

*file*

DATE: August 20, 1991  
TO: All Departments  
FROM: City Clerk  
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

---

## SUMMARY OF DECISIONS

\*\*\*\*\*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,  
MONDAY, AUGUST 19, 1991,  
COMMENCING AT 4:30 P.M.

\*\*\*\*\*

- (1) Confirmation of the Minutes of the Meeting of August 6, 1991

PAGE

- (2) UNFINISHED BUSINESS

- (3) PUBLIC HEARINGS

- (4) REPORTS

- 1) Engineering Department Manager - Re: Major Continuous Corridor/Total  
Project Cost Update .. 1

### DECISION - APPROVED REVISED BUDGET AND PROPOSED FUNDING

- 2) E.L. & P. Manager - Re: Additional Funding/Major Capital Equipment  
Budget .. 9

DECISION - APPROVED ADDITIONAL FUNDING FOR REPLACEMENT OF VAN  
WITH MANLIFT

- 3) Dir. of Financial Services - Re: Goods & Services Tax Update . . 10

DECISION - ACCEPTED AS INFORMATION

- 4) Alderman G. Surkan - Re: Vision 2020 . . 14

DECISION - APPROVED THE VISION 2020 VISION STATEMENT AND PLANNING PRINCIPLES

- 5) Dir. of Financial Services - Re: Capital Project Surpluses . . 25

DECISION - APPROVED EXPENDITURE OF SURPLUS DEBENTURE FUNDS FOR FUNDING THE MAJOR CORRIDOR PROJECT

- 6) City Assessor - Re: Tax Penalty/77 Kennings Crescent . . 29

DECISION - DENIED WAIVING OF THE TAX PENALTY

- 7) E.L. & P. Manager - Re: EEMA Review . . 33

DECISION - ENDORSED THE REPORT FOR SUBMISSION TO THE MINISTER OF ENERGY

(5) WRITTEN ENQUIRIES

(6) CORRESPONDENCE

- 1) RJF Management & Realty - Re: 5431 - 43 Street (former Texaco site)/  
Proposed Development . . 38

DECISION - APPROVED THE DEVELOPMENT WITH USES AND STANDARDS TO BE IN GENERAL CONFORMANCE WITH THE C3 ZONE

- 2) Gregory O. Wakaluk - Re: Tax Penalty/82 Nichols Crescent . . 54

DECISION - DENIED WAIVING OF THE TAX PENALTY

(7) PETITIONS & DELEGATIONS

- 1) Waskasoo Towers - Re: Request for Transit Services . . 60

DECISION - DIRECTED THE SENIOR TRANSIT INSPECTOR TO COME BACK  
WITH FURTHER ALTERNATIVES

(8) NOTICES OF MOTION

(9) BYLAWS

# 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, AUGUST 19, 1991,  
COMMENCING AT 4:30 P.M.

\* \* \* \* \*

- (1) Confirmation of the Minutes of the Meeting of August 6, 1991

PAGE

- (2) UNFINISHED BUSINESS

- (3) PUBLIC HEARINGS

- (4) REPORTS

- |    |  |       |
|----|--|-------|
| 1) | Engineering Department Manager - Re: Major Continuous Corridor/Total Project Cost Update | .. 1  |
| 2) | E.L. & P. Manager - Re: Additional Funding/Major Capital Equipment Budget                | .. 9  |
| 3) | Dir. of Financial Services - Re: Goods & Services Tax Update                             | .. 10 |
| 4) | Alderman G. Surkan - Re: Vision 2020   | .. 14 |
| 5) | Dir. of Financial Services - Re: Capital Project Surpluses                               | .. 25 |
| 6) | City Assessor - Re: Tax Penalty/77 Kennings Crescent                                     | .. 29 |
| 7) | E.L. & P. Manager - Re: EEMA Review  | .. 33 |



(5) WRITTEN ENQUIRIES

(6) CORRESPONDENCE

- 1) RJF Management & Realty - Re: 5431 - 43 Street (former Texaco site)/  
Proposed Development . . 38
- 2) Gregory O. Wakaluk - Re: Tax Penalty/82 Nichols Crescent . . 54

(7) PETITIONS & DELEGATIONS

- 1) Waskasoo Towers - Re: Request for Transit Services . . 60

(8) NOTICES OF MOTION

(9) BYLAWS

Committee of the Whole

- 1) Legal Matter
- 2) Personnel Matter
- 3) Land Matter
- 4) Land Matter

REPORTSNO. 1

680-601

DATE: August 12, 1991  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **MAJOR CONTINUOUS CORRIDOR  
TOTAL PROJECT COST UPDATE**

---

Further to our previous report to Council of March 19, 1991, we have completed more detailed design and cost estimating and closed four tenders for the road component of the Project.

Contract 1	-	Taylor Bridge Twinning
Contract 2	-	64 Avenue Widening - Oleander Drive to 67 Street
Contract 3	-	43 Street and Waskasoo Creek Crossing
Contract 4	-	49 Street/Ross Street Couplet (portion through CP downtown yards)

The costs are increasing for various reasons described further on in the report, but still appear to be within current budget guidelines previously approved by Council April 5, 1991, as related to the City's share. The same is not true for the Provincial share.

As Council is aware, the Agreement signed between the Province and the City was signed in January 1988, based on cost estimates prepared in 1986 and 1987. Inflation covering the construction period to December 31, 1993 or earlier, was not built into the Agreement as it was intended that the interest earned on monies advanced early to the City (\$2,236,000) would serve to offset inflation. The net cost increase of approximately 3% to cover the GST on those expenditures incurred after January 1, 1991, was not included. In addition, during the design and construction of both the rail component and the road component, items not originally anticipated were added to make the Project functional. These items, plus the additional cost of land acquisition has given rise to the current projected total cost as per Appendix A.

Summary

The following items are brought to City Council's attention.


1. The gross MCC Project cost is expected to be \$77,726,000 (see Appendix B).
2. The net MCC Project cost is expected to be \$73,273,000.
3. The above totals include \$2,039,000 in contingencies to complete the Project.

Page Two

4. The net MCC Project total is 6.5% over the original agreement.
5. In addition to the \$6,880,000 City share included in the agreement, the City will need to provide \$448,000 more which is available from the surplus debenture borrowing on the 67 Street River Bridge (see Appendix B).
6. In addition to the \$61,920,000 Provincial share included in the agreement, the Province will need to contribute \$4,025,000 more from the 1991 and 1992 Basic Capital Programs (see Appendix B).
7. Due to the significant contribution from Basic Capital to the MCC Project, the 1992 Basic Capital Program must be reduced from \$3,965,250 to \$1,453,247 (see Appendix C).
8. There are two factors that may be of benefit to the City in that:
  - a. it is impossible to predict at this time, the unspent (vs. uncommitted) funds on the 1991 Basic Capital Program. This would generate more of a surplus at year-end 1991;
  - b. the priorities for some of the 1992 projects such as the Ross Street extension (Deer Park), are not demonstrated to date and the City would normally defer construction in any case.
9. Attached, as Appendix D, is a plan that illustrates the major components of the total MCC Project for information.

#### Recommendation

In view of the above information, City Council consideration in updating the MCC Project budget is respectfully requested.

  
 Ken G. Haslop, P. Eng.  
 Engineering Department Manager

KGH/emg  
 Att.

c.c. City Commissioner  
 c.c. Director of Financial Services  
 c.c. Director of Engineering Services

## APPENDIX A

## MAJOR PROJECT ADDITIONS (IN MILLIONS)

<u>PROJECT A - RAIL COMPONENT</u>		<u>BUDGET</u>		<u>DIFFERENCE</u>
		<u>ORIGINAL</u>	<u>FINAL</u>	
1.	Extra Land Cost - Based on settlements both negotiated and defined by the Land Compensation Board.  - Project reimbursed the City land bank for providing the land for the new CP Rail Yard.	\$ 3.4	\$ 5.4	+\$ 2.0
2.	67 Avenue, north of 67 Street and the connecting road to Edgar Drive was not included in the original estimates.	\$ 4.9	\$ 5.5	+\$ 0.6
3.	New CP Rail Yard servicing design was required to accommodate C.P. Rail's lower yard elevation.  Although the servicing cost increased, there was a reduction in the volume of dirt required for the approach fills to 67 Street and Edgar Drive structures.	\$ 0.5	\$ 1.0	+\$ 0.5
4.	Inflation	N/A	N/A	<u>+\$ 0.9</u>
Total Rail Increase				+\$ 4.0
<u>PROJECT B - ROAD COMPONENT</u>		<u>BUDGET</u>		<u>DIFFERENCE</u>
1.	Five additional traffic signals added to Project based on the Gelmon's downtown proposal and consultant recommendations.	0	\$ 0.6	+\$ 0.6

## Appendix A Continued

2.	One additional lane south of Ross Street to 43 Street was added based on the demands indicated by the 1990 IMC's General Transportation Study.	0	\$ 0.8	+\$ 0.8
	Dual slotted left turns were added (westbound to southbound) on the west end of Ross Street as it connects to the Major Continuous Corridor road.			
3.	Total rebuild of the 67 Street/64 Avenue intersection added due to the IMC Report and the new Food City Store.	0	\$ 0.3	+\$ 0.3
4.	Significant additional utility relocation costs were encountered to re-open the 43 Street/Waskasoo Creek roadway.	\$ 0.2	\$ 0.5	+\$ 0.3
5.	Waskasoo Creek Protection	0	\$ 0.4	+\$ 0.4
6.	Miscellaneous Items	0	\$ 1.1	+\$ 1.1
7.	Inflation	<u>N/A</u>	<u>N/A</u>	<u>+\$ 1.4</u>
Total Road Increase				+\$ 4.9
Total Rail Increase				<u>+\$ 4.0</u>
Gross Project Total		<u>\$68.8</u>	<u>\$77.7</u>	<u>+\$ 8.9</u>

## APPENDIX B

### NET FINAL PROJECT COST

#### A. Unfunded Cost

	<u>TOTAL</u>	<u>PROVINCIAL</u>	<u>CITY</u>
Revised Total Project Cost	\$77,726,000	\$69,953,000	\$7,773,000
Amounts Provided by Agreement	\$68,800,000	\$61,920,000	\$6,880,000
Miscellaneous Project Revenue	<u>(\$4,453,000)</u>	<u>(\$4,008,000)</u>	<u>(\$ 445,000)</u>
Unfunded Cost	\$ 4,473,000	\$ 4,025,000	\$ 448,000

#### B. Required City Funds

Additional City Funds                      \$ 448,000

Source is the transfer of  
67 Street Bridge Surplus  
(\$819,060)                      \$ 448,000

Additional City Debenture                      0

#### C. Required Provincial Grants

Additional Provincial Funds                      \$ 4,025,000

Only source appears to be the  
Basic Capital Program  
(See Appendix C)                      \$ 4,025,000

0

## APPENDIX C

### BASIC CAPITAL GRANT PROGRAM ANALYSIS

The Province has indicated that additional funds are not available under the Major Continuous Corridor Program. Additional Provincial funding must be taken from the Basic Capital Program, which will result in the City adjusting its priorities for anticipated capital projects.

<u>YEAR</u>	<u>GRANT CARRYOVER</u>	<u>PROGRAM EXPENDITURE</u>	<u>SURPLUS (DEFICIT)</u>
1991	\$5,530,784	\$4,499,688	\$1,031,097
1992 (without MCC)	\$3,948,247	\$3,965,250	(\$ 17,003)
1992 (with MCC)	\$3,948,247	\$2,495,000**	\$1,453,247*

\* This leaves approximately \$1,937,700 ( $\$1,453,247 \times 100/75$ ) for 1992 Basic Capital Projects.

\*\* The 1991 Basic Capital Program, as noted above, currently includes a transfer of \$1,530,000 to the Major Continuous Corridor Project. Therefore the balance required from the 1992 Basic Capital Program is:

\$4,025,000
<u>\$1,530,000</u>
\$2,495,000

FILE: c:\data\alan\memos\mcctot.pcu

DATE: August 12, 1991  
 TO: CITY CLERK  
 FROM: DIRECTOR OF FINANCIAL SERVICES  
 RE: MAJOR CONTINUOUS CORRIDOR  
 TOTAL PROJECT COST UPDATE

The Engineering Department Manager is submitting revised project costs and funding allocations to Council.

The last time Council reviewed and approved revised costs and funding estimates was July 23, 1990. Attached is Appendix A that compares the estimates approved by Council on July 23, 1990 with the new project estimates.

The project cost estimates have increased since July 23, 1990 but the projected City share has been reduced by \$931,000. The following table shows how The City financing is now proposed to be provided:

<u>CITY FUNDING</u>				
<u>DESCRIPTION</u>	<u>DEBENTURE BORROWINGS</u>		<u>OTHER PROJECT SURPLUS BORROWINGS</u>	<u>TOTAL CITY FUNDING</u>
	<u>BY-LAW 2954/88</u>	<u>BY-LAW 3016/90</u>		
Proposed funding	\$5,317,070	\$1,191,871	\$819,059	\$7,328,000
Funding approved July 23, 1990	<u>5,317,070</u>	<u>2,122,871</u>	<u>819,059</u>	<u>8,259,000</u>
INCREASE (DECREASE)	<u>0</u>	<u>(931,000)</u>	<u>0</u>	<u>(931,000)</u>

The reduced City financing of \$931,000 will mean a reduction in the proposed borrowings as shown in the above table.



A. Wilcock, B. Comm., C.A.  
 Director of Financial Services

c. Engineering Department Manager



## APPENDIX A

### COMPARISON OF PROPOSED FUNDING WITH APPROVED FUNDING ON JULY 23, 1990

DESCRIPTION	TOTAL COST	FUNDING			
		PROV. GRANTS	INTEREST ON PROV. GRANTS	LAND RENTALS AND SALES	CITY SHARE
Proposed funding	\$77,726,000	\$65,945,000	\$2,236,000	\$2,217,000	\$7,328,000
Funding approved July 23, 1990	73,330,000	62,000,000	1,899,000	1,172,000	8,259,000
INCREASE (DECREASE)	<u>\$4,396,000</u>	<u>\$3,945,000</u>	<u>\$337,000</u>	<u>\$1,045,000</u>	<u>(\$931,000)</u>

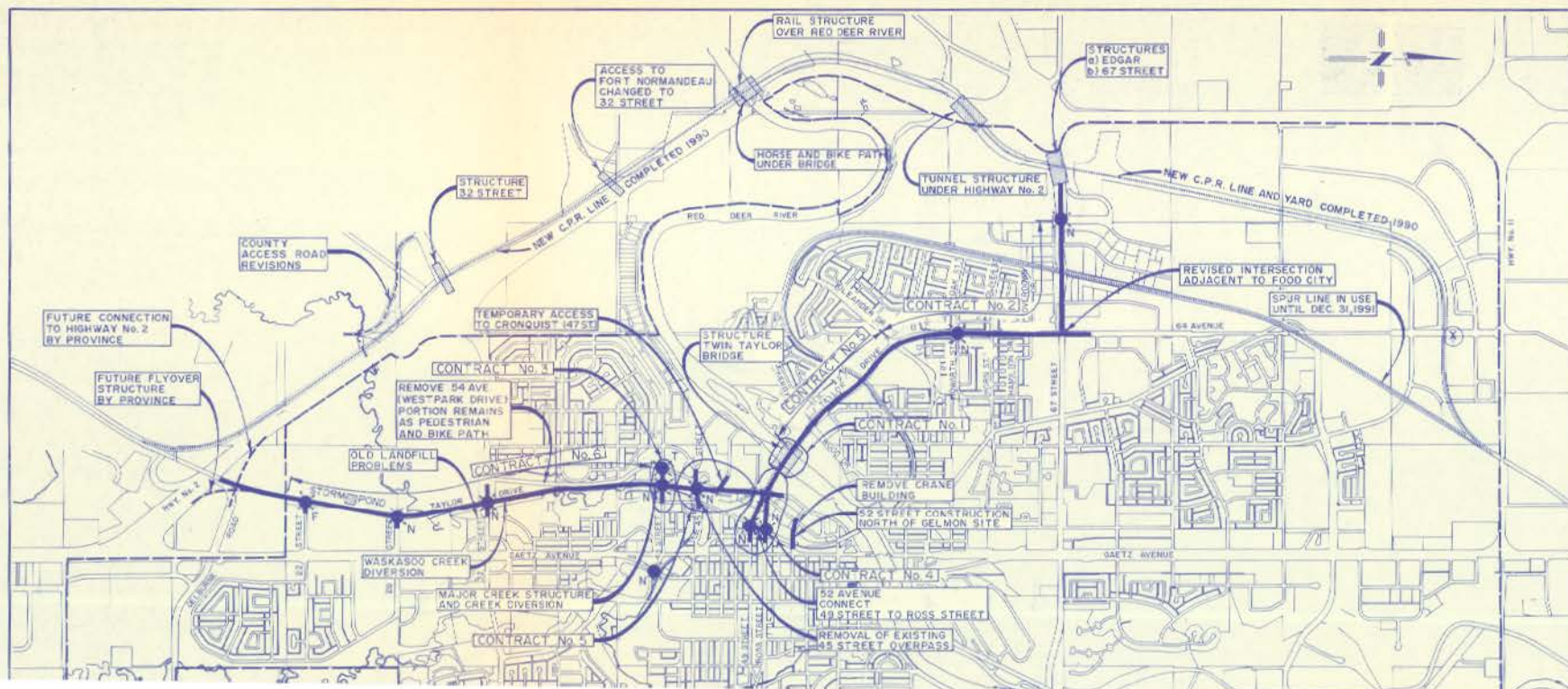
#### Commissioners' Comments

Attached is a report from the Engineering Department Manager updating Council on the current costs and costs projected to completion of the Major Continuous Corridor. In addition is a report from the Director of Financial Services detailing the funding implications of the revised budget.





As can be seen during the life of this project a number of changes to the scope of work have occurred due to changing circumstances (e.g. Food City, Gelmon, etc.) There is still a significant amount of road work to be tendered and we would hope that the final cost will be reduced somewhat from the current estimate to completion. We would recommend Council approve the revised budget and proposed funding.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# LEGEND

-  NEW AT GRADE RAILROAD
-  NEW TRAFFIC SIGNAL
-  TEMPORARY TRAFFIC SIGNAL
-  FUTURE TRAFFIC SIGNAL
-  CITY LIMITS

CONTRACT No.	CONTRACTOR	COMPLETION DATE
1	TIMCON	I.S.
2	BORDER	U.M.
3	NORTHSIDE	U.M.
4		U.M.
5		U.M.
6		G.C.

Aug. 1  
Drawing

APPENDIX "D"

CITY OF RED DEER  
MAJOR CONTINUOUS CONSTRUCTION  
PROJECT FEATURES  
1988 — 1992

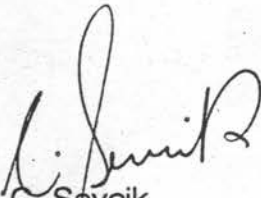
DATE: August 20, 1991  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: MAJOR CONTINUOUS CORRIDOR  
TOTAL PROJECT COST UPDATE

---

Your report dated August 12, 1991 pertaining to the above matter was considered at the Council meeting of August 19, 1991 and at which meeting Council passed the following motion approving your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report dated August 12, 1991 from the Engineering Department Manager re: Major Continuous Corridor - Total Project Cost Update, hereby approves the revised budget and proposed funding as outlined in the aforesaid report, as presented to Council August 19, 1991."

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Financial Services  
Director of Engineering Services

NO. 2

DATE: August 9, 1991

TO: City Clerk

FROM: E. L. &amp; P. Manager

RE: Additional Funding - Major Capital Equipment Budget

-----

The approved 1991 Major Capital Equipment Budget included funding of \$82,000 for the replacement of an E. L. & P. Department van with a manlift, unit 062-85. The estimated cost inadvertently excluded the cost of the van and covered only the manlift portion of the unit.

The replacement unit was tendered with the lowest tendered price being \$128,575 which included a 1991 vehicle. The vehicle supplier has advised that the cost of going to a 1992 vehicle would be an additional cost of \$1,100 for a total cost of \$129,675.

The delivery time for this complete unit is 6 to 7 months. The existing manlift is no longer safe and a ban has been placed on its use. This has made it very difficult to schedule work as we have no extra piece of equipment in the fleet and other units must be borrowed from various jobs to assist the crew who work with the disabled unit. This results in a very inefficient operation.

To include this unit in the 1992 budget would mean that we would not receive the unit until one year from now. This is certainly not desirable from an operational viewpoint.

### Recommendation

It is respectfully requested that Council approve the additional funding of \$47,675, to a total of \$129,675, for the immediate replacement of E. L. & P. Department unit 062-85 with the additional cost to be recovered through the equipment rate.



p.c. Director of Financial Services

### Commissioners' Comments

We would concur with the recommendations of the E.L. & P. Manager.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: August 20, 1991  
TO: E. L. & P. Manager  
FROM: City Clerk  
RE: ADDITIONAL FUNDING - MAJOR CAPITAL EQUIPMENT BUDGET

---

Your report dated August 9, 1991 pertaining to the above matter was considered at the Council meeting of August 19, 1991 and at which meeting Council passed the following motion approving the additional funding.

"RESOLVED that Council of The City of Red Deer hereby approves the additional funding of \$47,675.00 to a total of \$129,675.00 for the immediate replacement of E. L. & P. Department Unit 062-85 (van with manlift) with the additional cost to be recovered through the equipment rate, as recommended to Council August 19, 1991."

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/jt

c.c. Director of Financial Services



NO. 3

FILE:C:\DATA\ALAN\MEMOS\UPDATE.GST

DATE: August 2, 1991  
TO: MAYOR  
CITY COUNCIL  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: GOODS AND SERVICES TAX UPDATE

---

The purpose of this report is to provide some information on our GST experience for the first six months of 1991.

You will recall the Federal Government announced at the beginning of 1991 that municipalities could use two methods to calculate GST liability:

1. Detailed Method:
  - Remit all GST collected
  - Recover at least 57.14% of GST on expenditures and up to 100% depending on the purpose of the expenditure
2. Quick Method:
  - Remit only 5.8% instead of 7% GST collected except on:
    - a. Sales of real or capital property over \$10,000 used in commercial activities before sale
    - b. Supplies of taxable benefits to employees
    - c. Electrical utility sales
  - For the three above exclusions GST paid on expenditures must be handled as per the "Detailed Method". For all other expenditures we recover 57.14% of GST paid.

City staff have been calculating the GST under both of the above methods but remitting based on the "Detailed Method". It has been found that under either method the amount of work required by staff is similar and the same system changes would have been required. In other words, the system changes and additional staff hired would have been necessary under either methods.

It should be recognized also that if the "Quick Method" is chosen you are required to remain using that method for at least one year.

Attached is a summary of the City's GST experience for the first six months of 1991. The summary shows that:

Mayor/City Council  
Page 2  
August 1, 1991

	<u>Description</u>	<u>Amount</u>
1.	GST charged on revenues was	\$1,120,179
2.	GST paid on expenditures but recovered was	<u>1,609,947</u>
3.	Net GST claimed back by The City (Detailed Method)	\$489,768
4.	Net GST calculated by the "Quick Method"	<u>472,575</u>
	Net Additional GST Recovered by Detailed Method	<u>\$17,193</u>

The above information shows that an additional \$17,193 was recovered by using the detailed method.

The attached summary shows that of the \$1,120,179 GST charged by The City on its revenues there was 78% or \$872,301 related to the Power Utility revenues .

For the first six months The City has claimed \$1,609,947 for GST paid on expenditures. This is somewhat misleading because 46% or \$742,139 is for GST rebates on the Centrium construction that will not occur on an annual basis.

Another substantial part of the GST recovered on expenditures is for the Power Utility. There was 34% or \$541,429 of the recovery related to the Power Utility.

Our experience over the first six months of 1991 with the GST is that a substantial increase in workload has resulted from the GST. With the additional staff approved by Council, The City has been able to handle the additional workload.

It does appear that if the GST rebates for the Centrium are not included, The City will still recover approximately \$2 million of the GST it has paid on its expenditures for 1991. Whether The City net tax cost is less or more than under the old Federal Sales Tax (FST) is impossible to say because the FST was buried in the costs.

On The City's revenues it appears in excess of \$2 million GST will be charged on an annual basis. A major part of this (\$1.9 million) will be due to GST charged on the Power bills to City customers. This represents a significant increase in our customer's utility costs.

Mayor/City Council  
Page 3  
August 1, 1991

We are still experiencing that the Federal Government has not finalized its administration procedures for the GST and it is expected some procedures may have to be changed once the Federal Government makes known its position.

If you require any further information, please do not hesitate to contact me at your convenience.



A. Wilcock, B. Comm., C.A.  
Director of Financial Services

AW/njh

Attach

cc: City Commissioner  
Directors  
Department Heads



SUMMARY OF GST COLLECTED AND GST PAID BUT REBATED  
FOR THE SIX MONTHS ENDING JUNE 30, 1991

DESCRIPTION	JAN./91	FEB./91	MAR./91	APR./91	MAY/91	JUNE/91	SIX MONTH TOTALS
<u>GST CALCULATION BY THE DETAILED METHOD:</u>							
GST CHARGED ON REVENUES:							
A. Land Sales	\$4,051	(\$330)	\$44,116	\$38,107	\$25,074	\$2,023	\$113,041
B. Recreation	4,852	4,397	4,654	4,392	2,600	2,897	23,792
C. E.L. &P.	78,686	160,533	155,917	161,284	162,857	153,024	872,301
D. Golf	4,346	134	3,093	13,990	11,658	11,480	44,701
E. Other	5,195	2,894	12,681	8,977	19,454	17,143	66,344
TOTAL GST CHARGED	97,130	167,628	220,461	226,750	221,643	186,567	1,120,179
DEDUCT: GST REBATES ON EXPENDITURES	27,270	289,167	298,107	309,861	302,326	383,216	1,609,947
NET GST CLAIM – RECOVERED (PAID)							
BY THE DETAILED METHOD	(69,860)	121,539	77,646	83,111	80,683	196,649	489,768
BY THE "QUICK METHOD"	(70,339)	112,729	83,970	75,071	79,392	191,752	472,575
ADDITIONAL GST RECOVERED BY THE DETAILED METHOD	<u>\$479</u>	<u>\$8,810</u>	<u>(\$6,324)</u>	<u>\$8,040</u>	<u>\$1,291</u>	<u>\$4,897</u>	<u>\$17,193</u>

Commissioners' Comments

Submitted for the information of Council.

"R.J. MCGHEE", Mayor

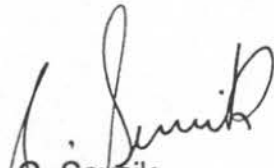
"M.C. DAY", City Commissioner

DATE: August 20, 1991  
TO: Director of Financial Services  
FROM: City Clerk  
RE: GOODS AND SERVICES TAX UPDATE

---

Your report dated August 2, 1991 pertaining to the above topic was presented on the Council agenda of August 19, 1991 for information. At the Council meeting above noted, members of Council expressed appreciation for the information contained in the above noted report and agreed that same be filed.

We thank you for your report in this instance.



C. Sevcik  
City Clerk

CS/jt



NO. 4

## MEMORANDUM

**TO:** City Council

**DATE:** August 9, 1991

**FROM:** Alderman Gail Surkan

**RE:** VISION 2020

In May of 1989, Red Deer City Council endorsed the objectives of the Vision 2020 program and approved a planning process and methodology. The process involved a heavy commitment to public participation including input from City staff. Public participation took place through public meetings, questionnaires and letters to the steering committee. It is this input that created the plan. Generally the citizens of Red Deer are very proud of their community; Vision 2020 builds on that pride with a vision statement that looks to the future by building on the past.

Council has been involved in every step of the Vision 2020 process. Council's latest involvement came on May 6, 1991 when the Vision Statement and Planning Principles were reviewed and authorized its release to the public.

Since May 6, 1991, one public meeting has been held and the "draft" Vision 2020 document has been formally reviewed by seven Boards which report to the City (see attachments). The document was also sent out to approximately 60 interested parties - for information only. There was support from all of the Boards and the public for the document. The major area of concern related to the lack of strength and clarity of the economic development planning principles. These have been revised substantially. Two other significant changes were made. In Planning Principle #1, a new policy regarding integration of persons with disabilities into the workplace was added; in Planning Principle #5, a statement was added regarding the integration of immigrants. The remainder of the changes concentrated on improving the clarity of the document.

### MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • 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 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 JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

---

The Vision Statement and Planning Principles provide clear direction in terms of City growth, development and service provision. Following approval, City Council, will be asked to review priorities. These priorities will form the basis the implementation strategies which will be prepared by City departments. These implementation strategies will be brought back to Council for approval; these strategies will be much more specific and action oriented than the Vision Statement and Principles.

On behalf of the Vision 2020 Steering Committee, I recommend that Council adopt the Mission Statement and Planning Principles as presented.

Sincerely,



for / Alderman Gail Surkan

GS/em

**MEETING SUMMARY**  
**VISION 2020 PUBLIC MEETING**  
**HELD**  
**JUNE 5, 1991**

---

There was general satisfaction with the Vision 2020 document however, the following points were made.

1. There is a need for the plan to reflect a review mechanism. Periods of three or five years were suggested.
2. There was some discussion of the need to establish measurable goals and objectives.
3. There was a suggestion that Goal #2 be amended to reflect the goal of sustainable development.
4. There was support for the policy in Goal #1 which stressed the need for partnerships with other organizations in the Region.
5. There was a concern that the strong cultural component of the City was not well reflected in the Vision 2020 document.
6. Regarding the following policy:

"Assess the impact of Michener Centre's deinstitutionalization policy and work to ensure that the Province provides adequate support services in the community".

There was concern expressed that the policy conveys the impression that the City has no responsibility for people leaving Michener Centre. It was suggested that the words "the Province" be dropped.

7. Goal #6 related to economic development needs to be clarified; it was suggested that this area needs to be strengthened.

**SUMMARY**  
**GROUP COMMENTS**  
**VISION 2020**

---

**FCSS - June 4, 1991**

- very supportive of document
- process was very good
- Goal #6 - economic development strategy - is not very clear; amendment is required
- the need to reflect in a policy the growing number of immigrants coming to the City

**TOWNE CENTRE - June 4, 1991**

- suggest that the downtown be established as a separate goal. It is currently reflected as a policy in Goal #3
- economic development will enable a lot of the goals to be achieved
- want to see the implementation strategy for the plan
- need to strengthen the economic development section; need reference to development of a comprehensive economic development strategy

**ENVIRONMENTAL ADVISORY BOARD - May 21, 1991**

- wanted to know how this plan fits with the Environmental Master Plan
- the Vision 2020 document was seen as a good umbrella document for economic and environmental implications
- the need to extend Waskasoo Park beyond City boundaries was acknowledged
- the need for an environmentally safe transportation system was identified

**TOURIST AND CONVENTION BOARD - June 18, 1991**

- much of the discussion revolved around Goal #6
- the board wanted a clearer statement in terms of an economic development strategy

**POLICING COMMITTEE - June 25, 1991**

- indicated that the Policing Committee is already active in many of the areas identified by Vision 2020
- as an example, block parents and neighbourhood watch reflect the emphasis on preventative emergency services
- high degree of support from Police Committee

**RECREATION PARKS AND CULTURE BOARD - June 11, 1991**

- some discussion about the management system being used at City Hall
- discussion of the need to promote the City to City residents in order to develop City pride
- the need to include health as an objective was mentioned
- Goal #6 should include reference to the need to attract events to Red Deer

**ECONOMIC DEVELOPMENT BOARD - June 11, 1991**

- Goal #6 needs to be clarified and strengthened
- recognize need for clear economic development strategy developed in concert with the businesses in Red Deer

DATE: June 12, 1991  
TO: Vision 2020  
FROM: Chairman, Economic Development Board  
RE: VISION 2020 DRAFT DOCUMENT

---



At the June 11, 1991 meeting of the Economic Development Board, consideration was given to the Vision 2020 draft document, and the following motion was subsequently passed.

"THAT the Economic Development Board direct that a letter be forwarded to Vision 2020 stating that this Board feels there is a void in the mission statement as provided, and request the incorporation of growth and opportunities for business development and diversification in the City of Red Deer."

I trust that when this document is redrafted, that the above request will be reflected therein.

Sincerely,

R. Salomons, Chairman  
Economic Development Board

WV/jt



June 12, 1991

Alderman Gail Surkan, Chairman Vision 2020 Programme  
Red Deer Regional Planning Commission  
2830 Bremner Avenue  
Red Deer, AB., T4R 1M9



**Handicapped  
Housing  
Society of  
Alberta**

**Re: Vision 2020, Meeting, June 5, 1991**

Dear Gail;

I thank you , again, for the opportunity of input to the Vision 2020 Programme. Upon reading the document City of Red Deer, Vision 2020, Principles (DRAFT) including Mission Statement and Goals, I had **the expectation that measurable goals should be attempted** - short term and long term, with the idea that Mission Statements should always be reviewed and re-assessed in light of our changing world.

As representing the Handicapped Housing Society of Alberta and one who works with persons with disabilities seeking housing to meet their need for independent living, I could see little that related to integration of persons with disabilities in our future world. In light of the City of Red Deer's Municipal Integration Strategy, I would hope to see more on considerations to promote the social and economic integration of persons with disabilities, development of a barrier-free built environment, as well as promotion of barrier-free attitudes. **The areas that would need consideration are housing, transportation, education, recreation and employment.**

I believe the City should become the leaders in this area, through example, education and by a true commitment to integration of persons with disabilities. These efforts should not be used to compare or judge but used as positive tools to promote change.

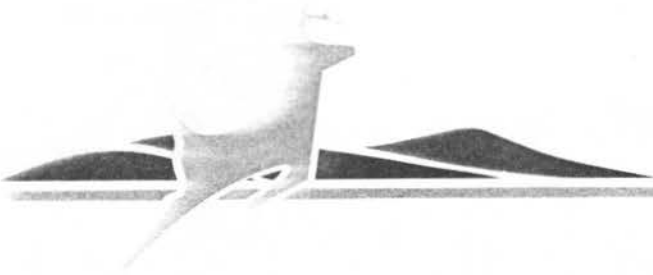
**However, if we cannot measure the change, how will we truly know how far we have come?**

Thank you for your time and consideration.

Yours truly

Margaret L. Hicks  
Accessible Housing Co-ordinator

cc. Craig Curtis, Community Services Director  
Paul Meyette, Senior Planner, Red Deer Regional Planning Commission



# Red Deer Regional Health Unit

2845 BREMNER AVENUE  
RED DEER, ALBERTA T4R 1S2

TO: Paul Meyette, Commissioner  
Red Deer Regional Planning Commission

FROM: Beth Atkinson, Manager  
Human Resources  
Red Deer Regional Health Unit

RE: Vision 20/20

DATE: June 19, 1991

Suggested additions or revisions.

New Goals

1. Red Deer will demonstrate leadership in environmental management.
2. Red Deer will have a stable economic base.

Additions to Goal 2

All development in the city will be environmentally sustainable.  
(net environmental impact = 0 or a positive impact)

Substitute for Goal 4

Red Deer will have a balanced and diverse range of housing, employment, social, educational, health, cultural and recreational opportunities.

Add to Goal 3

and a healthy communities model.

BA/km

**DATE:** June 7, 1991

**TO:** MAYOR McGHEE & CITY COUNCIL

**FROM:** FRANCES CRAIGIE, CHAIRMAN  
F.C.S.S. BOARD

**RE:** VISION 2020 PRINCIPLES

---

The Vision 2020 Steering Committee was in attendance at our last regular F.C.S.S. Board meeting on June 4, 1991, presenting the Principles of Vision 2020. The Board compliments the Committee on the process and work completed thus far and are pleased to see the inclusion of principles relating to social issues in our community.

Upon considering the document, the F.C.S.S. Board gives strong support in principle with the following suggestions of some minor changes that could strengthen the thrust and content.

1. Have Goal #1 read:

"The provision of an effective municipal government committed to accessibility and active public participation in decision making."

2. The above change to Goal #1 then makes logical the inclusion of an additional clause, based on the Municipal Integration Strategy on Persons with Disabilities. This clause should read:

"provide a leadership role in the integration of persons with disabilities into the workplace and in community programs facilitated by the City."

3. Under Goal #4, the 4th objective could be expanded to read:

"play an advocacy role in addressing social issues not under the preventive mandate such as unemployment, poverty and treatment of other social problems."

This better addresses a broader range of issues and does not focus only on treatment.

4. Under Goal #4, objective #8 could be changed to read:

"Assess, in partnership with the province, the impact of Michener Centre's deinstitutionalization policy and work to ensure that the province provides adequate support services in the community."

5. Goal #5, object #2 could read:

"... and strives to meet the needs of each citizen including youth, the frail elderly persons with disabilities."

6. Under Goal #5 and #6 the use of the word "nodal" may not be understood.

7. Under Goal #4 the addition of:

"In partnership with community and other levels of government, assess the impact of "New Canadians" who choose Red Deer as a favoured place to immigrate, keeping in mind the need for awareness and appropriate planning in addressing the challenges of immigration."

8. That some provision be included within Vision 2020 that ensures a review and re-affirmation of the document several times during the 30-year time frame.

The F.C.S.S. Board recommends the approval of the Principles of Vision 2020 with the above noted changes.



FRANCES CRAIGIE, Chairman  
Red Deer & District F.C.S.S. Board

/kb

cc - Gail Surkan, Vision 2020 Steering Committee Chairman  
- Craig Curtis

FILE NO: R-36655

**DATE:** June 14, 1991  
**TO:** MAYOR & COUNCIL  
**FROM:** LYNNE PARADIS, CHAIRMAN  
Recreation, Parks & Culture Board  
**RE:** VISION 2020

---

The Recreation, Parks & Culture Board received the draft principles of the Vision 2020 document and heard a presentation from Craig Curtis and Paul Meyette. After a thorough review of this document and some recommended changes to strengthen or highlight particular issues, the Board passed the following resolution:

"THAT the Recreation, Parks & Culture Board support the Vision 2020 draft document in principle with the incorporation of the suggested amendments."

*Carole McAllister*

*for* LYNNE PARADIS

/cjm

c. Craig Curtis

Commissioners' Comments

We concur with the recommendations that Council adopt the Vision Statement and Planning Principles as presented.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

Submitted to City Council

Date: Aug 19/91

Aug 22

8:30 A.M.

## TOWNE CENTRE ASSOCIATION of RED DEER

#300, 4929 ROSS ST., RED DEER, ALBERTA T4N 1X9 (403) 340-8696



### VISION 20 / 20 RESPONSE

The Board of Directors of the Association have not been able to meet to discuss in detail, the various points of the draft report, in a formal meeting. However, as manager, I have discussed the issues on a one to one basis with both board members and business members of the Association. The net results of these discussions, form the basis of the Associations response to VISION 20/20.

**GOAL #1** - This point is generally agreed upon, however the fourth comment regarding the regional perspective, while important in our marketplace, is a potentially hazardous pathway. It is imperative that the focus of our efforts does not get lost in the creation of a grand partnership.

**GOAL #2** - This element is agreed to with the caution added that, further parks and recreation growth is only viable, with a significant broadening of the tax base. Growth of the commercial sector of the municipality, as well as residential growth are mandatory, if maintenance of the existing parks and recreation program is to succeed, and financially essential to any concept of continued development of these services.

**GOAL #3** - This element is agreed to, however a broader definition of "neighborhood" is required to adequately define the difference between residential, commercial, and industrial neighborhoods. It is critical to accept that these are all distinct neighborhood functions, and that quality of life, and successful residential planning, can only be accomplished with a healthy commercial environment.

#### CRITICAL ADDITION:

It is seen as vitally important, that considering the social significance, amount of tax base, high number of employment opportunities, and financial cost implications, that "DOWNTOWN" and its goals, be more detailed, and be featured as a separate goal. Virtually every active agency in the community has expressed the importance of downtown as a social, cultural, financial, and commercial center in the City. This fact coupled with the major financial considerations involved in maintaining a vital growing core area, demand the significance of a detailed, separate goal, clearly defined.

**GOAL #4,**

**GOAL #5,**

**GOAL #6** - These goals are agreed to as well, and care must be given to ensure that the cost of these objectives remain affordable. Quality of life generally comes at a premium cost, but if that cost becomes to burdensome, particularly to business, the community will lose its ability to pay for programs, as businesses leave, taking with them the employment and sales that provide the funding. If business is not profitable, it will not operate in our community.

(2)

**GOAL #7** - This goal is agreed to, again pointing out that economic efficiency must be part of the programming.

We trust that further discussion will occur with our Board and other important agencies prior to the completion of the **VISION 20/20** report.

Respectfully yours,

A handwritten signature in dark ink, appearing to read "J. Ferguson", with a long horizontal flourish extending to the right.

John P. Ferguson, General Manager.

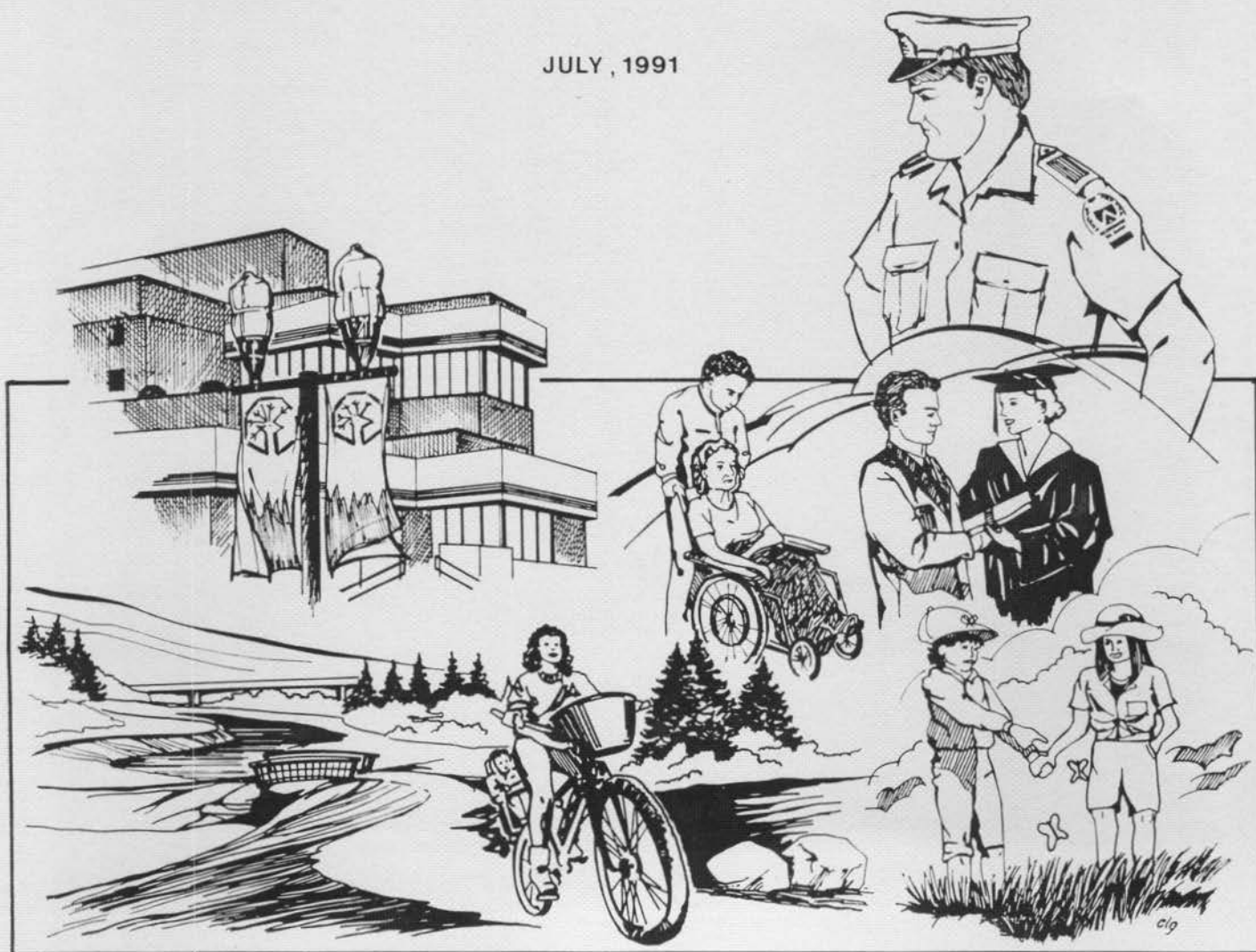




# City of Red Deer **VISION 2020**

## VISION STATEMENT AND PLANNING PRINCIPLES

JULY, 1991





**VISION 2020**  
**VISION STATEMENT AND PLANNING PRINCIPLES**

**June 28, 1991**

**STEERING COMMITTEE**

Alderman Gail Surkan, Chairman

Craig Curtis, Community Services Director

Paul Meyette, Principal Planner (RDRPC)

**VISION 2020**  
**BACKGROUND**

The Vision 2020 Program was created by Alberta Municipal Affairs to encourage municipalities to set long range objectives. The 2020 refers to the year 2020; the program encourages the creation of a plan with a 30 year time horizon.

In May of 1989, Red Deer City Council endorsed the objectives of the Vision 2020 program and approved a planning process and methodology. The process involved a heavy commitment to public participation including input from City staff. Public participation took place through public meetings, questionnaires and letters to the steering committee. It is this input that created the plan. Generally the citizens of Red Deer are very proud of their community; Vision 2020 builds on that pride with a vision statement that looks to the future by building on the past.

This plan currently contains the vision statement and planning principles. The next stage of the planning process will be to develop implementation strategies which will enact the principles contained in this plan. These strategies to implement the principles will also be subject to council review.

In the course of receiving public input, there was a clear desire that the plan should be reviewed periodically to ensure that it is in tune with the wishes of the citizens of Red Deer. We are suggesting that the plan including the implementation strategies be reviewed at a minimum of every five years. This review should include an extensive public participation component.

**VISION 2020**

**PROCESS**

February '91	Letter to participants to advise of status of program
	Finalize the draft Vision 2020 document
	Distribute the draft Vision 2020 document to City Departments.
March '91	Meeting with department heads to discuss the vision statement and planning principles and to add or modify these principles
April '91	Meeting with Department heads to further discuss the revised principles
May '91	Meeting with Council to discuss the identified planning principles
	Finalize the Vision 2020 document for public review.
June/July '91	Public Meeting
	Adoption of Vision Statement and Planning Principles by Council
	Circulate the Vision Statement and Planning Principles to City Departments for development of implementation policies
Sept./Nov. '91	City Departments submit implementation strategies
	Open House to allow the public to view and discuss the finalized Vision 2020 document including the implementation strategy.
	Adoption by Council

**VISION 2020**  
**VISION STATEMENT**  
**PLANNING PRINCIPLES**

## CITY OF RED DEER VISION STATEMENT

**Red Deer is a City of opportunity with a strong emphasis on the quality of life in the community. It is:**

- \* a community with a unique natural environment preserved and enhanced by careful community planning.**

*Its unique beauty in a parkland setting - a city of trees - three lakes within twenty miles - a beautiful Waskasoo park system that makes us the envy of every City.*

*Gerry Beauchamp  
Central Alberta Council on Aging*

*Red Deer Residents can be proud of their excellent park system and recreational facilities. Families have many opportunities to enjoy their leisure time in safe, clean parks, trails and facilities.*

*Cathy Barnhart  
Alberta Association for Young Children*

*I think that we should take better care of our environment because we need to save it for the future.*

*Neil Anderson  
Piper Creek School*

*Red Deer's parks and recreation facilities vastly add to the quality of life and make Red Deer a desirable place to live.*

*Howard D. Janzen  
Red Deer Advocate*

- \* a community which reflects high standards in terms of the quality of life**

*The quality of life in Red Deer is difficult to describe briefly...we view the quality of life as a positive aspect of the City and it is reflected such things as good transportation, recreation, community, charitable organizations, police and fire services to name a few.*

*John G. Schroeder  
Parkland Industries Limited*

*Red Deer is an attractive community in which to live. Its citizens have a strong appreciation of the environment and the City's pleasant atmosphere. There is a high degree of congeniality and cooperation among the community's civic, religious, ethnic and social groups. The City has a basic law abiding character with strong public support for peace, order, good government and respect for property.*

*Red Deer and District Archives Cttee.*

*The current size and population of Red Deer contribute to a sense of Red Deer being a true community in terms of collectively responding to issues, assuming responsibility for difficulties experienced by community members and working together to keep Red Deer a healthy place to live.*

*Rhonda Beveridge*

*Central Alberta Refugee Effort Committee*

*Red Deer is a clean, safe place to live. It has good parks and some wildlife habitat. The trees and open spaces make the city scenic and attractive to visitors and residents. These aspects must be carried forward into the future. The best must be enhanced and anything that will negatively impact them must be steadfastly resisted.*

*Red Deer Fish and Game Association*

**\* a caring community with a strong volunteer ethic**

*Red Deer has a large number of residents who donate time and efforts to community projects, boards and service organizations.*

*Michael Dandurand*

*Volunteerism is encouraged by the City and role models who enhance the high rate of volunteerism in the City of Red Deer.*

*Peggy Schram*

*Youth and Volunteer Centre*

*The City is fortunate in the high level of volunteer commitment made by its citizens. Volunteers provide the direction, energy and manpower for many of the City's social, cultural and recreational services. As the City grows, it will be important to find some means to foster and nurture volunteerism in order to maintain a strong volunteer component.*

*Red Deer Library Board*

*Red Deer citizens care about one another. FCSS programs, the Foodbank and the United Way etc illustrate that.*

*Alderman Tim Guilbault*

**\* a community which offers a wide range of opportunities for employment, education and recreation**

*Red Deer has a strong diversified business and industry base.*

*Allan Edwards*

*Red Deer and District Real Estate Board Co-op Ltd.*

*Red Deer has a wide variety of shopping facilities, recreation programs and sports facilities.*

*Dennis Corrie*

*CKGY/Z99*

*The City's strengths include its geographic location (centrally located in the Province), quality of life (physical environment and community ideals) economic viability (diversified economic base and central trading area) educational facilities (primary/secondary/post secondary) and a variety of services (retail and wholesale trade/recreation/medical etc).*

*Herb Der, Parkland Savings and Credit Union Ltd.*



## **PLANNING PRINCIPLES**

The City will pursue this vision statement through the following planning principles:

1. The provision of an effective and accessible municipal government committed to active public participation in decision making.
2. The preservation of Red Deer's unique natural environment and the demonstration of leadership in environmental management.
3. The promotion of economic growth to ensure an increasing range of business and employment opportunities.
4. The development of a well planned and healthy community, based upon the protection and enhancement of the residential neighbourhood unit and the provision of high quality industrial and commercial areas.
5. The provision of a balanced and diverse range of social, education, health, recreation and culture opportunities.
6. The provision of an effective transportation and transit system, serving all sectors of the community.
7. The provision of safe, efficient, reliable utility systems which are environmentally responsible.

*"Efficiency and cost saving measures in local government should be encouraged and rewarded.*

*Dr. Kyu Seung*

*These Vision 2020 questionnaires are a great idea. If response is good, I suggest using them on a regular basis (maybe annually?) rather than paying high fees to outside consultants.*

*Vision 2020 survey*

*We need better and more courteous delivery of service from government agencies.*

*Vision 2020 survey*

*Thanks for letting us have some input.*

*Vision 2020 survey*

*In summary, the environment, recreation and cultural matters are a priority with me. I feel that Red Deer has strong leadership and is working towards these same goals. As long as the family remains a priority, I feel that Red Deer will continue to grow in the right direction.*

*Kim Cairns*

*Red Deer's planning should involve its citizens every five years or so by means of an input program such as Vision 2020, and each time the survey results and data should be published and widely distributed.*

*Gary Harris*

*We may not be here in the next thirty years but as retired Red Deer Citizens, we live here by choice, with pride in a City that is naturally beautiful and enhanced by decisions that have been made by City Council.*

*David and Dorothy Comey*

*Newspaper questions help residents feel a part of municipal government and gives us a chance to respond; the bottom line however is that you are doing a good job.*

*Vision 2020 survey*

## **PLANNING PRINCIPLE #1**

**The provision of an effective and accessible municipal government committed to accessibility and active public participation in decision making.**

To achieve this, The City will

- 1.1 Encourage a high degree of public involvement in municipal decision making.
- 1.2 Ensure a properly trained and highly motivated City workforce to serve City residents.
- 1.3 Develop information management systems which provide readily accessible information for City Departments, community agencies and the public.
- 1.4 Regard itself as a component of the larger region, seeking partnerships, where appropriate, to enhance the region and the City.
- 1.5 Provide a leadership role in the integration of persons with disabilities into the workplace and into community programs.

*We need to preserve what few remaining historical buildings that there are in Red Deer.  
Vision 2020 survey*

*I would like the elected officials to do much better on environmental issues; we have been too slow getting into a recycling program.*

*Vision 2020 survey*

*Red Deer could become 'the' environmental arts centre with an annual festival featuring the theme "people and our environment" showcasing music and visual and performing acts.  
Pete and Barb Weddell*

*Old buildings should be preserved at all costs as they add to the character and history of a City.  
Vision 2020 survey*

*My number one choice would be the development of an Environmental Watchdog Committee to oversee and advise Council and City Departments.*

*Vision 2020 survey*

*Maintain and expand our parks system and "green" areas; there should be a reduction in pesticides and herbicides to prevent destruction of our water and resources.*

*Vision 2020 survey*

*I think that recycling should be a higher priority. If we don't do something about all of this pollution, our kids won't have a chance to see how beautiful Red Deer is.*

*Strategies Class  
Eastview Community School*

## **PLANNING PRINCIPLE #2**

**The preservation of Red Deer's unique natural environment and the demonstration of leadership in environmental management.**

To achieve this, The City will

- 2.1 Maintain Red Deer as a community characterized by its natural setting.
- 2.2 Maintain The City's leading role as an aesthetically pleasing City through such initiatives as the "greening" of major transportation routes, preservation of natural areas, setbacks and development standards and signage requirements. This will be achieved through direct City involvement in cooperation with private industry and community agencies.
- 2.3 Position The City as a leader in environmental management of the community including all municipal infrastructure and services such as waste management, major utilities, pest and weed control, park management and environmental education.
- 2.4 Maintain and expand Waskasoo Park as a major focal point for recreation in the community with linkages to the downtown and all city neighbourhoods.
- 2.5 Preserve and enhance heritage resources as an integral component of the community and develop long terms plans for the preservation and interpretation of heritage resources.

*We need a broad economic base with rapid transit to Calgary airport facilities.*

*Vision 2020 survey*

*The City should remain attractive to business interests but it should not become too large or it will lose much of its charm.*

*Vision 2020 survey*

*We need a richness and diversity of business and manufacturing/industry.*

*Vision 2020 survey*

*I think that we should try to attract more economic activity to Red Deer but we should ensure that this activity is the type that will not harm Red Deer's environment.*

*Ian Drok*

*Let's change that built-in mentality that "growth is good" and "bigger is better". If Red Deer continues to grow, it will lose the very features that attracted me to it (six years ago). I suggest that we focus on maintaining and enhancing the quality of life/environment we currently enjoy.*

*Sandra Koop*

*Try not to get too big; let's stay friendly and personal.*

*Vision 2020 survey*

*Tourism should be actively pursued. Red Deer is a prime location for conventions, trade shows etc but we need more hotels and convention facilities.*

*B. Hochsteen*

*Tourism growth is a huge untapped market for Red Deer. Downtown should be a primary focus for any initiative. The attractions exist but need development.*

*Vision 2020 survey*

*Red Deer and its institutions have not marketed themselves aggressively, as exemplified by the slogan "Red Deer - Alberta's best kept secret". This is a definite shortfall in encouraging economic development and tourism.*

*Fred Mueller*

*Red Deer Chamber of Commerce*

### OPERATING PRINCIPLE #3

**The promotion of economic growth to ensure an increasing range of business and employment opportunities.**

To achieve this, The City will

- 3.1 Foster economic development while conserving resources and promoting the health of the individual, the community and the ecosystem.
- 3.2 Work with the business community and the public to develop an economic development strategy designed to:
  - assist existing businesses to prosper and expand
  - attract the new businesses to the City that are compatible with the overall goals of the community
  - enhance the City's role as a major service centre in the Province
- 3.3 Promote tourism as a priority in the economic development of the City and the region. The City will
  - work with neighbouring communities to establish a long term cooperative strategy.
  - accept the natural environment as a marketing theme, and
  - develop a tourism generator that establishes Red Deer as a focal point for tourism in the Region and the Province
  - continue to promote the staging of events and conferences in Red Deer
- 3.4 Promote the City of Red Deer through the development of a sense of community pride.

*Continue to have good planning and development of parks and local facilities; it is good to have things close by so you can keep your car at home.*

*Vision 2020 survey*

*Please keep more quiet park areas for picnics. Our school play areas need more trees.*

*Vision 2020 survey*

*We need economic development of the downtown core so it does not become a slum after railyard development.*

*Vision 2020 survey*

*There is a need to expand residential development at the north end of town. It is the forgotten area these days with new schools and stores headed to the southeast.*

*Vision 2020 survey*

*Mini-malls in the new subdivisions are a great idea; they cut down on traffic and cause little disturbance to neighbourhoods. Building red rock pathways through neighbourhoods is a great idea to make short cuts to the store. Please try to develop to the west, southwest to preserve good agricultural land*

*Brenda and Wally Redford*

*We need more wheelchair accessible, affordable housing.*

*Vision 2020 survey*

*The downtown may need parking facilities but lets be careful not to destroy all our vintage homes, our heritage to make room for 20 more cars; we will begin to look like the disgusting downtowns of major cities.*

*Vision 2020 survey*

*We need an improved downtown that is a "true" city centre.*

*Vision 2020 survey*

*We should encourage a more consolidated grouping of retail business downtown within a 2-3 block area as opposed to small scattered development over 8-10 blocks.*

*Vision 2020 survey*



## **PLANNING PRINCIPLE #4**

**The development of a well planned and healthy community, based upon the protection and enhancement of the residential neighbourhood unit and the provision of high quality commercial and industrial areas.**

To achieve this, The City will

- 4.1 Establish Red Deer as a community with a clean and ecologically sound natural and built environment
- 4.2 Encourage public participation in the planning and development of the community.
- 4.3 Establish the downtown as a vibrant and attractive focal point of the community from an administrative, business, commercial and cultural perspective and encourage its development as a unique residential neighbourhood.
- 4.4 Encourage the development of balanced residential neighbourhoods which include a full range of housing options, basic recreation facilities and appropriately located school sites and other services.
- 4.5 Review the uses and location of industrial areas within the City and develop a long term strategy for industrial development.
- 4.6 Move towards a functional mix of residential, industrial and commercial uses both north and south of the river.
- 4.7 Preserve and enhance escarpments and natural areas and maximize the provision of green space throughout the community.

*It is crucial for the city to refrain from building large numbers of facilities which cannot possibly break even. The existing facilities must prove that there is a need for more before anything is built. Distance from existing facilities is immaterial in a city this size.*

*Vision 2020 survey*

*We need more accessible recreation facilities; especially facilities which address the needs of young people. Let's monitor the state of seniors; they gave us this beautiful City. Let's protect it for our kids. We need a degree granting institution.*

*Vision 2020 survey*

*We need a "Teen Centre" where public functions would be held for the teens of this community. Bars are not the best gathering places.*

*Vision 2020 survey*

*We need more family oriented activities; children especially need to be acknowledged as very important people.*

*Vision 2020 survey*

*Our Red Deer College needs to expand its horizons. What is the City doing to help it get degree granting capabilities?*

*Vision 2020 survey*

*The main issues that will face Red Deer are much the same as face us and most other cities. People move to the City to make use of Social Services which are less accessible in the rural areas. I think we will simply be faced with greater numbers of people requiring these services. The present Health Delivery system is excellent. The Health Unit, Doctor's offices, Hospital, and after-hours clinics fulfil the requirements of a city this size. Social services agencies and programs cannot ever meet the needs. The need grows in direct correlation to the services on hand.*

*Vision 2020 survey*

*We should become the safest community by involving people and communities in emergency services- people helping people.*

*Vision 2020 survey*

*The freedom to make individual choices would allow physically disabled persons to enjoy what most Canadians regard as basic human rights.*

*Margaret Hicks*

*What will be the volunteer availability in 30 years. Our program uses totally volunteer staff for meal delivery. Early retirees will likely become our main target area for volunteers. Lack of volunteers would mean having to hire people to deliver the service.*

*M. Hessel, Meals on Wheels Board*

*I support the school system so that it is one of the best in the Province.*

*Albert Loughheed*

*Presently there is a perception that disabled citizens are not capable of taking part in recreational activities. this is a perception held by both the general population and the disabled themselves. This must be overcome by the City taking the initiative to actively promote the participation of the disabled through its advertising.*

*Clancy White*

*Provide more help for our teenagers and homeless on the streets.*

*Vision 2020 survey*

## PLANNING PRINCIPLE #5

The provision of a balanced and diverse range of social, education, health, recreation and culture opportunities.

In the delivery of community services, the city will assess the evolving needs and identify the most appropriate mechanisms for service delivery. As a general principle, the City shall not deliver a service which could be effectively delivered by a community agency or the private sector or is the responsibility of another level of government.

To achieve this, The City will

- 5.1 Promote a safe and healthy living environment for City residents through the provision of essential emergency services and through facilitating the involvement of the public and other agencies in additional programs.
- 5.2 Place an emphasis on preventive emergency services.
- 5.3 Coordinate/facilitate the provision of preventive social services to meet the community's needs with specific consideration given to the youth, the elderly, persons with disabilities, immigrants and single parent families.
- 5.4 Play an advocacy role in addressing social issues which are not under the preventive mandate.
- 5.5 Coordinate and facilitate the provision of recreation and cultural facilities and programs to meet the community's needs by providing basic facilities and programs and working with the community agencies and the private sector to provide enhanced services.
- 5.7 Promote volunteerism through positive reinforcement and active management.
- 5.8 Assess the appropriate degree of subsidy for all community service programs and facilities through the development and implementation of a comprehensive fees and charges policy reflecting the "user pay principle" where appropriate.
- 5.9 Assess in partnership with the Province the impact of its deinstitutionalization policy and work to ensure that the Province provides adequate support services in the community.
- 5.10 Support and promote expanded opportunities in post secondary education.
- 5.11 Work with both school boards to optimize the delivery of education services and the joint use of school and community facilities.
- 5.12 Work with community agencies and other levels of government, to assist the integration of New Canadians who immigrate to Red Deer.

*City Transit needs to run later at night and on Sundays. If you don't drive, it is hard and expensive to catch a taxi.*  
Vision 2020 survey

*I would like to see the dayliner from Calgary to Edmonton start up again; for a City this size the bus just doesn't do it.*  
Vision 2020 survey

*With the City growing in population and geographically the bus/transit system should be more extensive and more frequent. Intercity Transportation should be improved to include bus transportation to and from both major airports.*  
Vision 2020 survey

*Planning and Development: Red Deer is still of a size that traffic is manageable from one end of the city to the other, but in the long term, this will likely not be the case. Some planning has to be given to public transit, maybe in the form of an LRT, before the city grows to Calgary's size when construction of such a system becomes much more complicated and expensive. Perhaps if even such a system is envisioned, before more and more subdivisions spring up, at least the land could be assembled for the future construction of a system. Also, the Gaetz service road, is a menace at every intersection. I don't have any solutions for this, but I think there must be a better solution.*  
Donna Campbell

*We need better bus service in town. A bus service right up to Michener Centre for 6AM. With better service, more people would use transit.*  
Vision 2020 survey

*The transit system is terribly underused except in peak hours. Perhaps smaller passenger vans would be more economical and easier on our roadways than the present buses.*  
Vision 2020 survey

*Our roads are a disgrace. I am surprised that you haven't had lawsuits for damage to vehicles.*  
Vision 2020 survey

*We need rapid rail transit between Edmonton and Calgary accessible to the Citizens of Red Deer.*  
Vision 2020 survey

*We hope to see a more efficient traffic system; included in this we would like to see an improvement in public transit to get more people to ride buses and reduce car pollution. Also perhaps a train from Edmonton to Calgary.*  
Theresa Hermary, Paula Challand,  
and Dennis Lewis

## PLANNING PRINCIPLE #6

**The provision of an effective transportation and transit system, serving all sectors of the community.**

To achieve this, The City will

- 6.1 Develop and maintain an effective primary road system for high volume traffic which preserves the integrity of local neighbourhoods.
- 6.2 Provide a transit system which serves all neighbourhoods and strives to meet the needs of each citizen including youth, the frail elderly and persons with disabilities.
- 6.3 Plan for and encourage the increased use of transit in tandem with the growth of the City.
- 6.4 Position Red Deer as a major transfer point within the Provincial Transportation system. To achieve this, the City shall work to promote the development of an effective intermodal transit system within the Province which will include
  - coordination of bus, train and air schedules
  - support for high speed rail with a stop in Red Deer
  - effective access to air service for the City

*I would like to see recycling, reducing, and reusing aggressively pursued, composting and organic gardening should also be pursued.*

*Vision 2020 survey*

*There should be a reduction in waste to the landfill site by 75% due to efforts to reduce and recycle.*

*Vision 2020 survey*

*Red Deer City is a cosmetically clean place. Let us become the leader in environmental responsibility. The 1990's will be the environmental age - household recycling program, controlled storm water runoff, minimize sanitary treatment effluent, minimize development impact on the surrounding environment. Let us be the leader; we can be environmentally responsible.*

*Griff Bartlett*

*We need a blue box recycling program and community composting rather than filling landfills.*

*Vision 2020 survey*

## **PLANNING PRINCIPLE #7**

**The provision of safe, efficient, reliable, utility systems which are environmentally responsible.**

In order to attain this, The City will

- 7.1 Design and implement programs which promote the principles of reducing reusing and recycling of materials.
- 7.2 Undertake long term waste management plans compatible with the environmental goals of the community.
- 7.3 Work to promote efficient use of energy by City businesses and households.
- 7.4 Maintain the City's utility systems in a state of optimum efficiency.
- 7.5 Maintain high water quality in the City distribution system.
- 7.6 Maintain high quality effluent from the City sewerage system that meets or exceeds provincial standards.
- 7.7 Design and install storm water systems that complement the natural environment and minimize any detrimental effects to receiving stream.





cc. R.J. McGhee, MAYOR

M. Day, CITY COMMISSIONER

C. Curtis, DIRECTOR OF COMMUNITY SERVICES

B. Jeffers, DIRECTOR OF ENGINEERING SERVICES

A. Wilcock, DIRECTOR OF FINANCIAL SERVICES

R. Strader, BYLAWS AND INSPECTIONS MANAGER

A. Knight, CITY ASSESSOR

C. Sevclik, CITY CLERK

D. Smith, COMPUTER SERVICES MANAGER

A. Scott, ECONOMIC DEVELOPMENT MANAGER

A. Roth, E.L. & P. MANAGER

K. Haslop, ENGINEERING DEPARTMENT MANAGER

R. Oscroft, FIRE CHIEF

D. Batchelor, PARKS MANAGER

G. Howell, PERSONNEL MANAGER

G. Stewart, PUBLIC WORKS MANAGER

Insp. Roy Beaton, R.C.M.P. INSPECTOR

L. Hodgson, RECREATION AND CULTURE MANAGER

R. Assinger, SOCIAL PLANNING MANAGER

G. Beattie, TRANSIT MANAGER

D. Norris, TREASURY SERVICES MANAGER



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

Telephone: (403) 343-3394  
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

---

**MEMORANDUM**

---

**TO:** Commissioners, Managers and Department Heads

**DATE:** May 21, 1991

**FROM:** Alderman Gail Surkan,  
Chairman Vision 2020 Steering Committee

**RE:** VISION 2020

---

I am enclosing a copy of the Vision 2020 - Principles. Revisions have been made pursuant to direction from Council on May 6, 1991.

A public meeting will be held on Wednesday, June 5, 1991 at 7:30 p.m. at the G.H. Dawe Community School in the Commons Room. Following the public meeting the document will be referred to Council for consideration and adoption.

You are welcome to attend the public meeting.

Alderman Gail Surkan

GS/em

---

MUNICIPALITIES WITHIN COMMISSION AREA

---

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • 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 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

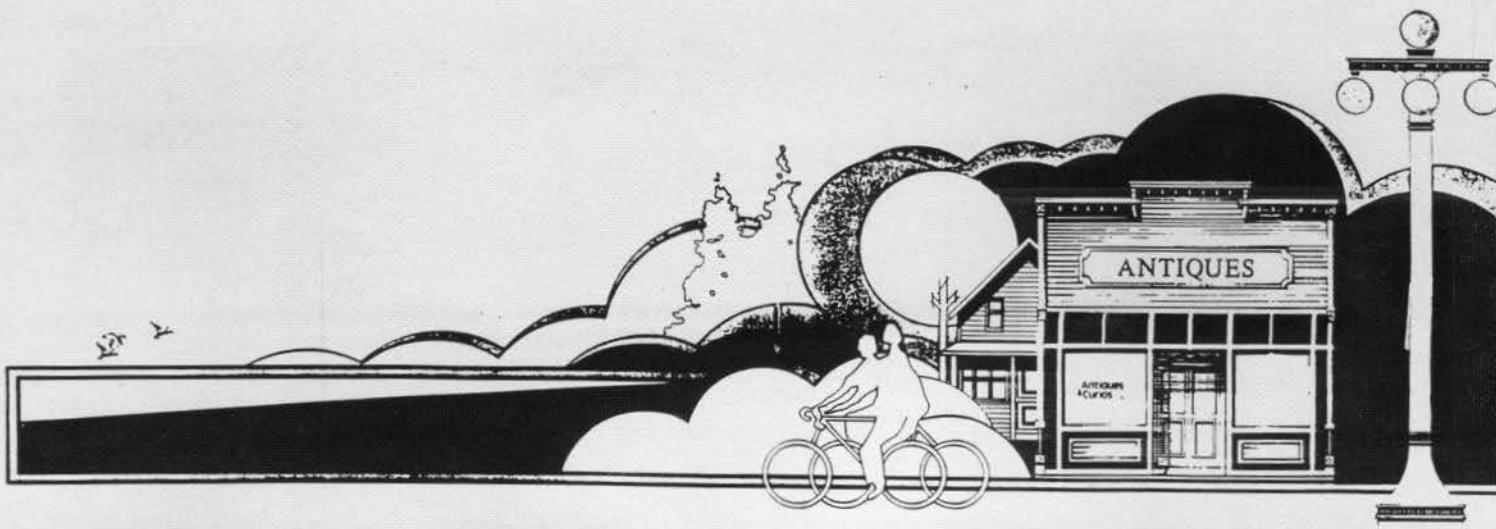


DRAFT

# City of Red Deer **VISION 2020**

## PRINCIPLES

**DRAFT**



**VISION 2020**

**PRINCIPLES**

**May 17, 1991**

**STEERING COMMITTEE**

Alderman Gail Surkan, Chairman

Craig Curtis, Community Services Director

Paul Meyette, Principal Planner (RDRPC)

**VISION 2020**

**BACKGROUND**

The Vision 2020 Program was created by Alberta Municipal Affairs to encourage municipalities to set long range objectives. The 2020 refers to the year 2020; the program encourages the creation of a plan with a 30 year time horizon.

In May of 1989, Red Deer City Council endorsed the objectives of the Vision 2020 program and approved a planning process and methodology. The process involved a heavy commitment to public participation including input from City staff.

A draft of the Vision 2020 Principles has now been prepared, incorporating all of the input received. At this point in time, the Vision 2020 committee would like you to review the material enclosed with a view to improving its clarity or content. As you will note from the enclosed process, further assistance will be sought over the summer in terms of developing the implementation policies.

**VISION 2020**

**PROCESS**

February '91	Letter to participants to advise of status of program
	Finalize the draft Vision 2020 document
	Distribute the draft Vision 2020 document to City Departments.
March '91	Meeting with department heads to discuss identified goals/objectives and to add or modify the goals/objectives
April '91	Meeting with Department heads to discuss the identified goals and objectives.
May '91	Meeting with Council to discuss the identified goals and objectives
	Finalize the Vision 2020 document for public review.
June '91	Public Meeting
	Adoption of Mission Statement, Goals and Objectives by Council
	Circulate Mission Statement, Goals and Objectives to City Departments for development of implementation policies
Sept./Nov. '91	City Departments submit implementation policies
	Open House to allow the public to view and discuss the finalized Vision 2020 document including the implementation strategy.
	Adoption by Council



**VISION 2020**

**PRINCIPLES**

## VISION 2020 MISSION STATEMENT

**Red Deer is a City of opportunity with a strong emphasis on the quality of life in the community. The key aspects of this mission statement are:**

- \* a community with a unique natural environment preserved and enhanced by careful community planning.**

*Its unique beauty in a parkland setting - a city of trees - three lakes within twenty miles - a beautiful Waskasoo park system that makes us the envy of every City.*

*Gerry Beauchamp  
Central Alberta Council on Aging*

*Red Deer Residents can be proud of their excellent park system and recreational facilities. Families have many opportunities to enjoy their leisure time in safe, clean parks, trails and facilities.*

*Cathy Barnhart  
Alberta Association for Young Children*

*I think that we should take better care of our environment because we need to save it for the future.*

*Neil Anderson  
Piper Creek School*

*Red Deer's parks and recreation facilities vastly add to the quality of life and make Red Deer a desirable place to live.*

*Howard D. Janzen  
Red Deer Advocate*

- \* a community which reflects high standards in terms of the quality of life**

*The quality of life in Red Deer is difficult to describe briefly...we view the quality of life as a positive aspect of the City and it is reflected such things as good transportation, recreation, community, charitable organizations, police and fire services to name a few.*

*John G. Schroeder  
Parkland Industries Limited*

*Red Deer is an attractive community in which to live. Its citizens have a strong appreciation of the environment and the City's pleasant atmosphere. There is a high degree of congeniality and cooperation among the community's civic, religious, ethnic and social groups. The City has a basic law abiding character with strong public support for peace, order, good government and respect for property.*

*Red Deer and District Archives Cttee.*

*The current size and population of Red Deer contribute to a sense of Red Deer being a true community in terms of collectively responding to issues, assuming responsibility for difficulties experienced by community members and working together to keep Red Deer a healthy place to live.*

*Rhonda Beveridge*

*Central Alberta Refugee Effort Committee*

*Red Deer is a clean, safe place to live. It has good parks and some wildlife habitat. The trees and open spaces make the city scenic and attractive to visitors and residents. These aspects must be carried forward into the future. The best must be enhanced and anything that will negatively impact them must be steadfastly resisted.*

*Red Deer Fish and Game Association*

**\***

### **a caring community with a strong volunteer ethic**

*Red Deer has a large number of residents who donate time and efforts to community projects, boards and service organizations.*

*Michael Danderand*

*Volunteerism is encouraged by the City and role models who enhance the high rate of volunteerism in the City of Red Deer.*

*Peggy Schram*

*Youth and Volunteer Centre*

*The City is fortunate in the high level of volunteer commitment made by its citizens. Volunteers provide the direction, energy and manpower for many of the City's social, cultural and recreational services. As the City grows, it will be important to find some means to foster and nurture volunteerism in order to maintain a strong volunteer component.*

*Red Deer Library Board*

*Red Deer citizens care about one another. FCSS programs, the Foodbank and the United Way etc illustrate that.*

*Alderman Tim Guilbault*

**\***

### **a community which offers a wide range of opportunities for employment, education and recreation**

*Red Deer has a strong diversified business and industry base.*

*Allan Edwards*

*Red Deer and District Real Estate Board Co-op Ltd.*

*Red Deer has a wide variety of shopping facilities, recreation programs and sports facilities.*

*Dennis Corrie*

*CKGY/Z99*

*The City's strengths include its geographic location (centrally located in the Province), quality of life (physical environment and community ideals) economic viability (diversified economic base and central trading area) educational facilities (primary/secondary/post secondary) and a variety of services (retail and wholesale trade/recreation/medical etc).*

*Herb Der, Parkland Savings and Credit Union Ltd.*

## GOALS

The community shall achieve this mission statement through the following operating goals:

1. The provision of an effective and accessible municipal government committed to active public participation in decision making.
2. The preservation of Red Deer's environment, particularly through the protection and enhancement of the unique natural setting and the City's park system.
3. The development of a well planned community, based upon the protection and enhancement of the neighbourhood unit.
4. The provision of a wide range of community services to meet the evolving needs of residents optimizing the active involvement of volunteers.
5. The provision of an effective transportation and transit system, serving all sectors of the community including youth, the disabled and the frail elderly.
6. The utilization of the natural and built environment, the "quality of life" and the City's unique central location as key aspects in marketing Red Deer.
7. The provision of safe, efficient, reliable utility systems which are environmentally responsible.

*"Efficiency and cost saving measures in local government should be encouraged and rewarded.*

*Dr. Kyu Seung*

*These Vision 2020 questionnaires are a great idea. If response is good, I suggest using them on a regular basis (maybe annually?) rather than paying high fees to outside consultants.*

*Vision 2020 survey*

*We need better and more courteous delivery of service from government agencies.*

*Vision 2020 survey*

*Thanks for letting us have some input.*

*Vision 2020 survey*

*In summary, the environment, recreation and cultural matters are a priority with me. I feel that Red Deer has strong leadership and is working towards these same goals. As long as the family remains a priority, I feel that Red Deer will continue to grow in the right direction.*

*Kim Cairns*

*Red Deer's planning should involve its citizens every five years or so by means of an input program such as Vision 2020, and each time the survey results and data should be published and widely distributed.*

*Gary Harris*

*We may not be here in the next thirty years but as retired Red Deer Citizens, we live here by choice, with pride in a City that is naturally beautiful and enhanced by decisions that have been made by City Council.*

*David and Dorothy Comey*

*Newspaper questions help residents feel a part of municipal government and gives us a chance to respond; the bottom line however is that you are doing a good job.*

*Vision 2020 survey*

## **GOAL #1**

**The provision of an effective and accessible municipal government committed to active public participation in decision making.**

To achieve this, the City shall,

Encourage a high degree of public involvement in municipal decision making.

Ensure a highly trained and motivated City workforce to serve City residents.

Develop an information management system which will provide readily accessible information for City Departments, community agencies and the public.

Regard itself as a component of the larger region, seeking partnerships, where appropriate, to enhance the region and the City.

*We need to preserve what few remaining historical buildings that there are in Red Deer.*

*Vision 2020 survey*

*I would like the elected officials to do much better on environmental issues; we have been too slow getting into a recycling program.*

*Vision 2020 survey*

*Red Deer could become 'the' environmental arts centre with an annual festival featuring the theme "people and our environment" showcasing music and visual and performing acts.*

*Pete and Barb Weddel*

*Old buildings should be preserved at all costs as they add to the character and history of a City.*

*Vision 2020 survey*

*My number one choice would be the development of an Environmental Watchdog Committee to oversee and advise Council and City Departments.*

*Vision 2020 survey*

*Maintain and expand our parks system and "green" areas; there should be a reduction in pesticides and herbicides to prevent destruction of our water and resources.*

*Vision 2020 survey*

*I think that recycling should be a higher priority. If we don't do something about all of this pollution, our kids won't have a chance to see how beautiful Red Deer is.*

*Strategies Class*

*Eastview Community School*

## GOAL #2

The preservation of Red Deer's environment, particularly through the protection and enhancement of the unique natural setting and the City's park system.

To achieve this, the City shall

Maintain Red Deer as a community characterized by its natural setting.

Maintain the City's leading role as an aesthetically pleasing City through such initiatives as the "greening" of major transportation routes, setback and development standards and signage requirements. This will be achieved through direct City involvement in cooperation with private industry and community agencies.

Position the City as a leader in environmental management of the community including all municipal infrastructure and services such as waste management, major utilities, pest and weed control, park management and environmental education.

Maintain and expand Waskasoo Park as a major focal point for recreation in the community with linkages to the downtown and all city neighbourhoods.

Preserve and enhance heritage resources as an integral component of the community and develop long terms plans for the preservation and interpretation of heritage resources.



*Continue to have good planning and development of parks and local facilities; it is good to have things close by so you can keep your car at home.*

*Vision 2020 survey*

*Please keep more quiet park areas for picnics. Our school play areas need more trees.*

*Vision 2020 survey*

*We need economic development of the downtown core so it does not become a slum after railyard development.*

*Vision 2020 survey*

*There is a need to expand residential development at the north end of town. It is the forgotten area these days with new schools and stores headed to the southeast.*

*Vision 2020 survey*

*Mini-malls in the new subdivisions are a great idea; they cut down on traffic and cause little disturbance to neighbourhoods. Building red rock pathways through neighbourhoods is a great idea to make short cuts to the store. Please try to develop to the west, southwest to preserve good agricultural land*

*Brenda and Wally Redford*

*We need more wheelchair accessible, affordable housing.*

*Vision 2020 survey*

*The downtown may need parking facilities but lets be careful not to destroy all our vintage homes, our heritage to make room for 20 more cars; we will begin to look like the disgusting downtowns of major cities.*

*Vision 2020 survey*

*We need an improved downtown that is a "true" city centre.*

*Vision 2020 survey*

*We should encourage a more consolidated grouping of retail business downtown within a 2-3 block area as opposed to small scattered development over 8-10 blocks.*

*Vision 2020 survey*

### **GOAL #3**

**The development of a well planned community, based upon the protection and enhancement of the neighbourhood unit.**

To achieve this, the City shall

Encourage public participation in the planning and development of the community.

Encourage the development of balanced residential neighbourhoods which include a full range of housing options, basic recreation facilities and appropriately located school sites and other services.

Move towards a functional mix of residential, industrial and commercial uses both north and south of the river.

Establish the downtown as a vibrant and attractive focal point of the community from an administrative, business, commercial and cultural perspective and encourage its development as a unique residential neighbourhood.

Preserve and enhance escarpments and natural areas and maximize the provision of green space throughout the community.

*It is crucial for the city to refrain from building large numbers of facilities which cannot possibly break even. The existing facilities must prove that there is a need for more before anything is built. Distance from existing facilities is immaterial in a city this size.*

*Vision 2020 survey*

*We need more accessible recreation facilities; especially facilities which address the needs of young people. Let's monitor the state of seniors; they gave us this beautiful City. Let's protect it for our kids. We need a degree granting institution.*

*Vision 2020 survey*

*We need a "Teen Centre" where public functions would be held for the teens of this community. Bars are not the best gathering places.*

*Vision 2020 survey*

*We need more family oriented activities; children especially need to be acknowledged as very important people.*

*Vision 2020 survey*

*Our Red Deer College needs to expand its horizons. What is the City doing to help it get degree granting capabilities?*

*Vision 2020 survey*

*The main issues that will face Red Deer are much the same as face us and most other cities. People move to the City to make use of Social Services which are less accessible in the rural areas. I think we will simply be faced with greater numbers of people requiring these services. The present Health Delivery system is excellent. The Health Unit, Doctor's offices, Hospital, and after-hours clinics fulfil the requirements of a city this size. Social services agencies and programs cannot ever meet the needs. The need grows in direct correlation to the services on hand.*

*Vision 2020 survey*

*We should become the safest community by involving people and communities in emergency services-people helping people.*

*Vision 2020 survey*

*The freedom to make individual choices would allow physically disabled persons to enjoy what most Canadians regard as basic human rights.*

*Margaret Hicks*

*What will be the volunteer availability in 30 years. Our program uses totally volunteer staff for meal delivery. Early retirees will likely become our main target area for volunteers. Lack of volunteers would mean having to hire people to deliver the service.*

*M. Hessel, Meals on Wheels Board*

*I support the school system so that it is one of the best in the Province.*

*Albert Loughheed*

*Presently there is a perception that disabled citizens are not capable of taking part in recreational activities. this is a perception held by both the general population and the disabled themselves. This must be overcome by the City taking the initiative to actively promote the participation of the disabled through its advertising.*

*Clancy White*

*Provide more help for our teenagers and homeless on the streets.*

*Vision 2020 survey*

#### **GOAL #4**

**The provision of a wide range of community services to meet the evolving needs of residents optimizing the active involvement of volunteers.**

**In the delivery of community services, the city shall assess the evolving needs and identify the most appropriate mechanisms for service delivery. As a general principle, the City shall not deliver a service which could be effectively delivered by a community agency or the private sector or is the responsibility of another level of government.**

To achieve this, the City shall

Promote a safe and healthy living environment for City residents through the provision of essential emergency services and through facilitating the involvement of the public in additional programs.

Place an emphasis on preventative emergency services.

Coordinate/facilitate the provision of preventative social services to meet the community's needs with specific consideration given to the youth, the elderly, persons with disabilities, immigrants and single parent families.

Play an advocacy role in the treatment of social problems in the community.

Coordinate and facilitate recreation and cultural facilities and programs to meet the community's needs by providing basic facilities and programs and working with the community agencies and the private sector to provide enhanced services.

Promote volunteerism through positive reinforcement and active management.

Assess the appropriate degree of subsidy for all community service programs and facilities through the development and implementation of a comprehensive fees and charges policy reflecting the "user pay principle" where appropriate.

Assess the impact of Michener Centre's deinstitutionalization policy and work to ensure that the Province provides adequate support services in the community.

Support Red Deer College in expanding its role to a degree granting institution.

Work with both school boards to maximize the joint use of school and community facilities.

*City Transit needs to run later at night and on Sundays. If you don't drive, it is hard and expensive to catch a taxi.*

*Vision 2020 survey*

*I would like to see the dayliner from Calgary to Edmonton start up again; for a City this size the bus just doesn't do it.*

*Vision 2020 survey*

*With the City growing in population and geographically the bus/transit system should be more extensive and more frequent. Intercity Transportation should be improved to include bus transportation to and from both major airports.*

*Vision 2020 survey*

*Planning and Development: Red Deer is still of a size that traffic is manageable from one end of the city to the other, but in the long term, this will likely not be the case. Some planning has to be given to public transit, maybe in the form of an LRT, before the city grows to Calgary's size when construction of such a system becomes much more complicated and expensive. Perhaps if even such a system is envisioned, before more and more subdivisions spring up, at least the land could be assembled for the future construction of a system. Also, the Gaetz service road, is a menace at every intersection. I don't have any solutions for this, but I think there must be a better solution.*

*Donna Campbell*

*We need better bus service in town. A bus service right up to Michener Centre for 6AM. With better service, more people would use transit.*

*Vision 2020 survey*

*The transit system is terribly underused except in peak hours. Perhaps smaller passenger vans would be more economical and easier on our roadways than the present buses.*

*Vision 2020 survey*

*Our roads are a disgrace. I am surprised that you haven't had lawsuits for damage to vehicles.*

*Vision 2020 survey*

*We need rapid rail transit between Edmonton and Calgary accessible to the Citizens of Red Deer.*

*Vision 2020 survey*

*We hope to see a more efficient traffic system; included in this we would like to see an improvement in public transit to get more people to ride buses and reduce car pollution. Also perhaps a train from Edmonton to Calgary.*

*Theresa Hermary, Paula Challand,  
and Dennis Lewis*

## **GOAL #5**

**The provision of an effective transportation and transit system, serving all sectors of the community including youth, the disabled and the frail elderly.**

To achieve this, the City shall

Develop and maintain an effective primary road system for high volume traffic which preserves the integrity of local neighbourhoods.

Provide a transit system which serves all neighbourhoods and strives to meet the needs of youth, the frail elderly and persons with disabilities.

Plan for and encourage the increased use of transit in tandem with the growth of the City.

Position Red Deer as a nodal point within the Provincial Transportation system. To achieve this, the City shall work to promote the development of an effective intermodal transit system within the Province which will include

- coordination of bus, train and air schedules
- support for high speed rail with a stop in Red Deer
- effective access to air service for the City

*We need a broad economic base with rapid transit to Calgary airport facilities.*  
*Vision 2020 survey*

*The City should remain attractive to business interests but it should not become too large or it will lose much of its charm.*  
*Vision 2020 survey*

*We need a richness and diversity of business and manufacturing/industry.*  
*Vision 2020 survey*

*I think that we should try to attract more economic activity to Red Deer but we should ensure that this activity is the type that will not harm Red Deer's environment.*  
*Ian Drok*

*Let's change that built-in mentality that "growth is good" and "bigger is better". If Red Deer continues to grow, it will lose the very features that attracted me to it(six years ago). I suggest that we focus on maintaining and enhancing the quality of life/environment we currently enjoy.*  
*Sandra Koop*

*Try not to get too big; lets stay friendly and personal.*  
*Vision 2020 survey*

*Tourism should be actively pursued. Red Deer is a prime location for conventions, trade shows etc but we need more hotels and convention facilities.*  
*B. Hochsteen*

*Tourism growth is a huge untapped market for Red Deer. Downtown should be a primary focus for any initiative. The attractions exist but need development.*  
*Vision 2020 survey*

*Red Deer and its institutions have not marketed themselves aggressively, as exemplified by the slogan "Red Deer - Alberta's best kept secret". This is a definite shortfall in encouraging economic development and tourism.*

*Fred Mueller*  
*Red Deer Chamber of Commerce*

## **GOAL #6**

**The utilization of the natural and built environment, the "quality of life" and the City's unique central location as key aspects in marketing Red Deer.**

To achieve this, the City shall,

Identify the City's lifestyle as a primary factor in promoting economic development.

Utilize the City's unique central location to attract additional services and business to the City.

Promote tourism as a priority in the economic development of the City and the region. The City shall

- work with neighbouring communities to establish a long term cooperative strategy.
- accept the natural environment as a marketing theme, and
- develop a tourism generator that establishes Red Deer as a nodal point for tourism in the Region and the Province



*I would like to see recycling, reducing, and reusing aggressively pursued, composting and organic gardening should also be pursued.*

*Vision 2020 survey*

*There should be a reduction in waste to the landfill site by 75% due to efforts to reduce and recycle.*

*Vision 2020 survey*

*Red Deer City is a cosmetically clean place. Let us become the leader in environmental responsibility. The 1990's will be the environmental age - household recycling program, controlled storm water runoff, minimize sanitary treatment effluent, minimize development impact on the surrounding environment. Let us be the leader; we can be environmentally responsible.*

*Griff Bartlett*

*We need a blue box recycling program and community composting rather than filling landfills.*

*Vision 2020 survey*

## **GOAL #7**

**The provision of safe, efficient, reliable, utility systems which environmentally responsible.**

In order to attain this, the City shall,

Design and implement programs which promote the principles of reducing reusing and recycling of materials.

Undertake long term waste management plans compatible with the environmental goals of the community.

Work to promote efficient use of energy by City businesses and households.

Maintain the City's utility systems in a state of optimum efficiency.

Strive to maintain high water quality in the City distribution system.

Explore methods of maintaining high quality effluent from the City sewerage system that meets or exceeds provincial standards.

Design and install storm water systems that complement the natural environment and minimize any detrimental effects to receiving stream.

DATE: August 20, 1991  
TO: Alderman Gail Surkan  
FROM: City Clerk  
RE: VISION 2020

---

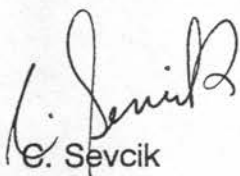
I would advise that the document entitled "City of Red Deer Vision 2020 Vision Statement and Planning Principles" was presented on the Council agenda of August 19, 1991 for consideration.

At the aforementioned Council meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby approves the Vision 2020 Vision Statement and Planning Principles and as presented to Council August 19, 1991."

The decision of Council in this instance is submitted for your information and I assume that you will meet with the City Commissioner to discuss and determine the role to be played by City departments in the formulation of strategies which will be much more specific and action oriented and which strategies will be brought back to Council for approval.

Trusting you will find this satisfactory and that you will pursue this matter further with the City Commissioner.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Community Services  
Principle Planner

NO. 5

FILE: c:\data\alan\memos\cpprosur

DATE: August 12, 1991  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: CAPITAL PROJECT SURPLUSES

---

There are a number of completed capital projects that have resulted in surpluses. The project surpluses are detailed on Appendix "A" and "B" attached.

The capital projects on Appendix "A" result in a surplus balance of \$144,423.32 from debenture by-law funded projects. Appendix "B" results in a surplus balance of \$23,788.81 from Operating Budget funded capital projects. The total surplus available from Appendixes "A" and "B" is \$168,212.13.

It will be necessary to obtain Local Authorities Board approval to reallocate surplus debenture funds. Appendix "C" is a draft resolution for Council consideration to use the surplus funds on Appendix "A" for Major Corridor project funding. This will reduce the amount of borrowing required.

Council should also pass a resolution to use the surplus funds from Appendix "B" for the same capital project.

#### RECOMMENDATION

1. That Council approve the draft resolution on Appendix "C".
2. That Council approve the use of surplus funds on Appendix "B" for funding the Major Corridor project.



A. Wilcock, B. Comm., C.A.  
Director of Financial Services

AW/mrk

Attach.

THE CITY OF RED DEER  
APPLICATION TO THE LOCAL AUTHORITIES BOARD  
TO USE UNEXPENDED DEBENTURE FUNDS

PROJECT NUMBER	PROJECT DESCRIPTION	DEBENTURE BY-LAW NO.	BOARD ORDER	BOARD ORDER DATE	DEBENTURES ISSUED	REVENUE				ACTUAL EXPENDITURE	SURPLUS DEBENTURE FUNDS
						UNEXPENDED DEBENTURES FUNDS	PROVINCIAL GRANTS	OPERATING FUNDS	OTHER		
3290-05	Gaetz Ave. 78St. to Hwy. 11A	2941/87	18381	Aug. 20/87	\$439,000.00		\$1,644,897.54	\$106,800.00	\$18,500.00	\$2,095,204.93	\$113,992.61
3290-07	Local Improvements	2944/87	18433	Oct. 21/87	67,100.00					58,910.02	8,189.98
3290-12	Edgar Drive Extension		18728	July 27/88		113,144.05		408,870.95		505,031.60	16,983.40
0186-000X	Various Road, Sidewalk, C. & G.	2892/86	17702	Mar. 26/86	208,500.00		316,677.26			465,475.22	59,702.04
TOTALS					<u>714,600.00</u>	<u>113,144.05</u>	<u>1,961,574.80</u>	<u>515,670.95</u>	<u>18,500.00</u>	<u>3,124,621.77</u>	198,868.03
LESS: Unexpended debenture funds of By-law No. 2892/86 previously allocated by Board Order No. 18728 dated July 27, 1988											<u>54,444.71</u>
Unexpended debenture funds available for allocation to other projects											<u><u>144,423.32</u></u>

CAPITAL BUDGET SURPLUSES  
FROM OPERATING FUNDS

## APPENDIX "B"

PROJ. NO.	DESCRIPTION	EXPENDITURE BUDGET	EXPENDITURE ACTUAL	PROVINCIAL GRANTS	RECOVERIES			NET SURPLUS OPERATING FUNDS
					DEBENTURE	OPERATING FUNDS	OTHER	
3290-0200	55st./36ave.	\$12,750.00	\$7,312.76	\$12,750.00				\$5,437.24
3290-5400	Eventide lane	27,500.00	18,796.00			21,394.81		2,598.81
3290-6300	Ped sig. upgr. Ross/37ave.	20,000.00	11,487.56	8,615.67		5,000.00		2,128.11
3290-6600	Traffic signal loop recut	10,000.00	5,188.58	3,891.44		2,500.00		1,202.86
3290-6700	Convert signal 60st./54ave.	15,000.00	7,940.36	5,955.27		3,750.00		1,764.91
3290-6900	Conv. 5 ped sig to Prov.	96,250.00	74,240.58	55,680.45		25,000.00		6,439.87
3290-7000	Conv signal Ross st./41ave.	56,000.00	38,997.17	29,214.18		14,000.00		4,217.01
		<u>237,500.00</u>	<u>163,963.01</u>	<u>116,107.01</u>	<u>0.00</u>	<u>71,644.81</u>	<u>0.00</u>	<u>23,788.81</u>

RESOLUTION TO USE SURPLUS DEBENTURE FUNDS  
SECTION 394 – THE MUNICIPAL GOVERNMENT ACT

WHEREAS pursuant to By-law Nos. 2941/87, 2944/87 and 2892/86 of The City of Red Deer, in the Province of Alberta, passed on the 10th day of August, 1987; the 21st day of September, 1987 and the 17th day of March, 1986, respectively, the said City was authorized to borrow by way of debenture the sums of \$439,000.00; \$67,100.00 and \$458,500.00, respectively;

AND WHEREAS the aforesaid By-laws Nos. 2941/87, 2944/87 and 2892/86 were approved by Board Order Nos. 18381, 18433 and 17702, respectively of the Local Authorities Board, dated the 20th day of August, 1987; the 21st day of October, 1987 and the 26th day of March, 1986, respectively;

AND WHEREAS the aforesaid debentures were sold and the said City received the sums of \$439,000.00; \$67,100.00 and \$208,500.00, respectively as proceeds of the said sale;

AND WHEREAS Board Order No. 18728 of the Local Authorities Board, dated the 27th day of July, 1988 authorized the use of \$113,144.05 of unexpended debenture funds for the purpose of extending Edgar Drive west from 64 Avenue;

AND WHEREAS the projects described in the aforesaid By-law Nos. 2941/87, 2944/87 and 2892/86 and Board Order No. 18728 were completed by the City at a cost of \$2,095,204.93; \$58,910.02; \$465,475.22 and \$505,031.60, respectively, which were paid from debenture funds in the amount of \$439,000.00; \$67,100.00; \$208,500.00 and \$0.00, respectively, and paid by unexpended debenture funds in the amounts of \$0.00; \$0.00; \$0.00 and \$113,144.05, respectively, and paid by Provincial grants of \$1,644,897.54; \$0.00; \$316,677.26 and \$0.00, respectively, and paid by Operating Fund contributions of \$106,800.00; \$0.00; \$0.00 and \$408,870.95, respectively, and paid by developer contributions of \$18,500.00; \$0.00; \$0.00 and \$0.00, respectively for a total unexpended balance of \$198,868.03;

AND WHEREAS Board Order No. 18728 of the Local Authorities Board, dated the 27th day of July, 1988 authorized the use of \$54,444.71 of unexpended debenture funds from By-law 2892/86 to be used for the purpose of extending Edgar Drive west from 64 Avenue leaving an unexpended balance of \$144,423.32;

AND WHEREAS the said City now desires to use the aforesaid unexpended debenture funds in the amount of \$144,423.32 for the purpose of the Major Corridor project

NOW THEREFORE, The City of Red Deer hereby resolves that:

1. The surplus debenture funds described above in the amount of \$144,423.32 be expended on the following project and in the following amount:

a) Major Corridor project \$144,423.32

2. Application be made to the Local Authorities Board for the required approval of the use of the aforesaid surplus debenture funds.

PASSED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Commissioners' Comments

We would concur with the recommendations of the Dir. of Financial Services.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



DATE: August 20, 1991  
TO: Director of Financial Services  
FROM: City Clerk  
RE: CAPITAL PROJECT SURPLUSES

---

Your report dated August 12, 1991 pertaining to the above matter received consideration at the Council meeting of August 19, 1991 and at which meeting Council passed the attached resolution pertaining to use of surplus debenture funds including the resolution quoted hereunder.

"RESOLVED that Council of The City of Red Deer, having considered report dated August 12, 1991 from the Director of Financial Services re: Capital Project Surpluses, hereby approves the use of surplus funds as outlined on Appendix 'B' of the aforementioned report for funding the Major Corridor Project as recommended to Council August 19, 1991."

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/jt

Att.

c.c. City Commissioners



RESOLUTION TO USE SURPLUS DEBENTURE FUNDS  
SECTION 394 - THE MUNICIPAL GOVERNMENT ACT

"WHEREAS pursuant to Bylaw Nos. 2941/87, 2944/87 and 2892/86 of The City of Red Deer, in the Province of Alberta, passed on the 10th day of August, 1987; the 21st day of September, 1987 and the 17th day of March, 1986, respectively, the said City was authorized to borrow by way of debenture, the sums of \$439,000.00; \$67,100.00 and \$458,500.00, respectively;

AND WHEREAS the aforesaid Bylaws Nos. 2941/87, 2944/87 and 2892/86 were approved by Board Order Nos. 18381, 18433 and 17702 respectively, of the Local Authorities Board, dated the 20th day of August, 1987; the 21st day of October, 1987 and the 26th day of March, 1986, respectively;

AND WHEREAS the aforesaid debentures were sold and the said City received the sums of \$439,000.00; \$67,100.00 and \$208,500.00, respectively as proceeds of the said sale;

AND WHEREAS Board Order No. 18728 of the Local Authorities Board, dated the 27th day of July, 1988 authorized the use of \$113,144.05 of unexpended debenture funds for the purpose of extending Edgar Drive west from 64 Avenue;

AND WHEREAS the projects described in the aforesaid Bylaw Nos. 2941/87, 2944/87 and 2892/86 and Board Order No. 18728 were completed by the City at a cost of \$2,095,204.93; \$58,910.02; \$465,475.22 and \$505,031.60 respectively, which were paid from debenture funds in the amount of \$439,000.00; \$67,100.00; \$208,500.00 and \$0.00, respectively, and paid by unexpended debenture funds in the amounts of \$0.00; \$0.00; \$0.00 and \$113,144.05 respectively, and paid by Provincial grants of \$1,644,897.54; \$0.00; \$316,677.26 and \$0.00, respectively, and paid by Operating Fund contributions of \$106,800.00; \$0.00; \$0.00 and \$408,870.95 respectively, and paid by developer contributions of \$18,500.00; \$0.00; \$0.00 and \$0.00, respectively, for a total unexpended balance of \$198,868.03;

AND WHEREAS Board Order No. 18728 of the Local Authorities Board, dated the 27th day of July, 1988 authorized the use of \$54,444.71 of unexpended debenture funds from Bylaw 2892/86 to be used for the purpose of extending Edgar Drive west from 64 Avenue leaving an unexpended balance of \$144,423.32;

Resolution To Use Surplus Debenture Funds  
Section 394 - The Municipal Government Act  
Continued - Page 2

AND WHEREAS the said City now desires to use the aforesaid unexpended debenture funds in the amount of \$144,423.32 for the purpose of the Major Corridor project;

NOW THEREFORE THE CITY OF RED DEER HEREBY RESOLVES THAT:

1. The surplus debenture funds described above in the amount of \$144,423.32 be expended on the following project and in the following amount:
  - (a) Major Corridor project \$144,423.32
2. Application be made to the Local Authorities Board for the required approval of the use of the aforesaid surplus debenture funds."

Passed by Council this 19th day of August 1991.

NO. 6

DATE: 13 August 1991  
TO: City Clerk  
FROM: City Assessor  
RE: TAX PENALTY - 77 KENNINGS CRESCENT  
LOT 15, BLOCK 5, PLAN 872-1784

---

The Tax Collection Bylaw states:

"4(1) Should the full amount or any portion of the current year's taxes for the year sated in the Property Tax Notice remain unpaid at 12:00 midnight on the last day of the month of June, then effective July 1, there shall be added to and form part of such unpaid taxes, by way of penalty, an amount equal to 9% of the unpaid taxes."

The Provincial Government Department of Municipal Affairs Information Bulletin states that, when June 30th falls on a Sunday and July 1 on a Monday (as they did in 1991), the last day for payment is July 2. This means that, in order for a payment to be received in time, it must be:

1. Received at City Hall no later than July 2, 1991;
2. Postmarked no later than July 2, 1991;
3. Put in the outside mail depository no later than July 2, 1991.

It should be noted that, because the outside mail depository is not cleared until 8:00 a.m., July 3, payments could be placed in there from midnight to 8:00 a.m. on July 3 and still be accepted without penalty.

Assessment Notices were mailed in late January to property owners in the city.

Tax Notices were mailed in May to the addresses that are on the assessment and tax rolls as at the latest date possible; however, transfers that occur in late April are not entered. Therefore, as has happened in this instance, the Tax Notice has gone to the vendor of the property, not to the purchaser. The lawyers who represent the owners make tax adjustments when finalizing the transaction, but the instructions given are not always understood by the vendor and purchaser as far as property taxes are concerned.

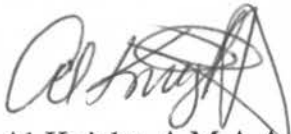
The City of Red Deer endeavours to make people as aware as possible of property tax deadlines, etc., by placing ads in the newspaper (running three times) prior to payment deadlines. This, hopefully, would catch the eye of the taxpayer, and trigger the question, "does that apply to me?"

City Clerk  
Page 2  
13 August 1991

While we can appreciate the predicament that these people are in, we cannot recommend that the penalty be forgiven, as it complies with the bylaw and its application.

**RECOMMENDATION**

We respectfully recommend that the penalty not be reduced in this instance.

A handwritten signature in dark ink, appearing to read 'Al Knight', with a large, stylized initial 'A'.

Al Knight, A.M.A.A.  
City Assessor

AK/ngl

c.c. Director of Finance

MR. AND MRS. KENNETH LEE  
77 Kennings Crescent  
RED DEER, Alberta  
T4P 3M8

346-0061 (home)  
341-4013 (WK)

July 26, 1991

MANAGEMENT OF THE CITY OF  
RED DEER AND ALDERPERSONS  
Box 5008  
RED DEER, Alberta  
T4N 3T4

THE CITY of RED DEER  
LAND & TAX DEPARTMENT

RECEIVED	
TIME	11:05
DATE	9/17/29
BY	H. Howell

Dear Sirs:

RE: 77 Kennings Crescent

We write to you at the suggestion of our lawyer to ask for a waiver of the penalty on our property taxes.

We have just moved to this country in the spring of 1991 and this is the first home we owned here. It was explained to us that we had to pay property taxes and when we purchased our house on April 30, 1991 a tax adjustment was done by the lawyer and we knew we would have to pay property taxes. We were also informed that a tax notice or bill would be sent to us, however we never did receive the bill. We went to City Hall on July 25, 1991 to see what the situation was and discovered there was a penalty of \$138.00. We would have paid the taxes on time, however we did not receive the bill. This is a new country for us and we did not contact the City until the bank recommended that we do so. We went to see our lawyer and we enclose a photocopy of the Notice of Change of Ownership he filed with the City. We now understand that perhaps the tax bill was received by the previous owner or else lost by the postal authorities.

We hereby request an opportunity to appear and apply for a waiver of the penalty.

Yours truly,

KENNETH LEE & RUBY LEE

/ct

Encl.

*Kenneth Lee*

*Ruby Lee*

NOTICE OF CHANGE OF OWNERSHIP

TO: CITY OF RED DEER

NAME: KENNETH LEE & RUBY LEE

ADDRESS: 77 KENNINGS CRESCENT, RED DEER T4P 3M8

LEGAL DESCRIPTION: PLAN 8721784, BLOCK 5, LOT 15

CIVIC ADDRESS OF PROPERTY: 77 KENNINGS CRESCENT, RED DEER, ALBERTA

DATE OF SALE: APRIL 30, 1991

OUR FILE NUMBER: 1317

---

GLEN D. CAPELING  
Barrister and Solicitor  
#307, 4822 - 50 Street  
RED DEER, Alberta T4N 1X4

Commissioners' Comments

We concur with the comments of the City Assessor and recommend the penalty in this instance be not waived.

"R.J. MCGHEE"  
Mayor  
"M.C. DAY"  
City Commissioner

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1991

Mr. and Mrs. Kenneth Lee  
77 Kennings Crescent  
RED DEER, Alberta  
T4P 3M8

Dear Mr. and Mrs. Lee:

**RE: 77 KENNINGS CRESCENT - LATE PAYMENT OF TAXES**

Your letter of July 26, 1991 requesting Council to waive the penalty for late payment of taxes pertaining to 77 Kennings Crescent was presented on the Council agenda of August 19, 1991.

Your request to have the penalty waived was not approved by Council. In the light of Council's decision, I would advise you that the penalty must be paid before September 1, 1991, failing which there will be a further 4½% penalty levied on the unpaid balance.

The decision of Council in this instance 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

CS/jt

c.c. City Assessor  
Director of Financial Services

**RED DEER***a delight  
to discover!*

NO. 7

DATE: August 12, 1991

TO: City Commissioner

FROM: E. L. & P. Manager

RE: EEMA REVIEW

---

The Mayor and City Commissioner recently met with the Honourable Rick Orman, Alberta Minister of Energy, to discuss the Alberta Electric Marketing Act review process which is being initiated by the Minister.

The Minister requested comments and ideas from the City of Red Deer on any aspects of the Act and the review process. The following presents several comments which might assist in the response.

1. EEMA REVIEW PANEL

EEMA was a political creation; it was not initiated or requested by Alberta's Utilities. In fact, the utilities were reluctant participants. Being of a political nature with presumably some economic and social objectives, it should be the role of the politicians and their political advisors to determine what contribution, if any, should be made to economic and social programs by Alberta's electric utilities.

If membership on the review panel is to include people associated with the electric utility industry, a suggestion would be an Alderperson from one or two of the Alberta municipalities who are served on a wholesale basis by TransAlta Utilities, a member or two from the Board of Directors of the two private utilities in Alberta, some representation from the Board of Directors of some large Alberta industries, and some representation from among the elected officials of the Rural Electrification Associations. The above would be best able to provide some very broad perspectives at a level which would be understood by those making political decisions. Myriads of statistics are not what this review panel should be expected to consider as the review would become too focused and myopic.



City Commissioner  
Page 2  
August 12, 1991

There is currently a functioning utility and consumer committee which is reviewing the entire electric utility industry in Alberta, including EEMA. It is not clear how this existing committee will coordinate with the special EEMA Review Panel and how much over-lap of activity will occur. One would question the need for the two groups unless the special EEMA Review Panel is to establish policy and the other committee is to determine the best way to implement that policy. The above suggested membership of the EEMA Panel is more appropriate to a broad policy group while the existing utility and consumer panel may be more appropriate to dealing with implementation -- provided that they know the policy.

## 2. EEMA OBJECTIVES

If EEMA remains, its objectives should be very clearly annunciated both in terms of what is intended and what is not intended. At present, the various consumer groups all have different expectations of EEMA which were presumably obtained from public addresses by politicians or perhaps private meetings. Each group champions their own understanding of EEMA principles and objectives which results in the present situation where everyone has complaints about the operation of EEMA.

One original objective of EEMA was to reduce the disparity of rates between customers of the same consumer group. This has been achieved. However, those who understood the principle as rate equalization have been disappointed because that has not been achieved even within the same consumer group. This original objective should of course be reviewed by the Review Panel.

## 3. EEMA PARTICIPATION

The objectives of EEMA, if it is to continue, should very clearly be defined as a piece of Provincial Policy to which all Albertans contribute -- including those presently exempted. There is absolutely no fairness in excluding only one municipality and introducing serious discrimination into the policy. The policy could be established such that a municipality is not a participant. However, any other municipality should be able to decline participation by that same policy.

## 4. MUNICIPAL AUTONOMY

When EEMA was conceived, it was clearly stated that EEMA was not intended to interfere with the powers conferred on municipalities by the Municipal Government

City Commissioner  
 Page 3  
 August 12, 1991

Act. To date this policy has been adhered to and municipal councils have had the ability to set their own utility rates and determine their own policy respecting the amounts and use of utility profits. To include the municipal distribution systems in the EEMA process, which would most likely be necessary for complete rate equalization, would in fact strip the municipalities of the above mentioned powers. This is completely unacceptable and would eventually result in the sale of the municipal utilities as, in essence, one provincial utility has been created.

##### 5. EEMA COST

The cost of processing two EEMA applications every year through the Public Utilities Board is an extra cost to all electricity consumers. It does not add one cent of value to the product, but rather adds confusion to the pricing of the product from the perspective of the public.

If EEMA is to remain, a much simpler and less costly system must be put in place which makes it very easy to indicate to the public what the costs are and to whom they are being paid. Such a system would indicate on every consumer's bill:

- a) the cost of providing electricity by utility, and
- b) the provincial levy on your electricity consumption to fund provincial programs

There is no shame in honestly stating where your payments are directed; the public is deserving of this information in a simple straight-forward manner. The Public Utilities Board regulatory process has kept the actual and true costs of utility operation well-defined. The EEMA process has forced a form of provincial taxation to be buried into utility rates. The result is a public who do not know why utility rates are increasing and who is simply blaming the utility who are not the culprit.

A proposal made by the City of Calgary which deserves serious consideration because of its seeming simplicity in raising funds from electricity consumers, if this remains as policy, is to implement a levy on all electricity generation in the province. The Provincial government (EEMA) funding requirement would be obtained from each generator and paid directly to the Provincial Government who would disburse the funds through its own programs. Each electricity consumer would have the appropriate portion of its supplying utility's generation levy shown on the bill as a Provincial Levy.

The income tax paid by the privately owned utilities in Alberta is currently being disbursed to the public by the Provincial Government in a manner it determines to be appropriate without any connection to a consumer's electric bill. The generation tax levy could be handled in exactly the same way with the levy being a known cost

City Commissioner  
Page 4  
August 12, 1991

to a utility just as is income tax. The only difference would be that the generation levy would be shown separately on a consumer's utility bill as a matter of information just as the income tax cost was when it was rebated through the utilities.

6. INCOME TAXES AND EEMA

EEMA was established to reduce the economic disincentive resulting from locating in parts of the province where electricity rates were higher. By refusing to return to consumers the income tax paid by Alberta's privately owned electric utilities, the Provincial Government has introduced a disincentive for anyone even locating in Alberta regardless of the area within the province.

There must be some rationalization of policy to remove the obvious contradictions in objectives of these two Provincial Government programs which are paid for by Alberta's electricity consumers.

7. EEMA AND ALBERTA ELECTRIC SYSTEM PLANNING

Prior to EEMA there was effective one-system planning being conducted by the Electric Utility Planning Council (EUPC). If one system planning is now not being effectively conducted, a generation levy may well rectify this problem. The levy would be assessed on installed capacity. The cost of that levy resulting from any portion of capacity not used, or for which there is no future purchase agreement, would not be eligible for cost pooling under EEMA. This would make utilities more responsible for the timing of their generating plant additions within a one-system planning scenario.

8. CONCLUSION

The City of Red Deer never has and still does not support EEMA. However, the City has cooperatively participated in EEMA on the understanding that broader provincial benefits are being derived through the provincial legislation, albeit, with a large amount of discrimination as one municipality is not being required to contribute to these provincial goals. We wish to continue this involvement and cooperation in any review of EEMA which will hopefully make the process simpler, less costly and understood by the Public. The above addresses our major concerns with some suggestions for improvements.

We wish to thank you for your desire to seek our opinion and cooperation in this matter.

A. Roth,  
Manager



Commissioners' Comments

At the request of the Minister of Energy, the Honorable Rick Orman, we recently met with him in Calgary to discuss a number of issues related to the Electrical Utility Industry with the major focus on EEMA. It is the Minister's intention to establish a committee to review EEMA and we were asked to express in writing the views of the City on this subject both in terms of the composition of the committee and a brief to the committee. We discussed the matter with our E.L. & P. Manager, Mr. Roth, who has prepared the attached report which generally reflects our recommendation to Council of the position the City should take.

We, therefore, recommend Council endorse the attached report for submission to the Minister.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 7

DATE: August 12, 1991

TO: City Commissioner

FROM: E. L. & P. Manager

RE: EEMA REVIEW

---

The Mayor and City Commissioner recently met with the Honourable Rick Orman, Alberta Minister of Energy, to discuss the Alberta Electric Marketing Act review process which is being initiated by the Minister.

The Minister requested comments and ideas from the City of Red Deer on any aspects of the Act and the review process. The following presents several comments which might assist in the response.

1. EEMA REVIEW PANEL

EEMA was a political creation; it was not initiated or requested by Alberta's Utilities. In fact, the utilities were reluctant participants. Being of a political nature with presumably some economic and social objectives, it should be the role of the politicians and their political advisors to determine what contribution, if any, should be made to economic and social programs by Alberta's electric utilities.

If membership on the review panel is to include people associated with the electric utility industry, a suggestion would be an Alderperson from one or two of the Alberta municipalities who are served on a wholesale basis by TransAlta Utilities, a member or two from the Board of Directors of the two private utilities in Alberta, some representation from the Board of Directors of some large Alberta industries, and some representation from among the elected officials of the Rural Electrification Associations. The above would be best able to provide some very broad perspectives at a level which would be understood by those making political decisions. Myriads of statistics are not what this review panel should be expected to consider as the review would become too focused and myopic.

City Commissioner  
Page 2  
August 12, 1991

There is currently a functioning utility and consumer committee which is reviewing the entire electric utility industry in Alberta, including EEMA. It is not clear how this existing committee will coordinate with the special EEMA Review Panel and how much over-lap of activity will occur. One would question the need for the two groups unless the special EEMA Review Panel is to establish policy and the other committee is to determine the best way to implement that policy. The above suggested membership of the EEMA Panel is more appropriate to a broad policy group while the existing utility and consumer panel may be more appropriate to dealing with implementation -- provided that they know the policy.

2. EEMA OBJECTIVES

If EEMA remains, its objectives should be very clearly annunciated both in terms of what is intended and what is not intended. At present, the various consumer groups all have different expectations of EEMA which were presumably obtained from public addresses by politicians or perhaps private meetings. Each group champions their own understanding of EEMA principles and objectives which results in the present situation where everyone has complaints about the operation of EEMA.

One original objective of EEMA was to reduce the disparity of rates between customers of the same consumer group. This has been achieved. However, those who understood the principle as rate equalization have been disappointed because that has not been achieved even within the same consumer group. This original objective should of course be reviewed by the Review Panel.

3. EEMA PARTICIPATION

The objectives of EEMA, if it is to continue, should very clearly be defined as a piece of Provincial Policy to which all Albertans contribute -- including those presently exempted. There is absolutely no fairness in excluding only one municipality and introducing serious discrimination into the policy. The policy could be established such that a municipality is not a participant. However, any other municipality should be able to decline participation by that same policy.

4. MUNICIPAL AUTONOMY

When EEMA was conceived, it was clearly stated that EEMA was not intended to interfere with the powers conferred on municipalities by the Municipal Government



City Commissioner  
 Page 3  
 August 12, 1991

Act. To date this policy has been adhered to and municipal councils have had the ability to set their own utility rates and determine their own policy respecting the amounts and use of utility profits. To include the municipal distribution systems in the EEMA process, which would most likely be necessary for complete rate equalization, would in fact strip the municipalities of the above mentioned powers. This is completely unacceptable and would eventually result in the sale of the municipal utilities as, in essence, one provincial utility has been created.

## 5. EEMA COST

The cost of processing two EEMA applications every year through the Public Utilities Board is an extra cost to all electricity consumers. It does not add one cent of value to the product, but rather adds confusion to the pricing of the product from the perspective of the public.

If EEMA is to remain, a much simpler and less costly system must be put in place which makes it very easy to indicate to the public what the costs are and to whom they are being paid. Such a system would indicate on every consumer's bill:

- a) the cost of providing electricity by utility, and
- b) the provincial levy on your electricity consumption to fund provincial programs

There is no shame in honestly stating where your payments are directed; the public is deserving of this information in a simple straight-forward manner. The Public Utilities Board regulatory process has kept the actual and true costs of utility operation well-defined. The EEMA process has forced a form of provincial taxation to be buried into utility rates. The result is a public who do not know why utility rates are increasing and who is simply blaming the utility who are not the culprit.

A proposal made by the City of Calgary which deserves serious consideration because of its seeming simplicity in raising funds from electricity consumers, if this remains as policy, is to implement a levy on all electricity generation in the province. The Provincial government (EEMA) funding requirement would be obtained from each generator and paid directly to the Provincial Government who would disburse the funds through its own programs. Each electricity consumer would have the appropriate portion of its supplying utility's generation levy shown on the bill as a Provincial Levy.

The income tax paid by the privately owned utilities in Alberta is currently being disbursed to the public by the Provincial Government in a manner it determines to be appropriate without any connection to a consumer's electric bill. The generation tax levy could be handled in exactly the same way with the levy being a known cost

City Commissioner  
Page 4  
August 12, 1991

to a utility just as is income tax. The only difference would be that the generation levy would be shown separately on a consumer's utility bill as a matter of information just as the income tax cost was when it was rebated through the utilities.

6. INCOME TAXES AND EEMA

EEMA was established to reduce the economic disincentive resulting from locating in parts of the province where electricity rates were higher. By refusing to return to consumers the income tax paid by Alberta's privately owned electric utilities, the Provincial Government has introduced a disincentive for anyone even locating in Alberta regardless of the area within the province.

There must be some rationalization of policy to remove the obvious contradictions in objectives of these two Provincial Government programs which are paid for by Alberta's electricity consumers.

7. EEMA AND ALBERTA ELECTRIC SYSTEM PLANNING

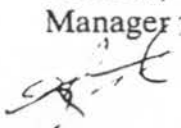
Prior to EEMA there was effective one-system planning being conducted by the Electric Utility Planning Council (EUPC). If one system planning is now not being effectively conducted, a generation levy may well rectify this problem. The levy would be assessed on installed capacity. The cost of that levy resulting from any portion of capacity not used, or for which there is no future purchase agreement, would not be eligible for cost pooling under EEMA. This would make utilities more responsible for the timing of their generating plant additions within a one-system planning scenario.

8. CONCLUSION

The City of Red Deer never has and still does not support EEMA. However, the City has cooperatively participated in EEMA on the understanding that broader provincial benefits are being derived through the provincial legislation, albeit, with a large amount of discrimination as one municipality is not being required to contribute to these provincial goals. We wish to continue this involvement and cooperation in any review of EEMA which will hopefully make the process simpler, less costly and understood by the Public. The above addresses our major concerns with some suggestions for improvements.

We wish to thank you for your desire to seek our opinion and cooperation in this matter.

A. Roth,  
Manager





## Office of the Mayor



August 21, 1991

The Honourable Rick Orman  
Minister of Energy  
228 Legislature Building  
EDMONTON, Alberta  
T5K 2B7

Dear Mr. Orman:

**RE: EEMA REVIEW**

Further to the recent meeting which we had with you to discuss the Alberta Electric Marketing Act review process, I wish to advise as follows.

At the Council meeting of August 19, 1991, the enclosed report from the E. L. & P. Manager, Mr. Al Roth, received consideration and at which meeting Council unanimously passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report dated August 12, 1991 from the E. L. & P. Manager re: EEMA Review, hereby endorses the aforesaid report for submission to the Minister of Energy, and as presented to Council August 19, 1991."

In accordance with your request that we express in writing the views of the City on this subject both in terms of the composition of the committee and a brief to the committee, we are pleased to enclose herewith the report prepared by our E. L. & P. Manager, Mr. Al Roth, which generally reflects the position of the City.

....2

The Honourable Rick Orman  
Minister of Energy  
August 21, 1991  
Page 2

We thank you for the opportunity to express our views on this important issue and trust that you will give same due consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. J. McGhee', with a stylized, cursive script.

R. J. McGHEE  
Mayor

/jt

c.c. The Premier, The Honourable R.L. Getty  
Red Deer M.L.A. South, The Honourable John Oldring  
Red Deer M.L.A. North, Mr. Stockwell Day  
E. L. & P. Manager  
City Clerk



ENERGY

Office of the Minister

228 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3740

August 28, 1991

His Worship Mayor R. J. McGhee  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4


Dear Mayor McGhee:

On behalf of the Honourable Rick Orman, I would like to acknowledge receipt of your letter dated August 21, 1991 regarding the EEMA Review.

Please be assured that your correspondence will be reviewed by the Minister at the earliest opportunity.

Thank you for writing.

Yours truly,

  
Sharon Kruger  
Minister's Office

AUG 31 1991

CITY OF RED DEER



NO. 1

# Management & Realty

Property Managers and Space Planners

August 7, 1991

City of Red Deer  
Office of the City Clerk  
Mr. Charles Sevik  
Red Deer, Alberta

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:05 pm
DATE	91/08/07
BY	<i>C. Sevik</i>

Proposal to His Worship Mayor R.J. McGhee and City Council

Dear Mayor McGhee and councilors;

Re: 5431 - 43rd Street S.W. Red Deer  
Lot 1B, Plan 1396 M.C. (former Texaco site)

We wish to apply for the necessary permission and relaxations to facilitate construction on the subject site which we have acquired from Imperial Oil.

The tanks and contaminated materials have been removed from the site, and we deem that the proposed building may be located as presented, with no environmental difficulties.

Enclosed in this submission are the following;

- a) Permission from Imperial Oil for applications.
- b) Precis of R.J.F. Developments Ltd.
- c) B.O.M.A. building of the year picture.
- d) Colour illustration of proposed development.
- e) Six sets of plans including parking and elevations.
- f) Copy of adjacent residential approved by council.
- g) Survey and old site plan.
- h) List of potential tenants and uses for approval.
- i) Environmental report.

- 2 -

As we realize, the site is adjacent to a residential development at the intersection of two major corridors. Thus one might think that parking for C-4 guidelines could be appropriate (ie. 4 spaces 93m<sup>2</sup> or 1,000 sq.ft.).

If this is not considered, we will require a relaxation on parking to satisfy our 25 stalls (including loading) as shown.

General Relaxation on Site:

As noted a residential component has been approved adjacent to this site. We propose to provide a good visible shield from our commercial development, by setting the building back to the property line on the east side, and a 1.5m setback on the south side. The building walls are masonry in construction and tastefully finished for a fencing effect to create a good integration with the residences.

The front of the development will be on 55th Avenue with the appropriate setback from there.

We note that the entrance on 55th is only 6.186 metres in width and a further relaxation permitting a parking stall into the 1.5 setback on the N.W. corner could allow a wider entry to the site.

A list of potential tenants is also included for approval.

In conclusion we require the aforementioned relaxations for a feasible commercial development of our site. We believe that it will be attractive and a well leased development and enhance the appearance and provide convenience to the area.

May we have the appropriate permissions for this development.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'Fred Rousseau', written in dark ink.

Fred Rousseau

ESSO PETROLEUM CANADA

40



#900, 10201 SOUTHPORT ROAD S. W.  
CALGARY, ALBERTA  
CANADA T2W 4X9

RETAIL/COMMERCIAL DEPARTMENT  
PROPERTY DIVESTMENT GROUP  
TEL: (403)258-8746  
FAX: (403)258-8777

1991-08-01

The City of Red Deer  
and  
The Red Deer Regional Planning Commission

Dear Sirs:

Re: 5431 - 43 Street S. W.  
Red Deer, Alberta

This will serve as your authority to permit the prospective purchaser,  
RJF Management and Realty, 1144 - 29 Avenue N. E., Calgary, Alberta, to apply  
for any and all permits required to accommodate their proposed development.

Yours truly,

A large, stylized handwritten signature in black ink, appearing to be "J. M. Christie".

J. M. (Mike) Christie  
Coordinator  
Property Divestment

JMC:bmv



Esso Petroleum Canada  
1210 Sheppard Avenue  
Willowdale, Ontario  
M2K 2S8

Property Divestment Group

VIA COURIER

August 1, 1991

R.J.F. Developments Ltd.  
#109, 1144 - 29th Avenue N.E.  
Calgary, Alberta  
T2E 7P1

Attention: Fred Rousseau

Dear Sirs:


RE: 5431 - 43rd Street, Red Deer, Alberta

We are pleased to advise that your Offer to Purchase for retail petroleum property listed above has been accepted by Imperial Oil. Accordingly, we enclose one duly executed copy of the accepted offer. Imperial Oil has retained one fully executed copy for its records.

A representative of Imperial Oil will be contacting you shortly to discuss the matters and procedures relative to closing.

Yours truly,

IMPERIAL OIL LIMITED

  
A.R. Brown  
Manager  
Property Divestment

ARB:jbj

Encl.

cc: J.M. Christie



# Management & Realty

Property Managers and Space Planners

July 5, 1991

R.J.F. MANAGEMENT & REALTY  
PRECIS

R.J.F. Management & Realty is a subsidiary of R.J.F. Developments Ltd., who have been in business in Calgary since 1977.

R.J.F. Developments Ltd., the parent company, is a commercial realtor and management company specializing in office buildings, smaller shopping centers and warehouses. Various projects were purchased for overseas buyers and are currently being managed by R.J.F.

- eg: - 805 - 9th Street S.W. = Office Building
- 1120 - 29th Avenue N.E. = Office Building
  - 1144 - 29th Avenue N.E. = Office Building  
(1990 Bowma Building of the year)
  - 5622 Burleigh Crescent S.E. = Warehouse Complex

In 1978 a construction program commenced, and various office and warehouse buildings were constructed in Calgary:

- a. The Canadian Bank Note building was completed in 1981 and sold to the main tenant.
- b. Deerfoot Plaza, a small office building was completed in the same year, leased up, and sold to a Hong Kong owner who uses R.J.F. Management services.
- c. Deerfoot Court was completed in 1982 and fully leased shortly thereafter. To date, it is also being managed by R.J.F. as also partially owned.
- d. Crescent Heights Medical Building was completed for six doctors and full support services. This was a turnkey project involving site selection, financing, construction and leasing.



- 2 -

Mr. Fred Rousseau, the President of the company has extensive financial and real estate exposure. Mr. Rousseau opened the Alberta Branch of Colliers in 1974 and several years later started his own commercial real estate operation in Calgary as F.J.R. and Associates Real Estate, which was the predecessor company to the current operation.

The present company is recognized as a Real Estate Boutique which specializes in leasing, management, and development. Over the past periods in Calgary, R.J.F. buildings have always been maintained in good physical and rental posture.

We look forward to doing business with you and invite your enquiries.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'Fred Rousseau', written in dark ink.

Fred Rousseau



LIST OF POTENTIAL TENANTS

- USES:
- 1) Walk-in Medical Centre
  - 2) Uniform Shop
  - 3) Health Care Shop (medical)
  - 4) Hair, skin and nail care
  - 5) Book store
  - 6) Video store
  - 7) Coin & Sport card store
  - 8) Bicycle & Ski shop
  - 9) Convenience store (confectionary)
  - 10) Delicatessan
  - 11) Bakery
  - 12) Donut shop
  - 13) Restaurant
  - 14) Clothing store
  - 15) Jewellery store & repair
  - 16) Travel agency
  - 17) Soup & sandwich shop
  - 18) Shoe repair shop
  - 19) Ice cream shop
  - 20) Meat market
  - 21) Drug store
  - 22) X-ray laboratory
  - 23) Real estate office
  - 24) Dry cleaner
  - 25) Laundromat
  - 26) Bank
  - 27) Post Office
  - 28) Opthamologist
  - 29) Copy centre
  - 30) Veterinarian
  - 31) Pet Food store

DATE: August 12, 1991  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **PROPOSED SHOPPING CENTRE**  
**5431 - 43 STREET**  
**LOT 1B, PLAN 1396 MC**

---

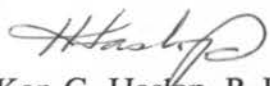
The Engineering Department has the following comments in regards to this development.

1. Servicing

- a. The existing sanitary service to this site was installed in 1983 and does not require replacement.
- b. The water service to this site was disconnected at the main when the service station was demolished. The developer will be required to apply for a new water service.

2. Access to Site

- a. Minor alteration of the access on 55 Avenue will be permitted.
- b. The west access on 43 Street may only be widened to the east.
- c. The developer will be required to pay for the removal of the east access on 43 Street.
- d. We do not support any encroachment into the 45 Street or 55 Avenue road right of way.

  
Ken G. Haslop, P. Eng.  
Engineering Department Manager

SS/cy

**DATE:** August 12, 1991

**CS-3.322**

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS, Director  
Community Services Division

**RE:** RJF MANAGEMENT & REALTY:  
PROPOSED DEVELOPMENT AT 5431 - 43RD STREET  
Your memo dated August 7, 1991 refers.

---

1. RJF Management & Realty is proposing to develop the property at 5431 - 43rd Street for commercial purposes. The developer has submitted a list of thirty-one potential commercial tenants ranging from a standard convenience store to a real estate office, post office and x-ray laboratory. The property is presently designated DC(3) - Direct Control District in the Land Use Bylaw, which requires the majority of the specific uses to be approved directly by City Council.
2. I have discussed the proposed development with the Parks and Recreation & Culture Managers and we have no objections from a Community Services perspective. Site landscaping plans will be reviewed in detail when the application for a development permit is submitted.



CRAIG CURTIS

:ad

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager



August 13, 1991

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: RJF Management & Realty (Former Texaco Site)

The site under consideration is located in the south-east corner of 55th Avenue and 43rd Street. The site measure 45.72 by 38.1 m (150 ft. by 125 ft.) with an area of 0.165 ha (0.41 ac.).

The site has been used as a service station by Texaco and Imperial Oil. In recent years the service stations ceased their operation and the pumps have been removed.

The Proposal

RJF Management & Realty is proposing to use the site for a small shopping centre having 576.4 sq. metres (6195 sq. ft.) of floor area consisting of approximately six stores, each having an area of about 95 sq. metres (1022 sq. ft.). The proposal is similar to local commercial establishments and therefore it has been compared to C3 for land use requirement. They also attached a list of 31 possible uses for the site.

Present Land Use Bylaw Designation

Until June 24, 1991, the site had a basic designation of light industrial use (I1) with additional cross "X" designation. Before the above date, the site could have been used for light industrial uses, plus service station, car-wash and Drive-In food establishment.

Under the Land Use Bylaw 2672/P-91, the old Revelstoke site was designated for multiple housing, the Texaco site was designated to direct control DC(3) and retained its cross designation uses. The present bylaw may with the approval of M.P.C. permits the use of the site for service station, car-wash and Drive-In food establishment, and since it has DC(3) designation, any additional uses must be approved by City Council under Section 7.3.24(c) of the Land Use Bylaw.

C. Sevcik, City Clerk  
Re: RJF Management & Realty

Pg. 2

#### Comments and Recommendations

The purpose of the local commercial of C3 is to provide in a residential or an industrial area, a small localized commercial facility which caters to the day to day convenience needs of the people living or working in such an area.

We feel the area is served locally by the AM.PM which has a service station and grocery store, plus the fact that a site has been designated, but not developed, for C3 uses located at the north-west corner of 43rd Street and 54th Avenue (less than 70 m from this site).

Most of the possible uses mentioned do not fit into the definition of local shopping serving the neighbourhood. The uses more appropriate for local shopping centres are:

- 1- Walk-in Medical Centre
- 4- Hair, skin and nail care
- 6- Video Store
- 9- Convenience Store (Confectionary)
- 11- Bakery
- 12- Donut Shop
- 13- Small restaurant
- 17- Soup & Sandwich Shop
- 21- Drug Store
- 24-25 Dry Cleaner, Laundromat

The maximum floor area for C3 District is 500 sq. metres of gross leasable area. The proposed development is 576 sq. metre. It would appear that there is also a shortage of parking spaces based on the C3 standard of 5.5 stalls for 93 sq. metres of floor area. There is no side yard provided on the east side and only 1.5 m on the south side.

C. Sevcik, City Clerk  
Re: RJF Management & Realty

Pg. 3

Considering that service station and Drive-In food establishments are not viable uses for this site, we are prepared to accept a small local convenience development, provided:

- the development is reduced by about 76 sq. metres to 500 sq. metres
- the C3 parking standards are met
- the uses be limited to about ten local uses mentioned earlier.

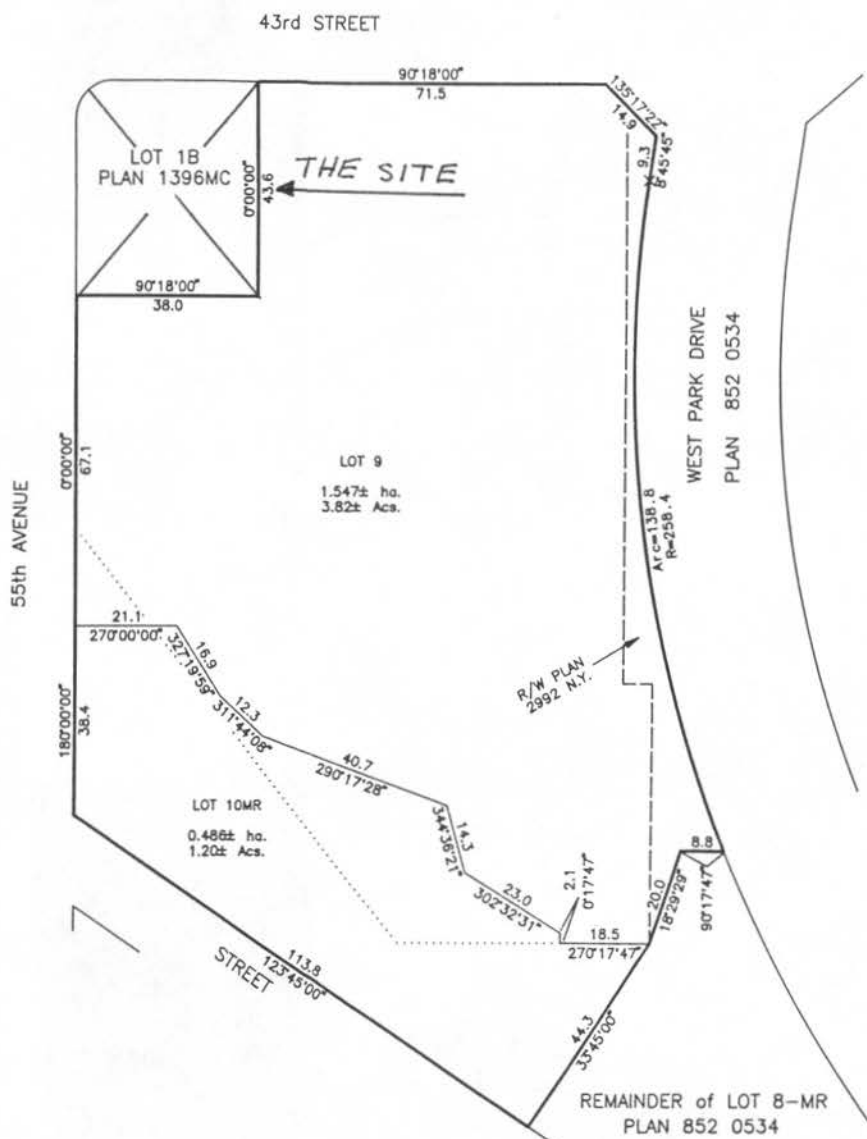
Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER, CITY SECTION  
DR/cc

c.c. Director of Community Services  
Director of Engineering  
Bylaws/Inspection Manager  
City Assessor  
Economic Development Manager





RED DEER

Plan Showing a Proposed Subdivision  
of  
LOT 2B, PLAN 308 N.Y.  
LOT R, PLAN 308 N.Y.  
and part of  
LOT 8-MR, PLAN 852 0534  
in the  
S.E.1/4 SEC.17,TWP.38,RGE.27 W4M



SCALE = 1:5000

BY: GARFIELD ROSS

A.L.S.

0 10 20 40 60 80 100 Metres



SNELL & OSUND SURVEYS (1979) LTD.  
RED DEER - ROCKY MOUNTAIN HOUSE  
504-007

DATE: August 13, 1991  
TO: City Clerks  
FROM: Bylaws and Inspections Manager  
RE: **R.J.F. MANAGEMENT - REALTY**

---

FILE NO.

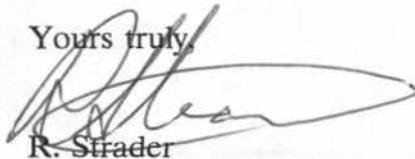
In response to your memo regarding the above subject, we have the following comments for Council's consideration.

The site is currently designated as DC (3) which requires that Council approves uses and sets the development standards (landscaping, parking, etc.) In our opinion the site could best be used as a "local convenience" site, which is usually zoned C3. If C3 zoning is acceptable for this site, then the uses approved should be those usually found in C3 districts. We would support item # 1, 4, 5, 6, 9, 10, 11, 12, 13, 17, 18, 19, 21, 24, 25, 26, 27, 30 and 31 from the list submitted by the applicant.

When the proposed site plan is compared to the C3 standards, it was our finding that the site is overdeveloped. The Bylaw permits a total gross leasable area of 500 square metres, proposed is 576 square metres. Required parking is 34 stalls, 25 are provided, as well there is no loading zone provided unless one of the parking stalls is changed. Landscaping is approximately 15% which would be sufficient in quantity.

Recommendation: That Council approve the uses mentioned in our memo and that the details of the project (building elevations, landscaping, parking, etc.) be referred to Municipal Planning Commission for approval. The applicant to be advised that C3 standards will be used for compliance purposes.

Yours truly,



R. Strader

Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/jw

DATE: August 9, 1991  
TO: C. Sevick, City Clerk  
FROM: Fire Prevention  
RE: RJF MANAGEMENT & REALTY

This department has no objection to the proposed development.

Construction shall comply to the Alberta Building Code and the Alberta Fire Code.



Dale Kelly  
Fire Inspector

DK/dd

Commissioners' Comments

We would concur with the comments and recommendations of the Senior Planner that this site is probably best described as suitable for a small local convenience development. We cannot support all the potential uses listed by the developer, but would support those as outlined by the Development Officer and would therefore recommend that Council approve the Development with uses and standards to be in general conformance with the C3 Zone as determined by the Development Officer

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE August 7, 1991

TO:

<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES	
<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES	*
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES	
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER	*
<input checked="" type="checkbox"/>	CITY ASSESSOR	* = Departments receiving plans (submissions e)
<input type="checkbox"/>	COMPUTER SERVICES MANAGER	
<input checked="" type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER	
<input checked="" type="checkbox"/>	E.L. & P. MANAGER	*
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER	
<input checked="" type="checkbox"/>	FIRE CHIEF	*
<input type="checkbox"/>	PARKS MANAGER	
<input type="checkbox"/>	PERSONNEL MANAGER	
<input checked="" type="checkbox"/>	PUBLIC WORKS MANAGER	
<input type="checkbox"/>	R.C.M.P. INSPECTOR	
<input type="checkbox"/>	RECREATION & CULTURE MANAGER	
<input type="checkbox"/>	SOCIAL PLANNING MANAGER	
<input type="checkbox"/>	TRANSIT MANAGER	
<input type="checkbox"/>	TREASURY SERVICES MANAGER	
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER	*
<input type="checkbox"/>		

Note: Those departments not receiving a copy of the plans (submission e) may view same at City Clerk's office.

*Copy*

FROM:

CITY CLERK

RE: RJF MANAGEMENT & REALTY

Please submit comments on the attached to this office by AUG. 12

1991 for the Council Agenda of August 19, 1991.

*C. Sevcik*  
C. SEVCIK  
City Clerk



# Management & Realty

Property Managers and Space Planners

August 7, 1991

City of Red Deer  
Office of the City Clerk  
Mr. Charles Sevik  
Red Deer, Alberta

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:05 pm
DATE	91/08/07
BY	<i>R. Penick</i>

Proposal to His Worship Mayor R.J. McGhee and City Council

Dear Mayor McGhee and councilors;

Re: 5431 - 43rd Street S.W. Red Deer  
Lot 1B, Plan 1396 M.C. (former Texaco site)

We wish to apply for the necessary permission and relaxations to facilitate construction on the subject site which we have acquired from Imperial Oil.

The tanks and contaminated materials have been removed from the site, and we deem that the proposed building may be located as presented, with no environmental difficulties.

Enclosed in this submission are the following;

- a) Permission from Imperial Oil for applications.
  - b) Precis of R.J.F. Developments Ltd. (Copy with City Clerk)
  - c) B.O.M.A. building of the year picture. (Copy with City Clerk)
  - d) Colour illustration of proposed development. (Copy with City Clerk)
  - e) Six sets of plans including parking and elevations. (1 copy with City Clerk)
  - f) Copy of adjacent residential approved by council.
  - g) Survey and old site plan.
  - h) List of potential tenants and uses for approval.
  - i) Environmental report.
- In tray*

DATE August 7, 1991

TO:

<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES	
<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES	*
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES	
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER	*
<input checked="" type="checkbox"/>	CITY ASSESSOR	
<input type="checkbox"/>	COMPUTER SERVICES MANAGER	* = Departments receiving plans (submissions e)
<input checked="" type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER	
<input checked="" type="checkbox"/>	E.L. & P. MANAGER	*
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER	
<input checked="" type="checkbox"/>	FIRE CHIEF	*
<input type="checkbox"/>	PARKS MANAGER	
<input type="checkbox"/>	PERSONNEL MANAGER	
<input checked="" type="checkbox"/>	PUBLIC WORKS MANAGER	
<input type="checkbox"/>	R.C.M.P. INSPECTOR	
<input type="checkbox"/>	RECREATION & CULTURE MANAGER	
<input type="checkbox"/>	SOCIAL PLANNING MANAGER	
<input type="checkbox"/>	TRANSIT MANAGER	
<input type="checkbox"/>	TREASURY SERVICES MANAGER	
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER	*
<input type="checkbox"/>		

Note: Those departments not receiving a copy of the plans (submission e) may view same at City Clerk's office.

*The FC & Dept. has no objections to the proposal. JH  
8/8/91*

FROM:

CITY CLERK

RE: RJF MANAGEMENT & REALTY

Please submit comments on the attached to this office by AUG. 12

1991 for the Council Agenda of August 19, 1991.

*C. Sevcik*  
C. SEVCIK  
City Clerk

DATE: August 12, 1991  
TO: Charlie Sevcik, City Clerk  
FROM: May Mitchell  
RE: **RJF MANAGEMENT & REALTY**

---

Since Al Scott is on vacation the month of August, the Economic Development Department will not be able to comment by the deadline requested.



May Mitchell  
ECONOMIC DEVELOPMENT DEPARTMENT

/mm

PLAN 2917  
PARCEL

PLAN  
5587 K.S.

9

PLAN  
1188 K  
C-3

6 5 4

ROAD PLAN 694 C.L.  
STREET



118 of SW Cor  
Lot 1, Block 3  
Plan 5560 H.W.

LOT B

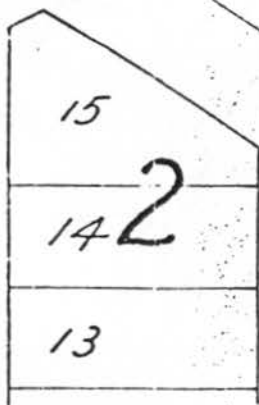
PLAN  
2171 H.W.

54<sup>TH</sup> AVENUE

LOT  
A

PLAN  
3348 H.W.

Line between  
55<sup>TH</sup> and 54<sup>TH</sup> Sec 17



6471 RED DEER



5431-43rd st  
Red Deer  
Alta

[illegible][illegible]

45.7 m · 15°

[illegible]59<sup>th</sup> AVENUE

ESSO PETROLEUM CANADA



#900, 10201 SOUTHPORT ROAD S. W.  
CALGARY, ALBERTA  
CANADA T2W 4X9

RETAIL/COMMERCIAL DEPARTMENT  
PROPERTY DIVESTMENT GROUP  
TEL: (403)258-8746  
FAX: (403)258-8777

1991-08-02

VIA COURIER

R.J.F. Developments Ltd.  
#109, 1144 - 29 Avenue N. E.  
CALGARY, Alberta  
T2E 7P1

ATTENTION: Fred Rousseau

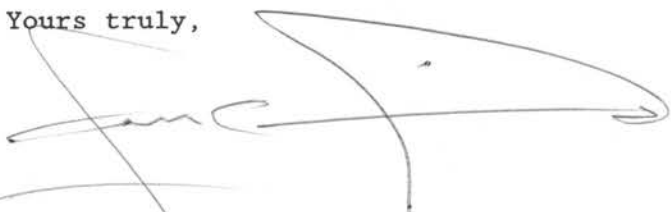
Dear Sir:

Re: 5431 - 43 Street, Red Deer, Alberta

Further to Mr. A. R. Brown's letter of August 1, 1991, to which was attached a fully executed copy of the Offer to Purchase, I am now attaching for your perusal the final environmental assessment which is detailed on Schedule A, Article 1(a).

If I can be of further assistance, do not hesitate to contact me.

Yours truly,



J. M. (Mike) Christie  
Coordinator  
Property Divestment

JMC:bmw

cc: Mr. A. R. Brown, 1210 Sheppard Avenue:

Submission I

MEMORANDUM

ESSO PETROLEUM CANADA  
Retail/Commercial Department  
Calgary, Alberta

1990-10-15

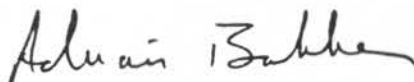
E. A. Marklund  
Burnaby

Re: NOP S/S 6471 Red Deer, Alberta  
5431 - 43 Street  
Decommissioning

We have received our consultant's report (copy attached for your reference) summarizing the results of the July 10 - 13, 1990, contaminated soil removal at subject location.

During removal of the pump islands, underground tanks and product lines, approximately 1400 cubic metres of petroleum contaminated soil was removed and replaced with clean compacted fill. Hydrocarbon vapour levels were very low in soil samples from the bottoms and sides of the excavations. We are satisfied that the site is now suitable for sale and redevelopment, preferably for commercial or industrial use, although the results indicate the site has been cleaned to within residential standards.

If you have any questions or concerns please contact me at (403)258-8718.



A. P. (Adrian) Bakker  
Environmental Engineer

APB:bmv  
Enclosure

cc: R. S. Hall: D. McMath:

ESSO PETROLEUM CANADA



#900, 10201 SOUTHPORT ROAD S. W.  
CALGARY, ALBERTA  
CANADA T2W 4X9

RETAIL/COMMERCIAL DEPARTMENT

TEL: (403)258-8718  
FAX: (403)258-8777

1990-10-15

Alberta Environment  
Waste and Chemical Division  
Groundwater Protection Branch  
5 Floor, 9820 - 106 Street  
EDMONTON, Alberta  
T5K 2J6

ATTENTION: Dr. R. L. Chandler, P.Eng.

Dear Sir:

Re: Former Texaco Service Station 6471 Red Deer, Alberta  
5431 - 43 Street  
Decommissioning

Note: The information contained in this report is proprietary to Esso Petroleum Canada and is treated as confidential by Esso Petroleum Canada.

Enclosed is a copy of the September 20, 1990, O'Connor Associates Environmental Inc. report summarizing results of the July, 1990, tankage and contaminated soil removal at subject location. Approximately 1400 cubic metres of petroleum contaminated soil was removed and backfilled with clean compacted fill. All soil containing petroleum vapours in excess of 5% LEL was removed to the Red Deer Municipal landfill. Soil samples from the walls of the excavation were analyzed for BTEX, total hydrocarbons and lead, the concentrations of which were all below the Alberta MUST Level I cleanup guidelines.

We are satisfied that the site is now suitable for sale and redevelopment for non-petroleum use.

If you have any questions please call me at (403)258-8718.

Yours truly,

A. P. (Adrian) Bakker, P.Eng.  
Environmental Engineer

APB:bmw

Enclosure

cc: R. S. Hall: W. J. Holtz: E. A. Marklund:

a division of imperial oil

Imperial Oil



# O'CONNOR ASSOCIATES ENVIRONMENTAL INC.

201, 1144 - 29 AVENUE N.E., CALGARY, ALBERTA T2E 7P1 TELEPHONE: (403) 250-9790 FAX: (403) 291-5150 WATTS: (800) 661-8141

September 20, 1990

10-1113.1

Esso Petroleum Canada  
#900, 10201 Southport Road SW  
Calgary, Alberta  
T2W 4X9

Attention: Mr. A.P. Bakker, P.Eng.

Dear Sir:

Re: Excavation of Petroleum Contaminated Soils  
Former Texaco Service Station #6471  
55th Avenue and 43rd Street  
Red Deer, Alberta

This letter report presents a summary of the monitoring data and observations recorded during the excavation of petroleum contaminated soils at the above captioned site. All piezometers were monitored on 90/07/10. The excavation and removal of the subgrade product storage and dispensing facilities and contaminated soils were carried out from 90/07/10 to 90/07/13. A site plan showing the locations of all piezometers, subgrade utilities and the former service station facilities is presented on Drawing No. 1.1.

## MONITORING RESULTS

On 90/07/10 the piezometric surface was located approximately 2.9 m below grade and sloped toward the northeast as indicated on Drawing No. 1.2. Vapour concentrations measured in the monitoring piezometers on 90/07/10 are summarized with historical data in Table 1.1. The concentrations remained relatively low in all of the boreholes. As of 90/07/10 no liquid product had been detected in any of the monitoring piezometers.

.../2

A groundwater sample obtained from BH4 on 90/07/10 was submitted for laboratory chemical analyses to determine the concentrations of benzene, toluene, ethyl benzene, xylenes (BTEX) and total petroleum hydrocarbons (TPH). The results of these analyses are summarized in Table 1.2. The concentration of benzene measured in the groundwater sample exceeded the referenced Level II remediation criterion; the concentrations of toluene, ethyl benzene, xylenes and TPH were below the Level II criteria for sites of moderate sensitivity. The groundwater in this area of Red Deer is not used as a source of drinking water.

Approximately 1400 m<sup>3</sup> of soil were removed from the 2 excavation locations shown on Drawing No. 1.3 between 90/07/10 and 90/07/13. The excavation at the tankage area averaged 3.5 m in depth and the excavation near the pump island area ranged between 4.0 m and 4.5 m in depth. The subgrade soils consisted of fine-grained sands with a trace to some silt. A considerable portion of the soil removed from directly beneath the pump islands exhibited vapour concentrations exceeding 100% LEL. Soil samples obtained at various locations along the walls and base of the completed excavation exhibited vapour concentrations less than 5% LEL. Individual soil sample locations and vapour concentrations are summarized on Drawings No. 1.4 and 1.5. The water line and sanitary sewer line shown on the site plan were removed from within the pump island excavation. To our knowledge these lines were not replaced during backfilling.

Three soil samples obtained from the sidewalls of the excavation were submitted for laboratory chemical analyses of the concentrations of BTEX and TPH. The sample from the west wall of the excavation was also analyzed to determine the concentration of lead. The results of the analyses are summarized in Table 1.3. Concentrations of all constituents analyzed were below the referenced Level I guidelines.

All of the soils removed from the site were disposed at the Red Deer Landfill. The excavation was backfilled with clean compacted fill.

#### CONCLUSIONS

Based on the excavation monitoring results and confirmatory laboratory test data, we conclude that all soils exhibiting petroleum constituent concentrations in excess of the Alberta Level II clean-up criteria have been removed from the former tankage and pump island areas. Dissolved petroleum constituents remain in the groundwater east of the former pump islands at BH4; however, the groundwater is not to our knowledge being used as a source of potable water. Furthermore, the groundwater quality will continue to improve with time through natural biodegradation and dispersion processes.

.../3



TABLE 1.1  
VAPOUR CONCENTRATIONS  
(% LEL)

<u>DATE</u>	<u>BH1</u>	<u>BH2</u>	<u>BH3</u>	<u>BH4</u>	<u>BH5</u>	<u>BH6</u>
89/04/13	10	1	2	6	3	1
89/04/14	3	2	2	6	3	2
89/04/25	1	1	1	1	1	1
90/07/10	2	2	3	3	2	2



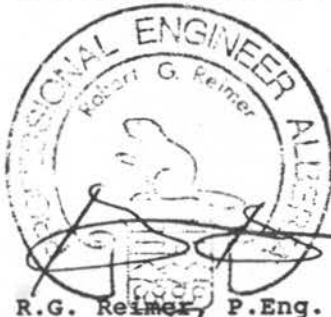
Esso Petroleum Canada  
September 20, 1990  
Page 3

10-1113.1

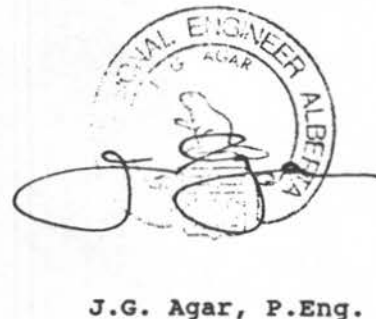
We trust that the foregoing information is satisfactory for your present requirements. If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

O'CONNOR ASSOCIATES ENVIRONMENTAL INC.



R.G. Reimer, P.Eng.



J.G. Agar, P.Eng.

RGR/bm

cc: Mr. D. McMath - Esso Petroleum Canada, Edmonton

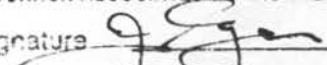
<b>PERMIT TO PRACTICE</b>	
O'CONNOR ASSOCIATES ENVIRONMENTAL INC.	
Signature	
Date	90/09/21
REG. NO. 4506	
The Association of Professional Engineers, Geologists and Geophysicists of Alberta	





TABLE 1.2  
HYDROCHEMICAL RESULTS AND GUIDELINES  
(mg/L)

CONSTITUENT	BH4 (90/07/10)	DETECTION LIMIT	CRITERIA <sup>a</sup>			AQUATIC TOXICITY
			LEVEL I	LEVEL II	LEVEL III	
Benzene	<u>0.11</u> <sup>II</sup>	0.001	0.005	0.050	0.250	0.300
Toluene	0.0025	0.001	0.024	40	100	0.300
Ethyl Benzene	0.0026	0.001	0.002	10	50	0.700
Xylenes	0.0048	0.001	0.300	5	20	NS
Total Petroleum Hydrocarbons <sup>b</sup>	<u>0.2</u> <sup>I</sup>	0.1	0.200	50	200	NS

a - Proposed Alberta MUST Guidelines (September 1990)

BOLD<sup>I</sup> - value exceeds clean-up criteria for sites of high sensitivity

BOLD<sup>II</sup> - value exceeds clean-up criteria for sites of moderate sensitivity

BOLD<sup>III</sup> - value exceeds clean-up criteria for sites of low sensitivity

BOLD<sup>AT</sup> - value exceeds objective for aquatic toxicity

b - Total purgeable plus total extractable hydrocarbons

NA - not analyzed

ND - not detected

NS - not specified



TABLE 1.3  
RESULTS OF SOIL SAMPLE ANALYSES  
AND COMPARATIVE CRITERIA  
(ug/g unless otherwise noted)

CONSTITUENT	NORTH WALL (3.0 m)	EAST WALL (2.5 m)	WEST WALL (3.0 m)	DETECTION LIMIT	CRITERIA <sup>a</sup>		
					LEVEL I	LEVEL II	LEVEL III
Benzene	ND	0.005	ND	0.005	0.05	0.5	2.0
Toluene	ND	ND	ND	0.005	1.0	10.0	100
Ethyl Benzene	ND	ND	ND	0.005	0.5	5.0	100
Xylenes	0.008	0.03	0.011	0.005	1.0	5.0	50
Total Petroleum Hydrocarbons	ND	ND	ND	5.0	40	400	2000
Lead	ND	ND	ND	5	50	200	600

a - Proposed Alberta MUST Guidelines (1990)

**BOLD<sup>I</sup>** - value exceeds clean-up criteria for sites of high sensitivity

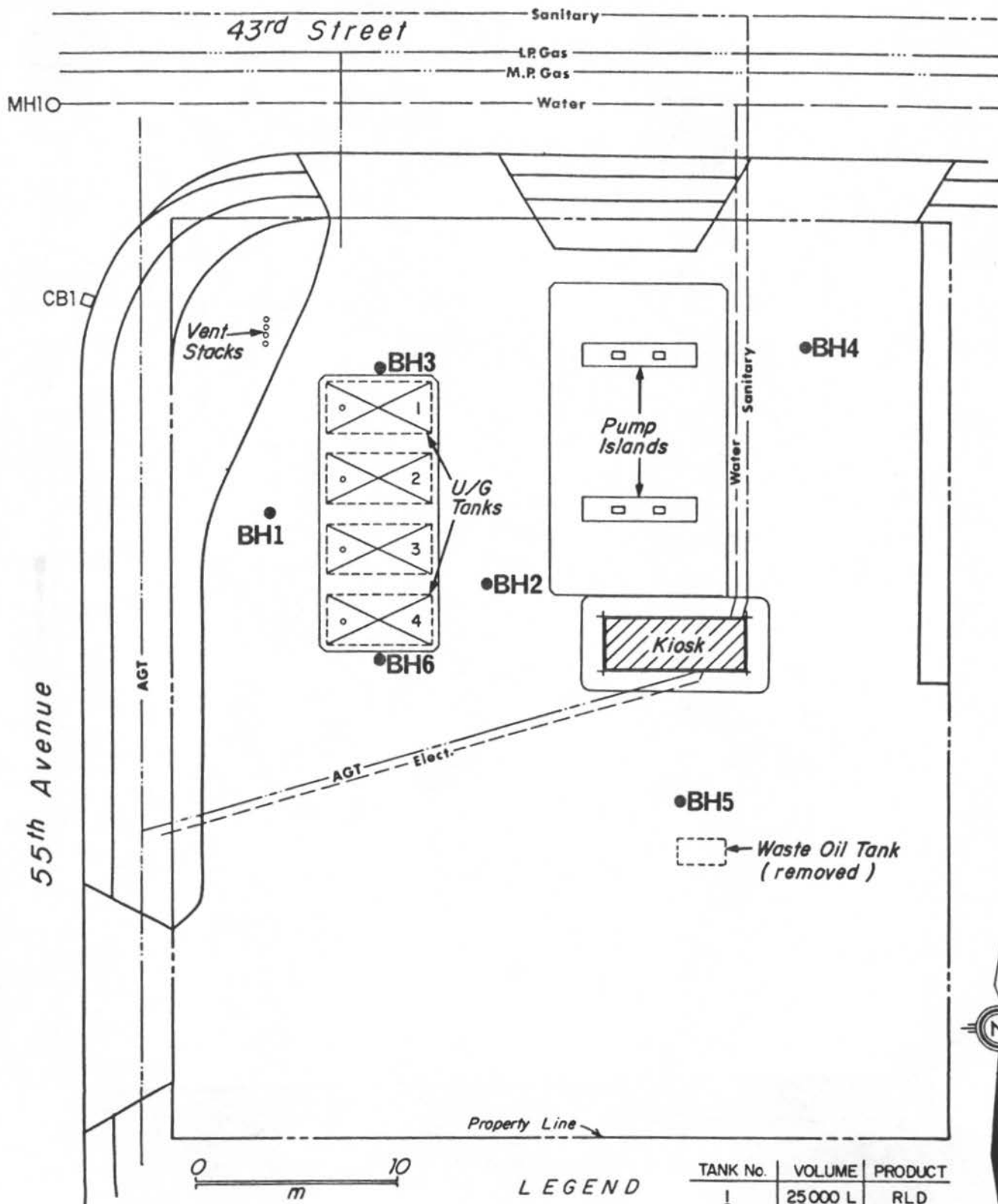
**BOLD<sup>II</sup>** - value exceeds clean-up criteria for sites of moderate sensitivity

**BOLD<sup>III</sup>** - value exceeds clean-up criteria for sites of low sensitivity

b - total purgeable plus total extractable hydrocarbons

ND - not detected





# LEGEND

- Borehole
- Catch Basin
- Manhole

TANK No.	VOLUME	PRODUCT
1	25 000 L	RLD
2	25 000 L	RLD
3	25 000 L	RUL
4	25 000 L	PUL

Site Plan and Utility Locations

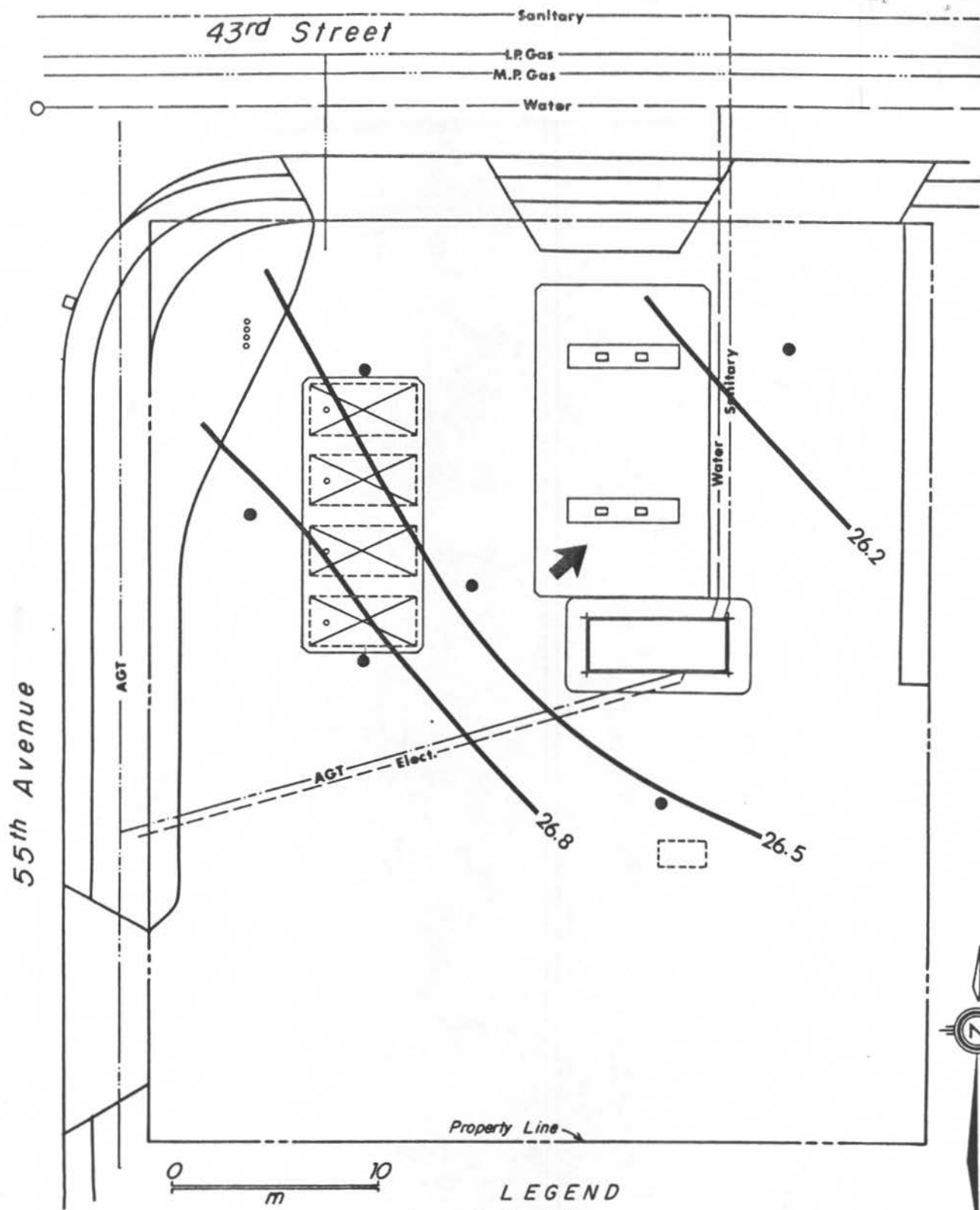
**O'CONNOR ASSOCIATES**

JOB NO.: 10-1113

DATE: 89/05/19

DRAWN BY: MG

DWG. NO.: 1,1



Elevation of the Piezometric Surface  
(m)  
90/07/10

**O'CONNOR ASSOCIATES**

JOB NO.: 10-1113

DATE: 90/08/13

DRAWN BY: JR

DWG. NO.: 1,2

55th Avenue

43rd Street

Sanitary

L.P. Gas

M.P. Gas

Water

AGT

AGT - Elect.

Excavation Limits

Property Line

0 10  
m

# LEGEND

- Borehole
- Catch Basin
- Manhole



Excavation Limits

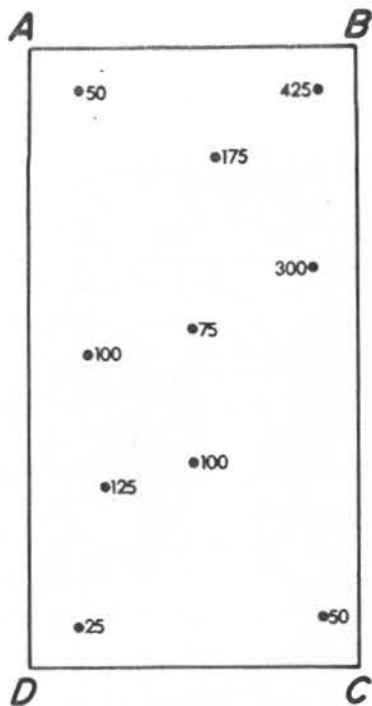
**O'CONNOR ASSOCIATES**

JOB NO.: 10-1113

DATE: 90/08/13

DRAWN BY: JR

DWG. NO.: 1.3

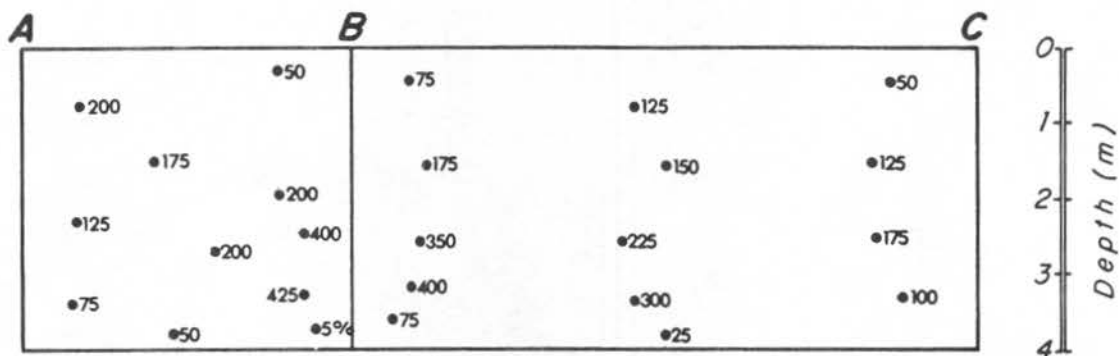


### LEGEND

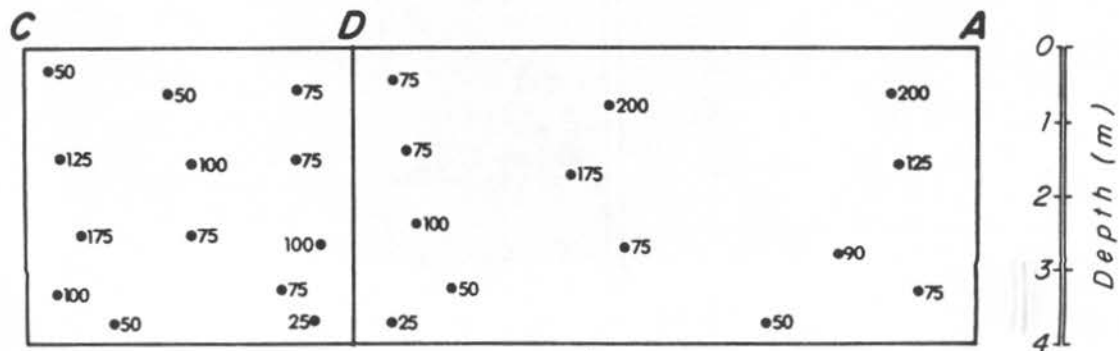
• Soil Sample Location

NOTE: All Values are in ppm Unless Noted % (LEL)

*Plan View*



*Wall View A-B-C*



*Wall View C-D-A*

Tank Excavation  
Soil Sample Vapour Concentrations

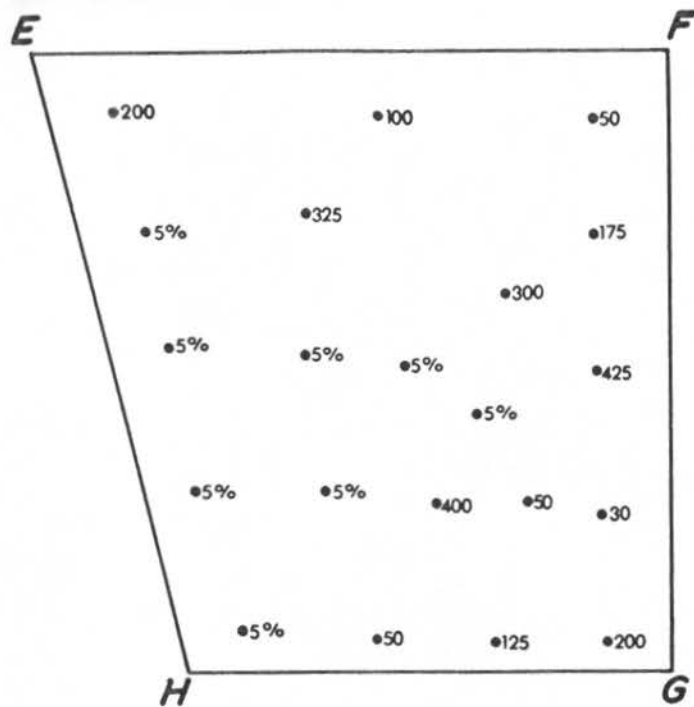
**O'CONNOR ASSOCIATES**

JOB NO.: 10-1113

DATE: 90/08/13

DRAWN BY: JR

DWG. NO.: 1.4



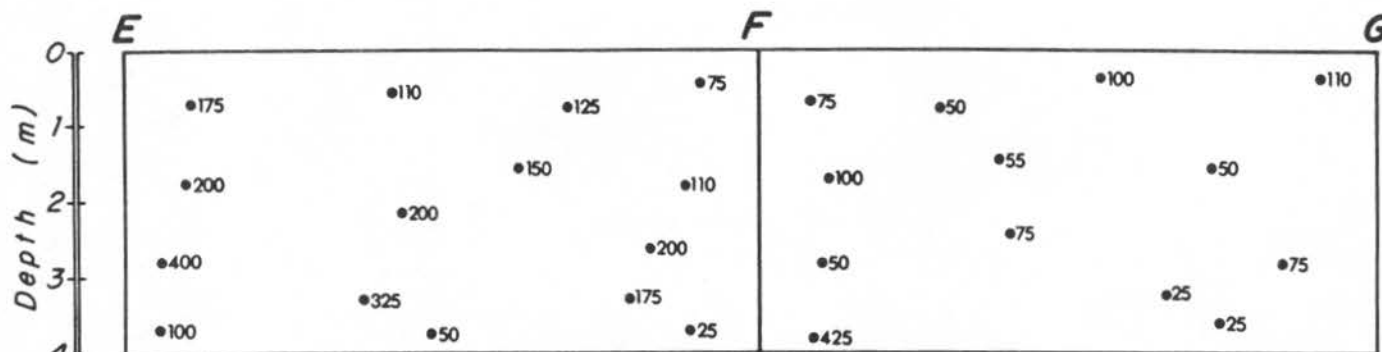
Plan View



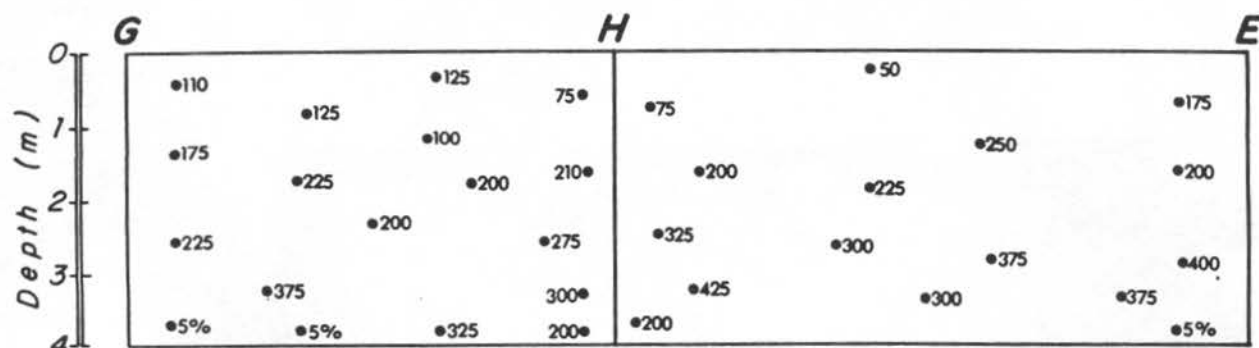
LEGEND

• Soil Sample Location

NOTE: All Values are in ppm Unless Noted % (LEL)



Wall View E-F-G



Wall View G-H-E

Pump Island Excavation  
Soil Sample Vapour Concentrations

**O'CONNOR ASSOCIATES**

JOB NO.: 10-1113

DATE: 90/08/14

DRAWN BY: JR

DWG. NO.: 1.5

DATE: August 12, 1991


TO: City Clerk

FROM: Public Works Manager

RE: **5431 - 43 STREET PROPOSED DEVELOPMENT BY  
R.J.F. MANAGEMENT & REALTY**

---

The Public Works Department has no objection to the proposed development.

*for*   
Gordon Stewart, P. Eng.  
Public Works Manager

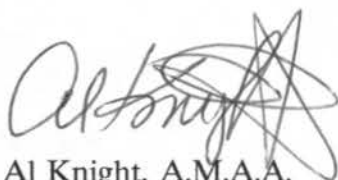
WEH/sh



DATE: 12 August 1991  
TO: City Clerk  
FROM: City Assessor  
RE: RJF MANAGEMENT & REALTY

---

The Assessment, Tax & Land Department has no comment regarding the above.

A handwritten signature in dark ink, appearing to read 'Al Knight', with a large, stylized star-like flourish at the end.

Al Knight, A.M.A.A.  
City Assessor

AK/ngl

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

DATE: August 15, 1991

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 9FAX TO: R J F Management & RealtyATTENTION: Fred RousseauTHEIR FAX NO: 291-1189FROM: Charlie PivikDEPARTMENT: City Clerk's

## MESSAGE AREA (if required):

Attached are the administrative  
Comments appearing on the Aug. 19/91  
Council Agenda. The item has  
been scheduled for discussion at  
4:30 p.m. Trusting you'll find this  
satisfactory. Charlie.

**RED DEER***a delight  
to discover!*

DATE: August 12, 1991  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: **PROPOSED SHOPPING CENTRE**  
**5431 - 43 STREET**  
**LOT 1B, PLAN 1396 MC**

---

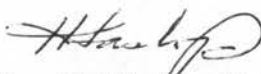
The Engineering Department has the following comments in regards to this development.

1. Servicing

- a. The existing sanitary service to this site was installed in 1983 and does not require replacement.
- b. The water service to this site was disconnected at the main when the service station was demolished. The developer will be required to apply for a new water service.

2. Access to Site

- a. Minor alteration of the access on 55 Avenue will be permitted.
- b. The west access on 43 Street may only be widened to the east.
- c. The developer will be required to pay for the removal of the east access on 43 Street.
- d. We do not support any encroachment into the 45 Street or 55 Avenue road right of way.

  
Ken G. Haslop, P. Eng.  
Engineering Department Manager

SS/cy

**DATE:** August 12, 1991

**CS-3.322**

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS, Director  
Community Services Division

**RE:** RJF MANAGEMENT & REALTY:  
PROPOSED DEVELOPMENT AT 5431 - 43RD STREET  
Your memo dated August 7, 1991 refers.

---

1. RJF Management & Realty is proposing to develop the property at 5431 - 43rd Street for commercial purposes. The developer has submitted a list of thirty-one potential commercial tenants ranging from a standard convenience store to a real estate office, post office and x-ray laboratory. The property is presently designated DC(3) - Direct Control District in the Land Use Bylaw, which requires the majority of the specific uses to be approved directly by City Council.
2. I have discussed the proposed development with the Parks and Recreation & Culture Managers and we have no objections from a Community Services perspective. Site landscaping plans will be reviewed in detail when the application for a development permit is submitted.



CRAIG CURTIS

:ad

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394  
Fax: (403) 346-1570

August 13, 1991

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Dear Sir:

Re: RJF Management & Realty (Former Texaco Site)

The site under consideration is located in the south-east corner of 55th Avenue and 43rd Street. The site measure 45.72 by 38.1 m (150 ft. by 125 ft.) with an area of 0.165 ha (0.41 ac.).

The site has been used as a service station by Texaco and Imperial Oil. In recent years the service stations ceased their operation and the pumps have been removed.

The Proposal

RJF Management & Realty is proposing to use the site for a small shopping centre having 576.4 sq. metres (6195 sq. ft.) of floor area consisting of approximately six stores, each having an area of about 95 sq. metres (1022 sq. ft.). The proposal is similar to local commercial establishments and therefore it has been compared to C3 for land use requirement. They also attached a list of 31 possible uses for the site.

Present Land Use Bylaw Designation

Until June 24, 1991, the site had a basic designation of light industrial use (I1) with additional cross "X" designation. Before the above date, the site could have been used for light industrial uses, plus service station, car-wash and Drive-In food establishment.

Under the Land Use Bylaw 2672/P-91, the old Revelstoke site was designated for multiple housing, the Texaco site was designated to direct control DC(3) and retained its cross designation uses. The present bylaw may with the approval of M.P.C. permits the use of the site for service station, car-wash and Drive-In food establishment, and since it has DC(3) designation, any additional uses must be approved by City Council under Section 7.3.24(c) of the Land Use Bylaw.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTED EARTH No. 18 • COUNTY OF RED DEER No. 23 • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

C. Sevcik, City Clerk  
Re: RJF Management & Realty

Pg. 2

Comments and Recommendations

The purpose of the local commercial of C3 is to provide in a residential or an industrial area, a small localized commercial facility which caters to the day to day convenience needs of the people living or working in such an area.

We feel the area is served locally by the AM.PM which has a service station and grocery store, plus the fact that a site has been designated, but not developed, for C3 uses located at the north-west corner of 43rd Street and 54th Avenue (less than 70 m from this site).

Most of the possible uses mentioned do not fit into the definition of local shopping serving the neighbourhood. The uses more appropriate for local shopping centres are:

- 1- Walk-in Medical Centre
- 4- Hair, skin and nail care
- 6- Video Store
- 9- Convenience Store (Confectionary)
- 11- Bakery
- 12- Donut Shop
- 13- Small restaurant
- 17- Soup & Sandwich Shop
- 21- Drug Store
- 24-25 Dry Cleaner, Laundromat

The maximum floor area for C3 District is 500 sq. metres of gross leasable area. The proposed development is 576 sq. metre. It would appear that there is also a shortage of parking spaces based on the C3 standard of 5.5 stalls for 93 sq. metres of floor area. There is no side yard provided on the east side and only 1.5 m on the south side.

C. Sevcik, City Clerk  
Re: RJF Management & Realty

Pg. 3

Considering that service station and Drive-In food establishments are not viable uses for this site, we are prepared to accept a small local convenience development, provided:

- the development is reduced by about 76 sq. metres to 500 sq. metres
- the C3 parking standards are met
- the uses be limited to about ten local uses mentioned earlier.

Yours truly,



D. Rouhi, MCIP  
SENIOR PLANNER, CITY SECTION  
DR/cc

c.c. Director of Community Services  
Director of Engineering  
Bylaws/Inspection Manager  
City Assessor  
Economic Development Manager

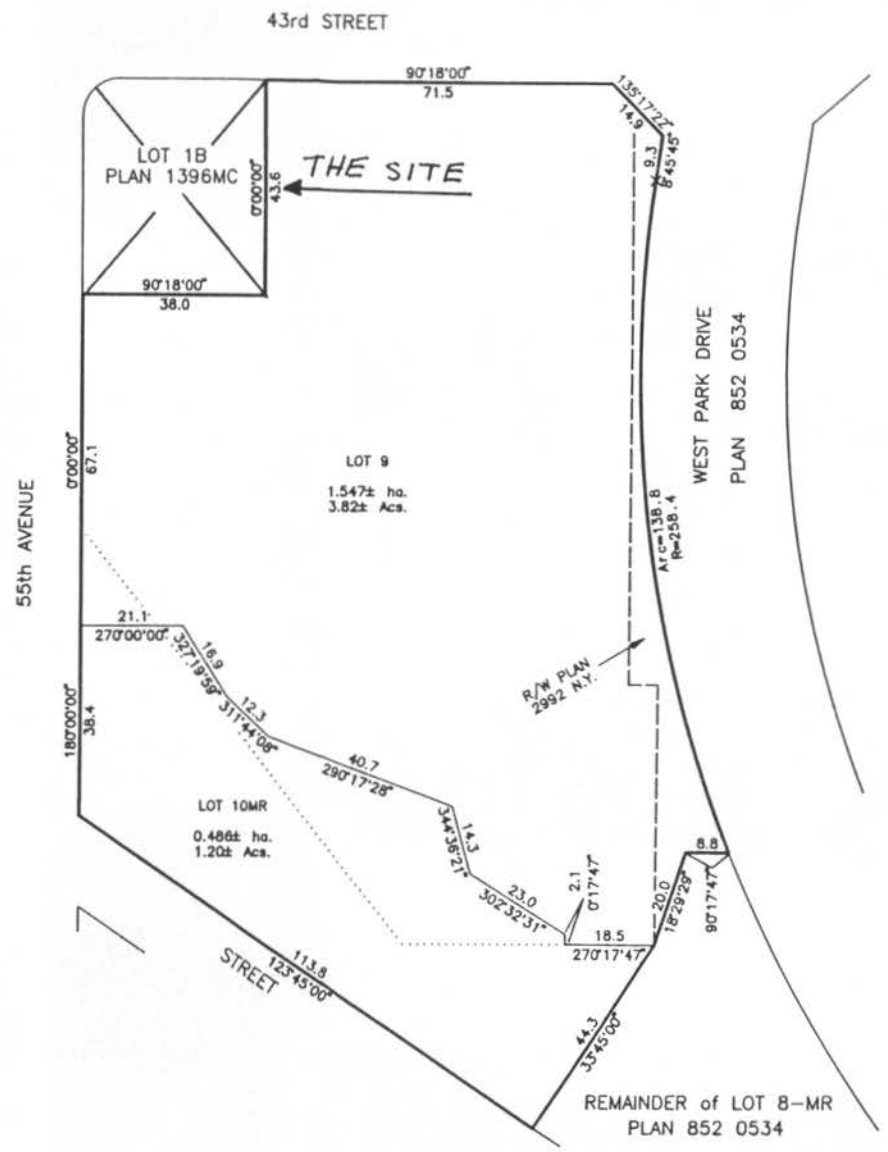
RED DEER  
Plan Showing a Proposed Subdivision  
of  
LOT 2B, PLAN 308 N.Y.  
LOT R, PLAN 308 N.Y.  
and part of  
LOT 8-MR, PLAN 852 0534  
in the  
S.E.1/4 SEC.17,TWP.38,RGE.27 W4M

SCALE = 1:5000

BY: GARFIELD ROSS A.L.S.



SNELL & OSLUND SURVEYS (1979) LTD.  
RED DEER - ROCKY MOUNTAIN HOUSE  
504-007





DATE: August 13, 1991

FILE NO.

TO: City Clerks

FROM: Bylaws and Inspections Manager

RE: **R.J.F. MANAGEMENT - REALTY**

---

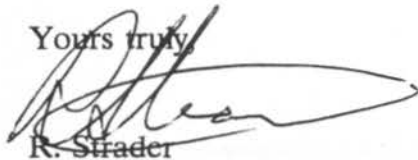
In response to your memo regarding the above subject, we have the following comments for Council's consideration.

The site is currently designated as DC (3) which requires that Council approves uses and sets the development standards (landscaping, parking, etc.) In our opinion the site could best be used as a "local convenience" site, which is usually zoned C3. If C3 zoning is acceptable for this site, then the uses approved should be those usually found in C3 districts. We would support item # 1, 4, 5, 6, 9, 10, 11, 12, 13, 17, 18, 19, 21, 24, 25, 26, 27, 30 and 31 from the list submitted by the applicant.

When the proposed site plan is compared to the C3 standards, it was our finding that the site is overdeveloped. The Bylaw permits a total gross leasable area of 500 square metres, proposed is 576 square metres. Required parking is 34 stalls, 25 are provided, as well there is no loading zone provided unless one of the parking stalls is changed. Landscaping is approximately 15% which would be sufficient in quantity.

Recommendation: That Council approve the uses mentioned in our memo and that the details of the project (building elevations, landscaping, parking, etc.) be referred to Municipal Planning Commission for approval. The applicant to be advised that C3 standards will be used for compliance purposes.

Yours truly,



R. Strader

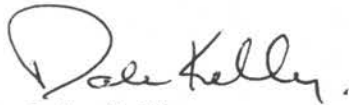
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/jw

DATE: August 9, 1991  
TO: C. Sevick, City Clerk  
FROM: Fire Prevention  
RE: RJF MANAGEMENT & REALTY

This department has no objection to the proposed development.

Construction shall comply to the Alberta Building Code and the Alberta Fire Code.



Dale Kelly  
Fire Inspector

DK/dd

Commissioners' Comments

We would concur with the comments and recommendations of the Senior Planner that this site is probably best described as suitable for a small local convenience development. We cannot support all the potential uses listed by the developer, but would support those as outlined by the Development Officer and would therefore recommend that Council approve the Development with uses and standards to be in general conformance with the C3 Zone as determined by the Development Officer

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8198

City Clerk's Department 342-8132

August 19, 1991

RJF Management & Realty  
#109, 1144 - 29 Avenue N.E.  
CALGARY, Alberta  
T2E 7R1

Attention: Mr. Fred Rousseau

Dear Sir:

RE: 5431 - 43 STREET, RED DEER  
LOT 1B, PLAN 1396 M.C. (FORMER TEXACO SITE)

Your correspondence of August 7, 1991 pertaining to a proposed development on the above noted property received consideration at the Council meeting of August 19, 1991.

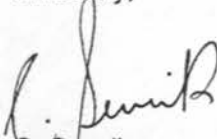
At the aforementioned meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered proposed commercial development on Lot 1B, Plan 1396 M.C., 5431 - 43 Street (former Texaco site) by RJF Management & Realty, hereby approves the development with uses and standards to be in general conformance with the C3 Zone as determined by the Development Officer, and as presented to Council August 19, 1991."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith the administrative comment which appeared on the Council agenda (pages 46-53).

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
G. Sevcik  
City Clerk

CS/jt

Enc.

c.c. Engineering Department Manager  
Senior Planner  
Fire Chief  
E. L. & P. Manager

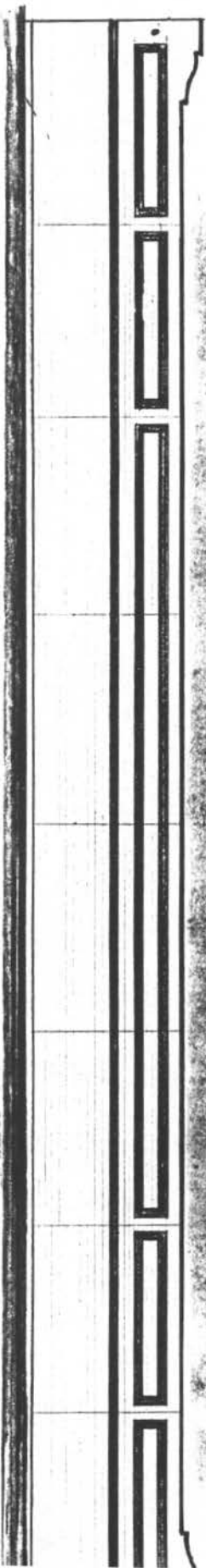
Director of Community Services  
Bylaws & Inspections Manager  
City Assessor  
Public Works Manager



*a delight  
to discover!*



WEST ELEVATION



EAST ELEVATION

RED DEER SHOPPING CENTRE

Drawing No. 6  
Shopping Centre -  
Red Deer, Ab  
found in paper copy  
only

GREGORY O. WAKALUK  
82 NICHOLS CRESCENT  
RED DEER, ALBERTA  
Phone 347-0776

NO. 2

July 3, 1991.

City Clerk  
The City of Red Deer

Re: Property Tax Notice  
Roll No. 29-1-1030, Tax Year 1991

I am writing this letter to ask your mercy and hopefully your kindness in hopefully having my tax penalty refunded. Due to circumstances, I was unable to personally drop off my cheque, as I have done every year that I have lived in Red Deer, on the last date payable. My wife was going to but became ill and forgot about it. When I returned that evening of July 2, I discovered that it was not done. I noticed on the bottom of the tax form that payment could be dropped off in your night depository, but I felt that I should explain my case to your office in person. I showed up at your office at 8:15 a.m. and presented my payment to your clerk. I was advised that the penalty would have to be assessed, even though the night depository had not been processed. I was referred to the tax office and was advised that the penalty has to be assessed, but would not be any greater if I left payment to September. My intention was to pay my taxes as that is how I had budgeted my income for this event to be paid by the end of June. I advised that I would just as soon pay my taxes now and I would have to write a letter to Council to ask them to waive the penalty. I paid my taxes (as that was always my intention) and also my penalty.

I request that you see it in your heart to waive the penalty as I did come down first thing in the morning and pay my taxes. I should have come down and deposited my cheque in the night depository and would have avoided all of this. But as in my practice, which would appear to be not such a good one, I always pay my debts by cheque in person to ensure that payment is received. I did not want to leave any impression that I try to get out of paying my debts on time; therefore the reason for my personal appearance. I did not wait until later in the day to pay my taxes. I came down shortly after you opened, when in fact I should have come down that night and dropped the cheque in the depository and would have been all right. But I was also unsure if the bill had to be paid by 4:30 p.m. on the July 2, 1991, which is not the case, and I could have even deposited the cheque in this depository before 8:00 a.m. on July 3, 1991 and still been okay, but being the honest person I am, I came in to pay it in person and explain my case.

I hope that you can see clear to waive the penalty, which has been paid, and if you should, it (the penalty) can be applied against my monthly city utility bill.

I understand that you may wish me to come before Council. I am unavailable to appear before you in July due to commitments, but I am available in August, for August 6 or 19th.

"Gregory Wakaluk"

FILE: C:\DATA\ALAN\MEMOS\WAKALUK

DATE: July 23, 1991  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: TAX PENALTY - GREGORY WAKALUK

---

The Tax Collection By-law states:

- 4(1). Should the full amount or any portion of the current year's taxes for the year stated in the Property Tax Notice remain unpaid at 12:00 midnight on the last day of the month of June, then effective July 1, there shall be added to and form part of such unpaid taxes, by way of penalty, an amount equal to 9% of the unpaid taxes.

The Provincial Government Department of Municipal Affairs information bulletin states that when June 30 falls on a Sunday and July 1 on a Monday (as they did in 1991) the last day for payment is July 2, 1991. This means in order for a payment to be received in time it must be:

1. Received at City Hall no later than July 2, 1991.
2. Postparked no later than July 2, 1991.
3. Put in the outside mail depository no later than July 2, 1991.

It should be noted that because the outside mail depository is not cleared until 8:00 A.M. July 3 payments could be placed in there from midnight to 8:00 A.M. on July 3 and still be accepted without penalty.

Attached is a copy of a tax bill and a letter explaining the deadline dates that was sent with the tax bill.

The tax bill does indicate postdated cheques are acceptable. There are still some taxpayers, however, that hold on to their payments until the last possible minute. When they do this they run the risk of some unforeseen event delaying the payment past the deadline date.

City Clerk

July 23, 1991

Page 2 FILE: c:\data\alan\memos\wakaluk

The facts are that Mr. Wakaluk did submit his payment late at City Hall on July 3. The City has done all it can to ensure taxpayers are aware of the deadline date and Mr. Wakaluk admits he did submit the payment late.

If Council is going to have a deadline for payment of taxes, then Council should stick to the deadline date. Whether the payment is one hour or one month late the penalty should stand. Mr. Wakaluk was given over a month to pay the bill and could have paid it well before the deadline date by postdated cheque.

RECOMMENDATION

That the penalty not be waived.



A. Wilcock, B. Comm., C.A.  
Director of Financial Services

AW/mrk

c.c. Tax Supervisor

Attach.



LEGAL DESCRIPTION OF PROPERTY

TAX YEAR	ROLL NUMBER

ASSESSMENT ON WHICH TAX IS CALCULATED	
PUBLIC SCHOOL ASSESSMENT	SEPARATE SCHOOL ASSESSMENT
TOTAL ASSESSMENT	BUSINESS ASSESSMENT

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
			PROV. EDUCATION FDTN.		
			PUBLIC SCHOOL		
			SEPARATE SCHOOL		
			<b>TOTAL EDUCATION</b>		
			<b>TOTAL HOSPITAL</b>		
			<b>TOTAL MUNICIPAL</b>		
			<b>BUSINESS</b>	‰	
			TOTAL BASIC TAX		
			TOTAL FRONTAGE & OTHER CHARGES		
			TOTAL CURRENT TAX		
			ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO		
			DEDUCT EDUCATION FDTN. CREDIT		
<b>TOTAL FRONTAGE CHARGES AND OTHER CHARGES</b>			<b>BALANCE DUE</b>		

## 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 3.5% penalty will be levied as of November 1 of the current year.

Property tax is calculated and levied from Jan. 1 to Dec. 31 for 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 with a 1.7% penalty levied in 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.

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

ALL DATES AS INDICATED ARE STRICTLY ADHERED TO

ROLL NUMBER	TAX YEAR	CODE	MORTGAGE NUMBER

ARREARS	CURRENT TAX	BALANCE DUE

**THE CITY OF RED DEER**  
PROPERTY TAX NOTICE

**PAYABLE ONLY BY MAIL OR AT CITY HALL**

**THIS STUB MUST BE  
RETURNED WITH YOUR PAYMENT.**

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

Land, Tax and Assessment Department 342-8119

May 10, 1991

Dear Sir/Madam:

Property and business taxes are due and payable without penalty if payment is received by the City Cashiers on or before July 2, 1991. Any payment for taxes forwarded by mail is deemed to be paid on the same date as the postmark on the envelope in which the payment is mailed. Payment may also be made at City Hall during office hours (8:00 a.m. to 4:30 p.m.) or by depositing payment in the night depository at the east entry of City Hall.

City Hall will be closed June 29, 1991, to July 1, 1991, inclusive. Taxpayers wishing to pay taxes at City Hall must do so on or before July 2, 1991.

Notice is hereby given that mailing the payments on July 2 at the Post Office and or within posted pick-up time limits does not guarantee a postmark of July 2 to meet the payment deadline. Timely payment can only be guaranteed through:

- receipt of payment at City Hall prior to July 2. A cheque may be post dated to July 2.
- mailing of payment sufficiently prior to July 2 to insure a postmark of July 2.

Timing of posting to insure a July 2 postmark may vary and cannot be predetermined by the City or the Post Office.

On July 3, 1991, a 9% penalty will be levied on outstanding 1991 taxes on the accounts not meeting the above criteria.

If you have any questions regarding your 1991 tax notice, please contact the Tax Department, telephone 342-8126.

Yours truly,

Al Knight, A.M.A.A.  
City Assessor

AK\ngl

*a delight to discover!*

DATE: 29 July 1991  
TO: City Clerk  
FROM: City Assessor  
RE: TAX PENALTY - GREGORY WAKALUK

---

On review of the correspondence as submitted by Mr. Wakaluk with regard to Roll #29-1-1030, tax year 1991, and in review of Mr. Wilcock's submission to the City Clerk dated July 15, 1991, we would concur with Mr. Wilcock's presentation and recommend that the penalty not be waived.



Al Knight, A.M.A.A.  
City Assessor

AK/ngl

c.c. Director of Finance  
Tax Supervisor

Commissioners' Comments

We concur with the recommendations of the Dir. of Financial Services and City Assessor that the penalty be not waived in this instance.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE July 4, 1991


TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF ENGINEERING SERVICES
- ☒ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☐ FIRE CHIEF
- ☐ PARKS MANAGER
- ☐ PERSONNEL MANAGER
- ☐ PUBLIC WORKS MANAGER
- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☐ URBAN PLANNING SECTION MANAGER
- ☐

FROM: CITY CLERK

RE: TAX PENALTY - GREGORY WAKALUK

Please submit comments on the attached to this office by July 26, 1991  
\_\_\_\_\_ for the Council Agenda of August 19, 1991.

  
C. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

July 8, 1991

Mr. Gregory O. Wakaluk  
82 Nichols Crescent  
Red Deer, Alberta  
T4P 1P6

Dear Sir:

RE: TAX PENALTY

I acknowledge receipt of your letter received by us on July 8, 1991.

We have rescheduled this item to be heard at the AUGUST 19, 1991 Council meeting in accordance with your request. As stated earlier, Council meetings begin at 4:30, recess for supper at 6:00 p.m. and reconvene at 7:00 p.m. Please contact our office on Friday, August 16 and we will advise you of the approximate time that this item will be discussed.

If you have any questions, please do not hesitate to contact the writer.

Yours truly,

(MR.) KELLY KLOSS  
ASSISTANT CITY CLERK  
KK/sp

*a delight  
to discover!*

The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
City Clerk's Department

Dear Sir:

Re: TAX PENALTY

Thank you for your dated the July 4, 1991.

When I wrote my letter to you I had forgotten that I had been changed from my day shift to a night shift, so that a fellow worker could take holidays. I am unable to change back to a day shift. Because of this I am unable to attend the council meeting on the August 6. The dates that I have to work nights in August are the 6, 7, 13 and 14. I understand that there is another council meeting later in August. I am making a request that my matter be heard on that later date. I hope that this request does not cause any problems in rescheduling my matter.

Yours truly,



Gregory WAKALUK



To The City Clerk

Re: Property Tax Notice  
Roll Number 29-1-1030

Tax Year 1991

TTL CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	9:05 AM
DATE	July 3/91
BY	ST

Dear City Clerk

I am writing this letter to ask your mercy and hopefully your kindness in hopefully having my tax penalty refunded. Due to circumstances I was unable to personally drop off my cheque, as I have done every year that I have lived in Red Deer, on the last date payable. My wife was going to but became ill and forgot about it. When I returned that evening of the July 2 I discovered that it was not done. I noticed on the bottom of the tax form that payment could be dropped off in your night depository, but felt that I should explain my case to your office in person. I showed up at your office at 8:15 A.M.

~~permanently as I was never able to pay my taxes~~



(3)

and pay my taxes. I should of come down and deposited my cheque in the night depository and ~~would~~ would of avoided all of this. But as is my practice, which would appear to be not ~~at~~ such a good one, I always pay my debts by cheque in person to ensure that payment is received. I did not want to leave any impression that I try to get out of paying my ~~to~~ debts on time, therefore the reason for my personal appearance. I did not wait until later in the day to pay my taxes. I came down shortly after you opened, when in fact I should of come down that night and dropped the cheque in the depository and would of been alright. But I was also ensure of ~~the~~ the bill had to be paid by 4:30 P.M. on the July 2, 1991, which is not the case, and I could of even deposited the cheque in the depository before 8 AM



(4)

on the July 3, 1991 and still been okay, but being the honest person I am I came in to pay it in person and explain my case. I hope that you can see clear to waive the penalty, which has been paid, and if you should can be applied against my monthly City utilities bill.

I understand that you may wish me to come before council. I am unavailable to appear before you in July due to ~~commitments~~ commitments, but I am available in August, for August 6 or 13th.

Please excuse my handwriting as I am writing this at the City Clubs counter after speaking to them, in order to get this matter cleared up as soon as possible.

Gregory O. Walschuk  
82 Michaels Cres.  
Red Deer, Alberta  
3470 776  
9150603



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

July 4, 1991

Mr. Gregory O. Wakaluk  
82 Nichols Crescent  
Red Deer, Alberta  
T4P 1P6

Dear Sir:

RE: TAX PENALTY

I acknowledge receipt of your letter of July 3, 1991.

This item will be discussed by City Council on Tuesday, August 6, 1991, and as noted in your letter, you wish to be present at said Council meeting.

Council meetings begin at 4:30 p.m., recess for supper at 6:00 p.m. and reconvene at 7:00 p.m. If you would telephone our office on Friday, August 2nd, we will advise you of the approximate time that Council will be discussing this matter.

On August 6, please enter City Hall on the park side of City Hall, proceed to the second floor, and enter the Council Chambers.

If you have any questions in the interim, please do not hesitate to contact the writer.

Yours truly,

(MR.) KELLY KLOSS  
ASSISTANT CITY CLERK  
KK/sp



*a delight  
to discover!*

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8198

City Clerk's Department 342-8132

August 20, 1991

Mr. Gregory O. Wakaluk  
82 Nichols Crescent  
RED DEER, Alberta  
T4P 1P6

Dear Sir:

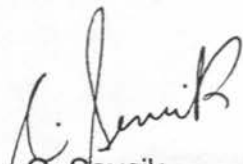
RE: **PENALTY FOR LATE PAYMENT OF TAXES**  
**ROLL NO. 29-1-1030, TAX YEAR 1991**

Your correspondence of July 3, 1991 requesting Council to waive the penalty for late payment of taxes pertaining to the above roll number appeared on the Council agenda of August 19, 1991.

At the aforementioned Council meeting, your request was denied.

The decision of Council in this instance is submitted for your information and I wish to thank you for being present at the Council meeting of August 19th to further elaborate on your appeal. Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk

CS/jt

c.c. City Assessor  
Director of Financial Services

*a delight  
to discover!*

PETITIONS & DELEGATIONSNO. 1

112 Club  
Waskasoo Towers  
Red Deer, Alberta

July 31, 1991

City Clerk  
City of Red Deer  
Red Deer, Alberta

Dear Sir:

We wish to draw to your attention the need for a change in the bus route as it is now. There are four buses going south on Gaetz Avenue but to get to these bus stops it is very hazardous for present tenants to get there as we have to cross two major highways (Gaetz & 49th Avenues). Many of our members are handicapped in various ways and it is hard for us to take chances in walking this far. Therefore, our petition asks for at least one bus to come to 48th Avenue fairly close to the Waskasoo Towers. If we wish to go up to the Bower Mall area from downtown, we have to walk 5 1/2 blocks to catch the bus on 49 Street which is farther than many of us can walk.

We would also draw your attention to the fact that we are still awaiting for a bus shelter to be placed on 49th Avenue near 55th Street. You advised us that this would be done in June as it is on the agenda for 1991. With the fall coming up we would ask that this matter be attended to.

Most of our tenants are handicapped in some way, and with taxi fares being so high, it is proving very difficult for them to get to their doctors and for shopping, etc.

We hope to hear from you in reply to our petition very shortly.

Yours very truly,

"Beth Telnes (Mrs.)"  
President  
Waskasoo 112 Club  
(501 - 4810, 54 Street)

Att: signed petition

We The undersigned <sup>61</sup>  
Petition for bus service on 48 ave. South  
with bus stop close to Washasoo Towers.

Mabel Twoch	Elizabeth Fisher
Grace Kinnelland	Ralph Joepfer
Ralph Joepfer	Bazel Fox
Mellie Joepfer	Darina Henry
M. Joepfer	Ruth Walker
Alda Carlson	Chippie Hyndle
May Hanson	Ida Jodey
Helga Bergdal	Ann. Chablanewich
Doris Bull	Mona MacDonald
Andrew Harrison	16 Rushton
B. Munroe	Nancy Fleca
H. Stirling	Mia Adminis
Mabel Godfrey	M. Doyle
Anna Sheridan	J. Barich
Ella Shain	Caroline McLean
Violet Mullin	Joe Gahn
Vera Burk	A. M. White
Aldora Bagné	Beth Joepfer
F. Rushinsky	Letitia Hargreaves
Nella Marvil	Clairie Goulet
M. Robson	Ruth Giebel
Myrtle Stewart	Edith Davis
Barrie Young	Maureen Corlethor
A. Ammeter	Betty Hanson
Joe Weckend	Paul K. Jones
Lydia Weckend	Ella Bennett
Lena Rusling	Marg Selstrom
Lao McQuinn	Kay Moore
Marg Marshall	Louise Thomas
Rosie Saime	
Emile J. Humble	
Betty Logan	

DATE: August 8, 1991

TO: City Clerks Department

FROM: Senior Transit Inspector

RE: **REQUEST FOR TRANSIT SERVICES -- WASKASOO TOWERS**

---

In response to the request by Waskasoo towers for transit service, I would make the following points.

1. Please note that a bus shelter at the Mohawk stop on 49 Avenue was placed on July 28, 1991.

Red Deer Transit currently uses the following criteria for the placement of bus zones. A maximum walking distance of no more than 400 m in a residential area. The current walking distance to the zone at the Mohawk stop on 49 Avenue is 191 m. This is well within the current guidelines recognized by Council; in fact, patrons can use the alley north of Waskasoo Towers to shorten the distance to 154 m. Patrons could also catch the bus on Gaetz Ave and 54 Street, which is a walking distance of 310 m. Using this stop would enable patrons to ride to City Centre and transfer to any coach they require. We are currently operating on a 30 minute headway for departing city centre on each trip. As we require some time to transfer at city centre, we are left with approximately 25 minutes of running time on each loop. On all of our routes at present, we are at a point in which we have extremely little room to make adjustments or additions to the routing. For instance, all four of the coaches which service the north side of the river would find it virtually impossible to add a pass by Waskasoo Towers and still be able to make connections at city centre. This leaves us with the six coaches servicing the south side of the city. We do have some possible options, as follows.

#### Route Two - Morrisroe/Deer Park

This route is currently at the maximum running time and should not be considered as a possibility for this purpose.

#### Route One - Bower Place and Route Three - Hospital/Westpark

Due to the direction of travel as well as the tight schedule these routes currently maintain, they should also not be considered for this proposal.



City Clerks Department  
August 8, 1991  
Page 2 of 3

#### Route Four - Eastview Estates/Deer Park (N)

This route has some time available if required. The running time, as proposed with a one way addition by Waskasoo Towers, is approximately 28 minutes. It should be noted that a transfer point currently maintained with Route One on Ross Street at Cornett Drive will be nullified by this addition. This transfer point allows students from Deer Park and Eastview Estates to transfer from Route Four to Route One. This means direct access to the high school area without travelling through city centre. We would still have special runs going to the high school from these areas directly, but only for two trips in the morning and one trip in the afternoon.

This leaves Route One - Clearview/Rosedale and Route Three - Sunnybrook/Anders. With a combination of both of these routes we could service the area in both directions. Outbound from city centre Route Three currently travels east on Ross Street from City Hall Park. It then turns right onto 47 Avenue and heads south by the Golden Circle (see map 1). The new route would have this bus leave City Hall Park, head east on Ross Street, turn left on 48 Avenue, stop by Waskasoo Towers, then continue to 55 Street, turn right on 55 Street, turn right on 47 Avenue and head south by the Co-op and the Golden Circle (see map 2). The running time for this route is approximately 27 minutes, leaving only 3 minutes at city centre for the purpose of making transfer connections.

Route One travels to city centre from the high school area via west on 55 Street, left onto 47 Avenue, right onto 49 Street to the library stop (see map 3). With the change, Route One would travel west on 55 Street, left onto 48 Avenue, stop at 54 Street (Waskasoo Towers) continue south by City Hall to 49 Street, right on 49 Street to the library stop (see map 4). The time factor for this change would vary due to the left turn off of 55 Street onto 48 Avenue. This intersection has no light controls; therefore, Route One would be affected in two ways. The oncoming traffic combined with left turning traffic ahead of him could cause the coach to be late coming into city centre. This traffic should be at its worst, just before school starts as well as just after school ends.

Also note that such a change would necessitate the printing of new schedules which would add a substantial over expenditure to the departmental budget.

We would require to remove at least five parking stalls on each side of the street to establish required bus zones.

City Clerks Department  
August 8, 1991  
Page 3 of 3

### Summary and Recommendations

1. Of ten coaches on the road, the only ones having the ability to offer any service would be Route One - Clearview/Rosedale as well as Route Three -Sunnybrook/Anders. Both of these routes would still have difficulty arriving on time to make transfer connections.
2. Walking distances of 191 m, 154 m and 310 m are well within the recommended maximum distances as established by Council.
3. Costs for zone relocation and advertising would constitute overexpenditures of approximately \$9,000.
4. At least ten parking stalls along 48 Avenue would be lost due to transit zones.

### Recommendation

**The Transit Department recommends that we do not provide service to Waskasoo Towers for the following reasons. While we are sympathetic to the feelings of the patrons at this location, current walking distances are well within the maximum distance established by Council. Excessive strain will be placed upon schedules and transfer connections. Costs of implementation would cause budget overexpenditure. Excessive parking will be lost in a residential area to bus zones.**



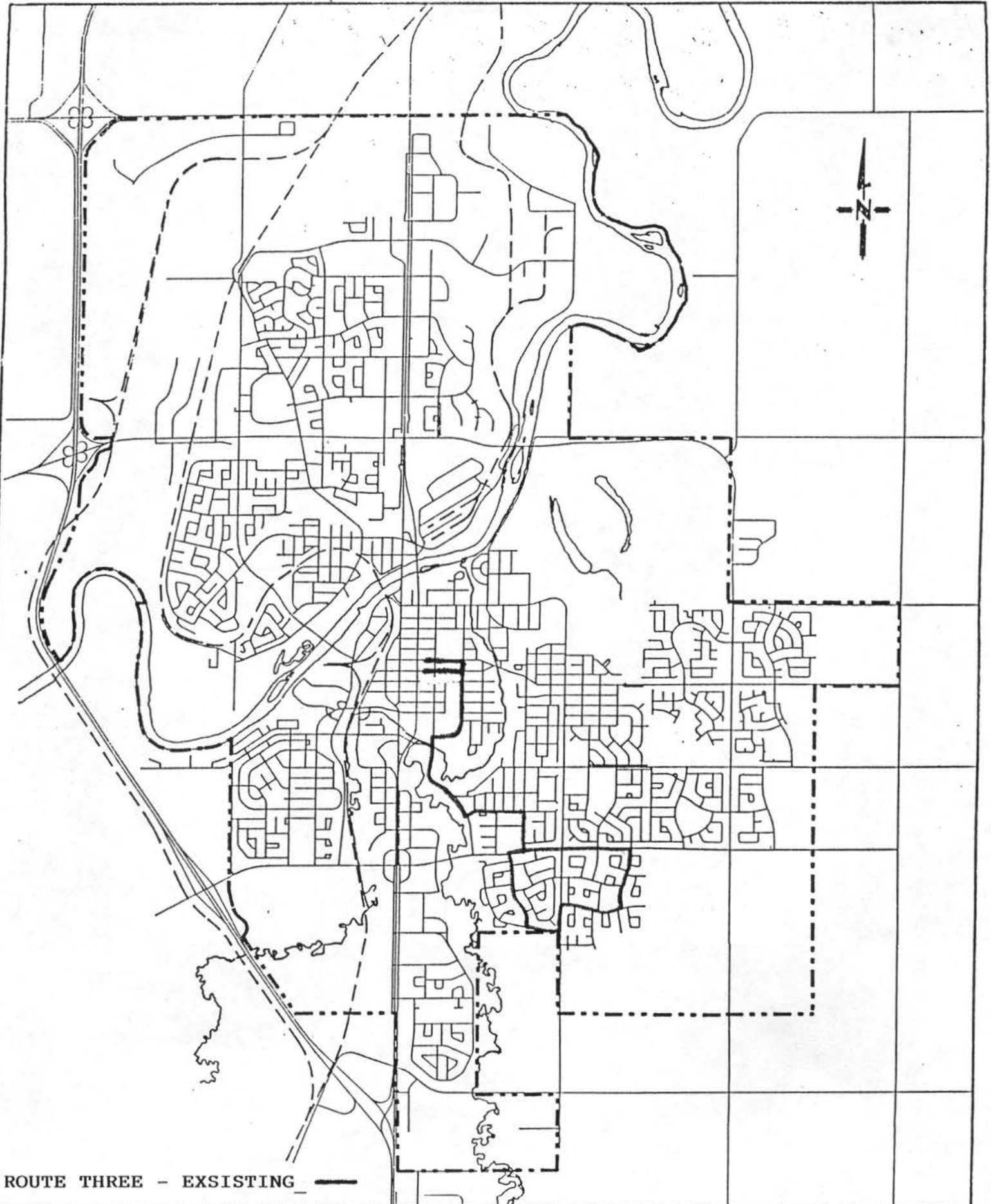
Roger Bouchard  
Senior Transit Inspector

RB/mlb

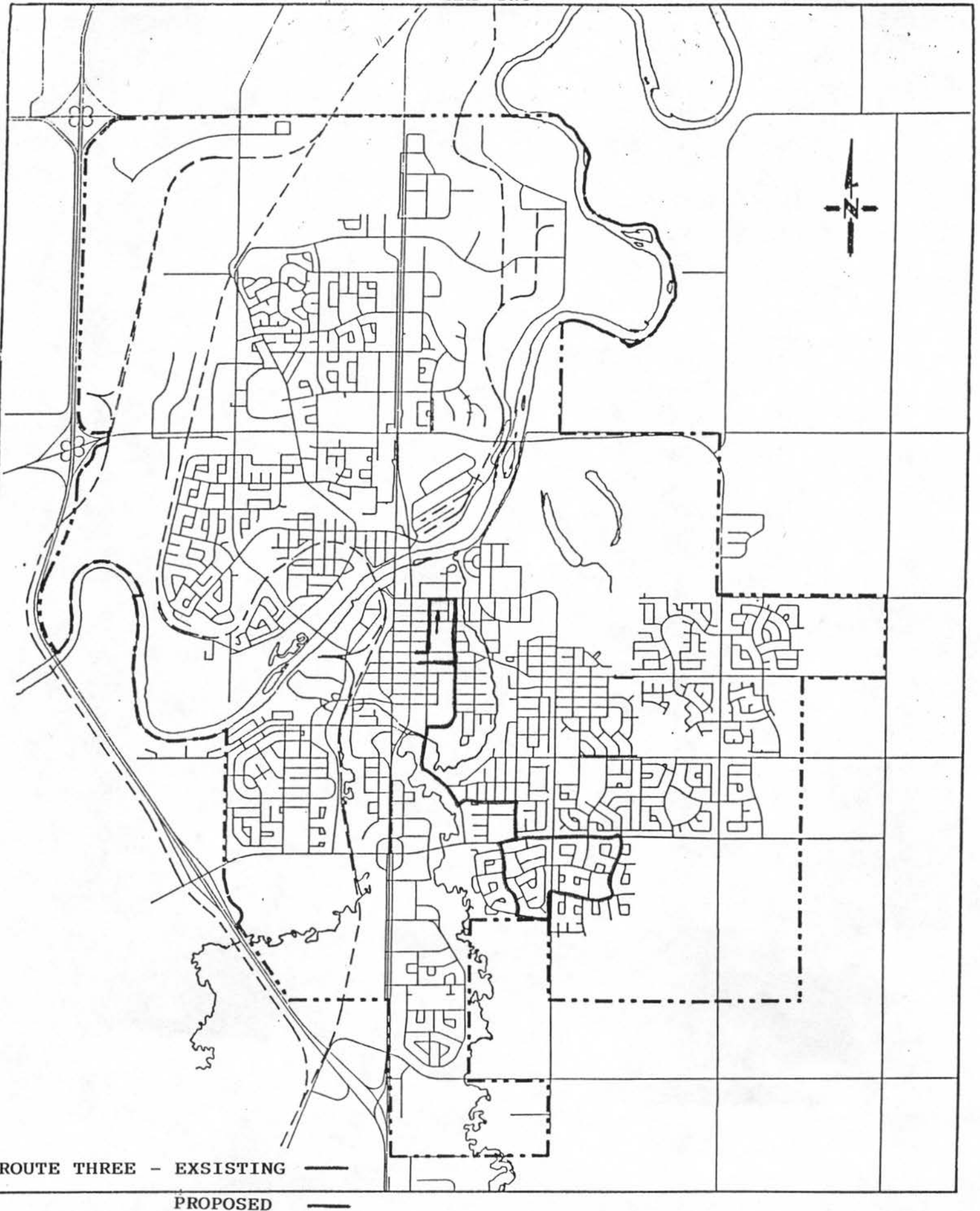
cc Transit Manager  
Director of Engineering Services



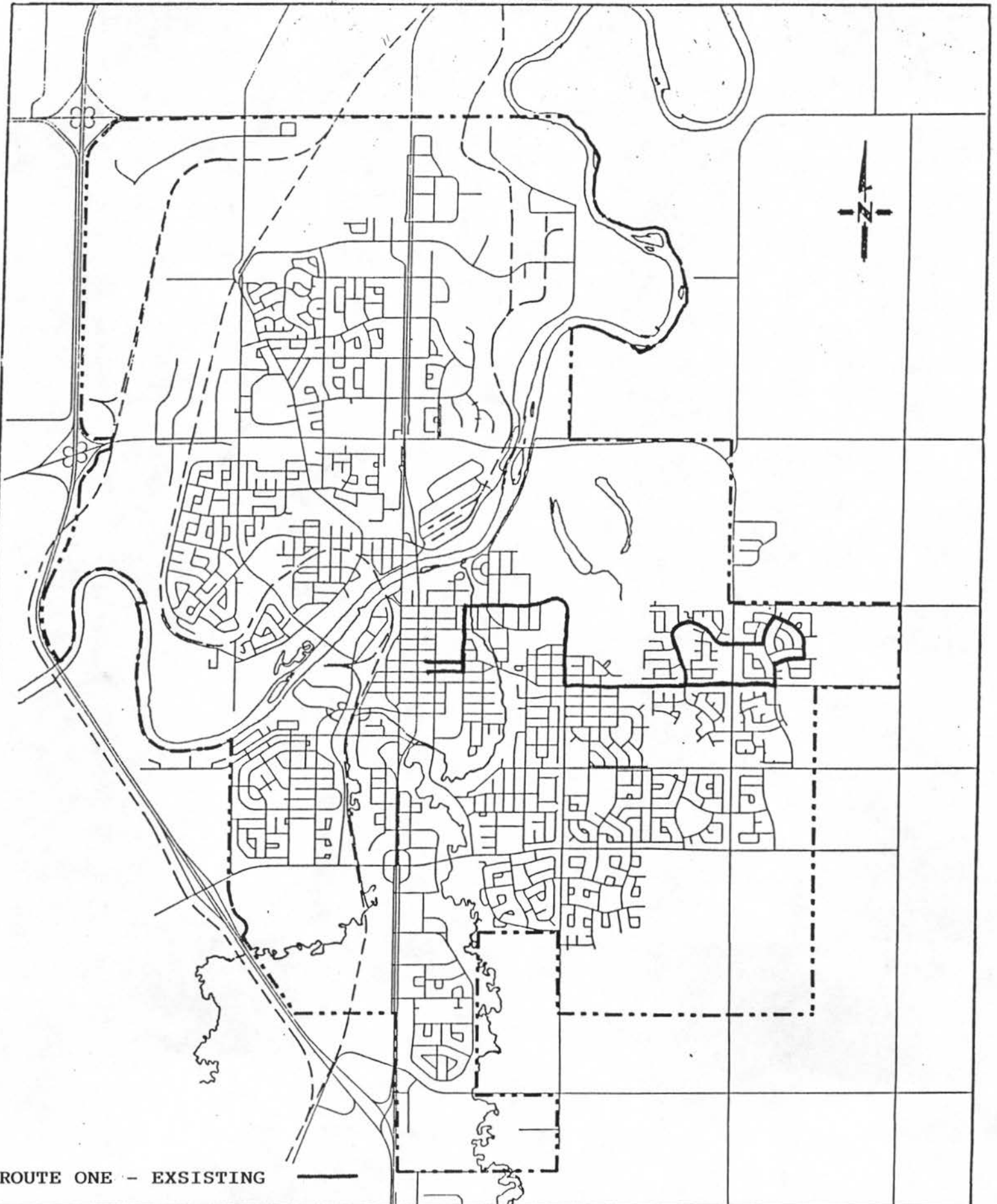
## MAP ONE



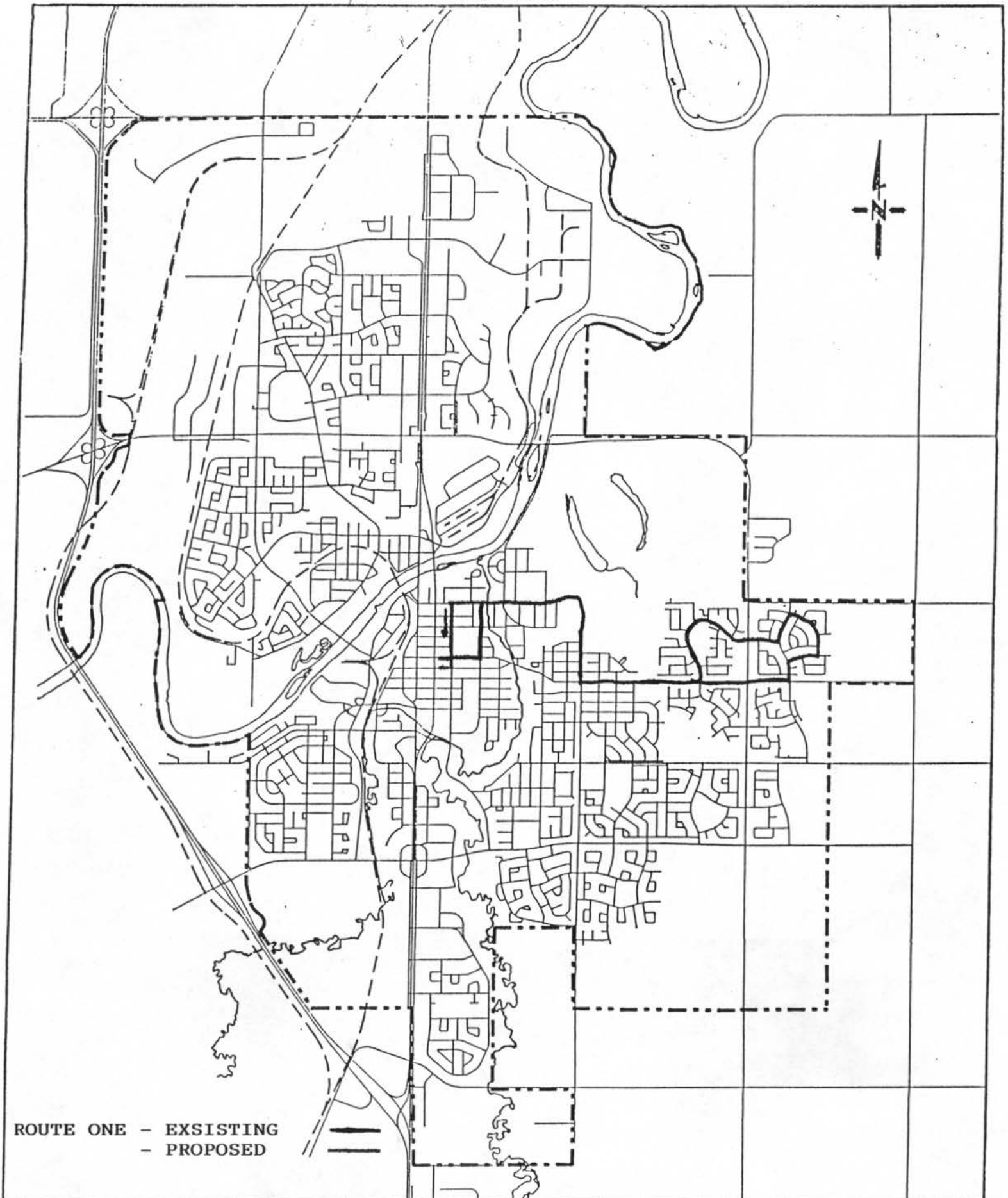
MAP TWO



## MAP THREE



## MAP FOUR



Commissioners' Comments

We would concur with the recommendations of the Senior Transit Inspector and recommend Council not authorize any changes to an already taxed system.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE 91 / 08 / 02

TO:


- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☐ BYLAWS & INSPECTIONS MANAGER
- ☐ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ ECONOMIC DEVELOPMENT MANAGER
- ☐ E.L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☐ FIRE CHIEF
- ☐ PARKS MANAGER
- ☐ PERSONNEL MANAGER
- ☐ PUBLIC WORKS MANAGER
- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☒ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☐ URBAN PLANNING SECTION MANAGER
- ☐

FROM:

CITY CLERK

RE: PETITION - BUS SERVICE - WASKASOO TOWERS

Please submit comments on the attached to this office by August  
12 for the Council Agenda of August 19, 1991

  
C. SEVCIK  
City Clerk



**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

August 2, 1991

Mrs. Beth Telnes  
President, Waskasoo 112 Club  
501, 4810 - 54 Street  
RED DEER, Alberta  
T4N 2G6

Dear Mrs. Telnes:

**RE: PETITION - BUS SERVICE / WASKASOO TOWERS**


Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on August ~~12~~, 1991.

19 (changed)

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you or other petitioners wish to be present.

Trust you will find this satisfactory.

Sincerely,

  
C. SEVCIK  
City Clerk

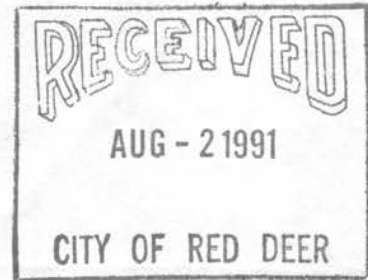
/jt



*a delight  
to discover!*

112 " Club,  
Waskassoo Towers.  
Red Deer, Alberta.  
July 31, 1991

City Clerk,  
City of Red Deer,  
Red Deer, Alberta.



Dear Sir:

We wish to draw to your attention, the need for a change in the bus route as it is now. There are four buses going south on Gaetz Avenue but to get to these bus stops it is very hazardous for present tenants to get there as we have to cross two major highways (Gaetz + 49th Avenues). Many of our members are handicapped in various ways and it is hard for us to take chances in walking this far. Therefore our petition asks for at least one bus to come to 48th Avenue fairly close to the Waskassoo Towers. If we wish to go up to the Bower Mall area from down town, we have to walk 5 1/2 blocks to catch the bus on 49th Street. which is farther than many of us can walk.

We would also draw your attention to the fact that we are still awaiting for a bus shelter to be placed on 49th



Avenue near 55th Street. You advised us that this would be done in June as it is on the agenda for 1991. With the fall coming up we would ask that this matter be attended to.

Most of our tenants are handicapped in some way, and with taxi fares being so high, it is proving very difficult for them to get to their doctors and for shopping etc.

We hope to hear from you in reply to our petition very shortly.

Yours very truly,

Beth Telnes (Mrs.)

Pres. Waskisco 112 Club  
(501-4810, 54 Street.)

Att: signed petition.

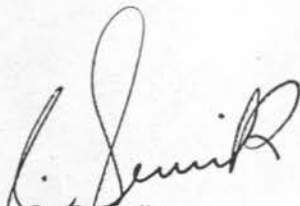
DATE: August 20, 1991  
TO: Senior Transit Inspector  
FROM: City Clerk  
RE: PETITION FOR TRANSIT SERVICES - WASKASOO TOWERS

---

Your report dated August 8, 1991 in response to the above noted petition appeared on the Council agenda of August 19, 1991.

At the aforementioned meeting, the item was tabled to enable your department to look at other alternatives. For example, it was suggested that perhaps instead of following the route as outlined on Map Two, page 66 of the agenda, it may be possible to save some time by having the buses turn on 53 Street as opposed to going all the way to 55 Street, thereby reducing the length of the route and also avoiding 55 Street which is a very busy street. Of course, the problem may be that 53 Street is not wide enough nor capable of bearing the extra weight of the buses.

We trust that you will examine this matter in greater detail and we look forward to a further report from your department at your earliest convenience.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Engineering Services

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

August 20, 1991

Mrs. Beth Telnes  
President  
Waskasoo 112 Club  
#501, 4810 - 54 Street  
RED DEER, Alberta  
T4N 6R3

Dear Mrs. Telnes:

**RE: PETITION FOR TRANSIT SERVICES - WASKASOO TOWERS**

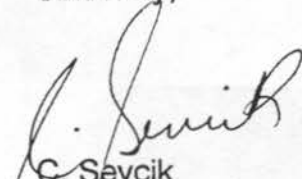
I would advise that the petition which you submitted referred to above was considered at the Council meeting of August 19, 1991.

At the above noted meeting, Council tabled the matter in order that the administration might review other alternatives in an endeavor to find a solution to accommodate the residents of Waskasoo Towers. In accordance with Council's decision we have referred the matter back to the Transit Department for further examination and recommendations back to Council.

This office will advise you when the recommendations come back to Council for further discussion.

Trusting you will find this satisfactory.

Sincerely,



C. Sevcik  
City Clerk

CS/jt

c.c. Senior Transit Inspector

*a delight  
to discover!*