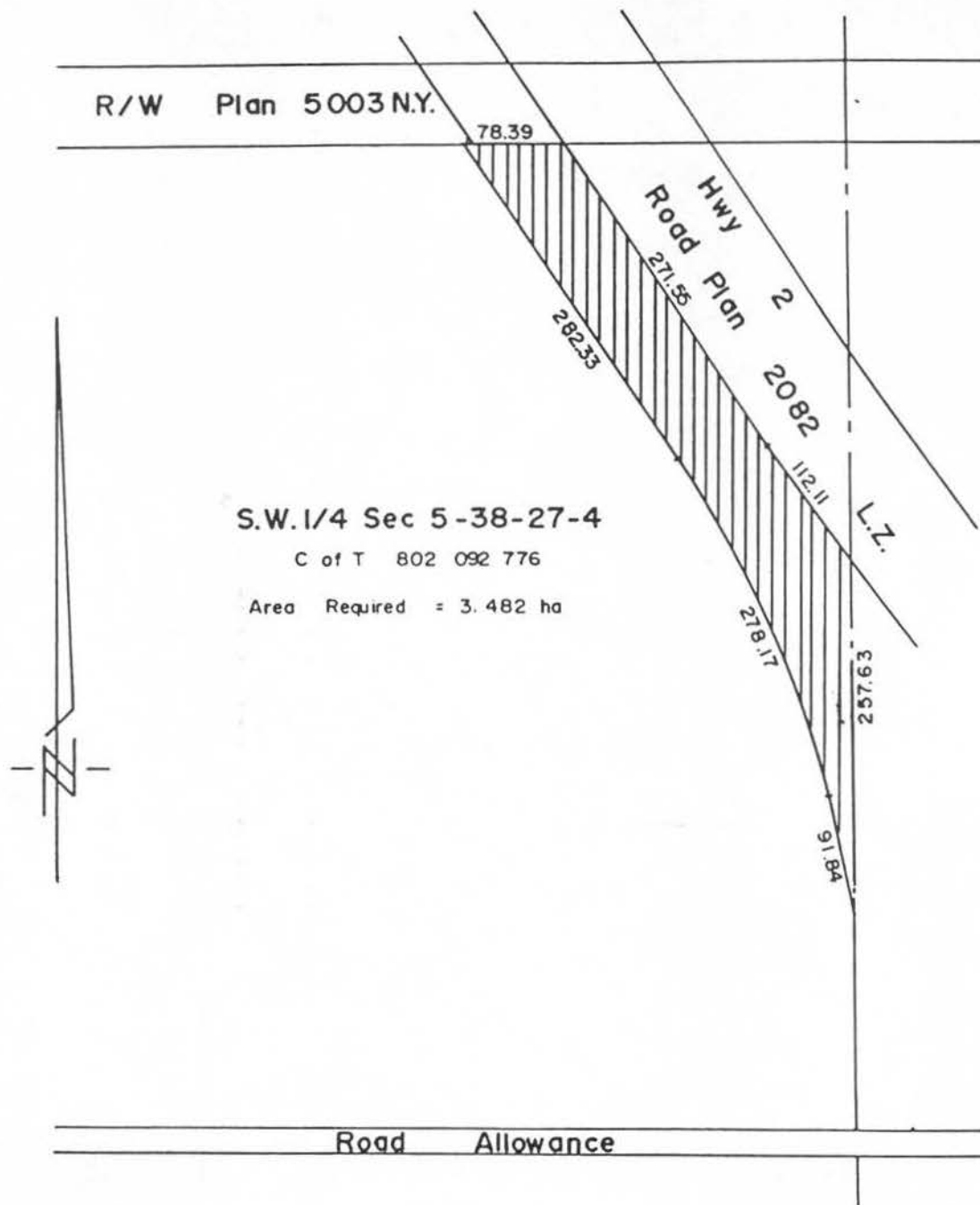
B) all those portions of the South West Quarter shown on power
line right of way and colored red on right of way plan 5003 N.Y.
containing 4.2 hectares (10.37 acres), more or less

C) 4.50 hectares (11.13 acres), more or less, as shown on
subdivision plan 802 0507

Excepting thereout all mines and minerals,

as shown cross-hatched on Schedule "A" annexed hereto containing 3.482 hectares, more or less, for the purpose of exchanging a portion of such lands so acquired with Canadian Pacific Limited ("CP"), or their nominee for railway right of way to replace railway right of way to be transferred by CP to the City for the construction of a major urban transportation corridor within the City.

2. THAT the City Clerk be and is hereby authorized and directed to issue a Notice of Intention to Expropriate to the Owners and to complete all documents which may be necessary or required in connection therewith pursuant to the provisions of the Expropriation Act, R.S.A., 1980.

SCHEDULE "A"Commissioners' Comments

Information has been supplied on the Council Agenda related to the topic Mr. Welikoklad wishes to discuss with Council. As can be seen from this information that considerable contact over the past few months has been made with Mr. Welikoklad or his agents.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN
GARY W. WANLESS*

*Denotes Professional Corporation

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603

TELECOPIER (403) 340-1280

Your file:

Our file: 15,471 THC

December 8, 1988

City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T2

ATTENTION: C. Sevcik
City Clerk

Dear Sirs:

Re: William Wellkoklad and Mary Harasym

I enclose herewith copy of resolution to be submitted to Council in connection with the above expropriation.

Yours truly,

THOMAS H. CHAPMAN

THC/kah
Enclosure

cc City of Red Deer
Attn: Mr. Al Knight

Gettel & Dezman Appraisal Consultants Ltd.

BRIAN S. GETTEL, B.Comm., A.A.C.I. • RONALD P. DEZMAN, A.A.C.I. • GLEN COWAN, B.Comm.

Our File: EP-2061-86

November 16, 1988

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

Attention: Al Knight,
Land Administrator

Dear Sir:

RE: Compensation Analysis
Welikoklad/Harasym Lands

In accordance with your instructions of November 1st, 1988, I herewith submit a compensation analysis on a vacant agricultural holding, owned by the above noted individuals and which is legally described as follows:

THE SOUTHWEST QUARTER OF SECTION FIVE
TOWNSHIP THIRTY-EIGHT, RANGE TWENTY-SEVEN
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

- A) 3.29 HECTARES (8.13 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 2082 L.Z.
- B) ALL THOSE PORTIONS OF THE SOUTHWEST QUARTER SHOWN ON POWER LINE RIGHT-OF-WAY AND COLORED RED ON RIGHT-OF-WAY PLAN 5003 N.Y. CONTAINING 4.2 HECTARES (10.37 ACRES) MORE OR LESS
- C) 4.50 HECTARES (11.13 ACRES) MORE OR LESS AS SHOWN ON SUBDIVISION PLAN 802-0507

The purpose in undertaking this analysis is to provide an estimate of the compensation payable to the owner of the lands described herein, pursuant to the acquisition of a partial taking of land required for rail line redevelopment. As per the terms of reference provided, this analysis will focus on all forms of compensation which could arise as a result of the taking. The effective date of this report coincides with the date of inspection, that being November 7th, 1988. The rights of the "Fee Simple Estate" are being appraised.

The subject property comprises a 130.37 acre parcel of land which is presently being utilized for agricultural purposes. The property actually lies in two parts, with Highway 2 having severed the parcel into two distinct entities. Lying north and east of the highway is a triangular 3.76 acre parcel, with the balance of the lands or, 126.61 acres lying south and west of the highway. It is the latter portion of the subject lands from which the partial taking is required. This area exhibits a highest and best use as that of an agricultural/holding entity, with the property ultimately holding some potential for rural residential development. Again, all forms of compensation which could arise as a result of the taking will be addressed within the body of this report.

I hereby certify that I have personally inspected the property described herein and, to the best of my knowledge, the statements contained in this report, subject to the Fundamental Assumptions and Limiting Conditions set forth are true and correct, and that I have no present or contemplated interest in the property.

As a result of my investigations, I have formulated the opinion that the following compensation is payable to the owner of the lands described herein, effective November 7th, 1988:

Value of Partial Taking:	\$25,800.00
Damages Attributable to Disturbance:	Nil
Special Economic Advantage:	Nil
Injurious Affection:	Nil
Incidental Damages:	<u>Nil</u>
Total Compensation:	\$25,800.00

Respectfully submitted,



Brian S. Gettel, B. Comm., AACI

BSG/ml

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LEGAL DESCRIPTION	pt. SW 1/4 5-38-27W4
REGISTERED OWNER(S)	William Welikoklad and Mary Harasym
SIZE	130.37 acres
AREA REQUIRED	5.01 acres
AREA SEVERED	3.23 acres
EFFECTIVE DATE	September 1, 1988
HIGHEST AND BEST USE	Subdivision development and agricultural/extensive country residential

MARKET VALUE

- taken land	5.01 acres x \$6,800/acre = \$34,068, say \$34,000
- severed land	3.23 acres x \$6,800/acre = \$21,964, say 22,000
	<u>\$56,000</u>

INCIDENTAL DAMAGES and INJURIOUS AFFECTION:

- incidental damages: unsupported costs	\$23,800	
berms	<u>28,750</u>	\$ 52,550
- injurious affection		<u>78,000</u>
		\$130,550

56,000
52,550
78,000
\$186,550

PREPARED BY	Robert A. Berrien, B.Sc., P.Ag. Accredited Rural Appraiser
-------------	---

RIGHT-OF-WAY ACQUISITION EVALUATION

William Welikoklad (1/2) & Mary Harasym (1/2)

LEGAL DESCRIPTION: Pt. SW-5-38-27-W4th

SITE DESCRIPTION: 130.37 Acres in two parts, Agricultural

District "A" land use classification. 120 Acres cultivated, 90% Class

5 (T.M.), 10% Class 6 (W) and Class 3(M) soil rating. Highest and

Best Use: Agricultural/long term holding.

IMPROVEMENT DESCRIPTION: Vacant Site - No Improvements

AREA REQUIRED: 5.01 Acres

AREA SEVERED: 3.23 Acres

IMPACT ASSESSMENT: The area required for the rail line parallels the
northeast boundary (Highway 2). A minor area is severed. The shape
of the property will not alter significantly nor will the highest and
best use change.

COMPENSATION SUMMARY:

MARKET VALUE: \$24,720.00 (8.24 Acres @ \$3,000.00/Acre -
includes cut-off)

DISTURBANCE DAMAGES: N/A

INJURIOUS AFFECTION: Nil

INCIDENTAL DAMAGES: N/A

TOTAL: \$24,720.00

COMMENTS: The property actually comprises two separate parcels of
land, with Highway 2 dividing the land base. 126.61 Acres lies south-
west of the highway and it is from this portion of the property that
lands for the rail line are required. The estimated market value of
these lands are \$3,000.00 per acre. The area severed should be
acquired at the same per acre value. The land is rented for agricul-
tural purposes and no other damages are noted. 3.76 acres of land lie
northeast of Highway 2.



1	4	2	7	3	8	5	S	W	-
PLAN				BLK.		LOT		PT.	
2									

North Alberta Land Registration District

THIS IS TO CERTIFY that WILLIAM WELIKOKLAD (BUSINESSMAN) AND MARY HARASYM
BOTH OF RED DEER, IN THE PROVINCE OF ALBERTA
ARE now the owner S of an estate in fee simple AS TO EACH AN UNDIVIDED ONE HALF ($\frac{1}{2}$) INTEREST
of and in

THE SOUTH WEST QUARTER OF SECTION FIVE (5)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS .

EXCEPTING THEREOUT:-

- A) 3.29 HECTARES (8.13 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 2082 L.Z.
- B) ALL THOSE PORTIONS OF THE SOUTH WEST QUARTER SHOWN ON POWER LINE RIGHT
OF WAY AND COLORED RED ON RIGHT OF WAY PLAN 5003 N.Y. CONTAINING 4.2 HECTARES
(10.37 ACRES) MORE OR LESS
- C) 4.50 HECTARES (11.13 ACRES) MORE OR LESS AS SHOWN ON SUBDIVISION PLAN
802 0507

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR
ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal

this 28 day of APRIL, A.D. 1980

Post Office Address R.R. #4, RED DEER, ALBERTA

4444 - 34TH STREET, RED DEER, ALBERTA



[Signature]

North Alberta Land Registration District

A.G. 899
Rev. 7/77

P.110

MAR 07 '88 14:44 LAND TITLES * 422-6477 * EDM.*

SEVERANCE - CUT OFF (R.O.W)

$$\pm 1.307 \text{ Hrs} = 3.2 \text{ Acs.}$$

R.O.W.

$$\pm 2.028 \text{ Hrs} = 5.0 \text{ Acs}$$

$$\pm 8.20 \text{ Acs.}$$



HWY 2

10.195 ha

21.307 ha

111200 10.268 ha

POWER LINE
CLEARANCE TO
BE CONFIRMED

152m

130m

1/4 LINE

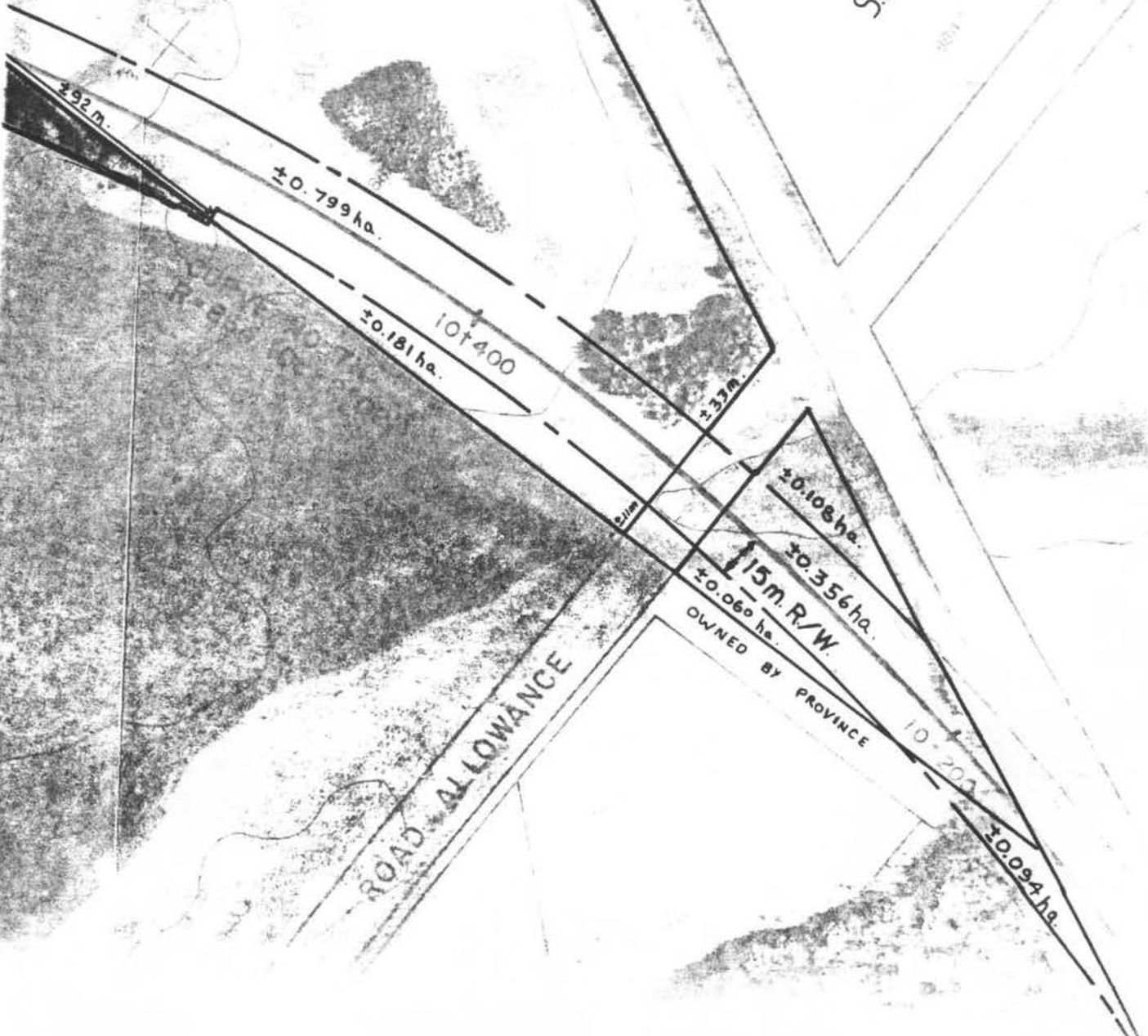
5003 NY

U.W.

SW 5-30

OF ALBERTA

SE 5-38-27-4



2082 LZ

± 100 m.

PROVINCE OF ALBERTA

± 3.316 ha.

± 92 m.

WELIKOKLAD

C.O.T. # 802092776

LEGAL 802-092-776

W 5-38-27-4

THIS AGREEMENT entered into

BETWEEN:

(herein called "the Owner")

WILLIAM WELIKOKLAD (BUSINESSMAN) AND
MARY HARASYM

OF THE FIRST PART

- and -

THE CITY OF RED DEER
(herein called "the City")

OF THE SECOND PART

AGREEMENT FOR SALE
(Major Corridor Right-of-Way)

WHEREAS the Owner is the registered owner of the lands described in Schedule "A" to this agreement, herein called "the Owner's lands";

AND WHEREAS the government of Alberta and the City of Red Deer have entered into an agreement for the development of a major urban transportation corridor through the City on portions of the existing Canadian Pacific Railway right-of-way which will require the relocation of such railway right-of-way from the City to lands lying west of the City;

AND WHEREAS the Owner is prepared to enter into an agreement to sell to the City the necessary lands;

NOW THEREFORE WITNESSETH in consideration of the premises, and the payment of the purchase price as herein provided, and the payment of the sum of One (\$ 1.00) Dollar by the City to the Owner, receipt whereof is hereby acknowledged, the parties covenant and agree together as follows:

1 (1). The Owner hereby agrees to sell, transfer and convey unto the City and the City agrees to purchase from the Owner all that portion of the Owner's lands indicated as right-of-way on Schedule "B" annexed hereto (herein called "the right-of-way") containing 8.24 acres, more or less at and for the sum of _____ (\$ _____) Dollars.

(2). The parties agree that the actual area of right-of-way land taken shall be determined at the time of registration of the right-of-way plan or plans at the Land Titles Office for the North Alberta Land Registration District in Edmonton, and that the purchase price for the right-of-way as stated in clause 1(2) shall be adjusted at the rate of _____ Dollars (\$) per acre for any reduction, or plus variance from the estimated acres stated in clause 1(1).

2. The Owner hereby accepts the purchase price paid hereunder in full settlement of

- (a) the fair market value of the land taken for road right-of-way;
- (b) the damages attributable to disturbance;
- (c) the value to the Owner of any element of special economic advantage to him arising out of or incidental to his occupation of the land;
- (d) damages for injurious affection, including severance damage if any, any reduction in market value to the remaining land, incidental damages, diminished land utility, loss of landscaping, business interruptions, loss of lease revenue;
- (e) all other damages of every nature or kind which may result from or be caused by the erection or construction of the proposed railway upon the lands acquired herein.

3. Upon execution of this agreement by the City the purchase price stated in clause 1(1) shall be paid in trust to the law firm of Chapman Riebeek Simpson Chapman Wanless and deposited in an interest-bearing account in a financial institution at the best rate obtainable by them.

4. The purchase price payable by the City to the Owner shall be paid as follows:

(a) 75% of the purchase price shall be paid by the City to the Owner so soon as all of the following conditions have been met:

(i) the City has registered at Land Titles Office for the North Alberta Land Registration District a caveat to protect its interest under the agreement, and

(ii) the City is in possession of discharges of all encumbrances required to be discharged from the right-of-way, or releases from all persons having encumbrances which will automatically be discharged upon registration of right-of-way plans for the right-of-way, and

(b) the balance of the purchase price as determined pursuant to clause 1(2), together with interest earned on the whole of the purchase price pursuant to clause 3 shall be paid to the Owner upon registration of the right-of-way plans at the Land Titles Office.

5. The City shall, jointly with the Owner, obtain all releases or discharges required from all persons having a registered interest in the said lands releasing or discharging the City from all claims by such persons for compensation for the removal of their security to the portion of land referred to as right-of-way under this agreement and acquired by the City from the Owner. The City is hereby authorized to contact any such persons directly to assist in obtaining such releases or discharges.

6. The City shall be responsible for and shall make payment of all costs of the survey, and the preparation and registration of the road plan, right-of-way plan or subdivision plan required to register the right-of-way in the name of the City, and/or C.P. Rail, and/or the government of the Province of Alberta.

7. This agreement when executed by the Owner shall constitute an offer to sell the Owner's lands to the City, which said offer shall be deemed to remain open for acceptance by the

municipal Council of the City up to and including, but not after the _____ day of _____ 1988.

8. The Owner covenants and agrees to execute and sign all such further and other documents, right-of-way plans, transfers of land as may be required to be completed and executed in order to give effect to the intent and purpose of this agreement.

9. Upon execution of this agreement by the City, the City shall register and maintain a caveat on the title to the Owner's lands to protect its interest pursuant to this agreement.

10. The City shall be entitled to possession of the right-of-way lands on the _____ day of _____, 1988. Any notice or request to be given to either party shall be by person.

11. The date for adjustment of all taxes and all incomings and outgoings respecting the right-of-way lands shall be the _____ day of _____ 1988.

12. Any notice or request to be given by either party to the other shall be in writing by registered mail, postage prepaid, or by personal delivery, telex, or telegram addressed to such party at the following address:

As to the Owner:

As to the City:

City of Red Deer
P. O. Box 5008
RED DEER, Alberta

or at such other address as either of the parties may from time to time advise the other by

notice in writing. Any such notice, communication or request if mailed shall be deemed to have been received on the 7th business day next following the date it is so mailed, or if by telex or telegram, 12 hours after transmission.

12. This agreement shall be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owner has executed the agreement this ____ day
of _____, 1988.

IN WITNESS WHEREOF the City has executed the agreement this ____ day
of _____, 1988.

THE CITY OF RED DEER

Per: _____

Per: _____

AFFIDAVIT OF EXECUTION

CANADA)
)
PROVINCE OF ALBERTA)
)
TO WIT)

I, _____, of the City of Red Deer, in the
Province of Alberta, MAKE OATH AND SAY:

1. THAT I was personally present and did see _____
_____, named in the within instrument, who is/are personally
known to me to be the person(s) named therein, duly sign and execute the same for the purposes
named therein.
2. THAT the same was executed at Red Deer in the Province of Alberta and I am the
subscribing witness thereto.
3. THAT I know the said _____
_____ and he/she/each is in my belief of the full age of eighteen years.

SWORN BEFORE ME at the City of)
Red Deer, in the Province of Alberta,)
this _____ day of _____)
A.D. 1988.)
)
)

A COMMISSIONER FOR OATHS in and
for the Province of Alberta



1 4 2 7 3 8 5 S W -

PLAN BLK. LOT PT.
2

North Alberta Land Registration District

THIS IS TO CERTIFY that WILLIAM WELIKOKLAD (BUSINESSMAN) AND MARY HARASYM
BOTH OF RED DEER, IN THE PROVINCE OF ALBERTA
ARE now the owner S of an estate in fee simple AS TO EACH AN UNDIVIDED ONE HALF ($\frac{1}{2}$) INTEREST
of and in

THE SOUTH WEST QUARTER OF SECTION FIVE (5)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:-

- A) 3.29 HECTARES (8.13 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 2082 L.Z.
- B) ALL THOSE PORTIONS OF THE SOUTH WEST QUARTER SHOWN ON POWER LINE RIGHT
OF WAY AND COLORED RED ON RIGHT OF WAY PLAN 5003 N.Y. CONTAINING 4.2 HECTARES
(10.37 ACRES) MORE OR LESS
- C) 4.50 HECTARES (11.13 ACRES) MORE OR LESS AS SHOWN ON SUBDIVISION PLAN
802 0507

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR
ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal

this 28 day of APRIL, A.D. 19 80

Post Office Address R.R. #4, RED DEER, ALBERTA

4444 - 34TH STREET, RED DEER, ALBERTA



A.G. 899
Rev. 7/77

North Alberta Land Registration District

21

P.110

MAR 07 '88 14:44 LAND TITLES * 422-6477 * EDM.*

URW – Utility Right of Way
BL – Builders Lien
TN – Tax Notification
WE – Writ of Execution
C.C. – Covenants and Conditions
ENCUM – Encumbrance

Show Other Abbreviations Here

LAND W4 27 38 5 SW-

CHARGES, LIENS AND INTERESTS.

0	2	0	9	2	7	7	6
---	---	---	---	---	---	---	---

[illegible]

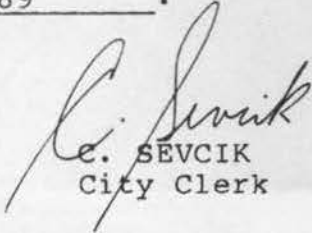
DATE December 28, 1988

TO: ☐ DIRECTOR OF COMMUNITY SERVICES
☒ DIRECTOR OF ENGINEERING SERVICES
☐ DIRECTOR OF FINANCE
☐ BYLAWS & INSPECTIONS MANAGER
☒ CITY ASSESSOR
☐ ECONOMIC DEVELOPMENT MANAGER
☐ E. L. & P. MANAGER
☐ F.C.S.S. MANAGER
☐ FIRE CHIEF
☐ PARKS MANAGER
☐ PERSONNEL MANAGER
☐ R.C.M.P. INSPECTOR
☐ RECREATION MANAGER
☐ TRANSIT MANAGER
☐ URBAN PLANNING SECTION MANAGER
☒ CITY SOLICITOR

FROM: CITY CLERK

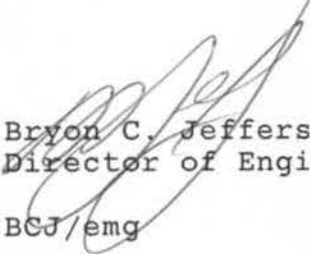
William F. Welikoklad, Request for Explanation of
RE: / Expropriation of his Property- Railway Relocation

Please submit comments on the attached to this office by January 3, 1989
for the Council Agenda of January 9, 1989.


E. SEVCIK
City Clerk

DATE: December 29, 1988
TO: City Clerk
FROM: Director of Engineering Services
RE: WILLIAM F. WELIKOKLAD - EXPROPRIATION OF PROPERTY
MAJOR CONTINUOUS CORRIDOR

The Engineering Department has no comments relating to this issue. Mr. Knight of the Land and Tax Department has been dealing with Mr. Welikoklad and will comment.



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

BCJ/emg

c.c. City Assessor
c.c. City Solicitor

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 28, 1988

Mr. William F. Welikoklad
7894 - 48 Avenue
Red Deer, Alberta
T4P 2B2

Dear Mr. Welikoklad:

I acknowledge receipt of your letter of December 23, 1988 with regard to your request for an explanation regarding expropriation of your property for the purpose of railway relocation.

Please be advised that this matter will be explained to you by Red Deer City Council at their Council meeting of January 9, 1989. The Council meeting is on the second floor of City Hall in the Council Chambers (come in the east door by the library), and begins at 4:30 p.m., recessing for a dinner hour at 6:00 p.m., and reconvening at 7:00 p.m. If you would please telephone our office on the Friday afternoon prior to the Council meeting, or the morning of the Council meeting, we will advise you as to the approximate time that Council will be discussing this item in order that you can be in attendance at that time.

In the meantime if you have any questions, please do not hesitate to contact the writer.

Regards,

C. SEVCIK
CITY CLERK
CS/sp

**THE CITY OF RED DEER**

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department 342-8132

December 28, 1988

Mr. William F. Welikoklad
7894 - 48 Avenue
Red Deer, Alberta
T4P 2B2

Dear Mr. Welikoklad:

ing a hearing at the Council meeting of Jan 9, 1989 pertaining to expropriation of your property.

I acknowledge receipt of your letter of December 23, 1988 with ~~regard to your request for an explanation regarding expropriation of your property for the purpose of railway relocation.~~

Please be advised that this matter will be explained to you by Red Deer City Council at their Council meeting of January 9, 1989. The Council meeting is on the second floor of City Hall in the Council Chambers (come in the east door by the library), and begins at 4:30 p.m., recessing for a dinner hour at 6:00 p.m., and reconvening at 7:00 p.m. If you would please telephone our office on the Friday afternoon prior to the Council meeting, or the morning of the Council meeting, we will advise you as to the approximate time that Council will be discussing this item in order that you can be in attendance at that time.

In the meantime if you have any questions, please do not hesitate to contact the writer.

Regards,

C. SEVCIK
CITY CLERK
CS/sp

DATE: December 5, 1988

TO: Committee of the Whole of Council

FROM: City Assessor

RE: SW 5-38-27-W4M
WELIKOKLAD & HARASYM

Negotiations commenced with Mr. Welikoklad via the Land Agent, Mr. Whitney, on April 21, 1988. Mr. Whitney contacted Mr. Welikoklad at his Homeall office in Red Deer, and presented a package which included the proposed alignment and severed areas indicated thereon, acreages outlined, and offered a compensation package as follows:

Pt. SW 5-38-27-W4M
8.24 acres @ \$3,000.00/acre = \$24,720.00
(5.01 acres railway right of way and 3.23 acres severed)

Mr. Welikoklad indicated, very emphatically, at that time that this offer was not acceptable and considerably below what he felt was market value.

Further contact was made with Mr. Welikoklad, either by telephone or in person, at times indicated within the file that range from April 26, May 6, June 3, June 16, July 8, that produced no results insofar as reaching an agreement is concerned. On July 8, 1988, Mr. Welikoklad engaged the services of a solicitor, Mr. Fielding, and at that time Mr. Fielding had indicated that no appraisal was being undertaken on their behalf. Mr. Welikoklad had indicated as early as May that they were going to undertake an appraisal to base a counter offer on. Indications were received from Mr. Barian, an appraiser from the Okotoks area, by way of requesting information regarding this property, that he was interested and proceeding to do an evaluation of the property. On August 2 information was forwarded to his office under covering letter of Mr. Chapman with information that was requested. Numerous pieces of correspondence were forwarded between Mr. Chapman's office and Mr. Fielding regarding negotiations. On October 13, 1988 a letter was forwarded from Mr. Chapman's office to Mr. Fielding's attention indicating that unless we received a counter proposal to the offer advanced to Mr. Welikoklad, for the acquisition of this property by October 24, 1988 this matter would be referred to Council of The City of Red Deer for appropriate action under the Expropriation Act. On October 25, 1988 Mr. Chapman's office received a counter proposal under the signature of Mr. Fielding indicating a counter offer as follows:

Land	56,000
Damages and Injurious Affection	130,550
Total Compensation	186,550

Committee of the Whole of Council
Page 2
December 3, 1988

Based on Mr. Barian's appraisal, the summary sheet was forwarded with this counter proposal.

The City responded, under covering letter of Mr. Chapman to Mr. Fielding, dated October 31, 1988 that we required the appraisal documentation in order to evaluate and counter the proposal as made by themselves. To date we have not received their information, as requested.

The City requested an appraisal update from our appraiser, Mr. Gettel. On receipt of this update, Mr. Chapman forwarded correspondence to Mr. Fielding, dated November 25, 1988, conveying the opinion of value indicated which is considerably less than the owners representatives opinion. As indicated in the letter to Mr. Fielding and in view of the fact that we are so far apart, we would therefore respectfully recommend Council approve the commencement of expropriation proceedings for the above described property to facilitate the construction of the railway right of way. This will not preclude further negotiations should Mr. Fielding or Mr. Welikoklad wish to pursue same.



Al Knight, A.M.A.A.

AK/bw

cc Project Manager, M.C.C.
City Solicitor

Commissioners' Comments

We would recommend Council proceed with expropriation of the required lands to facilitate the construction of the railway right-of-way.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

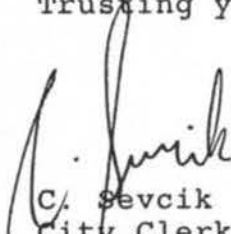
DATE: JANUARY 11, 1989
TO: CITY COMMISSIONERS
FROM: CITY CLERK
RE: WILLIAM F. WELIKOKLAD/EXPROPRIATION/RAILWAY
RELOCATION

At the Council Meeting of January 9, 1989, following a presentation by Mr. William F. Welikoklad, Council passed the following motion:

"THAT with all due respect to the administration, the administration be instructed to call a meeting with the landowners to re-explain the City's position in negotiations with the landowners".

The decision of Council in this instance is submitted for your information and by way of a copy of this memo, we would request that said meeting be arranged as directed in the above resolution.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/as
c.c. City Assessor
MCC Project Manager
Dir. of Engineering Services
City Solicitor

Charlie
for information

DATE: JANUARY 11, 1989
TO: CITY COMMISSIONERS
FROM: CITY CLERK
RE: WILLIAM F. WELIKOKLAD/EXPROPRIATION/RAILWAY
RELOCATION

At the Council Meeting of January 9, 1989, following a presentation by Mr. William F. Welikoklad, Council passed the following motion:

"THAT with all due respect to the administration, the administration be instructed to call a meeting with the landowners to re-explain the City's position in negotiations with the landowners".

The decision of Council in this instance is submitted for your information and by way of a copy of this memo, we would request that said meeting be arranged as directed in the above resolution.

Trusting you will find this satisfactory.

C. Sevcik
C. Sevcik
City Clerk
CS/as
c.c. City Assessor
MCC Project Manager
Dir. of Engineering Services
City Solicitor

Charlie

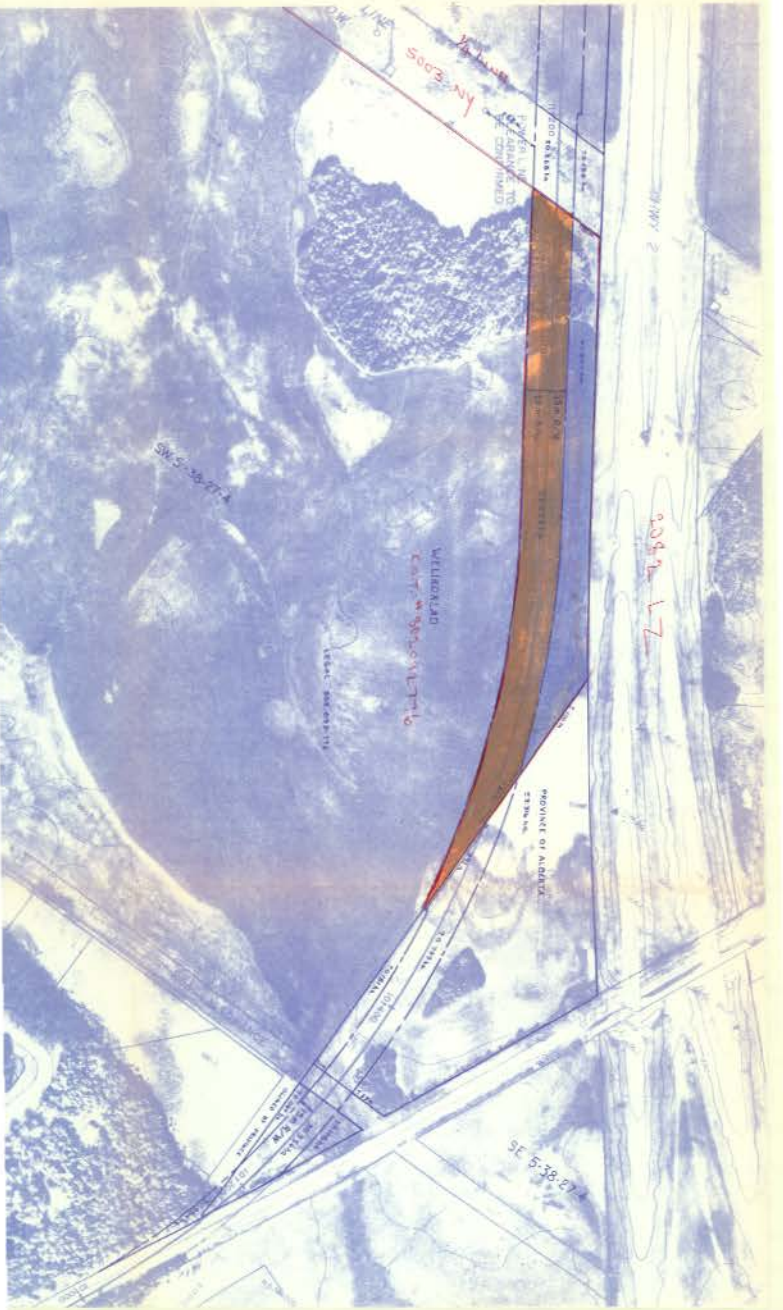
*A mtg. scheduled by John Aldring.
Province, with landowners and City for Monday.
Jan. 16/89 @ 7pm - Provincial Bldg.*

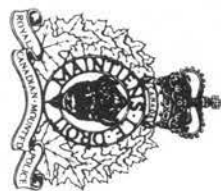
P. Shaw

Jan 11/89

Sanctuary - Can 010 (200)
11.307 hrs 812.810
11.307 hrs 812.810
11.307 hrs 812.810

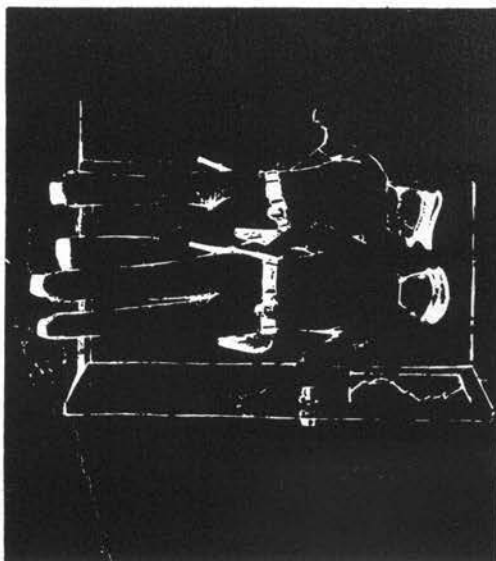
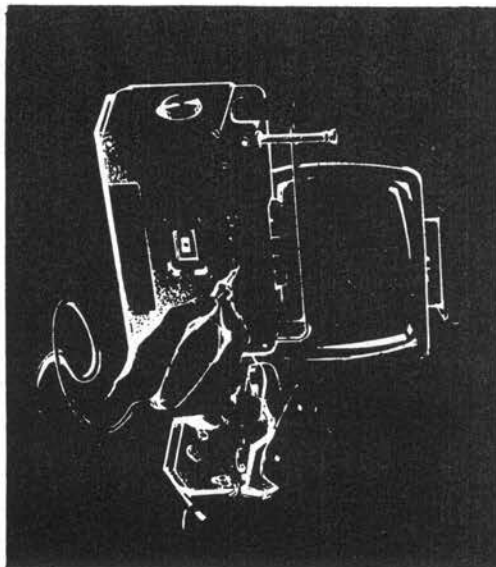
11.307 hrs 812.810





CRIME PREVENTION HANDBOOK

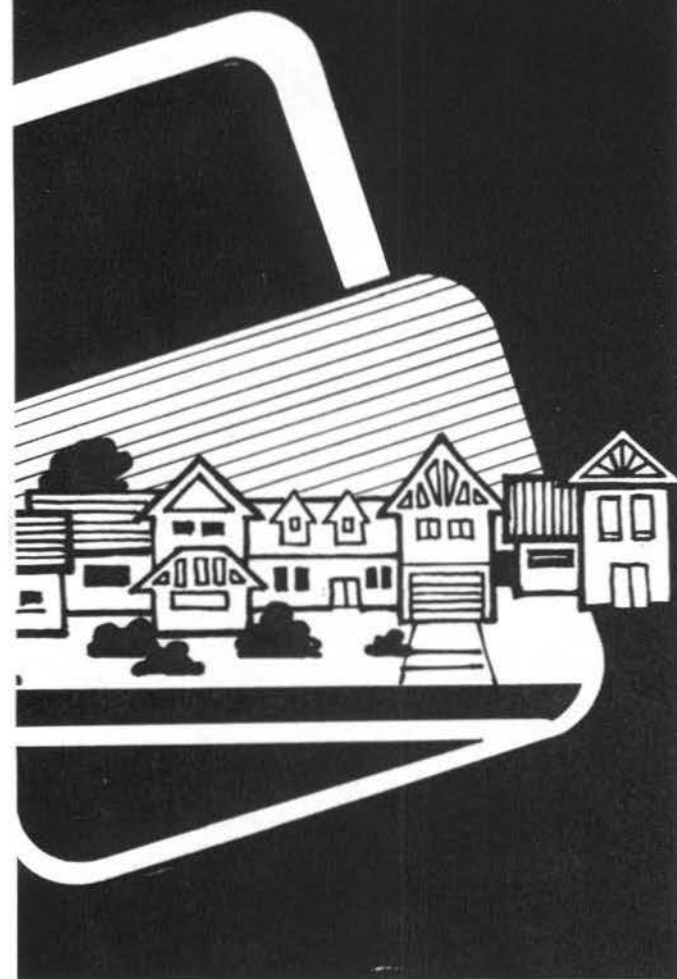
*Complete Booklet
found in Paper Copy Only*



*Jan. 9/89 Agenda
112*

CRIME PREVENTION
PROGRAM

Residential Security

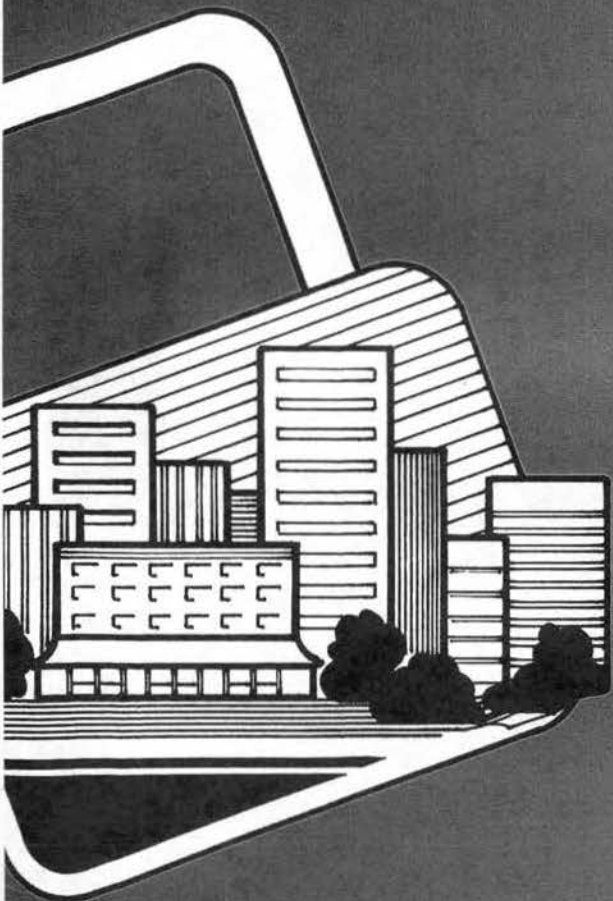


*Complete Booklet
found in Paper Copy Only*

Alberta
SOLICITOR GENERAL

**CRIME PREVENTION
PROGRAM**

Business Security



*Complete Booklet found in Paper Copy
Only*

Alberta

SOLICITOR GENERAL
Law Enforcement Division