

**A G E N D A**  
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for the **REGULAR MEETING** of **RED DEER CITY COUNCIL**  
to be held in the Council Chambers,  
City Hall, **MONDAY, JUNE 13, 1988**  
commencing at **4:30 p.m.**

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- (1) Confirmation of the Minutes of the Meeting of May 30, 1988

**PUBLIC HEARINGS**

A Public Hearing will be held on Monday, June 13, 1988, at 7:00 p.m. in respect to Land Use Bylaw Amendment 2672/E-88 .. 25

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- 1) Mayor McGhee - Re: Red Deer Tourist & Convention Board/  
FCM Convention .. 1

(3) **REPORTS:**

- 1) Red Deer Regional Planning Commission - Re: Proposed Land  
Use Bylaw Amendment 2672/H-88 .. 2
- 2) Fire Chief - Re: Overexpenditure of Overtime Funds .. 3
- 3) City Clerk - Re: Unsightly Property/Lot 3, Plan 2122 H.W.  
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- 4) Bylaws & Inspections Mgr. - Re: Garage Locations/Land  
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- 5) E.L. & P. Manager - Re: Canadian Electrical Association  
Safety Award .. 9
- 6) Acting Community Services Director - Re: Eastview Estates  
Phase VI/Melcor Developments Ltd./Development Agreement .. 10
- 7) Tourist & Convention Board - Re: Tourism Action Plan for  
Red Deer .. 11
- 8) Finance & Audit Committee - Re: Melcor Developments Ltd. -  
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- 9) Dir. of Engineering Services - Re: 30 Street/Bremner Ave.  
to Gaetz Ave./Reconstruction for Bus Route .. 23

- 10) E.L. & P. Manager - Re: Electric Energy Marking Agency/  
City of Red Deer Transmission Compensation 1989 .. 24
- 11) City Clerk - Re: Public Hearing/Land Use Bylaw Amendment  
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- 12) Red Deer Tourist & Convention Board - Re: International  
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(4) WRITTEN ENQUIRIES:

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- 1) Andri Magnusson - Re: City Parking Lot - Gaetz Ave. &  
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Pt. Lot 1 & 2, Blk. 8A, Plan 5752 K.S./Land Use Bylaw  
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- 4) Northwest Motors (Red Deer) Ltd. - Re: Sidewalk -  
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- 5) Protask - Re: Rezoning Request/Blk. 8, Plan XL11  
(2.81 acres) .. 60
- 6) W. Mittelmeyer - Re: Senior Citizen Housing Units/Lots 3,  
Block H, Plan 6566 E.T. .. 78

(6) PETITIONS & DELEGATIONS:

(7) NOTICES OF MOTION:

- City Clerk - Re: Alderman Pimm/Mayor's Recognition Roll .. 93

(8) **BYLAWS:**

- 1) 2672/E-88 - Land Use Bylaw Amendment/Redesignation of the  
northerly portion of Lot 3, Blk. 14, Plan 4436 T.R.  
from A.1 - Future Urban Development District to  
P.1 - Parks & Recreation District/Agricultural  
Museum and Interpretive Centre - 2nd & 3rd readings .. 25
- 2) 2672/G-88 - Land Use Bylaw Amendment/Garage Locations -  
3 readings .. 8
- 3) 2672/H-88 - Land Use Bylaw Amendment/Family Service Bureau/  
East Side of Gaetz Ave. on Lot 3, Block 7, Plan 5286 K.S. -  
1st reading .. 2
- 4) 2672/I-88 - Land Use Bylaw Amendment/Redesignation of pt.  
of Lot 1 & 2, Blk. 8A, Plan 5752 K.S./Bemoco Land  
Surveying Ltd. - 1st reading .. 46

Committee of the Whole

- 1) Land Matter
- 2) Land Matter
- 3) Administrative Matter
- 4) Land Matter

UNFINISHED BUSINESSNO. 1

DATE: June 8, 1988  
TO: City Council  
FROM: Mayor R.J. McGhee  
RE: RED DEER TOURIST & CONVENTION BOARD/FCM CONVENTION

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As Council will recall, a request was made to the Tourist & Convention Board to submit a recommendation back to Council with regard to hosting an FCM Annual Convention, as well as holding a meeting of the National Board of Directors.

The Tourist & Convention Board have reviewed the request of Council and are in agreement to same, however, the Board is requesting some assistance from Council in preparing an application to FCM to host the convention and meeting.

We would therefore request one or two members of Council, together with City administration to assist the Board in this endeavor. The report will be brought back to Council once these applications have been completed.

"R.J. MCGHEE"  
Mayor



## RED DEER TOURIST AND CONVENTION BOARD

P. O. Box 5008, Red Deer, Alberta T4N 3T4 (403)342-8279

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DATE: May 26, 1988  
TO: Mayor and Members of Council  
FROM: Edna Short, Chairman  
Red Deer Tourist and Convention Board  
RE: FEDERATION OF CANADIAN MUNICIPALITIES ANNUAL CONVENTION

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The possibility of making a bid to host an annual convention of the Federation of Canadian Municipalities was referred to the Red Deer Tourist and Convention Board by Council. At the Board's recent meeting the following resolution was adopted:

That the Red Deer Tourist and Convention Board recommend to Red Deer City Council that a bid be made to host the Federation of Canadian Municipalities convention on the first available date.

It appears that the first available date will be 1997, or more likely 1998, since the 1996 convention will be held in Calgary.

We would also recommend that the City offer to host a quarterly meeting of the National Board of Directors of the Federation of Canadian Municipalities, on the first available date.

We would be pleased to work with designated members of council or staff to prepare a more detailed application to host the convention.

Based on our review of the convention requirements, major issues which will need to be addressed include provision of transportation for delegates from the Edmonton and Calgary airports, and provision of a shuttle bus service between a number of facilities in the city which would be required to accommodate the delegates.

Respectfully submitted,



Edna Short, Chairman  
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

DATE: JUNE 14, 1988  
TO: RED DEER TOURIST & CONVENTION BOARD  
FROM: CITY CLERK  
RE: FCM CONVENTION APPLICATION

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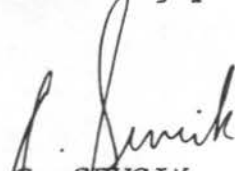
At the Council meeting of June 13, 1988 the following members of Council volunteered to assist the Red Deer Tourist & Convention Board in preparing a detailed application to Host the Federation of Canadian Municipalities Convention on the first available date:

ALDERMAN CAMPBELL  
ALDERMAN MOFFAT

In addition, it was indicated that administrative staff would be available to assist in this undertaking.

The above is submitted for your information, and I trust that all persons will be advised of future meetings with regard to preparation of the application which is to be submitted back to Council for final approval. At the same time I trust that the Board will prepare an application to Host the quarterly meeting of the National Board of Directors of the Federation of Canadian Municipalities on the first available date, and as recommended in the report from the Tourist & Convention Board dated May 26, 1988.

Trusting you will find this satisfactory.

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Alderman Campbell  
Alderman Moffat  
Tourist Manager  
Economic Development Manager  
Director of Finance  
City Commissioners



## RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

June 6, 1988

Mr. C. Sevcik,  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alberta

Dear Sir:

Re: Proposed Land Use Amendment 2672/H-88

As per City Council resolution dated May 30, 1988, we are enclosing herewith the required land use amendment to permit the Family Service Bureau to be located on the east side of Gaetz Avenue on Lot 3, Block 7, Plan 5286 K.S.

Yours truly,

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

COMMISSIONER'S COMMENTS

Following first reading of the bylaw, it will be necessary to advertise for a Public Hearing in accordance with the requirements of the Planning Act.

"R.J. MCGHEE"  
Mayor

## MUNICIPALITIES WITHIN COMMISSION AREA

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

BYLAW NO. 2672/H-88

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Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

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

(1) Section 4.13.1 is amended by adding the following:

(29) On those sites, or portions thereof, hereinafter listed, "educational facilities in conjunction with the Red Deer Family Service Bureau" is a permitted use.

(a) Lot 3, Block 7, Plan 5286 KS

(2) This Bylaw shall come into force upon the final passing thereof.

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

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2672/H-88

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of  
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COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS  
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READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of  
of A.D. 1988.

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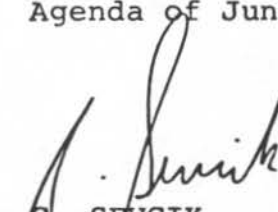
DATE: MAY 31, 1988  
TO: URBAN PLANNER  
FROM: CITY CLERK  
RE: LAND USE BYLAW AMENDMENT -  
RED DEER FAMILY SERVICE BUREAU  
3325 - 50 AVE. (LOT 3, BLOCK 7, PLAN 5286 K.S.)

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At the Council meeting of May 30, 1988, a motion was passed approving in principle the request of the Red Deer Family Service Bureau to relocate its operation from the Montfort Community Services Centre to the building located at 3325 - Gaetz Avenue subject to a Bylaw Amendment being approved.

We would request that you prepare a draft Bylaw for Council's consideration for First Reading at the meeting of June 13th. It would appear from the discussion which took place at the Council meeting, the amendment should be site specific and the permitted use described as "educational facilities in conjunction with the Red Deer Family Service Bureau." The above has been discussed and confirmed by Mr. Bob Noble of the Family Service Bureau and the Bylaws & Inspections Manager, R. Strader.

Trusting you will find this satisfactory, and we look forward to receipt of the draft Bylaw for the Council Agenda of June 13th.

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Bylaws & Inspections Manager  
F.C.S.S. Manager



**RED DEER  
FAMILY SERVICE  
BUREAU**

#304 - 5000 GAETZ AVENUE  
RED DEER, ALBERTA  
T4N 6C2  
TELEPHONE 343-6400

*Wilma - Please prepare  
advertising of Bylaw 2672/H-88  
to appear in Advocate June 17+18  
for Public Hearing to be held  
June 27. Thankyou*

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:00 pm
DATE	June 9/88
BY	C. Sevcik

June 9, 1988

City of Red Deer  
City Hall  
Box 5008  
Red Deer, Alta.  
T4N 3T4

Attention: C. Sevcik  
City Clerk

Dear Mr. Sevcik:

Thank you for your continued assistance. Also, please convey our appreciation to the Mayor and the City Council. The Mayor and Council faced a long agenda for the May 30th meeting. We appreciate their considering our request.

The motion passed by Council reads (in part) "to locate their office". You and I had discussed how to write the advertisement. Your wording for the ad was excellent. I trust that the By-Law to be brought forward on June 13, 1988 will read more like the advertisement than the motion. I want to avoid confusion and the impression that we are moving Family Service Bureau offices out of a C-1 zone into a C-4 zone. The offices of the Family Service Bureau will remain downtown. We do want to locate educational programs at 3325 - 50th Avenue.

The Family Service Bureau has had much difficulty in locating any facility that would serve as a home for our educational programs. We had looked at numerous facilities. After the May 30th meeting, I had occasion to talk with Vernon Parker for a few moments. As a result of that conversation Mr. Parker and I are exploring the possibilities of using the old North School as a Community Educational Centre. Mr. Parker has been very helpful. It appears that the School Board is willing to see the building used for community purposes so long as the exterior of the building is not changed. Mr. Parker and I will continue to work on this project. The Family Service Bureau will continue to try to locate its educational services in a Community Centre. Such a centre is not available to us at this time. It is far too early to speculate

on the North School, but the Bureau will continue to attempt to develop a community centre location for its educational programs.

Meanwhile, we must deal with the immediate problem of establishing a facility for programs. We had discussed time table and calendar when I submitted my letter on May 16th. At that time, you had thought we could schedule all necessary meetings before the end of June. Would you please check your calendar again. Will it be possible to have scheduled and concluded all necessary meetings by June 28 or sooner? The Bureau must be out of the Montfort Centre by the last day of June. So schedule and calendar is a major worry.

On a related issue, numerous other City departments and other agencies are involved in our request. Would you please let me know what documents and information I can provide you and these other departments. The Board of Directors and the staff of the Family Service Bureau are anxious to cooperate and assist in any way that we can.

I have enclosed the cheque for \$200.00 as requested. I will check with you about schedule-calendar and any additional information needed.

Again, thank you for your continued assistance.

Sincerely,

*Bob Noble*

Bob Noble,  
Executive Director

BN/gs

Enc.

- 1) Occupancy permit application immediately.
  - 2) Bylaw - "educational facilities etc.
  - 3) will adv. Public Hearing for June 27/88.
- Discussed with Bob over phone 88/06/09 p.  
- Written response not req'd.





# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 14, 1988

Red Deer Family Service Bureau  
304, 5000 Gaetz Avenue  
Red Deer, Alberta  
T4N 6C2

Attention: Mr. Bob Noble  
Executive Director

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/H-88

Further to our letter of May 31, 1988 regarding your request that Council amend the Land Use Bylaw to allow the Red Deer Family Service Bureau to relocate its facilities from the Montfort Community Services Centre to the building located at 3325 - 50 Ave., I wish to advise as follows. Council of The City of Red Deer, at its meeting held on June 13, 1988 gave First Reading to the above noted Land Use Bylaw Amendment, a copy of which is enclosed herewith.

This office will now proceed with advertising for a Public Hearing, to be held on June 27, 1988 commencing at 7:00 p.m. or as soon thereafter as Council may determine. We are in receipt of your \$200.00 deposit to cover the cost of advertising, and once this office is in receipt of the actual costs, you will be invoiced for the balance.

The decision of Council in this instance is submitted for your information, and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

*C. Sevcik*  
C. SEVCIK  
CITY CLERK  
CS/sp  
Encl.  
c.c.

Bylaws & Inspections Manager  
Director of Engineering Services  
Director of Community Services  
F. C. S. S. Manager  
Council & Committee Secretary, Wilma.

City Assessor  
Fire Chief  
Urban Planner

NO. 2

DATE: May 19, 1988  
 TO: City Clerk  
 FROM: Fire Chief  
 RE: OVEREXPENDITURE OF OVERTIME FUNDS

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The April 30, 1988 financial statement indicates I will overspend my overtime budget in 1988.

Fire Prevention Account	2-2307-0000-118	
<u>Budget Amount</u>	<u>Spent to April 30</u>	<u>% Spent</u>
\$ 6,500.00	\$ 4,503.00	69
Fire Suppression Account	2-2308-0000-118	
<u>Budget Amount</u>	<u>Spent to April 30</u>	<u>% Spent</u>
\$ 41,080.00	\$ 38,879.00	95
Communications Account	2-2309-0000-118	
<u>Budget Amount</u>	<u>Spent to April 30</u>	<u>% Spent</u>
\$ 1,000.00	\$ 3,509.00	351
Ambulance Account	2-2500-0000-118	
<u>Budget Amount</u>	<u>Spent to April 30</u>	<u>% Spent</u>
\$ 64,000.00	\$ 38,455.00	60

There are a number of reasons for the overexpenditure.

The end of March snowstorm resulted in an overtime expenditure of \$10,000.00, or 25% of the budgetted overtime.

We have had a greater than average number of structural fires in the first quarter, and with the dry spring, a greater than average number of grass and bush fires. For instance, the table below reflects the yearly number of fires and rescue responses to May 15th of each year.

<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
195	176	189	174	321

City Clerk  
Page 2  
May 19, 1988

Overtime accounts for the ambulance budget had been reduced to reflect our reduced costs from loss of hospital transfers and a reduction in the number of other ambulance responses. However, the number of ambulance responses has increased significantly in 1988 to near 1985 levels.

Average monthly responses for ambulances have been:

<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
180	196	178	174	192

In 1987, Council reduced our force by four positions, or one per platoon, with the idea that these positions would be filled by paramedics through integration. Integration has only now started with the signing of the Collective Agreement, but paramedics have still not received adequate training for full utilization as fire fighters.

We have had a number of recent resignations and retirements which has resulted in the hiring and training of new staff. This coupled with the training of paramedics has diluted the platoons of experienced fire fighters, resulting in higher overtime costs to keep crew efficiencies up.

We have experienced a number of long term fire fighter disabilities this year, (off the job) which has resulted in increased overtime costs.

One of our Platoon Chiefs has recently undergone eye surgery and will be away from work until the fall. As holidays for his platoon are committed, his absence will generate considerable overtime to maintain platoon strength.

We have two retirements taking place in the fall, and I would request Council approval to hire one replacement for the retirees early (July 1) in order to reduce overtime costs caused by the Platoon Chief's absence.

If the present call volume in the department were to continue, we project an overexpenditure of \$125,000.00 in 1988 would occur.

To be conservative though, I would respectfully request Council approval of a \$90,000.00 overexpenditure in my overtime account, including salary for the early hiring of one employee.

Respectfully submitted.



R. Oscroft  
Fire Chief

RO/dd

Date: May 31, 1988

To: City Clerk

From: Fire Chief

Re: OVEREXPENDITURE OF 1988 BUDGET

Would you please include the following report with my previous report of May 19, 1988 to the Council meeting of June 15, 1988.

With the extremely dry conditions recently, we have experienced a number of fires in the Trail System that have potential for a major forest fire unless they can be accessed early to bring them under control.

Our conventional fire apparatus cannot access the Trail System due to the barriers to restrict motor vehicle traffic, and in some instances we place our fire apparatus in jeopardy as they cannot quickly exit an area subject to fire overrun.

As an interim measure to provide quick response to a fire on the Trail System, I have rented a 3/4 ton truck and equipped it with hose, portable pump, axes, nozzles, water extinguishers, etc..

I have received approval from the Mayor prior to doing so, subject to reporting this to Council as it will be an overexpenditure to my budget and will require Council approval.

I am unsure as to the total cost of this overexpenditure as this will be determined by the length of time we will require the truck depending on weather conditions.

Respectfully submitted,

  
Robert O'scroft,  
Fire Chief

cc: Don Batchelor, Parks Manager

Commissioner's Comments

As outlined in the reports from the Fire Chief due to various circumstances beyond our control, a sizeable overexpenditure will result in the Fire Department Budget. We would recommend that Council approve the following:


1. an overexpenditure of \$90,000 in the overtime account which includes salary for the hiring of one employee replacement for a retiree effective July 1.
2. rental of a 3/4 ton truck to provide quick response to a fire or the trail system at a minimum cost of \$1,460 (365.00 x 4 mos.). Actual costs will be dependent upon weather conditions.

"R.J. MCGHEE", Mayor

DATE: May 19, 1988  
TO: City Clerk  
FROM: Fire Chief  
RE: REPORT - OVEREXPENDITURE OF OVERTIME FUNDS

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As I will be away on holidays, would you please schedule this report to the Council meeting of June 13, 1988.

A handwritten signature in dark ink, appearing to read 'R. Oscroft', followed by a small, stylized mark that looks like 'for'.

R. Oscroft  
Fire Chief

R0/dd

DATE: JUNE 14, 1988  
TO: FIRE CHIEF  
FROM: CITY CLERK  
RE: OVER-EXPENDITURE OF 1988 BUDGET

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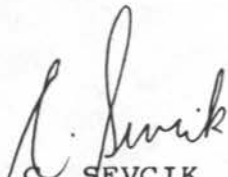
Your reports dated May 19 and 31, 1988 concerning the above topic were considered by Council June 13, 1988 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered reports from the Fire Chief dated May 19 and 31, 1988, re: overexpenditure of 1988 budget hereby approve the following:

1. an overexpenditure of \$90,000 in the overtime account which includes salary for the hiring of one employee replacement for a retiree effective July 1
2. rental of a 3/4 ton truck to provide quick response to a fire on the trail system at a minimum cost of \$1,460 (\$365.00 x 4 mos.). Actual costs to be dependent upon weather conditions

and as recommended to Council June 13, 1988.

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/sp

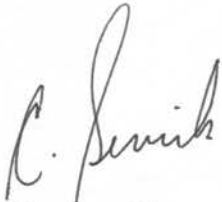
c.c. City Commissioners  
Director of Finance  
Director of Community Services  
Parks Manager  
Personnel Manager

DATE: June 2, 1988  
TO: City Council  
FROM: City Clerk  
RE: UNSIGHTLY PROPERTY/LOT 3, PLAN 2122 H.W. (FORMER 2-11 DRIVE IN)

---

At the Council meeting of May 16, 1988, a report from the Bylaws & Inspections Manager was considered by Council regarding the above noted property. At the aforementioned Council meeting, it was agreed that Council would consider passing the attached order.

The owner, First Investors Corporation Ltd., has been advised by registered mail that Council will consider making the said Order Monday, June 13, 1988, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

A handwritten signature in dark ink, appearing to read 'C. Sevcik', written in a cursive style.

C. Sevcik  
City Clerk

RESOLVED that Council, being of the opinion that the site hereinafter described as unsightly and a nuisance, First Investors Corporation Ltd., c/o Coopers Lybrand Ltd., #2400 - 10123 - 99 Street, Edmonton, Alberta, being the owner of Lot 3, Plan 2122 H.W., be and is hereby order and directed, within 30 days of a copy of this resolution being mailed to the owner by registered mail, to have the site cleaned of all dilapidated structures, failing which the Bylaws & Inspections Manager of the City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to First Investors Corporation Ltd. and, in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."

(former 2-11 Drive-In Site)





# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 17, 1988

First Investors Corporation Ltd.  
c/o Coopers Lybrand Ltd.  
#2400 - 10123 - 99 Street  
Edmonton, Alberta

Dear Sirs:


RE: UNSIGHTLY PROPERTY/LOT 3, PLAN 2122 H.W. (FORMER 2-11 DRIVE-IN)

At the Meeting of Red Deer City Council on May 16, 1988, a report from the Bylaws and Inspections Manager was considered by Council regarding the above noted property.

Please take notice that Council of The City of Red Deer will, at its meeting to be held in the Council Chambers, City Hall, Red Deer, Alberta, on Monday, June 13, 1988, commencing at 7:00 p.m., or as soon thereafter as Council may determine, consider making the Order hereunto annexed and forming part hereof.

And further take notice that you will be given the opportunity of appearing and being heard by Council at the meeting before the making of the Order.

Yours truly,

  
C. Sevcik  
City Clerk  
/ds

Encl.

c.c. Bylaws & Inspections Manager

REGISTERED

ORDER WHICH COUNCIL WILL CONSIDER PASSING AT THE JUNE 13, 1988, MEETING.

"RESOLVED that Council, being of the opinion that the site hereinafter described as unsightly and a nuisance, First Investors Corporation Ltd., c/o Coopers Lybrand Ltd., #2400 - 10123 - 99 Street, Edmonton, Alberta, being the owner of Lot 3, Plan 2122 H.W., be and is hereby order and directed, within 30 days of a copy of this resolution being mailed to the owner by registered mail, to have the site cleaned of all dilapidated structures, failing which the Bylaws & Inspections Manager of the City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to First Investors Corporation Ltd. and, in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."

CS.

DATE: May 10, 1988  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: NUISANCE BYLAW

---

Could your office arrange to have the following matters placed before Council for their consideration:

Due to complaints received, the following sites were inspected and two letters sent to the property owners requesting their co-operation in rectifying the situation. To date, the conditions noted in our first letters have not changed significantly. Section 160 of the Municipal Government Act provides that Council may require an owner to remedy a condition that creates a nuisance and that, if the owner does not comply with Council's direction, Council may cause such work to be done, and charge the cost of same against the property in the same manner as taxes.

The following resolutions are for Council's consideration:

1. "Resolved that Council, being of the opinion that the site hereinafter described as unsightly and a nuisance, Mrs. V. D. Richardson, RR #1, Red Deer, Alberta, T4N 5E1, being the owner of 4831 - 55 Street (W 13' and E 19' of Lot 32, Plan K), be and is hereby ordered to have the site cleaned of all dilapidated items, failing which the Bylaws and Inspections Manager of the City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."
2. "Resolved that Council, being of the opinion that the site hereinafter described as unsightly and a nuisance, First Investors Corporation Ltd., c/o Coopers Lybrand Ltd., #2400 - 10123 - 99 Street, Edmonton, Alberta, being the owner of Lot 3, Plan 2122 H.W., be and is hereby ordered to have the site cleaned of all dilapidated structures, failing which the Bylaws and Inspections Manager of the City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to First Investors Corporation Ltd. and, in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."
3. "Resolved that Council, being of the opinion that the site hereinafter described as unsightly and a nuisance, Mr. Rod McCahey, c/o Custom Food Packers, 4215B - 11 Street S.E., Calgary, Alberta, T2E 6K4, being the owner of 38 Duncan Crescent (Lot 21, Block 5, Plan 812-0986), be and is

*\* and directed, within 14 days  
of a copy of this resolution  
being mailed to the  
owner by registered mail,*

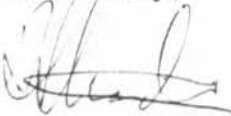
*\**

. . . CONTINUED . . .

City Clerk  
May 10, 1988  
Page 2

hereby ordered to have the site cleaned of all dilapidated items, failing which the Bylaws and Inspections Manager of the City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Mr. McCasey and, in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr

Commissioners' Comments

We would concur with the recommendations, but in the case of item 2 which pertains to the former 7-11 Drive-In site, the procedure under 161 of the Municipal Government Act should be followed giving the owner no less than 14 days' notice that Council will consider making the Order and thereby allowing the owner an opportunity to appear at the Council meeting before the making of the Order.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

June 14, 1988

DOUBLE REGISTERED

First Investors Corporation Limited  
c/o Coopers Lybrand Limited  
2400, 10123 - 99 Street  
Edmonton, Alberta  
T5J 4E8

Dear Sirs:

RE: UNSIGHTLY PROPERTY LOT 3, PLAN 2122 H.W. (FORMER 2-11 DRIVE INN

At the Council meeting of June 13, 1988, the following motion was passed concerning the aforementioned property:

"RESOLVED that Council, being of the opinion that the site hereinafter described is unsightly and a nuisance, do hereby order and direct that First Investors Corporation Ltd., being the owner of Lot 3, Plan 2122 H.W., and Coopers Lybrand Ltd., being the occupier of Lot 3, Plan 2122 H.W., within 30 days of a copy of this resolution being mailed to them by registered mail c/o #2400, 10123 - 99 Street, Edmonton, Alberta, shall have the site cleaned of all dilapidated structures, failing which the Bylaws & Inspections Manager of The City of Red Deer is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to First Investors Corporation Ltd. or to Coopers Lybrand Ltd. and, in default of payment, shall be charged against the premises as taxes due and owing in respect thereof, and shall be recovered as such."

The decision of Council in this instance is submitted for your information, and I trust that you will take appropriate action.

Your co-operation in this matter would be greatly appreciated.

Sincerely,

C. SEVCIK  
CITY CLERK  
CS/sp  
c.c.

Bylaws &amp; Inspections Manager

DATE: May 31, 1988  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: **GARAGE LOCATIONS / LAND USE BYLAW**

---

Could your office have the following matter placed before City Council for their consideration:

The Land Use Bylaw states the minimum side yards that are acceptable for a private detached garage to be 0.9 m (3 ft.). At present, any garage that does not provide this exact side yard as a minimum must receive a relaxation from either the Municipal Planning Commission or the Development Appeal Board. This process can be somewhat lengthy; generally, it takes a minimum of three weeks. A request has been received from a local surveyor requesting that a 10% variance be permitted for garage side yards, which would be similar to that in place for single family dwellings for side yards, front yards, etc. The maximum variance that would be permitted would be 0.09 m (3.5 inches). Under this proposal, a garage location that fell within these parameters would be approved in the same manner as if 100% of the side yard was provided, thus eliminating the three week time delay.

The request has been reviewed by the Municipal Planning Commission, who have endorsed the proposal. If Council is supportive of the request, the Land Use Bylaw should be amended by adding to Section 5.2.5(2)(h)(1) the following:

5.2.5(2)(e) in the seventh line, tenth line, and eleventh line.

A proposed Bylaw is included for Council's consideration.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr

Enclosure

Commissioner's Comments

We would concur with the recommendations and suggest Council give the draft bylaw 3 readings at this meeting.

"R.J. MCGHEE", Mayor

DATE: MAY 26, 1988  
TO: RYAN STRADER, DEVELOPMENT OFFICER  
FROM: C. SEVCIK, CITY CLERK  
RE: SIDEYARD REQUIREMENTS FOR DETACHED GARAGES  
(MUNICIPAL PLANNING COMMISSION MEETING MAY 24, 1988)

---

This is to confirm that consideration was given by the Municipal Planning Commission members to the request from a local surveyor suggesting that the Land Use Bylaw be amended to allow a 10% variance in the minimum sideyard required for a private garage in order to alleviate the inconvenience and to expedite matters. The local surveyor requested that discretionary authority be given to the Building Inspector in accordance with the Bylaw in the same way that he may approve sideyard discrepancies for a dwelling. Following some discussion, a resolution was passed as noted below.

"THAT the Municipal Planning Commission support the request that the Land Use Bylaw be amended to allow a 10% variance in the minimum sideyard requirments for detached garages and that discretionary authority be given to the Building Inspector in order that he may relax the sideyard requirement for garages in the same way that he may approve sideyard discrepancies for a dwelling."

It is my understanding that this matter is being presented to Council.

  
C. SEVCIK  
CITY CLERK  
WV/sp



BYLAW NO. 2672/G-88

---

Being a Bylaw to amend Bylaw No. 2672/80, the  
Land Use Bylaw of the City of Red Deer.

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

1. Section 5.2.5 (2) (h) (i) is amended by adding immediately after the figures, "5.2.5.2 (h) (i)" wherever same appear, the following word and figures, "and 5.2.5(2)(e)".
2. This Bylaw shall come into force upon the final passing hereof.

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

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

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

\_\_\_\_\_  
MAYOR

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



BYLAW NO. 2672/0-83

---

Being a Bylaw No. 2672/80, being the Land Use Bylaw of  
the City of Red Deer.

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

1. Section 5.2.5(2)(h)(1) is amended by adding the following:  
5.2.5(2)(e) in the seventh line, tenth line, and eleventh line.
2. This Bylaw shall come into force upon the final passing hereof.

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

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

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

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MAYOR

---

CITY CLERK

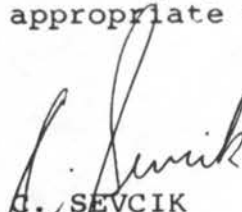
DATE: JUNE 14, 1988  
TO: BYLAWS & INSPECTIONS MANAGER  
FROM: CITY CLERK  
RE: LAND USE BYLAW AMENDMENT 2672/G-88  
10% VARIANCE ON GARAGE SIDE YARDS

---

Your report dated May 31, 1988 concerning the above topic was presented to Council June 13, 1988 and at which meeting Council gave Three Readings to Land Use Bylaw Amendment 2672/G-88, a copy of which is enclosed herewith.

The aforesaid Bylaw was given Three Redings at the above-noted meeting without giving notice or holding a Public Hearing pursuant to Section 142 of The Planning Act. This Bylaw Amendment comes into effect immediately.

Trusting you will find this satisfactory and that you will take appropriate action.

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. City Commissioners  
Director of Engineering Services  
Urban Planner  
City Assessor  
Municipal Planning Commission  
Council & Committee Secretary, Wilma

DATE: Juen 3, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Canadian Electrical Association Safety Award

It is my pleasure to advise City Council that the E. L. & P. Department qualified for the CEA Safety Achievement Award granted to electric utilities who in 1987 reduced their accident frequency rate by 25% of the previous three year average. The E. L. & P. Department was a previous recipient of this national award in 1981 and 1983.

I would like to express my thanks to Council for supporting the City's safety program and for providing the Department with the funding necessary to train the staff and acquire the necessary equipment and tools which make the above achievements possible. Your support and consideration of this most vital area of our operation is very much appreciated.



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

AR/jjd

Commissioner's Comments

We would like to add our congratulations to this Department for their fine record and will be so recognized at the next City's recognition function.

"R.J. MCGHEE"  
Mayor

June 15, 1988

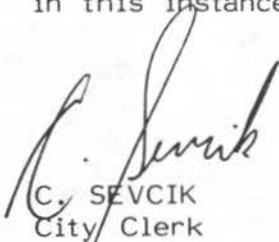
TO: E.L. & P. MANAGER

FROM: CITY CLERK

RE: CANADIAN ELECTRICAL ASSOCIATION SAFETY AWARD

Your report dated June 3, 1988 advising that the E.L. & P. Department qualified for the C.E.A. Safety Achievement Award granted to electric utilities who in 1987 reduced their accident frequency rate by 25% of the previous three year average, was read aloud at the Council meeting of June 13, 1988.

On behalf of Council I wish to extend sincere congratulations to you and your department for this achievement. We are all rightly proud of your record in this instance.



C. SEVCIK  
City Clerk

CS/gr

c.c. City Commissioners  
Safety & Emergency Measures Coordinator

DATE: JUNE 14, 1988  
TO: DIRECTOR OF ENGINEERING SERVICES  
FROM: CITY CLERK  
RE: EASTVIEW ESTATES PHASE VI - MELCOR DEVELOPMENTS LTD.  
DEVELOPMENT AGREEMENT

---

I would advise that at the Council meeting of June 13, 1988, a report from the Acting Community Services Director concerning a change in the Recreation Levy for the aforementioned Development Agreement received consideration, and the following motion was passed in accordance with the recommendations:

"RESOLVED that Council of The City of Red Deer hereby agree that the Recreation Levy for Eastview Estates Phase VI Development Agreement with Melcor Developments Ltd. be changed from \$38,132.94 to \$31,419.72 and as recommended to Council June 13, 1988."

The decision of Council in this instance is submitted for your information, and I trust that you will make note of this change for inclusion in the Development Agreement above-noted.

Trusting you will find this satisfactory.

  
G. SEVCIK  
CITY CLERK  
CS/sp

c.c. Director of Community Services  
Recreation Manager  
Parks Manager  
City Assessor  
Melcor Developments Ltd.

NO. 6

DATE: June 7, 1988

TO: CHARLIE SEVCIK  
City Clerk

FROM: RICK ASSINGER  
Acting Community Services Director

RE: EASTVIEW ESTATES PHASE VI  
MELCOR DEVELOPMENTS LTD.  
DEVELOPMENT AGREEMENT

---

There was a mistake made in the calculation of the Recreation Levy which was included in the development agreement approved by City Council at the May 30th Council meeting. The developable area in this development is 13.76 acres not 16.7 acres as previously calculated. Therefore, the Recreation Levy is \$28,671.99 plus a cost differential of five percent simple interest from July 1st, 1986. As of May 31st, 1988, the cost differential is \$2,747.73. Therefore, the total Recreation Levy for this development, as of May 31st, 1988, is \$31,419.72.

I would request that City Council adopt the amended Recreation Levy of \$31,419.72 and that the development agreement be revised accordingly. I apologize for the error in the calculation.

  
RICK ASSINGER

/jmf

- c. Gordon Stewart, Project Engineer  
Lowell Hodgson, Recreation Manager  
Don Batchelor, Parks Manager  
Jeff Graves, Recreation Office Supervisor  
Al Knight, City Assessor  
Bryon Jeffors, Director of Engineering Services  
Melcor Developments Ltd.

#### Commissioner's Comments

We would concur and recommend that the recreation levy for Eastview Estates Phase VI agreement be changed from \$38,132.94 to \$31,419.72.

"R.J. MCGHEE"  
Mayor

DATE: JUNE 14, 1988  
TO: FINANCE & AUDIT COMMITTEE  
FROM: CITY CLERK  
RE: DEVELOPMENT AGREEMENTS - SECURITY REQUIREMENTS

---

I would advise that recommendations from the Finance & Audit Committee and the Director of Engineering Services concerning bonding of private developments received consideration at the Council meeting of June 13, 1988, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered recommendations from the Finance & Audit Committee re: Development Agreement Security Requirements hereby agree as follows:

- 1 that bonding requirements be revised to the following:

<u>Initial</u>	<u>Warranty Period</u>
40%	15%
min. \$30,000	min. \$30,000

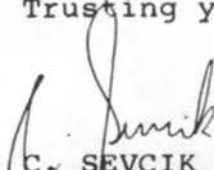
2. that developers be allowed to proceed, entirely at their sole risk, with construction prior to provision of bonding requirements

and as recommended to Council June 13, 1988."

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

By way of a copy of this memo we would request the Director of Engineering Services to ensure that future Development Agreements provide in accordance with the revised bonding requirements as noted in the aforementioned resolution.

Trusting you will find this satisfactory.

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. City Commissioners  
Director of Finance  
Melcor Developments Ltd.

Director of Engineering Services  
City Solicitor

Tourism Action Plan  
for  
RED DEER

Plan Definition

A tourism action plan is a written document produced on behalf of the community by a group of people representing a cross-section of those with an interest in tourism.

The plan provides a framework for local businesses, government and other organizations to analyze tourism resources and concerns and to encourage tourism development and promotion.

Purpose of the Plan

Red Deer's tourism action plan will provide direction for the Tourist and Convention Board for the next two to three years. The Board will be responsible for initiating actions identified in the plan, with the support and assistance of local businesses, organizations and individuals.

The tourism action plan will form the basis for accessing funds available to Red Deer from Alberta Tourism through the Community Tourism Action Program.

The plan is also intended to make residents aware of the economic and social benefits of tourism, and to assist with the development of the tourist industry in Red Deer.

Plan Development

The draft tourism action plan was developed by the Red Deer Tourist and Convention Board. The process outlined in the Community Tourism Action Plan Manual provided by Alberta Tourism was followed. This manual describes tourism in terms of five key components:

Tourism Attractions  
Tourism Promotion  
Tourism Infrastructure  
Tourism Hospitality  
Tourism Services

The attached page indicates the steps in the process to complete the community tourism action plan. The Tourist and Convention Board has completed the first eight steps and is now seeking approval in principle from Council, before obtaining input on the draft plan from relevant organizations and the public.



- 2 -

The draft plan identifies Red Deer's tourism markets, ranked in order of priority. Tourism assets and concerns are also identified, as the basis for determining goals and objectives. The 15 objectives identified have been ranked in order of priority, and the action steps necessary to achieve each objective are set out.

#### Plan completion

The Tourist and Convention Board will seek comments and input on the tourism action plan between now and August 15. Meetings will be arranged with local businesses and organizations with an interest in tourism, and opportunities for public review and input will also be provided. The plan will be revised based on this input and time lines will be determined for each action step. Final approval of the plan will be sought from Council this fall.

#### Red Deer Tourist and Convention Board Members

Chairman: Edna Short, Economic Development Board  
 Vice Chairman: Jim Spiers, Chamber of Commerce  
 Treasurer: Dan Lawrence, Westerner

Members: Bob Jewell, Cultural Groups  
 Donna Allan, Recreation, Parks and Culture Board  
 Tony Connelly, City Council  
 Karl Martinek, David Thompson Country Tourist Council  
 Jack McGilvray, Hospitality Industry  
 Ken Mandrusiak, Hospitality Industry

Advisory Members: Vernon Parker, Red Deer Regional Planning Commission  
 Alan Scott, Economic Development Manager  
 Pat Henry, Director, Chamber of Commerce  
 Tony Maxwell, Manager, David Thompson Country Tourist Council  
 Wendy Martindale, Manager, Red Deer Tourist and Convention Board

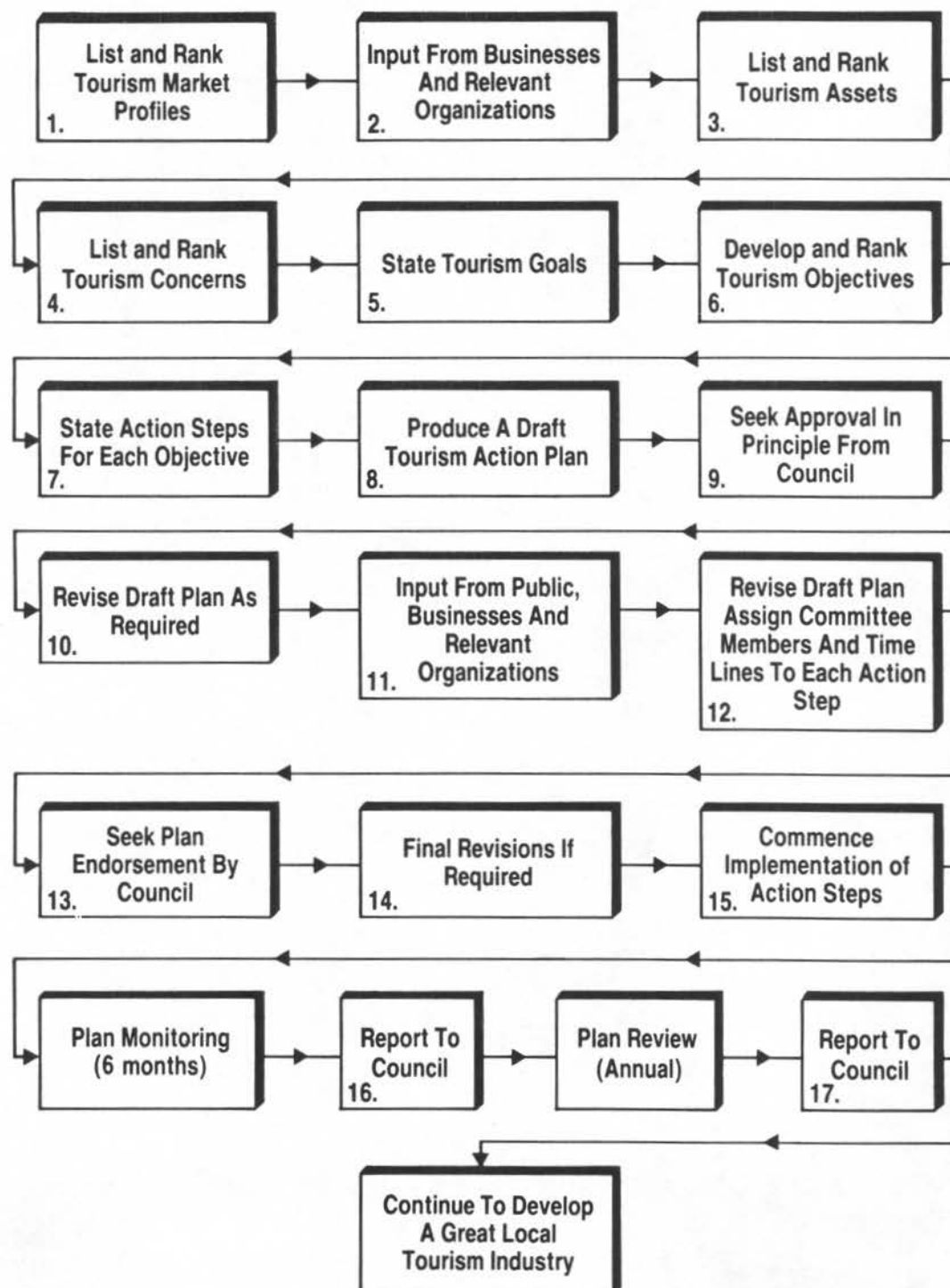
#### Commissioner's Comments

We would recommend that Council approve in principle the Tourism Action Plan for Red Deer as outlined by the Red Deer Tourist and Convention Board.

Final approval of Council would be pending a further report from the Board this fall following public input.

"R.J. MCGHEE"  
 Mayor

# TOURISM ACTION PLAN PROCESS



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

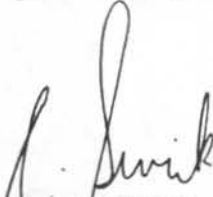
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I would advise that your draft "Tourism Action Plan for Red Deer" dated June 1988 was presented to Council June 13, 1988, and at which meeting Council passed the following motion approving the plan in principle:

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

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

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

  
C. SEVCIK  
CITY CLERK  
CS/sp

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

Submitted to City Council

Date:

June 13/88

T O U R I S M   A C T I O N   P L A N

f o r

R E D   D E E R

Draft

June 1988

Prepared by the Red Deer  
Tourist and Convention Board

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1

DRAFT

Tourism Action Plan  
for  
RED DEER

Plan Definition

A tourism action plan is a written document produced on behalf of the community by a group of people representing a cross-section of those with an interest in tourism.

The plan provides a framework for local businesses, government and other organizations to analyze tourism resources and concerns and to encourage tourism development and promotion.

Purpose of the Plan

Red Deer's tourism action plan will provide direction for the Tourist and Convention Board for the next two to three years. The Board will be responsible for initiating actions identified in the plan, with the support and assistance of local businesses, organizations and individuals.

The tourism action plan will form the basis for accessing funds available to Red Deer from Alberta Tourism through the Community Tourism Action Program.

The plan is also intended to make residents aware of the economic and social benefits of tourism, and to assist with the development of the tourist industry in Red Deer.

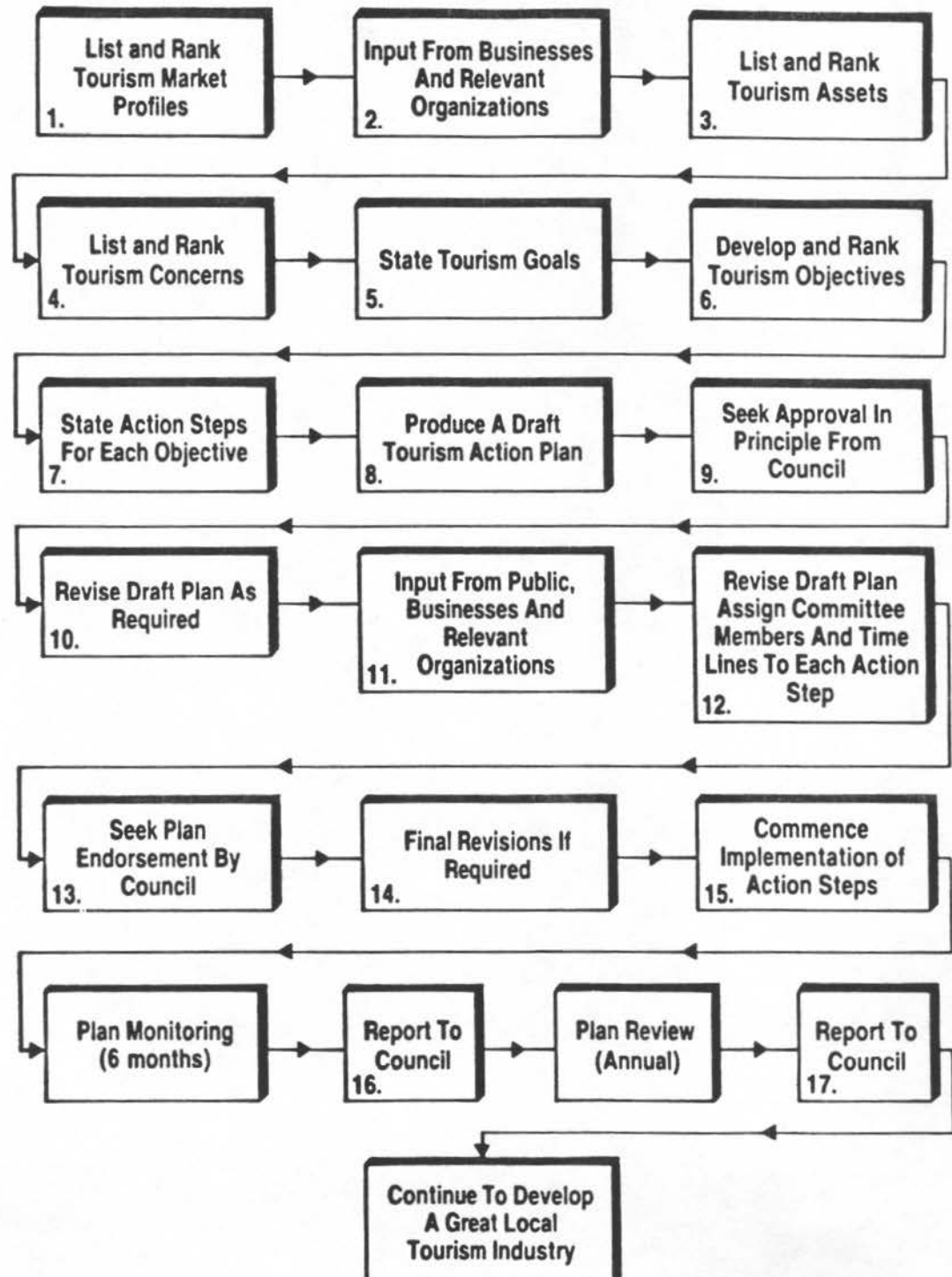
Plan Development

The draft tourism action plan was developed by the Red Deer Tourist and Convention Board. The process outlined in the Community Tourism Action Plan Manual provided by Alberta Tourism was followed. This manual describes tourism in terms of five key components:

Tourism Attractions  
Tourism Promotion  
Tourism Infrastructure  
Tourism Hospitality  
Tourism Services

The attached page indicates the steps in the process to complete the community tourism action plan. The Tourist and Convention Board has completed the first eight steps and is now seeking approval in principle from Council, before obtaining input on the draft plan from relevant organizations and the public.

# TOURISM ACTION PLAN PROCESS



The draft plan identifies Red Deer's tourism markets, ranked in order of priority. Tourism assets and concerns are also identified, as the basis for determining goals and objectives. The 15 objectives identified have been ranked in order of priority, and the action steps necessary to achieve each objective are set out.

#### Plan completion

The Tourist and Convention Board will seek comments and input on the tourism action plan between now and August 15. Meetings will be arranged with local businesses and organizations with an interest in tourism, and opportunities for public review and input will also be provided. The plan will be revised based on this input and time lines will be determined for each action step. Final approval of the plan will be sought from Council this fall.

#### Red Deer Tourist and Convention Board Members

Chairman: Edna Short, Economic Development Board  
 Vice Chairman: Jim Spiers, Chamber of Commerce  
 Treasurer: Dan Lawrence, Westerner

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Advisory Members: Vernon Parker, Red Deer Regional Planning Commission  
 Alan Scott, Economic Development Manager  
 Pat Henry, Director, Chamber of Commerce  
 Tony Maxwell, Manager, David Thompson Country Tourist Council  
 Wendy Martindale, Manager, Red Deer Tourist and Convention Board



# TOURISM MARKET PROFILES

Rank	Type	Where From	When	What For	Services
1.	Regional Visitors.	Central Alberta - those communities whose closest urban centre is Red Deer.	All year, day visits and sometimes over-night.	Shopping, business, participate in recreation activities special events, and educational programs. Visit attractions, see performances.	Food, gas, shopping services, sometimes accommodation. Information from Red Deer media.
2.	Those attending shows, including trade, livestock and other types.	Alberta, more likely to be from Central Alberta. Some shows draw attendees from further away.	Throughout the year, dependent on show type.	Attend trade, livestock or other types of shows.	Facilities suitable for exhibits, sometimes meeting and banquet facilities. Meals, entertainment, shopping.
3.	Organizers, delegates attending conventions.	Primarily from Alberta, because of lack of commercial air service. Occasionally from across Canada or Western Canada.	Late September to November, January to April primarily.	To attend conventions. Attracted by central location, facilities, cost.	Convention facilities - accommodation, meeting, exhibit, and banquet facilities. Meals, shopping entertainment. Tours and other activities may be organized for delegates or spouses.
4.	Sports teams and Spectators.	Alberta, more likely to be from Central Alberta.	Time of year depends on sport.	Officials, spectators or competitors in sport tournaments of various kinds.	Meals, gas, accommodation, entertainment, sometimes banquet facilities, souvenirs.
5.	Vacationers travelling through the area.	Albertans Other provinces - especially B.C., Ont., Sask., Man., U.S., other countries.	Stop overs, primarily May to August. Especially July and August	Stop en route to other destinations e.g. West Edmonton Mall, Calgary, mountains. Interested in sight seeing, visiting well known features and attractions which are identified in tourist publications.	Dependent on length of stay - accommodation, food, gas, souvenirs. May visit events or attractions while here. Many of these travellers do not stop or stop only briefly now.
6.	Destination Vacationers.	Albertans - Edmonton, Calgary, other areas. Other provinces and neighboring states.	Short stays, mostly in summer.	Come for specific activities e.g. skiing, program at College, or for more significant special events. Includes vacationers staying at cottages and camp-grounds near Red Deer.	Food, gas, accommodation. Souvenirs of activity, attraction or events. Shopping.

Rank	Type	Where From	When	What For	Services
7.	Highway 2 Travellers.	Primarily from Alberta.	All year.	Travel between Edmonton and Calgary, to other destinations for business or personal reasons.	Meals, gas. Quick service, getting back on road.
8.	Staff in hospitality industry, in direct contact with visitors.	Red Deer.	Some positions are seasonal, low skills, fairly high turnover.	Can encourage visitors to see attractions, participate in events. Service and attitude contributes to impression visitors leave with.	Courteous and hospitable treatment. Information on events and attractions of interest to visitors. Encourage longer stays by suggesting other activities.
9.	Residents of Red Deer and area.	Red Deer and nearby area.	Especially immediately prior to summer months when visitors most likely to come.	Can encourage friends and relatives to visit e.g. for major events. Take friends and relatives to events and attractions during visit. Encourage groups they are involved in to hold meetings, conventions here.	Information on attractions and events of interest to visitors. Awareness of their role. Involvement in making convention bids.
10.	Visiting friends and relatives.	Alberta, other provinces, U.S., other countries.	More spring and summer, especially those from further away.	To visit friends or relatives. May be touring in area, or this may be only destination.	Usually stay with friends or relatives. May visit attractions, participate in events or activities with, or recommended by friends, relatives. Shopping.
11.	Business Travellers.	Alberta, Western Canada.	Primarily non-summer months.	Business trips, small meetings, work in area.	Accommodation, meals, sometimes facilities for small meetings. Recreation activities, entertainment in evening.
12.	Bus tours	Out of country - U.S., Japan. Out of Province.	May to August.	Stop en route between major destinations, for specific attraction or service.	Location in relation to itinerary determines length of stop, whether for meal, to see specific attractions, stay overnight.

# MAJOR TOURISM ASSETS

## Rank

1. Variety of accommodation available
1. Full range of retail stores, services
1. Board established to coordinate tourism promotion
2. Convention and trade show facilities
3. Campground
3. Large number of restaurants
3. Provincial interest in strengthening tourism industry
3. Sales efforts to attract conventions
4. Central location in province
4. Promotion of city as regional shopping centre
5. Local assistance in hosting conventions
5. Travel Alberta seminars
5. Chamber, College hospitality training programs
5. City maps available
6. Information material available on city attractions
6. Information service at Chamber
7. Interest in cooperative promotion efforts
7. Major shopping centres
8. Central location and facilities attract conventions
8. Hospitality of some staff
8. Interest in cooperation with Board
8. Easy to access city, travel in city
9. Word of mouth
10. Promotion outside Red Deer by some attractions
10. Red Deer content in Tourist Council, other material
10. Cooperation of hotels
10. Convention assistance - hostesses, materials
11. Major annual events
11. Information on Red Deer provided by some accommodation facilities
11. Interest in providing customer relations training for staff
12. Special events in 1988
12. Tourist Council display in Edmonton and Calgary
12. Recreation facilities
12. Direct access to Fort Normandeau and Heritage Ranch from Highway 2
13. Waskasoo Park attractions, facilities
14. Trade and other shows
14. Information and assistance available from various organizations
14. Funding available through Canada/Alberta Tourism Agreement

- 15. City's size, accessibility, competitive prices
- 15. Training for staff at information centres
- 15. Information centre, new Chamber building
- 15. Media coverage of Board increases tourism awareness

## TOURISM ASSETS

### Tourism Attractions

1. Central location and facilities → attracting conventions
2. Major annual events
3. Special events in 1988
4. Waskasoo Park attractions, facilities
5. Trade and other shows
6. City's size, accessibility, competitive prices
7. Canyon Ski Area
7. Golf courses
8. Special events--tournaments, performances, etc.
9. Shopping facilities
10. Quality of life, friendly atmosphere
11. College, including Arts Centre
12. Downtown
12. International Festival of Flight
12. College programs
13. Agriculture--tours, farm vacations, farmers' market
14. Proximity to lakes
15. Museum, historical walking tour, Heritage Square
16. Western theme--trail riding, rodeos, etc.
16. Attractions available year round
16. Range of recreation facilities
17. Changing exhibits at Museum, Nature Centre, Cronquist House
17. David Thompson Highway as route to mountains
17. Red Deer river valley
18. Cronquist House
19. St. Mary's Church
20. Driving tours to points of interest in area

## Tourism Hospitality

1. Travel Alberta seminars
1. College, Chamber hospitality training programs
2. Information material available on city attractions
2. Information service at Chamber
3. Hospitality of some staff
4. Convention assistance--hostesses, materials
5. Information on Red Deer provided by some accommodation facilities
5. Interest in providing customer relations training for staff
6. Training for staff at information centres
7. Red Deer residents find things for visiting friends and relatives to see, do
8. Provincial interest in improving hospitality, Tourism Education Council
9. Friendly, small city atmosphere
- 10 Information provided by College for program participants
11. Volunteer hosts and hostesses, Winter Games
12. Other information centres in zone

### Tourism Promotion

1. Sales efforts to attract conventions
2. Promotion of city as regional shopping centre
3. Interest in cooperative promotion efforts
4. Word of mouth
5. Promotion outside Red Deer by some attractions
5. Red Deer content in Tourist Council, other material
6. Tourist Council display in Edmonton and Calgary
6. Photographs available for promotional use
7. Variety of promotion methods available, some free or low cost
8. Extensive mailing lists developed by some facilities
9. Take an Alberta Break campaign
10. Visits to attractions by school groups generate future visits
11. Olympics will bring attention to Alberta as tourist destination
11. Financial assistance for event promotion through Tourist Council

### Tourism Services

1. Variety of accommodation available
1. Full range of retail stores, services
2. Convention and trade show facilities
3. Campground
3. Large number of restaurants
4. City maps available--signs, printed
4. Local assistance in hosting conventions
5. Major shopping centre
6. Recreation facilities
7. Information centre, new Chamber building
8. Rental recreation equipment available
9. Souvenirs available
9. Facilities willing to provide services, entertainment for conventions
10. Churches, church services
11. Movie theatres



### Tourism Infrastructure

1. Board established to coordinate tourism promotion
2. Provincial interest in strengthening tourism industry
3. Central location in province
4. Volunteer initiative, involvement
4. Interest in cooperation with Board
4. Easy to access city, travel in city
5. Cooperation of hotels
6. Direct access to Fort Normandeau and Heritage Ranch from Highway 2
7. Information and assistance available from various organizations
7. Funding available through Canada/Alberta Tourism Agreement
8. Media coverage of Board increases tourism awareness
9. Surveys and research which will provide more information
10. Red Deer on routes to major destinations
11. Limited resources available make cooperation more likely

MAJOR TOURISM CONCERNS

## Rank

1. Hospitality staff have poor image, lack of recognition, pride.
2. Lack of image, identity, theme for city.
2. Lack of scheduled passenger air, train service to Red Deer.
2. Not all front line staff receive customer relations training.
2. Some staff need skills training.
3. Mountains major attraction for out of province visitors, David Thompson highway not a major route.
4. Lack of promotion of city as whole.
4. Lack of coordination, cooperation in promotion efforts.
4. Local media could play larger role in promoting Red Deer to visitors.
4. Hotels need information on recreation activities to help attract conventions.
4. Good service not considered important enough, not always provided.
4. Hotels, staff not all able to provide information on Red Deer.
4. High turnover of staff in hospitality industry, many seasonal jobs.
4. High turnover in hotel management positions.
5. No hotel or restaurant associations in Red Deer.
5. Lack of promotional material on Red Deer to help attract visitors.
5. Red Deer not well covered in material produced for tourists, convention organizers.
5. High cost of some promotion, advertising methods.
5. Travel Alberta customer relations seminars not readily available.
6. Front line staff don't all have information on events and attractions, may not consider this part of job.
6. No training, orientation available for staff on events and attractions in city.
7. Board has limited resources to carry out projects.
7. Groups haven't worked in cooperation, differences in priorities, opinions.
7. No complete calendar of events for Red Deer.
7. No major tourist attraction which draws people to city.
7. Downtown doesn't attract visitors.
7. Lack of identity for Red Deer, not perceived as destination.
7. Limited time available to promote 1988 events.
7. No activity suggestions, tours, packages available to attract visitors.
8. Some new facilities not well known, under utilized.
8. Need for coordination in planning of special events.
8. Hospitality for conventions when they arrive.
8. Convention organizers not aware of facilities available in Red Deer.
8. No listing of hotels and motels available except in Alberta Accommodation Guide.
8. Limited information collected on visitor statistics, characteristics.
8. Limited resources available to Board from city.
8. Entrances to city are unattractive.

- 9. Red Deer not well covered in Tourist Council materials, updating needed.
  - 9. Nothing on Highway 2 that makes people want to stop.
  - 9. Some facilities, events do little or no promotion outside Red Deer.
  - 9. Information on attractions, events not readily available to visitors.
  - 9. Other information centres are not well sited to provide information to visitors en route to Red Deer.
- 
- 10. Red Deer residents not aware of importance of tourism, hospitality, their role.
  - 10. Majority of Travel Alberta's promotion expenditures focussed on attracting out of province visitors to major destinations.

TOURISM CONCERNS

## Tourism Attractions

1. Mountains major attraction for out of province visitors, David Thompson highway not a major route.
2. Hotels need information on recreation activities to help attract conventions.
3. No major tourist attraction which draws people to city.
3. Downtown doesn't attract visitors.
3. Lack of identity for Red Deer, not perceived as destination.
3. Limited time available to promote 1988 events.
3. No activity suggestions, tours, packages available to attract visitors.
4. Some new facilities not well known, underutilized.
4. Need for coordination in planning of special events.
5. People in Red Deer not aware of, haven't visited attractions.
6. No attractions related to economic base of area, i.e. industry tours, agriculture.
7. Some attractions don't appeal to all age groups.
8. Mountains, resort type facilities compete for conventions.
9. Attendance at some attractions and events is weather dependent.
9. Some sites, events sometimes get too much use.
9. People travelling on Highway 2 don't have reason to stop in area.

## Hospitality

1. Hospitality staff have poor image, lack of recognition, pride.
2. Some staff need skills training.
2. Not all front line staff receive customer relations training.
3. Good service not considered important enough, not always provided.
3. Hotels, staff not all able to provide information on Red Deer.
3. High turnover of staff in hospitality industry, many seasonal jobs.
4. Travel Alberta customer relations seminars not readily available.
5. Front line staff don't all have information on events and attractions, may not consider this part of job.
5. No training, orientation available for staff on events and attractions in city.
6. Hospitality for conventions when they arrive.
7. Information on attractions, events not readily available to visitors.
7. Other information centres are not well sited to provide information to visitors en route to Red Deer.
8. Red Deer residents not aware of importance of tourism and hospitality, their role.
9. Lack of awareness of Travel Alberta hospitality training sessions.
10. College could provide more and better information on city to program participants.
10. Lack of information centre, signs on Highway 2 north and south of city.
10. People have to come off highway into city to information centre.
11. Not everyone is aware of where to get information.
12. Information staff not knowledgeable about all things to see and do in city.
13. Hours, days of operation of Information Centre.
14. Visitors may not have opportunity to meet local people.

## Promotion

1. Lack of image, identity, theme for city.
2. Lack of promotion of city as whole.
2. Lack of coordination, cooperation in promotion efforts.
2. Local media could play larger role in promoting Red Deer to visitors.
3. Red Deer not well covered in material produced for tourists, convention organizers.
3. Lack of promotional material on Red Deer to help attract visitors.
3. High cost of some promotion, advertising methods.
4. No complete calendar of events for Red Deer.
5. Lack of systematic coordinated approach in making convention bids, material to support bids.
5. Red Deer not well covered in Tourist Council materials, updating needed.
5. Nothing on Highway 2 that makes people want to stop.
5. Some facilities, events do little or no promotion outside Red Deer.
6. Majority of Travel Alberta's promotion expenditures focussed on attracting out of province visitors to major destinations.
7. Publications not always available in sufficient quantities, in appropriate locations.
7. Information on events in Great Breaks not complete, hard to pick out Red Deer events.
7. Tourist Council not doing a lot to attract people to the area.
8. Need to give people reasons to come to Red Deer, stop here.
9. Hotels lack information to sell Red Deer as convention location.
10. Not all events, facilities make use of low cost promotion methods available.
10. Some organizations have established logos, designs, themes for promotion material.
10. Limited promotion of events, attractions in Edmonton and Calgary.
10. May be limited potential for further expansion of regional market.
11. Not all events are planned and scheduled enough in advance to be well promoted.
11. Quality, accuracy of some print material currently available.

### Services

1. Lack of scheduled passenger air, train service to Red Deer.
2. Convention organizers not aware of facilities available in Red Deer.
2. No listing of hotels and motels available except in Alberta Accommodation Guide.
3. Travellers stop on highway south of city for food and gas instead of coming in.
4. No guide available for restaurants.
5. Red Deer not considered for larger, national conventions.
6. No nearby alternatives when campground is full.
7. Some maps of city not up to date, don't include points of interest to visitors.
8. Lack of variety in restaurants.
9. Poor quality of some available post cards.
10. City bus route doesn't relate well to visitor attractions.

### Infrastructure

1. High turnover in hotel management positions.
2. No hotel or restaurant associations in Red Deer.
3. Groups haven't worked in cooperation, differences in priorities, opinions.
3. Board has limited resources to carry out projects.
4. Limited information collected on visitor statistics, characteristics.
4. Limited resources available to Board from city.
4. Entrances to city are unattractive.
5. Hotels have tended to compete rather than cooperate.
6. Some improvements needed to signs to enable visitors to find some attractions.
6. Distance between Edmonton and Calgary not long enough to require stop mid way.
7. Board is voluntary, limits time commitments.
8. Little feedback from visitors following their visit.
9. Regulations re: placing billboards and signs along highway.



TOURISM GOALS

To improve tourism promotion

To improve tourism services

To improve tourism attractions

To improve tourism hospitality

To improve tourism infrastructure

## TOURISM GOALS AND OBJECTIVES

GOALS	OBJECTIVES	Rank
To improve tourism promotion	To promote the growth of Red Deer as a prime location for meetings, conventions, trade shows, sporting and cultural events.	1
	To develop a marketing plan to ensure that promotion is targetted to specific audiences.	6
	To develop a logo and slogan to be used in promoting Red Deer.	
	To work with the local media, the business community, volunteer and non-profit groups and the public to promote Red Deer.	10
	To promote Red Deer within Central Alberta, to maintain and enhance its position as a regional shopping and service centre.	11
	To promote Red Deer and area as a destination for visits by Edmontonians and Calgarians.	12
	To cooperate with other communities to promote the David Thompson Highway as an alternative route to the mountains and as part of a circle tour.	13
	To assist event organizers and facility operators in promoting their events and facilities	14
	To develop and distribute up to date information on Red Deer to visitors and potential visitors.	2
	To maintain and expand the service provided to visitors at information centres.	8

## TOURISM GOALS AND OBJECTIVES

[illegible]

**GOAL:** To improve tourism promotion

**OBJECTIVE:** To promote the growth of Red Deer as a prime location for meetings, conventions, trade shows, sporting and cultural events.

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

1

Action Steps	By Whom	When	Results
Maintain an up-to-date listing of facilities available for meetings, conventions and trade shows and distribute in response to requests.			
Meet with hotels and other operators of convention facilities to identify appropriate methods to promote Red Deer.			
Obtain feedback about the experiences of groups who have held meetings and conventions here.			
Develop convention promotion material based on needs identified, using 1988 funds for priority materials.			
Assist groups in preparing bids to host conventions and other events in Red Deer.			
Communicate what Red Deer has to offer to organizations in Alberta which regularly hold meetings and conventions.			
Encourage and assist Red Deer groups and individuals to make bids to host conventions.			

**GOAL:**

**OBJECTIVE:**

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

1 cont'd.

Action Steps	By Whom	When	Results
Provide information on major sports and cultural events being held, as part of events listings and other publications.			
Obtain information on the sports facilities available in Red Deer and the types and sizes of events they can accommodate.			
Develop an inventory of cultural facilities, types and sizes of events they can accommodate, regularly scheduled cultural events.			
Gather information on the types of sports and cultural events held regularly in Red Deer and their impact.			
Identify additional opportunities to attract sports and cultural events, as part of marketing plan.			
Determine appropriate methods to promote Red Deer to these target markets.			
Provide information on the impact of conventions, as part of National Tourism Week promotion, and through			

**GOAL:**

**OBJECTIVE:**

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

1 cont'd.

Action Steps	By Whom	When	Results
Encourage increased coverage of conventions held in Red Deer by local media.			
Provide centrally located sign(s), to be used to welcome participants in conventions and other major events.			
Complete and maintain an updated inventory of local activities, speakers, tours, etc. which may be of interest to those organizing convention programs and spouse activities.			
Assist convention organizers in locating appropriate local resources, services and activities.			
Communicate the availability of the inventory to hotel sales staff and others who are in contact with convention organizers.			
Provide information to convention organizers on convention facilities and recreation activities in Red Deer.			
Determine availability of facilities on desired dates,			

packages.

**GOAL:**

**OBJECTIVE:**

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

1 cont'd.

Action Steps	By Whom	When	Results
Assist in obtaining material for convention packages			
upon request.			
Develop a publication to assist convention organizers			
in planning a convention in Red Deer.			



**GOAL:** To improve tourism services

**OBJECTIVE:** To develop and distribute up to date information on Red Deer to visitors and potential visitors.

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

2

Action Steps	By Whom	When	Results
Maintain a regularly updated inventory of information on Red Deer events and attractions.			
Compile lists of events planned in Red Deer, for use in publications such as Great Breaks and Alberta Report, and for inclusion in Board publications.			
Provide up-to-date information on upcoming events to Travel Alberta and highlight unique events.			
Develop text for visitors' guide and liase with Chamber and publisher on production.			
Distribute Visitors' Guide to hotels, motels and other locations, and in response to requests.			
Respond to requests for information received by letter and telephone.			
Provide up to date information on Red Deer for inclusion in tourist publications produced by Travel Alberta, Tourist Council and other organizations.			
Assess need for, and alternatives for, production of future issues of visitors' guide.			



**GOAL:**

**OBJECTIVE:**

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

2 cont'd.

Action Steps	By Whom	When	Results
Decision on production and format of visitors' guide.			
Develop an accommodation guide for Red Deer.			
Assess need for guide and update annually.			
Develop an attractive full colour promotional brochure on Red Deer.			
Ensure that an accurate map of the city is available to visitors.			
Highlight major special events in promotion material developed by the Board.			
Issue news releases to out of town media where appro- priate to promote Red Deer as a whole, upcoming events and attractions.			
Provide information to appropriate media on what Red Deer has to offer visitors.			
Provide an overview through appropriate publications, ads, displays, etc. of the variety of attractions, events and services available in Red Deer.			

**GOAL:**

**OBJECTIVE:**

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

2 cont'd.

Action Steps	By Whom	When	Results
Determine and implement appropriate method to provide			
information on what Red Deer offers to Highway 2			
travellers.			
Work with Red Deer College to set up half day training			
sessions to provide information on Red Deer services,			
events and attractions to hospitality industry staff.			
Repeat program as required in response to interest.			
Evaluate the success of this approach and determine how			
similar training should be provided in future.			
Encourage facilities and businesses to provide such			
information for staff as part of existing training			
programs.			
Provide appropriate written material to assist in			
conveying such information to staff.			
Make publications on Red Deer available at appropriate			
locations, and restock as required.			
Ensure that full range of brochures and information on			

**OBJECTIVE:**

**CONCERN(S) ADDRESSED:****BACKGROUND:**

2 cont'd.

[illegible]

**GOAL:** To improve tourism attractions

**OBJECTIVE:** To determine what major new attraction should be pursued for the city.

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

3

Action Steps	By Whom	When	Results
Establish a committee to consider and recommend major tourist attraction.			
Identify possible major attractions, gather information on concepts, determine criteria and assess, in order to recommend most feasible attraction for Red Deer.			
Review recommendation and determine whether to proceed with major attraction.			
If attraction to be pursued, request funding for planning through Canada/Alberta Tourist Agreement, and request approval from City Council.			

**GOAL:** To improve tourism hospitality

**OBJECTIVE:** To increase public awareness of the importance of tourism, providing good service and welcoming visitors.

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

4

Action Steps	By Whom	When	Results
Appoint committee to plan and implement National Tourism			
Awareness Week initiatives to recognize and encourage			
good service.			
Determine, organize and implement events as part of			
Tourism Week.			
Promote Tourism Week events, and involve local media in			
appropriate promotion and recognition of the special			
week.			
Evaluate Tourism Week efforts and make recommendations			
for continuation in future years.			
Cooperate with other organizations in implementing			
customer relations training and hospitality improve-			
ments.			
Assist in providing information to students on potential			
careers in tourism through Career Days.			
Provide general information on tourism opportunities and			
importance.			

**GOAL:**

**OBJECTIVE:**

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

4 cont'd.

Action Steps	By Whom	When	Results
Provide information periodically to the local media on			
tourism activity in Red Deer.			

**GOAL:** To improve tourism attractions

**OBJECTIVE:** To encourage packaging and cooperative promotion by hotels, restaurants and

**CONCERN(S) ADDRESSED:** attractions.

**BACKGROUND:**

**RANK  
NO.**

5

Action Steps	By Whom	When	Results
Encourage staff at various facilities to recommend other			
attractions which may be of interest to their			
clientele.			
Coordinate the development of cooperative advertising			
and publicity by facilities which may attract			
similar markets.			
Identify as part of marketing plan, products and			
packages of interest to identified market segments.			
Bring together various businesses and organizations to			
consider development of packages.			
Promote packages available, as part of promotion of			
tourism attractions.			
Develop cooperative promotion campaigns related to			
major special events.			
Develop a weekend package which can be used as a give-			
away at appropriate out of town conventions.			
Identify opportunities for cooperation promotion efforts.			



**GOAL:**

**OBJECTIVE:**

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

5 cont'd.

Action Steps	By Whom	When	Results
Coordinate cooperative promotion campaigns by reaching			
agreement on participation and developing materials			
on behalf of participants.			



**GOAL:** To improve tourism promotion

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

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

6

Action Steps	By Whom	When	Results
Identify the steps required and schedule to complete a marketing plan.			
Determine responsibilities and approve approach for development of marketing plan.			
Gather information on characteristics of market segments.			
Identify as part of the marketing plan special upcoming opportunities to promote the city.			
Identify as part of the marketing plan opportunities for new tourism products and services.			
Complete development of marketing plan.			
Begin implementation of marketing strategy.			
Periodically review and update the marketing plan.			
Determine key measures and appropriate methods to collect information on tourism impact on Red Deer, at regular intervals.			
Review tourism studies prepared at federal, provincial and regional level in order to extract information relevant to Red Deer.			

### BACKGROUND:

6 cont'd.

[illegible]

**GOAL:** To improve tourism hospitality

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

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

7

Action Steps	By Whom	When	Results
Increase awareness of the importance of good service and staff training, through National Tourism Awareness Week activities.			
Arrange with Travel Alberta to conduct customer relations training sessions in Red Deer for interested businesses and organizations.			
Liaise with the College on training opportunities relevant to the hospitality industry.			
Provide information to businesses and staff on training opportunities and resources available.			
Recognize businesses which provide such training for staff, in an appropriate manner.			

**GOAL:** To improve tourism services

**OBJECTIVE:** To maintain and expand the service provided to visitors at information centres.

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

8

Action Steps	By Whom	When	Results
Promote the information centres at the Chamber and			
Heritage Ranch as the main locations for visitors to			
obtain information on the city.			
Assist in recruiting and providing training for infor-			
mation centre staff and in obtaining up to date			
information.			
Monitor the hours of operation of the information			
centres to ensure they meet visitor needs.			
Develop method to refer visitors to other sources of			
information when the information centres are not open.			
Assess the information service at Heritage Ranch and			
determine whether it should be continued after the			
summer of 1988.			
Determine and implement method to provide information			
to visitors on Hwy. 2 as they approach the city.			
Provide appropriate information on Red Deer to infor-			
mation centres outside the city.			

**GOAL:** To improve tourism promotion

**OBJECTIVE:** To develop a logo and slogan to promote Red Deer

**CONCERN(S) ADDRESSED:** Lack of image, identity, theme for city.

**BACKGROUND:** Lack of coordination, cooperation in promotion efforts.  
Lack of identity for Red Deer, not perceived as a destination.

RANK  
NO.

9

Action Steps	By Whom	When	Results
Appoint a committee to develop an identity for Red Deer.			
Determine a process to be followed to develop the identity.			
Approve the process and budget proposed by the committee.			
Determine the message conveyed, select an artist and work with artist to develop acceptable concept.			
Approve concept.			
Approach other groups to seek their cooperation and support for concept.			
Develop guidelines for use of the logo, for various media.			
Public unveiling of the new logo.			
Begin use of the logo and theme in various projects.			

**GOAL:** To improve tourism promotion

**OBJECTIVE:** To work with the local media, the business community, volunteer and non-profit groups, and the public to promote Red Deer.

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

10

Action Steps	By Whom	When	Results
Identify various groups which could assist and suggest appropriate ways they could promote Red Deer.			
Provide information which can be incorporated in promotional efforts undertaken by various groups.			
Determine ways to involve individual residents in promoting Red Deer.			
Implement recognition program for people who successfully bring conventions to Red Deer.			
Provide appropriate incentives for individuals or groups to bring visitors to Red Deer.			
Encourage the local media to play an active role in attracting visitors to Red Deer.			
Speak to service clubs and other groups about the importance of tourism and their roles in attracting visitors.			
Provide information on tourism promotion plans and activities through regular newsletter.			



**OBJECTIVE:** To promote Red Deer within central Alberta, to maintain and enhance its position as regional shopping and service centre.

**BACKGROUND:**

11

[illegible]

**GOAL:** To improve tourism promotion

**OBJECTIVE:** To promote Red Deer and area as a destination for visits by Edmontonians and  
Calgarians.

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

12

Action Steps	By Whom	When	Results
Identify target market segments in Edmonton and Calgary,			
their characteristics, needs and interests.			
Determine appropriate media, content and timing for			
promotional efforts aimed at Edmonton and Calgary			
markets.			
Provide information on upcoming events and attractions			
to Edmonton and Calgary media, to encourage increased			
coverage of Red Deer.			
Promote Red Deer as an alternative location for shopping.			
Develop weekend packages to be used as giveaways,			
through radio stations or groups.			
Develop methods to encourage people who attend con-			
ventions here to pay repeat visits.			
Provide information to Edmonton and Calgary residents			
by direct mail.			
Develop and promote reduced rates and special coupons,			
in cooperation with hotels and attractions.			



**OBJECTIVE:** To cooperate with other communities to promote the David Thompson Highway as an alternate route to the mountains and as part of a circle tour.

**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

RANK  
NO.

13

[illegible]

**GOAL:** To improve tourism promotion

**OBJECTIVE:** To assist event organizers and facility operators in promoting their events and facilities.

**CONCERN(S) ADDRESSED:**

### BACKGROUND:

RANK  
NO.

14

[illegible]

**GOAL:** To improve tourism infrastructure

**OBJECTIVE:** To communicate with government agencies and groups involved in tourism about the Board's concerns, plans and activities.

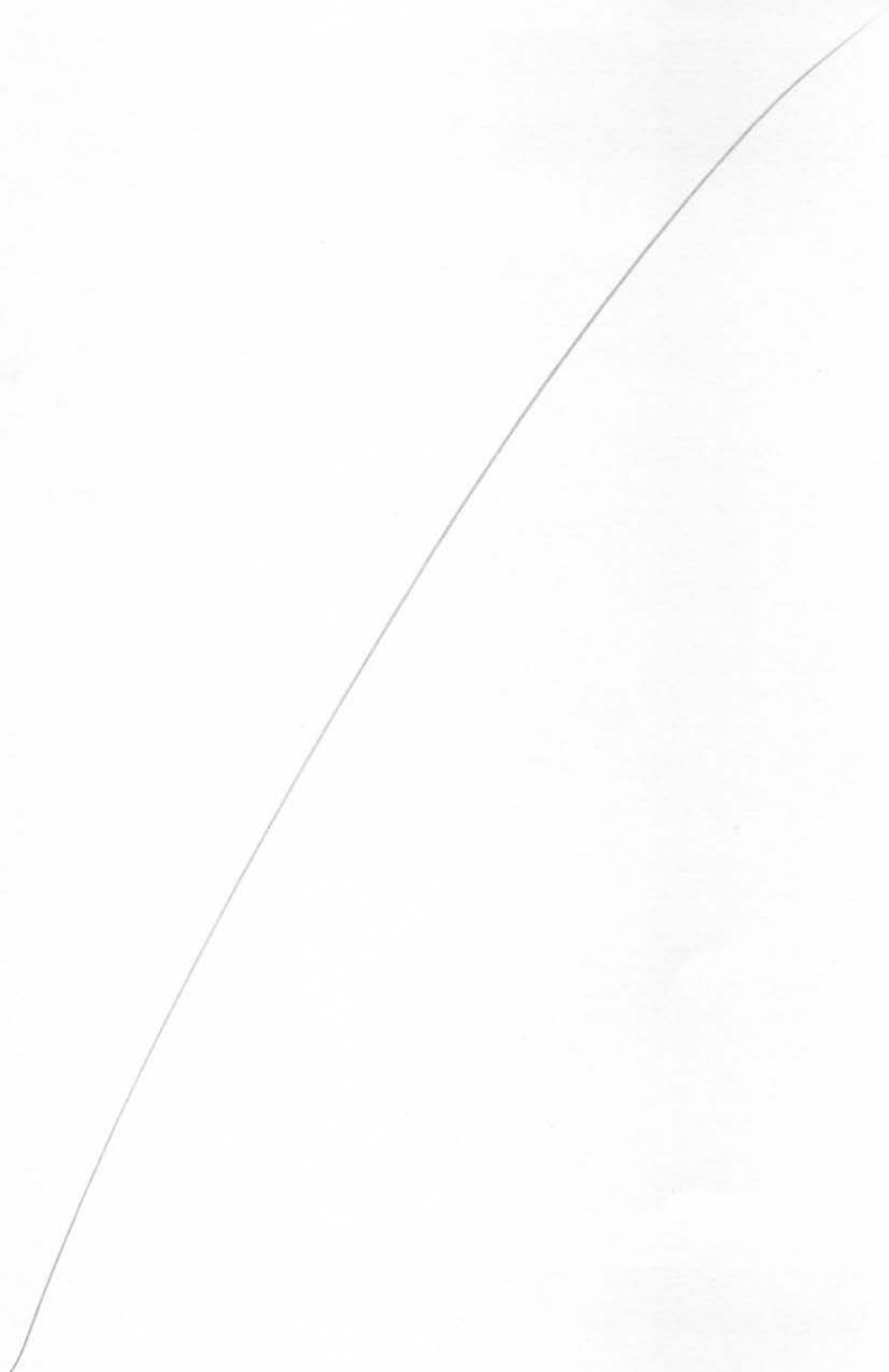
**CONCERN(S) ADDRESSED:**

**BACKGROUND:**

**RANK  
NO.**

15

Action Steps	By Whom	When	Results
Produce and distribute newsletter which provides information on Board's recent and planned activities.			
Meet periodically with representatives from Alberta Tourism and other government agencies with an interest in tourism.			
Report regularly to Council and other interested groups on Board's successes.			
Communicate with other businesses and groups involved in provincial tourism industry.			
Speak to local groups on tourism in Red Deer and the Board's activities.			
Provide input to policies and plans which affect tourism in Red Deer.			
Support efforts to improve public transportation service to and from Red Deer.			



June 6, 1988

TO: CITY COUNCIL

FROM: FINANCE & AUDIT COMMITTEE

RE: MELCOR DEVELOPMENTS LTD. - REDUCTION OF LETTER OF CREDIT

---

As Council will recall, at their meeting of March 21, 1988, the above topic was considered with the following resolution being passed:

RESOLVED that Council of The City of Red Deer having considered correspondence by Melcor Developments Ltd. dated May 9, 1988, re: reduction of letter of credit - Deer Park Phase 2 and taxation of newly developed lots hereby agree that no changes be made to:

1) clause 5.1.1 of the Standard Development Agreement to reduce Melcor Developments Ltd. letter of credit for Deer Park Phase 2.

2) the taxation of newly developed residential lots,

and as recommended to Council by the administration March 21, 1988.

Although the request of Melcor as outlined above was not approved, Council did direct the Finance & Audit Committee to review the security requirements as outlined in the Standard Development Agreement as well as the taxation of newly developed lots.

The Finance Committee at this time is reporting on the issue dealing with security requirements only. The matter of taxation of newly developed lots is still under review by the Finance & Audit Committee and a report will be brought to City Council in due course.

At the Finance & Audit Committee meeting of May 24, 1988, members reviewed the attached report from the Director of Engineering Services dated May 16, 1988 re: Development Agreements - Security Requirements and passed the following resolution.

"RESOLVED that the Finance & Audit Committee, having considered the report from the Director of Engineering Services dated May 16, 1988 re: Development Agreements - security requirements, hereby recommend to Council approval of the changes as recommended in the above-noted report."

- 2 -

The preceding is submitted for Council's information and consideration.

Trusting you will find this satisfactory.

A handwritten signature in black ink, appearing to read 'K. Kloss', written in a cursive style.

K. KLOSS  
Assistant City Clerk

Attach:

DATE: May 16, 1988

TO: Finance and Audit Committee

FROM: Director of Engineering Services

RE: DEVELOPMENT AGREEMENTS - SECURITY REQUIREMENTS

---

In response to a request dated March 24, 1988 from the Assistant City Clerk, we are supplying the following information:

1. What other cities require for security - attached is information compiled for City Council and reported May 11, 1987.

2. Are The City of Red Deer standards out of line? The attached list shows Red Deer to be on the "higher end", but to be in line with cities such as St. Albert and Spruce Grove. Whether or not the amount of security could be reduced and still protect the City is a matter of opinion. How much "insurance" to carry is a decision that each individual and organization must make.

3. We can recall no instances where the City has been required to call on the security of a developer. However, the existence of the security provides an incentive for the developer to undertake his obligations. If he does not, they will be undertaken at his expense. The one example is the sidewalks in portions of Rosedale and Deer Park which were constructed to an improper cross section. A percentage of these required replacement during an extended maintenance period.

The City has, in at least one instance, had to call on security to complete construction in a construction contract when a contractor became insolvent.

4. The ability to provide security is one measure of a company's financial stability. If a developer is able to provide the required bonding or Letter of Credit, this is an indication that he has either the track record or the financial backing to undertake the project and stand behind it if a problem arises. The lower the security requirements the less financial resources required by a developer and the more likely a problem could arise, which may be beyond his financial capabilities.

5. We have had meetings with UDI, represented by three of the major developers in the City; Melcor, Avalon, and Laebon; to discuss this issue. We have agreed with them that we would support a revised security requirement as follows:

Finance and Audit Committee  
 Page 2  
 May 16, 1988

BONDING PRIVATE DEVELOPMENTS

	<u>INITIAL</u>	<u>WARRANTY PERIOD</u>
Present Requirements	50%	25%
Proposed Requirements	40%	15%
	Min. \$30,000	Min. \$30,000

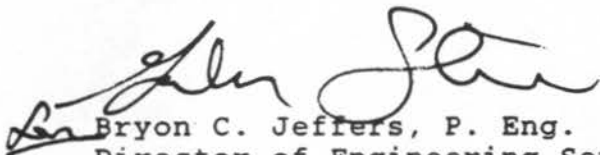
6. We have further discussed with the Developers that if they would sign the Development Agreement and forward it to the City with all monies payable and Insurance Certificates, but not provide the required performance security, the City would allow the Developer to proceed with construction entirely at his own risk. The City would not sign the Development Agreement nor release the linen plan until the performance security was provided or Construction Completion Certificates were issued and the reduced amount of performance assurance was provided.

7. The Developers intend to make further submissions on the use of staged Development Agreements.

RECOMMENDATIONS

a. That the performance assurance requirements be revised as outlined in Item 5.

b. That authorization be provided to allow Developers to proceed with construction prior to the provision of performance assurances as outlined in Item 6.

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

GAS/emg  
 Att.



<u>CITY</u>	<u>PROTECTION REQUIREMENTS</u>	<u>TYPE OF SECURITY</u>
Red Deer	50% of Value of Servicing (\$8,000-\$10,000 per lot)	Bond, Letter of Credit
Edmonton	\$12,500 per ha (approximately \$1,250 per lot)	Letter of Credit Only
Calgary	\$2,500 per lot Minimum \$100,000	Letter of Credit, Bonding from estab- lished developers
Lethbridge	\$500 per lot Minimum \$25,000	Bond, Letter of Credit
St. Albert	50% of Value of Servicing 100% of Landscaping and Fencing (\$8,000-\$10,000 per lot)	Letter of Credit
Spruce Grove	50% of Value of Servicing (\$8,000-\$10,000 per lot)	Bond, Letter of Credit

Commissioner's Comments

We would concur with the recommendations that:

- 1) Bonding requirements be revised to the following:

Initial	Warranty Period
40%	15%
min. \$30,000	min. \$30,000

- 2) Developers be allowed to proceed, entirely at the sole risk of the developers, with construction prior to provision of bonding requirements.

"R.J. MCGHEE"  
Mayor

**LETTER OF CREDIT****Can a Trust Company issue a "Letter of Credit"?**

19.

**Is a "Letter of Guarantee" the same as a "Letter of Credit"?****W.D. (Rusty) Russell, Q.C.***of the law firm of Russell, Waite, Christie & Miller,  
Orillia, Ontario*

A new trend. Some subdividers are offering a "Letter of Guarantee" in place of a "Letter of Credit" as security to guarantee construction of municipal services. Are they acceptable?

My first inkling that something different was happening occurred some ten months ago.

Let me explain. A municipal client had sent a youthful messenger into our office to pick up three subdivision documents, namely:

- our final clearance letter to council confirming that the agreements were in order to sign. (We only send this letter after the subdivider has placed all deeds, easements, financial security, etc. on the table.);
- an execution by-law for the subdivision agreement; and
- four copies of the subdivision agreement to be signed by the reeve and clerk (two copies are then returned to us for registration).

The messenger was sitting in our waiting room biting his finger nails. He had good reason! We would not release the documents.

He had time constraints. His council was sitting until 4:30 p.m. and it was now close to 3:00 p.m. with an hour's drive back to the municipal offices. Just to add a touch of urgency, the subdivider made it known, to all and sundry, that a bulldozer was starting work next morning — the usual rush-rush which goes with the territory.

What was the reason for this hold up? We did not have the subdividers's Letter of Credit. This is the municipality's security to make sure that the subdivider will construct municipal services to the required standards.

About 3:00 p.m. the Letter of Credit arrived from the subdivider's lawyer. My secretary and I dropped everything to proofread this document. It was issued by one of the major banks and it contained all the special clauses we require. But, there was something strange about it. The document was entitled "Letter of Guarantee" not "Letter of Credit". Was this a distinction without a difference? I

paused. Time was running out. The messenger had no finger nails left, and a decision had to be made.

Quickly we weighed the facts, which were:

- the subdivider had established a good reputation from a previous development;
- this was the first of two subdivisions he proposed, so if something went wrong with this one, we had a trump card for the second one; and
- the amount was not large - \$95,000.00 for some road work and storm drainage ditching.

We decided to accept the Letter of Guarantee and released the documents. The messenger, like Paul Revere, quickly galloped off into the setting sun.

**THE SECOND INCIDENT**

The second incident happened about five months ago. Again, we were waiting for a Letter of Credit before we would release our clearance letter. This one was for a tad bit more — \$585,000.00 — as security for construction of streets and curbs, streetlighting, sidewalks, sewer and water services, etc.,

When this Letter of Credit arrived we saw that it contained all the clauses we required. But, it was issued by a trust company, not one of the major banks. Again, stop the music! We accept only Letters of Credit from the major banks unless council directs otherwise. This necessitated a quick call to the clerk who approved of its acceptance.

**MY CONCERN**

These two incidents got me to thinking. What are the powers of a trust company to issue a Letter of Credit? What is the legal distinction between a Letter of Guarantee and a Letter of Credit?

My resolve was to research these points. Finally one Sunday morning, I decided to take the bull by the tail (always take a bull by the tail rather than the horns — it is easier to let go!) and commenced my research. It should take about an hour.

Three hours later, I am up to my "mason dixon" line in books and my discovery has my hair standing on end. As my neighbour's 13 year old son would put it, "it was

enough to blow your socks off." Now what did I find?

#### LOAN AND TRUST CORPORATIONS ACT

A new *Loan and Trust Corporations Act*<sup>1</sup> was given Royal Assent on June 29, 1987. It will not come into force until the regulations are completed — expected in March, 1988.

Now for the part where your socks are removed. It is subsection 213(8). Let me paraphrase it for you.

"No corporation (trust company) either directly or indirectly, through a subsidiary or otherwise, unless permitted under this Act shall:

- (a) . . . (not applicable to this article)
- (b) provide Letters of Credit or *like instruments* (Put this in your memory bank);
- (c) "Guarantee" the performance of any obligation by a person . . . unless the corporation (trust company) has received security for the guarantee at least equal to the amount of the obligation guaranteed.

Unless these old eyes are deceiving me, section 213 knocks the trust companies out of the Letter of Credit business. On New Year's Eve, the major banks must surely have drunk a toast to subsection 213(8).

A trust company officer in Toronto suggested that although they could only issue a Letter of Guarantee, it could contain all of the special clauses we require in a Letter of Credit, so in effect, it would be the same. Not so! It might then become a "like instrument" (paragraph (b) above) and like a verbal contract, not worth the paper it is written on.

#### WHAT IS A LETTER OF CREDIT?

Every once in a while I come to the realization that I do not know what I thought I knew. For years I have used Letters of Credit, but it was only when this Letter of Guarantee popped into my life that I realized it was time to go back to the drawing board on the subject. What, therefore, is the distinction between these two instruments?

The first thing I discovered was that there was almost no legislation in either Canada or the United States on Letters of Credit. Then I had a spot of luck. I turned up a recent book entitled *The Law of Guarantee* by Kevin P. McGuinness of the Ontario Bar, a Carswell Publication. Mr. McGuinness' section on "Standby Letters of Credit" was as refreshing as a drink of good wine (not too dry please).<sup>2</sup>

### David Estrin

Barristers & Solicitors  
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#### HOW TO STALK THE SUBJECT

Let me approach the subject by:

- (a) setting out the legal principles of a Letter of Credit (the type a municipality should require); and
- (b) attempt to illustrate the application of a Letter of Credit as compared with a Letter of Guarantee. (If you think they are the same, you are in for a surprise!)

#### PRINCIPLES OF A LETTER OF CREDIT

The principles of a Letter of Credit appear to be as follows:

1. The correct title of a Letter of Credit for municipal purposes is a "STANDBY IRREVOCABLE LETTER OF CREDIT." Now that is a long handle, so we usually refer to it as simply a "Letter of Credit." However, each of these adjectives are important. What makes them "standby" or "irrevocable" is the terminology used in the body of the Letter of Credit.
2. There is no such thing as a "standard" Letter of Credit for all purposes. For international trade transactions the major banks refer to the "Uniform Customs"<sup>3</sup> and this they modified for domestic purposes (i.e. security for a subdivision agreement.) In the past, they have been reluctant to make any significant changes, but for the most part, that is now water under the bridge. Several years ago we suggested a "standard municipal form" of Letter of Credit which seems to have received widespread acceptance by the banks who are now much more flexible on the subject.<sup>4</sup>
3. A municipal Letter of Credit issued by a major bank is a formal undertaking by the bank to honour and make payment upon specific demand by the municipality.
4. The obligation of the bank to make payment on a Letter of Credit is "irrespective" of any dispute that may arise between the municipality and the subdivider. This is a key point for the municipality.
5. A Letter of Credit never exists independently. It is always "referenced" to a specific subdivision agreement or site

1. Loan and Trust Corporations Act, S.O. 1987, c. 33 (Bill 116).

2. I spoke to Mr. McGuinness who kindly permitted me to refer to, and plagiarize from, his excellent work.

3. "Uniform Customs and Practice for Documentary Credits" published by the International Chamber of Commerce. For an excellent summary on international Letters of Credit, see the February 9th Minutes of a joint meeting of the Business Law Section and International Section of the Canadian Bar Association (Ontario) under the chairmanship of Fraser Mann of the law firm of Borden & Elliot of Toronto.

4. In the April issue of *Municipal World*, I appended the following footnote to one of my articles and perhaps it bears repeating.

Bank Letters of Credit are for a specific period. After that date, they are dead. Several years ago, we prepared a Municipal Letter of Credit form incorporating special provisions which automatically renewed it from year to year unless the bank gives 30 days advance notice of its intention not to renew. This type of Letter of Credit you can throw in the vault and forget about it until you get the bank's notice. You then have 30 days to cash the Letter of Credit.

If your municipality would like a copy of this Letter of Credit form, just drop me a line at Box 158, Orillia, Ontario, L3V 6J3. If you enclose a stamped, self-addressed envelope, my secretary, Mrs. Cox will sing the first three bars of the "Hallelujah" chorus.

plan development agreement which is within the contemplation of the parties and for which the Letter of Credit was issued.

6. Payment under a Letter of Credit is not dependent upon proof of damage by the municipality (another key point).

7. An "Irrevocable" Letter of Credit is not subject to change or cancellation by the bank.

8. It therefore follows that a Letter of Credit is not a "guarantee". A guarantee involves indemnification (proof that the subdivider really owes the money or has defaulted on an obligation). This is the major fact which distinguishes a Letter of Credit from a Letter of Guarantee.

**"STANDBY" "IRREVOCABLE" LETTER OF CREDIT**  
I mentioned previously the importance of each of these adjectives. Let us look at them.

**Standby** — This means that the Letter of Credit may or may not be used. If the subdivider does not default in carrying out the municipal services, the municipality will not be cashing the Letter of Credit.

Compare this with an International Letter of Credit given to an European vendor to guarantee payment of goods that it is putting on a ship to send to Canada. That Letter of Credit will definitely be cashed. It is not a standby Letter of Credit in the sense that it may or may not be used.

**Irrevocable** — This is a key provision which must be included. It means that the bank cannot change the terms of the Letter of Credit.

**Time Limit** — Most Letters of Credit have a specific time limit, usually one year. You must keep an eagle eye on that expiry date. If the date goes by and the subdivider subsequently defaults, there appears to be no obligation on the bank to pay. In the past five years, I have had three municipal clients that were caught on this one. This is why our draft Letter of Credit for municipal use contains certain automatic time extension clauses.<sup>5</sup> The clerk can throw it in the safe and forget about it.

### ILLUSTRATION OF THE DIFFERENCES

Let me see if I can illustrate the different application of a Letter of Credit from that of a Letter of Guarantee.

The Township of Taxfree signs a subdivision agreement with a developer. It provides for the construction of an internal road and other municipal services at a total estimated cost of \$460,000.00. The township receives a Letter of Credit for this amount. (Standby, irrevocable with automatic extension clauses.)

Some seven months after the plan is registered, dark financial clouds appear over the subdivision. The subdivider's visions of green have turned to red. He has sold a number of lots, but has not constructed the required road, water and storm drainage services. The purchasers of lots, by the terms of the subdivision agreement, cannot get a building permit until the water system is installed and accepted, and the road and storm drainage systems are "substantially completed."<sup>6</sup> They are not happy. Some have sold their homes, and others given up their apartment

leases in anticipation of their houses being completed by a certain date. They are about ready to sentence the subdivider to three days in the electric chair.

Council calls an emergency session and passes a resolution directing the clerk to cash the Letter of Credit. The next day, the clerk journeys to the bank (usually it is the International Department in Toronto) and puts the Letter of Credit and a certified copy of council's resolution on the table. In true Las Vegas style he says "Hit me." The bank pays!

Now let me add a pinch of salt while still stirring the pot. After the council meeting, one of the councillors secretly calls the subdivider and tells him about the resolution that was just passed. Early next morning, while the clerk is driving to Toronto, the subdivider calls the bank and says, "Do not cash that Letter of Credit. The reason the work is not done is because the municipality did not do this or did not do that!" The bank will ignore him. The subdivider might just as well talk to a telephone pole. The Letter of Credit is a separate contractual obligation between the bank and the municipality. The municipality holds the trump card! The bank pays!

### SECOND ILLUSTRATION - A LETTER OF GUARANTEE

Let me change the facts in the above illustration just slightly — but it makes a difference. Suppose the municipality was holding, not a Letter of Credit, but a Letter of Guarantee from the bank. Early the next morning, before the clerk arrives at the bank, the subdivider calls the bank and says, "Do not cash the Letter of Guarantee. The reason the work is not done is because the municipality did not do this or did not do that." The bank will not pay! The municipality has a lawsuit on its hands.

This is because a Letter of Guarantee in effect says this: "I will pay you if the developer has an obligation to do the work and has not done it, but provided that you prove to me (which means a court case) that he does not have a justifiable reason for not doing the work."<sup>7</sup> The subdivider holds the trump card.

### THIRD ILLUSTRATION

Let me stir a different set of facts into the pot. Suppose the Letter of Guarantee given to the municipality was from a trust company — but it contained all of the Letter of Credit clauses that a municipality requires.

Result: This document could be absolutely void. The municipality may be holding a "nothing." This is because

5. Refer to footnote 4 above.

6. "Substantial Completion." This terminology has no fixed meaning so you can vary it to suit your circumstances. It could be defined as follows:

The completion and acceptance (but not assumption) of all electrical distribution systems, all rough grading, all underground services including water, sanitary sewer, storm sewer and the completion of the roads save and except for the following, namely:

- a) top course of asphalt (or finished asphalt surface)
- b) sidewalks
- c) boulevard sodding
- d) paving of driveway approaches.

7. Guarantees — gets you into the wonderful world of collateral or secondary obligations which are contingent upon whether there is performance by some third party. Had enough?



paragraph 213(8)(b) of the *Loan and Trust Corporation Act* says that a trust company cannot issue Letters of Credit or "like instruments."

### WHY DO WE NEED SECURITY? - WE TRUST THE SUBDIVIDER!

From our travels about the province, we find that smaller municipalities tend to say, "This is a local subdivider, he is an all right guy, why should he be put to the expense of financially guaranteeing his work? He is as good as his word. He has a good reputation."

That is all very fine, but if the subdivider has a financial meltdown, then the municipality is up to its knees in a school of piranha — the lot purchasers. They will be pounding on the council table with teeth exposed.

Can you hear them? "Do you mean to tell us ratepayers that you did not get security to guarantee that the services would be constructed in the subdivision? What do you think this is, the 1890s? We demand that the municipality, from their general funds, complete these services." Now these confrontations can get quite unpleasant.

### MUNICIPAL LIABILITY IF SUBDIVIDER DEFAULTS?

It is our opinion that the lot purchasers may have a good cause of action in the courts against a municipality which signs a subdivision agreement and does not have it secured.

I am not aware of any court case on this point as yet, but I will lay six to one odds that one will be coming down the pike within the next year or two. More and more, the courts are holding municipalities accountable for what they do or what they neglect to do. In our opinion, the failure of council to get security when signing a subdivision agreement could amount to negligence.

This begs the next question. How does the municipality raise funds to finish the required services? Does it mean an increase in taxes throughout the municipality? If so, then all the ratepayers of the municipality are paying for the mistakes of council. You can bet that they will not be happy. Councils will be rushing to Queen's Park in search of rescue funds.

### BREACH OF TRUST BY COUNCIL?

My next point comes under the heading of "future shock" — crystal ball gazing over the legal horizon. It is something we have to think about.

Mr. Featherstonhaugh<sup>8</sup> lives on the 3rd concession and takes exception to having his taxes increased because council messed up on the security for a subdivision. Could his lawyer take the approach that the councillors are in breach of their trust with respect to public funds and so be personally liable?

This remedy has common law roots and also some statutory provisions which could lay the basis for such an action. I was thinking of subsections 177(1) and 189(10) of the *Municipal Act*. These subsections are not directly applicable, but to use a phrase we often hear at OMB Hearings — "it may be the thin edge of the wedge."<sup>9</sup>

### DEREGISTRATION

One final thought. If your municipality has an undeveloped registered plan, which is more than eight years old and holds no security to install currently required municipal services, do not wait for that next cup of coffee. Rush to your lawyer's office and talk about deregistration.

### CONCLUSION

If you want to keep your municipality out of the court room, I suggest that you consider the following steps:

1. Never, never, never sign a subdivision or site development agreement until the developer puts on the table, security equal to 100% of the cost of the services that must be constructed. Only then, send your clearance letter to the Minister if it is a subdivision with Minister's conditions. (Some municipalities take less, i.e. 80% as security on the theory that the contractor will get at least 20% of the work done before he encounters any financial difficulties. In smaller municipalities where the subdivision may be a one shot deal, this gives me goose pimples.)
2. Your security, which could be for municipal services, or lot levies, etc., should be on a municipal Letter of Credit form and issued by one of the major banks.
3. No building permits should be issued until the services are substantially completed.<sup>10</sup>
4. As work is completed on the subdivision, the Letter of Credit can be reduced by a letter to the bank. Do not reduce it to the value of the services completed. My suggestion is to reduce to only one-half of the value of the services completed.

If the developer runs into financial difficulties and the municipality must go to tender to complete the services, the cost will rise. The new contractor must locate his equipment and technical staff on site and he does not know the standard of workmanship in those services which were completed and may require reworking before he can get on with the job. Extra charges to the municipality are inevitable so you need a cushion in your Letter of Credit.

Finally, you can now put your socks back on! ■

8. Mr. Robert Featherstonhaugh, the very capable Mayor of the Town of East Gwillimbury (just north of Newmarket, Ontario) mentioned to me that Featherstonhaugh was the longest surname in the English language. I was so intrigued with this comment, I found that I could not resist the temptation to incorporate the name into an article. Thank you Bob.

9. See the May and June issues of *Municipal World*, (1987) for two most interesting articles by Jerald Bellomo, Assistant City Solicitor for the City of Ottawa, entitled "Actions Against Members of Council."

10. See footnote 6 above.



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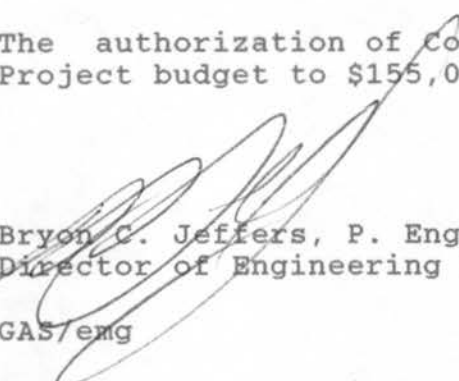
NO. 9

DATE: June 7, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: 30 STREET/BREMNER AVENUE TO GAETZ AVENUE  
RECONSTRUCTION FOR BUS ROUTE

---

In a previous report to Council, we indicated the cost of reconstructing this roadway to be approximately \$97,000. Since that time our Consultants have had an opportunity to further review the soils report and have identified the potential that the subgrade may be unsuitable and may require replacement with pitrun gravel. This would be determined once the pavement and gravel is excavated and the subgrade exposed and inspected. If this subgrade does require replacement, we estimate the Project cost could rise to \$155,000. The City's share of the Project would increase from \$24,250 to \$38,750. The Director of Finance indicates the funding would be provided from the Transportation Reserve Fund.

The authorization of Council is requested to increase the total Project budget to \$155,000, if the soils conditions warrant.



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

GAS/eng

c.c. Director of Finance

Commissioner's Comments

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

"R.J. MCGHEE"  
Mayor

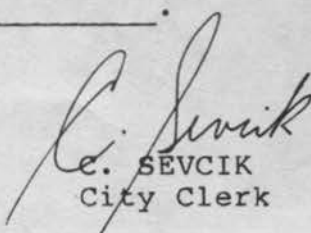
DATE May 31, 1988

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

FROM: CITY CLERK

RE: SIDEWALK/32nd to 30th STREET

Please submit comments on the attached to this office by June 6  
for the Council Agenda of June 13, 1988.

  
C. SEVCIK  
City Clerk

DATE: JUNE 14, 1988  
TO: DIRECTOR OF ENGINEERING SERVICES  
FROM: CITY CLERK  
RE: 30 STREET RECONSTRUCTION FOR BUS ROUTE  
BREMNER AVENUE TO GAETZ AVENUE


---

Your report dated June 7, 1988 concerning the above topic was presented to Council June 13, 1988 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered report dated June 7, 1988, from the Director of Engineering Services re: 30 Street/Bremner Ave. to Gaetz Ave., hereby agree that the estimated cost of construction of said project be increased to \$155,000.00, and as recommended to Council June 13, 1988"

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/sp

c.c. City Commissioners  
Director of Finance



DATE: June 2, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Electric Energy Marketing Agency  
City of Red Deer Transmission Compensation - 1989

The Electric Energy Marketing Act and Regulations make provision for the Agency to make a compensation payment to the non-generating municipalities who own transmission facilities. This payment is an amount equivalent to each municipality's cost of owning and operating those facilities, which if they were owned by a generating utility, would have been included as a utility cost in determining the provincially pooled cost. These municipal compensation payments are added to the costs of the generating utilities for inclusion in the provincial averaging.

The amount of the compensation payment is negotiated each year with the Agency and for the calendar year of 1989 the agreed upon amount is \$88,208. per month. The 1988 figure is \$87,967. per month.

This compensation payment is made directly to the City of Red Deer Electric Utility by the Agency and is included in the E. L. & P. Budget as a revenue. Because this payment is included in the provincially pooled cost, the payment in essence compensates the City for an upward adjustment in the wholesale purchase rate which is in part based on the provincially pooled cost.

#### REQUESTED COUNCIL ACTION

It is requested that Council approve the amount of \$88,208. per month as being the City of Red Deer's transmission compensation payment from the Electric Energy Marketing Agency for the period of January 1, 1989 to December 31, 1989.



A. Roth,  
E. L. & P. Manager  
AR/jjd  
Commissioner's Comments

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

"R.J. MCGHEE", Mayor

DATE: JUNE 14, 1988  
TO: E. L. & P. MANAGER  
FROM: CITY CLERK  
RE: ELECTRIC ENERGY MARKETING AGENCY  
TRANSMISSION COMPENSATION 1989


---

Your report dated June 2, 1988 concerning the aforementioned topic was presented to Council June 13, 1988 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, hereby approve the amount of \$88,208.00 per month as being the City of Red Deer's transmission compensation payment from the Electric Energy Marketing Agency for the period January 1, 1989, to December 31, 1989, and as recommended to Council June 13, 1988."

The decision of Council in this instance is submitted for your information and I trust that you will convey Council's decision to the Electric Energy Marketing Agency.

Trusting you will find this satisfactory.

  
G. SEVCIK  
CITY CLERK  
CS/sp

c.c. City Commissioners  
Director of Finance

DATE: June 2, 1988  
TO: City Council  
FROM: City Clerk  
RE: PUBLIC HEARING/LAND USE BYLAW AMENDMENT 2672/E-88

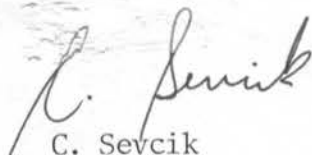
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A Public Hearing has been advertised to be held on Monday, June 13, 1988, commencing at 7:00 p.m. or as soon thereafter as Council may determine in regard to Land Use Bylaw Amendment 2672/E-88.

Bylaw 2672/E-88 provides for the redesignation of the northerly portion of Lot 3, Block 14, Plan 4436 T.R. from A.1 - Future Urban Development District to P.1 - Parks & Recreation District, in order to accommodate a proposed agricultural museum and interpretive centre.

Following hereafter is the map showing the redesignation.

Council will further recall that at the meeting of April 18 when the redesignation request was initially considered, it was agreed that the bylaw not be given third reading until a feasibility/viability study for the Agricultural Museum, together with a detailed Development Plan is submitted for Council's information and review. Enclosed hereafter is the information received from the Red Deer & District Museum Society in response to this request.

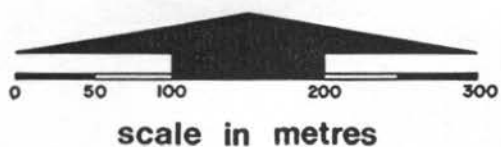
  
C. Sevcik  
City Clerk

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

26.

**G6**



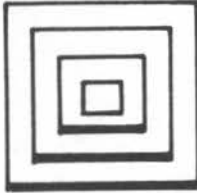
Revisions :

MAP NO. 3/88  
(BYLAW No. 2672/E-88)

Change from A1 to P1 ,

# Red Deer & District Museum Society

27.



P.O. BOX 800  
RED DEER, ALBERTA  
T4N 5H2  
(403) 343-6844

May 31, 1988

Mr. Charles Sevcik  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mr. Sevcik;

Re: BOWER HOMESTEAD MUSEUM

In accord with the request of Council in its resolution of April 18, 1988 requesting a feasibility study for the above project prior to granting 3rd reading of the bylaw to rezone the site, please find a copy of the study attached. Would you please circulate this information to Council in advance of their June 13th meeting.

Members of the Museum Society could be present at the meeting if requested.

ABA/mdf

Yours truly

*R.E. Dickson*  
per A.B. Armstrong  
President

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:05
DATE	June 1/88
BY	<i>AS</i>

FEASIBILITY STUDY FOR  
RED DEER & DISTRICT MUSEUM SOCIETY FOR  
THE BOWER HOMESTEAD MUSEUM  
May, 1988

## FORWARD

This feasibility study follows from the Conceptual Development Plan for the Bower Homestead Museum tendered to Council of The City of Red Deer at their meeting of April 18, 1988. It does not include figures for land acquisition. This was accomplished through a pair of land sale agreements where Mr. & Mrs. Bower provided the land at a favored price to the Museum Society and allowed sale of approximately one half the site to Horizon Village Homes Limited. With the donation of \$100,000 from Horizon Village Homes to the Museum Society, the land for the Bower Homestead Museum was acquired at a zero net cost to the Museum Society.

The major capital start-up and operating costs for the Bower Homestead Museum for the first five years, being from 1988 to 1992, are \$386,230. Included is the building of an Exhibits and Services Building, paved parking for 75 cars, and development of an audio-visual presentation and interpretive programmes. The budget includes all foreseeable costs to develop the site into a unique heritage centre for interpreting the story of mixed farming in Central Alberta. The site cannot sustain large capital developments and the operating costs will be very modest as the project is to be developed and operated with volunteer labor and donations of services. Operations costs will consist only of utilities and modest programme costs. Long term operating funding would be realized from interest earnings generated from a supporting endowment fund.

In order to maintain professional standards of operation for the Bower Homestead Museum, the expertise of Museum staff will be called upon to assist as workers and as volunteers with developing appropriate policies, procedures and guidelines.

Revenues are anticipated from a number of sources, however, the greatest single source will be from donations of about \$225,000 to the building and development fund. A major fund-raising campaign will be launched for the period October, 1989 to February 1, 1990. Revenue from any sales and from employment grants has not been included in the calculations.

The Museum Society requests assistance from The City through forgiveness of property taxes. The Museum Society is also anticipating \$90,000 funding assistance from the C.R.C. Grant Programme from the County and City of Red Deer as a one-third contribution towards the cost of constructing and furnishing the Exhibits and Services Building.



## ESTIMATED EXPENDITURES 1988-1992

30.

PRELIMINARY COSTS

Accounting Fees	\$480
Subdivision Advertising	250
Off-Site Services Levy - Horizon	20,000

## Legal Fees

Land Sale Agreement	2,200
Caveat	200
New Title	300
	<u>\$2,700</u>

* Architect's Fees (1990) (4%)	2,700
	<u>5,600</u>
	\$29,030

\$29,030

SITE COSTS

* Water & Sewer Connection (1990)	
6/h @ \$4,565/h	27,000
Lines	30,000
Hook-up	5,000
	<u>\$62,000</u>
Security Fencing 150m @ \$12/m	62,000
Perimeter Fencing 100m @ \$9/m (see Note #1)	1,800
* Parking 75 stalls @ \$800/stall (1990)	900
Landscaping Restoration	60,000
Signage	1,000
Building Demolition or Repair	500
Wiring	5,000
Cartage	500
* Concrete Floor for Garage (1989)	500
	<u>4,000</u>
	\$136,200

\$136,200

START-UP COSTS

Shop Supplies	1,000
Office Supplies	300
* Printing/Brochures (1989)	<u>2,000</u>
	\$3,300

\$3,300

\* CAPITAL COSTS

* Exhibit Services Building 4,000 sq ft (exhibits, theatre, meeting room, kitchen, office, washrooms) (1990)	140,000
* Furniture (chairs, tables, dishes, display furniture) (1990)	15,000
* Programme Equipment (video player, T.V. monitor, slide and movie projectors and screen) (1991)	10,000
* Audio Visual presentation on mixed farming. (1991)	<u>16,000</u>
	\$181,000

\$181,000

\* denotes expenses likely to occur after 1988



... 2

OPERATING COSTS

Land Taxes	(see Note # 2)		
Natural Gas	\$1,500		
Water	(see Note # 3)		
Electricity	1,000		
Garbage	100		
Telephone	100		
Insurance (property & \$2M public liability)	400		
Maintenance	300		
Total 1988	<u>\$3,400</u>	\$3,400	
1989		3,800	
1990		4,500	
1991		10,000	
1992		15,000	
		<u>\$36,700</u>	\$36,700
GRAND TOTAL			<u>\$386,230</u>

## NOTES:

- #1 Does not include cost of fencing between Bower Woods and development site.
- #2 It is hoped that The City of Red Deer and the Local Authorities Board will provide relief from property taxes.
- #3 The site is currently serviced privately with water and this could remain so until 1990.

## SCHEDULES FOR REVENUE &amp; EXPENSES

1988 - 1992

SCHEDULE OF REVENUE

	TOTAL/YEAR	1988	1989	1990	1991	1992
Museum Society	\$42,630	23,330	3,800	4,500	5,000	6,000
Donations	226,600	15,000	6,000	182,600	21,000	2,000
C.R.C.	90,000	-----	-----	90,000	-----	-----
Grants*	<u>27,000</u>	<u>-----</u>	<u>-----</u>	<u>10,000</u>	<u>10,000</u>	<u>7,000</u>
TOTALS	\$386,230	\$38,330	\$9,800	\$287,100	\$36,000	\$15,000

Job Creation**		\$7,000	\$7,000	\$10,000	\$10,000	\$10,000
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SCHEDULE OF EXPENSES

	TOTAL/YEAR	1988	1989	1990	1991	1992
Preliminary Costs	\$29,030	23,430	-----	5,600	-----	-----
Site Costs	136,200	10,200	4,000	122,000	-----	-----
Start-up Costs	3,300	1,300	2,000	-----	-----	-----
Capital Costs	181,000	-----	-----	155,000	26,000	-----
Operating Costs (5 yrs)	<u>36,700</u>	<u>3,400</u>	<u>3,800</u>	<u>4,500</u>	<u>10,000</u>	<u>15,000</u>
TOTAL	\$386,230	\$38,330	\$9,800	\$287,100	\$36,000	\$15,000

\* includes Alberta Museums Association - Special Projects Grant  
 C.R.C. Operating Grants - City and County  
 Alberta Historical Resources Foundation  
 Red Deer Heritage Fund

\*\* amounts not included in totals

DATE: JUNE 3, 1988  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCE  
RE: BOWER HOMESTEAD MUSEUM

---

It would appear the Red Deer and District Museum Society is proposing to have the Bower homestead title put into the name of the Society and the Society would have all financial responsibilities. This would probably be preferable as it would remove financial responsibility from the City.

In the event the Society got into financial difficulty the City would probably be under a lot of political pressure to bail the Society out.

The proposal assumes the Museum staff would be utilized to some extent. This could have an impact on operating costs funded by the City for the Museum.

It is difficult to comment on the proposed revenues and expenditures other than they do ignore the need to pay staff. This cost could be significant if the use of volunteers is not possible.

The Society could probably obtain approval to have the property assessment removed from the tax roll.



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

AW/mrk

DATE: June 7, 1988

TO: CHARLIE SEVICK  
City Clerk

FROM: RICK ASSINGER  
Acting Community Services Director

RE: FEASIBILITY STUDY  
BOWER HOMESTEAD MUSEUM

---

I have had the opportunity of discussing the feasibility study with the Parks Manager and the Acting Recreation Manager. These comments reflect our views on this issue. Although we are supportive of the plans to develop an agricultural museum and interpretive centre, we have some concerns about the feasibility study submitted:

1) Revenue

- \$225,000.00 fundraising from corporate and private donations is an ambitious target.
- \$90,000.00 C.R.C. funding from the County of Red Deer and the City is difficult to assess at this time. This will depend on the priority that the Parks, Recreation and Culture Board gives this project over others that are submitted in the year in which the funds are requested.

2) Capital Costs

- These appear to be lower, in some cases, than we would estimate. For example, the exhibits building is estimated to cost \$140,000.00 or \$35.00/sq. ft. We estimate these costs to be closer to \$300,000.00 or \$75.00/sq. ft. A recent tender awarded for the construction of a community shelter (of comparable design and structure) was awarded at \$92.00/sq. ft.
- Fencing costs would likely exceed the estimates in that an 8 ft. fence costs \$33.00/m and a six foot fence costs \$26.00/m.

3) Operating Costs

- These may be somewhat higher than estimated. It is significant to point out that the proposal relies heavily on volunteers with some assistance from existing Museum staff.

The concept of an agricultural museum would likely be strongly supported by the community and a good start can be made at the site proposed. We would urge Council to be cautious in committing the City to the project as proposed. There are still a number of unanswered questions regarding financing and more detail required on the estimated costs of the development.

  
RICK ASSINGER

/jmf

c. Parks Manager  
Recreation Manager  
Director of Museums

FILE NO.: R-29358

**DATE:** JUNE 2, 1988  
**TO:** CHARLIE SEVCIK  
CITY CLERK  
**FROM:** HAROLD JESKE  
ACTING RECREATION MANAGER  
**RE:** BOWER HOMESTEAD MUSEUM

---

Funding sources, as indicated in their feasibility study, should be questioned with respect to capital and operating funding. C.R.C. funding should not be considered as guaranteed revenue, and precommitting these funds is not common practice. I would expect that it will be more difficult in future years to precommit C.R.C. funds in view of declining per capita funding from this source.

  
HAROLD JESKE

/cjm

June 3, 1988

MEMO

TO: C. Sevcik, City Clerk  
FROM: M. Flewwelling, Director of Museums  
RE: Bower Homestead Museum

+++++

The Museum Society has indicated their intent to develop and operate the Bower Homestead Museum without relying heavily on support from the City. Their only direct request to Council is for forgiveness on the property tax.

The modest Capital development for the site will be carried with grants and donations. The equally modest operating costs will be financed from donations and from Museum Society funds for the first five years. After that time, interest earnings from a proposed endowment fund are expected to provide operating funds. It is not clear from the proposal how they intend to generate the endowment.

c.c. Lampard  
Meggison



DATE: June 6, 1988

TO: City Clerk

FROM: City Assessor

RE: BOWER HOMESTEAD MUSEUM

---

This property, as of today's date, is registered in the name of Mr. Norman Bower. Taxes payable are minimal as the property and Mr. Bower are protected by an Annexation Board Order that precludes assessment and taxes on the improvements and maintains assessment at farmland rates on the land. Should the subdivision be registered in 1988 and transfers be registered, then in 1989 the assessment will alter and consequently the taxes.

In our opinion, this request for tax forgiveness by the City or exemption by the Local Authorities Board is premature as the property is not registered in the name of the museum. When this property is registered to the "Bower Homestead Museum" a reassessment will occur for the following tax year and it will be taxable, as we do not see any sections of the Municipal Taxation Act exemptions that it could fall to for exemption. At that time the museum may wish to apply to L.A.B. for tax exemption and/or City Council for a tax refund should the exemption be denied.

The Assessment Department is unable to project or estimate assessment or taxes on this parcel, etc., until subdivision has taken place and we are able to measure amenities and renovations, etc., that may be done to the property.

Respectfully Submitted,



Al Knight, A.M.A.A.

AK/bw

cc Director of Community Services  
Director of Engineering  
Director of Museums  
Director of Finance  
Bylaws and Inspections Manager

#### COMMISSIONER'S COMMENTS

As can be seen from the comments of the administration, the proposal precommits CRC Funds, involves Museum staff in the operation, and requests tax exemption. In light of the above information, Council will have to decide whether to give the bylaw 3rd reading (with or without conditions attached). The information also lacks outlining the administrative structure under which the facility is to operate. It is unclear what are the future arrangements in this regard and in particular who will take the responsibility for this project now and in the future.

"R.J. MCGHEE", Mayor



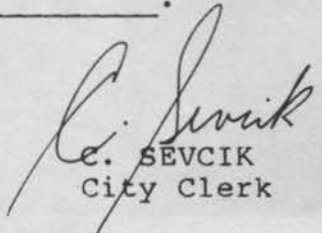
DATE June 1, 1988

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

FROM: CITY CLERK

RE: BOWER HOMESTEAD MUSEUM

Please submit comments on the attached to this office by June 6  
for the Council Agenda of June 13, 1988.

  
C. SEVCIK  
City Clerk

DATE: June 2, 1988

TO: City Clerk

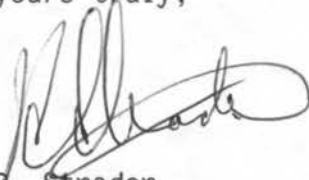
FROM: Bylaws and Inspections Manager

RE: BOWER HOMESTEAD MUSEUM

---

In response to your memo of June 1, 1988, we wish to advise that we have no comments to make regarding the feasibility study at this time.

yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a large, stylized loop at the end.

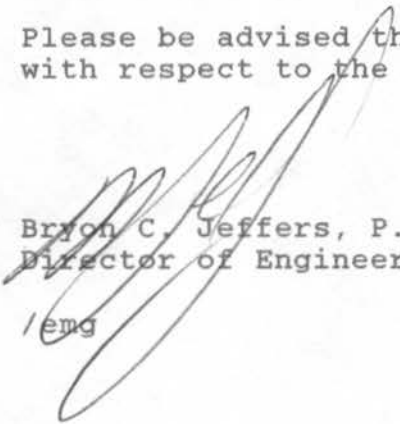
R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: June 3, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: BOWER HOMESTEAD MUSEUM

---

Please be advised that the Engineering Department has no comments with respect to the above.

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

/eng

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

May 13, 1988

Mr. Norman John Sillars Bower  
4701 - 30 Street  
Red Deer, Alberta  
T4N 5H7

Dear Sir:

RE: PROPOSED LAND USE BYLAW 2672/E-88

Pursuant to the provisions of The Planning Act 1980, you are hereby advised that the Council of The City of Red Deer propose to consider a Land Use Bylaw Amendment, Bylaw 2672/E-88. The following is a summary of the effects of the aforementioned Bylaw.

Bylaw 2672/E-88 provides for the redesignation of the Northerly portion of Lot 3, Block 14, Plan 4436 T.R.  
From: A1 - Future Urban Development District  
To: P1 - Parks and Recreation District  
in order to accommodate a proposed Agricultural Museum and Interpretive Centre.

Any person claiming to be effected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees.

To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes exclusive of questions put to the speaker by Council. The speakers must direct their remarks to the advisability of the Bylaw under consideration and should not repeat, at length, points made by other speakers.

No written representation or petition shall be heard by Council of The City of Red Deer unless:-

- (a) Such representation or petition is filed with the City Clerk no later than 4:30 p.m. on the Monday prior to the Public Hearing;

Page 2

Mr. Norman J. Bower

May 13, 1988

- (b) It contains the names and addresses of all persons making the representation;
- (c) It states the names and addresses of all persons authorized to represent a group of persons or the public at large.

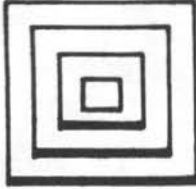
The Council of The City of Red Deer intend to hold a Public Hearing on this matter on **MONDAY, JUNE 13, 1988** at 7:00 p.m. or as soon thereafter as Council may determine, for the purpose of hearing presentations for or against the proposed amending Bylaw.

Sincerely,

C. SEVCIK  
CITY CLERK  
WV/sp

c.c. Red Deer & District Museum Society  
P. O. Box 800  
Red Deer, Alberta  
T4N 5H2  
Attention: Mrs. Marguerite Watson, President.

# Red Deer & District Museum Society



P.O. BOX 800  
RED DEER, ALBERTA  
T4N 5H2  
(403) 343-6844

May 5, 1988

Mr. Charles Sevcik  
City Clerk

Dear Mr. Sevcik

In response to your letter of 3 May reference the public hearing for the Bower land bylaw amendment we request deferral of the 30 May public hearing to 13 June when our representatives will be able to be present.

Thank you for your assistance with is matter.

Sincerely,

*Marguerite Watson*

Marguerite Watson  
President  
Museum Society

MW/le

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	9:30 am
DATE	May 10/88
BY	C. Sevcik



# THE CITY OF RED DEER

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

May 3, 1988

Red Deer & District Museum Society  
P.O. Box 800  
Red Deer, Alberta  
T4N 5H2

Attention: Mrs. Marguerite Watson, President

Dear Mrs. Watson:

RE: PROPOSED "BOWER HOMESTEAD MUSEUM"  
NORTHERLY PART OF LOT 3, BLOCK 14, PLAN 4436 T.R.  
LAND USE BYLAW AMENDMENT 2672/E-88

Further to our letter of April 19, 1988, concerning the above topic, I would advise that Council of The City of Red Deer at its meeting held on Monday, May 2, 1988, gave first reading to Land Use Bylaw Amendment 2672/E-88, a copy of which is enclosed herewith.

Bylaw 2672/E-88 provides for the redesignation of the northerly portion of Lot 3, Block 14, Plan 4436 T.R. from A.1 to P.1 in order to accommodate a proposed Agricultural Museum and Interpretive Centre.

This office will now proceed with advertising for a public hearing to be held on Monday, May 30, 1988, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In accordance with the Land Use Bylaw for the City of Red Deer, you are required to make a \$200.00 deposit at this time to cover the cost of advertising. Once this office is in receipt of the actual costs, you will be invoiced for the balance.

As indicated in our letter of April 19, 1988, Council requested a feasibility/viability study for the Agricultural Museum, together with a detailed development plan before the redesignation is approved by Council. Third reading of the amending bylaw will be withheld pending receipt of the aforementioned information.

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

Sincerely,

*C. Sevcik*  
C. Sevcik  
City Clerk  
CS/ds

c.c. Recreation, Parks & Culture Board  
Museums Management Bd.  
Dir. of Community Services  
Dir. of Museums  
Encl.

City Assessor  
Urban Planner  
Bylaws & Insp. Mgr.  
Council/Committee  
Secy.



*Charles Meggison called  
88/05/05 requesting the Public  
hearing be deferred 2 weeks  
as he will not be able to  
attend. Indicated a letter  
confirming this request will  
be sent immediately.*



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

April 19, 1988

Red Deer & District Museum Society  
P.O. Box 800  
Red Deer, Alberta  
T4N 5H2

Attention: Mrs. Marguerite Watson, President

Dear Mrs. Watson:

RE: PROPOSED "BOWER HOMESTEAD MUSEUM"/NORTHERLY PART OF LOT 3  
BLOCK 14, PLAN 4436 T.R.

---

Your letter of April 5, 1988, concerning the above matter and specifically requesting Council to redesignate the above lands to accommodate a proposed agricultural museum and interpretive centre thereon received consideration at the Council meeting of April 18, 1988.

At the aforesaid Council meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered various reports and correspondence relative to the development of the northerly portion of Lot 3, Block 14, Plan 4436 T.R. (Bower Land) hereby agree that said lands be rezoned from A1 to P1 and that Council request a feasibility/viability study for the Agricultural Museum together with a detailed Development Plan before the discretionary use is approved by City Council."

An amending bylaw providing in accordance with the above resolution will be prepared and presented to Council for first reading at the next meeting, that being May 2, 1988. Following first reading, this office will proceed with advertising for a Public Hearing to be held on May 30, 1988. In accordance with the Land Use Bylaw for the City of Red Deer, you are required to make a \$200.00 deposit to cover the cost of advertising. Once this office is in receipt of the actual costs of advertising, you will be invoiced for the balance.




Page 2  
Museum Society  
April 19, 1988

In the meantime, I trust that the Red Deer & District Museum Society will proceed with the Feasibility/Viability Study for the Agricultural Museum, together with a detailed development plan as requested in the Council resolution quoted above. Third reading of the amending bylaw will be withheld pending receipt of the aforesaid information.

The decision of Council in this instance is submitted for your information, and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds

c.c. City Commissioners  
Recreation, Parks & Culture Board  
Museums Management Board  
Dir. of Community Services  
Museums Dir.  
Urban Planner  
Council/Committee Secy., Wilma



April 6, 1988

## RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

Mr. Morris Flewelling  
Director of Museums  
Museums Management Board  
Box 800  
Red Deer, AB  
T4N 5H2

Dear Sir:

RE: BOWER HOMESTEAD MUSEUM  
CONCEPTUAL DEVELOPMENT PLAN

The City Planning Section has reviewed the Red Deer and District Museum Society's conceptual plan for a Bower Homestead Museum and offer the following comments:

1. As stated in Section 2.4.1 of the proposal, the concept offers a number of opportunities:
  - o development of the site as an agricultural museum would preserve an original Red Deer homestead. The significance of the homestead and its location is reflected in the subsequent urban developments which have retained the Bower name;
  - o early farming equipment and machinery could be displayed within original buildings;
  - o its proximity to the trail system, housing, and nearby commercial destinations could benefit visitor attendance;
  - o the future planned arterial extension of 28th Street from the major continuous corridor to 40th Avenue will improve vehicular accessibility, and
  - o it allows for immediate commencement of an agricultural museum at minimal cost.
2. In regard to other potential sites for an agricultural museum, some constraints of this site are also acknowledged:
  - o the size of the site and lack of expansion capability limits the scope and context of the museum;
  - o the operation and activities would have to be compatible with adjacent residential, commercial and park development which would limit the demonstration and use of equipment.

.... /2

### MUNICIPALITIES WITHIN COMMISSION AREA

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

April 6, 1988  
Bower Homestead Museum

3. If it is intended that the museum site would be primarily a static display of former and historic agricultural artifacts within a restored original homestead, then the proposal would be compatible with surrounding existing and proposed uses and have historical significance. However, if the concept is to include demonstrations of the use of early agricultural techniques and equipment in seeding and harvesting and other large scale agricultural practices, then it is the opinion of the City Planning Section that the site is too small to accommodate such activities which could also be incompatible with adjacent development.
4. Phase V of the proposal suggests that only small scale agricultural demonstrations and models would be provided on the site and that large scale demonstrations would be conducted in other areas of Waskasoo Park such as Heritage Ranch, MacKenzie Trail, Great West Adventure Park, Rotary Park, and Bower Ponds. It is not clear whether the intent would be to exhibit the large equipment on the homestead site when not being used or to permanently exhibit some equipment at other park areas such as Heritage Ranch.
5. With respect to redesignation, if City Council and the administration favour the Bower Homestead Museum proposal, it is recommended that the site be redesignated to P1 Parks and Recreation District in which "exhibition buildings" are listed as a discretionary use. This would allow for the project and subdivision to proceed and for the Municipal Planning Commission to consider a specific proposal and site plan when they are finalized.

Yours truly,

Vernon Parker  
ASSOCIATE PLANNER  
City Planning Section

VP/ds

DATE: JUNE 14, 1988  
TO: RED DEER & DISTRICT MUSEUM SOCIETY  
FROM: CITY CLERK  
RE: LAND USE BYLAW AMENDMENT 2672/E-88

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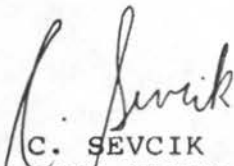
A Public Hearing was held by Council of The City of Red Deer in regard to the aforementioned Land Use Bylaw Amendment at the Council meeting of June 13, 1988. At the same meeting the feasibility study which you submitted dated May 1988 also received consideration.

Following the Public Hearing Council gave Land Use Bylaw Amendment 2672/E-88 Second and Third Reading. While giving the Bylaw Second and Third Reading, Council wished to go on record that it was not guaranteeing to the Red Deer & District Museum Society

- (a) any C.R.C. funds;
- (b) additional funds in the Museums Budget for the operation of the agricultural museum; and
- (c) tax exemption, which must be the consideration of a separate application to Council to be ruled on by Council at that time.

In addition, it should be noted that while Council passed the Bylaw, to proceed further with the proposed development it will be necessary for you to submit an application to the Bylaws & Inspections Manager for receipt of all permits and necessary approvals prior to any occupancy of the site.

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

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c.	City Commissioners	Museums Management Board
	Director of Community Services	Director of Finance
	Recreation Manager	Parks Manager
	Museums Director	City Assessor
	Bylaws & Inspections Manager	Urban Planner
	Mr. Norman J. S. Bower 4701-30 St. Red Deer. T4N 5H7	

## RED DEER TOURIST AND CONVENTION BOARD

---

P. O. Box 5008, Red Deer, Alberta T4N 3T4 (403)342-8279

DATE: June 1, 1988  
TO: Mayor and Members of Council  
FROM: Edna Short, Chairman  
Red Deer Tourist and Convention Board  
RE: INTERNATIONAL FESTIVAL OF FLIGHT FEASIBILITY STUDY

---

The Red Deer Tourist and Convention Board has received approval for funding through the Canada/Alberta Tourism Agreement to cover 90% of the cost of the feasibility study on the International Festival of Flight events. Pannell Kerr Forster had already been selected to conduct the study, at a cost of \$29,900, and work will get underway immediately.

The time required for federal and provincial staff to review, approve and advise us of the decision on the request for funding was much longer than anticipated, almost three months. As a result, the study will not be completed by the end of June, as originally planned. The final report will be completed by early September, and subsequently presented to Council.

The study results were not intended to affect this summer's Festival of Flight events, and there will be advantages to having the study period coincide with the Festival events. As a result, we do not feel that this unavoidable delay will have any detrimental effect.

Respectfully submitted,



Edna Short, Chairman  
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

Commissioner's Comments

Submitted for Council's information only.

"R.J. MCGHEE"  
Mayor

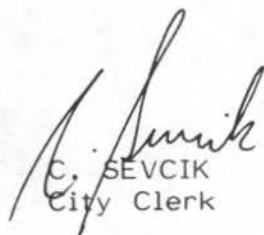
June 15, 1988

TO: RED DEER TOURIST & CONVENTION BOARD  
FROM: CITY CLERK  
RE: INTERNATIONAL FESTIVAL OF FLIGHT FEASIBILITY STUDY

I would advise that your report dated June 1, 1988 advising that the Red Deer Tourist & Convention Board has received approval for funding through the Canada/Alberta Tourism Agreement to cover 90% of the cost of the feasibility study on the International Festival of Flight events, was presented to Council June 13, 1988 for Council's information.

It is our understanding that Pannell, Kerr, Forster have been selected to conduct the study which is to be completed by early September and subsequently presented to City Council.

We thank you for your report in this instance and look forward to receipt of the feasibility study early this fall.



C. SEVCIK  
City Clerk

CS/gr

c.c. Tourist Manager

CORRESPONDENCENO. 1

Andri Magnusson  
6337 - 60 Avenue  
Red Deer, Alberta  
T4N 5T9

RED DEER CITY COUNCIL:

I am considering opening a Coffee Shop in the same building as the Keyhole, adjacent to a City parking lot on Gaetz Avenue South and 47th Street, facing Gaetz South.

1. In order to SECURE EXPOSURE to southbound traffic, could you tell me if that parking lot will remain to be a parking lot?
2. Would it be possible to have that parking lot paved?
3. Can I erect a free-standing sign of agreed size on the parking lot, corner of 47th Street on Gaetz South?

Thank you.

Sincerely,

*Andri Magnusson*

ANDRI MAGNUSSON  
340-0982

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:20 p.m.
DATE	June 1/68
BY	SP

DATE: June 3, 1988  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: **INQUIRY FROM ANDRE MAGNUSSON**

---

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

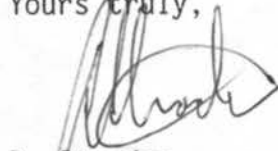
In reply to the first part of the inquiry, that is, if the parking lot will remain a parking lot, is something that is dependent on City Council's wishes. The lot, or any other parking lot could, of course, be sold for development at any point in time. It would be very difficult to guarantee that the lot will remain in its present use for a pre-determined period of time.

The second question is whether or not the parking lot could be paved. While that matter is being considered by the Parking Commission in an overall look at the various parking lots in the City of Red Deer, it would seem, at this time, that there are no funds available for such a project.

The third question, asking for approval to erect a free-standing directional sign, in our opinion, would tie in with the request that was considered by Council several meetings ago, namely, the location of billboards on City property. At that time, Council agreed that there should not be any billboards on City property and, while this sign is smaller than a billboard, it would seem that, to be consistent, the request should be denied.

We trust this is of information to Council.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr





# RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

June 6, 1988

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

Dear Sir:

Re: Inquiry from Andri Magnusson

It is not clear which parking lot the inquiry refers to, but we assume it is the private parking lot to the south of the Keyhole Building and not the City parking lot to the west. On this basis, our response to the questions are as follows:

- 1) Both the City parking lot and the private parking lot could be developed in the future. The Downtown Concept Plan indicates this whole block as a potential future redevelopment site and therefore, from a planning perspective, we would encourage its future redevelopment as apposed to retaining the existing status.
- 2) Paving of the private parking lot south of the Keyhole would be at the discretion of the property owner. Paving of the City parking lot would be a low priority as it is used mainly for employee parking.
- 3) Given the location of the building on the lot, it would appear that there would not be adequate space to erect a free standing sign on the south-west corner of Gaetz Avenue and 47 Street. A sign could possibly be located on the parking lot with the property owner's permission and provided no part of the sign overhangs the sidewalk or street right-of-way.

In summary, the site has been indicated as having good potential for future redevelopment and therefore any proposals for the existing buildings would be considered from a planning perspective as short term uses.

Yours truly,

  
Vernon Parker  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

MUNICIPALITIES WITHIN COMMISSION AREA

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

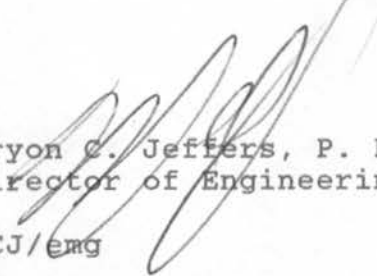


DATE: June 6, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: INQUIRY FROM ANDRI MAGNUSSON  
CITY PARKING LOT - GAETZ AVENUE AND 47 STREET

---

We have reviewed Mr. Magnusson's letter and will respond to the questions in the order they were presented:

1. It is not possible to guarantee that the parking lot west of this site will remain a parking lot forever. As development occurs in the Downtown, the best use of that lot may change.
2. In the opinion of the Engineering Department, paving of this lot is not a high priority.
3. We do not believe that we allow private business signage on City parking lots, but this matter will be addressed by the Planning Commission and By-laws and Inspections Manager.

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

BCJ/emg

c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Urban Planning Manager

DATE: June 3, 1988  
TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: INQUIRY FROM ANDRI MAGNUSSON

---

Further to your memo of June 3, 1988 we respectfully submit the following:

Items #1 and #2 should be addressed by the Parking Commission.

Item #3, we concur with the Development Officers comments.



AL KNIGHT, A.M.A.A.

AK/lf

c.c. Director of Engineering

Manager of Bylaws and Inspections

Commissioner's Comments

We would concur with the comments of the administration that it is not possible to guarantee the parking lot will remain as such for an indefinite period of time, nor can we support paving the said lot or allowing a private sign to be located thereon.

We would, therefore, recommend the requests in this instance be denied.

"R.J. MCGHEE"  
Mayor



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 3, 1988

Andri Magnusson  
6337 - 60 Avenue  
RED DEER, Alberta  
T4N 5T9

Dear Sir:

We acknowledge with thanks your letter of June 1, 1988 concerning the opening of a Coffee Shop adjacent to a City parking lot on Gaetz Avenue south and 47th Street, facing Gaetz Avenue south.

Your inquiry will be presented to Red Deer City Council at their meeting of June 13, 1988. You will be contacted by this office prior to that meeting to discuss the time this item will be considered by Council, in the event you may wish to be present at said meeting.

Trusting you will find this satisfactory.

Sincerely,

  
C. SEVCIK  
City Clerk

/gr

DATE June 3, 1988

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

*ELP have no  
comments regarding  
this matter.*  
*G. L.*  
*June 3/88*

FROM: CITY CLERK

RE: INQUIRY FROM ANDRI MAGNUSSON

Please submit comments on the attached to this office by June 6  
for the Council Agenda of June 13, 1988.

*C. Sevcik*  
C. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

June 14, 1988

Mr. Andri Magnusson  
6337 - 60 Avenue  
Red Deer, Alberta  
T4N 5T9

Dear Sir:

I would advise that your letter concerning a proposed coffee shop in the same building as the Key Hole adjacent to a City parking lot, was presented to Council June 13, 1988 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered request from Andri Magnusson re: the following:

1. permanency of City parking lot south of 47 Street and east of 51 Ave.
2. paving of the aforesaid parking lot
3. permission to place a private business sign on the above noted parking lot

hereby agree that said application be not approved and as recommended to Council June 13, 1988."

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Bylaws & Inspections Manager  
Associate Planner, V. Parker  
Director of Engineering Services  
City Assessor.

NO. 2

Subdivision Consultants ★ Land Surveyors

Our File: 86/S-482

May 24th, 1988

City of Red Deer  
Box 5008  
Red Deer, Alberta

THE CITY OF RED DEER	
CLERK'S DEPARTMENT	
RECEIVED	
TIME	10:00
DATE	May 25/88
BY	ds

ATTENTION: C. Sevcik

Dear Sir:

RE: Request for Redesignation  
Pt. Lot 1 & 2 Block 8A Plan 5752 K.S.

On behalf of the registered owners of Lots 1 & 2 Block 8A Plan 5752 K.S., may we respectfully request Councils consideration in redesignating that portion of land outlined in the attached plan from its present designation of 'R-3' to 'R-1'.

The purpose of the request is to accomodate an adjustment of boundaries transferring the 364m<sup>2</sup> from Lot 1 to Lot 2.

May we please be advised when this matter will be presented to Council in order that we might attend.

Yours truly,

BEMOCO LAND SURVEYING LTD.

  
Robert Wescott, Consultant

/gvg

enclosure



City of Red Deer

Plan Showing

Lot Consolidation

of

Part of Lot 2 Block 8A Plan 5752 KS

By Bemoco Land Surveying Ltd.

Scale = 1:500

NOTE - Distances are in metres  
Area referred to outlined Thus \_\_\_\_\_

Block X  
Plan  
5321 V

Lot 2  
Block 8 A  
Plan 5752 KS

Consolidated to  
Lot 2  
364 m<sup>2</sup>

Lot 1  
Block 8 A  
Plan 5752 KS

43rd Avenue

47.

Lane

DATE: May 30, 1988

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: REQUEST FOR RE-DESIGNATION / BEMOCO LAND SURVEYING LTD.

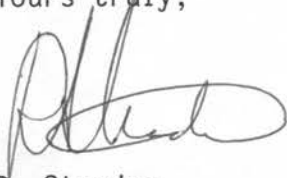
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In response to your memo concerning the above subject, we have the following comments for Council's consideration:

It is our understanding that this transfer of land is required to comply with a subdivision request and, therefore, we have no objections to the proposal. The transfer of land would only affect the two subject properties, and would not impact on this department's requirements, insofar as the Land Use Bylaw is concerned.

We trust this is the information required.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', written over a horizontal line.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr



# RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

June 2, 1988

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

Dear Sir:

Re: Proposed Redesignation  
Part of Lot 1 & 2, Block 8A, Plan 5752 K.S.

Bemoco Land Surveying, on behalf of his client, is requesting a redesignation from R3 (Multiple Family) to R1 (Single Family) for a triangular piece of land with an area of 364 m<sup>2</sup> (3918 sq.ft.).

The location of the proposed redesignation is on the west side of Town House Apartment on Ross Street.

The redesignation is necessary to comply with the recent application to change the boundary between two lots. This also follows the previous application approved a year ago, for the creation of three single family lots affecting Lot 2 and the dedication of the escarpment to the City. (This plan has not yet been registered).

We have no objection to redesignation of the triangular piece of land from R3 to R1 as requested by the applicant. The required land use amendment is attached.

Yours truly,

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

c.c. Director of Community Services - Bylaws & Inspections Manager  
- Director of Engineering Services - City Assessor

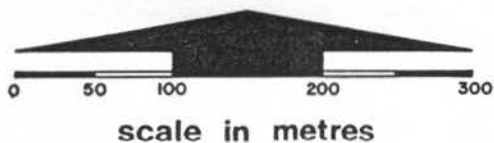
MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER—TOWN OF BLACKFALDS—TOWN OF BOWDEN—TOWN OF CARSTAIRS—TOWN OF CASTOR—TOWN OF CORONATION—TOWN OF DIDSBURY—TOWN OF ECKVILLE—TOWN OF 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 NORGLENWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTWATER No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLE No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

50.  
**H9**



### Revisions :

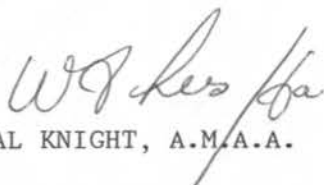
MAP NO. 5/88  
(BYLAW No. 2672/I-88)

Change from **R3** to **R1** .

DATE: June 3, 1988  
TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: REQUEST FOR REDESIGNATION  
PT. LOT 1 & 2, BLOCK 8A, PLAN 5752 K.S.

---

With reference to your memo of May 26, 1988, we have no objections  
to this proposed redesignation.

  
AL KNIGHT, A.M.A.A.

AK/lf

c.c. Senior Planner

DATE: June 7, 1988

TO: CHARLIE SEVCIK  
City Clerk

FROM: RICK ASSINGER  
A/Director of Community Services

RE: REQUEST FOR REDESIGNATION  
MICHENER HILL PROPERTY

---

I have discussed the proposed boundary change with the Recreation and Parks Managers, and we have no objections from a Community Services perspective.

  
RICK ASSINGER

/jmf

- c. Lowell Hodgson, Recreation Manager
- Don Batchelor, Parks Manager
- Urban Planning Section Manager
- Ryan Strader, By-Laws & Inspections Manager

Commissioner's Comments

We would support the request and recommend Council give first reading to the draft bylaw prepared in this instance. A Public Hearing will be required in accordance with the requirements of the Planning Act.

"R.J. MCGHEE"  
Mayor

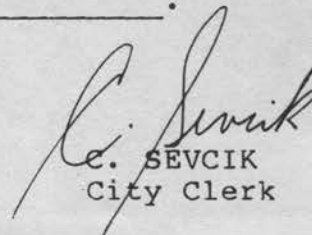
DATE May 26, 1988

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

FROM: CITY CLERK

RE: REQUEST FOR REDESIGNATION

Please submit comments on the attached to this office by June 6  
for the Council Agenda of June 13, 1988.

  
C. SEVCIK  
City Clerk





## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 26, 1988

BEMOCO LAND SURVEYING LTD.  
#21, 7895 - 49th Avenue  
RED DEER, Alberta  
T4P 2B4

Attention: Robert Westcott, Consultant

Dear Sir:

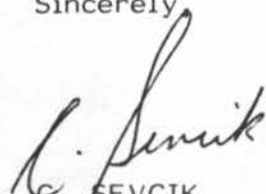
RE: Request for Redesignation  
Pt. Lot 1 & 2, Block 8A, Plan 5752 K.S.

We acknowledge with thanks your letter of May 24th, 1988 with respect to the above.

Your request will be presented to Red Deer City Council at their meeting of Monday, June 13, 1988 for their consideration. You will be contacted by this office prior to the meeting to discuss the time this item will be scheduled on the agenda.

Trusting you will find this satisfactory.

Sincerely,

  
C. SEVCIK  
City Clerk

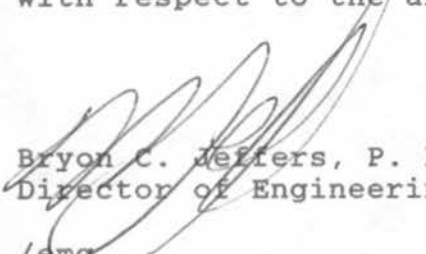
/gr



DATE: June 3, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: PT. LOT 1 AND 2, BLOCK 8A, PLAN 5752 K.S.  
REDESIGNATION OF LOT

---

Please be advised that the Engineering Department has no comments with respect to the above.



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

/eng

City of Red Deer

Plan Showing

Lot Consolidation

of

Part of Lot 2 Block 8A Plan 5752 KS

By Bemoco Land Surveying Ltd.

Scale 1:500

NOTE - Distances are in metres  
Area referred to outlined Thus \_\_\_\_\_



Ross Street

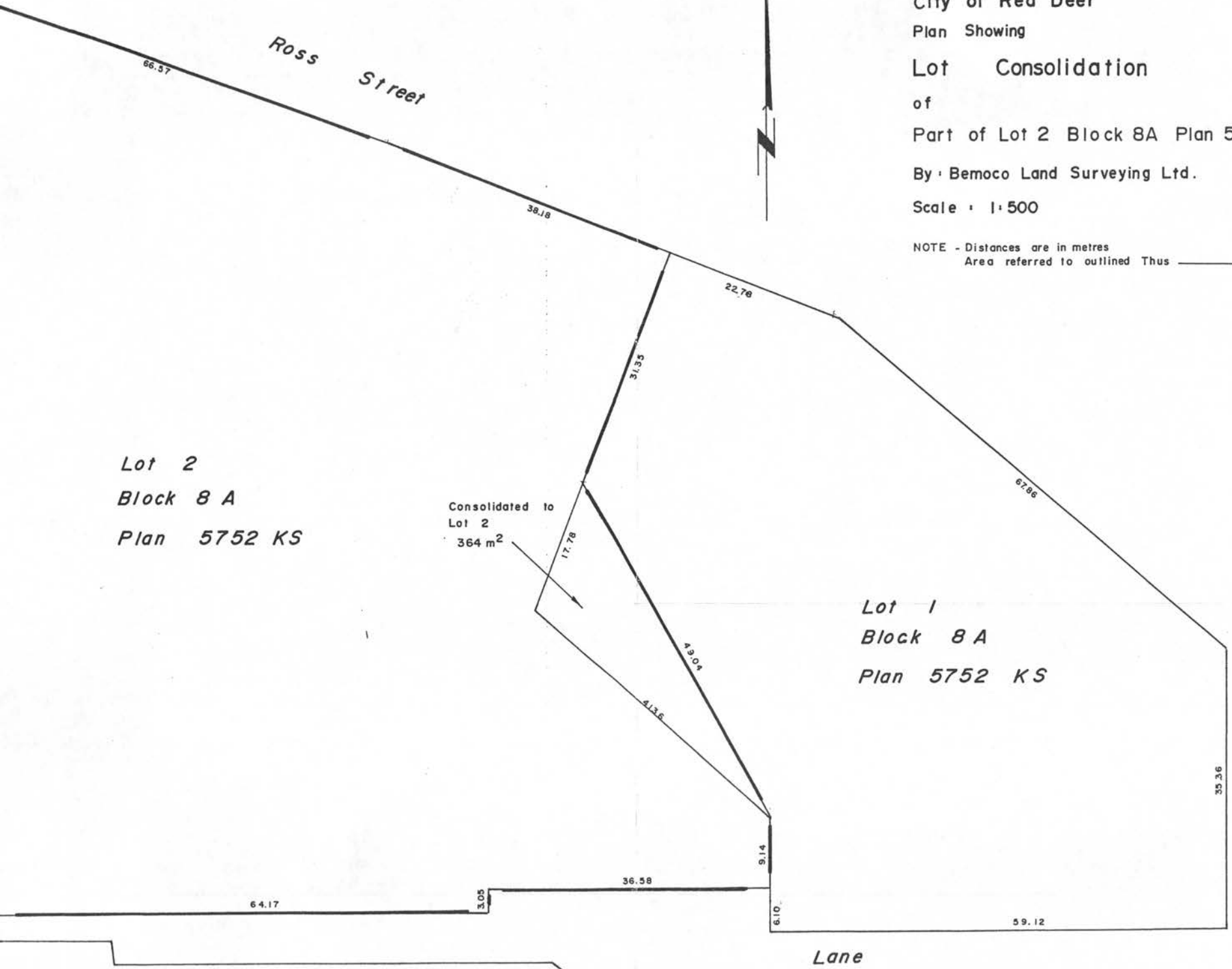
Lot 2  
Block 8 A  
Plan 5752 KS

Consolidated to  
Lot 2  
364 m<sup>2</sup>

Lot 1  
Block 8 A  
Plan 5752 KS

43rd Avenue

Lane





# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 14, 1988

Bemoco Land Surveying Ltd.  
21, 7895 - 49 Avenue  
Red Deer, Alberta  
T4P 2B4

Attention: Mr. Robert Wescott  
Consultant

Dear Sir:

RE: REQUEST FOR REDESIGNATION, PART OF LOTS 1 & 2, BLOCK 8A, PLAN  
5752 K.S. - LAND USE BYLAW AMENDMENT 2672/I-88, YOUR FILE 86/S-482

I would advise that your letter of May 24, 1988 requesting a redesignation to accommodate an adjustment of boundaries transferring the 364 m<sup>2</sup> from Lot 1 to Lot 2 above-noted, was presented to Council June 13, 1988. At the aforementioned meeting, Council gave First Reading to Land Use Bylaw Amendment 2672/I-88, a copy of which is enclosed herewith.

This office will now proceed with advertising for a Public Hearing to be held on July 11, 1988 at 7:00 p.m. or as soon thereafter as Council may determine. In accordance with the Land Use Bylaw for The City of Red Deer, you are required to make a \$200.00 deposit to cover the cost of advertising. Once this office is in receipt of the actual costs, you will be invoiced for the balance.

The decision of Council in this instance is submitted for your information, and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

*C. Sevcik*  
C. SEVCIK  
CITY CLERK  
CS/sp  
Encl.

c.c. Bylaws & Inspections Manager  
Director of Engineering Services  
Director of Community Services

Senior Planner  
City Assessor  
Secretary, Wilma



**Westerra**  
INSTITUTE OF TECHNOLOGY

Box 5000, 4813 - 47 Avenue  
Stony Plain, Alberta T0E 2G0  
(403) 963-1000

May 30, 1988

City Council  
City of Red Deer  
5443 - 49 Street  
Red Deer, Alberta  
T4N 3T4

Dear Council:

RE: WATER WASTEWATER TECHNICIAN - CO-OP PLACEMENT PROGRAM

On behalf of Westerra's Water and Wastewater Technician Program, I would like to express my appreciation for your willingness to participate in the work experience portion of the program.

By allowing our students to gain "hands on" experience in the Water/Wastewater field through summer employment, you have guaranteed the success of the program this year.

Once again thank you, we look forward to your continued support in 1989.

Sincerely,

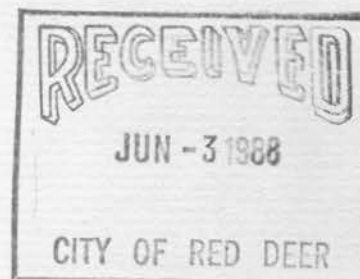
E.A. Harding, P. Eng.  
Program Head  
Water/Wastewater Program

cc: Ron K. Parker  
Doug Thorson

/ljb

Commissioner's Comments

Submitted for Council's information only.



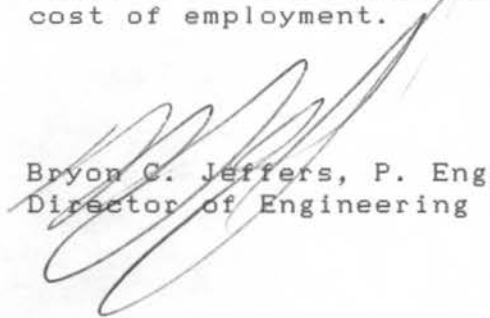
"R.J. MCGHEE"  
Mayor

DATE: June 7, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: Water/Wastewater Technician - Co-op  
Placement Program

---

Over the past several years, the Engineering Department has received several requests from the Westerra Institute of Technology with respect to providing summer employment for one of their students. Until this year, we were unable to assist. The Water/Wastewater Technician course is a two year program to provide knowledge and skills to become a certified operator of either a Water Treatment Plant, Water Distribution System, Wastewater Plant, Wastewater Collection System, or a combination of these facilities. In the fall of 1987, one of the operators at the Wastewater Treatment Plant transferred to the Meter and Signs Section. This position was not filled, as it was felt that the workload had decreased to the point that the position was no longer required on a full time basis.

The Engineering Department was approached by the Worker's Compensation Board and asked if we could place an individual who was enrolled in the Westerra program. The individual is performing very well at the Wastewater Plant, and is able to obtain credit towards his diploma. The City of Red Deer has in this instance taken advantage of the STEP program, which contributes \$3.80 per hour plus 10% fringe benefits towards the cost of employment.



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

RKP/sh  
c.c. Personnel Dept.

June 15, 1988

TO: DIRECTOR OF ENGINEERING SERVICES  
FROM: CITY CLERK  
RE: WATER/WASTE WATER TECHNICIAN - CO-OP PLACEMENT PROGRAM

Your report dated June 7, 1988 concerning the above program was presented to Council June 13, 1988 for Council's information.

We thank you for your report in this instance, which helped to enlighten Council of Westera's Waste Water Technician Program.

A handwritten signature in dark ink, appearing to read "C. Sevcik", is written over the typed name and title.

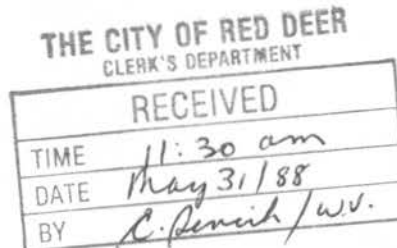
C. SEVCIK  
City Clerk

CS/gr

c.c. Operations Engineer

**NORTHWEST MOTORS (RED DEER) LTD.**  
**DODGE - CHRYSLER - DODGE TRUCKS**

3115 GAETZ AVENUE  
RED DEER, ALBERTA  
T4N 3X8



May 31, 1988

The Mayor & Council  
City of Red Deer

ATTN: Mr. Charles Sevcik

Your Honor, Ladies & Gentlemen


It is our understanding that the City of Red Deer plans to install a sidewalk from 32nd to 30th Street along the East side of the service road on the East side of Gaetz Avenue.

We respectfully request that you give consideration to putting the sidewalk on the West side of the service road instead, for the following reasons.

- 1) Pedestrian traffic in front of our building is very light. It wouldn't average one per hour on a normal day.
- 2) Installing the sidewalk on the boulevard side of the service road would better accomodate the occasional use of the walk for the people that travel between the Black Knight and the Capri during the odd times that a large convention is held requiring both hotels. The pedestrian would have to cross the service road but once on 30th Street. If the sidewalk is built on the East side, they still have to cross the service road at 32nd and four busy curb crossing, plus the 31st crossing.
- 3) There isn't any sidewalk on the North side of 32nd and even if there were, the crosswalk is on the West side of the service road.

Thank you for your consideration.

Yours truly

  
Bill Moore

P.S. In the event of the West side installation does not meet with your approval, perhaps the sidewalk could be installed right along the curb as it is now in front of the Chamber and the bank and also along both sides of 32nd Street.

DATE: June 6, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: SIDEWALK - 32 STREET AND 28 STREET

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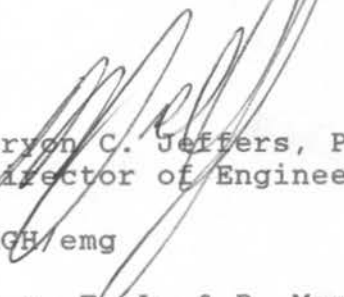
In response to Mr. Moore's request to relocate the sidewalk, our comments are as follows:

1. The sidewalk is required to provide a pedestrian link to the Bower Mall.
2. The east side service road alignment was chosen due to:
  - a. There is an existing sidewalk on the east side in front of the Parkland Savings and Credit Union site.
  - b. The parking has been removed on the east side due to numerous driveway crossings and the narrower road width. This increases vehicle safety by improving sight distance and pedestrian safety by not having to dart out from between parked cars.
  - c. The pedestrian crossing at 28 Street exists with a depressed center median matching this alignment. The sidewalk existing south of 28 Street to Woodward's is also on the east side of the service road.
  - d. The businesses which would generate pedestrian traffic are all on the east side.
  - e. The normal sidewalk alignment north of 32 Street would also be on the east side of the service road. The existing crosswalk is at the east side of Gaetz Avenue at the traffic signals, rather than the west side of the service road as Mr. Moore has indicated.
  - f. The detailed design is currently complete and the Project ready for construction.
  - g. The sidewalk cannot be installed immediately behind the curb due to the existing streetlights.



City Clerk  
Page 2  
June 6, 1988  
File: 250-004

It would be our recommendation that the alignment remain as designed. We believe the real concern that Mr. Moore has is the loss of parking area. Vehicles are being parked on the City boulevard up to, and in some cases, over hanging the existing City curb. The proposed sidewalk will put these vehicles back to Northwest Motor's property line.



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

KGH/emg

c.c. E. L. & P. Manager  
c.c. Parks Manager

DATE: June 1, 1988

TO: CHARLIE SEVCIK  
City Clerk

FROM: DON BATCHELOR  
Parks Manager

RE: SIDEWALK (32 STREET TO 28 STREET ON GAETZ AVENUE)

---

In response to the above circulation, I do not support Northwest Motors' suggestion of locating the proposed sidewalk on the boulevard located between the service road and Gaetz Avenue.

The sidewalk should be located where pedestrian movement is most prominent; in this case it is east of the service road adjacent to the business fronting the service road. The boulevard between the service road and Gaetz Avenue, throughout the city, does not contain a sidewalk; I do not suggest the city start this precedent. The Northwest Motors' proposal, in my view, is a less safe alternative from a pedestrian movement perspective.



DON BATCHELOR

/ad

c.c Bryon Jeffers, Director of Engineering Services

DATE: June 6, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Sidewalk / 32nd Street to 30th Street

The E. L. & P. Dept. has no objections to either location of the sidewalk as proposed in its May 31, 1988 letter from Northwest Motors Ltd.



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

AR/jjd

Commissioner's Comments

We would concur with the report of the Dir. of Engineering Services that the alignment of the sidewalk remain as designed for the reasons outlined. It should be noted that the proposed new sidewalk will be constructed immediately adjacent to the curb.

"R.J. MCGHEE"  
Mayor



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 31, 1988

NORTHWEST MOTORS (RED DEER) LTD.  
3115 Gaetz Avenue  
RED DEER, Alberta  
T4N 3X8

Attn: Bill Moore

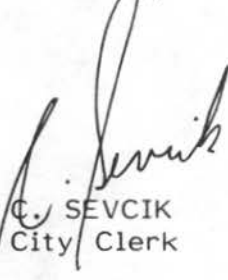
Dear Sir:

We acknowledge with thanks your letter of May 31, 1988 concerning the installation of a sidewalk from 32nd to 30th Street along the east side of the service road on the east side of Gaetz Avenue.

We would advise that this matter will be placed on the Council agenda of June 13, 1988 for Council's consideration. This office will be contacting you prior to the meeting to advise you of the time this item will be discussed, in the event you wish to be present at said meeting.

We trust you will find this satisfactory.

Sincerely,



C. SEVCIK  
City Clerk

/gr

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

June 14, 1988

Northwest Motors (Red Deer) Ltd.  
3115 Gaetz Avenue  
Red Deer, Alberta  
T4N 3X8

Attention: Mr. Bill Moore

Dear Sir:

RE: PROPOSED SIDEWALK ALONG SERVICE ROAD

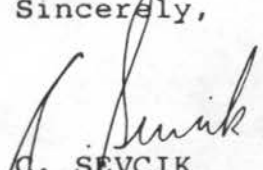
Your letter of May 31, 1988 concerning the above topic, was presented to Council June 13, 1988 and at which meeting Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer hereby agree that the proposed sidewalk along the east side of the service road east of Gaetz Ave. south of 32 Street be constructed along the alignment as designed (immediately adjacent to the curb) and as recommended to Council June 13, 1988."

The decision of Council in this instance is submitted for your information. While the resolution states the sidewalk will be constructed immediately adjacent to the curb, it is my understanding that due to the existing street lights being located immediately behind the curb, the sidewalk will in fact be approximately 0.6 m away from the curb. The space in between the curb and the sidewalk will be filled with asphalt.

I wish to thank you for taking the time to attend the Council meeting of June 13th and to make known your views concerning this matter. If you have any questions, please do not hesitate to contact the undersigned or the Director of Engineering Services.

Sincerely,



C. SEVCIK  
CITY CLERK  
CS/sp

c.c. Director of Engineering Services  
E. L. & P. Manager  
Parks Manager



P.O. BOX 1565 - SASKATOON, SASK. S7K 3R3 - (306) 665-3166 - FAX (306) 665-8168

May 18, 1988

Mr. Charlie Sewick  
City Clerk  
City Hall  
Red Deer, Alta

Dear Sir:

We would like to make application to have the parcel of land described as follows:

Block 8, Plan XL11 (2.81 acres)

Zoned in such a manner as to allow us to develop two - 21 unit 3 storey condominium buildings. In a discussion with Mr. Ryan Strader he suggested a R-2 zoning would be appropriate.

Please find enclosed a site plan of the proposed development along with the floor plans for each level.

If you have any questions please call

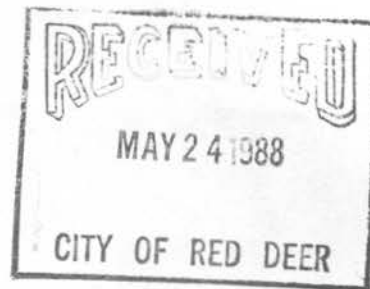
Yours truly,

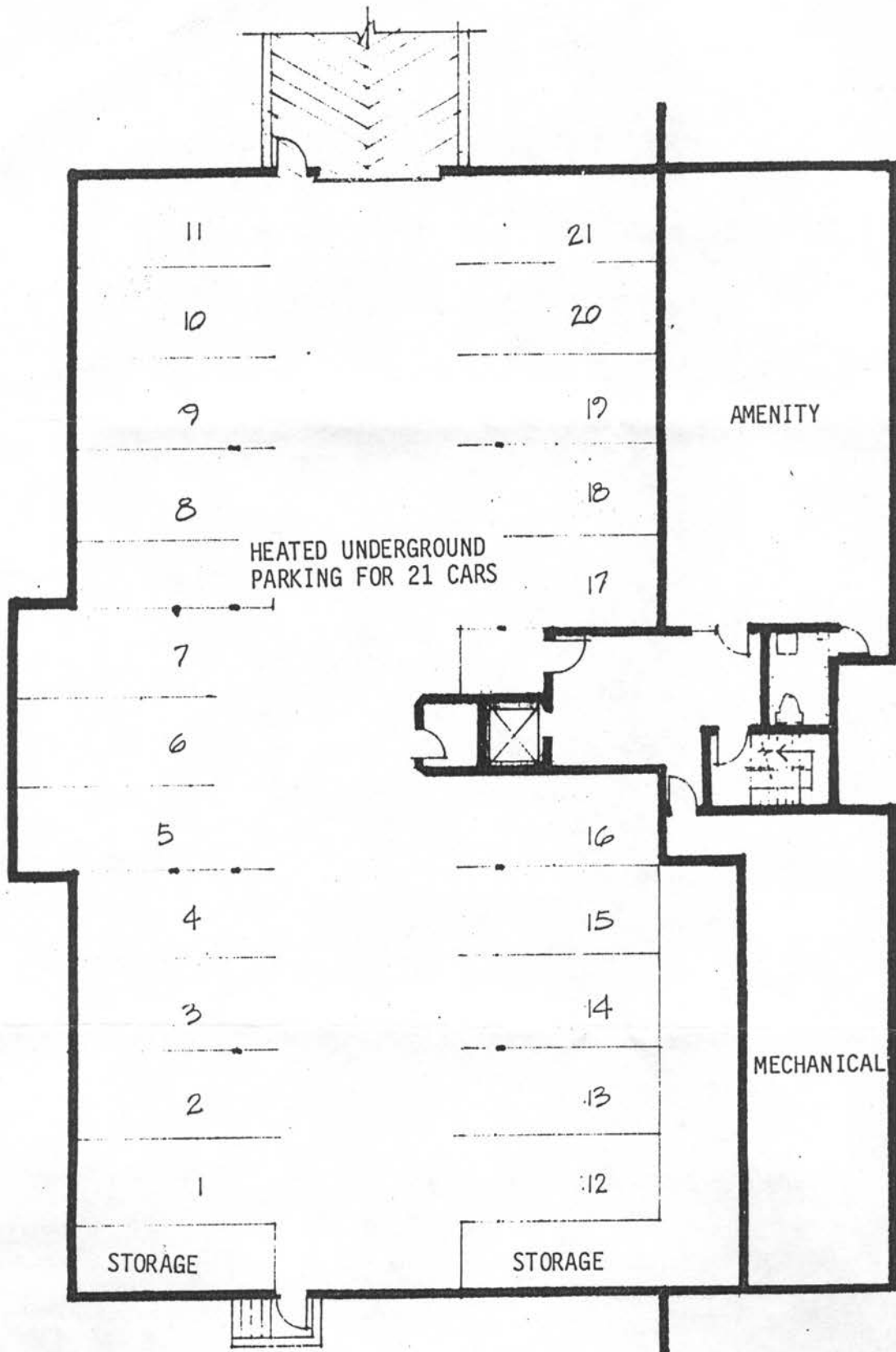
A handwritten signature in cursive script, appearing to read "Henry Leier", written over a horizontal line.

Henry Leier

HL;mno

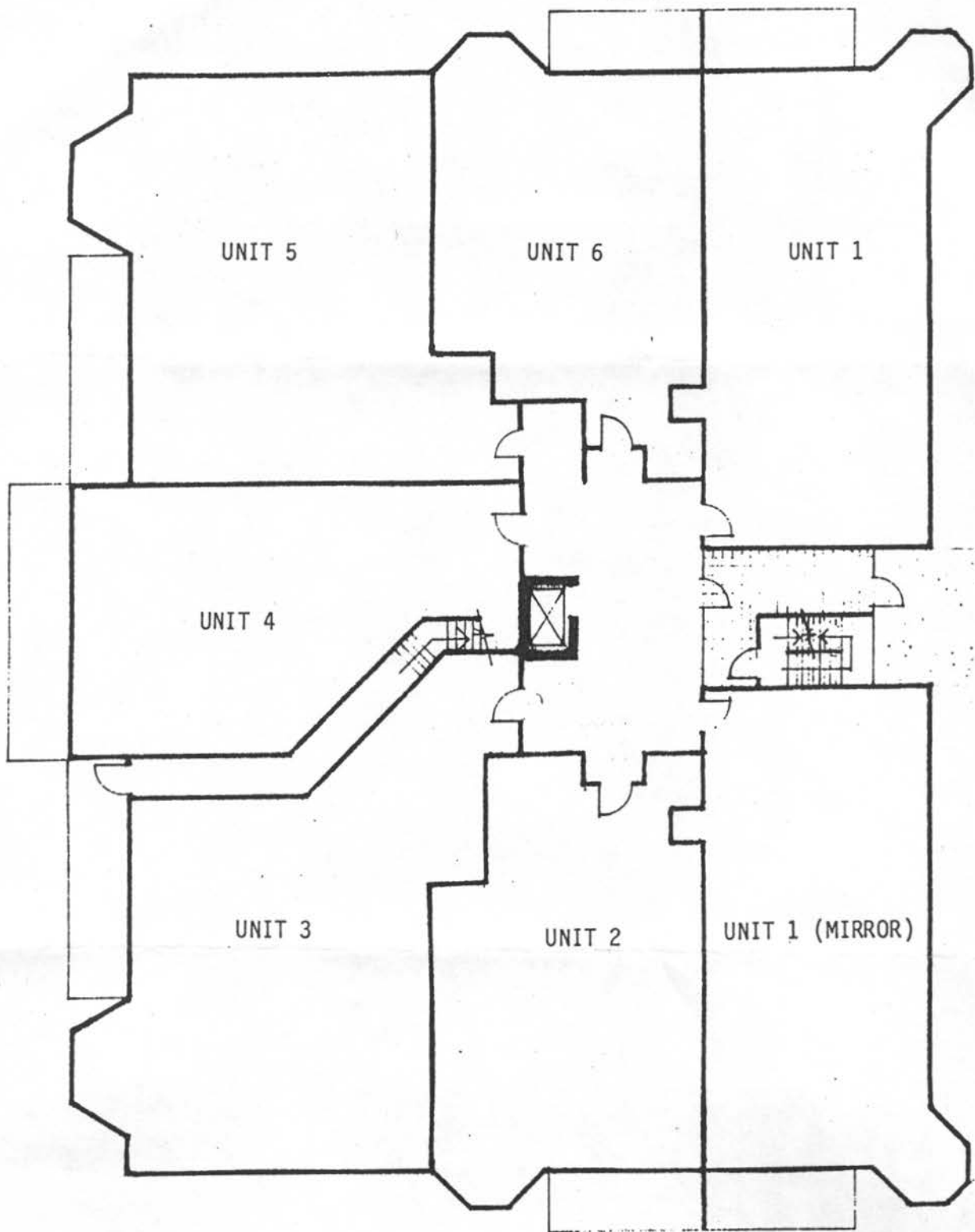
ENCLOSURE





PARKING LEVEL PLAN

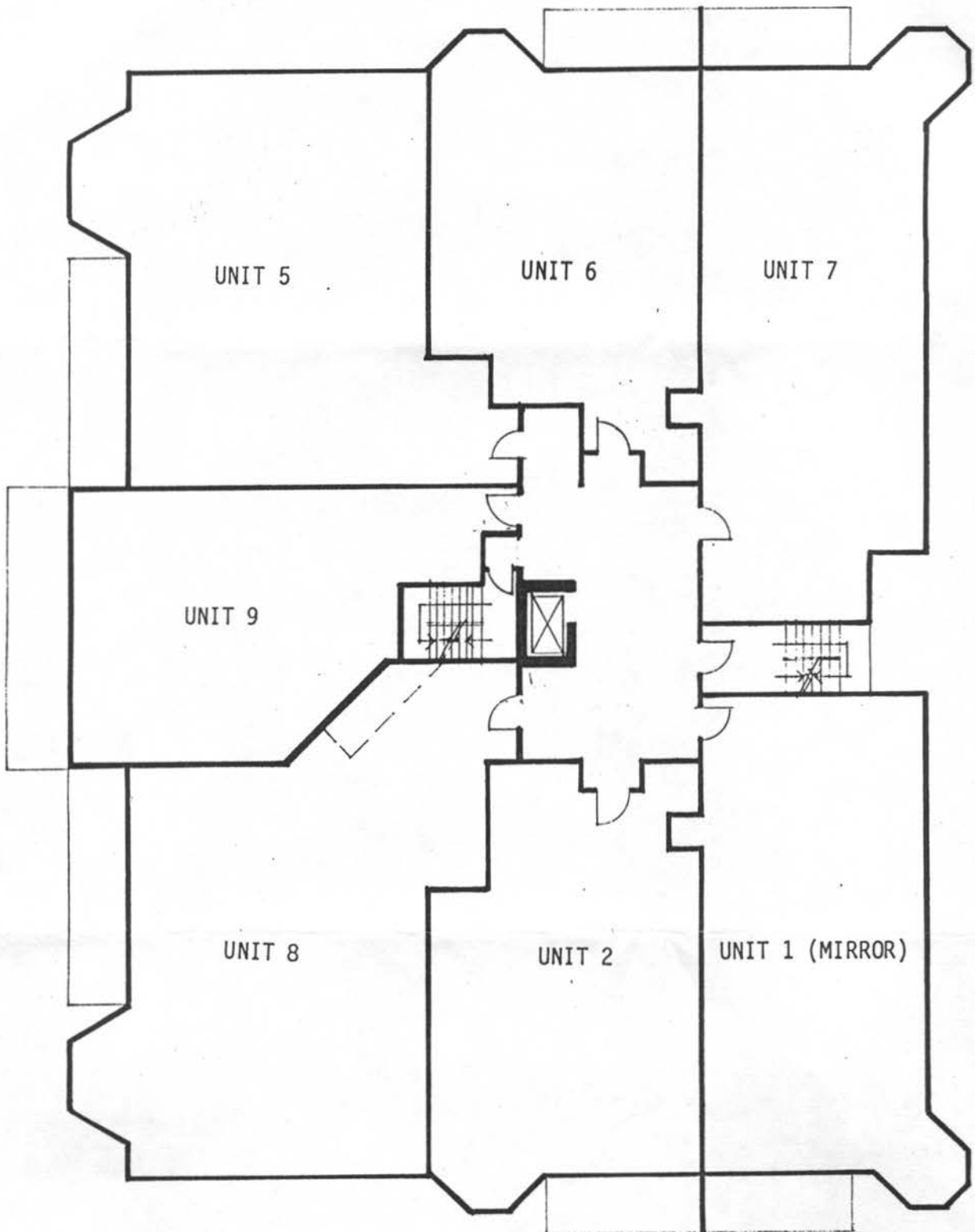




MAIN FLOOR PLAN







SECOND AND THIRD  
FLOOR PLAN





# RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

June 2, 1988

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

Dear Sir:

Re: Rezoning - Block 8, Plan XL11  
Highland Green

The area under consideration is more or less 2.79 acres of land located north of 60th Street and south of Halman Crescent. The site is vacant except for a house located to the east of the property with access to 60th Street. The owner of the property is Mrs. Cunningham. There are also two other properties, one owned by Mr. Roduner and the other by Mr. Schmidt to the west of Mrs. Cunningham's land. The other two properties have an area of 0.37 acre each, which could be subdivided into 3-4 single family lots, provided the lane is extended and the lots are serviced.

When the area was developed by Cairn Homes in 1979, the plan was that Halman Crescent would extend to the west to join Howlett Avenue. That is the reason the road curves at the end and the name Halman Crescent was selected rather than the Close.

In 1979 the Planning Commission in consultation with the City, prepared a design for the remaining three properties. The Plan (copy attached hereto), indicates the extension of Halman Crescent to Howlett Avenue and provided a multiple family site with a maximum of 36 units, provided the escarpment area is dedicated to the City and density transfer takes place. The plan also extends to the existing dead-end lanes to provide rear access to these properties and also be used extension of services.

During the past 9 years we had a number of meetings with the three property owners (Mrs. Cunningham, Mr. Roduner and Mr. Schmidt) in order to come up with a plan acceptable to the owners and to the City.

/2

## MUNICIPALITIES WITHIN COMMISSION AREA

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

C. Sevick, City Clerk  
Re: Rezoning - Block 8, Plan XL11, Highland Green

Pg. 2

The last meeting with the property owners, the City and the planner, took place in April 1986. At that meeting, three alternative proposals were presented to them, (all single family lots), with detailed servicing costs, etc. The plan provided 5 large single family lots and a partial lot overlooking the City for Mrs. Cunningham's property. Three single family lots for Mr. Roduner, and two for Mr. Schmidt. This Plan (copy attached), also extends Halman Crescent and the two dead-end lanes to the south and creates a number of small pieces of land to be sold or added to adjacent property.

#### The existing proposal under consideration

The applicant is applying for an amendment to the Land Use By-law from A1 to R2 to permit the construction of two identical, 21 units, 3 storey condominium apartments on Mrs. Cunningham's land. This plan does not allow for the continuation of Halman Crescent as well as the two lanes on both sides of Halman Crescent. The Plan does not consider the future development of the other two properties to the west, nor does it address the question of land dedication and subdivision.

#### Recommendation

We are not in favor of the proposed development for the following reasons:

1. The Plan terminates Halman Crescent at the property line and eliminates the connection of Halman Crescent with Howlett Avenue. This is contrary to the overall plan mentioned above.
2. The location of 43 units of apartments at the end of a cul-de-sac with only one street access, creates increased traffic flow, all going through single family area.
3. Halman Crescent and lanes cannot be terminated without proper turn-around (Section 11 of Subdivision Regulation). If we create a turn-around it will eliminate a number of parking spaces.
4. The elimination of the lane to the west of Halman Crescent would not permit the servicing and the subdivision of the Roduner and Schmidt properties.
5. It is not clear whether the applicant plans to subdivide the two apartment buildings, but if this is the intention, the apartment to the south cannot be subdivided since it has no street access.
6. There is also no indication of dedication of the area to the east which is a steep hill and is part of the City escarpment. Without dedication, no density transfer can take place, therefore no apartments can be permitted.

C. Sevcik, City Clerk  
Re: Rezoning - Block 8, Plan XL11, Highland Green

Pg. 3

We feel that the proposed rezoning is premature at this time. We require an overall plan taking into consideration the subdivision of all land, the future road pattern, the servicing of all land, possible land exchange and the question of land dedication. This is a complicated piece of land and its development directly affects the two lots to the west and requires close consultation with the other property owners.

We are recommending that City Council table this application pending discussion with the administration and the other two property owners affected and a further report given to City Council for their consideration.

Yours truly,



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

- c.c. - Director of Community Services  
- Director of Engineering Services  
- Bylaws and Inspections Manager  
- City Assessor

Attachments

# RED DEER POINT

PHASE 1

HALMAN CRES.

PHASE 1

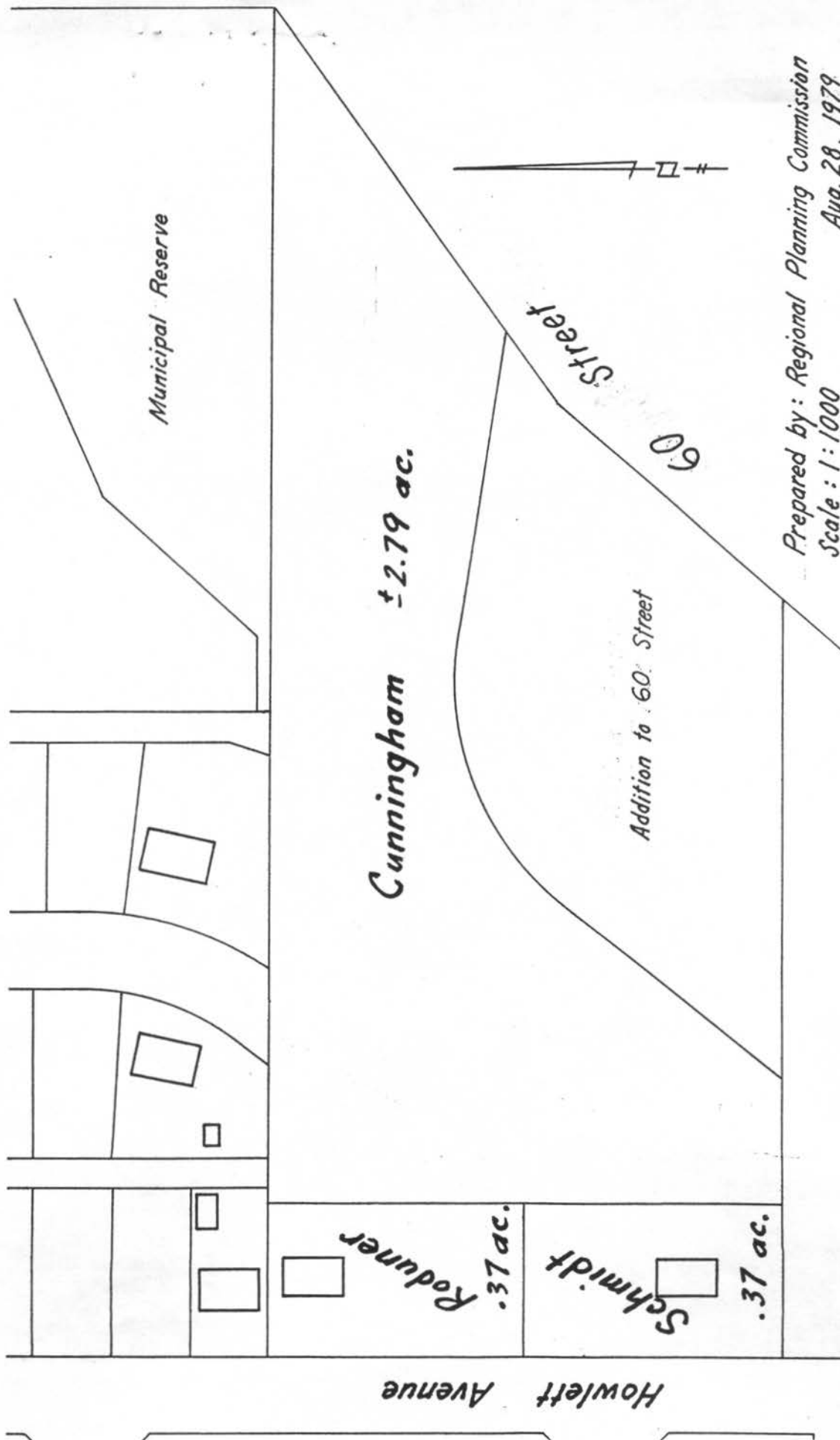
PHASE 2

OLEANDER DRIVE

SITE PLAN



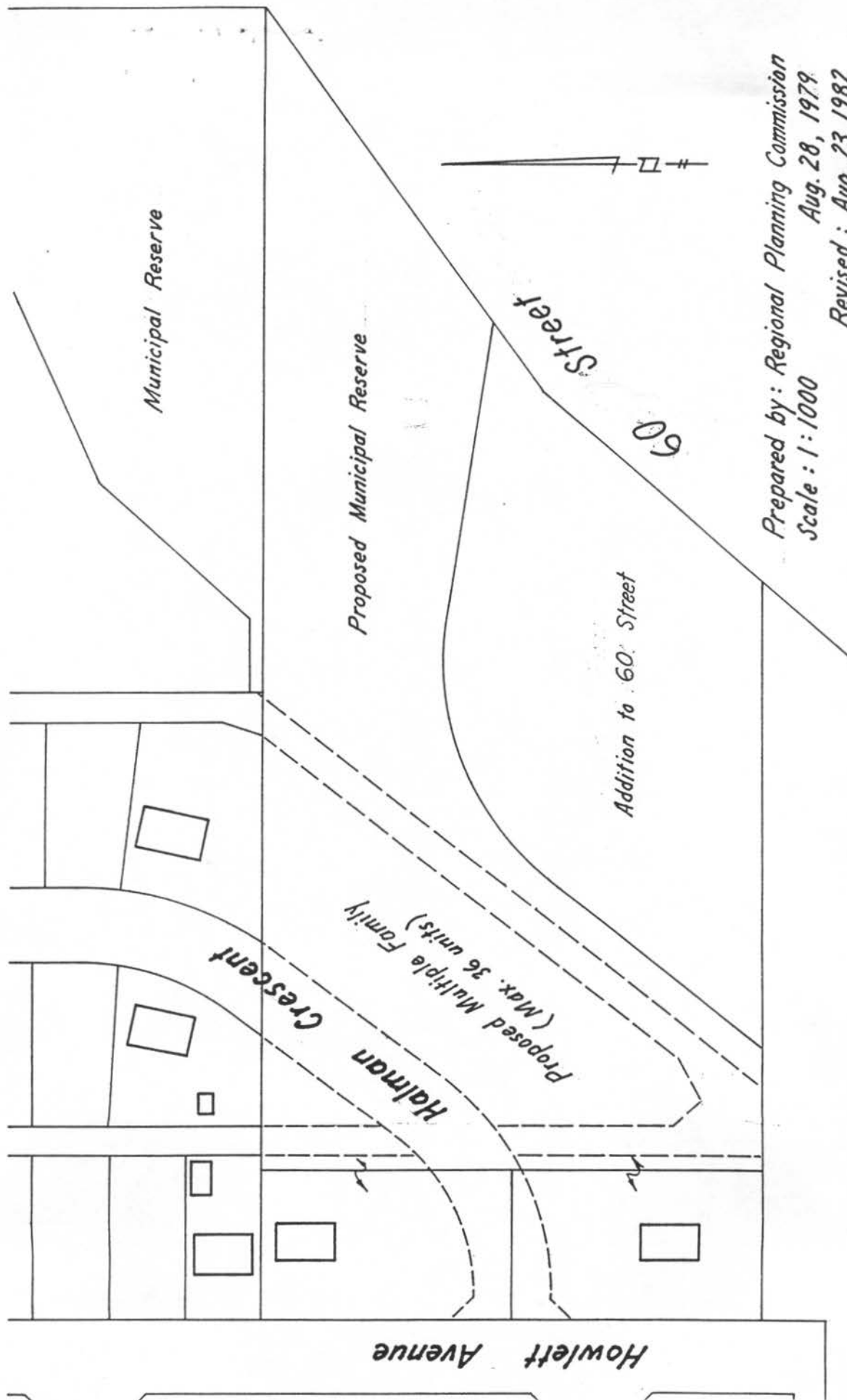
WAYNE SCOTT ARCHITECT LTD.



Prepared by: Regional Planning Commission  
Aug. 28, 1979  
Revised: Aug. 23, 1982  
July 11, 1985

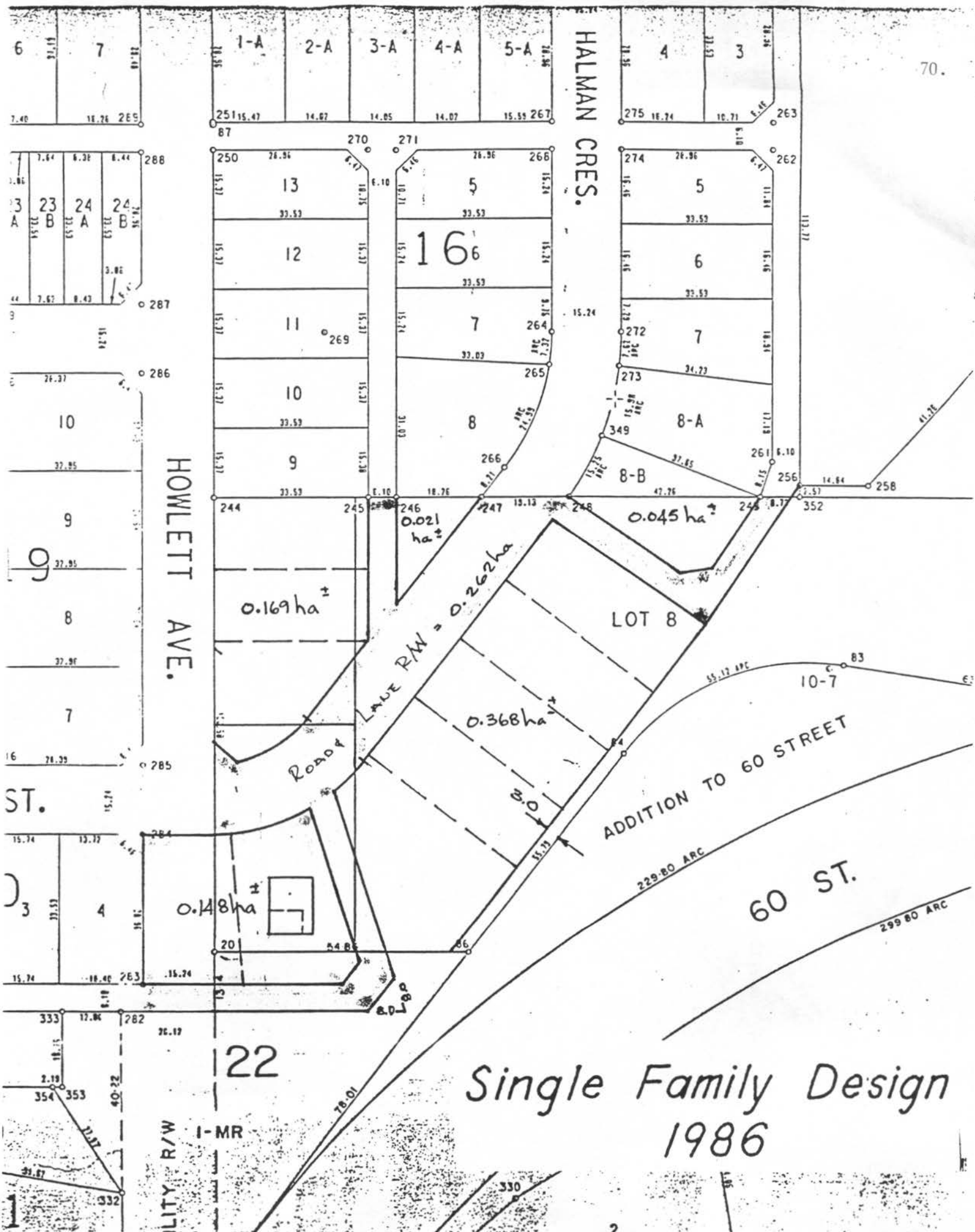
# Ownership

Municipal Reserve



Prepared by: Regional Planning Commission  
 Aug. 28, 1979  
 Scale: 1:1000  
 Revised: Aug. 23, 1982  
 July 11, 1985

Municipal Reserve





DATE: May 31, 1988  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: REZONING - BLOCK 8, PLAN XL11

---

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

The above site is presently designated as A1, which is Future Urban Development District. The requested R2 zoning would permit the use of the land for apartments, or other multiple-family units, as a discretionary use, which means that the Municipal Planning Commission would be the approving authority for any proposed project. Thus, there would be three opportunities for public input into this project:

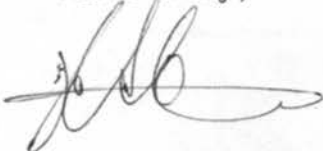
1. During the public hearing for re-zoning;
2. During the Municipal Planning Commission hearing; and
3. Any person affected by the Municipal Planning Commission decision could file an appeal with the Development Appeal Board.

The site in question has been the subject of several previous re-zoning requests which have not proceeded for a variety of reasons. There have been several conditions attached to any proposed approval of a re-zoning by the administration, such as dedication of some escarpment area, road and lane access.

This department has no objections to the proposed re-zoning, subject to any conditions or requirements put forth by other departments concerned. The applicant should be aware that, if re-zoning does proceed, he is still required to comply with all of the R2 Land Use Bylaw requirements.

We trust this is of information to Council.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr

DATE: June 1, 1988  
TO: City Clerk  
FROM: Fire Marshal  
RE: PROPOSED APARTMENT COMPLEX FOR PROTASK MANAGEMENT INC.

---

This proposal will not meet the Alberta Building Code, or Red Deer Fire Department requirements.

Halman Crescent shall be connected to a public roadway to provide access for emergency vehicles.

Travel distance from fire hydrants to the principle entry of the buildings is excessive.

This department recommends that plans drawn to scale be submitted for further comments.



Cliff Robson  
Fire Marshal

CR/dd

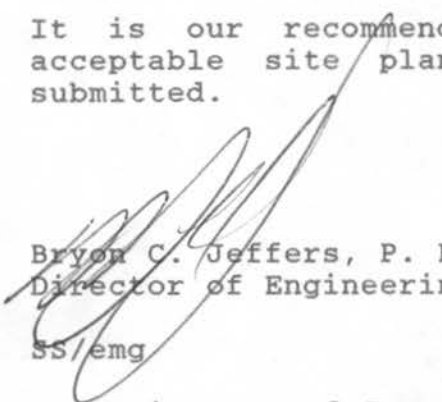
cc: Fire Chief

DATE: June 3, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: REZONING - BLOCK 8, PLAN XLII (2.82 ACRES)

---

The proposed site plan does not conform to the general plan for this area. This will be further commented on by the Urban Planner.

It is our recommendation that this item be tabled until an acceptable site plan conforming to the general plan has been submitted.



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

SS/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Parks Manager  
c.c. Recreation Manager  
c.c. Urban Planning Section Manager

DATE: June 03, 1988 CS-1.685

TO: CHARLIE SEVCIK  
City Clerk

FROM: RICK ASSINGER  
A/Director of Community Services

RE: REZONING - BLOCK 8, PLAN XLII  
PROTASK MANAGEMENT INC.

---

I have discussed this proposal with the Parks and Recreation Managers, and we support the application, subject to the following recommendations:

1. that a subdivision application be filed by the applicant, to create a public reserve parcel for those lands contained on or below the escarpment (as indicated on the attached diagram);
2. that the portion of Block 8 subdivided as public reserve be rezoned to P-1, which is consistent with the balance of public escarpment land in this area;
3. that the City enter into discussions with the owners of the property with respect to the single-family dwelling existing on the escarpment. This may be an opportune time to review this matter, and finalize a long-term plan for the future of this single-family dwelling. Perhaps it could become the property of The City of Red Deer and leased back to the existing occupant under an acceptable lease arrangement.

From an aesthetic point of view, we are concerned about the continuing development of multi-residential facilities on the brow of such escarpments in Red Deer. We would encourage Council to be cautious in this regard.

  
RICK ASSINGER

/dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation Manager  
Urban Planning Section Manager  
Ryan Strader, By-Laws & Inspections Manager

Attachment

# RED DEER POINT

PHASE 1

HALMAN CRES.

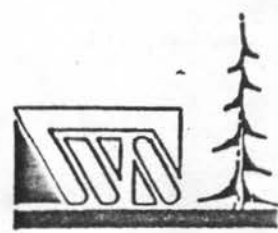
PHASE 1

Public Reserve  
"P1"

PHASE 2

OLEANDER DRIVE

SITE PLAN



WAYNE SCOTT ARCHITECT LTD.

DATE: June 3, 1988  
TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: REZONING - BLOCK 8, PLAN XL11

---

We have no objections to the proposal to utilize this site for multiple family development, but would recommend that this rezoning be tabled to enable this proposal to be reviewed in relation to an overall plan for this area, which could include the remaining two parcels to the west of Block 8.



Al Knight, A.M.A.A.

AK/lf

c.c. Manager of Bylaws and Inspections  
Director of Engineering Services  
Senior Planner

DATE: May 26, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: Rezoning - Block 8, Plan XL11

Please be advised that the E. L. & P. Department has no objection to the application.



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

AR/jjd

COMMISSIONER'S COMMENTS

We would concur with the comments of the City Planner and recommend that this application be tabled to enable the administration to meet with the developer and other affected property owners with a further report to come back to Council on the outcome of discussions. As can be noted the proposal is totally unacceptable and we would encourage the meeting as outlined to discuss the problems associated with the completion of development on the south end of the Highland Green Subdivision.

"R.J. MCGHEE", Mayor

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

FAX (403) 346-6195

*Ken Robinson.*

May 25, 1988

Henry Leier  
PROTASK MANAGEMENT INC.  
P.O. Box 1565  
SASKATOON, Sask.  
S7K 3R3

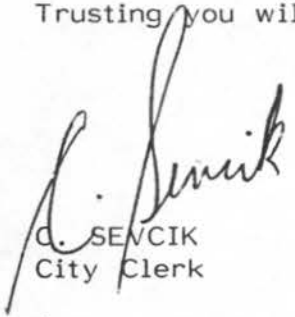
Dear Sir:

RE: REZONING - BLOCK 8, PLAN XLII (2.81 acres)

We wish to acknowledge your letter of May 18, 1988 requesting rezoning of the above captioned parcel of land, which would allow you to develop two 21 unit 3 storey condominium buildings.

This matter will be presented to Red Deer City Council at their meeting of Monday, June 13, 1988. Should you wish to be present when this item is being discussed, please contact the undersigned to make further arrangements.

Trusting you will find this satisfactory.



C. SENCIK  
City Clerk

/gr



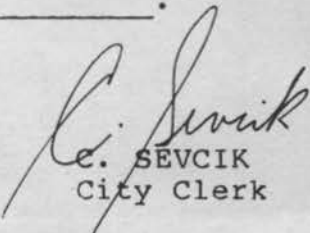
DATE May 25, 1988

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

FROM: CITY CLERK

RE: REZONING - BLOCK 8, PLAN XLII (2.82 acres)

Please submit comments on the attached to this office by June 6  
for the Council Agenda of June 13, 1988.

  
E. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

June 14, 1988

Protask Management Inc.  
P. O. Box 1565  
Saskatoon, Saskatchewan  
S7K 3R3

Attention: Mr. Henry Leier

Dear Sir:

RE: BLOCK 8, PLAN XL11 - RED DEER - PROPOSED TWO 21-UNIT THREE  
STOREY CONDOMINIUM BUILDINGS

---

Your letter of May 18, 1988 concerning the above matter was presented to Council June 13, 1988 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer, having considered the proposal by Protask Management Inc. to develop two 21 unit 3 storey condominium buildings on Block 8, Plan XL11 (2.81 acres) located between 60 Street and Halman Crescent hereby agree that said application be tabled to enable the Administration to meet with the developer and other affected property owners with a further report to be brought back to Council, and as recommended by the Administration June 13, 1988."

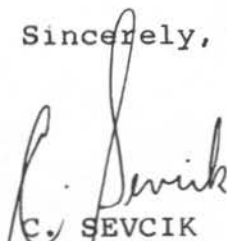
The above decision of Council is submitted for your information. I am enclosing herewith for your information the administrative comment which appeared on the Council agenda (pages 64 to 77).

In light of Council's decision, it is suggested that you contact Mr. D. Rouhi, Senior Planner, Red Deer Regional Planning Commission, 343-3394 to arrange for a meeting with the administration and affected property owners. By way of a copy of this letter we are requesting the Senior Planner to submit a co-ordinated report back to Council in due course pending the outcome of the meeting(s).

Protask  
Page 2 -  
June 14, 1988

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

Sincerely,



C. SEVCIK  
CITY CLERK  
CS/sp

c.c.      Senior Planner, D. Rouhi  
            Bylaws & Inspections Manager  
            Director of Engineering Services  
            Director of Community Services  
            City Assessor  
            Parks Manager  
            Fire Chief  
            E. L. & P. Manager  
            Mr. Karol Luciani, 11 Halman    Cresc., Red Deer, T4N 6J9

NO. 6

Edgar K. Sisson and  
William Mittelmeyer  
c/o Box 344,  
RED DEER, Alberta

May 30th, 1988

The City of Red Deer,  
Box 5008,  
Red Deer, Alberta

**Attention: Mayor and City Council**

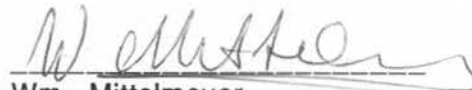
We propose to build five Senior Citizen Housing Units on Lot 3, Block H, Plan 6566 E.T. and Lot 4A, Block H, Plan 5212 T.R. in Parkvale. The City Clerk was approached and it was suggested we present our proposal to City Council.

Please accept this letter as our application to bring this matter in front of City Council. Enclosed is a letter from the Parkvale Society giving their blessing to these undertakings. Please let us know when we can expect to discuss this with you. We would like to proceed as soon as possible, and would appreciate a meeting at City Council's earliest convenience.

Yours sincerely,



E. K. Sisson



Wm. Mittelmeyer

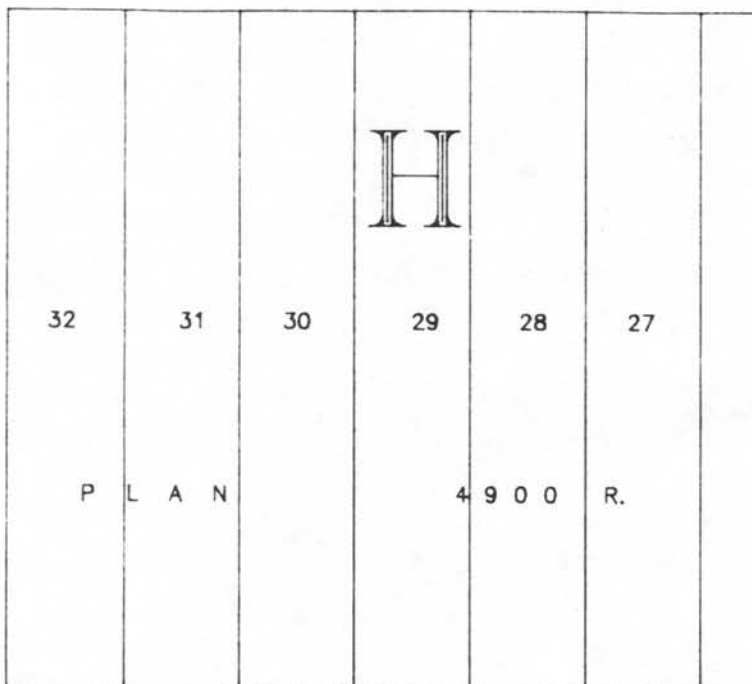
THE CITY OF RED DEER	
CLERK'S DEPARTMENT	
RECEIVED	
TIME	9:30 am
DATE	May 31, 1988
BY	L. Perick

49th

STREET

79.

AVENUE



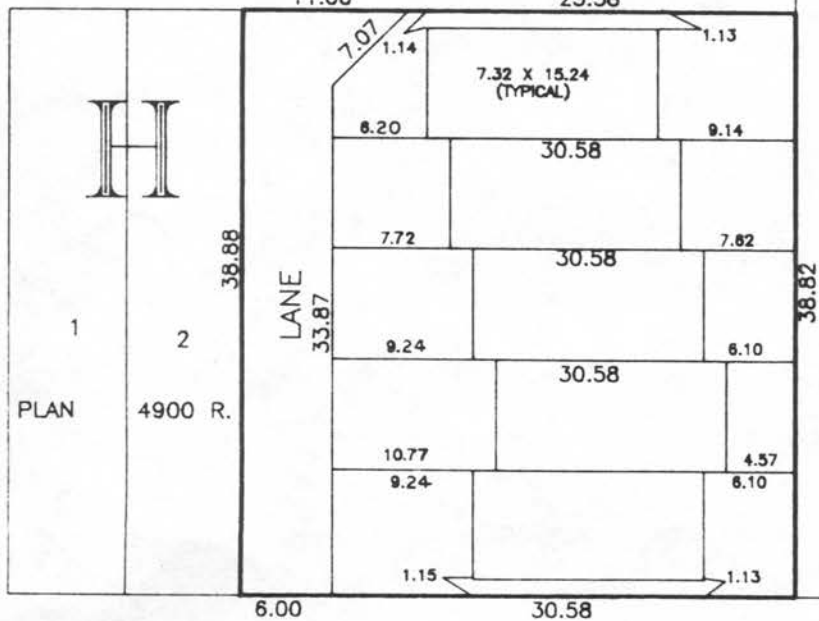
LANE

11.00

25.58

LOT A-1  
PLAN 5212 T.R.

46th



LANE

80.

11.00

25.58

7.07

1.14

1.13

7.32 X 15.24  
(TYPICAL)

6.20

9.14

30.58

7.72

7.62

30.58

LANE

33.87

9.24

6.10

30.58

10.77

4.57

9.24

6.10

1.15

1.13

6.00

30.58

48th

STREET

38.88

38.82



# RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

June 2, 1988

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

Dear Sir:

Re: Senior Citizens Housing Units/Parkvale

Mr. Mittelmeyer is planning to build 5 units of single storey townhouses for senior citizens on lots 3-4A, Block H, Plan 6566 E.T. and 5212 T.R. in Parkvale. The site is located north of 48 Street and east of 46 Avenue.

The site consists of two lots containing two old houses having a total frontage of 30.48 m (100 ft.). There is an "L" shape lane registered to the north and east of the property. The north-south lane and part of the east-west lane remain unconstructed.

The proposed plan by the applicant moves the north-south lane to the west and resubdivides the two lots into five lots in an east-west direction.

The area is designated at 'R1A' which permits development of single or semi-detached dwellings. The proposed townhouse development requires land use amendment from R1A to R2 District.

Since 1960 and until about ten years ago, Parkvale was designated as R2 or general residential area. On the request of the Parkvale Association, City Council agreed that no more multiple family housing be permitted in Parkvale, and the area was designaed to R1A. The area was also designated as RRAP which helped with the renovation of some of the old houses.

It is my understanding that the Parkvale Association is in favor of the proposal.

/2

## MUNICIPALITIES WITHIN COMMISSION AREA

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

C. Sevcik, City Clerk  
Re: Senior Citizens Housing Units/Parkvale

Pg. 2

The proposal, as submitted, creates a number of problems which have to be solved before rezoning can take place.

1. Four of the proposed lots will not have street access. The access is only through the lane, and lane access only is not acceptable for subdivision purposes.
2. The proposed north-south road requires corner cut-offs at the north-west corner.
3. The removal of the north-south lane leaves the east-west lane as a dead-end with no turn-around.
4. The plan, as submitted, requires a number of relaxations related to front yard, side yards, etc.

In consideration of the foregoing, we are recommending that the applicant follow one of the following course of action:

1. No subdivision of individual lots. The development to be regarded as a condominium placed on one lot, or
2. The applicant to acquire the corner lots and extend the subdivision line to 46th Avenue,

On the whole, we are not opposed to the single storey townhouse development, but the proposal, as submitted, is not acceptable and we recommend the request be denied.

Yours truly,

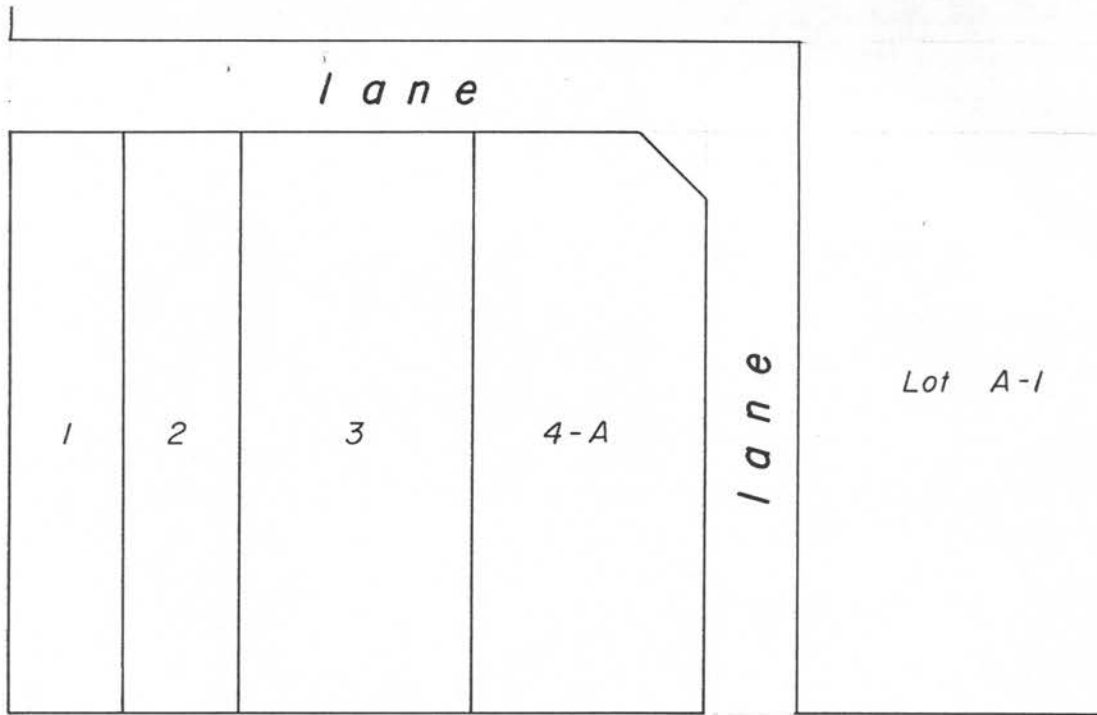


D. Rouhi, MCIP  
SENIOR PLANNER  
CITY PLANNING SECTION  
DR/cc

- c.c. - Director of Community Services  
- Director of Engineering Services  
- By-law and Inspections Manager  
- City Assessor



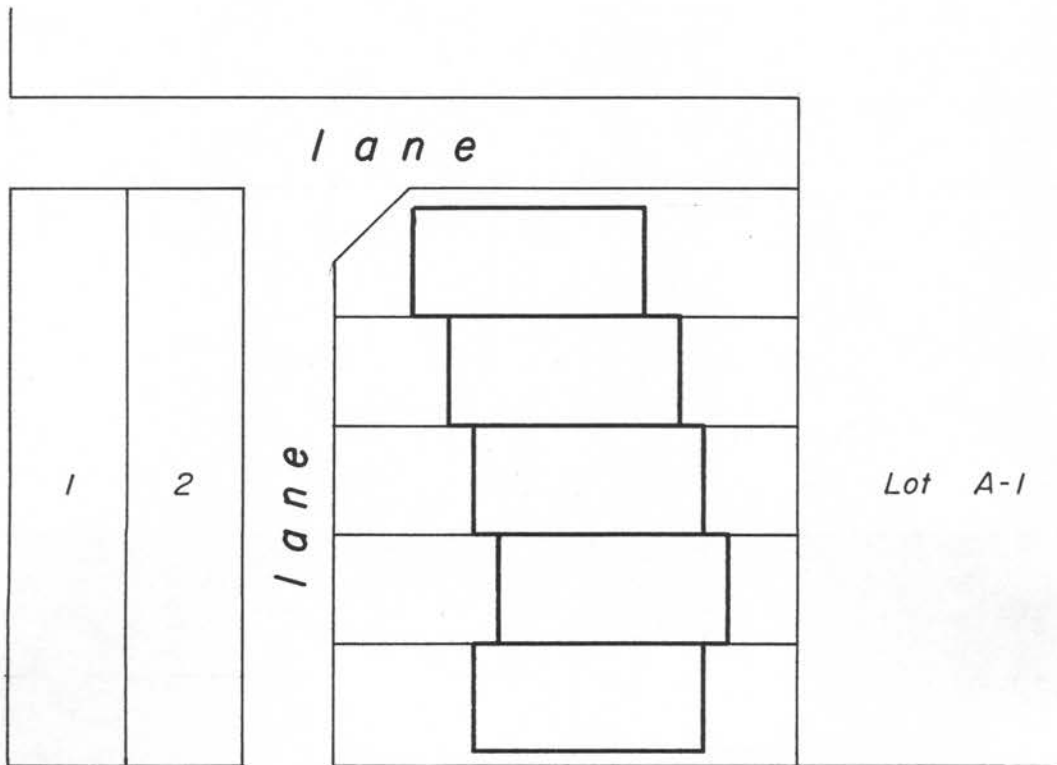
46 Avenue



48 Street

Existing

46 Avenue



48 Street

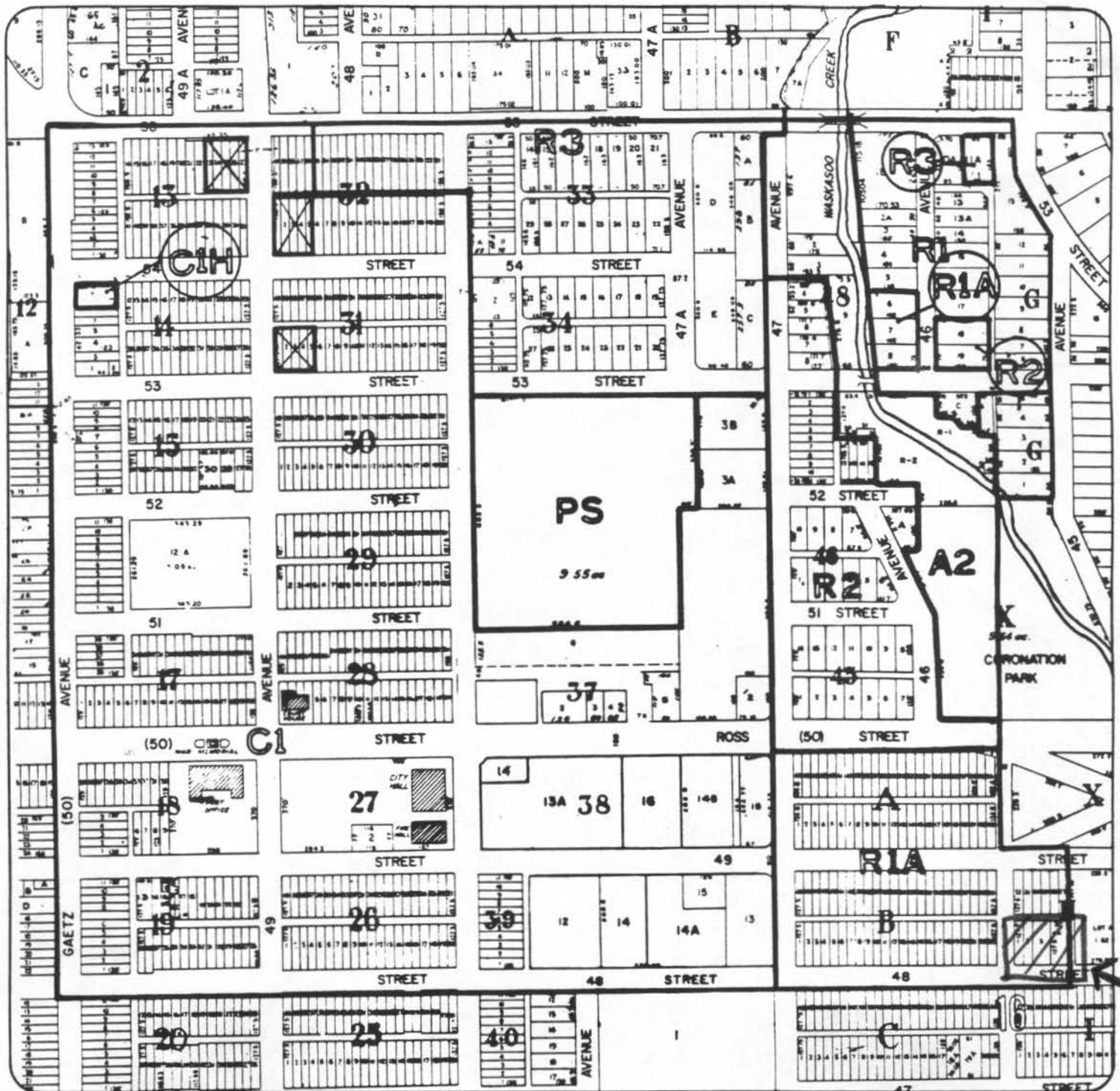
Proposed



# City of Red Deer --- Land Use Bylaw

## Land Use Districts

**G 9** 84.



### Revisions :

2672 - P/80(10/NOV/80)  
 2672 - B/81(2/MAR/81)  
 2672 - F/87(21/APR/87)

DATE: June 2, 1988

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: SENIOR CITIZEN'S HOUSING PROJECT - PARKVALE

---

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

The site is presently designated as R1A, in which the proposed use would be neither permitted nor discretionary. After discussing the proposal with Mr. Mittlemeyer, we are of the opinion that the proposed use should not be referred to as a "senior citizen's housing", but rather as a "multi-attached building". Our understanding of the project is that it will closely resemble Mr. Mittlemeyer's previous project on the former Exhibition Grounds, which was multi-attached units intended to be sold to individuals of a certain age or older.

We have no objections to a change in zoning to allow this project to proceed, providing the applicant is aware that they must comply with all applicable requirements of the Land Use Bylaw, and providing the Parkvale Community Association and the adjacent property owners have no objections. We recommend that the use, multi-attached dwellings, be added as a discretionary use for this site only. As a discretionary use, the adjacent property owners and the Parkvale Community Association will not only have input at the public hearing stage, but can make their submissions to the Municipal Planning Commission at the time this project is considered for a Development Permit.

We trust this is of information to you.

Yours truly,



R. Strader  
Bylaws and Inspections manager.  
BUILDING INSPECTION DEPARTMENT

RS/pr

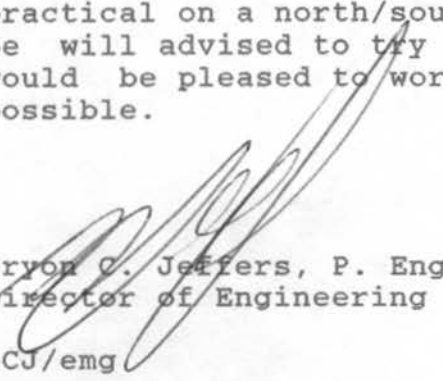
DATE: June 6, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: PARKVALE SENIOR CITIZENS HOUSING UNITS

---

We have reviewed the proposal from Mr. Mittelmeyer and believe that the general concept has merit. There are, however, several points we have identified and would point out to Council.

1. The proposal, as submitted, calls for the creation of 5 lots on an east/west orientation, and involves the acquisition of an unconstructed north/south lane east of the proposed development. This restricts the existing east/west lane to a dead end with no proper provision of a turnaround.
2. It is assumed that the proposal is for a fee simple development. This would mean that the lane to be located west of the lots would be a public laneway. There has been no provision for a proper corner cutoff on the northwest side of the proposed lane.
3. Four of the five lots would not have street access, but only lane access. This is not, we believe, acceptable in a subdivision.
4. There may be a concern from the Fire Department with respect to access.
5. The site can be serviced with water and sewer from a water main in the lane to the north, and sanitary sewer to the south.

It would be our opinion that the development would be more practical on a north/south alignment and that the Developer would be will advised to try and acquire the two lots to the west. We would be pleased to work with the Developer to assist in anyway possible.

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

BCJ/emg

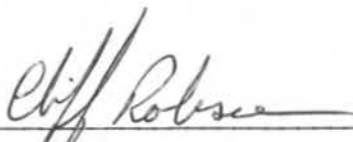
c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. Parks Manager  
c.c. Recreation Manager  
c.c. Urban Planning Manager

DATE: June 7, 1988  
TO: City Clerk  
FROM: Fire Marshal  
RE: SENIOR HOUSING UNITS IN PARKVALE

---

This proposed development will not meet Building Code or Fire Codes, as the access for emergency vehicles is not acceptable.

If any further information is required, please contact this office.

  
\_\_\_\_\_  
Cliff Robson, Fire Marshal

CR/st

DATE: June 03, 1988 CS-1.684  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: RICK ASSINGER  
A/Director of Community Services  
RE: SENIOR CITIZENS HOUSING UNITS/PARKVALE  
LOT 3, BLOCK H, PLAN 6566 E.T.

---

I have discussed this proposal with the Managers of the Recreation and Parks Departments, and although we are supportive of the development, we would like to address one concern.

The units that front onto Barrett Park should have sufficient yard setbacks, to ensure that no encroachment into the park areas is required during and after the development.

  
RICK ASSINGER

/dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation Manager  
Ryan Strader, By-Laws & Inspections Manager

FILE NO.: R-29357

DATE: JUNE 2, 1988

TO: CHARLIE SEVCIK  
CITY CLERK

FROM: HAROLD JESKE  
ACTING RECREATION MANAGER

RE: SENIOR CITIZEN HOUSING UNITS/PARKVALE

---

This Department has no concerns with this proposed development. Recreation services and facilities in this area are capable of handling additional residents including senior citizens.



HAROLD JESKE

/cjm

DATE: June 6, 1988

90.

TO: City Clerk

FROM: E. L. & P. Manager

RE: Senior Citizen Housing Units / Parkvale

The E. L. & P. Dept. has no objections to the proposed development. There will be an electrical servicing charge which we will provide the Developer when more specific plans are available.

A handwritten signature in dark ink, appearing to be 'A. Roth', written in a cursive style.

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

AR/jjd



DATE: June 3, 1988  
TO: CITY CLERK  
FROM: CITY ASSESSOR  
RE: SENIOR CITIZEN HOUSING UNITS/PARKVALE  
LOT 3, BLOCK H, PLAN 6566 E.T.  
LOT 4A, BLOCK H, PLAN 5212 T.R.

---

We have no objection to the utilization of these lands for a Senior Citizen Housing Project subject to the proposal complying with the planning, subdivision and serviceing requirements of The City of Red Deer.



AL KNIGHT, A.M.A.A.

AK/lf

c.c. Director of Engineering

Senior Planner

Commissioner's Comments

As can be seen from the Administration, there are a number of difficulties with this proposal. We cannot support the proposal as outlined by the applicant. If Council feels it is worthwhile pursuing, then we would recommend that the applicant meet with the City Administration to consider their concerns plus the objections of the Parkvale Community Association and report back to Council.

"R.J. MCGHEE"  
Mayor

RECEIVED	
TIME	1:35
DATE	June 8/88
BY	AP.

June 7, 1988

Parkvale Community Association  
4527-47 St.  
Red Deer,  
Alberta  
T4N 1P7

Mayor and Council of the City of Red Deer  
P.O. Box 5008,  
Red Deer,  
Alberta  
T4N 3T4

Dear Council:

Re: Proposed Development of: Lot 3, Block H, Plan 6566 E.T.  
Lot 4A, Block H, Plan 5212 T.R.  
and part of Plan 5213 T.R.  
in the N.E. 1/4 Sec. 16, TWP. 38,  
RGE. 27, W4M

The executive of the Parkvale Community Association, at a meeting on June 7, 1988 discussed in detail the above proposed development as submitted to council.

We are concerned that the proposal directly contravenes the present land use bylaw as ammended. (2672/B-81). The proposed development does not conform to the general purpose of the district nor the permitted uses and regulations.

The existing bylaw has encouraged new residents and improvements to the existing properties in the area as well as rebuilding which complies with the existing bylaws.

To oppose the proposed development represents the unanimous decision of the executive of the Parkvale Community Association.

Yours sincerely,

Robert Coffey, President



Sue Mitchell, Secretary



Cliff Robson - phoned today  
(Tuesday 7 @ 4:00 pm) to say  
he's way behind on his paper  
work but that they've apposed  
the proposal because it doesn't  
put fire code. Will confirm  
in writing in due course.

Mel Bullock - 343-8370

- apposed
- meeting tonight (Tuesday the 7)
- will give us letter by 4.30  
tomorrow
- both Pres + Vice Pres will be  
at council meeting.



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 31, 1988

Edgar K. Sisson and  
William Mittelmeyer  
c/o Box 344  
RED DEER, Alberta  
T4N 5E9

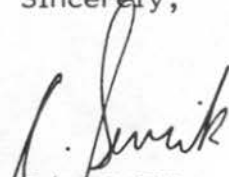
Dear Sirs:

We acknowledge with thanks your letter of May 30, 1988 in which you propose to build five Senior Citizen Housing Units on Lot 3, Block H, Plan 6566 E.T. and Lot 4A, Block H, Plan 5212 T.R. in Parkvale.

As requested, this matter will be placed on the Council agenda of June 13, 1988. You will be contacted by this office prior to the Council meeting to inform you of the time this item will be discussed.

Trusting you will find this satisfactory.

Sincerely,

  
C. SEVCIK  
City Clerk

/gr

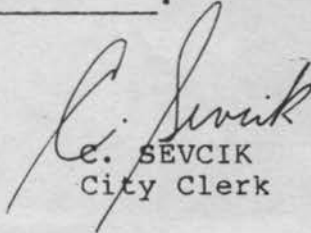
DATE May 31, 1988

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

FROM: CITY CLERK

RE: SENIOR CITIZEN HOUSING UNITS/PARKVALE

Please submit comments on the attached to this office by June 6  
for the Council Agenda of June 13, 1988.

  
C. SEVCIK  
City Clerk

① Phil Bullock. - Past President  
- Parkvale

- Clarification - regarding Land Use Bylaw  
- Bill Mittelmeier.

343-8370 - Parkland Square

- Meeting Tuesday, June 7, in evening  
would like to know what admin  
comments are prior to meeting.

Bob Coffey - new President

+

THE CITY OF RED DEER  
12:00  
May 2/88  
CL

INFORMATION SHEET

NAME OF ORGANIZATION: PARKVALE COMMUNITY ASSOCIATION

DESCRIPTION OF ORGANIZATION'S PURPOSE (in 15 words or less):

AS A COMMUNITY ASSOCIATION TO PROVIDE A LINK BETWEEN THE CITY OF  
RED DEER AND THE PARKVALE RESIDENTS ON VARIOUS MATTERS AFFECTING  
PARKVALE.

CONTACT PERSON: PRESIDENT BOB COFFEY 4527-47th. St. R. DEER. T4N1P7

TELEPHONE: (BUS) 343-6604

(RES) 343-3995

SECOND PERSON: SECRETARY: SUE MITCHELL, 4611-49th. St. R. DEER.  
(position)

TELEPHONE: (BUS) \_\_\_\_\_

(RES) 347-7119



# RED DEER

PLAN SHOWING PROPOSED DEVELOPMENT

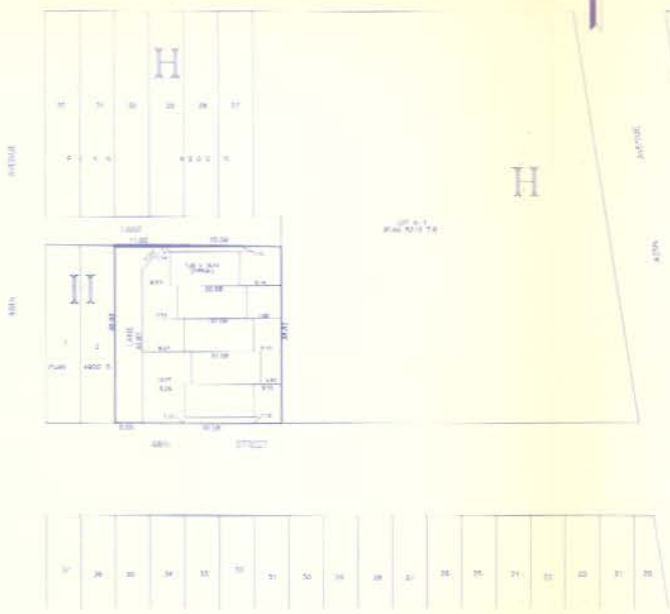
OF  
LOT 3, BLOCK H, PLAN 6566 E.T.  
LOT 4A, BLOCK H, PLAN 5212 T.R.  
AND TWP. OF  
PLAN 5213 T.R.

IN THE  
N.E. 1/4 SEC. 16, TWP. 38, RGE. 27 W. 4 M.

SCALE = 1" = 50' MAY 25, 1988 (BY FIELD RECORD) A.L.S.



DISTANCES NOT IN METERS AND ARE APPROXIMATE



DRAWING 7/  
SENIOR HOUSING UNIT  
JUNE 13/88

SHOWN IN PROPOSED DEVELOPMENT (LARGE) LOTS  
AND SMALL, ALTERNATE



LANE

11.00

25.58

7.07

1.14

1.13

7.32 X 15.24  
(TYPICAL)

6.20

9.14

30.58

7.72

7.62

30.58

9.24

6.10

30.58

10.77

4.57

9.24

6.10

1.15

1.13

30.58

6.00

48th

STREET

38.88

LANE

33.87

38.82

For Council

Brought in by

Mittelmeyer 88/06/09

3:30 pm

Copies distributed to  
Council at meetg

June 13/88 as requested  
by Bill Mittelmeyer

CATE, Thursday, June 2, 1988

# Think small, first-time home buyers told

OTTAWA (CP) — Smaller lots, smaller houses and lower expectations.

That's how the new president of the national association representing 200 companies in real estate development and home construction says he would bring down house prices.

Michael Geller sympathizes with young couples desperately scanning ads and realtors' listings for a house they can afford, but he says too many of them are carrying visions of the home they grew up in.

"So many first-time buyers still expect two full bathrooms, a separate family room off the kitchen," he says.

"There is a need to change expectations, scale them down a bit. Too many people want to start at the housing level their parents ended up at."

But Geller admits there is a lot of consumer resistance to the idea of smaller homes surrounded by less land. There was a stigma associated with lower-cost housing that will have to be overcome if more affordable

housing is to be built.

Geller was recently elected president of the Urban Development Institute, an independent, non-profit organization whose members create over \$3 billion in real estate development annually.

The architect said about 30 per cent of families cannot afford to buy even a modest home and often can't find that modest home regardless of what part of the country they live in. That situation could improve and attitudes change on what is considered acceptable if more older home-buyers snap up smaller houses.

Geller said it is sad young couples often postpone having children simply because "they don't have what they consider a suitable home. But more mature buyers whose children have left the nest are often also looking for a smaller home."

If developers can encourage construction of smaller houses

for these two age groups — young, first-time buyers and older couples — that could start to change expectations.

But consumer attitudes aren't the only thing limiting the supply of lower-cost housing. Both Geller and Frank Clayton, a real estate consultant in Toronto, put much of the responsibility on the housing policies and practices of many municipalities.

Clayton told a recent institute conference that over one-quarter of Canadians are paying more than the traditional yardstick of 25 per cent to 30 per cent of take-home pay on rent.

The shortage of affordable rental space isn't continuing because of a shortage of land, Clayton said.

But builders can also help bring down housing costs by trying to design smaller homes more imaginatively and using more prefabricated materials, Geller said.



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

June 15, 1988

Mr. William Mittelmeyer and  
Mr. Edgar K. Sisson  
c/o Box 344  
Red Deer, Alberta

Dear Sirs:

RE: PROPOSED SENIOR CITIZEN HOUSING UNITS, LOT 3, BLOCK H,  
PLAN 6566 E.T. and LOT 4A, BLOCK H, PLAN 5212 T.R.

Your letter of May 30, 1988 concerning the above topic was presented to Council June 13, 1988, and at which meeting Council passed the following motion denying your application:

"RESOLVED that Council of The City of Red Deer, having considered application by W. Mittelmeyer and E. K. Sisson to build five Senior Citizen Housing Units on Lot 3, Block H, Plan 6566 E.T. and Lot 4A, Block H, Plan 5212 T.R. hereby agree that said application BE NOT APPROVED."

The decision of Council in this instance is submitted for your information, and in this regard I am also enclosing the administrative comment and the letter from the Parkvale Association which appeared on the Council agenda (pages 81 to 92). While Council has denied your request in this instance, this does not preclude you from meeting with the Parkvale Community Association to discuss any new proposal for submission back to Council.

I wish to thank you for attending the Council meeting of June 13, 1988 and for your submission in this instance. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

*C. Sevcik*  
C. SEVCIK  
CITY CLERK  
Encls.

c.c. Senior Planner  
Fire Chief  
Recreation Manager  
Parks Manager  
City Assessor

Bylaws & Inspections Manager  
Director of Engineering Services  
Director of Community Services  
E. L. & P. Manager  
Parkvale Community Association  
4527 - 47 Street, T4N 1P7

NOTICES OF MOTION

93.

NO. 1

May 31, 1988

TO: CITY COUNCIL  
FROM: CITY CLERK  
RE: ALDERMAN PIMM, NOTICE OF MOTION/MAYOR'S RECOGNITION ROLL

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The following notice of motion was submitted by Alderman Pimm at the Council meeting of May 30, 1988.

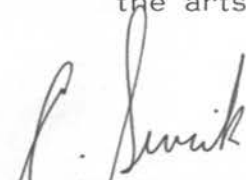
"WHEREAS it is desirable to honor and publicize the outstanding accomplishments of Red Deer citizens, and

WHEREAS recognition by the City through the Office of the Mayor is an appropriate form of recognition,

THEREFORE BE IT RESOLVED that the Office of the Mayor prepare a Roll of Achievement to be announced on an annual basis.

Rationale and Procedures:

1. Recognizing outstanding achievements focuses the public's and Council's attention on the positive aspects of our community and enhances Red Deer's image.
2. Nominations could come from individuals or community groups.
3. Achievement could be in any area. Examples could be sports, the arts, community service or business."

  
G. SEVCIK  
City Clerk

CS/gr

Whereas it is desirable to honor and publicise the outstanding accomplishments of Red Deer citizens

and  
Whereas recognition by the City through the Office of the Mayor is an appropriate form of recognition

Therefore be it resolved that the Office of the Mayor prepare a Roll of Achievement to be announced on an annual basis

### Rational and procedures

~~to the positive acts~~

1. Recognizing the outstanding achievements focuses the public's and council's attention on the positive ~~main~~ aspects of our community and enhances Red Deer's image.
2. The Nominations could come from individuals or community groups.
3. Achievement could be in any area. Examples could be sports, the arts, community service or business.



Alderman Pimm.

## Mayor's Recognition Roll

Purpose: Whereas it is desirable  
to recognize, and honor and  
publicize citizens' achievements during  
the preceding year

Therefore it is resolved that the  
Mayor's Office ~~would~~ publish a list of  
recipients early in January of each  
year. Recipients would be Red Deer  
citizens who have made a contribution  
to and achieved a high level of  
success in areas such as

- A. the arts
- B. sports
- C. business
- D. volunteer service

Recipients could be selected from  
those nominated by community groups  
or by individuals. The form of  
recognition could include a banquet  
~~or other~~  
presentation of certificate or other  
suitable recognition.

DATE: JUNE 15, 1988  
TO: MAYOR MCGHEE  
FROM: CITY CLERK  
RE: MAYOR'S RECOGNITION ROLE

---

At the Council meeting of June 13, 1988, the following motion was passed by Council regarding the aforesaid matter:

"WHEREAS it is desirable to honor and publicize the outstanding accomplishments of Red Deer citizens, and

WHEREAS recognition by the City through the Office of the Mayor is an appropriate form of recognition,

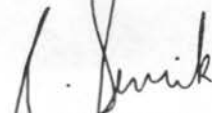
THEREFORE BE IT RESOLVED that the Office of the Mayor prepare a Roll of Achievement to be announced on an annual basis.

Rationale and Procedures:

1. Recognizing outstanding achievements focuses the public's and Council's attention on the positive aspects of our community and enhances Red Deer's image.
2. Nominations could come from individuals or community groups.
3. Achievement could be in any area. Examples could be sports, the arts, community service or business."

The decision of Council in this instance is submitted for your information and appropriate action. If this office can be of any assistance, please advise.

Trusting you will find this satisfactory.

  
C. SEVCIK  
CITY CLERK

c.c. Executive Assistant



BYLAW NO. 2672/G-88

---

Being a Bylaw to amend Bylaw No. 2672/80, the  
Land Use Bylaw of the City of Red Deer.

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

1. Section 5.2.5 (2) (h) (i) is amended by adding immediately after the figures, "5.2.5.2 (h) (i)" wherever same appear, the following word and figures, "and 5.2.5(2)(e)".
2. This Bylaw shall come into force upon the final passing hereof.

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

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

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

\_\_\_\_\_  
MAYOR

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

BYLAW NO. 2672/H-88

---

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

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

- (1) Section 4.13.1 is amended by adding the following:
  - (29) On those sites, or portions thereof, hereinafter listed, "educational facilities in conjunction with the Red Deer Family Service Bureau" is a permitted use.
    - (a) Lot 3, Block 7, Plan 5286 KS
- (2) This Bylaw shall come into force upon the final passing thereof.

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

---

MAYOR

---

CITY CLERK

BYLAW NO. 2672/I-88

---

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use  
Bylaw of The City of Red Deer.

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

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended  
in accordance with the Use District Map No. 5/88 attached hereto and  
forming part of the Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

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

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

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

\_\_\_\_\_  
MAYOR

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

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

H9



Revisions :

MAP NO. 5/88  
(BYLAW No. 2672/I-88)

Change from R3 to R1 .

Acknowledgement of Receipt		Avis de réception	
© To be completed at Office of Origin		© À remplir par le Bureau d'origine	
Name of Addressee <b>Red Deer</b>		Nom du destinataire <b>Red Deer</b>	
First Investors Corp. Ltd.		First Investors Corp. Ltd.	
P.O. Box R.R. or Apt. No. No. & Street <b>c/o Coopers Lybrand Limited, 2400, 10123-99 Street</b>		C.P. n° de R.R. ou d'app. n° et rue <b>c/o Coopers Lybrand Limited, 2400, 10123-99 Street</b>	
City	Ville	Province	Country
Edmonton	Alberta	T5J 4E8	
Postal CODE postal			
(D) Office of Destination This advice should be signed by the addressee or authorized representative or, if the regulations of the country of destination provide by the postmaster at the office of delivery and returned by first mail to the address shown on other side.		(D) Bureau destinataire Cet avis doit être signé par le destinataire ou son représentant ou, si le règlement du pays de destination le comporte, par l'agent du bureau de destination et être renvoyé par le premier courrier à l'adresse indiquée au recto.	
The registered item referred to at (A) was delivered on:		L'item recommandé décrit en (A) a été livré le:	
Signature of Postmaster at Office of Delivery	Signature de l'agent du bureau de destination	Signature of Addressee or Authorized Representative	Signature de destinataire ou de son représentant
		Date Stamp of Office Delivery <b>JUNE 17. 1988</b>	
		Timbre à date du bureau de destination <b>JUNE 17. 1988</b>	
		Registration Section des envois r.	
		33-086-230 (11-80)	



Canada Post  
Postes Canada

① Office of Origin ① Bureau d'origine

Registration No de recommandation

*CAR 728*

Date *June 15/88*

AR

Post Office of Origin Bureau d'expédition

RED DEER AB



Canada Post  
Postes Canada

On Postal Service  
Service des postes

② Return to ② Retournez à

*June 13/88*  
CITY OF RED DEER  
BOX 5003  
RED DEER, ALBERTA  
T4N 3T4

(C. Sevcik)

RECEIVED  
JUN 22 1988

CITY OF RED DEER