

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS,
CITY HALL, MONDAY, OCTOBER 2, 1989,
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Meeting of September 18, 1989.
Cancel Council Meeting Oct. 16/89.
- (2) UNFINISHED BUSINESS
- (3) PUBLIC HEARINGS
 - 1) City Clerk - Re: Public Hearing/Land Use Bylaw Amendment 2672/W-89 .. 1
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- (4) REPORTS
 - 1) Recreation & Culture Manager - Re: 1990 Masters Games .. 18
 - 2) Bylaws & Inspections Manager - Re: Unsightly Premises/ 18 Abbott Avenue/Lot 5A, Block 2, Plan 5026 T.R. .. 21
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- 17) City Assessor - Re: City-Owned Lands/Pt. S.W. 1/4 of 32-38-27-4, Northwest Corner of 77 St. & Northey Ave./Kentwood Subdivision .. 65

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- 3) 294500 Alberta Ltd. - Re: Rezoning Request/4414 - 55 St./4406 - 55 St./Convenience Store & Gas Bar .. 95
- 4) E. Wassenaar - Re: Rezoning Request/5909 - 57 Ave./R1 to R2 .. 104
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(8) NOTICES OF MOTION

(9) BYLAWS

- 1) 2672/~~X~~^X-89 - Land Use Bylaw Amendment/indoor shooting range and gunsmithing/discretionary use/Lot 8K, Blk. 6, Plan 802-2853, 7889 - 49 Ave./Shooting Gallery Corporation - 2nd & 3rd readings .. 1
- 2) 2672/~~X~~^W-89 - Land Use Bylaw Amendment/redesignation of Blk. 8, Plan XL11 and Block 15, Plan 792-2849/Highland Green/Cunningham Property/Condominium/Canavest Properties - 2nd & 3rd readings .. 17
- 3) 2672/Z-89 - Land Use Bylaw Amendment/Real Estate Office/Capri Centre - 1st reading .. 22
- 4) 2997/89 - Road Closure Bylaw/67 St. Rd. - East of Red Deer River to 30th Ave. - 1st reading .. 60
- 5) 2998/89 - Road Closure Bylaw/Rod Stephen Development/Block 1, Plan 1339 A.J. - 1st reading .. 63

Committee of the Whole

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

ADDITIONAL AGENDA

FOR THE REGULAR MEETING OF
RED DEER CITY COUNCIL TO BE HELD ON
MONDAY, OCTOBER 2, 1989, IN THE
COUNCIL CHAMBERS, CITY HALL, RED DEER

- ✓ 1) Normandeau Cultural and Natural History Society - Re: River Bank Trail to Fort Normandau .. 1
- file* G.H. Dawe Community School - Re: Intersection of 59 Ave. and Holt Street/Safety/letter of appreciation .. 2
- 3) ✓ R.D.R.P.C. - Re: Land Use Bylaw Amendment 2672/Y-89 - Sigh Distances on Lane Intersections - 1st reading.. 4
- 20 4) ✓ Dir. of Community Services - Re: School Agreements: Community Service Facilities .. 5

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and Holt Street/Safety/letter of appreciation .. 2
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Sight Distances on Lane Intersections - 1st reading.. 4
- 4) Dir. of Community Services - Re: School Agreements:
Community Service Facilities .. 5

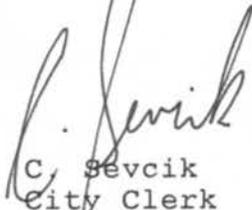
City Clerk

DATE: September 19, 1989
TO: All Directors and Department Heads
FROM: City Clerk
RE: CANCELLATION OF COUNCIL MEETING, OCTOBER 16, 1989

Council of The City of Red Deer cancelled the October 16, 1989, Council meeting as October 16 is Election Day.

It is being proposed, however, that the Organizational Meeting of Council be held on October 23 with the next regular meeting to be held on Monday, October 30.

Trusting you will take note of the above and schedule items for Council accordingly.



C. Sevcik
City Clerk
CS/as
c.c. Council Members
City Commissioners

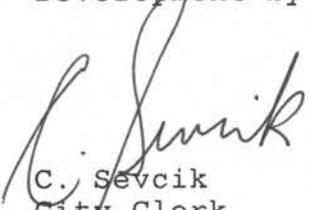
Note to bring up in open
Council

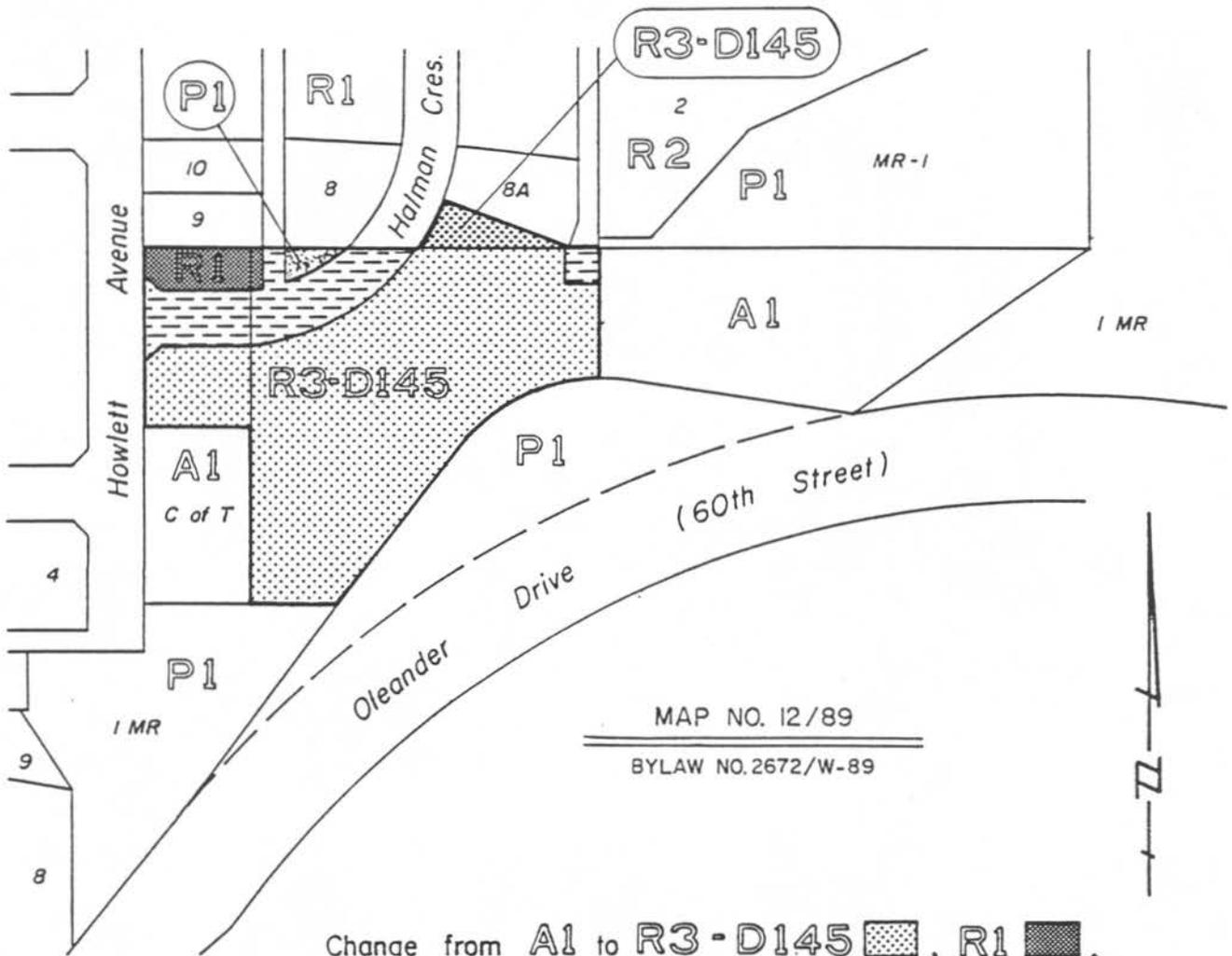
NO. 1

DATE: September 25, 1989
TO: City Council
FROM: City Clerk
RE: PUBLIC HEARING/LAND USE BYLAW AMENDMENT 2672/W-89

A Public Hearing has been advertised for Land Use Bylaw Amendment 2672/W-89 to be held on Monday, October 2, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/W-89 provides for the redesignation of Block 8, Plan XL11 and Block 15, Plan 792-2849 in the Highland Green Area (Cunningham Property) to accommodate a proposed Condominium Development by Canavest Properties.


C. Sevcik
City Clerk
CS/ds



Change from **A1** to **R3-D145** , **R1** ,
P1 , & **ROAD** ,
 from **R1** to **R3-145** ,

August 21, 1989
 20 HALMAN CRESCENT
 Red Deer, Alberta

Mr. C. Sevcik,
 City Clerk
 City of Red Deer

Submitted to City Council

Date: 89/08/21

THE CITY OF RED DEER
 CLERK'S DEPARTMENT

RECEIVED	
TIME	10:45
DATE	Aug. 21/89
BY	SP.

Dear Sir,

Re: Rezoning - Block 8, Plan XLII, Block 15, Plan 7922849
 Highland Green - Canavest.

The area under consideration for development located north of 60th Street and south of Halman Crescent is situated directly across from our property at 20 Halman Crescent. Therefore, the plan to develop this property in question will greatly affect the quality of living to our family. The project which is pending by Canavest Properties will definitely have a negative impact on our family and the "quality of life" that our community values highly.

First, ~~the~~ the number of condominiums (53-55) proposed for this site will create an ENORMOUS amount of traffic for Halman Crescent. The main entrance is situated directly across from our property. We are extremely concerned about the safety of our young children and the other neighbourhood children.

Second, the view of these condominiums would greatly obstruct our skyline view of the city. All we would see

C. Sevcik, City Clerk
 Re: Rezoning - Highland Green - Caravest

Pg. 2

from our "view" windows would be buildings and parking lots. This is not desirable to us, nor is this a plan we wish to see developing in our community.

Then, the proposed population density (133.92 persons per hectare) we believe to be considerably too high for our community. When Protask was proposing to develop this property we knew then that the density requested (95 persons per hectare) was not right for this community. The present proposal by Caravest, with a higher density than the prior proposal by Protask, is even more unacceptable to us as taxpaying residents and as a single family home community.

Also, the fact that the proposal by Caravest Properties is for R-3 rental units; we are indignant that this factor will devalue the value of our home and property.

Please take heed to the urgency of our situation in this matter. The proposed plan by Caravest Properties is very unsuitable and undesirable to our single family dwelling community. We do not want to see such a large 3 storey complex directly across from our home. We request that this piece of land in consideration not be zoned for R3 development.

Sincerely

Jim and Alice Saxon
 20 Helman Crescent, Red Deer
 Ph. 346-1782

RECEIVED	
TIME	12:50
DATE	Aug 21/89
BY	SP

Submitted to City Council
Date: 89/08/21

August 19, 1989,
11 Halman Crescent,
Red Deer, Alberta,
T4N 6J9.

City of Red Deer,
City Clerk's Office,
Red Deer, Alberta.

To the attention of Mayor McGhee and all City of Red Deer City Council Members.

Re: Rezoning - Block 8, Plan XLII, Block 15, Plan 792 2849
Highland Green (Halman Crescent) - CANAVEST.

Halman Crescent and our adjacent neighborhoods are once again placed in a very serious state of concern by another high density development proposal. This one by CANAVEST.

We trust that Council recalls our pleas for support a year ago, during a similar proposal by Protask. Despite our concerns Council saw fit to approve the Re-Zoning. Protask was not able to proceed with the development, and as promised, Council redesignated the site to it's original land use designation. Council promised this as a protection to our community in that if Protask failed, no other development would be able to take advantage of the Re-Zoning without first being studied by Council and proving it's compatibility to our neighborhood. We thank Council for standing by it's word. Once again register our request to not allow a large Multi-Unit, high density development to be built on Halman Crescent. If you rule against our repeated request, at least maintain the same restrictions to Canavest, you originally designated to Protask.

The Canavest proposal requests 55 units, 3 floors in each structure and an approximate population of 168 persons. The final approval Council granted Protask was 42 units (with under ground parking), 2 floors in each structure and a density of 95 persons per hectare.

We would like to make these requests to Council:

1. At least give some thought to some possible solution that may be able to complete the development of Halman Crescent, without the construction of a huge Multi-Unit, Multi-Structure Complex. Our Highland Green neighborhoods are already congested with a very high density population.

2. If you decide to give this Canavest proposal first reading, please maintain the standards you insisted were to our advantage 1 year ago with the Protask proposal.

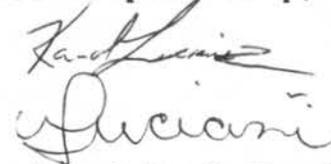
- Not more than 42 Units.
- Buildings no higher than 2 floors.
- A density no higher than 95 persons per hectare.
- Do not extend the east lane for an access to the complex. This lane presently serves as both an access to 5 homes as well as the only access to an existing, large apartment complex.

- Provide some protection that the complex will be maintained as Condominiums for sale, and not be converted to apartments, at some later date, because of difficulty in selling them. (Protask had promised the presale of 15 units before construction would begin.)

3. Please consider a separate access to such a development from 60th Street. This would solve many concerns we have in the neighborhood. The complex would not have access to Halman Crescent, and would not create increased traffic problems to our neighborhood, which is our largest concern.

In closing please accept these requests in a spirit of community concern. The simple fact is that we have a super neighborhood and it is well worth the concern of our community and city council to maintain. Please grant us your consideration.

Yours Respectfully,



Karol and Wendy Luciani.

Jeanette Witzko
15 Halman Crescent
Red Deer, Alberta
T4N 6J9

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

RE: REZONING - Block 8, Plan XLII - Highland Green
Canavest Properties Ltd.

Dear Mayor & all Council Members:

Please be advised that I am opposed to the proposal submitted by Beta Surveys Limited on behalf of Canavest Properties to have Block 8, Plan XLII - Highland Green, rezoned.

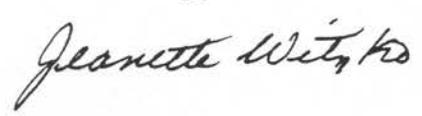
I respectfully request that Council maintain the acceptable density of 95 person per hectare that presently exists.

I am also opposed to having the East lane used as a turn-around.

I respectfully request that Council oppose any & all requests to rezone the said area to any manner other than what it is zoned for at the present time.

Thank you.

Yours truly,



JEANETTE WITZKO



Canavest Properties Inc.

September 18, 1989

City of Red Deer
City Clerks Office
Red Deer, Alberta

THE CITY OF RED DEER	
CLERK'S DEPARTMENT	
RECEIVED	
TIME	9:25
DATE	Sept 22/89
BY	[Signature]

Attention: Mayor McGhee and Council Members

Subject: Highland Green rezoning - Blocks 8 and 25
Plans XLII and 7922849

Gentlemen:

We are responding to the concerns of two families (Soiren and Luciani), who have protested the rezoning and development of the subject lands.

1. Obstructing the View

Mr. & Mrs. Soiren state that our development would obstruct their view. We submit that the only reason they have a view is that the open field is presently undeveloped. Even if single family homes were constructed, they would lose their view. We sympathize with their concern; however, the loss of their view would occur no matter what was built on the site.

2. The Quality of Life

Again the argument holds that the quality of life, the view and negligible traffic count relate to the fact that the land is undeveloped. There is a large park at the entrance to Hallman Crescent and an open field (the undeveloped site) at the south end of the cul de sac. This quality of life would be disturbed, no matter what type of units were built.

3. Density

The city engineering department is aware that because of extensive service charges the development of single family homes is uneconomic on the subject lands.

JOINT VENTURES & SYNDICATIONS

837 - 2nd Avenue S.W., Calgary, Alberta T2P 0E6 Phone: (403) 269-4120

- 2 -

We have tried a number of two storey condominium plans on the site but because of the unique configuration of the lands and the extensive service costs, we are unable to find a plan that would be economic.

To build affordable housing on this property, we feel it is necessary to go to a three-storey walk-up apartment design, to be sold as condominiums in the \$79,000 range.

The price of the project is directly related to the number of units divided by the costs. The Protask proposal did not prove economic because the price was too high and nobody would buy the units. If we are to amortize the servicing and land costs such that we can sell condominiums in the \$79,000 range we need a greater number of units than 42, which proved to be uneconomic for Protask.

The servicing costs on the lands are abnormally high. Also the land costs go up substantially per unit, when you factor in the donation of 1.17 acres of escarpment lands as park reserve to the City.

The density is well within the density guidelines of the city and is 37% lower than the medium density limits.

4. Traffic

We agree with the residents that there will be increased traffic as a result of developing this property. We are prepared to work with the City traffic planners to connect Hallman Cres. through to join up with Howlett Avenue, thereby diffusing the traffic flow over two city streets instead of just one. We have optioned sufficient lands to create a new street extension which will alleviate much of the flow into Hallman Cres. These extra costs would be absorbed by our project.

We do not object to a traffic exit to the south onto Oleander drive, however, it may prove unpractical from a traffic safety point of view.

5. R3 Rental Units

Both letters voice a concern that we would build rental units, instead of condominiums. In fact, rental units would be uneconomic in view of rental rates and vacancies in the area.

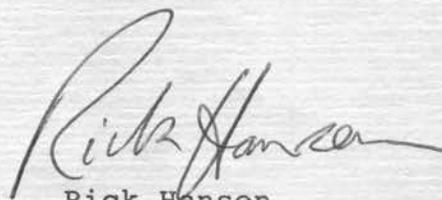
- 3 -

We can assure council that the project is designed and conceived firstly as a condominium project in the medium price range. If it sells slowly, it may be necessary to rent units during the interim, until sell out. This would be done only in the event sales were slow and we had to service the financing costs in order to carry the project.

In closing, we share the concerns of our neighbours that new development be well planned and we will endeavour to work with them in this regard. The proposed building is designed as two three-storey structures joined by a glass atrium featuring a glass elevator looking south to the City. The building is designed so that each room offers panoramic city views to all the future residents of the complex.

Thank you for considering our proposal and attempting to rationalize community concerns with the building economics of this unique site.

Yours very truly,

A handwritten signature in cursive script that reads "Rick Hansen". The signature is written in dark ink and is positioned above the printed name and title.

Rick Hansen
President

P.S. We are currently arranging a meeting with the residents in the immediate area in order to review the project with them.

130-060

DATE: September 14, 1989
 TO: City Clerk
 FROM: Engineering Department Manager
 RE: REDEVELOPMENT OF THE CUNNINGHAM PROPERTY
 60 STREET - HIGHLAND GREEN SUBDIVISION

The area was developed by Cairns Homes Ltd. in 1979, as part of an overall plan that called for the extension of Halman Crescent to Howlett Avenue. The plan also provided for an existing multifamily site with a maximum density of 36 units (see attached illustration number 1).

In 1988, Protask Management Inc. requested Council's consideration in rezoning the parcel to permit the development of two 21 unit, three storey condominium buildings.

The area residents objected to any rezoning requests that would allow other than single family dwellings. Approximately seven single family homes could be constructed in the same area.

The residents objected due to a perceived significant increase in traffic volumes. A site specific traffic study was not done by the Engineering Department or the developer, but based on measurements conducted in other locations in the City, a comparison of likely traffic volumes could be made as follows:

	<u>TRIPS PER UNIT PER DAY</u>	<u>TRIPS PER DAY</u>
7 Single Family Units	3.0 - 3.3	20 - 25
36 Multifamily Units	3.0 - 3.3	110 - 120
55 Multifamily Units	3.0 - 3.3	165 - 180
75 Existing Single Family Units Served by Howlett Avenue and Halman Crescent	3.0 - 3.3	225 - 250
130 Dwelling Units in Complete Area	3.0 - 3.3	390 - 430
Design Capacity of		
a. Howlett Avenue		up to 1000
b. Halman Crescent		up to 1000

City Clerk
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September 14, 1989
File: 130-060

As can be seen from the table above, the complete area, including 55 units of multifamily on the site in question, would generate approximately 430 vehicle trips per day using 2 access points, or approximately 215 vehicle trips per day per street. The design capacity of each access street is theoretically up to 1000 vehicle trips per day; therefore, the road system is only loaded to 21 ½% of capacity. The traffic volume is in essence increased by 72% over existing, but well within the capacity of the existing roadway system. Additional accesses would not be economically justifiable in terms of initial capital cost and ongoing maintenance.

On September 6, 1988, Council passed the following resolution:

"RESOLVED that the potential for access to 60 Street at the cost to the developer be explored carefully by the Engineering Department and the developer."

"RESOLVED that Council of The City of Red Deer hereby reconfirm its decision of July 25, 1988, to dispose of Municipal Reserve adjacent the southern boundary of land owned by Peter Schmidt at 47 Howlett Avenue."

We met with Alderman Surkan and recall one long distance phone call with Mr. Leier of Protask Management Inc. Alternate development plans were investigated by the Engineering Department according to drawing numbers 2 and 3, attached. Basically these involved a cul-de-sac and an access to 60 Street. The lane way was not intended to act as a main access route, but rather as an alternative in case of congestion on Halman Crescent. In the original concept plan, the two access roads of Howlett Avenue and Halman Crescent were designed to provide all site access. Although it is technically possible to construct either the extension of Howlett Avenue or a curved lane way to 60 Street, the extension of Howlett Avenue is not recommended due to potential shortcutting. The curved lane extension would be too narrow for any significant volume of two-way traffic at 20 ft (6 m) in width and would involve the use of existing municipal reserve. The reason for the curved alignment is to access the 60 Street hill at a safe location, as there is a 6% grade on the hill further east. The cul-de-sac and lane way are not recommended, as they would add much more traffic to Halman Crescent than if the multifamily site traffic was split between Halman Crescent and Howlett Avenue.

City Clerk
Page 3
September 14, 1989
File: 130-060

Cost estimates were not provided by the developer. Order of magnitude costs of each alternative are expected to be as follows:

1. Original Concept
Includes extension of Halman Crescent to Howlett Avenue. \$ 80,000
2. Alternate layout with cul-de-sac and lane extension to 60 Street hill. \$ 80,000
3. Alternate layout with Halman Crescent extension and Howlett Avenue extension to 60 Street hill. \$200,000

We have discussed the alternatives with the City Planners and they, as well as the Engineering Department, cannot support a deviation from the original concept. The two roadways of Halman Crescent and Howlett Avenue are built to accommodate the increased vehicle trips generated by the proposal. An application is being made to Alberta Transportation to install a full set of traffic signals at 64 Avenue and Howarth Street, considering this site being developed to a maximum of 55 dwelling units.

This report is respectfully submitted for the information of Council.


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

KGH/emg
Att.

c.c. D. Rouhi

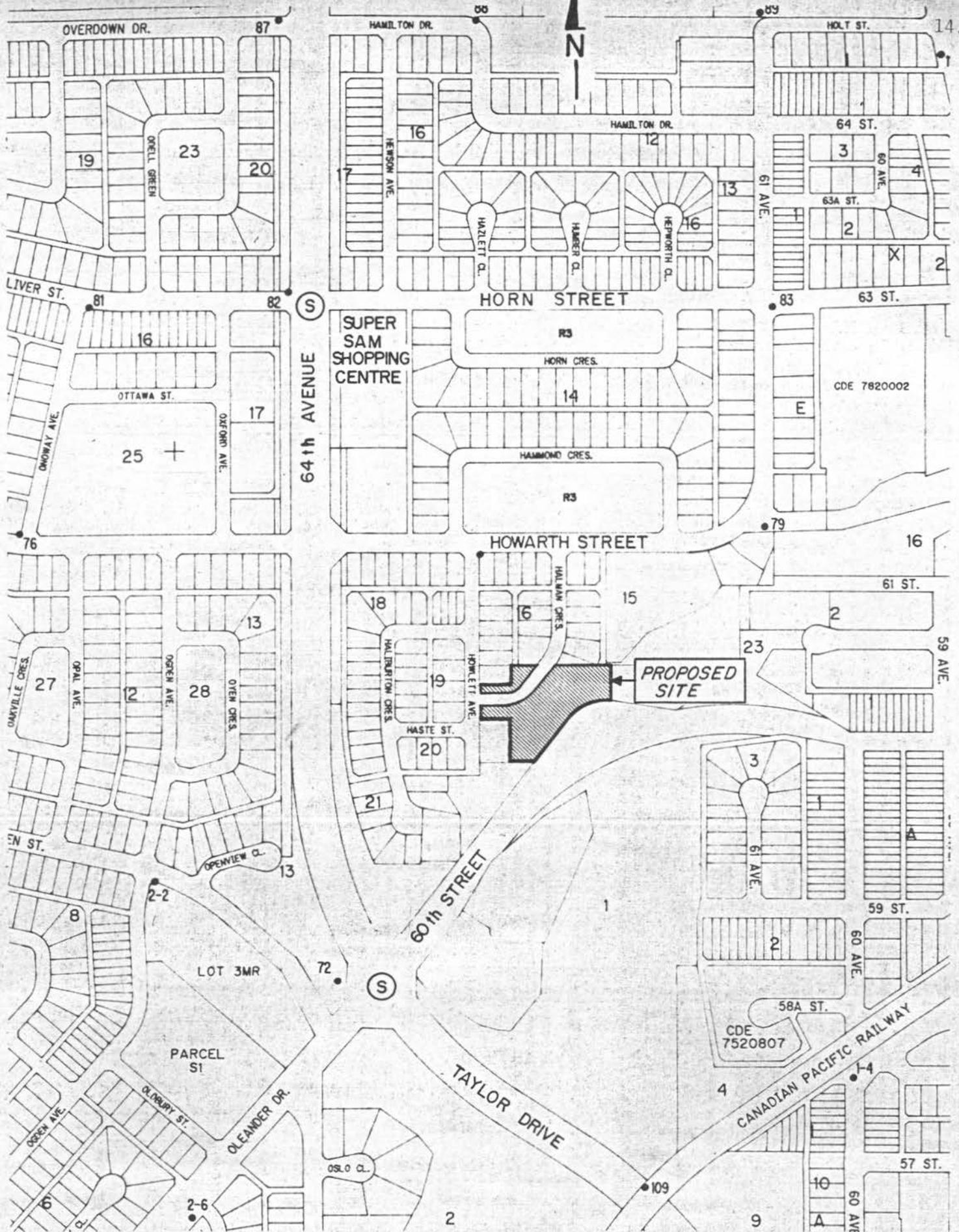


ILLUSTRATION No: 1

ORIGINAL DEVELOPMENT PATTERN

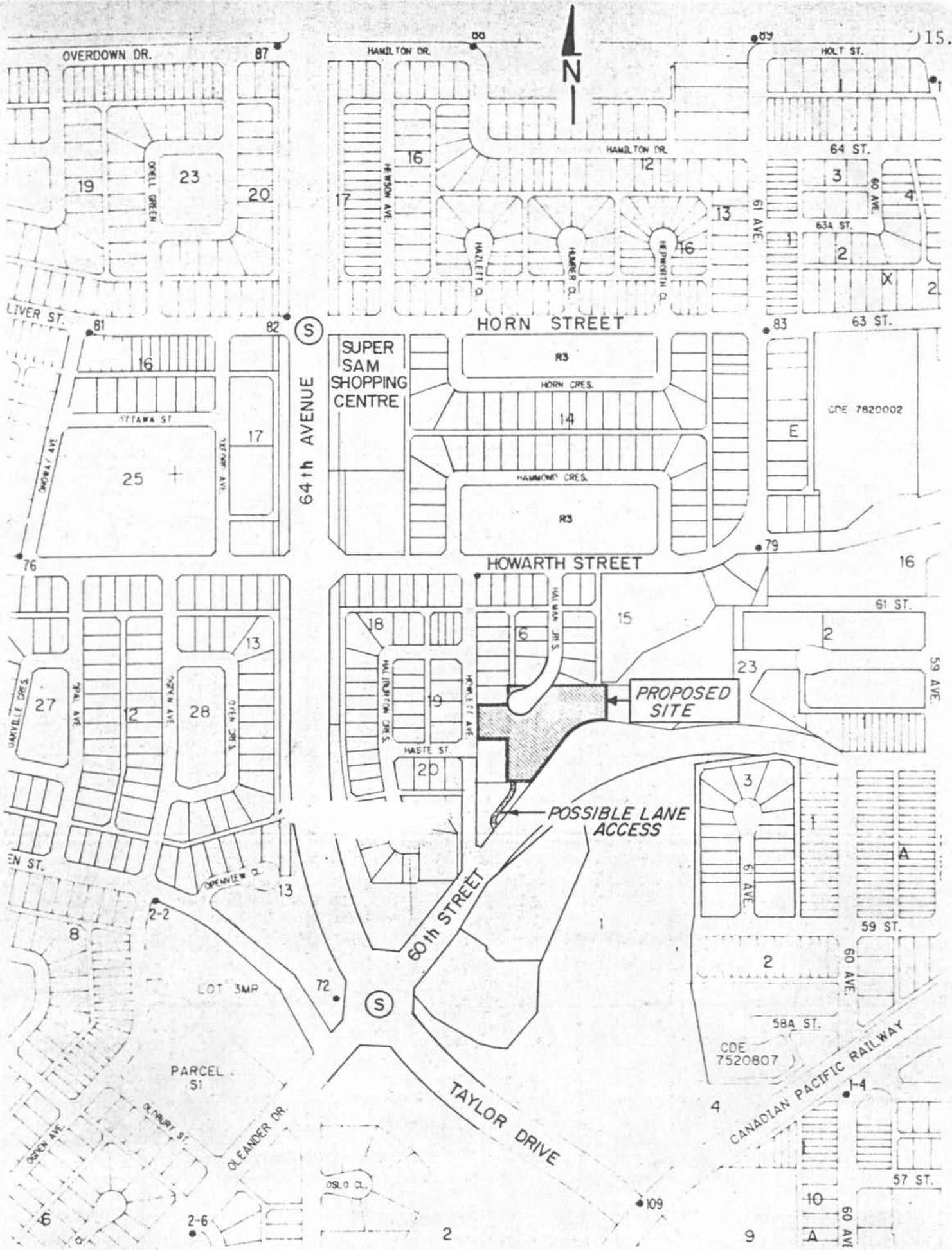


ILLUSTRATION No: 2

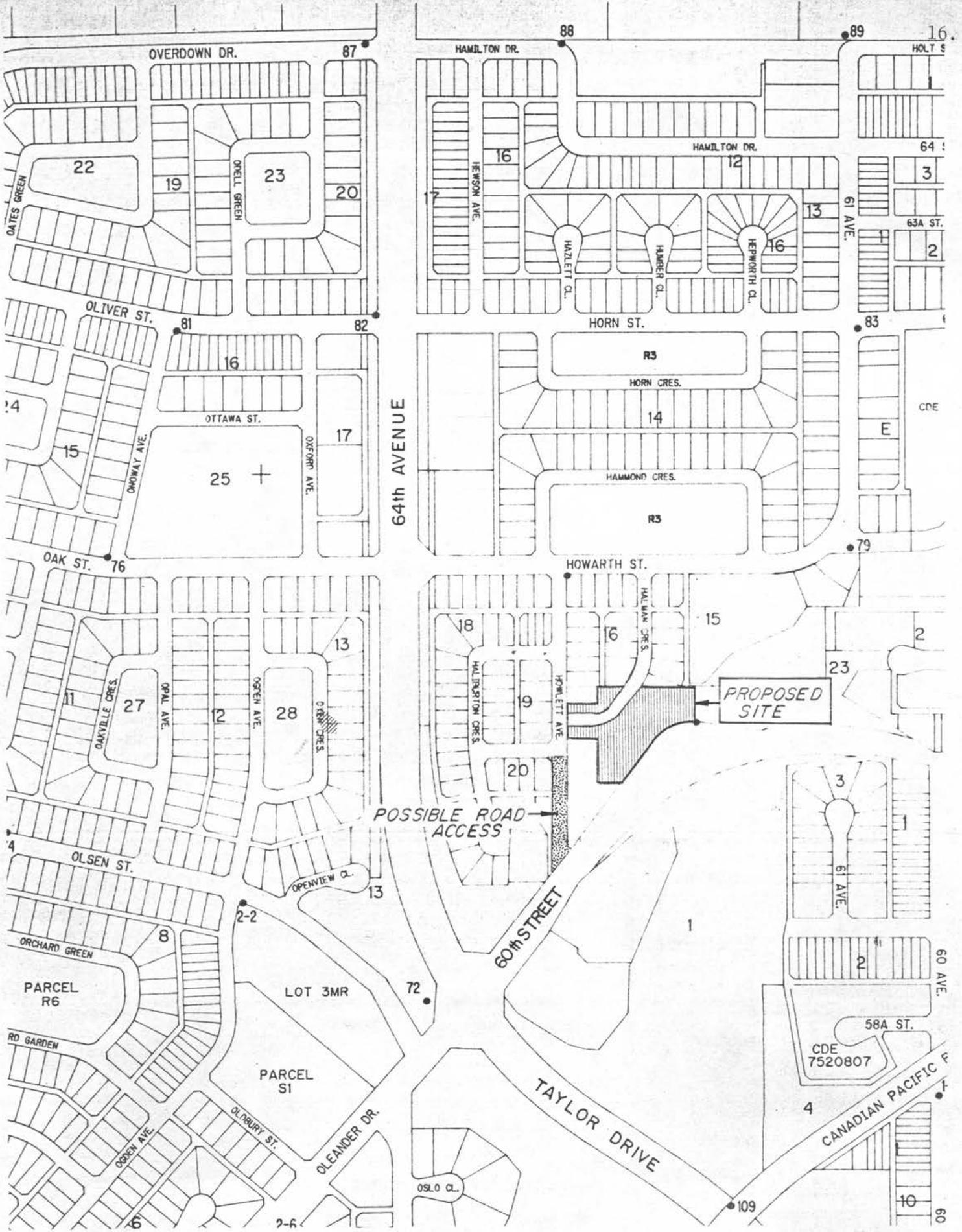


ILLUSTRATION No: 3



RED DEER REGIONAL PLANNING COMMISSION

49.

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

NO. 12

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

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

August 28, 1989

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

Dear Sir:

Re: Rezoning - Block 8, Plan XLII; Block 15, Plan 792 2849
Highland Green - CANAVEST

Enclosed herewith is a proposed land use bylaw amendment which would be necessary for the approval of the development proposed by CANAVEST in the Highland Green area.

It is recommended that Council proceed with first reading of this bylaw, being 2672/W-89.

Yours truly,

W.G.A. Shaw, MCIP
DEPUTY DIRECTOR
WS/cc

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 STETTNER—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 NORGLÉNWOLD—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 STETTNER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

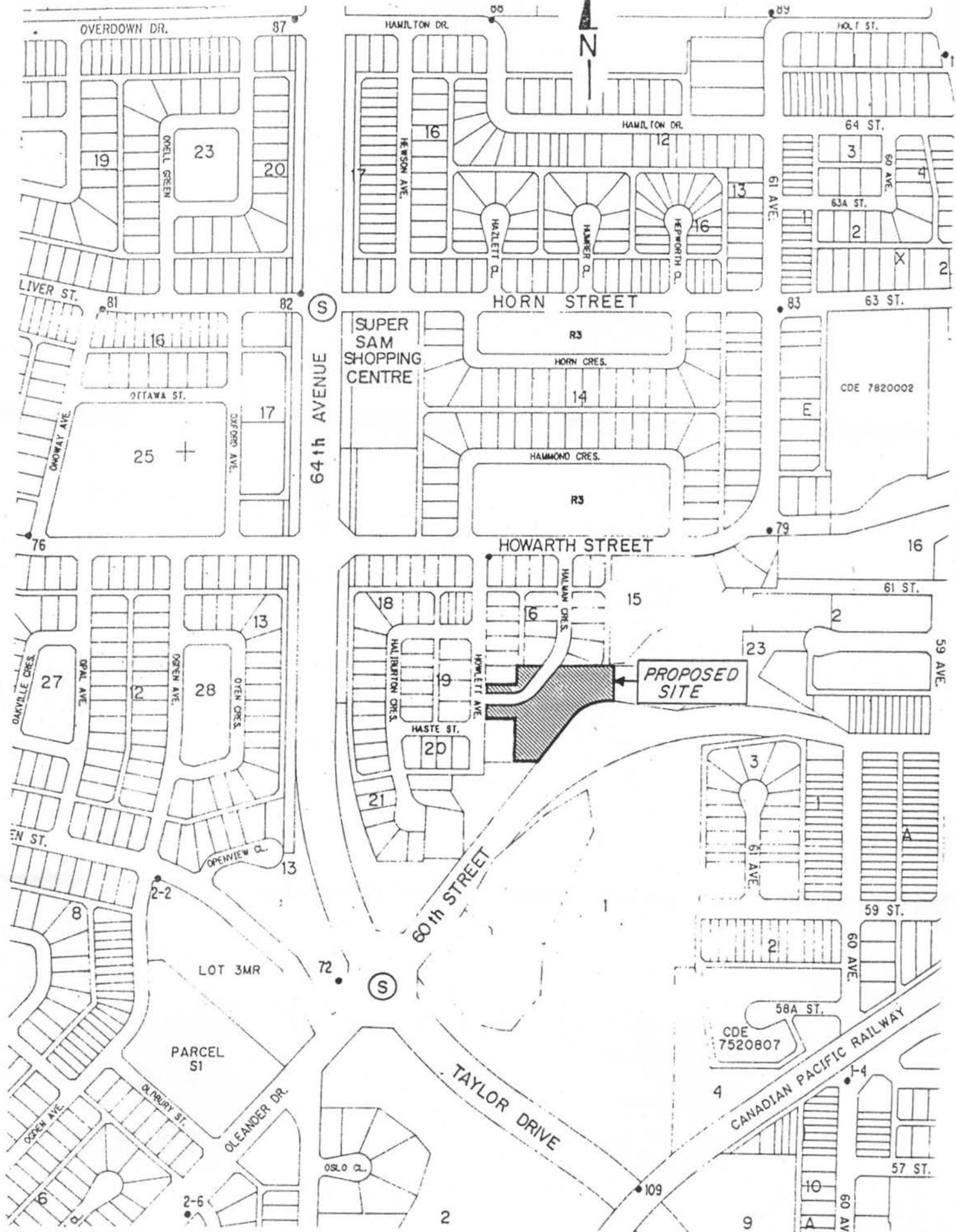


ILLUSTRATION No: 1

ORIGINAL DEVELOPMENT PATTERN

DATE August 21, 1989

NO. 19 P. 94

Moved by Alderman _____, Seconded by Alderman _____

"RESOLVED that Council of The City of Red Deer having considered proposal by Canavest Properties Inc. to construct a 55 unit condominium development on Lot 8, Plan XLII adjacent C.O.T. #792085030 and Lot 8B, Block 15, Plan 792-2849 hereby approves the proposal in principle subject to the minor modifications referred to by the Planning Commission and to the conditions as outlined by the Administration as presented to Council August 21, 1989. "

Condo plan considered

19/08/89

A Calgary company proposes to build a 55-unit condominium complex in a complicated piece of Highland Green property, a report to council Monday says.

Canavest Properties Inc., wants the city to rezone the land near the south end of Halman Crescent and just north of 60th Avenue from prime agricultural to multi-residential.

A Saskatchewan firm attempted to build a similar development on the site in early 1988 but after getting the land rezoned couldn't sell enough luxury condominium units to begin construction.

The 1988 deal upset numerous adjacent property owners in the immediate neighborhood who met with the city and the Saskatchewan firm before working out a compromise.

The area is about 2.8 acres. A lane to the east of the property will also require a turnaround to accommodate the proposal.

Canavest also proposes to dedicate 1.17 acres of land to the city.

The three-floor units would each have two-bedrooms and about 165 people in total, a report to council says.

The proposed population density is higher than the 1988 proposal but still 37 per cent lower than the medium density limit, Djamshid Rouhi, senior planner with the city planning section, says in a report.

"Subject to small modifications regarding lane turnaround and rearrangement of parking the proposal is acceptable." Mr. Rouhi says.

<input type="checkbox"/>								
Pimm	Campbell	McGregor	Kokotailo	Connelly	Surkan	Moffat	Gillbault	
<input type="checkbox"/>								
McGhee					Carried	Defeated	Withdrawn	



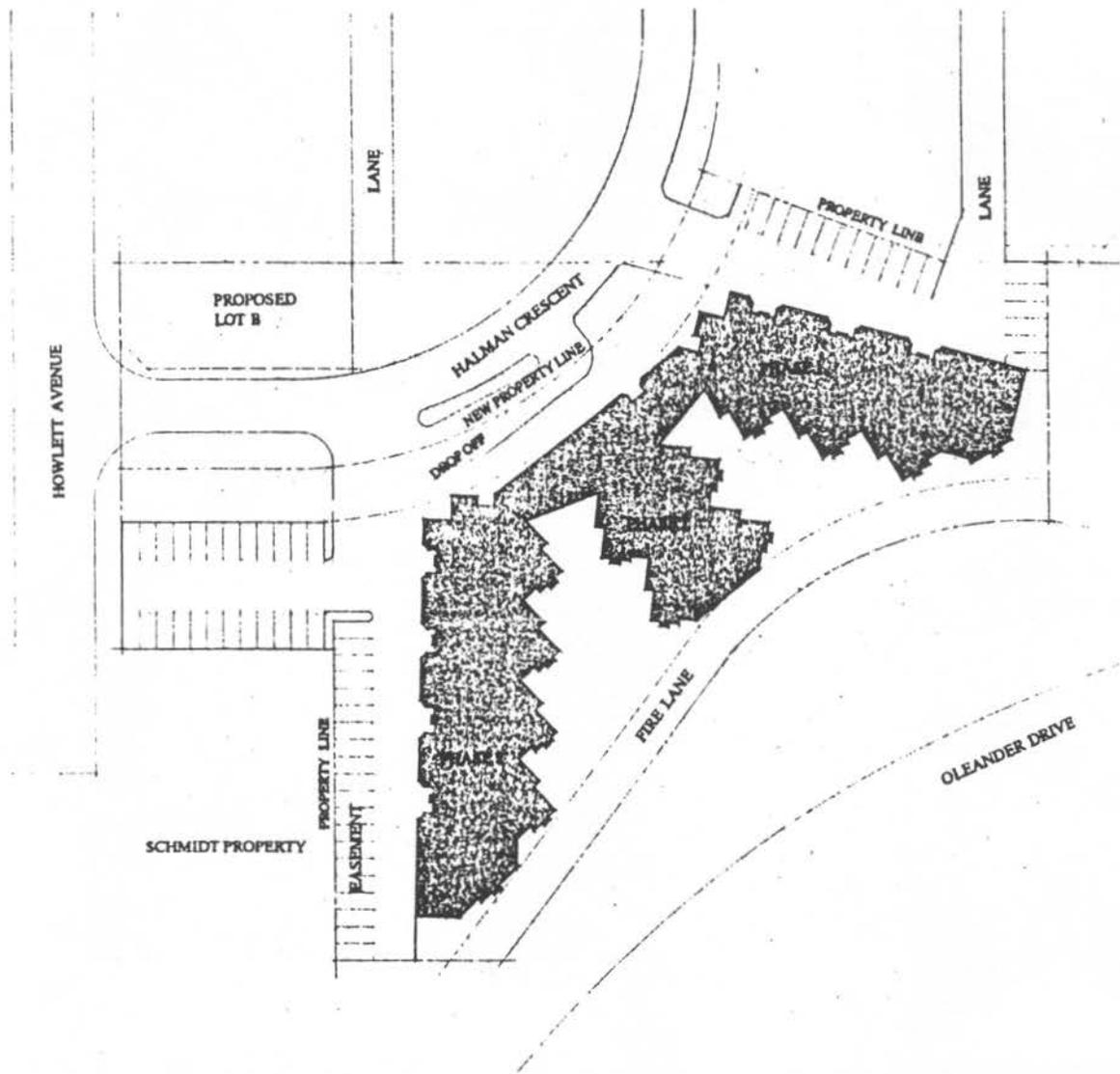
= For



= Against



= Absent



AREA PLAN
1" = 40'

DEDICATED MUNICIPAL RESERVE

DEVELOPMENT DATA:

Legal Description:	Remainder Lot 8, Plan 2806; and Lot 8B Block 15, Plan 792-2849 and adjacent C.O.T.
Subdivision:	Highland Green
Municipal Address:	Halmman Crescent
Municipality:	Red Deer, Alberta
District Permitted:	R3-216D
Actual Zoning:	R3-140D
Permitted Use:	Apartment Housing
Site Area:	13,078.8 s.m.
Maximum Building Height Provided:	3 Storeys
Minimum Site Area per Unit Provided:	237.8 s.m.
Parking Required:	1.5 per unit = 83 spaces
Parking Provided:	83 spaces
Visitor Parking Required:	1 per 5 units = 11 spaces
Visitor Parking Provided:	11 spaces
Total Required:	94 spaces
Total Provided:	94 spaces

INDEX OF DRAWINGS

- A1 - AREA PLAN, DEVELOPMENT DATA
- A2 - SITE PLAN - MAIN FLOOR PLAN
- A3 - SECOND AND THIRD FLOOR PLANS
- A4 - ELEVATIONS AND BUILDING SECTION

Paul J. Couillard Architect Ltd.

102, 1233 119th Street Edmonton, Alberta
Canada T5J 1N3
Telephone 403 425 1133
Facsimile 403 428 8458

WESTRIDGE PARK
A Proposed 55 Unit Apartment Complex by
Canavest Properties Inc.
Halmman Crescent, Highland Green
Red Deer, Alberta

AREA PLAN, DEVELOPMENT DATA
INDEX OF DRAWINGS

Designed by:	PAUL COUILLARD
Drawn By:	KELLY MACKEY
Date:	AUGUST 4, 1989

A1

HOWLETT AVENUE

PROPOSED LOT B

HALMAN CRESCENT

LANDSCAPED BUFFER

DRIVEWAY

5'-0" SETBACK

CANOPY

ATRIUM

VISITOR PARKING

TRASH

SCHMIDT PROPERTY

PROPERTY LINE

EASEMENT

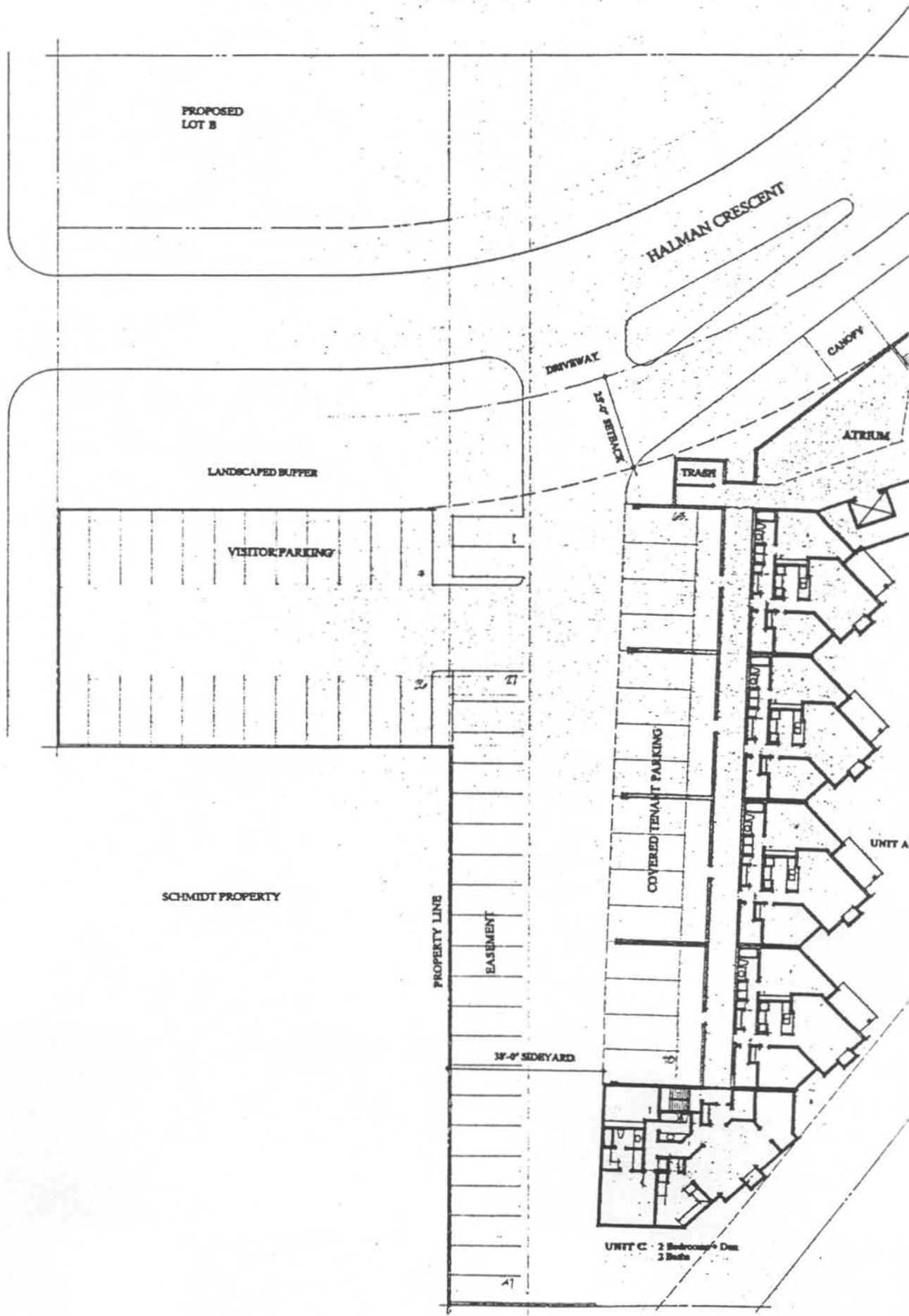
COVERED TENANT PARKING

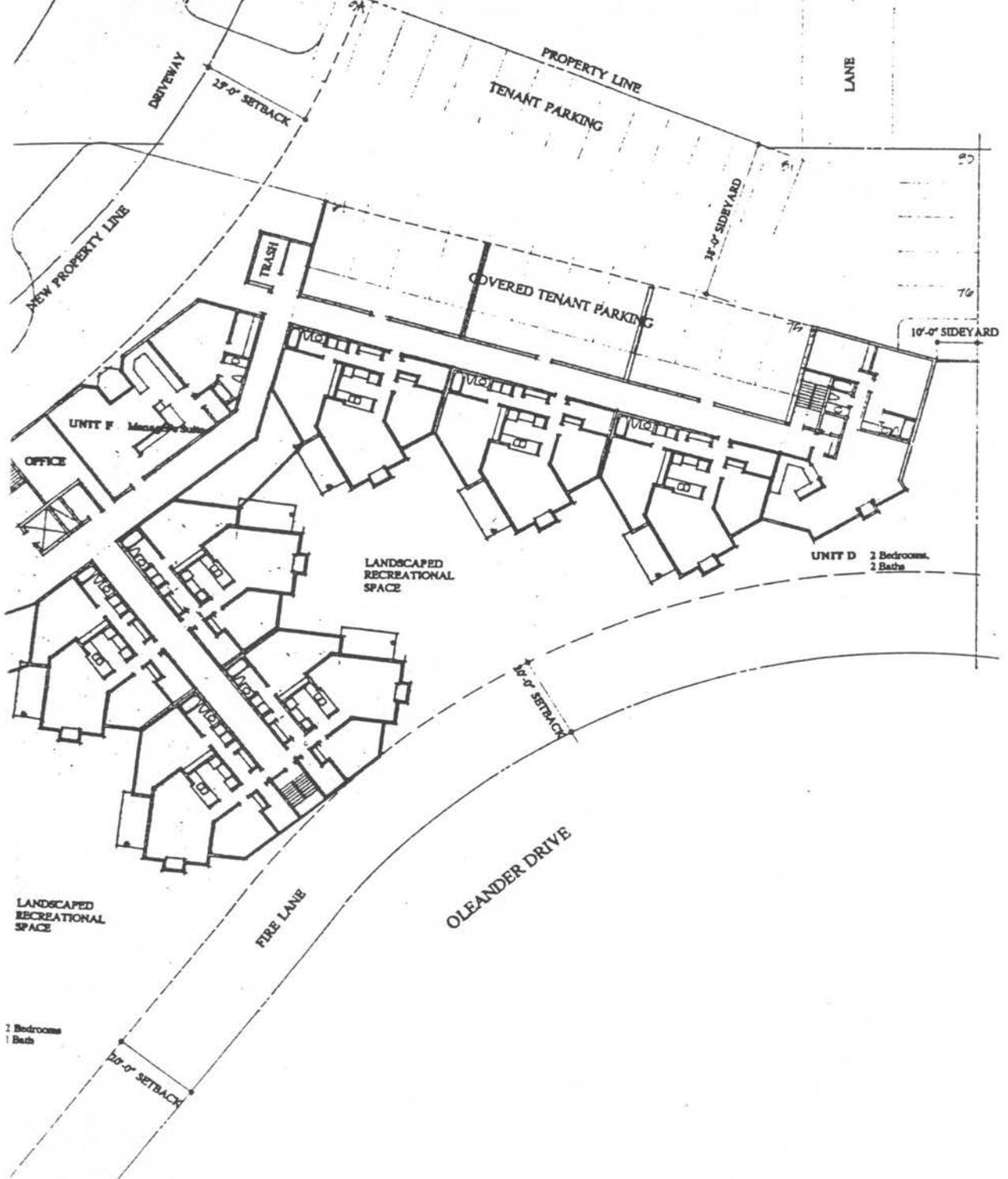
UNIT A

18'-0" SIDEYARD

UNIT C - 2 Bedrooms - Den
2 Baths

47





SITE PLAN - MAIN FLOOR PLAN
1/4" = 1'-0"



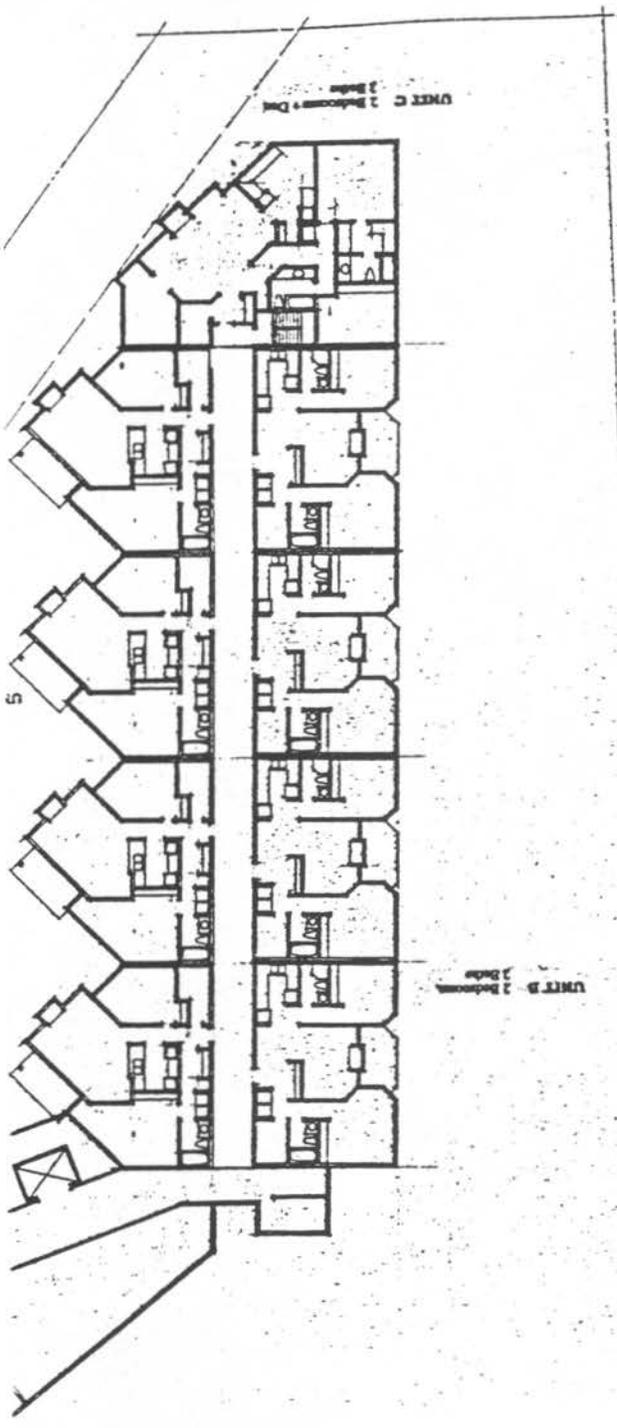
Paul J. Couillard Architect Ltd.

302, 10217 109 Street, Edmonton, Alberta
Canada T5J 1K3
Telephone 463 423 1133
Facsimile 463 424 6400

WESTRIDGE PARK
A Proposed 55-Unit Apartment Complex by
Canavest Properties Inc.
Hobson Crescent, Highland Green
Red Deer, Alberta

SITE PLAN/
MAIN FLOOR PLAN

Designed by: PAUL COUILLARD	A2
Drawn by: KELLY MACKAY	
Date: AUGUST 4, 1999	



UNIT A 2 Bedrms
2 Baths

UNIT B 2 Bedrms
2 Baths

UNIT C 2 Bedrms
2 Baths



UNIT D 2 Bedrooms,
2 Baths

A 2 Bedrooms
1 Bath

SECOND & THIRD FLOOR PLAN
1/8" = 1'-0"



Paul J. Couillard Architect Ltd.

125 100 110 120 130 140 150 160 170 180 190 200

302, 16357 169 Street, Edmonton, Alberta
Canada T5J 1N3
Telephone 403 424-1133
Facsimile 403 424-6468

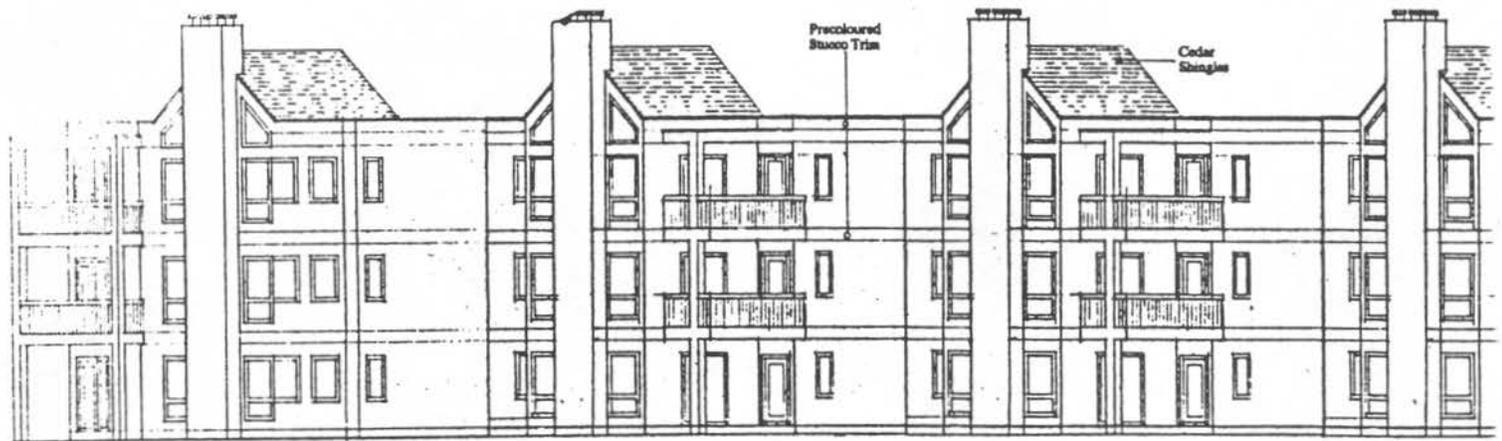
WESTRIDGE PARK
A Proposed 55 Unit Apartment Complex by
Canavest Properties Inc.
Hobson Crescent, Hightland Green
Red Deer, Alberta

**SECOND AND
THIRD FLOOR PLAN**

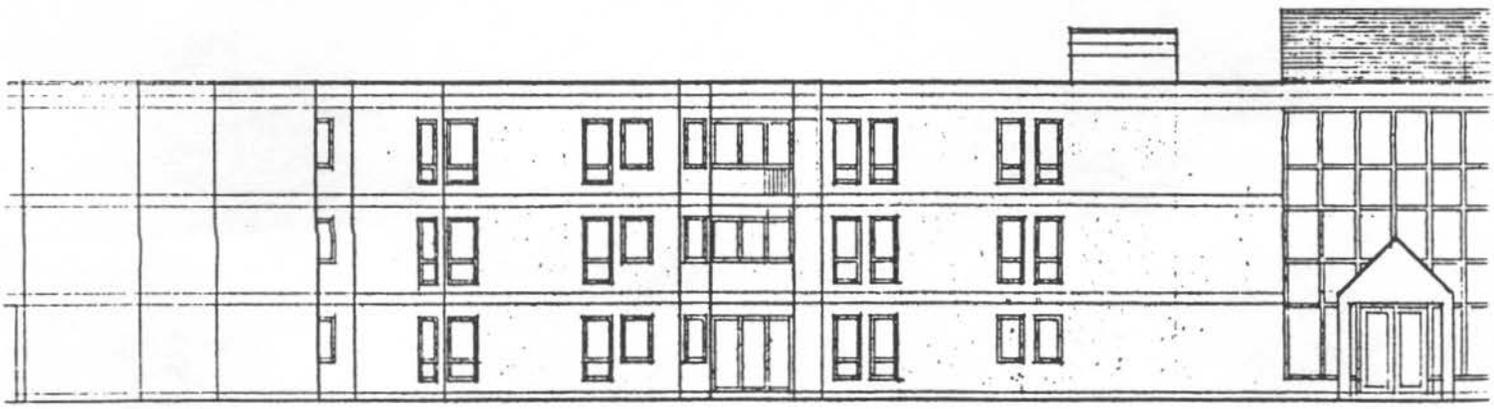
Designed by Drawn By	PAUL COUILLARD KELLY MACKAY	A3
Date	AUGUST 4, 1989	



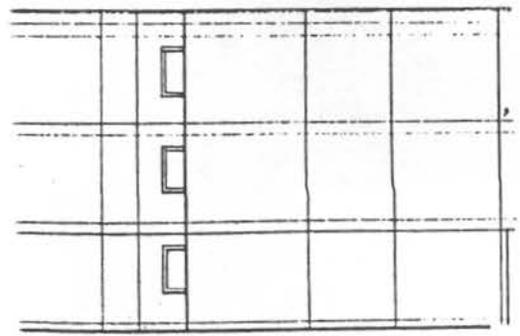
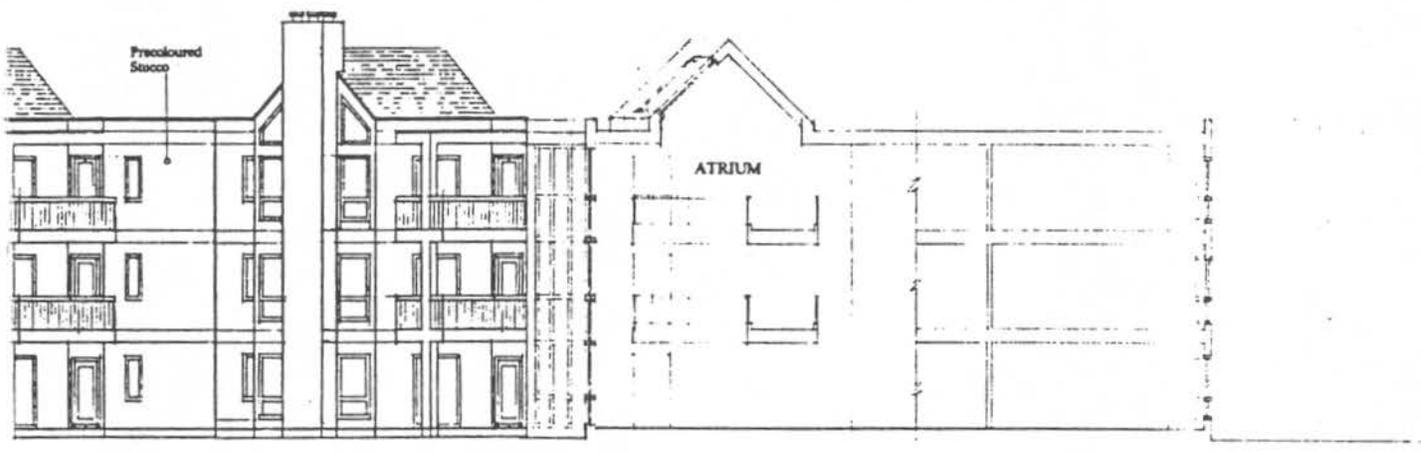
WEST ELEVATION (EAST SIMILAR)
1/8" = 1'-0"



TYPICAL COURTYARD ELEVATION
1/8" = 1'-0"



NORTH ELEVATION (HALMAN CRESCENT)
1/8" = 1'-0"



Paul J. Couillard Architect Ltd.

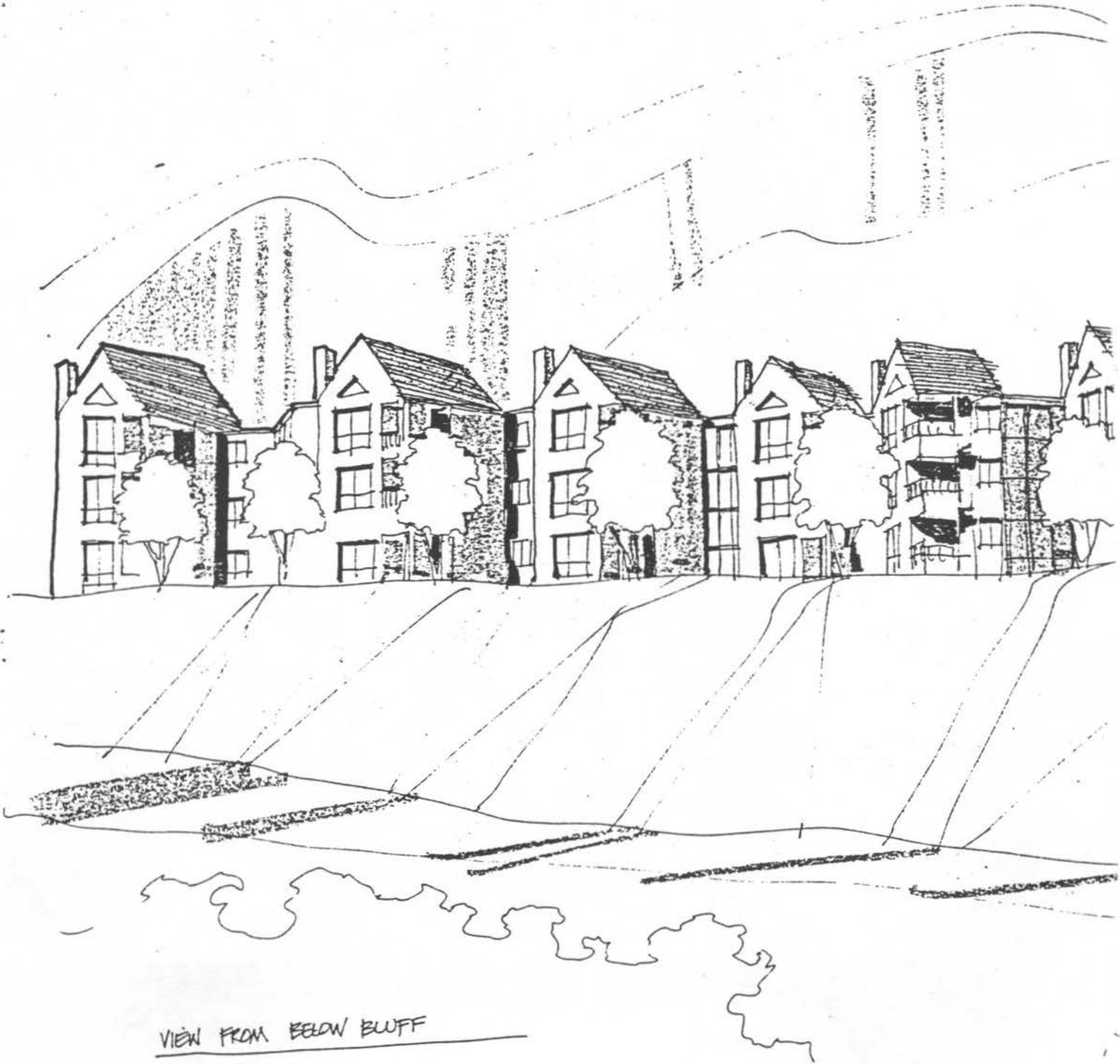
302, 10537 100 Street, Edmonton, Alberta
 Canada T5J 1R2
 Telephone 403 423 1133
 Facsimile 403 428 8488

WESTRIDGE PARK
 A Proposed 53 Unit Apartment Complex by
Canavest Properties Inc.
 10000 Crossway, Highland Green
 Red Deer, Alberta

ELEVATIONS

Designed by: PAUL COUILLARD
 Drawn by: KELLY MACKAY/
 PAUL COUILLARD

A4



VIEW FROM BELOW BLUFF



Paul J. Coxillford Architects Ltd.



303, 16357 109 Street, Edmonton, Alberta
Canada T5J 1P3
Telephone 403 423-1133
Facsimile 403 423-5465

Proposed Apartment Development for Clearview Properties Inc.
The Suites at Highland Green
Midtown Crossing
Red Deer, Alberta



THE CITY OF RED DEER

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

City Clerk's Department 342-8132
October 5, 1989

Canavest Properties Inc.
837 - 2nd Ave. S.W.
Calgary, Alberta
T2P OE6

Attention: Mr. Rick Hanson

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/W-89/REDESIGNATION OF LOT 8,
PLAN XL11 AND LOT 8B, BLOCK 15, PLAN 792-2849/CUNNINGHAM
PROPERTY/HIGHLAND GREEN

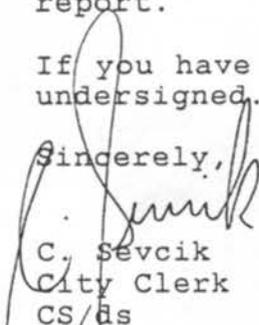
At the Council meeting of October 2, 1989, Land Use Bylaw Amendment 2672/W-89 was given second reading by Council following the Public Hearing. Third reading of the Bylaw was tabled to enable the Developer to meet with the Administration and the Community to further review the traffic movements in this area and in relation to the proposed development. Accordingly, we would request that you arrange this meeting with the Administration and the Community and in this regard it is suggested that you make contact with the following:

Administration - Engineering Department - 342-8158
Regional Planning Commission - Sr. Planner, D. Rouhi, 343-3394
Community - Karol Luciani, Res. 343-1834, Bus. 343-8997

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. We look forward to a further report to come back to Council following your meeting with the Administration and the Community in due course. Third reading of the Bylaw will be deferred pending receipt of said report.

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

Sincerely,

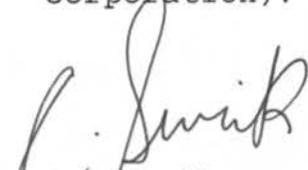

C. Sevcik
City Clerk
CS/as

c.c. City Commissioners Dir. of Eng. Ser. Sr. Planner, K. Luciani
Bylaws & Insp. Mgr. City Assessor Fire Chief Insp. Pearson

DATE: September 25, 1989
TO: City Council
FROM: City Clerk
RE: PUBLIC HEARING/LAND USE BYLAW AMENDMENT 2672/X-89

A Public Hearing has been advertised pertaining to Land Use Bylaw Amendment 2672/X-89 for Monday, October 2, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/X-89 provides for "indoor shooting range and gunsmithing" as a discretionary use on Lot 8K, Block 6, Plan 802-2853, 7889 - 49 Avenue (application by the Shooting Gallery Corporation).


C. Sevcik
City Clerk
CS/ds



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-8195

City Clerk's Department 342-8132

September 6, 1989

Weddell, Mehling, Pander & Associates Realty Ltd.
202, 4708 - 50 Ave.
Red Deer, Alberta
T4N 4A1

Attention: Mr. Larry Kemshead, Commercial Leasing Specialist

Dear Sir:

RE: THE SHOOTING GALLERY CORPORATION/7889 - 49 AVENUE, RED DEER
LOT 8K, BLOCK 6, PLAN 802-2853

I would advise that your letter of August 23, 1989, on behalf of The Shooting Gallery Corporation requesting Council to amend the Land Use Bylaw to enable the aforesaid Corporation to lease the premises referred to above, was considered at the Council meeting of September 5, 1989.

At the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves in principle the application submitted on behalf of The Shooting Gallery Corporation to locate at 7889 - 49 Avenue, Lot 8K, Block 6, Plan 802-2853, subject to Council's approval of a Land Use Bylaw Amendment."

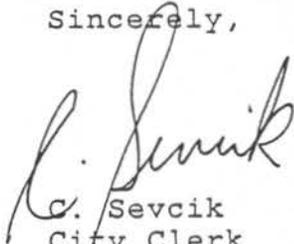
In addition, Council gave first reading to Land Use Bylaw Amendment 2672/X-89, a copy of which is enclosed herewith.

This office will now proceed with preparation of advertising for a Public Hearing to be held on Monday, October 2, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising will be scheduled to appear in the Advocate on Friday, September 15 and 22. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of said advertising. The estimated cost in this instance is \$300.00, and we will require this deposit by no later than Tuesday, September 12 in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

page 2
Weddell, Mehling

I trust you will find this satisfactory, however if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik
City Clerk
CS/ds
Encl.

c.c. Bylaws & Inspections Manager
Dir. of Engineering Services
City Assessor
E.L. & P. Manager
Dir. of Community Services
Urban Planner
Inspector Pearson
Fire Chief
Council & Committee Secretary, Wilma



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132

October 5, 1989

Mr. Larry Kemshead, Commercial Leasing Specialist
Weddell, Mehling, Pander & Associates Realty Ltd.
202, 4708 - 50 Ave.
Red Deer, Alberta
T4N 4A1

Dear Sir:

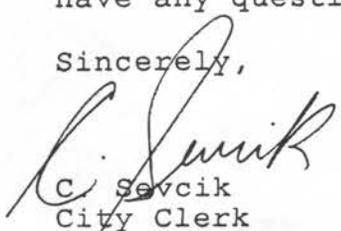
RE: THE SHOOTING GALLERY CORPORATION, 7889 - 49 AVE., RED DEER,
ALBERTA, LOT 8K, BLK. 6, PLAN 802-2853, LAND USE BYLAW
AMENDMENT 2672/X-89

Further to our letter of September 6, 1989, wherein you were advised of a Public Hearing in regard to the aforementioned Land Use Bylaw Amendment, I wish to advise as follows:

At the Council Meeting of Monday, October 2, 1989, Land Use Bylaw Amendment 2672/X-89 was given second and third reading by Council following the Public Hearing. Enclosed herewith is a copy of the aforementioned Bylaw amendment as finally approved by Council. In order to proceed further with the proposed operation, 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 taking place.

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 me.

Sincerely,


C. Sevcik
City Clerk
Encl.

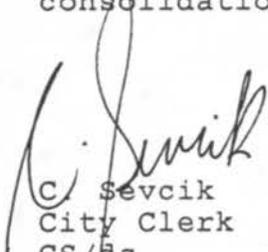
c.c. Bylaws & Inspections Manager
Director of Engineering Services
City Assessor
E.L. & P. Manager
Dir. of Community Services
Urban Planner
Inspector Pearson
Fire Chief

DATE: October 3, 1989
TO: Red Deer Regional Planning Commission
Sr. Planner
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/X-89

I would advise that Council of The City of Red Deer on Monday, October 2, 1989, gave second and third reading to the aforementioned Land Use Bylaw Amendment, a copy of which is enclosed herewith.

Bylaw 2672/X-89 provides for "indoor shooting range and gunsmithing" as a discretionary use on Lot 8K, Blk. 6, Plan 802-2853, 7889 - 49 Ave. (application submitted by the Shooting Gallery Corporation).

Trusting you will find this satisfactory and that you will be sending us a revised sheet for inclusion in the office consolidation copy at your earliest convenience.


C. Sevcik
City Clerk
CS/bs
Encl.

c.c. Bylaws & Inspections Manager
City Assessor
Dir. of Engineering Services
E.L. & P. Manager
Dir. of Community Services
Inspector Pearson
Fire Chief

NO. 1

FILE NO.: R-32340

DATE: SEPTEMBER 22, 1989
TO: MAYOR & COUNCIL
FROM: LOWELL R. HODGSON
Recreation & Culture Manager
RE: 1990 MASTERS GAMES

The Alberta Sports Council, this summer, announced the first ever Masters Games to be held in the summer of 1990. With that announcement they invited bids for the privilege of hosting this event. The Recreation, Parks & Culture Board, in considering this invitation, asked for an opinion of the Red Deer Games Society since we were focusing our efforts on the 1995 Canada Games and since the Committee had just experienced the 1988 Alberta Winter Games.

The Red Deer Games Society met September 20 and indicated they would be supportive of the City if we were successful in hosting these Games. However, they would not likely be personally involved, but they would be active in helping organize another group to take on this responsibility. With that in mind, I have written the Alberta Sports Council expressing again our ongoing willingness to host these major events; however, no firm or final commitment has been made as our major focus is on the 1995 Canada Winter Games.

This memo is submitted to you as information only, and I will keep you posted if the Alberta Sports Council wish to pursue this with us further.



LOWELL R. HODGSON

/cjm

c. Craig Curtis



THE CITY OF RED DEER

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

Recreation and Culture Department 342-8100

September 21, 1989

Dennis Allan
Director of Games and Competitions
Alberta Sports Council
#302 1520, 4 Street S.W.
CALGARY, Alberta
T2R 1H5

Dear Dennis:

SUBJECT: 1990 MASTERS GAMES

The City of Red Deer has a history now of successfully hosting major sporting events. In 1975 we hosted Alberta Summer Games, and since then we have hosted other Alberta Games as well as Canadian championships in various sporting events. Through this we have developed an "army" of volunteers who now have the expertise needed in staging these special events. Our facilities have benefitted from these experiences too and have been upgraded over the years to be excellent for both the athlete and the spectator.

Due to the short time frame given us and the tremendous day to day work pressure at this time of year, we have been unable to prepare any formal bid for the 1990 Masters Games. With this letter we wish to acknowledge our willingness and our ability to host that event. Our local Games Society met last night, and they have indicated a willingness to be involved. While they may not personally form a working committee for the 1990 Summer Games, they would assist in recruiting and putting together a working body. Final details would, of course, still remain to be finalized, but we did want to indicate our interest and commitment to the Alberta Sports Council. As I stated earlier, our workload simply has not allowed us time to prepare a bid; however, I think your Council is well aware of our potential.

As you well know, we intend to bid for the 1995 Canada Winter Games, and in fact, a committee is now preparing that bid. We are very optimistic with

.../2

Dennis Allan
Page 2
September 21, 1989
File No.: R-32336

this bid; however, we likewise know we could successfully host the Masters Games in 1990 if we were selected for that privilege.

Yours sincerely,

LOWELL R. HODGSON
Recreation & Culture Manager

/cjm

c. Craig Curtis, Director of Community Services

Commissioner's Comments

Submitted for Council's information.

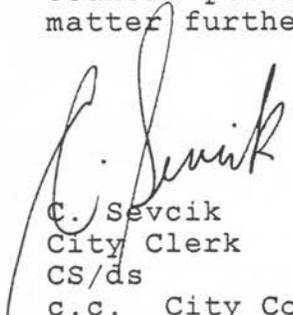
"R.J. MCGHEE"
Mayor

DATE: October 3, 1989
TO: Recreation & Culture Manager
FROM: City Clerk
RE: 1990 MASTERS GAMES

Your report dated September 22, 1989, pertaining to the above matter, along with your letter addressed to Dennis Allan, Dir. of Games and Competitions, appeared on the Council Agenda of October 2, 1989.

The above material was presented for Council's information only and it was agreed that same be filed.

Trusting you will find this satisfactory and that you will keep Council posted if the Alberta Sports Council wish to pursue this matter further with us.



C. Sevcik
City Clerk
CS/ds
c.c. City Commissioners
Dir. of Community Services

DATE: September 21, 1989
 TO: City Clerk
 FROM: Bylaws and Inspections Officer
 RE: 18 ABBOTT AVENUE
 LOT 5A, BLOCK 2, PLAN 5026 T.R.

We have received complaints from the residents within the neighbourhood that the property at 18 Abbott Avenue is becoming an untidy condition by reason of weeds and discarded lumber being stored within the rear yard. The owner is Judith Nolan of the same address. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove the weeds and discarded lumber, and clean up the subject property.

Should the owner fail to remedy these conditions, City forces will be authorized to do the required work. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner September 7, 1989 and August 16, 1989, advising her of the site condition and requesting the property to be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are untidy and constitute a nuisance by reason of weeds and discarded lumber, Judith Nolan, being the owner of 18 Abbott Avenue, in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to remove the weeds and discarded lumber and clean up the subject property, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Judith Nolan 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,

Peter Holloway

R. Strader
 Bylaws and Inspections Manager
 BUILDING INSPECTION DEPARTMENT

Commissioner's Comments

We would recommend that Council pass the resolution as suggested by the Bylaws and Inspections Manager.

"R.J. MCGHEE"
 Mayor

Acknowledgement of Receipt		Avis de réception	
<input checked="" type="checkbox"/> To be completed at Office of Origin		<input checked="" type="checkbox"/> À remplir par le Bureau d'origine	
Name of Addressee		Nom du destinataire	
<i>Mrs Judith Nolan</i>		<i>18 Abbott Ave.</i>	
P.O. Box, R.R. or Apt. No. No. & Street		C.P. n° de R.R. ou d'app. n° et rue	
<i>Red Deer</i>		<i>AB.</i>	
City	Province	Country	Pays
			<i>Postal CODE postal</i>
<input checked="" type="checkbox"/> 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.		<input checked="" type="checkbox"/> 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 renvoyé par le premier courrier à l'adresse indiquée au recto.	
The registered item referred to at <input checked="" type="checkbox"/> was delivered on:		L'item recommandé décrit en <input checked="" type="checkbox"/> a été livré le:	
		<i>Oct. 05 1989</i>	
Signature of Postmaster at Office of Delivery	Signature de l'agent du bureau de destination	Signature of Addressee or Authorized Representative	Signature du destinataire ou de son représentant
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
		Date Stamp of Office of Delivery Timbre à date du bureau de destination <div style="border: 1px solid black; padding: 5px; display: inline-block;"> 5 [X] 1989 RED DEER ALBERTA </div>	
33-086-230 (11-80)			



Canada Post / Postes Canada

(A) Office of Origin (A) Bureau d'origine

Registration No. de recommandation

CR. 412

Date

Oct 4/89

Post Office of Mailing / Bureau d'expédition

City Centre

AR

(B) Return to (B) Retournez à

City of Red Deer
Box 5008
Red Deer AB.
T4N 3T4

Oct. 2, 189
Item 3
letter
to J. Nolan

RECEIVED
OCT - 6 1989
CITY OF RED DEER

Canada Post / Postes Canada
On Postal Service / Service des postes



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

October 3, 1989

Ms. Judith Nolan
18 Abbott Avenue
Red Deer, Alberta

Dear Ms. Nolan:

RE: UNTIDY PREMISES, 18 ABBOTT AVENUE

I would advise that Council of The City of Red Deer at its meeting held on Monday, October 2, 1989, passed the following motion concerning the aforementioned property.

"RESOLVED THAT, Council being of the opinion that the premises hereinafter described are untidy and constitute a nuisance by reason of weeds and discarded lumber, Judith Nolan, being the owner of 18 Abbott Avenue, in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to her by registered mail, to remove the weeds and discarded lumber and clean up the subject property, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Judith Nolan 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 appropriate action.

Your cooperation in this matter would be greatly appreciated.

Sincerely,

C. Sevcik
City Clerk
CS/ds

c.c. Bylaws & Inspections Manager
DOUBLE REGISTERED



RED DEER REGIONAL PLANNING COMMISSION

22.

NO. 3

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

September 20, 1989

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

Dear Sir:

Re: Bylaw No. 2672/Z-89
Proposed Land Use Amendment

As per City Council resolution dated September 18, 1989 which agreed to permit a real estate office to be located in the Capri Centre.

The required Land Use Amendment is attached for City Council's consideration.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
DR/cc

Attachment

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 NORGLIWOLD—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



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

September 20, 1989

Capri Centre
3310 - 50 Ave.
Red Deer, Alberta
T4N 3X9

Attention: Mr. A.R. Pasutto

Dear Sir:

RE: CAPRI CENTRE - REAL ESTATE OFFICE

Your request that Council amend the Land Use Bylaw to enable a Real Estate Office to locate on the Ground Floor of the Capri Centre was considered at the Council meeting of September 18, 1989.

At the above noted meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request of the Capri Centre to amend the Land Use Bylaw to include a real estate office at the Capri Centre be approved in principle."

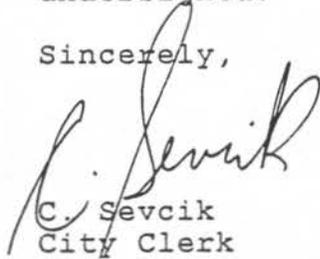
In light of Council's decision, the administration will prepare a bylaw amendment for first reading consideration at the October 2 meeting. Assuming the bylaw is given first reading at the October 2 meeting, a Public Hearing would be advertising for the Council meeting of October 30.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of said advertising. The estimated cost in this instance is \$300.00, and we will require this deposit by no later than October 6. Once the actual costs are known, you will be either invoiced for or refunded the balance.

page 2
Capri Centre

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. Bylaws & Inspections Manager
Dir. of Engineering Services
City Assessor

Senior Planner, D. Rouhi - Please prepare the Bylaw Amendment
for first reading, Council Agenda
October 2/89. Thank you.



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132
October 4, 1989

The Capri Centre
3310 - 50 Ave.
Red Deer, Alberta
T4N 3X9

Attention: Mr. A. R. Pasutto

Dear Sir:

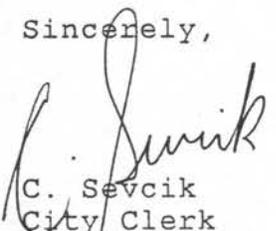
RE: CAPRI CENTRE - REAL ESTATE OFFICE/LAND USE BYLAW AMENDMENT
2672/Z-89

Council of The City of Red Deer at its meeting held Monday, October 2, 1989, gave first reading to Land Use Bylaw Amendment 2672/Z-89, which provides for a "real estate office" as a permitted use on Lot G-1, Plan 3237 N.Y. (The Capri Centre).

This office will now proceed with advertising for a Public Hearing to be held on Monday, October 30, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. Your deposit in the amount of \$300.00 is hereby acknowledged. Once the actual costs of advertising are known, you will be either invoiced for or refunded the balance.

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/ds

c.c. Senior Planner
Bylaws & Inspections Manager
Council & Committee Secy., Wilma

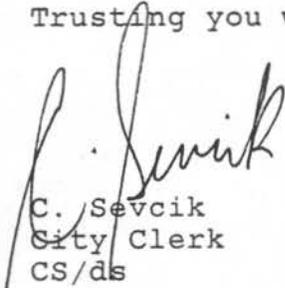
DATE: October 4, 1989
TO: Senior Planner
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/Z-89

Council of The City of Red Deer at its meeting held on Monday, October 2, 1989, gave first reading to the above noted bylaw.

Bylaw 2672/Z-89 provides for a "real estate office" as a permitted use on Lot G-1, Plan 3237 N.Y. (The Capri Centre). Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with advertising for a Public Hearing to be held on Monday, October 30, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds
Encl.

c.c. Bylaws & Inspections Manager
City Assessor
Dir. of Engineering Services
Fire Chief
E.L. & P. Manager
Council & Committee Secretary, Wilma

DATE: September 14, 1989
 TO: City Clerk
 FROM: Public Works Manager
 RE: Wastewater Treatment Plant - Boilers

=====

Several years ago a decision was made at the Wastewater Treatment Plant to burn digester gas in the boilers to generate some of the heat required to operate the plant. After an initial test on all three boilers, it was decided to confine the burning of digester gas to #1 boiler.

The advantage of using digester gas is that because it is a by-product of the wastewater treatment process, it is available at no cost and can therefore reduce the amount of natural gas which must be purchased. The disadvantage is that digester gas has a high H2S content, making it very corrosive, and it therefore corrodes boiler tubes very quickly.

Normally we would budget between \$1000 and \$1500 for boiler maintenance - when digester gas is burned this number is considerably higher. We had done some major repair work in 1988 and had hoped this would carry us through 1989. A recent boiler inspection has revealed some major repair requirements which were not budgeted for. It is anticipated that this will result in an overexpenditure of \$5000.

Below is a table showing actual costs and savings for 1987 and 1988 and projected costs and savings for 1989 and 1990.

Year	Additional Repair Costs to #1 Boiler due to Digester Gas	Savings Due to Reduction in Natural Gas Purchased	Net Saving
1987	6,875	36,800	29,925
1988	5,600	17,000	11,400
1989	5,000	22,000	17,000
1990	6,800	22,000	15,200
Total	24,275	97,800	73,525

The repairs to boiler #1 are presently underway. This report is presented for the information of Council.


 Gordon Stewart, P. Eng.
 Public Works Manager

GAS/sh
 c.c. Treatment Plants Superintendent

DATE: September 19, 1989
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: PUBLIC WORKS MANAGER WASTEWATER TREATMENT
PLANT/BOILERS

The Public Works Manager is advising Council of a 1989 overexpenditure in a Wastewater Treatment Plant account of \$5,000. This overexpenditure is the result of an unanticipated repair.

Unless Council indicates otherwise it will be assumed Council approves of the overexpenditure.



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

AW/mrk

Commissioner's Comments

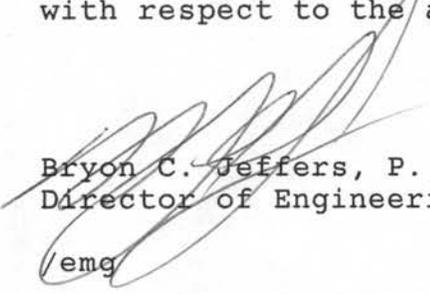
We would recommend Council approve the overexpenditure of \$5,000. As can be seen the overexpenditure is more than covered by the savings in the use of natural gas.

"R.J. MCGHEE"
Mayor

*matth
agenda*

DATE: September 21, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: WASTEWATER TREATMENT PLANT - BOILERS

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


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

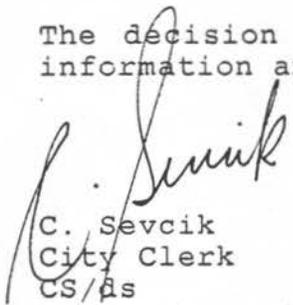
/emg

DATE: October 3, 1989
TO: Public Works Manager
FROM: City Clerk
RE: WASTEWATER TREATMENT PLANT BOILERS

Your report dated September 14, 1989, pertaining to the above topic was presented to Council October 2, 1989, and at which meeting Council passed the following motion approving the overexpenditure.

"RESOLVED that Council of The City of Red Deer having considered report from the Public Works Manager dated September 14, 1989, re: Wastewater Treatment Plant - Boilers repair hereby approve an overexpenditure of \$5,000.00 for said repairs and as recommended to Council October 2, 1989, by the Administration."

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


C. Sevcik
City Clerk
CS/as

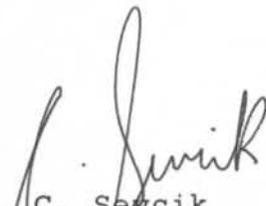
c.c. Dir. of Eng. Services
Dir. of Financial Services

DATE: September 25, 1989
TO: City Council
FROM: City Clerk
RE: UNFINISHED GARAGE, 94 NIVEN STREET, LOT 16, BLOCK 1,
PLAN 772-0982

At the Council Meeting of September 5, 1989, Council agreed that it would consider making the following Order at its meeting to be held on Monday, October 2, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

"RESOLVED that, Council being of the opinion that the premises hereinafter described are unsightly and detrimental to the surrounding area by reason of an unfinished garage, Sam Korpinski and Sally Russell, being the owners of 94 Niven Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and are hereby ordered and directed within thirty (30) days of a copy of this resolution being mailed to them by registered mail, to complete the garage, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Sam Korpinski and Sally Russell 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 owners have been notified of Council's intentions and that they will be given the opportunity of appearing and being heard by Council before the making of the Order.


C. Sercik
City Clerk
CS/ds

Commissioner's Comments

We would recommend Council pass the resolution as suggested.

"R.J. MCGHEE"
Mayor

ACKNOWLEDGEMENT OF RECEIPT
OF A REGISTERED ITEM

AVIS DE RÉCEPTION D'UN
ENVOI RECOMMANDÉ

*Oct 2/89
Item 5*

To be filled in by Sender

À remplir par l'expéditeur

Name of addressee

Nom du destinataire

SAM KORPINSKI + SALLY RUSSELL

Street and No., Apt. No., P.O. Box or R.R. No. N° et rue, n° d'app., n° de C.P. ou de R.R.

94 NIVEN STREET

City Ville

Province

Country

Pays

Postal CODE postal

RED DEER

ALBERTA

T4P 1Y7

To be completed at destination

À compléter à destination

As a matter of priority this advice must be signed by the addressee or, if this is not possible, by another person authorized to do so under the regulations of the country of destination, or, if these regulations so provide, by the official of the office of destination and returned by the first mail direct to the sender.

Cet avis doit être signé en priorité par le destinataire et, si cela n'est pas possible, par une autre personne y autorisée en vertu des règlements du pays de destination, ou, si ces règlements le prévoient, par l'agent du bureau de destination et renvoyé par le premier courrier directement à l'expéditeur.

The registered item referred to was delivered on:

L'item recommandé décrit a été livré le:

Sept 11 1989

Signature of Official at Office of Delivery

Signature de l'agent du bureau de destination

Signature of Addressee or Authorized Representative

Signature du destinataire ou de son représentant

[Signature]

Mrs. V. Korpinski

Date Stamp of Office of Delivery

Timbre à date du bureau de destination

577683

12 IX 1989

RED DEER ALBERTA

33-086-230 (9-85)

 Canada Post Corporation Société canadienne des postes

To be filled in by the Office of Origin	À remplir par le bureau d'origine
Office of Posting	Bureau de dépôt

Item N ^o d'envoi	Date of Posting	Date de dépôt
	Sept 8 / 89	

AR

RECEIVED
On Postal Service
SEP 12 1989
CITY OF RED DEER

C 5

Service des postes

RETURN TO:
RETOURNER A:

To be filled in by Sender
Please Print Clearly

À remplir par l'expéditeur
En lettres moulées S.V.P.

Name Nom
CITY OF RED DEER

St. and No., Apt. No., P.O. Box or R.R. No. N^o et rue, n^o d'app., n^o de C.P. ou de R.R.

Box 5008 CITY CLERKS

City Ville Province

RED DEER ALBERTA

CANADA

T4N 3T4
Postal CODE postal



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

September 6, 1989

Sam Korpinski & Sally Russell
94 Niven Street
Red Deer, Alberta

Dear Sir and Madam:

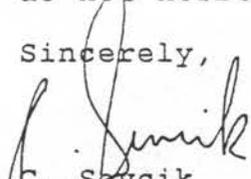
RE: UNFINISHED GARAGE, 94 NIVEN ST., LOT 16, BLOCK 1, PLAN 772-0982

Take Notice that Council of The City of Red Deer will at its meeting to be held in the Council Chambers of City Hall, Red Deer, Alberta, the 2nd day of October 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine, consider making the following Order:

Resolved that, Council being of the opinion that the premises hereinafter described are unsightly and detrimental to the surrounding area by reason of an unfinished garage, Sam Korpinski and Sally Russell, being the owners of 94 Niven Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and are hereby ordered and directed within thirty (30) days of a copy of this resolution being mailed to them by registered mail, to complete the garage, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Sam Korpinski and Sally Russell 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."

And further take notice that you will be given the opportunity of appearing and being heard by Council at the October 2nd meeting, before the making of the Order. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,


C. Sevcik
City Clerk
CS/ds

c.c. Bylaws & Inspections Manager
DOUBLE REGISTERED

Acknowledgement of Receipt		Avis de réception		Oct 21/89 Item 6	
<input checked="" type="checkbox"/> To be completed at: Office of Origin		<input checked="" type="checkbox"/> A remplir par le: Bureau d'origine			
Name of Addressee		Nom du destinataire			
<i>Sam Karpinski + Sally Russell</i>		<i>94 Niven St.</i>			
P.O. Box R.R. or Apt. No. No. & Street		C.P. n° de R.R. ou d'app. n° et rue			
<i>Red Deer Alberta</i>		<i>T4P 1X7</i>			
City	Ville	Province	Country	Pays	Postal CODE postal
<input checked="" type="checkbox"/> 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.		<input checked="" type="checkbox"/> 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 renvoyé par le premier courrier à l'adresse indiquée au recto.		Date Stamp of Office of Delivery	Timbre à date du bureau de destination
The registered item referred to at <input checked="" type="checkbox"/> was delivered on:		L'item recommandé décrit en <input checked="" type="checkbox"/> a été livré le:		<div style="display: flex; justify-content: space-around;"> Oct 11 1989 </div>	
Signature of Postmaster at Office of Delivery	Signature de l'agent du bureau de destination	Signature of Addressee or Authorized Representative	Signature du destinataire ou de son représentant		
<i>J. Webb</i>		<i>Sam Karpinski</i>			
33-086-230 (11-80)					



Canada Post / Postes Canada

(A) Office of Origin (A) Bureau d'origine

Registration No. de recommandation

CR. 411

Date

Oct 4 1989

AR

Post Office of Mailing / Bureau d'expédition

City Link

(B) Return to

(B) Retournez à

*City of Red Deer
Box 5008
Red Deer AB.
T4N 3T4*

RECEIVED
OCT 12 1989
CITY OF RED DEER



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132
October 3, 1989

Sam Korpinski and Sally Russell
94 Niven Street
Red Deer, Alberta

Dear Sir and Madam:

RE: UNFINISHED GARAGE, 94 NIVEN ST., LOT 16, BLK. 1, PLAN 772-0982

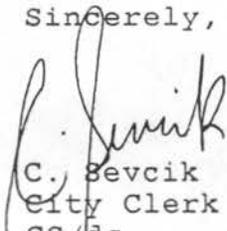
Further to our notice to you dated September 6, 1989, pertaining to the above matter, I would advise that Council of The City of Red Deer at its meeting held on Monday, October 2, 1989, passed the following motion:

"RESOLVED THAT, Council being of the opinion that the premises hereinafter described are unsightly and detrimental to the surrounding area by reason of an unfinished garage, Sam Korpinski and Sally Russell, being the owners of 94 Niven Street in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and are hereby ordered and directed within thirty (30) days of a copy of this resolution being mailed to them by registered mail, to complete the garage, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Sam Korpinski and Sally Russell 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 govern yourselves accordingly.

Your cooperation in this matter would be greatly appreciated.

Sincerely,


C. Sevcik
City Clerk
CS/ds

c.c. Bylaws & Inspections Manager
DOUBLE REGISTERED

DATE: September 19, 1989 CS-2.419
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: F.C.S.S. AGENCY FUNDING AGREEMENT

1. The Social Planning Manager has updated the F.C.S.S. Agency Funding Agreement. These amendments reflect the change in department name and more clearly outline the responsibility of the F.C.S.S. Board in changing or terminating the agreement.
2. The F.C.S.S. Board considered the revised agreement at its meeting on September 12, 1989, when it resolved to recommend that City Council approve the revisions as presented.
3. RECOMMENDATION

I support the comments of the F.C.S.S. Board and recommend that City Council approve the revised F.C.S.S. Agency Funding Agreement as submitted.



CRAIG CURTIS

CC:dmg

- c. Rick Assinger, Social Planning Manager
Colleen Palichuk, F.C.S.S. Board Chairman



Family and Community Support Services Program
 Box 5008
 City Hall
 RED DEER, Alberta T4N 3T4
 341-8100

SP-2.408

DATE: September 14, 1989
 TO: MAYOR MCGHEE AND COUNCIL
 FROM: COLLEEN PALICHUK, Chairman
 F.C.S.S. Board
 RE: F.C.S.S. AGENCY FUNDING AGREEMENT

The attached funding agreement is a revised form of one that was previously submitted to City Council on June 24, 1985. We recently reviewed the revised agreement and would recommend that Council approve of same.

For Council's information, the revised agreement achieves two objectives:

1. All references to the F.C.S.S. Department and staff have been revised to reflect the change in department name to Social Planning and the change of the title of "Manager" from "Director".
2. Sections 4.02 and 4.03 have been added. These additions more clearly outline the responsibility of the F.C.S.S. Board in changing or terminating the agreement. It also provides for continuity of the agreement after year end until approval of the subsequent year's budget. F.C.S.S. Board members felt this was a reasonable arrangement to affect a smooth transition from the year end until the subsequent year's budget has been approved by all municipalities.

We respectfully request the support of Council in approving the revised funding agreement.

COLLEEN PALICHUK, Chairman
 Red Deer and District
 Family and Community Support Services Board

RA/jt

c.c. Craig Curtis,
 Director of Community Services

Alan Wilcock,
 Director of Finance

City Solicitor

RED DEER AND DISTRICT
FAMILY AND COMMUNITY SUPPORT SERVICES BOARD

FUNDING AGREEMENT

THIS AGREEMENT made this _____ day of _____, 19__.

BETWEEN:

Hereinafter referred to as "The Agency"

AND

Red Deer and District
Family and Community Support Services Board

Hereinafter referred to as "The Board"

for the delivery of a project(s) to be known as:

WHEREAS, pursuant to the provisions of The Family and Community Support Services Act, The City of Red Deer has entered into an Agreement with the Minister of Health for the Province of Alberta, for the establishment, administration and operation of Family and Community Support Services programs;

AND WHEREAS The City of Red Deer has delegated to The Board the authority to administer the program on behalf of the participating municipalities and to enter into agreements with agencies that deliver services within the program, as approved by resolution of City Council on March 3, 1980;

AND WHEREAS the Agency wishes to provide a service referred to as the "Project" as outlined in the Project proposal summary attached as Schedule "A" to this agreement, and in the Project budget attached as Schedule "B" to this agreement, said project being a family and community support service as determined by The Board under the guidelines of the Family and Community Support Services Act and Alberta Regulations Number 237/81 passed pursuant to that Act;

NOW THEREFORE, IN CONSIDERATION OF SUCH FUNDING AS THE BOARD IS ABLE TO SUPPLY TO IT, THE AGENCY AGREES AND COVENANTS WITH THE BOARD AS FOLLOWS:

- 1.01 To provide services within the Family and Community Support Services program subject to the terms of this agreement.

THE AGENCY ALSO AGREES:

- 2.01 To submit to the Manager of the Social Planning Department (hereinafter referred to as "The Manager") complete information concerning all services provided by The Agency and complete details of all its sources of funds and revenue, and complete list of the Board of Directors and other officials of The Agency as may be requested by The Board with due respect for personal confidentiality.
- 2.02 To submit to The Manager upon request a revised Project budget consistent with the total sum and recommendations approved by The Board.
- 2.03 To keep proper accounting records with respect to revenue and expenditures; and to submit to The Manager two (2) independently audited financial statements for the year ended December 31, by the deadline prescribed in the subsequent year, together, where applicable, with consolidated statement of the whole Agency, the cost of such audit to be a legitimate charge to the Project Budget.
- 2.04 To submit to The Manager, within a period of time agreed to between The Board and The Agency, at the end of each reporting period, reports of all receipts and disbursements in the manner prescribed by The Manager.
- 2.05 To apply all revenue raised through the Project to offset the deficit of the Project's operating budget, unless a mutual agreement in writing has been reached in advance between The Board and The Agency that such monies be for capital or designated other purposes, as per Board policy.
- 2.06 To apply to The Board for permission to exceed the personnel services category of the budget or to exceed the other budget categories by more than 10%, it being clearly understood that The Agency may shift funds from any budget category (including personnel services) into any other budget category (excluding personnel services) providing that such alterations do not result in an overexpenditure of more than 10% in other categories (excluding personnel services) and providing that the total budget deficit remains unchanged.

- 2.07 To immediately give notice to The Board if The Agency discontinues or intends to discontinue the Project.
- 2.08 To make available all financial books, records and operating procedures pertaining to the Project, and allow access for review and audit during reasonable hours to a representative of The Manager or his designate.
- 2.09 To have fee schedules submitted annually to The Board with the budget.
- 2.10 To provide The Manager Project statistics and supplementary data as they relate to Project goals, objectives and outcomes for effective monitoring of the relationships between needs and services and for cost-sharing with other levels of government.
- 2.11 To allow Social Planning staff and F.C.S.S. Board members opportunity to observe the program or service at a mutually convenient time with due respect for client confidentiality.
- 2.12 To maintain insurance which protects volunteers, staff and property (including equipment and furnishings) from loss, damage, injury and liability.
- 2.13 To give public recognition to F.C.S.S. for its support of the services in any advertising or print materials whenever appropriate.

THE BOARD AGREES:

- 3.01 To advise The Agency of any matters which materially affect this agreement.
- 3.02 To give 30 days notice to The Agency of any changes in Board policy on any matters which affect this agreement or future agreements.
- 3.03 To provide funds to The Agency pursuant to this agreement up to the approved sum for the period specified in Schedule "B" of this agreement.
- 3.04 To provide The Agency with the type of information and statistics required by F.C.S.S., as outlined in 2.10, at the beginning of the contract period, subject to the provision that information that may be required by The Board is not limited by this section.
- 3.05 To provide Social Planning Staff assistance in planning, development, and operation of the Project.

- 3.06 To provide training to The Agency in deficit financing, policies and procedures, and insurance coverage annually, or as required.
- 3.07 To notify those agencies which are eligible for coverage under the Group Accident Plan for volunteers, boards and agencies through the City of Red Deer.
- 3.08 To include The Agency, upon request, in the Family and Community Support Services Group Fringe Benefits Program.
- 3.09 To provide financial assistance for the external evaluation of the Project when it is mutually agreed that such an evaluation is required, the final report of the evaluation belonging jointly to The Agency and The Board.
- 3.10 To make available to The Agency a copy of the F.C.S.S. Act and Regulations upon request.

THE BOARD AND THE AGENCY MUTUALLY AGREE AS FOLLOWS:

- 4.01 The Agency has the right to terminate this agreement upon giving thirty (30) days notice in writing to The Family and Community Support Services Board.
- 4.02 The Board shall give sixty (60) days notice to The Agency, in writing, should a decision be made to substantially alter (including funding level) or terminate this agreement.
- 4.03 The terms and conditions of this agreement and its subsequent renewals shall be considered to remain in effect until such time as a new agreement is in place or the period of sixty (60) days notice for termination has lapsed.
- 4.04 The Board shall have the right to terminate this agreement under any of the following circumstances:
 - a) In the event that financial assistance granted by the Province of Alberta to The City pursuant to the provisions of the Family and Community Support Services Act is discontinued or reduced;
 - b) In the event The Agency fails to perform the duties and obligations which it has undertaken in this agreement, including the attached Project proposal and Project budget;

- c) In the event The Agency discontinues or is about to discontinue its Project;
 - d) In the event The Agency is dissolved, amalgamated or merged with another society or become bankrupt.
- 4.05 That the Project year shall be from January 1 (or the specified commencement date) to December 31 of the same year.
- 4.06 That this agreement is subject to the provisions of The Family and Community Support Services Act of Alberta and any regulations made pursuant thereto including Alberta Regulations Number 237/81, and any amendments which may be made to the Act or Regulations. Wherever there is any inconsistency between this agreement and the Act or Regulations then the provisions of the Act or Regulations shall supersede the provisions of this agreement.
- 4.07 That this agreement can only be revised with the consent of both parties during the course of the contract period.
- 4.08 That the agreement is subject to the policies and procedures adopted by The Board.

Approved for funding in the amount of _____
 for the period of _____, 19__ to _____, 19__

(Agency Board Chairman)	(Date)
(F.C.S.S. Board Chairman)	(Date)

Commissioner's Comments

We would recommend Council approve the revised F.C.S.S. Agency Funding Agreement as presented.

"R.J. MCGHEE"
 Mayor

DATE: October 3, 1989
TO: F.C.S.S. Board
FROM: City Clerk
RE: F.C.S.S. AGENCY FUNDING AGREEMENT

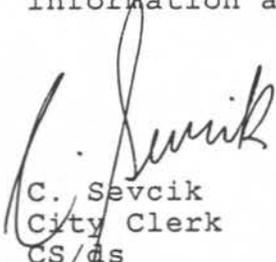
Your report dated September 14, 1989, including the revised form of the F.C.S.S. Agency Funding Agreement received consideration at the Council meeting of October 2, 1989.

At the above noted meeting, Council passed the following resolution approving the F.C.S.S. Agency Funding Agreement as submitted.

"RESOLVED that Council of The City of Red Deer hereby approves the agreement between the City and the Red DEer Child Care Society for the operation of Day Care Services, subject to the 3 year funding conditions being reviewed in conjunction with the 1990 budget discussions and as recommended to Council October 2, 1989."

X wrong res

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



C. Sevcik
City Clerk
CS/ps
c.c. Dir. of Community Services
Dir. of Financial Services
Social Planning Manager
City Solicitor

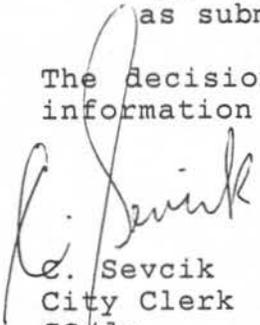
DATE: November 7, 1989
TO: F.C.S.S. Board
FROM: City Clerk
RE: F.C.S.S. AGENCY FUNDING AGREEMENT

Your report dated September 14, 1989, including the revised form of the F.C.S.S. Agency Funding Agreement received consideration at the Council meeting of October 2, 1989.

At the above noted meeting, Council passed the following resolution approving the F.C.S.S. Agency Funding Agreement as submitted.

"RESOLVED that Council of The City of Red Deer hereby approves the revised F.C.S.S. Agency Funding Agreement as submitted to Council October 2, 1989."

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


C. Sevcik
City Clerk
CS/ds
c.c. Dir. of Community Services
Dir. of Financial Services
Social Planning Manager
City Solicitor

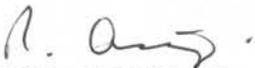
SP-2.409

DATE: September 14, 1989
TO: CITY COUNCIL
FROM: RICK ASSINGER, Manager
Social Planning Department
RE: PROPOSED LEASE AGREEMENT
RED DEER CHILD CARE SOCIETY

Council previously had approved the bylaws which incorporated the Red Deer Child Care Society as the operator of Day Care Services for The City of Red Deer. This Society is scheduled to resume responsibility for day care services effective January 1, 1990. What remains to be completed is a lease agreement outlining the conditions of funding, the amount of funding, and the terms of the relationship between the Society and the City.

The attached lease has been prepared by the City Solicitor and reviewed by the Day Care Board and the F.C.S.S. Board. With the exception of Section 2 with respect to the payment of grant, this lease agreement is recommended for approval by all parties concerned. Section 2 regarding funding needs further work and will be completed after the F.C.S.S. Board's review of the recommended 1990 Day Care budget. It is expected that this section will be ready in November, 1989 after the new City Council has been elected.

It is respectfully requested that Council approve of the attached lease agreement with the exception of Section 2.


RICK ASSINGER
Social Planning Manager

RA/jt

Att.

c.c. Craig Curtis,
Community Services Director

Alan Wilcock,
Director of Finance

City Solicitor

DATE: September 20, 1989 CS-2.420
TO: CITY COUNCIL
FROM: CRAIG CURTIS
Director of Community Services
RE: RED DEER CHILD CARE SOCIETY:
PROPOSED MANAGEMENT AGREEMENT

1. In January 1988, the Day Care Management Board was requested to state its preferences as to whether it wished to operate as an advisory board, or whether its particular services should be delegated to a society. It was noted that the status quo was no longer acceptable to City Council.
2. A number of reports on proposed restructuring were considered by the Committee of the Whole of Council at its meeting on February 6, 1989. While a resolution was not passed in an open meeting of Council, the Committee of the Whole agreed to the following:
 - "▪ that the direct operation of the Day Care Services by the City is not a viable alternative;
 - that the Day Care Society and Management Board be requested to further investigate the formation of a "society" to operate the Day Care Services, with administrative and financial support services provided by the City."
3. The above decision was conveyed to the Day Care Management Board and the Red Deer Day Care Society. A series of discussions was initiated which resulted in a proposal to establish a new society to operate the City's Day Care Services. The proposed by-laws for the new Red Deer Child Care Society were prepared by the Day Care Management Board, in consultation with the City Solicitor and the Community Services Division.
4. A report on the formation of the new society was considered by City Council at its meeting on July 24, 1989, when the following resolution was adopted:

City Council
 Page 2
 September 20, 1989
 R.D. Child Care Society: Mgt. Agreement

"RESOLVED that Council of The City of Red Deer having considered report from the Director of Community Services dated July 14, 1989, re: Day Care Management Board - Formation of the Red Deer Child Care Society: Proposed Application and By-laws hereby:

1. authorizes the formation of the "Red Deer Child Care Society" to manage the Day Care Services presently provided by the Day Care Management Board;
2. approves the proposed by-laws for the new Red Deer Child Care Society, (pages 61-73 of the agenda) subject to the deletion of the F.C.S.S. Board Member and the number of citizens-at-large being increased from four to five;
3. authorizes the administration to negotiate a management agreement with the new society, based on the level of funding and subsidy contained in the Social Planning Department's 1989 budget.

and as recommended to Council July 24, 1989."

5. The Red Deer Child Care Society has since been registered, and the revised by-laws have been adopted. The society is scheduled to assume responsibility for Day Care Services, effective January 1, 1990.

As authorized by City Council, the Social Planning Manager has negotiated a management and lease agreement between the City and the new society for the operation of the Day Care Services. The agreement has been reviewed by the City Solicitor and closely follows the format of similar agreements prepared by the Normandeau Cultural & Natural History Society and the River Bend Golf & Recreation Society.

The management agreement was considered by the F.C.S.S. Board at its meeting on September 12, 1989. The Board is recommending that City Council approve the agreement, subject to Section 2 regarding funding being completed following review and approval of the 1990 budget.

City Council
Page 3
September 20, 1989
R.D. Child Care Society: Mgt. Agreement

6. RECOMMENDATION

I support the comments of the Social Planning Manager and the F.C.S.S. Board, and recommend that City Council approve the agreement between the City and the Red Deer Child Care Society for the operation of Day Care Services, subject to the three-year funding conditions being reviewed in conjunction with the 1990 budget discussions.



CRAIG CURTIS

CC:dmg

- c. Rick Assinger, Social Planning Manager
Dr. Gordon Mundle, Day Care Mgt. Board Chairman
Kathy Barnhart, Day Care Administrator
Colleen Jensen, Projects Supervisor
Tom Chapman, City Solicitor

Commissioner's Comments

We would concur with the recommendations of the Administration.

"R.J. MCGHEE"
Mayor

THIS AGREEMENT made this _____ day of _____, 1989, TO PROVIDE FOR THE LEASE AND OPERATION OF CITY-FUNDED CHILD CARE FACILITIES AND PROGRAMS.

BETWEEN:

THE CITY OF RED DEER
a municipal corporation duly incorporated
under the laws of the Province of Alberta
(hereinafter called the "Lessor")

OF THE FIRST PART

- and -

THE RED DEER CHILD CARE SOCIETY
a society duly incorporated under the laws of the Province of
Alberta and having its head office in Red Deer, Alberta
(hereinafter called the "Lessee")

OF THE SECOND PART

WHEREAS:

A. The Lessor is the owner of those buildings situate upon lands leased from the Red Deer Public School Board upon which are situate the following facilities:

1. the Red Deer Day Care Centre facility
2. the Normandeau Day Care Centre facility

(herein called "the facilities")

B. The Lessee wishes to offer the following programs:

1. the Red Deer Day Care Centre
2. the Normandeau Day Care Centre
3. the Red Deer Family Day Home Program
4. the Focus Program

(herein called "the programs")

NOW THEREFORE THIS AGREEMENT WITNESSETH that in

consideration of the premises, and the mutual covenants herein contained, and the payment of grant as hereinafter provided, the parties hereto covenant and agree together as follows:

TERM

1. The Lessor hereby demises and leases unto the Lessee the facilities for a term of three (3) years commencing upon the 1st day of January, 1990, (the "commencement date") and terminating on the 31st day of December, 1992.

2. **PAYMENT OF GRANT**

2.1 The Lessor shall pay the Lessee an annual grant for the operation of the facilities and programs herein before described as follows:

- a. in the year 1990, \$ _____
- b. in the year 1991, \$ _____
- c. in the year 1992, \$ _____

2.2 The Lessee may approach the City in the event that circumstances occur beyond the Lessee's control (e.g. grant changes, increased use by subsidized users, severe enrollment reduction, etc.) for the purpose of reviewing this agreement.

3. The grant payable by the Lessor to the Lessee shall be paid in advance by way of equal quarterly installments commencing on the 1st day of January, 1990.

LESSEE'S COVENANTS

4. (1) The Lessee covenants with the Lessor as follows:

(a) in the provisions of services:

- i. to operate the programs as a high standard, affordable and accessible service to the residents of the City of Red Deer (herein called "the City) and surrounding district.
- ii. to give preference to low income and single parent residents of the City who require child care.
- iii. to promote integration of children with special needs and ensure their individual needs are met throughout the programs.
- iv. to establish program advisory committees encouraging parental involvement and community participation thereby promoting greater public accountability.
- v. to promote continued training and development of child care staff.
- vi. to respond to new and emerging child care needs in the City and surrounding district by developing or assisting in the development of additional community resources.

- vii. to comply with all the Federal, Provincial and Municipal regulations including fire and health requirements.
- viii. to provide to the Lessor an audited financial statement within ninety (90) days following the end of each fiscal year of the Lessee;
- ix. to provide to the Lessor's Social Planning Manager all agendas and minutes of all general and special meetings of the Society or its Board of Directors and the annual budget documents, and such other documents and information as the Manager may require, from time to time, with respect to the maintenance and operation of the facilities and services;
- x. to remain in good standing at all times as a registered society pursuant to the Societies Act of Alberta, or any replacement legislation;
- xi. not to hold itself out as an agent for the Lessor, but shall, at all times, represent itself as an independent society.

(b) in the operation and maintenance of the facilities:

- i. to operate the facilities in a manner compatible with the overall objectives of the Society.
- ii. to operate the facilities safely, efficiently and effectively and in a manner that will provide fair and equitable treatment for all users;
- iii. not to carry on or permit to be carried on upon or in the facilities, any activity in contravention of the laws of the City, the Province of Alberta or the Dominion of Canada, or allow anything to be done which may cause an increased premium of fire insurance on the buildings included in the facilities or which may make void or voidable any policy of insurance thereon.
- iv. to operate the facilities within the grant provided by the City.
- v. to pay all the occupancy costs of the facilities set forth in Clause 5.
- vi. to pay all business, sales, equipment, machinery or other taxes, charges and license fees levied or imposed by any competent authority in respect to the personnel, business, sales equipment,

- machinery or income of the Lessee;
- vii. to repair, maintain and keep the facilities, including all chattels and equipment, in good and substantial repair, excepting only:
 - (A) repairs required by this agreement to be made by the Lessor, and
 - (B) repairs necessitated by damage from hazards against which the Lessor is required to insure hereunder unless such accepted repairs are necessitated by the acts or omissions of the Lessee.
 - viii. to observe and comply with all municipal bylaws and regulations, all health regulations and all statutory provisions and regulations made by any duly constituted authority, and all provisions contained in any policy of insurance related to the facility;
 - ix. to forthwith notify the Lessor of any defect in the structural components of the facilities;
 - x. to permit the Lessor to inspect the facilities at all reasonable times;
 - xi. to leave the facilities and all of the chattels and equipment therein in good repair and condition upon termination

of this agreement.

(2) Nothing herein shall prevent or restrict the Lessee from receiving or holding funds from sources other than the City and to expend such funds as it deems appropriate or advisable.

OCCUPANCY COSTS

5. (1) It is the intent of this agreement and agreed by both parties hereto that all and every operating, maintenance, building occupancy and land occupancy cost, expense, rate or charge in any way related to the facilities will be borne by the Lessee without variation, set-off, or deduction whatsoever.

(2) "Building occupancy costs" as referred to in this agreement shall without limiting the generality of the foregoing include:

- a. the cost of gas, oil, power, electricity, water, sewer, communications, and all other utilities and services, together with the direct cost of administering such utility services;
- b. janitorial costs and services; and
- c. the cost of servicing and maintaining all heating, air-conditioning, plumbing, electrical and other machinery and equipment.

(3) "Land occupancy costs" as referred to in this agreement shall without limiting the generality of the

foregoing include all insurance, irrigation, landscaping and maintenance thereof.

LESSOR'S COVENANTS

6. The Lessor hereby covenants with the Lessee that
 - a. the Lessee, performing and observing the covenants and conditions herein contained, shall peaceably and quietly hold and enjoy the facilities during the said term without any interruption by the Lessor or any person rightfully claiming under or in trust from it;
 - b. the Lessor shall make any required structural repairs to the perimeter walls, roof, bearing structure and foundation of any building included in the facilities, provided that any and all such repairs necessitated by fire, explosion, lightning, tempest or other casualty whatsoever shall be made only in accordance with the provisions of Clause 12, and provided always that the Lessor will not be required to make any repairs necessitated by reason of the negligence or default of the Lessee, its servants, agents or licensees;
 - c. the Lessor shall place and maintain at its cost insurance against fire and other risks as are included in a standard fire and extended coverage contract in an amount equal to the full replacement value (excluding excavations and foundations) of

the buildings, furniture and fixtures and related equipment constructed on, contained in or affixed to the facilities; and

- d. the Lessor shall place and maintain, during the term of this agreement, comprehensive tenants and public liability insurance protecting and indemnifying the Lessee and the Lessor against any and all claims for injury or damage to person or property or for loss of life occurring upon, in or about the facilities, such insurance to offer immediate protection of the limit of not less than One Million Dollars (\$1,000,000.00) and which policy shall name the Lessor and the Lessee as insured, and shall contain a clause that the insurer will not cancel or change the insurance without first giving the Lessor and the Lessee prior written notice.

LEASEHOLD IMPROVEMENTS

7. (1) Except as herein provided, the Lessee may at any time and from time to time make such changes, alterations or improvements to the facilities in such manner as shall, in the opinion of the Lessee, best adapt the facilities for the purposes of the Lessee provided that such changes, alterations, or improvements to the facilities shall not be made without the prior written consent of the Lessor, such consent not to be unreasonably withheld. All such improvements shall upon completion belong to the Lessor. Requests for such

changes, alterations or improvements are to be made to the Lessor's Social Planning Manager.

(2) The Lessee shall not purchase any equipment or effect any parking lot improvements or building expansions or make any capital expenditures upon the facility lands in excess of the sum of Ten Thousand (\$10,000.00) Dollars without the consent of the Municipal Council of the City.

8. The Lessee shall not under any circumstances, whether in respect of changes, alterations and improvements of the facilities or otherwise, knowingly permit any builder's lien to be filed against the facilities, and shall forthwith discharge any builder's lien which may be filed.

9. All chattels or equipment which may be acquired by the Lessee for the operation of the facilities shall belong to the Lessor on termination of this agreement.

TERMINATION

10. (1) Should any of the Lessee's covenants herein contained not be performed or observed within thirty (30) days of written notice of a default given to the Lessee, or if the Lessee shall be adjudicated bankrupt or enter into an agreement for the benefit of its creditors, or suffer any distress or execution to be levied on its goods, or if the Lessee should enter into liquidation or receivership either compulsorily or voluntarily, then this agreement at the option of the Lessor may be terminated and it shall be lawful for the Lessor at any time thereafter to reenter upon the facilities and thereupon this agreement shall be absolutely determined.

(2) The Lessee may terminate this agreement should the Lessor default in payment of the Grant to the Lessee and should such default continue for 30 days thereafter.

11. The Lessor may terminate this agreement without notice if any member of the Board of Directors of the Lessee shall breach the Conflict of Interest provisions of the by-laws of the Lessee's society.

FIRE

12. (1) If during the term of this agreement or any renewal thereof, any building forming part of the facilities or any part thereof shall be damaged or destroyed by fire, explosion, lightning, tempest or other casualty whatsoever and for which there is insurance coverage in place which is

recoverable, then the Lessor shall use its best efforts and exercise reasonable diligence to repair and/or replace that portion of the facilities which has been destroyed or damaged, with all reasonable speed. In the event of such damage or destruction, the grant payable hereunder shall be adjusted and be abated in the proportion that that part of the facilities rendered unfit for occupancy bears to the whole of the facilities having regard to the method and means by which the grant is allocated for the operation of the different components of the facilities as a whole as may be agreed by the parties hereto, until the damaged portions of the facilities are repaired or rebuilt. In the event of a disagreement between the parties, then such disagreement shall be resolved by Municipal Council of the City.

(2) In the event that any building comprising part of the facilities shall be damaged by fire, explosion, lightning, tempest or other casualty whatsoever and for whatever reason no insurance coverage may be recovered, or the proceeds of insurance so recovered are not sufficient to replace or repair the premises so damaged, then upon written notice from the Lessor this agreement shall cease and be at an end, the Lessee shall surrender possession of the same to the Lessor, and the Lessor shall make payment to the Lessee of the grant monies adjusted to the date of termination.

RIGHT TO RENEW

13. This agreement shall automatically be renewed sequentially for three further terms of three (3) years each,

unless either the Lessee or the Lessor notifies the other party in writing no later than ninety (90) days prior to the expiration of the term of this agreement or the then current renewed term of the Lessee's or the Lessor's intention to terminate or to initiate changes to this agreement. The grant payable for such renewed terms shall be as agreed between the parties. All other terms, conditions and provisions of this agreement will remain the same for the renewed terms.

NOTICE

14. (1) Any notice may be served under the lease upon the Lessor by personal service upon the City Clerk at City Hall, Red Deer, Alberta, or by mailing the same in a registered letter addressed to the Lessor at:

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

or at such address as the Lessee may be notified of in writing.

(2) Any notice required to be given to the Lessee shall be sufficiently given by personal service upon the Chairman of the Society, or by mailing the same in a prepaid registered letter addressed to the Lessee at:

P. O Box 246
Red Deer, Alberta
T4N 5E8

or at such address as the Lessor may be notified of in writing.

(3) Such notice shall be deemed to have been received by the Lessor or the Lessee respectively on the date on which it shall have been so delivered or five days after it is so mailed, provided that in the event that there is an obvious and known disruption of the postal service, then any notice required to be served shall be served by actual delivery to the address for service as herein provided.

STAFF USE POLICY

15. Should the Lessee propose to or provide any free or subsidized use of the facilities to any of its employees, the cost of this employee benefit shall be included in the Lessee's budget and be reviewed by Council of the City on an annual basis.

ASSIGNMENT

16. This agreement may not be assigned by the Lessee without the consent in writing of the Lessor first had and obtained.

GENERAL

17. The Lessor's Social Planning Manager or designate may attend meetings of the Society and of its board of directors upon request of either party, but shall not be entitled to vote thereat.

18. This agreement shall be binding upon the parties hereto, their permitted successors and assigns.

19. This agreement, including any schedules hereto, constitutes the entire agreement between the parties regarding the facilities and operations of Society. There are not now and shall not be any verbal statements, representations, warranties, undertakings or agreements between the parties. This agreement may not be amended or modified in any respect except by written instrument executed by all parties hereto in the same manner and with the same formality as this agreement is executed.

IN WITNESS WHEREOF the parties by their proper officer have executed this agreement the day and year above written.

CITY OF RED DEER

THE RED DEER CHILD CARE SOCIETY

Per: _____

Per: _____

Per: _____

Per: _____

DATE: October 3, 1989
TO: Social Planning Manager
FROM: City Clerk
RE: RED DEER CHILD CARE SOCIETY: PROPOSED MANAGEMENT AGREEMENT

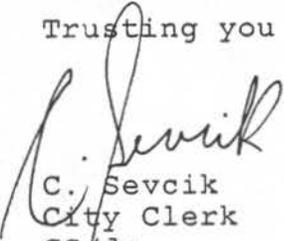
Your report, along with that of the Director of Community Services, and the proposed Management Agreement between the Red Deer Child Care Society and the City received consideration at the Council Meeting of October 2, 1989.

At the above noted meeting, Council passed the following motion approving the agreement subject to the three year funding conditions being reviewed in conjunction with the 1990 budget deliberations.

"RESOLVED that Council of The City of Red Deer hereby approves the agreement between the City and the Red DEer Child Care Society for the operation of Day Care Services, subject to the 3 year funding conditions being reviewed in conjunction with the 1990 budget discussions and as recommended to Council October 2, 1989."

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

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Community Services
Dir. of Financial Services
Day Care Administrator
City Solicitor

NO. 8

071-062

DATE: September 25, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: DEVELOPMENT AGREEMENT FOR EASTVIEW ESTATES PHASE 8
MELCOR DEVELOPMENTS LTD.

This Development Agreement is being re-submitted by the Developer as the size of the development is being increased from 24 lots to 42 lots.

Attached are the cost summary pages for the above captioned Development Agreement. This proposed development is located in the Eastview Estates Subdivision, and consists of 42 lots on 2.95 ha of land.

The off-site, recreation, oversize, boundary, area, and various administrative charges for this development are \$168,018.68.

The total estimated cost for utility and road construction is \$391,900. Performance Assurance is required in the form of a Bond or Letter of Credit in the amount of \$156,800.

Authorization of Council for the Administration to execute this Agreement is respectfully requested.


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

SS/emg
Att.

SECTION FOUR: COSTS

4.1 DEVELOPER'S COSTS

The Developer shall pay in full to the City on or before the execution date of this Agreement, unless otherwise hereinafter provided, the following sums arrived at by calculations attached in the applicable schedules and made part hereof:

<u>4.1.1</u>	<u>Off-site (Schedule D)</u>	\$ <u>69,304.65</u>
<u>4.1.2</u>	<u>Boundary Improvements (Schedule D)</u>	\$ <u>20,401.05</u>
<u>4.1.3</u>	<u>Area Contribution (Schedule D)</u>	\$ <u>---</u>
<u>4.1.4</u>	<u>Administration Charge (Schedule D)</u>	\$ <u>3,240.60</u>
<u>4.1.5</u>	<u>Survey Network Charge (Schedule D)</u>	\$ <u>648.12</u>
<u>4.1.6</u>	<u>City Connection Charge (Schedule D)</u>	\$ <u>---</u>
<u>4.1.7</u>	<u>City Lighting and Power Charge (Schedule C)</u>	\$ <u>59,000.00</u>
<u>4.1.8</u>	<u>City Recreation Charge (Schedule H)</u>	\$ <u>15,424.26</u>
	<u>TOTAL PAYABLE BY DEVELOPER</u>	\$ <u>168,018.68</u>

4.1.9 The Developer may elect to pay to the City 50% of the costs referred to in Clause 4.1.6 on or before the execution date of this Agreement and the remaining 50% of the costs prior to and as a condition of commencement of the work by the City.

4.1.10 The Developer may elect to pay to the City 50% of the costs referred to in Clause 4.1.7 on or before the execution date of this Agreement and the remaining 50% of the costs upon the completion of all work with the exception of the streetlight work. The completion date will be established by the Electric, Light and Power Manager.

4.1.11 The Developer may elect to pay to the City 50% of the costs referred to in Clauses 4.1.2, 4.1.3, and 4.1.8 (only if the municipal improvement does not exist at the time of Agreement execution) on or before the execution date of this Agreement and the remaining 50% of the costs prior to the issuance of the Building Permit referred to

in Clause 2.23.

4.1.12 The remaining costs referred to in Clauses 4.1.9, 4.1.10, and 4.1.11 are subject to a 1½% per month deferred payment charge if not paid to the City within 30 days of invoice date.

SUMMARY

Amount payable upon Agreement execution	\$ <u>138,518.68</u>
Balance payable prior to City work start	\$ <u>---</u>
Balance payable upon City work completion	\$ <u>29,500.00</u>

4.2 CITY'S COSTS

<u>4.2.1. Oversize Utilities</u> (Schedule E)	\$ <u>---</u>
<u>4.2.2. Oversize Roadways</u> (Schedule E)	\$ <u>---</u>
<u>4.2.3. Boundary Improvements</u> (Schedule E)	\$ <u>---</u>
<u>4.2.4. Area Contribution</u> (Schedule E)	\$ <u>---</u>
<u>TOTAL PAYABLE BY THE CITY</u>	\$ <u>NIL</u>

4.2.5 The City shall pay to the Developer 50% of the costs referred to in Clauses 4.2.1, 4.2.2, 4.2.3, and 4.2.4 upon the execution date of this Agreement. The remaining 50% of the costs shall be paid upon issuance by the City of the applicable Construction Completion Certificate.

SUMMARY

Amount payable upon Agreement execution	\$ <u>---</u>
Balance payable upon issuance of Construction Completion Certificate	\$ <u>---</u>

4.3. All monies payable shall be in the form of cash or cheque due on or before the execution date of this Agreement.

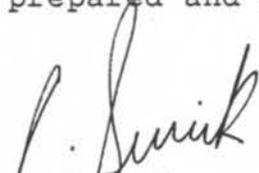
DATE: October 3, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: DEVELOPMENT AGREEMENT FOR EASTVIEW ESTATES PHASE 8
MELCOR DEVELOPMENTS LTD.

Your report dated September 25, 1989, pertaining to the above topic was presented to Council October 2, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the Development Agreement for Eastview Estates Phase 8 between Melcor Developments Ltd. and The City of Red Deer as presented to Council October 2, 1989, and hereby authorizes the Mayor and City Clerk to execute said agreement on behalf of the City."

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

I trust that you will ensure appropriate legal documentation is prepared and executed by both parties.


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Financial Services
E.L. & P. Manager
Dir. of Community Services
Recreation & Culture Manager
City Assessor
Urban Planner

NO. 9660-013
640-073

DATE: September 26, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: COUNCIL POLICY - ARTERIAL ROADWAY STANDARDS

The current standard right of way width for arterial roads in Red Deer is 48 m. In previous years, this width was typically supplemented by municipal reserve strips (usually 6 m in width) flanking each side of the roadway. These municipal reserve strips were originally provided to prevent private access to the roadway, but in recent years they have been deemed unnecessary. The elimination of these strips effectively reduces the width available for landscaping and construction of noise attenuation berms.

In review of our standards and comparison to other cities, we believe that it is necessary to increase the arterial road right of way width to 60 m. We, therefore, respectfully request Council's adoption of the attached policy.

For your reference, I have attached two drawings which illustrate the existing and proposed arterial roadway standard sections.

The Urban Development Institute has reviewed this policy statement and, while they do not endorse the policy because it requires additional land dedication by the developer, they do recognize the purpose of the policy revision and the benefit to the public.



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

TCW/emg
Att.

THE CITY OF RED DEER

COUNCIL POLICY MANUAL

Policy Section:
Engineering

Page:
1 of 1

Policy Subject:
Arterial Roadway Standards

Policy Reference:

Lead Role:
Engineer

Resolution/Bylaw

PURPOSE:

To establish an arterial roadway right of way standard to accommodate earth noise attenuation berms within the right of way.

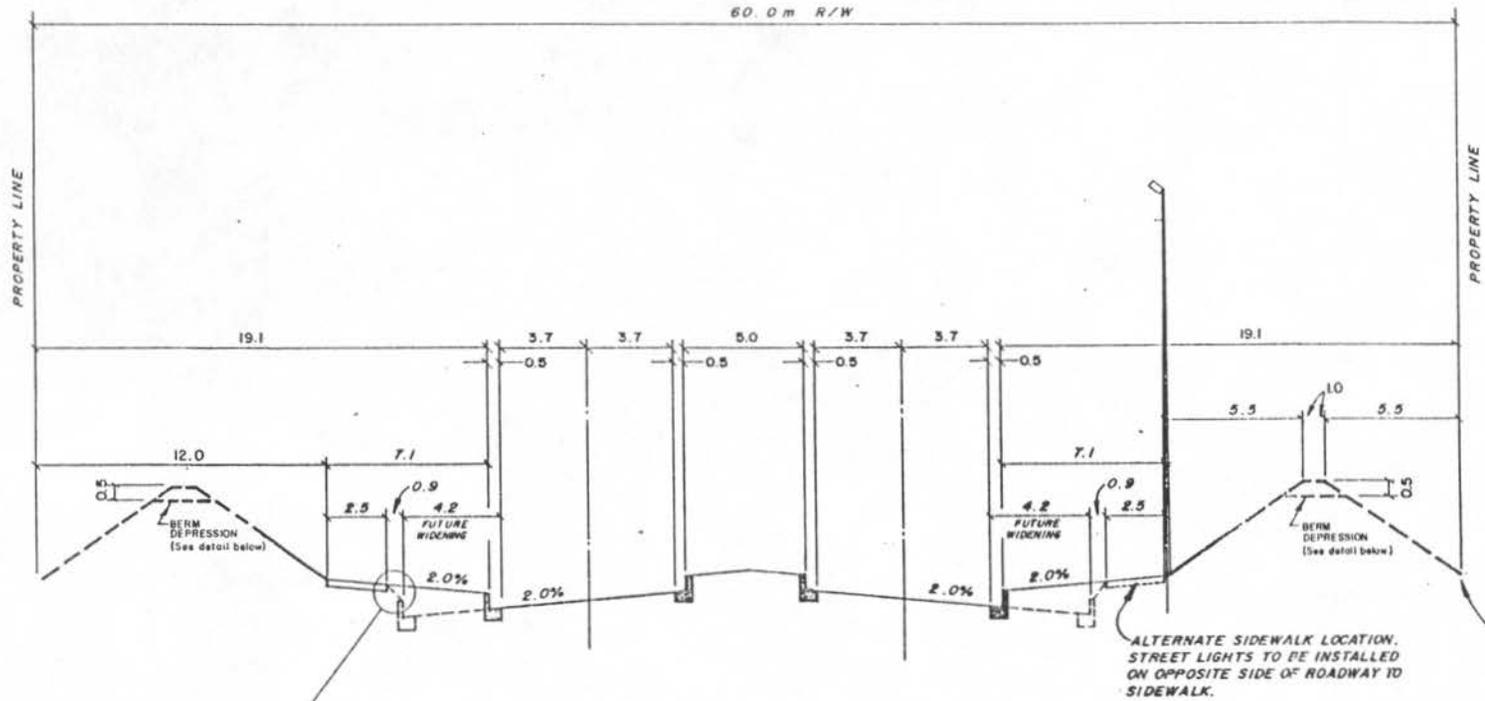
POLICY STATEMENT:

Where the subdivision or development of land requires the extension or construction of arterial roadways, the width of the right of way to accommodate such arterial roadways shall be 60 m.

Commissioner's Comments

The additional width is to provide more suitable area for landscaping and noise attenuation. We would therefore recommend Council support this policy change for arterial roadway standards.

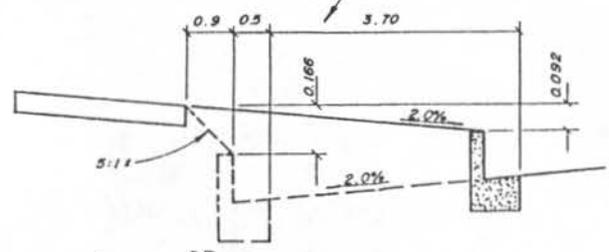
"R.J. MCGHEE"
Mayor



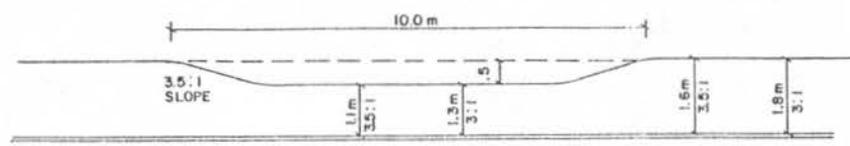
SIDE SLOPE	MAX. BERM HEIGHT
3.5:1	1.6
3:1	1.8

NOTE: Desirable side slope 3.5:1

PRE-LEVELING BY THE DEVELOPER MAY BE REQUIRED TO PROVIDE THE DESIRED BERM CROSS-SECTION AS THE LOCATION OF THE TIDE OF THE BERM WILL BE DETERMINED BY THE ADJACENT LAND ELEVATIONS.

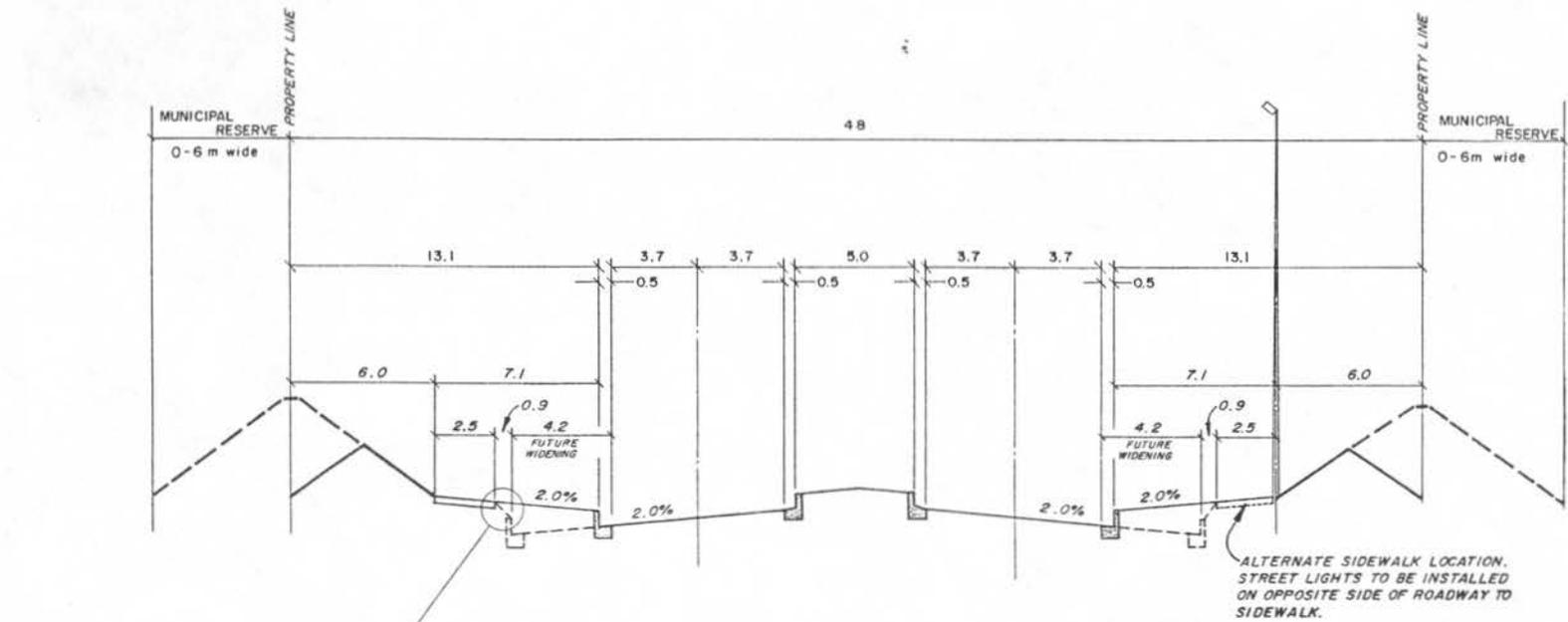


TURNING LANE or FUTURE WIDENING DETAIL



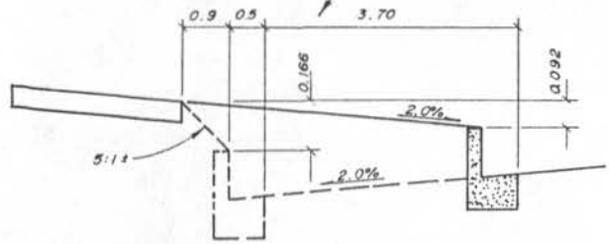
BERM DEPRESSION FOR PLANTING

				DRAWN	THE CITY OF RED DEER ENGINEERING SERVICES DEPARTMENT Divided Arterial Cross-section	APPROVED BY
				DATE		ENGINEER
				SCALE		DRAWING NO.
NO.	DATE	REVISION	APP'D			



ALTERNATE SIDEWALK LOCATION. STREET LIGHTS TO BE INSTALLED ON OPPOSITE SIDE OF ROADWAY TO SIDEWALK.

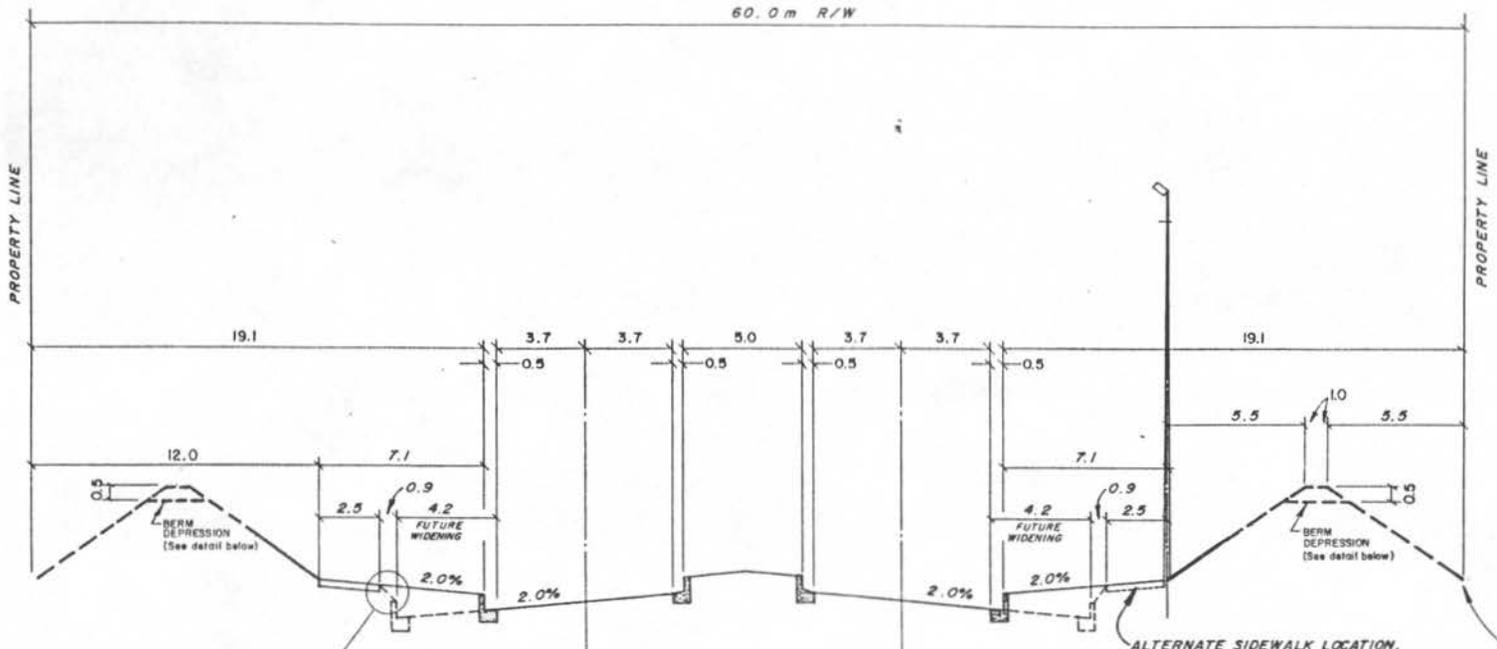
PRE-LEVELING BY THE DEVELOPER MAY BE REQUIRED TO PROVIDE THE DESIRED BERM CROSS-SECTION AS THE LOCATION OF THE TOE OF THE BERM WILL BE DETERMINED BY THE ADJACENT LAND ELEVATIONS.



TURNING LANE OR FUTURE WIDENING DETAIL

BERM ALTERNATES FOR PROPOSED ARTERIAL ROADWAY CROSS SECTION

EXISTING 48 METER ARTERIAL ROAD RIGHT-OF-WAY AND ADJACENT MUNICIPAL RESERVE

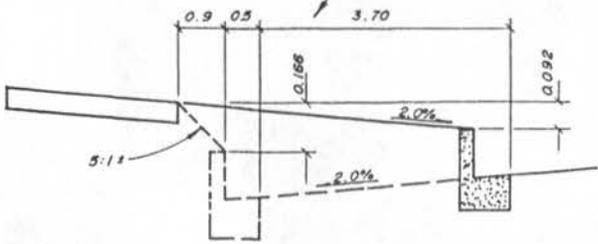


SIDE SLOPE	MAX. BERM HEIGHT
3.5:1	1.6
3:1	1.8

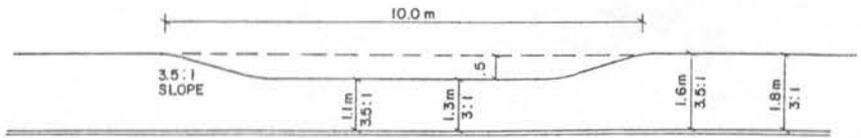
NOTE: Desirable side slope 3.5:1

ALTERNATE SIDEWALK LOCATION. STREET LIGHTS TO BE INSTALLED ON OPPOSITE SIDE OF ROADWAY TO SIDEWALK.

PRE-LEVELING BY THE DEVELOPER MAY BE REQUIRED TO PROVIDE THE DESIRED BERM CROSS-SECTION AS THE LOCATION OF THE TOE OF THE BERM WILL BE DETERMINED BY THE ADJACENT LAND ELEVATIONS.



TURNING LANE OR FUTURE WIDENING DETAIL



BERM DEPRESSION FOR PLANTING

PROPOSED ARTERIAL ROADWAY CROSS-SECTION

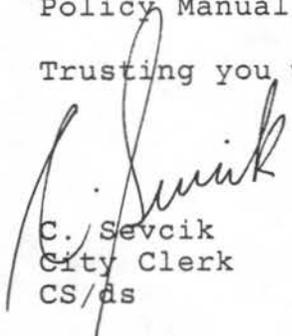
DATE: October 3, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: COUNCIL POLICY - ARTERIAL ROADWAY STANDARDS

Your report dated September 26, 1989, regarding the above matter was presented to Council October 2, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the policy re: Arterial Roadway Standards as presented to Council October 2, 1989, by the Director of Engineering Services and hereby authorizes inclusion of said policy in the Council Policy Manual."

The decision of Council in this instance is submitted for your information. This office will circulate to all departments under separate cover this policy as approved for inclusion in the Council Policy Manual.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds

Sept. 25, 1989

TO: City Clerk
FROM: Assistant City Clerk
RE: COUNCIL CHAMBER'S SOUND SYSTEM

BACKGROUND

In the early 1970s, the present sound system was installed in the Council Chambers. This system was modified twice since, once to give the Mayor's Chair control on all microphones, the second to give the microphone control back to each individual Alderman.

PROBLEM

Although the current system has served the City well, there are a number of problems that have arisen:

1. A number of microphones do not adequately carry a speaker's voice through the system unless one is speaking down and right into the microphone and even then the clarity is not always there. This is mostly due to the deterioration of the microphone's pre amplifier.
2. The system in its present form cannot be expanded or upgraded without new components being added.
3. There is general deterioration to the front end components of the system making it work less efficiently. Also as a result of the system modification as referred to in the background above, the equalization of the system is out.
4. There is only one volume control switch for the entire system which means that the volume of an individual microphone cannot be adjusted.
5. If the user of a microphone forgets to turn on or off his microphone, there is no override from the master panel to turn same on or off.
6. There is no indicator (ie. light) to tell one if a microphone is on or off. People usually tap the head of the mike to see if it is on. This tapping can be annoying to not only those in the Council Chambers but those watching on T.V.
7. The goose necks on the Aldermens' microphones are in poor condition.
8. Additional output jacks are required for the media.

- 2 -

9. Visual distraction of microphones in front of Aldermen.
10. There is no connection to allow us to plug audio equipment into the present sound system.

Analysis

Attached for your review is a document titled "Sound System Proposal" which outlines the general layout of what I envision as a sound system for the Council Chambers and the basis from which I worked.

I have received assistance from Avicom Industries Communications Ltd. in analyzing our system and determining our options. Avicom was the company who installed the original system. Attached is a letter from Avicom outlining 3 alternatives for upgrading our sound system and costs associated with each. In all cases reuse of existing equipment, where possible, has been incorporated to keep costs to a minimum. I shall briefly expand on each of the alternatives listed in Avicom's letter.

1. This first alternative is a very basic approach. It allows for:
 - a) upgrading of the front end equipment so as our present system can be expanded.
 - b) 5 additional microphones for the Administration table
 - c) additional media jacks and microphone jacks
 - d) a mixer board so the volume of the 5 new microphones can be monitored
2. The second alternative is an expansion of the first. In addition to 1., it allows for:
 - a) a master control of all microphones (ie. volume, on/off) to be situated at the City Clerk's desk
 - b) further upgrading of the front end equipment relative to a) above.
3. The third alternative is an expansion of the second. In addition to 2., it allows for:
 - a) replacement of all microphones (Note: In Avicom's letter, it indicates 30 new microphones. There will be 30 microphone jacks available but only 23 microphones are required. The additional jacks are for expansion purposes and to allow us to relocate microphones to different areas of the Chambers if needed.)
 - b) custom on/off microphone switches (illuminated).

- 3 -

In addition to the preceding alternatives, the Mayor's office had requested we obtain prices for a Portable Sound System to be used for outside events, ie. presentations, speeches, etc. in City Hall park. This system would not only benefit the Mayor's office but all City departments as it would be placed in the Audio/Visual Equipment Pool. Item no. 4 in Avicom's letter addresses this matter.

RECOMMENDATIONS

1. Proceed with the upgrading of the Council Chamber's Sound System using the intent of Alternative no. 3 as outlined in the letter from Avicom with the following alterations:
 - a) use existing microphones from the Mayor & Aldermens' positions for the 5 administration microphones, the 2 City Clerk's microphones and the 2 public microphones;
 - b) at the Aldermens', Mayor's, Commissioner's and Solicitor's position, install either:
 - i) slim line lectern microphones or,
 - ii) lapel microphones;
 - c) at the City Clerk's position, install a dual cassette deck which would hook into the mixer board to allow for the taping of proceedings or the playback of audio cassettes.
 - d) existing speakers to be used.
2. Purchase self standing podiums to be used by the public when addressing Council. This would eliminate the public using part of the Aldermens' table when they address Council.
3. Award the upgrading to Avicom Industrial Communications Ltd.
4. Purchase the "Portable Sound System" as outlined in the letter from Avicom (Item No. 4.).

COSTS

The costs associated with the above are:

1. Total revamp including 15 new microphones and dual cassette deck -	\$ 21,200
2. Portable Sound System	2,126
3. Contingency Fund (For mixer cabinet, storage case for portable system, podiums, microphone stands, extra speakers if required, electrical work, etc.)	<u>5,000</u>
TOTAL	\$ 28,326

- 4 -

SUMMARY

When the original system was installed, no provision was made for expansion or change to the system. With the new system, I have allowed for expansion, ease of maintenance and use of as much of the existing system as possible. A major advantage in the new system is the ability for control of all microphones from the master panel.

The system is not a complicated one and training for same would only involve a short instructional session. With proper maintenance I would expect that the life of the upgraded system would be a minimum of 15 years, probably 20.

This is submitted for your consideration. Trusting you will find this satisfactory.



K. Kloss
Assistant City Clerk

CITY OF RED DEER
SOUND SYSTEM PROPOSAL
REQUIREMENTS

The following are the requirements for the City of Red Deer Sound System Proposal. These are based on how we see a sound system in the Council Chambers. Bidders are required to ensure this setup is feasible and functional. Bidders may and are encouraged to make recommendations for possible changes to ensure a high quality, functional system.

Special attention should be given in providing quality equipment which:

1. Ensures clarity of voice.
2. Is durable.
3. Eliminates feedback problems.
4. Has a long life expectancy (more than 15 years).
5. Service is available on a timely basis.

COUNCIL CHAMBERS

1. 8 microphones and table stands along Aldermen table
 - provision to be made to be able to increase microphones at this table to 10.
 - an on and off switch, easy to use and easily accessible, to be part of each microphone placement.
2. 3 microphones and table stands at the Mayor's table
 - an on and off switch, easy to use and easily accessible, to be part of each microphone placement.
3. 2 microphones and table stands at the City Clerk's table
 - an on and off switch, easy to use and easily accessible, to be part of each microphone placement.
4. 5 microphones and table stands at the Administration table.
 - an on and off switch, easy to use and easily accessible, to be part of each microphone placement.
5. 2 microphones and floor stands, one located at each end of the Mayor's platform (with no on/off switch, ability to unplug mikes).
6. 1 lapel microphone to be situated to the north side of the Mayor's platform.
7. 4 microphone jacks to allow microphones to be plugged into system.
 - 2 to be located at the Mayor's table, 1 to be located to the right of the media table and 1 to be located to the left of the Administration table.
8. 5 jacks installed on the Media table to allow media to plug into sound system so they can record proceedings..
9. 1 jack installed in south-east corner of the Council Chambers to allow Cable T.V. to plug into the sound system.

10. 2 jacks to be installed on the island across from the screen located on the north wall, to allow audio visual equipment to output to the system so as audio can be played over speakers.
11. 1 mixer board which controls on/off and level of all microphones;
- it would be desirable to have a system where if the person using a microphone forgot to turn it on or off, the person operating the mixing board could override and turn the mike on or off from the board.
- A tape recording machine to be either part of the mixing board or as an attachment, to give capabilities of taping proceedings on cassettes and/or microcassettes.
12. Cords and connectors required to connect system.
13. Installation of total system so as same will not visually detract from the Chambers.
14. Speakers suspended from the ceiling in various locations to ensure people using the system can be heard throughout the room.

PORTABLE SOUND SYSTEM

1. A portable self-contained microphone and speaker system which can be easily moved and stored to be used at various locations. This is separate to the Council sound system and specifications and prices should be quoted separate to the Council Chamber system.
2. System must be one which retains clarity of speech at higher and low volumes and has capacity to carry to a large crowd in an outdoor setting. Microphone should have on/off switch.
3. Consideration should be given to a system which forms part of a podium.

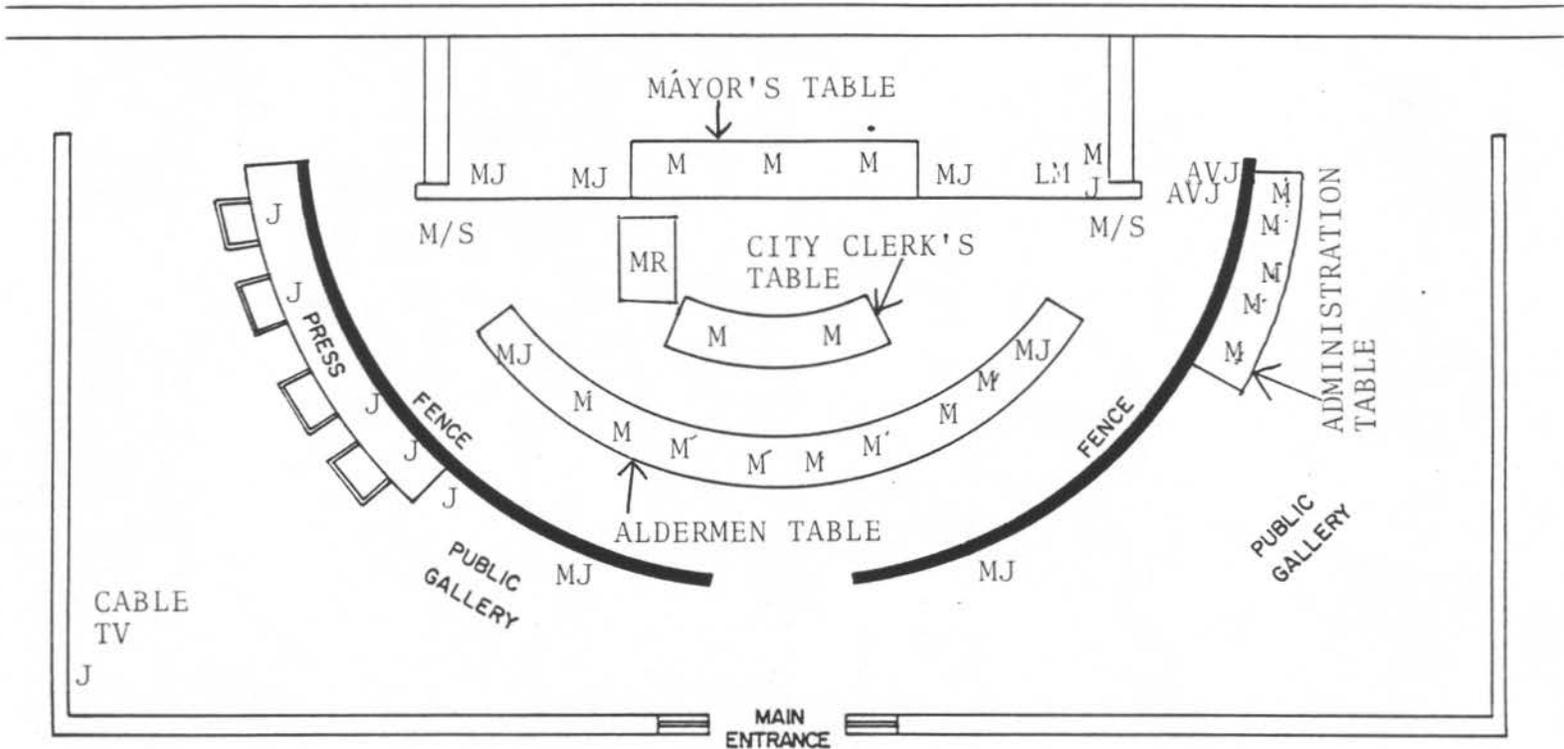
Commissioner's Comments

I think it is time that Council considered installing a proper sound system for the Council Chambers. In the past the sound system has been considered more or less as a make do system provided with a minimum of cost. We would recommend that Council support the recommendations of the City Clerk and proceed with the installation. This additional cost may be covered due to the reduction of overall costs to the City related to the Municipal elections as we will receive approximately \$40,000.00 rebate from the Provincial Government related to the Senate Election.

The estimated cost of the proposed system is \$28,300. The provision originally provided in our 1989 budget was \$6,000.00.

"R. J. MCGHEE"
Mayor

COUNCIL CHAMBER'S SOUND SYSTEM PROPOSAL



COUNCIL CHAMBERS

RED DEER CITY HALL

- | | |
|-----|--|
| M | = MIKE |
| M/S | = MIKE & FLOOR STAND |
| LM | = LAPEL MIKE |
| J | = JACK, SO AS ONE CAN PLUG IN & RECORD PROCEEDINGS |
| AVJ | = AUDIO VIDEO INPUT JACK |
| MJ | = MIKE JACK ONLY, WHICH WILL ALLOW A MIKE TO BE PLUGGED IN |
| MR | = MIXING BOARD/RECORDING EQUIPMENT |



Avicom

INDUSTRIAL COMMUNICATIONS LTD.

September 20, 1989

City of Red Deer
Assistant City Clerk
Red Deer, Alberta

Our Ref.No.: 507-89-WK

Attention: Mr. Kelly Kloss

Dear Kelly:

As discussed, here is a brief outline of three different approaches to the sound system in Council Chambers.

1. Expand existing system, relocated media jacks and overhaul existing equipment:

1 only Dukane 2A75 mixer @ \$1,775.00	\$ 1,775.00
5 only Crown 200LP microphones @ \$502.00	2,510.00
Additional media jacks, microphone jacks, etc.	200.00
Installation of new equipment and overhaul existing	2,500.00
Total Cost, all taxes in price	\$ 6,985.00

The new Dukane 2A75 would become the building block to further replace the existing microphone pre-amplifiers as required or as funds became available. Similarly, the Crown microphones could be phased in as required. The media jacks would be relocated and new microphone jacks added as indicated in your original request for tender. The 2A75 could be located at the City Clerk's position and the visitors microphone position could be fed there to allow control of their volumes. It should be noted that we have not made any provision in our prices for cabinet work that would be required for locating equipment at this position.

2. Above expansion, replace all microphone pre-amps and relocate all microphone control to City Clerk's position.

1 only Dukane 2A75 mixer/pre-amp @ \$1,775.00	\$ 1,775.00
5 only Dukane 2A76 expanders @ \$858.00	4,290.00
5 only Crown 200LP microphones @ \$502.00	2,510.00
Jacks, wire, cable, etc.	700.00
Installation labour, living expenses	3,125.00
Total Cost, all taxes in price	\$ 12,400.00

.....2

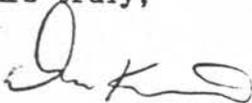
Mr. Kelly Kloss
 Page 2
 Ref.No.: 507-89-WK
 September 20, 1989

3.	All of above (#2) plus replace all microphone and microphone switches.	
	30 only Crown 200LP microphones @ 461.00	\$ 13,830.00
	Custom "on-off" microphones switches	1,050.00
	Balance of #2 equipment and labour	9,890.00
	Additional labour and living expenses	1,875.00
	Total cost, all taxes in price	<u>\$ 26,645.00</u>
4.	Portable outside system	
	2 only Ramsa WS-A80 speakers @ \$400.00	\$ 800.00
	1 only Dukane 1A1725 amplifier @ \$937.00	937.00
	1 only Dukane 579 microphone and stand	189.00
	2 only custom speaker stands @ \$75.00	150.00
	Misc. cords and connectors	50.00
	Total cost, all taxes in price	<u>\$ 2,126.00</u>

If you require further information, please contact the writer. Thank you for your interest in our products and services.

Prices subject to change after 60 days.

Yours truly,



Wm. Keith
 AVICOM INDUSTRIAL COMMUNICATIONS LTD.

WK/kh

NO. 11

DATE: September 27, 1989
TO: City Council
FROM: Chairman, Mayor's Recognition Roll Steering Committee
RE: BUDGET FOR MAYOR'S RECOGNITION AWARDS PROGRAM

At the Council Meeting of September 5, 1989, at which meeting Council approved the Mayor's Recognition Awards Program, the Steering Committee was requested to bring back a proposed budget for Council approval.

The Steering Committee is pleased to present the attached budget. The budget has been developed for a 3 year period based on an estimated 125 presentations yearly, with the 1989 "start-up" costs amortized over the years 1990, 1991 and 1992 in an effort to reflect the actual yearly expenditure.

Council's approval of this proposed budget is respectfully requested.


for LARRY PIMM
Chairman

PMS/bd

Att.

BUDGET
FOR
MAYOR'S RECOGNITION AWARDS PROGRAM
1990 - 91 - 92

1) 1989 ADVANCE PURCHASE (to be amortized over the 3 years)

<u>ITEM</u>	<u>COST</u>
Stationery	\$ 4500
Medallions	2200
Pins	1200
Ribbon	1200
Presentation Folders	4000
	<hr/>
TOTAL	<u>13100</u>

2) ANNUAL COST

	<u>1990</u>	<u>1991</u>	<u>1992</u>
Event (Presentation)	\$ 5300	\$ 5300	\$ 5300
Postage	400	400	400
Advertising	2500	2500	2500
Printing	600	600	600
Calligraphy	300	300	300
1/3 Advance Purchase	<u>4370</u>	<u>4370</u>	<u>4370</u>
SUB TOTAL	<u>13470</u>	<u>13470</u>	<u>13470</u>
Contingency - 10%	<u>1350</u>	<u>1350</u>	<u>1350</u>
TOTAL	<u>14800</u>	<u>14800</u>	<u>14800</u>

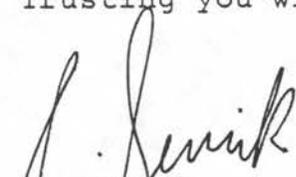
DATE: October 4, 1989
TO: Mayor's Recognition Role Steering Committee
FROM: City Clerk
RE: BUDGET FOR MAYOR'S RECOGNITION AWARDS PROGRAM

Your report dated September 27, 1989, pertaining to the above topic was considered at the Council meeting of October 2, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the budget for the Mayor's Recognition Awards Program and as presented to Council October 2, 1989."

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

Trusting you will find this satisfactory.



C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Dir. of Financial Services

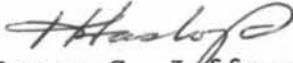
NO. 12

660-035

DATE: September 27, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: 1989 PROGRESS REPORT - JANUARY 1 TO JUNE 30, 1989
ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT

Attached are copies of the 1989 Progress Reports, January 1 to June 30, 1989, for the Engineering Department and the Public Works Department.

These Reports are submitted to Council for information purposes.

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

/emg
Att.

Commissioner's Comments

Submitted for Council's information only.

"R.J. MCGHEE"
Mayor

CITY OF RED DEER



ENGINEERING DEPARTMENT

PROGRESS REPORT

JUNE 30, 1989

APPENDIX 'A'

DATE: September 21, 1989
TO: Engineering Department Manager
FROM: Streets and Utilities Engineer
RE: PROGRESS REPORT - JANUARY 1, 1989 TO JULY 31, 1989

As you requested, we have prepared a Progress Report for Capital Projects during the period from January 1, 1989 to July 31, 1989. The following is a list of these projects, with a brief comment on their status:

1. City Deer Park - Phase 2A

Lane construction and street paving have been completed. Lane rehabilitation will be done in 1990.

2. Ross Street Sidewalk Reconstruction

Reconstruction of sidewalks, installation of vintage lighting, and new planting have been completed.

3. Kerry Wood Drive Water Line

The water line from Fern Road to the Fairways development west of 64 Avenue, has been designed and is scheduled to be constructed this fall.

4. Dawe Centre Asphalt Path

Construction of an asphalt path along the south side of 67 Street, between 64 Avenue and 59 Avenue, has been completed.

5. Holt Street Sidewalk

Extension of the sidewalk along the north side of Holt Street, from the school to 59 Avenue and along 59 Avenue from Holt Street to 65 Street, was completed as well, as relocation of the crosswalk and signals.

6. Riverside Light Industrial Subdivision

Design of the street along 46 A Avenue, between Riverside Drive and 62 Street, including the CN Rail crossing, as well as the extension of 61 Street to 46 A Avenue have been completed. Construction is currently underway to a gravel stage. Only 46 A Avenue, between

Engineering Department Manager
Page 2
September 21, 1989

Riverside Drive and 61 Street, will be paved this year. The remaining area, as well as 62 Street, is expected to be paved next year as a local improvement.

7. Parkvale Sidewalk - 46 Avenue and 43 Street

Construction of this sidewalk is complete.

8. Sports World Parking Lot

Reconstruction of the parking lot to a paved standard and related landscape improvements are complete.

9. Old Junior Achievement Site - Gaetz Avenue at 60 Street

Construction of the deceleration lane on Gaetz Avenue, immediately south of the 60 Street Overpass, is nearing completion. Lane paving between 59 Street and 60 Street, adjacent to the Old Junior Achievement Site, is scheduled for construction this fall.

10. Eventide Lane

Lane paving, from 48 Avenue to 49 Avenue and 45 Street to 46 Street, adjacent to the new Eventide Funeral Home, has been completed. Prepayment from all adjacent property owners was made.

11. 39 Street - Douglas Avenue to Davison Drive

Design of this roadway is complete. Construction has been deferred to 1990.

12. 32 Street - 30 Avenue to Douglas Avenue

Construction of two lanes of this four lane divided arterial has been completed.

13. Deer Park - Phase 2B

Construction of sewer, water, gas, power, and streetlighting is complete. Construction of sidewalks and roads will be completed to a gravel stage this fall. Construction of gravel lanes and street paving will be completed in 1990.

14. Food City Auxiliary Lane

Design and tendering has been completed for construction of auxiliary lanes along 67 Street, between 59 Avenue and 67 Street; and along 64 Avenue, between 67 Street and 68 Street. Construction is scheduled to be completed this fall.

15. Ross Street - Rutherford Drive to Quarter Line

Design and construction deferred to 1990, depending on the development in the NE 14 - 38 - 27 - W4.

16. 30 Avenue - South of 32 Street

Design is approximately 50% complete. Construction has been deferred until 1991.

17. City Deer Park - Phases 3, 4, and 5

Design will proceed this winter. Pregrading of the entire site and servicing of Phase 3 are anticipated to proceed in the spring of 1990.

18. Southeast Service Basin Study

The Study of water, sanitary, and storm servicing needs approximately 900 ha of unserviced land in the City's southeast area is being performed by an engineering consultant. The Study is expected to be finalized this year.

19. Proposed Esso Site - 32 Street, Between 47 and 49 Avenues

Construction of a deceleration lane and two accesses on 32 Street for the Esso site is currently under construction.

20. Deer Park Centre - 30 Avenue at Dunlop Street

Construction of a deceleration lane and access on 30 Avenue has been completed.

21. Gaetz Avenue Parking mall and 48 Street Sidewalk Reconstruction and Vintage Lighting

Planning and design of this project has been awarded to an engineering consultant. Concept development is currently underway. Detailed design will be completed this winter for spring construction.

22. 77 Street Commercial Subdivision

Sewer, water, power, gas, sidewalks, and pavement have been completed in this seven lot commercial subdivision by Red Deer Property Developments Ltd.

Engineering Department Manager
Page 4
September 21, 1989

23. The Fairways - Canavest Developments Ltd.

Two of the 22 proposed units are under construction; serviced off of 65 Avenue. Underground utilities are currently under construction in the remaining area.

24. Deer Park - Phase 4, Stage 3

Servicing is currently underway in this 44 lot residential subdivision developed by Melcor Developments Ltd.

25. Glendale - Phases 7 and 8

All 16 units in Phase 7 are currently under construction; serviced from 59 Avenue. Servicing in Phase 8 (45 lots) is expected to be completed this fall by Wimpey Canada Ltd.

26. Eastview Estates - Phase 8

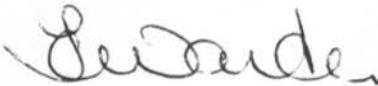
Servicing of this 42 lot subdivision is expected to commence this fall. Melcor Developments Ltd. has not yet executed a Development Agreement.

27. Horizon Village - Phase 2

Servicing of this development is nearing completion.

Attached is a comparison of total budget versus budget spent to July 31, 1989, for your review.

I trust you will find this in order.



Tom C. Warder, P. Eng.
Streets and Utilities Engineer

TCW/emg
Att.

1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

A. CARRY-OVER PROJECTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
Computer Traffic Control System	City Wide	Traffic Signal Upgrading and Computer Synchronizing	Consultant/ Contractor	\$ 1,540,000	\$ 1,260,300
Deer Park City Phase 2A	South of Dunlop Street, North of 32 Street, East of 30 Avenue	<u>1988 Construction</u> a. Underground Utilities b. Concrete Sidewalks c. Gravel Roads <u>1989 Construction</u> a. Paved Roads b. Gravel Lanes <u>1990 Construction</u> a. Rehabilitate Gravel Lanes	City/ Contractor	\$ 1,033,100	\$ 909,800
Ross Street Sidewalk	From 47 Avenue to 51 Avenue	a. Install Improved Streetlighting and Interlocking Paving Stone Sidewalk b. Install Decorative Streetlights	City E. L. & P.	\$ 327,807 \$ 301,600	\$ 312,700 \$ 269,500

1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

A. CARRY-OVER PROJECTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
		c. Landscaping	Parks	\$ 51,000	\$ 59,000
		d. Miscellaneous Repairs	City	\$ 35,000	\$ 15,900

1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

B. 1989 CONSTRUCTION PROJECTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
<u>CAPITAL PROJECTS</u>					
Kerry Wood Drive Water Line	Kerry Wood Drive	Water Line	City	\$ 42,000	\$ ---
Dawe Centre Asphalt Path	South of 67 Street from 64 Avenue to 59 Avenue	Pathway Construction	City	\$ 70,000	\$ 2,650
CN Rail Light Access Road (46 A Avenue)	Riverside Drive to 61 Street		City	\$ 140,000	\$ ---
Parkvale Sidewalk	46 Avenue and 43 Street	Sidewalk Construction	City	\$ 16,000	\$ 7,800
Sports World Parking Lot		Modifications	City	\$ 30,000	\$ 1,200
Old Junior Achievement Building		Lane Paving and Gaetz Avenue Access	City	\$ 46,000	\$ ---
Eventide Lane	49 Avenue to 48 Avenue 45 Street to 46 Street	Lane Paving	City	\$ 27,550	\$ ---
39 Street Extension	From Douglas Avenue to Davison Drive	Construct Paved Collector Road Complete with Separate Sidewalk	City	\$ 281,000	Deferred to 1990

1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

B. 1989 CONSTRUCTION PROJECTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
Bridge Reconstruction/ Rehabilitation	48 Avenue, North of 43 Street	New Structure	Reid Crowther & Partners Ltd.	\$ 500,000	Deferred to 1990
	55 Street, East of 47 Avenue	New Sidewalk on South Side of Existing Structure	Reid Crowther & Partners Ltd.	\$ 130,000	Deferred to 1990
	60 Street and Ross Street Upgrades	Miscellaneous Work	Reid Crowther & Partners Ltd.	\$ 168,000	\$ ---
32 Street	East of 30 Avenue to Douglas Avenue	Construct Two Lanes of a Four Lane Divided Arterial	City/ Contractor	\$ 700,000	\$ 289,100
Deer Park 2B	Area Bounded by Dunlop Street, Douglas Avenue, 32 Street, and Dixon Avenue	Roads and Utilities	City/ Contractor	\$ 588,700	\$ ---
<u>MAJOR CONTINUOUS CORRIDOR</u>					
CP Rail Yard	South of 67 Street from 65 Avenue to new CP Rail Yard	Water and Sanitary	City	\$ 1,200,300	\$ 667,250
CP Rail Yard	North of 67 Street to River	Storm Sewer	Consultant/ Contractor	\$ 749,950	\$ 659,200

1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

B. 1989 CONSTRUCTION PROJECTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
32 Street Structure	32 Street West of Highway No. 2	Detour Road and Bridge Structure and County Road Realignment	Consultant/ Contractor	\$ 2,427,800	\$ 322,500
Edgar Drive Structure	North of 67 Street and West of 67 Avenue	Bridge Structure	Consultant/ Contractor	\$ 3,071,800	\$ 159,650
67 Street Structure	On 67 Street West of 67 Avenue	Detour Road and Bridge Structure	Consultant/ Contractor	\$ 5,108,300	\$ 173,200

NOTE: Debentured amount for rail component only. Debentures for road component not yet applied for.

TRAFFIC

SCOOT Traffic System Extension	Intersection of 49 Avenue and 60 Street	Connection to SCOOT System	City	\$ 44,000	\$ 12,600
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1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

C. PREPARATION OF CONSTRUCTION DESIGN DRAWINGS FOR FUTURE CONSTRUCTION

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
<u>CAPITAL PROJECTS</u>					
67 Street and 64 Avenue Auxiliary Lane Construction	From 59 Avenue to East of 64 Avenue and on 64 Avenue Adjacent to Food City Site	Roadway	Consultant	\$ 17,750	\$ ---
Ross Street	From Rutherford Drive to East of Quarter Line	Roadway	City		Deferred to 1990
30 Avenue	South of 32 Street to Quarter Line	Roadway and Storm Main	City		Deferred to 1990
Deer Park City Phases 3, 4, and 5	Area Bounded by 39 Street, Douglas Avenue, 32 Street, and East Quarter Line, Excluding Recreation Site	Prelevelling, Utilities, and Roadway Design	City		Deferred to 1990
<u>MAJOR CONTINUOUS CORRIDOR ROADS COMPONENT</u>					
67 Avenue and Edgar Drive	Area Bounded by 67 Avenue, 67 Street, and Highway No. 2	Roadway	Consultant	\$ 160,000	\$ ---
67 Street	From 67 Avenue to East of 64 Avenue	Roadway	Consultant	\$ 51,000	\$ ---

1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

C. PREPARATION OF CONSTRUCTION DESIGN DRAWINGS FOR FUTURE CONSTRUCTION

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
Taylor Drive/ 64 Avenue	From North of 67 Street to Taylor Bridge	Roadway	Consultant	\$ 59,500	\$ ---
54 Avenue	From Taylor Drive to 43 Street	Roadway	Consultant	\$ 210,500	\$ ---
Taylor Drive	Red Deer River and Taylor Drive	Bridge Structure	Consultant	\$ 217,000	\$ ---
54 Avenue	From 43 Street to South of 32 Street	Roadway	Consultant	\$ 432,130	\$ ---
54 Avenue	From South of 32 Street to Highway No. 2	Roadway	Consultant	\$ 155,000	\$ ---

1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

D. STUDIES/REPORTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
Transportation Study	City Wide	Review Transportation Network, Including Transit Review	Contract - IMC Consulting Group Inc.	\$ 80,000	\$ ---
Bridge Rehabilitation and/or Replacement Study	48 Avenue Bridge North of 43 Street	Review Bridge Condition	Contract - Reid Crowther & Partners Ltd.	\$ 9,000	\$ ---
Southeast Service Basin Study	Area Bounded by Piper Creek, 32 Street, 20 Avenue, and Delburne Road Excluding Sunnybrook and Anders Park	Review and Prepare Recommendations for Water, Sanitary, and Storm Servicing	Contract - Al-Terra Engineering Ltd. and J. W. MacKenzie	\$ 62,000	\$ 42,000
32 Street Signal Coordinator Study	On 32 Street from 40 Avenue to College Entrance	Coordinate Study and Implementation	Consultant	\$ 10,000	\$ ---

1989 ENGINEERING DEPARTMENT PROJECTS
TO JULY 31, 1989

E. DEVELOPMENT AGREEMENTS

PROJECT	LOCATION	TYPE OF WORK	WORK FORCE	BUDGET	SPENT
77 Street Commercial for Red Deer Property Developments Ltd.	Lot B, Plan 782-1023 South of 77 Street and West of Gaetz Avenue	Underground Utilities and Roadway to Service Service Commercial Lots	UMA Engineering	N/A	
The Fairways Canavest/Camry	South of Kerry Wood Drive Between 64 Avenue and 65 Avenue	Underground Utilities and Roadway to Service a 22 Unit Condominium Development	UMA Engineering	N/A	
Deer Park Phase 4, Stage 3 Melcor Develop- ments Ltd.	North of 39 Street and West of Davison Drive	Underground Utilities and Roadways to Service a 44 Lot Residential Subdivision	Reid Crowther & Partners Ltd.	N/A	
Glendale Phase 7 and Phase 8	North of Grant Street Between 59 Avenue and 64 Avenue	Underground Utilities and Roadways to Service a 61 Lot Residential Subdivision	UMA Engineering	N/A	
Eastview Estates Phase 8A	Eversole Crescent and Ebert Avenue	Underground Utilities and Roadways to Service a 24 Lot Residential Subdivision	Al-Terra Engineering	N/A	

APPENDIX 'B'

DATE: September 21, 1989
 TO: Engineering Department Manager
 FROM: Project Coordinator
 RE: MAJOR CONTINUOUS CORRIDOR PROGRESS REPORT
 JANUARY 1, 1989 TO JUNE 30, 1989

CP Rail has let all their contracts, and although slowed down during the wet summer weather, progress is satisfactory and on schedule. CP Rail is laying track in the area from 67 Street (new yard) to the existing main line at Highway No. 11A. The following list names the current general contractors employed by CP Rail. The current CP Rail schedule calls for trains running on the relocated tracks by the late fall of 1990..

<u>LOCATION</u>	<u>GENERAL CONTRACTOR</u>	<u>COMMENTS</u>
Highway 11A to 67 Street (Earthworks)	PCL	Complete
Highway 11A to 67 Street (rail)	Western Canada Rail	In progress
67 Street to Red Deer River (including Highway 2 revisions and tunnel)	Mustang Construction	In progress
CP Rail Red Deer River Bridge	Western Versatile Construction	In progress
Red Deer River to 32 Street	Northside Construction	In progress
32 Street to south end	Northside Construction	In progress

Projects associated with the CP Rail Relocation Phase and the responsibility of the City are 32 Street Structure, Edgar Drive Structure, and 67 Street Structure and associated roads. Once again, all projects are underway despite the poor weather. The information on these projects is as follows:

Engineering Department Manager
Page 2
September 21, 1989

<u>LOCATION</u>	<u>GENERAL CONTRACTOR</u>	<u>COMMENTS</u>
32 Street Detour	J. T. Setters Construction	Complete
County Road Realignment	Border Paving Ltd.	Complete
32 Street Structure	Timcon Construction	Underway
Edgar Drive Structure	GBS Management	Underway
67 Street Detour	Northside Construction	Underway
67 Street Structure	Northside Construction	Underway
67 Street, 67 Avenue, Edgar Drive Road	Tenders close October 15, 1989	Start in 1990

The last remaining property owners vacated their premises on August 31, 1989, so all new CP Rail right of way is in the name of the City. Land Compensation Board hearings are expected on many of these property acquisitions before July 1990.

All the water, sanitary, and storm sewer main extensions to service the relocated CP Rail yard area were completed by June 1989.

Consultant agreements for all portions of the Corridor Road Phase are in place with the detailed design drawings and land acquisition plans to be available by the end of the year, so negotiations for land can commence in the spring of 1990.

An updated budget is being revised to reflect existing contracts and revised corridor road construction costs and will be available in my next report.


Pat E. Grainger, R.E.T.
Project Coordinator

PEG/emg

APPENDIX 'C'

DATE: September 27, 1989
TO: Engineering Services Manager
FROM: Traffic Engineer
Re: 1989 Bi-Annual Status Report

The number of **public complaints/requests** (Section A1) submitted by the Alberta Motor Association and other city departments to the Traffic Advisory Committee have registered a constant decline from the peak of 124 in 1978 to 44 in 1988.

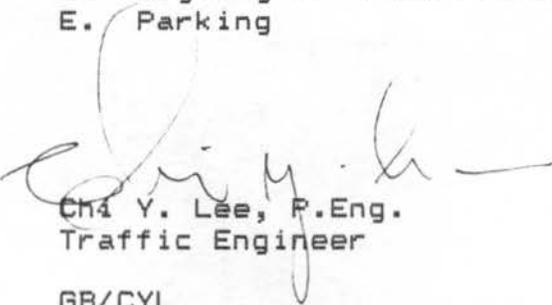
The Red Deer **Computerized Signal System** (Section B1) was dubbed as a "futuristic system that gives new meaning to the term public transportation." by the Canadian Press News Service. The System received national media attention after its operation was observed in life in a conference of international traffic signal experts in Toronto. News report about Red Deer was printed in the Toronto Globe & Mail, the Halifax Herald Examiner, the CBC Radio etc.

The Red Deer **Transportation Study, 64 Avenue/67 Street Study**, and the **32 Street/Major Continuous Corridor Signal Study** are in progress (Section C1).

Some of the **Long Term Parking Strategy** (Section E1) recommendations were implemented. The Parking Administrator will coordinate this work in future.

Attached are summaries of Traffic programs and their status. The projects are categorized as follows:

- A. Public Information
- B. Signals
- C. Traffic and Transportation Planning
- D. Signing & Pavement Marking
- E. Parking


Chi Y. Lee, P.Eng.
Traffic Engineer

GB/CYL

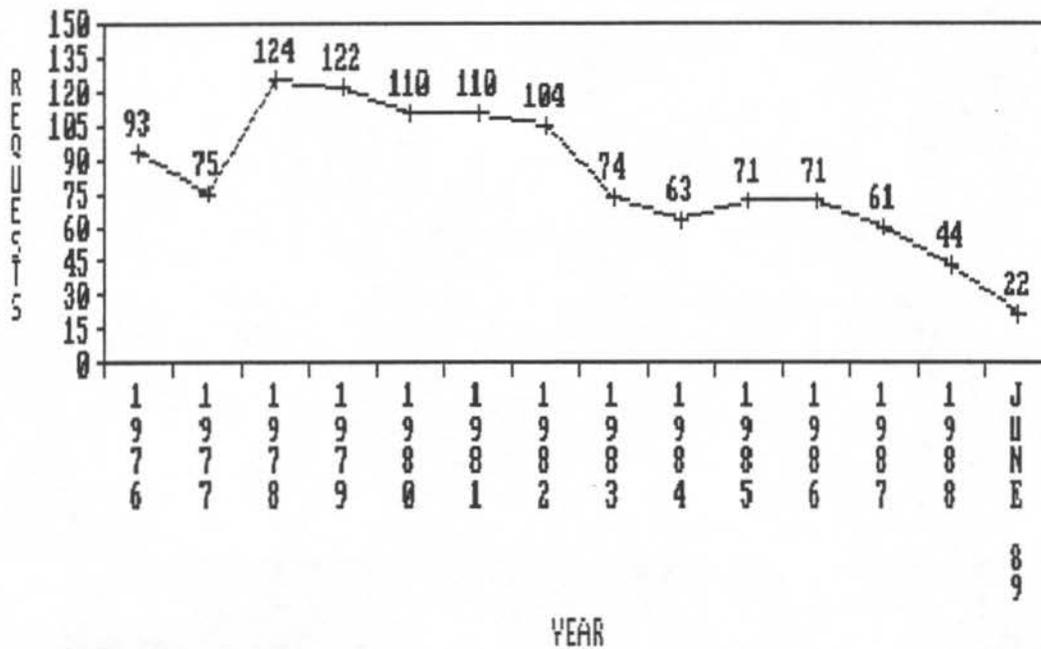
att:

A. PROGRAM: PUBLIC INFORMATION

1. Traffic Advisory Committee

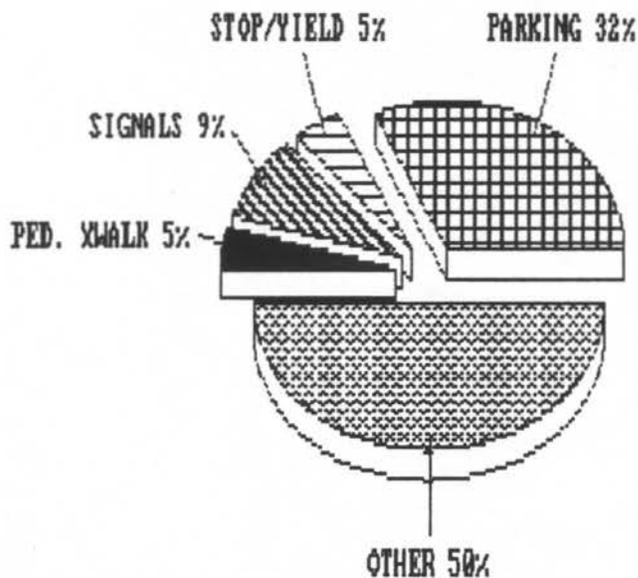
Figure 1 depicts the number of public complaints/requests submitted by the Alberta Motor Association and other city departments to the Traffic Advisory Committee.

FIGURE 1 TRAFFIC ADVISORY COMMITTEE ITEMS



During the first 6 months of 1989, 22 complaints/requests were reviewed by the Traffic Advisory Committee. A breakdown of the nature of complaints/requests is shown in Figure 2.

FIGURE 2 TYPES OF TAC COMPLAINTS



2. Public announcements, advertisements, and information bulletins were prepared for the following projects to advise motorists of upcoming changes in traffic/parking operations.

- Christmas Parade
- Westerner Parade
- Westerner Promenade and Street Dance
- Kevin Siros Classic Bicycle Race
- Annual Red Deer Soap Box Derby
- Bankers Chuckwagon Races
- 33rd Dominion Curling Championships - Legion Parade

B. PROGRAM: SIGNALS

1. Computerized Signal Project Status.

The Project calls for the installation of a computerized system to control 52 of the 72 traffic signals in the City. The System is capable of adjusting the signal timing to provide for the best achievable traffic flow for the road network. Of the Council approved budget of \$1,538,000 for the Project, \$1,320,000 was paid as of today.

The Red Deer Computerized Signal System was a main topic of interest in a conference of international traffic signal experts in Toronto. City staff and GEC Traffic Automation of England have facilitated the Toronto conference to observe the capability and operation of the Red Deer System in life.

a) Since the issuance of Substantial Completion Certificate, City staff has drafted an administration procedure for the computerized signal system, taken an inventory of all equipment delivered, and examined the operation of the field signal equipment.

b) The operation of all detectors were analyzed and 33 detectors were identified for the review and possible repair by the Consultant/Contractor.

c) The operation of all conflict monitors was examined and approximately 10 intersections were identified for the review and possible upgrading by the Consultant/Contractor.

d) Field signal equipment control strategy and data setup was upgraded for the 64 Avenue/Taylor Drive corridor. These changes will be implemented as soon as the Consultant/Contractor has upgraded the conflict monitors.

e) Assisted the Contractor in the troubleshooting of the Fire Hall Signal Terminal and the Central Computer room traffic control map.

f) The Consultant is reviewing the outstanding contractual obligations and maintenance contract with GEC Canada.

2. Scoot detectors were installed at the intersections of 60 Street/49 Avenue and 59 Street/50 Avenue. The signals will be placed under central computer self-adjusting control in future.

3. Tender has been called for the provision of **traffic surveillance cameras.**

4. Signal Warrants were completed for the following intersections:

- | | |
|----------------------------|--------------------------------|
| -Ross Street and 37 Avenue | -Ross Street and Cornett Drive |
| -67 Street and 65 Avenue | -71 Street and 50 Avenue |
| -63 Street and 59 Avenue | -60 Street and 57 Avenue |

5. Signal Layout Designs were completed for the intersection of Holt Street and 59 Avenue.

6. Design criteria/standards for novax controllers were developed.

C. PROGRAM: TRAFFIC AND TRANSPORTATION PLANNING

1. The 1989 Red Deer Transportation Study.

IMC Consulting Engineers were engaged to develop a staged transportation plan to meet the requirements of the 80,000 and 115,000 population horizons, and to address specific development traffic impact and neighborhood traffic concerns.

The Consultant has:

- a) Completed the data collection.
- b) Validated a transportation planning model.
- c) Projected future traffic demands.
- d) Drafted different scenarios for future roadway network requirements for discussion.

The Project is anticipated to be completed by the end of this year.

2. The 64 Avenue / 67 Street Intersection Functional Planning Study.

UMA Consulting Engineers were engaged to project the future traffic demand and roadway requirements of this intersection.

The Consultant has:

- a) Completed their traffic analysis.
- b) Recommended an intersection design.
- c) Outlined the necessary right-of-way requirements, utility relocation adjustments and construction cost estimates.

3. The Major Corridor / 32 Street Signal Planning Study.

Three engineering consulting firms were invited to submit proposals for the development of a staged plan for new signal equipment installation and signal coordination strategy implementation at the 32 Street and the Major Continuous Corridor. These proposals will be evaluated in the near future.

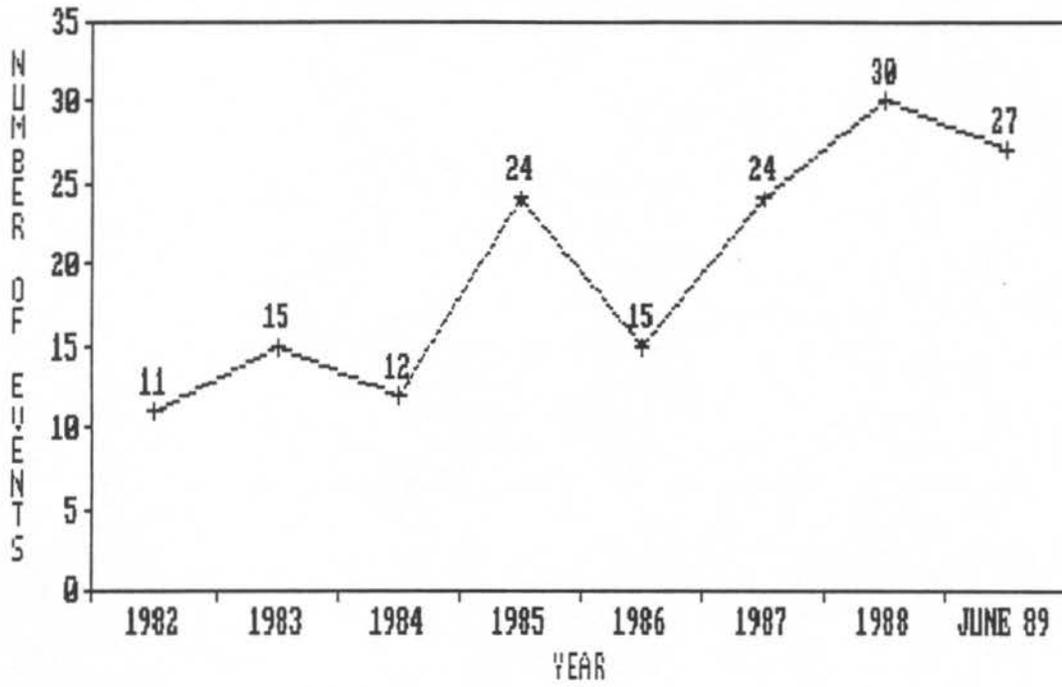
4. Fairbank Road - Traffic Analysis.

Alternate road improvements to accomodate school traffic on Fairbank Road was analyzed.

5. The annual Average Summer Weekday Traffic (ASWT) Survey was completed for 36 of 140 locations. Ten Intersection Turning Movement Surveys were also completed.

6. Twenty seven parade/race applications were reviewed before July 1989.

FIGURE 3 PARADE/RACE APPLICATIONS



D. PROGRAM: SIGNING & PAVEMENT MARKING

1. Signing

- a. Sign Warrants were developed for one-way signs.
- b. Traffic Sign requirements were reviewed for the Ross Street Sidewalk Improvements Project and the 67 Street Bridge/30 Avenue Project.
- c. Approximately 700 sign changes were effected by 62 Commissioners' Orders.
- d. Information for some 750 signs was input into the Computerized Sign Data Management System.

2. Pavement Marking

- a. Pavement markings were designed for the following projects:
 - 32 Street east of 30 Avenue construction project.
 - 59 Street/Gaetz Avenue road improvements.
 - 59 Avenue/Holt Street pedestrian corridor improvements.
 - Ross Street Sidewalk Improvements Project
- b. Pavement marking as constructed drawings submitted by consultants, were verified for the 30 Avenue/67 Street Project.

E. PROGRAM: PARKING

1. Long-Term Parking Strategy Study

B-A Consulting Group's report together with the Ad Hoc Parking Committee's Parking Study report were submitted by the Parking Commission for Council's review. Council has approved the Parking Commission Study.

- Parking meters and other parts are being ordered for the implementation of the Study.
- Modifications for the Sports World Parking Lot is complete.
- The conversion of the yellow parking meters from 2 hour to 1 hour parking limit is complete.

The Parking Administrator has been hired by the Building Inspections Department. He will take over the implementation of the remaining Study recommendations.

2. Parking Commission: Design, analysis, and/or recommendations were provided for 10 requests/ complaints through the Parking Commission.

3. 19 other parking requests/complaints were investigated.

APPENDIX 'D'

DATE: September 25, 1989

TO: Director of Engineering Services

FROM: Public Works Manager

RE: PROGRESS REPORT JANUARY 1 TO JUNE 30, 1989

=====

We have divided the report of the Public Works Department into subsections for the different departmental operating sections.

A. TREATMENT PLANTS

Water Treatment Plant - Treated water quality has been maintained at a very high level, despite the fact that spring raw water quality was worse than average. The rainfall this year also contributed to high turbidity and colour for most of the summer. The treatment process was modified during the spring runoff to utilize available capacity within the Plant and increase treatment time.

A new constant speed pump was installed in the East Hill booster station to increase pumping capacity.

We are experiencing a continuing problem with one of the variable speed high lift pumps at the Plant. It has been returned to the vendor for repairs.

This time period also saw the end of an era with Ron Bayne retiring after twenty-three years in charge of the Plant. Ron will be missed. Duties have now been juggled with Doug Thorson assuming duties as Superintendent of both the Water Treatment Plant and the Wastewater Treatment Plant. Joe Windle is the new Water Treatment Plant Supervisor.

Wastewater Treatment Plant - High effluent quality standards have been maintained with average suspended solids being 6.4 mg/l and BOD5 of 4.6 mg/l. Alberta Environment standards require no greater than 20 mg/l in both cases.

A new computer control and monitoring system is in the design stage for installation this fall.

The corrosive environment ensures that all equipment requires constant maintenance. For example, #4 digester was cleaned this spring, and it was discovered that in eight years two inches of concrete had corroded from the overflow channel.

With the reorganization of the Treatment Plants, Harold Turner has

Director of Engineering Services
September 25, 1989
Page 2

taken on the duties as Wastewater Treatment Plant Supervisor.

We are confident that Doug, Joe and Harold will do a fine job of operating the Plants.

B. METERS & SIGNS

Annual parking meter inspections have been carried out and 356 were completed before we started changing the rate charges of all meters. This was started at the end of June. Rate changing will continue for approximately 4 months. Vandalism to date is \$12,000.

We have scheduled annual inspections of 1089 of the 5/8" size water meters for 1989, of which 812 have been completed. There were 149 new meter installations in this period.

Street sign spring wash has been completed and regular maintenance is being carried on. 280 new sign installations have been completed. We have finished refurbishing all subdivision maps - 57 in all.

Street painting program is progressing reasonably, with street lines being completed. We have started on curbs and crosswalks.

So far, we have had 46 road closures and all were completed with very few complaints.

Most of our program this year is maintenance, with few new programs being introduced, with nearly all on target date or close to it.

C. PUBLIC WORKS OFFICE & SCALE

The office workload of the Public Works operation increased in the first six months of 1989, primarily as a result of attaining department status. We processed approximately 2000 time sheets per month and responded to about 450 incoming telephone calls weekly, as well as generating an increased volume of correspondence. All other regular duties such as cost monitoring, vacation and absence records, etc., were kept current.

The scale issued 18002.54 tonnes of inventoried materials in the first six months of 1989, as well as receiving and issuing required amounts of salt, black dirt, cold mix asphalt, and coal. Equipment was hired as needed and fuel issued (in a backup capacity) to City equipment.

D. WATER & WASTEWATER

Following is a summary of the activities undertaken by the Water and Wastewater Section during the first six months of 1989.

Construction Projects -

1. Trunk sanitary sewer 67 Street - 64 Avenue to Edgar Sub.
Budget \$306,000 Cost \$238,000
2. Trunk waterline 67 Street - 66 Avenue to Edgar Sub.
Budget \$431,500 Cost \$323,700
3. Ross Street Sidewalk
Budget \$16,600 Cost \$ 9,700

Drainage - The large diameter culverts at 43 Street and 49 Avenue, 32 Street and C.P.R. mainline, and Delburne Road and Piper Creek were kept 70% open during the winter, which avoided possible flooding during spring runoff.

Storm Sewer System - Only minor freezing problems were experienced at the storm outfalls. The reduction in the frequency of this problem results from a combination of improved draft barrier installation, electrical thawing installations, lower water levels due to beaver dam removal, and improved monitoring of the outfalls during the winter months. Because of this improved program, the evidence of structural damage to the outfalls has been minimized.

No storm sewer main failures were experienced during this period.

The list of catchbasins requiring repairs continues to be lengthy, but progress is being made. Only four catchbasins were repaired. Catchbasin cleaning program is in progress.

Water Distribution System (324.15 km) - Twenty-four water leaks were repaired during this period. This compares to twenty-seven in 1988, and thirty-two in 1987. The combination of water main replacement and cathodic protection is helping to keep our water leak frequency down.

Only one valve was replaced to June 30. Approximately 30 valves will be replaced by year end. The valves in the system are much improved due to the accelerated replacement programs. The result is, sections of water main can be isolated quickly and the number of establishments out of water minimized.

The existing cathodic protection is monitored regularly and seems to be working. Additional sacrificial anodes are added to the system each time a metal main is exposed.

Director of Engineering
September 25, 1989
Page 4

Twelve hydrants were replaced during this period.

Wastewater Collection System (259.01 km) - The C.C.T.V. inspection program has revealed problems in Newcombe Crescent, Pardue Close, and Gaetz Avenue Mall. These problems will be rectified in the next half of the year.

Five sewer services were relaid.

Solid Waste Disposal Site - Installation of standby power was completed in January.

Considerable time was spent assisting the R.C.M.P. in attempting to locate a missing person.

No major problems were encountered.

Red Deer Industrial Airport - Airport operations to June 30 have centered on runway snow and ice control, along with grounds and building maintenance. Total revenue was \$89,100.00, with expenditures of \$111,700.00. There have been 17,407 aircraft movements during the first six months of 1989.

E. CIVIC GARAGE

The Garage staff has had a busy year so far keeping all the equipment in good order. We have completed a rebuild on another bus at a lower cost than the first one. Our bodyman has done an excellent job of these two units.

So far this year, the Garage staff processed 3111 work orders for the equipment pool. Of these, there were 542 preventive maintenance inspections and 175 road calls. The average dollar value of each work order was \$234.26.

The percentage of repair orders completed in 24 hours was 85% and 7% within 24 to 48 hours.

About 1600 hours were spent working on general ledger account numbers. This includes such things as Meters & Signs, trailers, small equipment, tampers, etc.

We have tendered all the equipment for the equipment pool and received most of it. We have one single axle truck and one tandem street flusher to get yet. Most of the new equipment is in service

Director of Engineering Services
September 25, 1989
Page 5

except for one 3/4 ton club cab and two 1 ton cab and chassis which have to have boxes built on them. This will be completed as soon as we can get them in the welding shop.

The roof repairs should be completed by the end of September.

F. ROADS

The asphalt patching program, as of June 30, 1989, has just got started. The late start is due to the cold weather. We have a large program this year in most all areas of the City.

Our cracksealing program will not commence until approximately July 20, 1989. This late start is caused from failure areas from 1988 that have been under investigation. Negotiations with the supplier and manufacturer have been in progress.

All lanes that required grading have been graded, with completion of this first round in early June. Some of the lanes that were in good condition, were not graded.

Frostboil repairs to June 30, were 60% complete. Barrett Drive, Bennett Street at the service road and 3 areas in Anders Close have been repaired. There are a few small areas still requiring some repair. Repair of these areas is scheduled for a later time.

Crown paving sidewalk curb and gutter repair started in mid June in order to be ready for the up-coming paving program. This project for 1989 required some very extensive concrete repairs to assure proper drainage prior to paving.

The sidewalk repair program will commence as soon as crown paving repairs are complete.

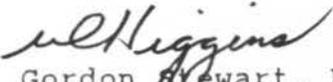
Spring clean-up went very well with all areas of the City cleaned by June 9, 1989. This program was completed within budget. Normal sweeping operations will continue as required by road conditions.

Thawing catchbasins was an intense program this Spring, with the thawing of leads and catchbasins having to be repeated 5 and 6 times in some areas. This project cost was \$62,000.00, an over-expenditure which was approved by Council.

The snow and ice control program was very active in the first part of this year with 85 cm. of snow fall to contend with. A snow removal was required as well as very extensive sanding was done. Many areas required plowing to the side. As well, sidewalks required numerous cleanings. All of the 1989 budget funds for snow and ice control were spent this first part of the year. Additional funds have been approved for the fall and winter of 1989.

Director of Engineering Services
September 25, 1989
Page 6

This concludes our Public Works Progress Report for the period
January 1 to June 30, 1989.

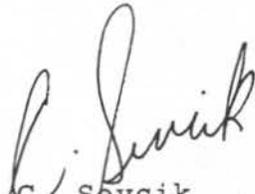
for 
Gordon Stewart, P. Eng.
Public Works Manager

GAS/fm

DATE: October 3, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: 1989 PROGRESS REPORT - JANUARY 1 - JUNE 30, 1989
ENGINEERING AND PUBLIC WORKS DEPARTMENTS

The copies of the 1989 Progress Reports referred to above were presented on the Council Agenda of October 2, 1989.

The reports were received for information purposes and it was agreed that same be filed. We thank you for your reports in this instance.


C. Sevcik
City Clerk
CS/ds

NO. 13

DATE: September 27, 1989
TO: City Clerk
FROM: Parking Administrator

At the Red Deer City Council meeting of September 5, 1989, Council requested the Parking Commission to undertake a review of the one-hour parking meter changeover decision and report back to Council.

At the Red Deer Parking Commission meeting of September 20, 1989, the commission moved a motion to retain the existing one-hour yellow head meters and authorized the Parking Administrator to proceed with a newspaper advertising campaign based on the one-hour meters and new rates, and that a report be brought back in three months' time for further consideration.

The 'Parking Strategy Report' recommended an annual parking turnover study be conducted, and to meet that goal, \$13,000 is being budgeted for 1990. In light of the fact that City Council has requested a review of the one-hour parking meter changeover, the Parking Commission passed a resolution to have the Parking Administrator request an allocation of \$13,000 to conduct a parking turnover study for 1989. This study would be held in conjunction with the annual peak period parking survey to be conducted by the Engineering Department in mid October.

Respectfully submitted,



Doug W. Kutinsky
Parking Administrator
The City of Red Deer

DK/lS

c.c. Director of Engineering
Director of Finance
Parking Commission
Bylaws and Inspections Manager

Commissioner's Comments

We would concur with the recommendations.

"R.J. MCGHEE"
Mayor

DATE: September 6, 1989
TO: Parking Commission
FROM: City Clerk
RE: ONE HOUR PARKING METERS DOWNTOWN

At the Council meeting of September 5, 1989, the following motion introduced by Alderman Connelly was passed.

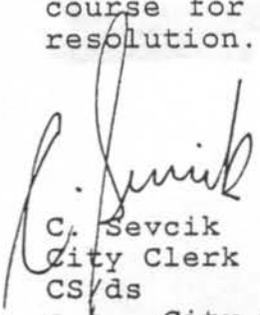
"WHEREAS a number of citizens have expressed concern regarding the one-hour parking meters installed in the downtown area, indicating that one hour does not provide sufficient time to undertake a reasonable amount of business before being required to move the vehicle;

AND WHEREAS the concerns of the citizens do appear legitimate;

THEREFORE BE IT RESOLVED that Council of The City of Red Deer request the Parking Commission to undertake a review of this decision and to report back to Council."

The decision of Council in this instance is submitted for your information and appropriate action. The majority of Council members were of the view that in light of the reaction from the downtown businesses and the patrons, which in the main appear to be unfavorable, that the one hour parking meters in the downtown area be reviewed. It was suggested that further input be sought from the Towne Centre Association and affected businesses with a view to determining whether one hour parking meters needed to be installed in all of the locations currently in effect. It was also suggested that now that the City has hired a Parking Superintendent, it would be an opportune time to have this reviewed.

We look forward to a report back from the Parking Commission in due course for submission back to Council as directed in the above resolution.


C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Parking Superintendent
Bylaws & Inspections Manager
Dir. of Engineering Services
Dir. of Financial Services
Deputy Director, Planning Commission

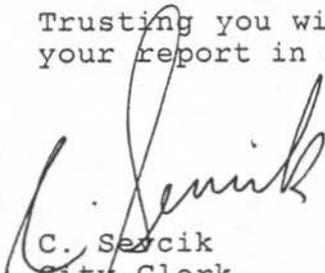
DATE: October 4, 1989
TO: Parking Administrator
FROM: City Clerk
RE: ANNUAL PARKING TURNOVER STUDY

Your report pertaining to the above topic was considered at the Council meeting of October 2, 1989, and at which meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered report dated September 27, 1989, from the Parking Administrator hereby authorizes a Parking Turnover Study to be undertaken in 1989 at an estimated cost of \$13,000.00 to be allocated to the 1990 Budget, and as recommended to Council October 2, 1989."

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

Trusting you will find this satisfactory, and we look forward to your report in due course.



C. Sercik
City Clerk
CS/as

c.c. City Commissioners
Dir. of Engineering Services
Dir. of Financial Services
Bylaws & Inspections Manager
Parking Commission.

DATE: October 5, 1989
TO: Parking Administrator, D. Kutinsky
FROM: C. Sevcik
RE: ONE HOUR PARKING METERS

*Commented back
to 2 hr meters
Oct 30/89*

At the Council Meeting of October 2, 1989, the following resolutions were passed by Council in regard to the above noted matter.

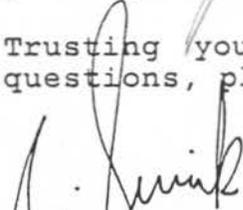
"RESOLVED that Council of The City of Red Deer having considered correspondence and reports submitted to Council October 2, 1989, pertaining to one hour meters downtown hereby supports the recommendations of the Parking Commission authorizing the Parking Administrator to proceed with a newspaper advertising campaign immediately not to exceed \$1,000.00, based on the one hour meters and new rates, and that a report be brought back in three months' time for further consideration."

"THAT the Parking Administrator be authorized to proceed with a 3 month moratorium on enforcement of the one hour limit during which Commissionaires will issue a warning notice which includes an explanation of the one hour limit and a clear indication of where long term off street alternate sites are located."

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

With regard to the moratorium referred to in the second resolution, it is my understanding that the Commissionaires would continue to issue tickets for parking meter violations, however second and third tickets are not to be issued for overstaying the one hour limit. Instead a warning notice which includes an explanation of the one hour limit with an indication of where long term offstreet parking is available is to be left on the vehicle.

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


C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Bylaws & Inspections Manager

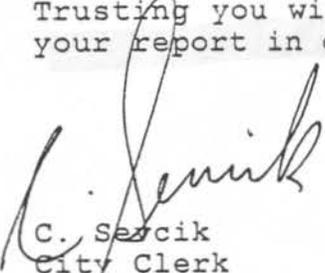
DATE: October 4, 1989
TO: Parking Administrator
FROM: City Clerk
RE: ANNUAL PARKING TURNOVER STUDY

Your report pertaining to the above topic was considered at the Council meeting of October 2, 1989, and at which meeting, the following motion was passed.

"RESOLVED that Council of The City of Red Deer having considered report dated September 27, 1989, from the Parking Administrator hereby authorizes a Parking Turnover Study to be undertaken in 1989 at an estimated cost of \$13,000.00 to be allocated to the 1990 Budget, and as recommended to Council October 2, 1989."

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

Trusting you will find this satisfactory, and we look forward to your report in due course.


C. Sercik
City Clerk
CS/as
c.c. City Commissioners
Dir. of Engineering Services
Dir. of Financial Services
Bylaws & Inspections Manager
Parking Commission.

- ① Study cancelled by Parking Commission
Nov. 15/89 to be considered in 90
- ② Council abandoned the study during
deliberations of the 1990 Budget.

DATE: OCTOBER 31, 1989
TO: DIRECTOR OF ENGINEERING SERVICES
c.c. City Commissioners
Parking Commission
Bylaws & Inspections Manager
Parking Administrator
Towne Centre Association
FROM: CITY CLERK
RE: DOWNTOWN PARKING METERS

At the Council meeting of October 30, 1989, the following motion was passed agreeing that the One Hour Meters downtown be converted back to Two Hour Parking Meters.

"THAT the One Hour Parking Meters be converted back to Two Hour Parking Meters at an estimated cost of \$9,100.00, said cost to be charged to the Parking Commission 1989 Budget as an overexpenditure."

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

I trust that you will proceed with the conversion at your earliest possible convenience.


C. SEVCIK
CITY CLERK
CS/sp

DATE: September 27, 1989
TO: City Clerk
FROM: City Assessor
RE: BUILDING ADDITION - 4819 - 48 AVENUE

The August 21, 1989, meeting of City Council approved the following resolution:

"RESOLVED that Council of The City of Red Deer having considered request from Simco Developments Ltd. pertaining to a proposed building addition at 4819 - 48 Avenue hereby approves a .61m relaxation for fascia projection into the 2m road widening setback subject to an agreement satisfactory to the City Solicitor and as recommended to Council August 21, 1989, by the Administration."

Simco Developments Ltd. has requested through the City Solicitor's Office an amendment to Clause 2 (1) of the agreement which would give the owner 12 month's notice to remove the encroachment rather than 30 days.

We have reviewed this matter and recommend this request be granted.



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

AK\WFL\ch

Commissioner's Comments

We would concur with the recommendations of the City Assessor.

"R.J. MCGHEE"
Mayor

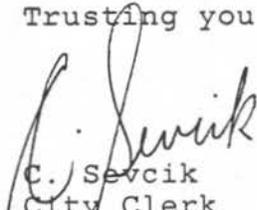
DATE: October 3, 1989
TO: City Assessor
FROM: City Clerk
RE: BUILDING ADDITION/4819 - 48 AVE.

Your report dated September 27, 1989, pertaining to the above topic was presented to Council October 2, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated September 27, 1989, from the City Assessor re: Building Addition, 4819 - 48 Ave. hereby approves an amendment to Clause 2(1) of the License to Occupy Agreement giving the owner 12 months' notice to remove the encroachment rather than 30 days, and as recommended to Council October 2, 1989."

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

Trusting you will find this satisfactory.


C. Sevcik
City Clerk
CS/as

c.c. Dir. of Engineering Services
Bylaws & Inspections Manager
E.L. & P. Manager
Fire Chief
Urban Planner
City Solicitor

DATE: September 11, 1989

TO: City Clerk

FROM: City Assessor

RE: 67TH STREET ROAD - EAST OF RED DEER RIVER TO 30TH AVENUE
(SEE ATTACHED PLAN)

A legal survey plan has been completed, defining the land required for the proposed four-lane carriage way for 67th Street East of the Red Deer River to 30th Avenue (Approved by M.P.C. - August 25/89).

To register this road plan at Land Titles Office, City Council is requested to approve a resolution closing the existing road plans presently registered. These existing plans registered the maximum land required to accommodate the cut and fill areas in construction of the road. Shown as cross hatched on attached Schedule "A".

This new plan will register the uniform right-of-way and designate side slope areas as Municipal Reserves, etc. As shown on Schedule "B".

We respectfully submit the description for City Council's approval of a Road Closure Bylaw.

"Those Road Plans registered as 872-0879
and 872-1224 to be cancelled in full".



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

AK\WL\ch

cc: Director of Engineering Services
Director of Financial Services

Commissioner's Comments

We would recommend Council give first reading to the draft Road Closure Bylaw.

"R.J. MCGHEE"
Mayor

SCHEDULE "A"



872-0879

872-1224

CITY LIMITS

67 ST

22

30 AVE

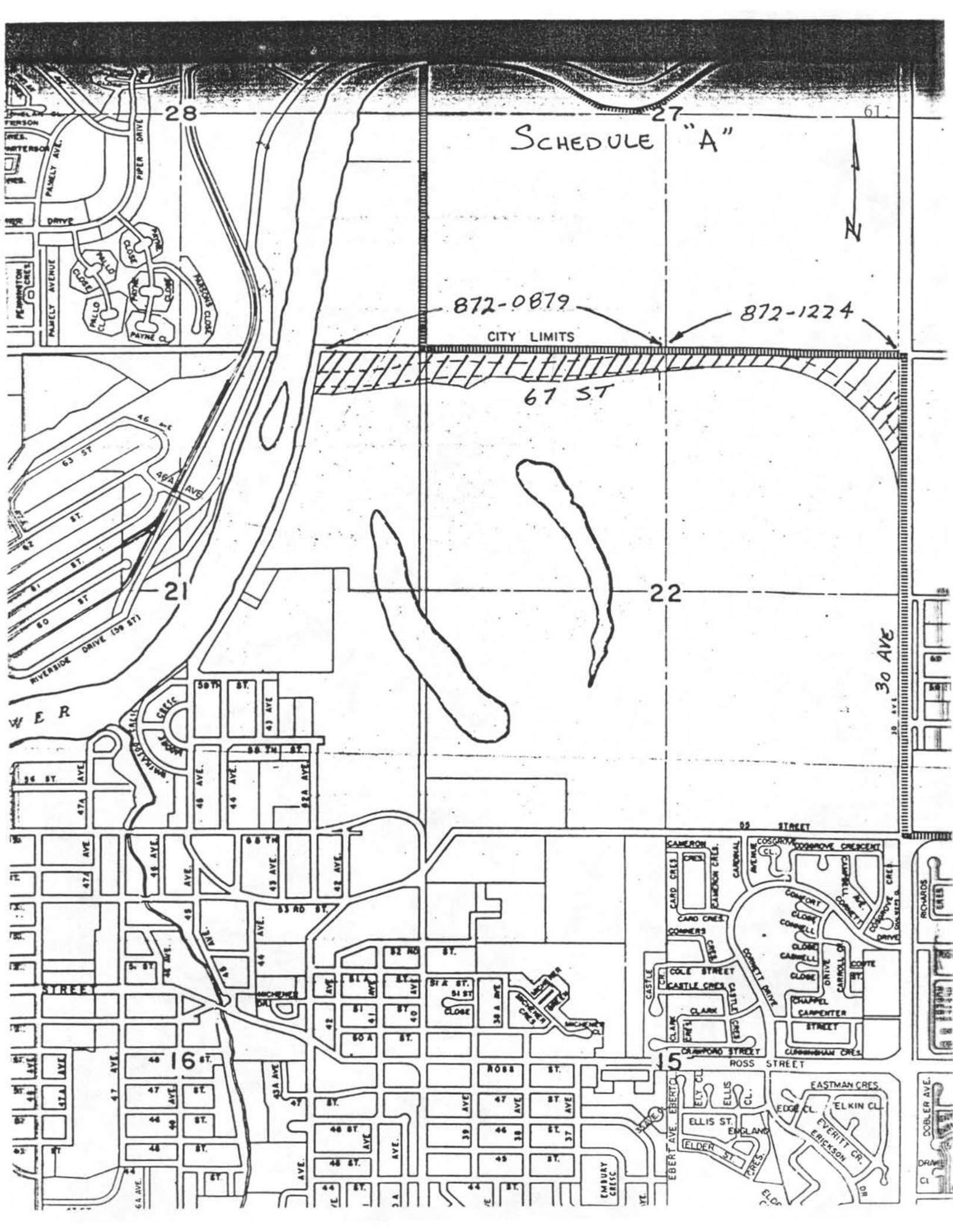
28

27

61

21

16



DATE: September 26, 1989

TO: City Clerk

FROM: City Assessor

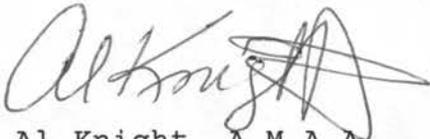
RE: ROD STEPHEN DEVELOPMENT
BLOCK 1, PLAN 1339 A.J.
(SEE ATTACHED MAP)
ROAD CLOSURE

The September 18, 1989, meeting of City Council approved the sale of the City-owned road right-of-way situated on the north side of R. Stephen's Block 1, Plan 1339 A.J. to R. Stephen.

To facilitate the transfer of these lands to R. Stephen, the road must be closed by resolution of City Council.

We submit this description to be included in the resolution.

"All that portion of unnamed Avenue as shown on Plan 1339 A.J. lying within Plan _____ containing 0.347 ha more or less".



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

AK\WFL\ch

Attachment

Commissioner's Comments

We would recommend Council give first reading to the draft Road Closure Bylaw.

"R.J. MCGHEE"
Mayor

LOT 1
BLOCK 10

PLAN _____

BLOCK 1
PLAN 802 2768

LOT 3 MR

STREET

LOT A
PLAN 1726 T.R.

LOT 5
BLOCK 10

REMAINDER OF BLOCK 1
PLAN 1339 A.J.
(TO BE CONSOLIDATED WITH LOT A, PLAN 1726 T.R.)

LOT A
PLAN 1726 T.R.

LOT A
PLAN 1726 T.R.

64th AVENUE

CITY ENGINEER

CITY CLERK

TENTATIVE
RED DEEP
PLAN SHOWING
SUBDIVISION
OF
PART OF
PART OF
STREET ON
BEING IN THE
E. 1/2 SEC.
ALBERTA

BY: WAYNE W. F.
SCALE: 1:1000

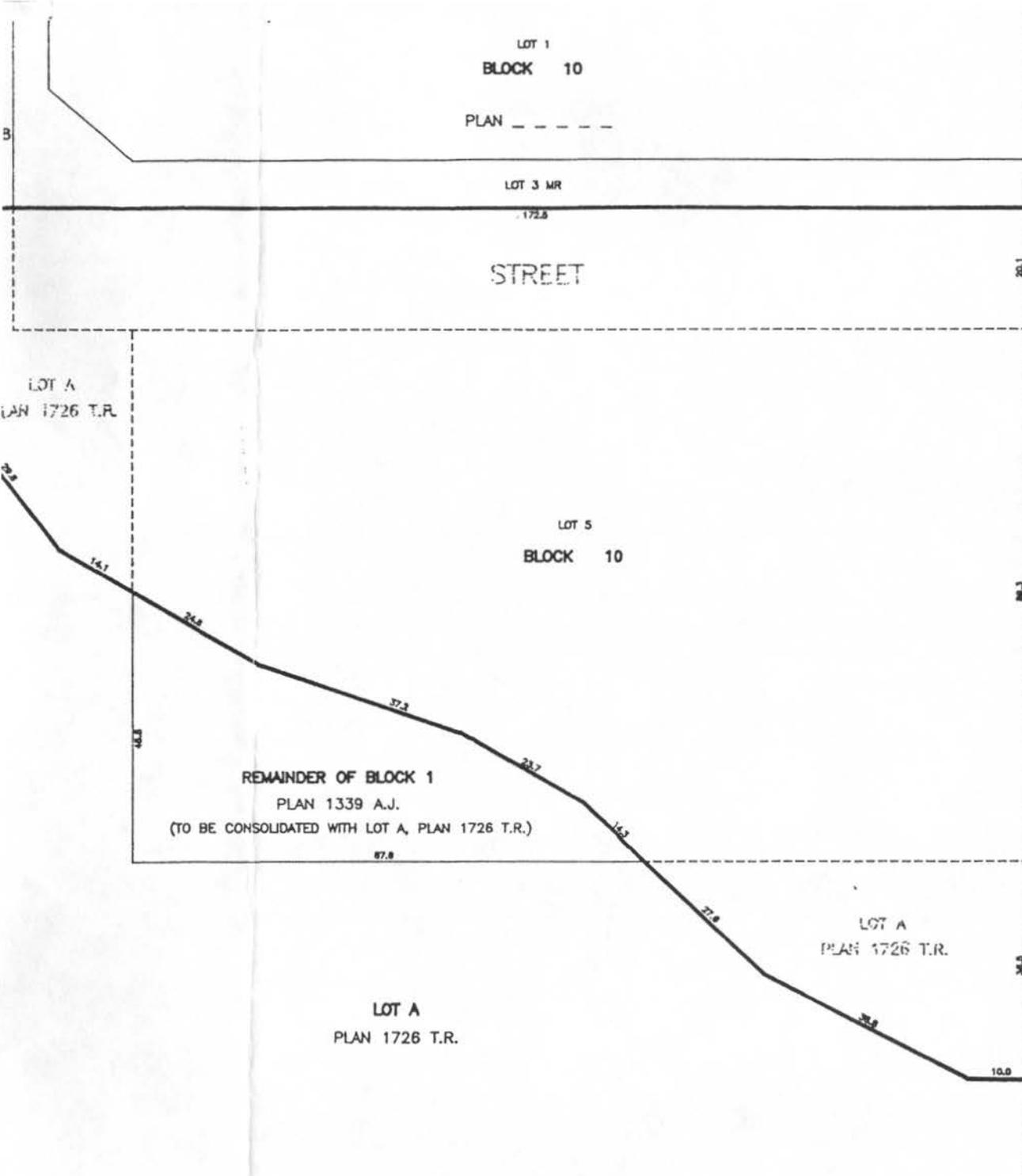


NOTES:
Distances are shown in
Area to be subdivided

Certified correct this 12

Wayne W. F.
ALBERTA LAND SURVEYOR

SCHEDULE OF AREAS
Area to be subdivided
Block 1, Plan 13
Lot A, Plan 17
Street, Plan 13



MAYOR _____

CITY ENGINEER _____

CITY CLERK _____

TENTATIVE
 RED DEER
 PLAN SHOWING SURVEY OF
 SUBDIVISION
 OF
 PART OF BLOCK 1, PLAN 1
 PART OF LOT A, PLAN 1726
 STREET ON PLAN 1339 A.J.
 BEING IN THE
 E. 1/2 SEC. 18, TWP. 38, RGE. 2
 ALBERTA



BY: WAYNE W. FAWCETT, A.L.S., 1989.
 SCALE: 1:1000

NOTES:
 Distances are shown in metres.
 Area to be subdivided contains 1.75 ha and 1 lot and is outlined

Certified correct this 13th day of June, 1989.

Wayne W. Fawcett
 ALBERTA LAND SURVEYOR

SCHEDULE OF AREAS
 Area to be subdivided contains within:

Block 1, Plan 1339 A.J.	= 1.14 ha
Lot A, Plan 1726 T.R.	= 0.287 ha
Street, Plan 1339 A.J.	= 0.347 ha
Total	= 1.75 ha

DATE: September 20, 1989
TO: City Assessor
FROM: City Clerk
RE: R. STEPHEN CONDOMINIUM DEVELOPMENT/SALE OF CITY ROAD
ALLOWANCE ADJACENT BLOCK 4, PALN 1339 A.J.

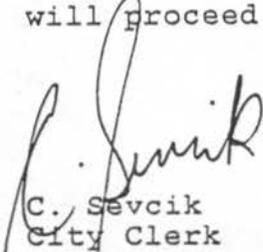
Your report dated September 13, 1989, pertaining to the above topic was submitted to Council September 18, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby agrees to the sale of the Road Allowance adjacent to the north side of Block 4, Plan 1339 A.J. to Mr. Rod Stephen for the sum of \$20,900.00 and subject to the following conditions:

1. Road Allowance Lands being consolidated with Block 4, Plan 1339 A.J. by legal plan of survey
2. All legal fees, survey fees, advertising fees pertaining to the consolidation survey and closing of the road allowance in accordance with the Municipal Government Act be paid by the purchaser
3. Agreement satisfactory to the City Solicitor."

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

I trust you will convey Council's decision to Mr. Stephen and if the conditions of the resolution are acceptable to Mr. Stephen, you will proceed with the agreement, road closure, etc.


C. Sevcik
City Clerk
CS/ds

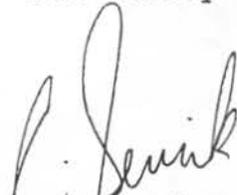
c.c. Dir. of Engineering Services
Dir. of Community Services
Dir. of Financial Services
Urban Planner

DATE: October 3, 1989
TO: City Assessor
FROM: City Clerk
RE: 1) ROAD CLOSURE BYLAW 2997/89 - 67 STREET EAST OF RED
DEER RIVER TO 30 AVENUE 2) ROAD CLOSURE BYLAW
2998/89 - ADJACENT BLOCK 1, PLAN 1339 A.J. (ROD
STEPHEN DEVELOPMENT)

Council of The City of Red Deer at its meeting held October 2, 1989, gave first reading to the above noted Road Closure Bylaws, copies of which are enclosed herewith.

This office will now proceed with advertising for a Public Hearing at the earliest possible date. We would request that your office provide us with the names and addresses of every person assessed as or registered as the owner of land abutting on the portion of the roads proposed to be closed in order that we might send them notification by registered mail as required under the provisions of the Municipal Government Act.

Your early attention to this matter is appreciated.


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Dir. of Financial Services

Council & Committee Secretary, Wilma - As verbally discussed over the phone Friday, Sept. 29, please prepare the adv. for Bylaw 2997/89 to appear in the Advocate on Friday, Oct. 6 & 13, if at all possible. I will prepare the adv. for Bylaw 2998/89 with the assistance from City Solicitor. Thank you.



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

October 10, 1989

Mr. R.D. (Rod) Stephen
11 Savoy Crescent
Red Deer, Alberta
T4N 0C9

Dear Mr. Stephen:

RE: ROAD CLOSURE BYLAW 2998/89

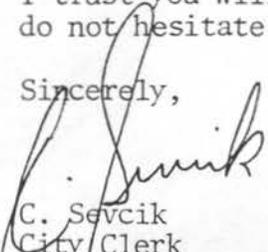
At the Council Meeting of October 2, 1989, first reading was given to Road Closure Bylaw 2998/89, a copy of which is enclosed herewith. This Bylaw provides for the closure of the road allowance adjacent to the north side of Block 4, Plan 1339 A.J. and which the City has agreed to sell to you to facilitate your proposed condominium development.

This office will proceed with advertising for a Public Hearing to be held on October 30, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

When Council agreed to sell you the road allowance on September 18, 1989, one of the conditions was that you be responsible for paying the advertising costs. The estimated cost of the two ads is a total of \$400.00 and we would request that you send us this amount by no later than Monday, October 23. Once the actual costs are known, you will be either invoiced for or refunded the balance.

I trust you will find this satisfactory, however if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,


C. Sevcik
City Clerk
CS/ds

c.c. City Assessor
Council & Committee Secy., Wilma

Encl.

DATE: September 27, 1989

TO: City Clerk

FROM: City Assessor

RE: CITY-OWNED LANDS
PT. S.W. 1/4 DEC 32 - 38 - 27 - 4
NORTHWEST CORNER OF 77 STREET & NORTHEY AVENUE
KENTWOOD SUBDIVISION (PLEASE SEE ATTACHED MAP)

The May 15, 1989, meeting of City Council approved the following resolution to develop a church site in the northwest sector of the City.

"RESOLVED that Council of The City of Red Deer having considered report dated May 9, 1989, from the City. Assessor re: City Owned Lands, part of S.W. 1/4 of 32-38-27-4, N.W. corner of 77 Street & Kennedy Drive (Kentwood Subdivision) hereby approves the following:

1. Commission an independent appraisal to establish market value;
2. Authorize advertisement of site for call for proposals to develop as Church site;
3. Standard land sale agreement policies to apply with the exception of a clause that the City would retain a minimum of \$50,000.00 (or the actual the City has to spend to place site on market) if purchaser entered into an agreement but did not proceed to develop site;
4. Servicing, survey, etc., to not proceed until site advertised and proposals received and an agreement satisfactory to City Solicitor entered into;

and as recommended to Council May 15, 1989."

MOTION CARRIED

In accordance with Item #1, an appraisal was commissioned, and an estimate of market value determined at \$80,000.00 per acre for serviced land.

In accordance with Item #2, a call for proposals to develop a two-to-three acre site at the northwest corner of the 77 Street and Northey Avenue intersection was advertised locally on July 21, 26, and August 5, 1989, with a closing date of September 7, 1989.

City Clerk
September 27, 1989
Page 2

One proposal was received prior to September 7, 1989, from the North Hill Alliance Church. The submission, along with the administrative comments, are respectfully submitted for City Council's review.

A. Planning Commission:

The Alliance Church proposal is to build a church on the two acre corner site and obtain an option for the additional one acre to the west for future expansion. The expansion is expected to take place in three to five years.

The plan submitted for the First Phase has the following elements:

- Multi-purpose assembly hall, 400 seats
- Five classrooms on the main floor, and four on the second floor
- Kitchen
- Storage areas
- Two nurseries
- Two offices
- Washrooms
- Lobby, and mechanical room

The plan of expansion calls for a Christian Education wing, 800 seat sanctuary, and parking expansion.

- A temporary access shown from Kennedy Drive which will be moved to the north when the east-west road is built
- The parking and landscaping appears to be satisfactory
- The church spire seems to be over the allowable 10 m. It requires relaxation from the M.P.C.
- The exterior material to be used is shown as stucco, however, we would like to see this upgraded.

Subject to redesignation and subdivision approval, we recommend the acceptance of the proposal by the Alliance Church.

City Clerk
September 27, 1989
Page 3

Building Inspection:

The plans submitted were reviewed with the assumption of the site being designated R2 zoning, and to the application for a site area of two (2) acres.

USE - Municipal Planning Commission approval as a discretionary use
- church.

BUILDING LOCATION - setbacks comply with the intent of the Bylaw.

BUILDING HEIGHT - Bylaw requires the maximum height as being 10 metres. The proposed height of the church to the top of the spire is 17 metres, requiring a relaxation of seven (7) metres at the discretion of the Municipal Planning Commission.

PARKING ARRANGEMENT - complies with the intent of the Bylaw, design of parking arrangement to be approved by the Municipal Planning Commission.

LANDSCAPING - area provided complies with the intent of the Bylaw. Design of Landscaping being to the satisfaction of the Parks Department.

SITE DEVELOPMENT - architectural treatment of the building, parking layout, and landscaped area to be approved by the Municipal Planning Commission.

To the above, we have the following concerns:

1. North Alliance Church to confirm the proposed accessory use from the church, as it applies to the nine classrooms and nursery facilities in connection with "Christian Education".
2. Proposed "future development" appears to drastically reduce the minimum landscaping requirements.
3. It appears that North Alliance Church may request the deferring of landscaping and paving for possibly 30 months. We would recommend this work be completed within 12 months of occupancy, and the main access to the building be constructed to the satisfaction of the Fire Prevention Department, prior to occupancy of the building.
4. Any additional lands held in abeyance for future expansion to be landscaped to the satisfaction of the Parks Department.
5. Possibly additional architectural treatment to the exterior of the building should be implemented to offset the proposed "stucco" elevations.

City Clerk
September 27, 1989
Page 4

Engineering Department:

1. Temporary and future accesses are in accordance with the conditions outlined in the sales brochure.
2. Servicing, as shown, is satisfactory. However, any additional hydrants or manholes within the site will be the responsibility of the developer.
3. The parcel dimensions used by the proponent appear to be different than that offered for sale.
4. This development should be restricted to the 3.0 acre + site with no allowance for an expansion to 4.0 acres. If the church does not expand beyond the 3.0 acre size, we may end up with a long, narrow parcel, which may be difficult to develop. Similarly, it is not desirable to allow the purchase of only 2 acres. If, however, this is a requirement of the sale of this property, the optional land should be subdivided similar to the attached drawing number 1 so that a developable piece of land remains if the option is not exercised. Furthermore, if this optional purchase is allowed, easements similar to those shown on drawing number 2 should be secured for future services.
5. Future development proposals do not include the required 44% landscape development.

D. Fire Department:

1. A fire hydrant will be required within 90 m unobstructed of the principal entry. Location of this hydrant should take into consideration future development. Water flow will be required to meet the Fire Underwriter Survey Standards.
2. A permit to burn cleared trees (Purchase Option Term 4) will be granted subject to site and weather conditions. Supervision will be required while the fire is burning. Complaints of smoke from area residents may result in the fire being extinguished, and the permit revoked.
3. Construction will be required to conform to the Alberta Building Code.

City Clerk
September 27, 1989
Page 5

E. Electric Light & Power Department:

1. At present this site is not serviced, therefore, offsite system work would be required. This would be charged to the subdivision account.
2. The proposal does not indicate power requirement, (i.e. single phase or 3 phase). Our plans for this area do not include 3 phase power to this site.
3. To keep our costs to a minimum, we could provide temporary overhead until the surrounding area is developed.
4. A permanent source can be provided for a 3 phase requirement but is relatively high in cost.

F. Director of Finance:

I would recommend acceptance subject to being able to develop the one acre option site to residential in the event the Church did not decide to buy it. In addition, it needs to be clarified what the \$80,000.00 per acre assumes to be included for services.

G. Land Department:

The letter dated September 25, 1989, and initial proposal dated September 7, 1989, indicates that the church is prepared to:

1. Land Area & Cost - The North Hill Alliance Church is prepared to purchase two (2) acres at the appraised value of \$80,000.00 per acre which as advertised is all inclusive with the exception of utility connection fees for sanitary sewer, water, storm sewer, electric light and power, gas, telephone, community video and internal servicing costs.

The Church has agreed (See attached letter dated September 25, 1989, to delete the request for the fourth acre).

City Clerk
September 27, 1989
Page 6

G. Land: (Cont'd)

1. (Cont'd): The Church has agreed (See attached letter dated September 25, 1989) to the third acre being situated on the north side of the 2.0 ± acre parcel rather than the west.

As indicated by the attached drawing #1, this will allow a permanent access from the north and will also allow the development of the third acre by City for some other use if the Church does not fulfill its expansion plans.

The \$50,000 deposit for an option is to be applied to the total purchase price and is to offset the proposed City's costs to service this site in the spring of 1990. (See attached letter dated September 25, 1989), and development of the first phase (2.0 acres ±) would commence immediately upon servicing being completed.

We have no objection to the \$50,000 being refunded if the developer does not proceed less any costs incurred by the City in attempting to redesignate the site, register legal survey, legal fees, and servicing costs at the date of withdrawal. The penalty to be a minimum of six percent (6%) of the total purchase price of \$160,000.00, (Standard land sale policy), or whatever total purchase price is agreed to, whichever is greater.

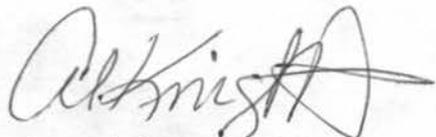
2. Surveying & Other Costs - The survey costs are included in the purchase. Survey and rezoning to commence only upon signing of agreement.
3. Option Period - In discussion with the Church and the letter of September 25, 1989, it is their intent to enter into an agreement as soon as possible and make a payment of \$50,000.00 upon signing, with the next payment due in April, 1990, and/or when servicing is completed. Standard land sale policies are to apply from April, 1990, or date of servicing completion. Servicing to commence in the spring of 1990.
4. Site Clearing - No site clearing is to be undertaken until the agreement is signed, deposit paid, and necessary permits and approvals obtained from the City Fire Department and the Engineering Department if burning is allowed in the clearing of this site. Improvement construction, building, not to commence until land is paid for in full.

City Clerk
September 27, 1989
Page 7

G. Land: (Cont'd)

5. Completion of Landscaping - We agree with the comments of the Building Inspection Department that landscaping be completed within 12 months of occupancy. We would recommend landscaping be completed in total as it pertains to each phase. Building commitment is to remain at 24 months from the date of servicing of this site.
6. Completion of Paving - Paving is to be completed at the same time as the landscaping. The Engineering Department to provide grade information.
7. Additional Services - Hydrants and man holes on site are the responsibility of the developer.
8. Right of First Refusal - Third Acre - We would recommend that this third acre be subdivided from 2.0 acre parcel, and the title is to remain in the City name until such time as the right of first refusal is to be exercised. We recommend a three-year term rather than a five-year term.
9. Fourth acre deleted - See letter of September 25, 1989.
10. Agree - The final agreement is to be satisfactory to the City Solicitor and Church District Office.
11. Soil Testing - Agree subject to the City Engineering Department review of a soils report.
12. As long as development is utilized for religious purposes, the Provincial Statutes will dictate as to exemption from property taxes.

In closing, we would recommend the sale of this 2 + acre site and right of first refusal for a three-year period on the 1.0 acre + subject to the administration's comments and concerns being settled to the satisfaction of both parties.



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

AK\WFL\ch

Enclosures

School Site
11.8[±] ac.

± CURVE DATA
 $\Delta = 15^{\circ} 20' 10'' \pm$
 $4 R_{AD} = 360 \text{ m}$
 $T = 48.4695$

Kennedy Drive

Drive

* NO CUTOFFS
REQ'D

Church Site

2.12 ac[±]
0.859 ha[±]

0.78 ac[±]
0.317 ha[±]
79 m²

22 m
36 m
6 m
36 m
16 m
36 m
6 m
10 m

31.0
42.0 m
36.0
16 m

93 m²

107 m
10 m

84.0

treet

77 ST

Scale 1:2000

DRAWING

DRIVE

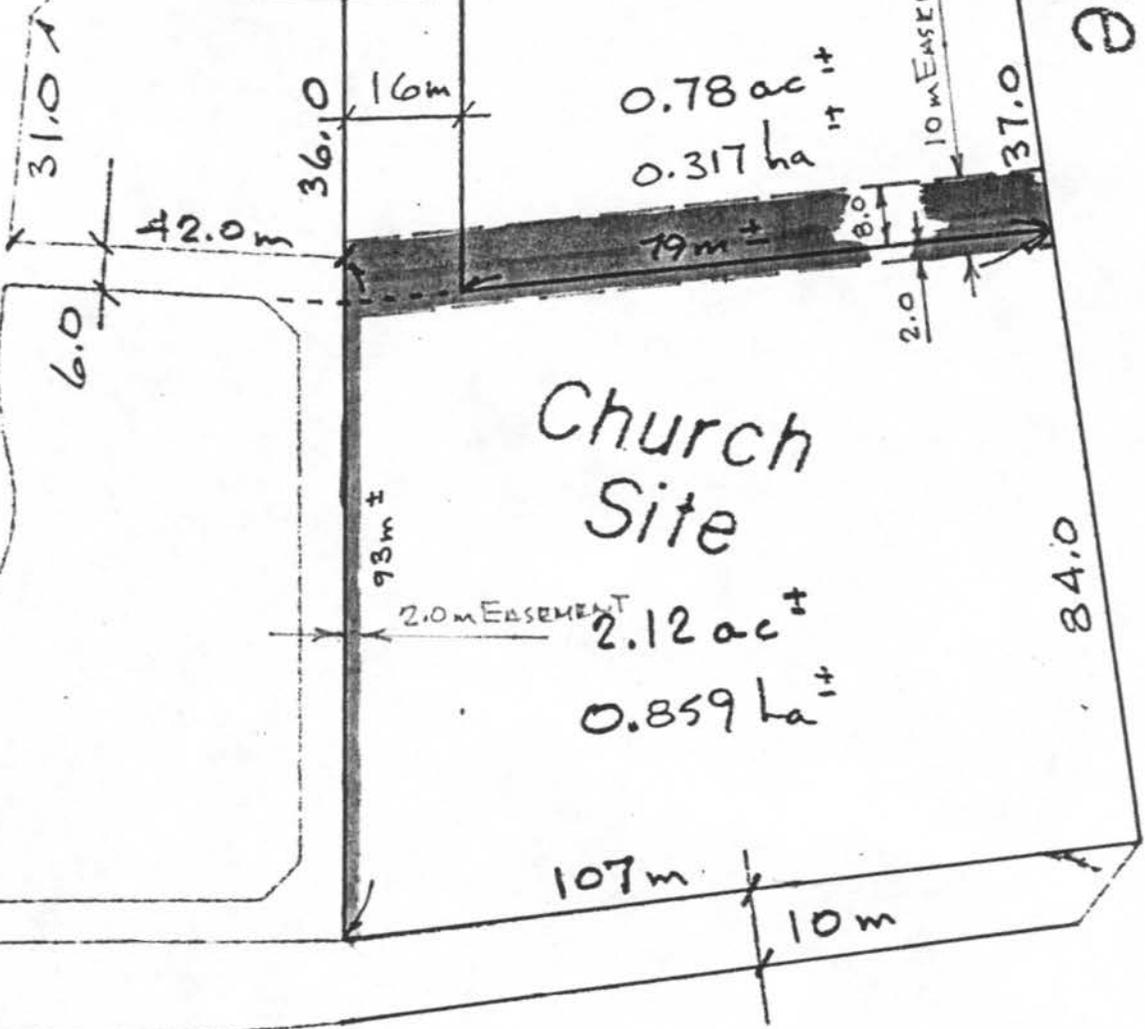
5m x 5m

* NO CUTOFFS
REQ'D

0.78 ac ±
0.317 ha ±

Church
Site

2.12 ac ±
0.859 ha ±



SCALE 1:2000



304-4820 Gaetz Ave
Red Deer, Alberta T4N 4A4
Ph: (403) 347-9600

Pastor Jeffrey A. Valentine
Res. Ph. 340-8365

September 25, 1989

City of Red Deer
Box 5008
Red Deer, Alberta

Attention: Bill Lees
Land Supervisor

Dear Sir:

Subject: Clarification of Sept. 7, 1989
Proposal - Kentwood Church Site

This is to confirm the discussions that have recently taken place regarding the proposal we submitted September 7, 1989. The points of clarification are as follows:

1) RIGHT OF FIRST REFUSAL - "FOURTH ACRE"

We are withdrawing this request. It was not our intention to create any problems with such a request. Rather, our desire was to keep as many options open as possible. The project is, as you can see from our proposal, viable without a fourth acre.

2) RIGHT OF FIRST REFUSAL - "THIRD ACRE"

We would, of course, prefer to have right of first refusal on a third acre along the western boundary of the two acre site, as indicated on our proposal. We also recognize, however, your concern about the possibility of having an unmarketable property if the adjoining property was sold (something we had not expected for a few years). We understand the problem this would be to the city if we did not ultimately purchase the third acre.

We would, therefore, be more than willing to change our proposal so that the "northern" third of the 3 acre site be the optioned acre as long as access to the northwest corner of the 2 acre site could still be guaranteed. As stated in our proposal, we are reluctant to purchase the third acre outright, partly due to the added cost, but mostly due to the difficulty of predicting the need for the third acre at this early date.

3) DEPOSIT CONCERNS - Our concerns regarding the \$50,000 deposit was that we might be required to forfeit the entire amount if for some reason we could not get our final plans approved. We would, as discussed, be more than happy if:

A. The city would specify the penalty for withdrawal as the actual amount of the City's out-of-pocket costs of servicing, and:

B. If the servicing was delayed until Spring of 1990.

This would ease the City's concern about possible loss of servicing costs, and our concern about the possible loss of such a large deposit.

We are most anxious to come to an agreement that both the City and North Hill Alliance Church can be happy with. We trust this letter answers your concerns and would be willing to discuss any other matters relating to our proposal.

Sincerely,

Jeffrey A. Valentine
 Rev. Jeffrey A. Valentine
 On Behalf Of Board Of Elders

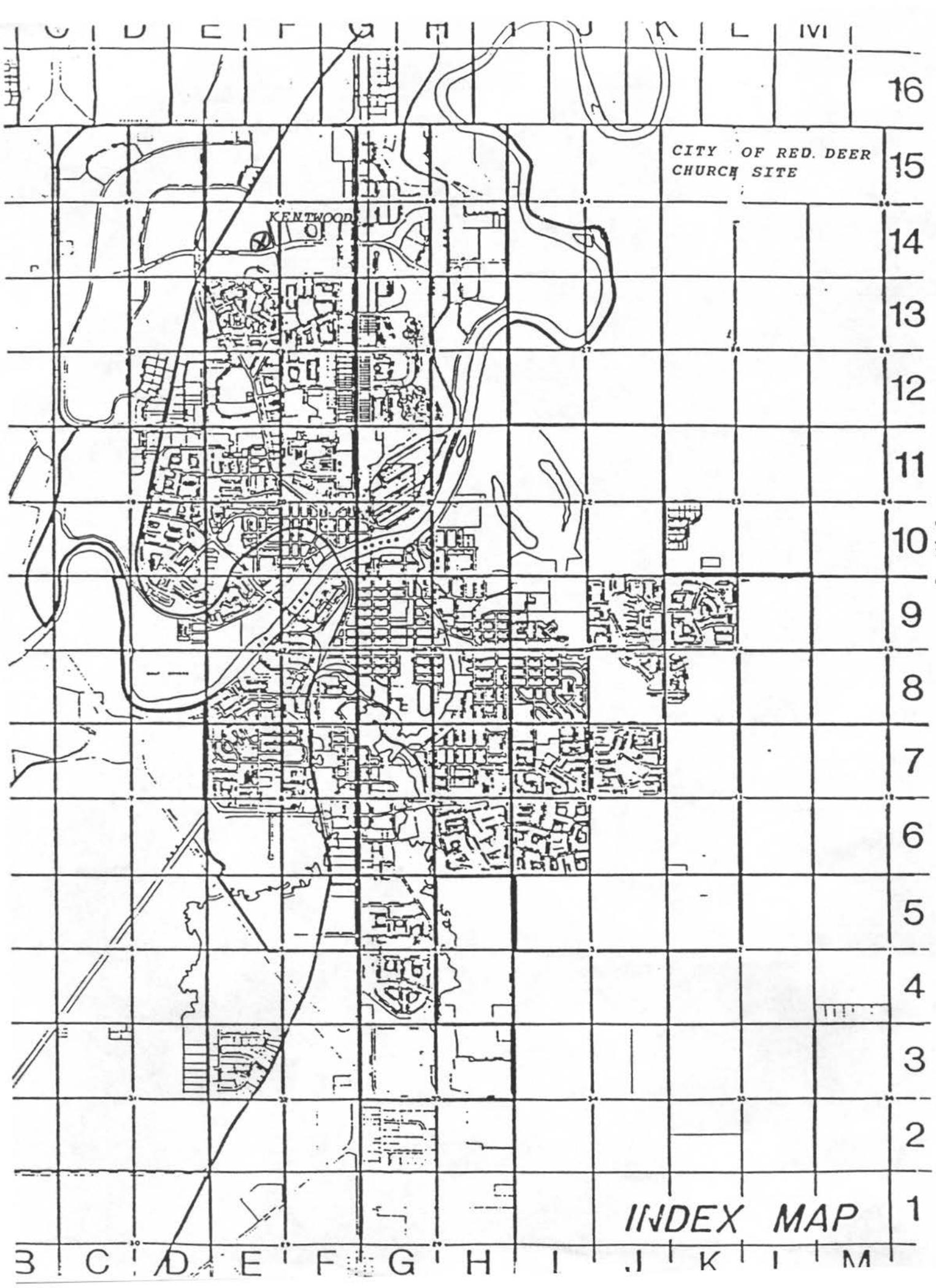
Commissioner's Comments

We would concur with the recommendations of the City Assessor.

"R.J. MCGHÉE"
 Mayor

THE CITY OF RED DEER
 LAND & TAX DEPARTMENT

RECEIVED	
TIME	
DATE	25/39
BY	



CITY OF RED. DEER
CHURCH SITE

KENTWOOD

INDEX MAP

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file

CITY OF RED DEER
CHURCH SITE
FOR SALE BY SUBMISSION

Sealed submissions addressed to the City Clerk,
City Hall, Red Deer for the development of this
site will be received up to 2:00 P.M., Sept. 7, 1989.

LOCATION: Kentwood

LEGAL: Pt. of S.W. 32-38-27-W4M

CIVIC ADDRESS: N.W. Corner 77 Street and Northey Avenue

SITE AREA: 3.00 Acres - 1.214 HA. more or less

ZONING: Subject to approval for development
of a church

PURCHASE PRICE: \$80,000 per acre - \$197,677 per HA

SUBMISSION: Must be approved by City Council

BUILDING
COMMITMENT: 12 month to start from date of agreement
Completion 24 months from date of
agreement
Purchase price must be paid in full
prior to issuing of Building Permit.

GENERAL INQUIRIES: Information brochure and maps are
available at the Land & Tax Dept.,
City Hall - 342-8127.

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

To Appear in the
ADVOCATE
July 21, 1989
July 26, 1989
August 5, 1989

CITY OF RED DEER

CHURCH SITE

FOR SALE BY SUBMISSION

The City of Red Deer will accept submissions for the sale and development of a Church Site.

Please see attached plans for site details, etc.

<u>SUBDIVISION</u>	<u>LEGAL DESCRIPTION</u>	<u>AREA</u>
Kentwood	Part of S.W. 32-38-27-W4M	1.214 ha = (3.00 ac.) ±

GENERAL INFORMATION

Minimum Front Yard - 6.0 metres

Minimum Side Yard - 3.0 metres

Minimum Rear Yard - 7.5 metres.

Building Height - Two (2) storey plus basement.

Landscaping - 44% of site area.

Parking - One (1) stall per eight (8) seats.
Entire parking and access area paved.

Site Area 3 acres could be reduced to 2 acres.

Proposed land use district is R2, requires City Council approval. Church is a discretionary use requiring MPC approval.

Access to the site as per City Engineering Department requirements.

NOTE: Applicant should be aware that the site is not subdivided nor is it designated but every effort will be made to designate, subdivide and register as soon as possible after City Council acceptance of submission.

Accepted submissions must be approved by City Council and The Municipal Planning Commission who are concerned with landscaping, parking, architectural treatment of the building, prior to issuing of the building permit. Detailed information is available from the Building Inspection Department.

Building Commitments - 12 months to start from date of agreements.
Completion - 24 months from date of agreement.
Purchase price must be paid in full prior to issuing of building permit.

Servicing, survey, etc., to not proceed until site advertised and proposals received and an agreement satisfactory to City Solicitor entered into.

Purchase Price - \$80,000/ac. (\$197,677/ha.) being all inclusive with the exception of utility connection fees for sanitary sewer, water, storm sewer, electric light and power, gas, telephone, community video and internal servicing costs. Sale subject to development being approved by City Council.

Standard land sale agreement policies to apply with the exception of a clause that the City would retain a minimum of \$50,000.00 (or the actual the City has to spend to place site on market) if purchaser entered into an agreement but did not proceed to develop site.

Terms - \$50,000.00 fee for 90 day option from the date of Council approval.
1/3 purchase price on exercising option to purchase less option fee.
1/3 purchase price within four months of exercising option.
Balance within 8 months of exercising option.

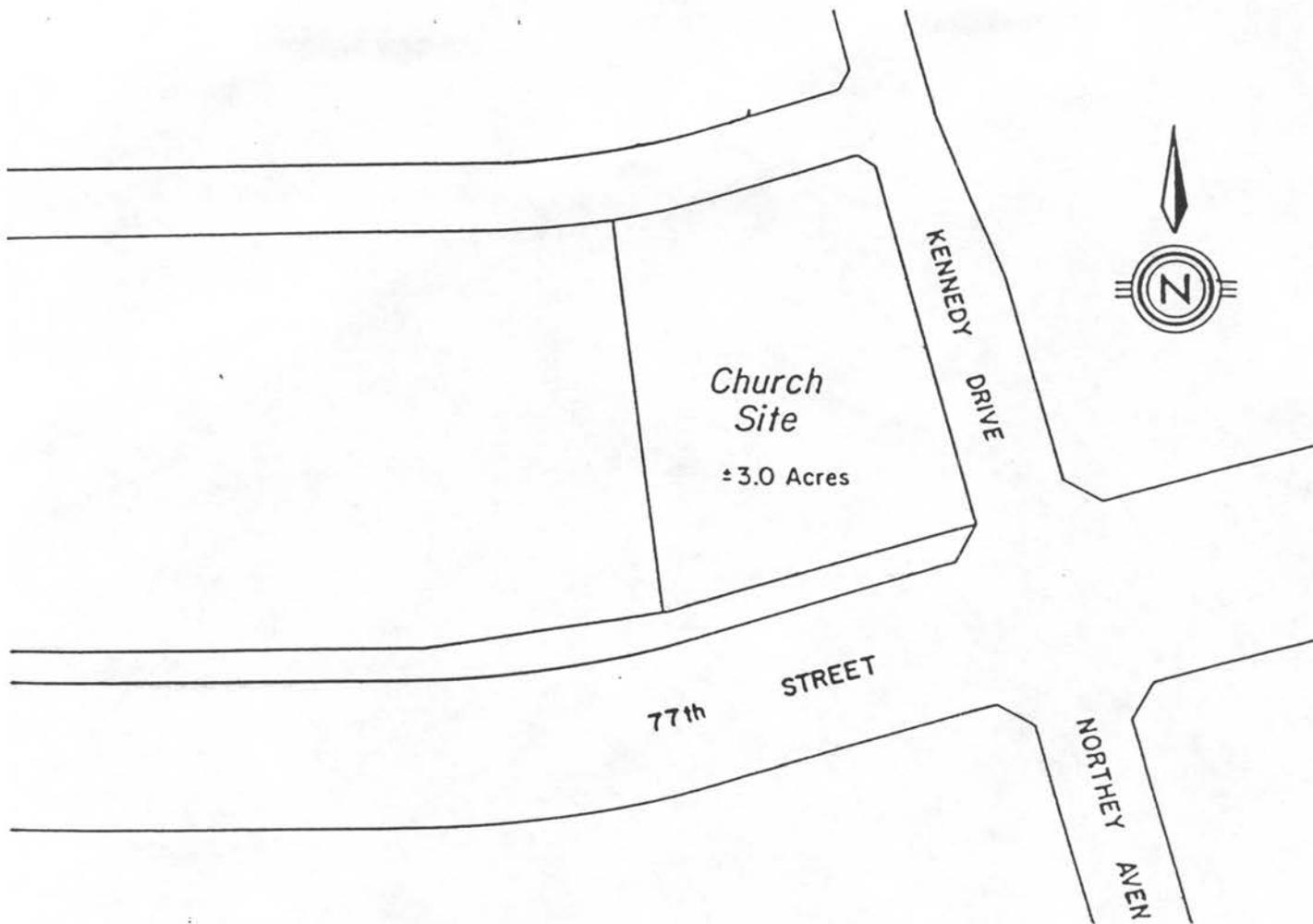
Submissions should include 4 copies of the following:

1. (a) Size and location of proposed structures.
(b) Access to parking areas.
(c) Landscaping.
(d) Parking.
(e) Garbage pick up point and screening.
(f) Fencing (location and type).
(g) Drainage - surface.
(h) Location of proposed services (sanitary sewer, water, etc.)
(i) Building elevations.
(j) Floor plan.
2. Layout drawings indicating floor plans of development.
3. Elevation views indicating exterior appearance and finish materials.

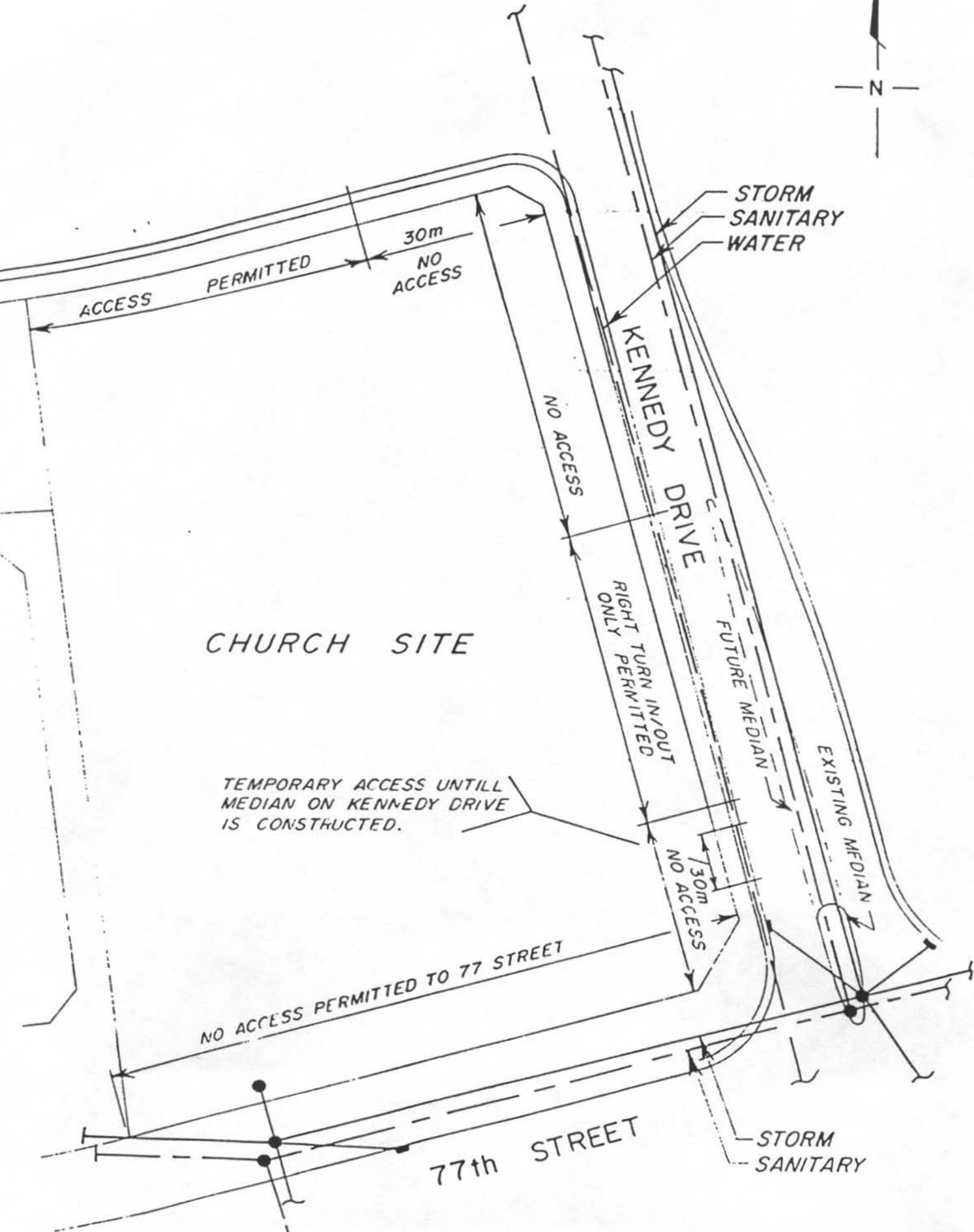
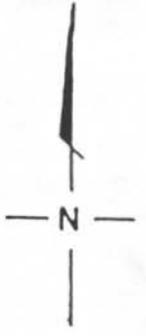
General information and maps at Land and Tax Department - 342-8127.

Development requirements at Building Inspection Department - 342-8190.

Location of services and easements at Engineering Department - 342-8160.



- 1- Location north-west corner of 77th street and Kennedy Dr.
- 2- Site Area 3 acres could be reduced to 2 Acres if required.
- 3- Proposed land use district is R2, requires City Council approval. Church is a discretionary use requires MPC approval.
- 4- Parking 1 per 8 seats
- 5- landscaping 44% of the site area
- 6- Front yard 6 m, Rear yard 7.5 m, Side yard 3 m.
- 7- Access to the site as per City Engineering Dep.requirements.



CHURCH SITE

TEMPORARY ACCESS UNTILL
MEDIAN ON KENNEDY DRIVE
IS CONSTRUCTED.

NO ACCESS PERMITTED TO 77 STREET

77th STREET

STORM
SANITARY
WATER

KENNEDY
DRIVE

FUTURE
MEDIAN

EXISTING
MEDIAN

STORM
SANITARY

NORTH HILL ALLIANCE CHURCH



304-4820 Gaetz Ave
Red Deer, Alberta T4N 4A4
Ph: (403) 347-9600

Pastor Jeffrey A. Valentine
Res. Ph. 340-8365

September 7, 1989

City of Red Deer
City Hall
4914 - 48 Street
Red Deer, Alberta

Attention: City Clerk

Dear Sir:

RE: CHURCH SITE - DEVELOPMENT PROPOSAL

Enclosed is our proposal to purchase and develop the advertised church site at the northwest corner of 77th Street and Northey Avenue, in the Kentwood Sub-division.

As you can see from the attached proposal and drawings, we are committed to a fairly substantial and high quality development.

Members of our group are, of course, available to provide any information you may wish in consideration of our proposal. You may contact Len Pahl at 342-0887 or Pastor Jeff Valentine at 347-9600.

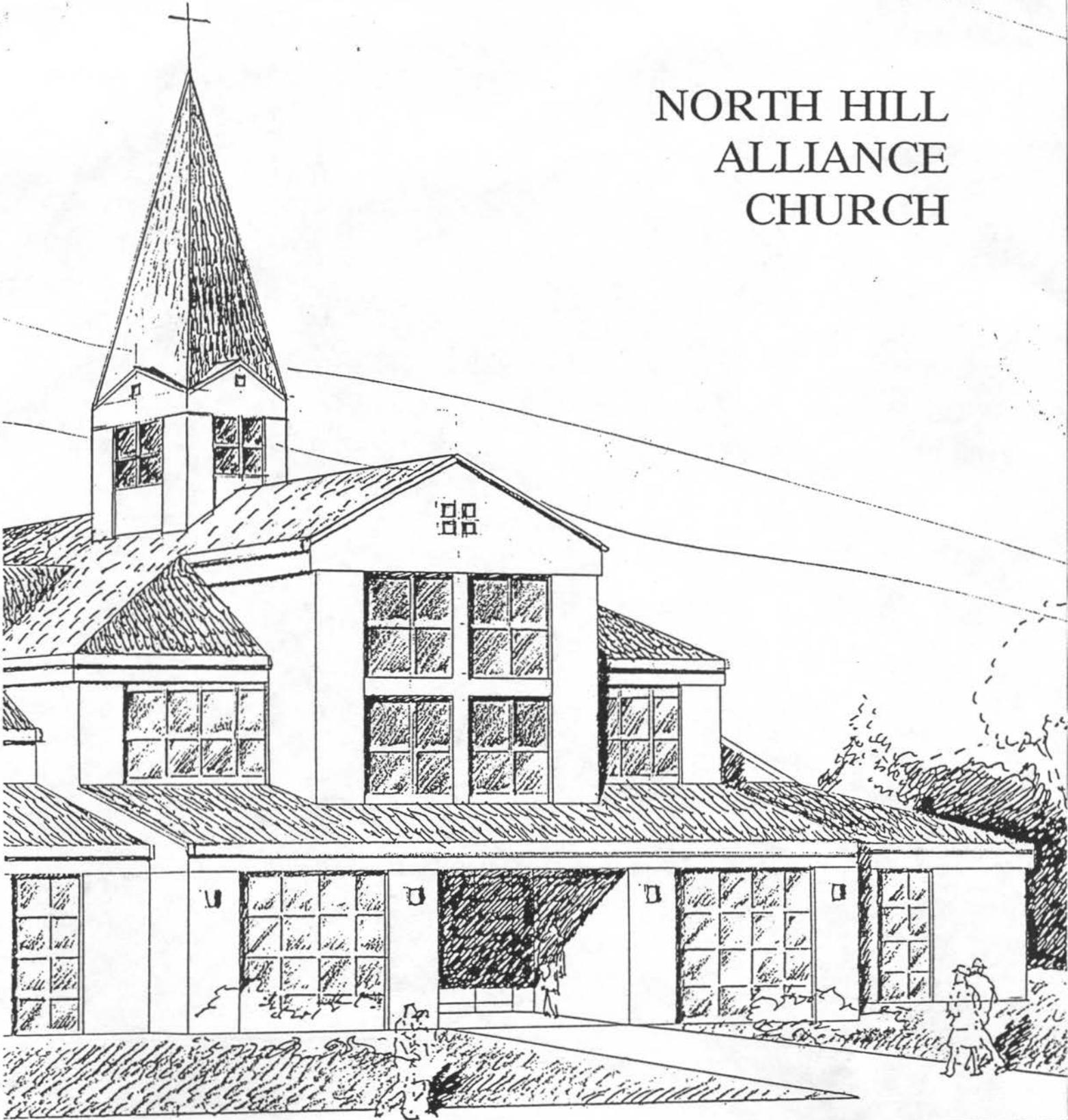
Thank you for the opportunity to make this proposal.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kerry Southorn".

Kerry Southorn
Secretary, Board of Elders

NORTH HILL
ALLIANCE
CHURCH



WOODS PARKER ARCHITECTS

126A - 16th Avenue N.E., Calgary, Alberta T2E 1J5 Telephone: (403) 277-7574

NORTH HILL ALLIANCE CHURCH DEVELOPMENT PROPOSAL KENTWOOD CHURCH SITE

1. NORTH HILL ALLIANCE CHURCH - HISTORY & AFFILIATION

North Hill Alliance Church is part of the Christian and Missionary Alliance of Canada, a reputable and well respected evangelical denomination ministering for over 100 years in North America and for over 40 years in Red Deer.

There are 250,000 members of the Christian and Missionary Alliance in North America and some 1.8 million members overseas.

New Alliance churches are regularly being started all over Canada. Deer Park Alliance and North Hill Alliance are part of this District which give approval for land purchases and their financing. Deer Park Alliance Church is located on the east side of the city.

North Hill Alliance was established in October 1987 and has more than doubled in size since that time. We are presently renting a facility and desire to purchase this site and develop it to the standards of the City of Red Deer.

2. CONCEPTUAL PLAN FOR FACILITY

1. Building

North Hill Alliance Church feels strongly that the facility must have a design and appearance that will be an attractive part of the community. The site poses some unique problems in that it will be bordered on three sides by streets and will, in effect, have at least two "fronts". These concerns are being considered carefully in the design process.

The building we propose will be approximately 9,500 square feet, and will seat 400 people in the main sanctuary. The building will also include office space for church staff and educational rooms.

We feel the attached drawings provide for an attractive and functional design. We believe our development will prove to be a positive addition to the Kentwood Community and to Red Deer.

2. Streets & Access

We intend to eventually have a permanent right-in/right-out access from the southeast corner of the property, as well as an entrance/exit from the northwest corner of the property. We have designed the phase one entrance as a temporary access from the southeast corner of the site.

3. Parking

We feel that the parking requirements specified in the Land Use Bylaw 1:8 people are too low and could create an additional burden on the surrounding neighborhood. We are proposing, therefore, to provide 1:4.25 in phase one, 1:4.75 in future Alternate 'A' or 1:3 in future Alternate 'B'.

Due to the temporary nature of the site access and local streets, we are requesting that we be permitted to defer paving the parking lot until the local roads are developed to the east and north of the site.

4. Landscaping

Quality landscaping will complement and add to the overall appearance of the church. A complete landscaping proposal will be presented at the same time as detailed plans.

3. SITE AREA AND PLAN FOR FACILITY

North Hill Alliance Church is aware of some of the concerns that Council has had with the underdevelopment of some other church sites over the years.

We are requesting, therefore, that we be allowed to purchase a TWO ACRE site only, at a purchase price of \$80,000 per acre.

We are also requesting an option for an additional (3rd) acre bordering the property to the west. This option would be for a period of at least two years, or until the subdivision around the site is to be developed.

Finally, we are requesting an option for an additional (4th) acre to the west of the 3rd optional acre, to be purchased only if the 3rd acre is purchased.

We feel that it is in both the City's and our best interests not to purchase too large a site at this time. We are expecting, however, that our congregation will continue to grow, and it is very likely that we will need to expand in 3 to 5 years. We would like to be in a position, and are developing suitable plans, to easily expand on the Kentwood site.

The two acre site could accommodate a church of 600 people and the required parking. It is our intention, however, to develop additional parking, if the building is expanded to seat more than 600.

4. DEVELOPMENT TIMING

It is our intention to develop plans that will be acceptable to the City of Red Deer. The standards imposed by our denomination will, no doubt, be more stringent in some ways than those required by the City.

The plan development process we face involves many more approval steps than would be required for a "normal" development, and is subject to a great deal more uncertainty. We have already received site approval and budget approval from both the local congregation and the denomination's district office.

We are concerned about the possibility of forfeiting as much as \$50,000 should we not be able to obtain approval of our final plans by the City. We are, therefore, requesting a change in the normal development timing to the following steps:

1. approval in principle by City Council of the attached conceptual plans;
2. a three month delay in servicing to allow approval of final plans by the City of Red Deer, the Christian & Missionary Alliance District Office and the local congregation;
3. this purchase proposal is subject to City of Red Deer approval of detailed design drawings;
4. an Option and Development Agreement signed by December 31, 1989. The Option period and building deadlines would, as usual, start from the date an agreement is signed.

It is our intention to develop this site and move in before the end of 1990, however as mentioned before, completion of landscaping and paving may not be possible until 1991.

5. PURCHASE OPTION TERMS

In summary, therefore, we request that the City of Red Deer grant North Hill Alliance Church an option to purchase a two acre church site at the northwest corner of 77 Street and Northey Avenue. Said option would be in compliance with the City of Red Deer standard Land Sale Agreement, with the exceptions noted below.

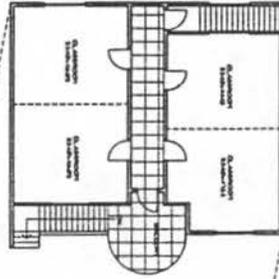
1. LAND AREA & COST - two (2) acres, more or less, at a cost of \$80,000 per acre, a total of \$160,000, including all servicing costs and off-site charges.
2. SURVEYING & OTHER COSTS - the City to pay the costs necessary to survey, subdivide, and register the land.
3. OPTION PERIOD - to begin from the date services are installed to the property line.
4. SITE CLEARING - permission to clear the site prior to payment in full; and permission to burn, during the winter of 1989/90, the trees covering the site.

5. COMPLETION OF LANDSCAPING - deadline to be extended to 30 months, if necessary to accommodate final landscaping.
6. COMPLETION OF PAVING - paving to be deferred until permanent paved access can be granted from both the southeast and northwest corners of the property. This is to allow us to pave only once, and allow the gravel base to settle.
7. ADDITIONAL SERVICES - City to provide any additional manhole(s) or hydrant(s) if required by the City's Fire Department or Engineering Department.
8. RIGHT OF FIRST REFUSAL - THIRD ACRE - City to grant right of first refusal on a third acre for five years, or until the City begins development of the area northwest of the intersection of 77 Street and Kennedy Drive.
9. RIGHT OF FIRST REFUSAL - FOURTH ACRE - City to grant right of first refusal on a fourth acre for five years or until the City begins development of the area northwest of the intersection of 77 Street and Kennedy Drive.
10. FINAL AGREEMENT - to be approved by our District Office prior to signing.
11. SOIL TESTING - there is some indication of difficult soil conditions in the area which could affect the price we would be willing to pay. We would like permission to enter the site to do soil tests (4 or 5 samples) and have an independent appraisal done; and if this process reveals a serious problem, the \$80,000 per acre price be re-negotiated.
12. LAND & BUILDING WILL BE EXEMPT FROM PROPERTY TAXES - in accordance with Province of Alberta statutes.

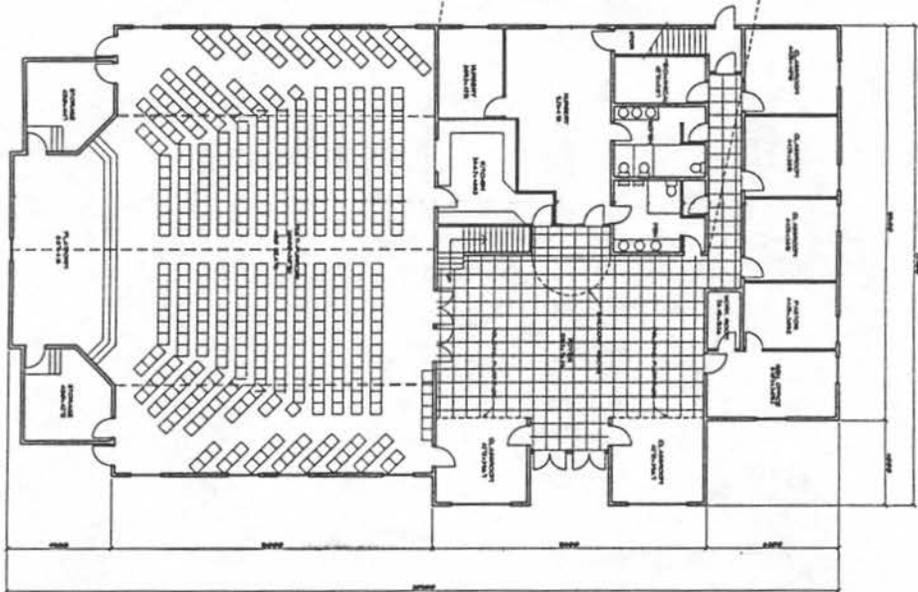
North Hill Alliance Church is anxious to develop this site in Kentwood. We feel we have the expertise, commitment and resources to ensure a first class development that will represent the church well and contribute to the surrounding community. We are excited about the possibilities and look forward to working with the City toward the development of the site.



UPPER FLOOR PLAN 1/8" = 1'-0"



MAIN FLOOR PLAN 1/8" = 1'-0"



P2

**Woods
Parker
Architects**
1001 - 10th Avenue S.E.
Red Deer, Alberta T4N 1N5
403-243-1111

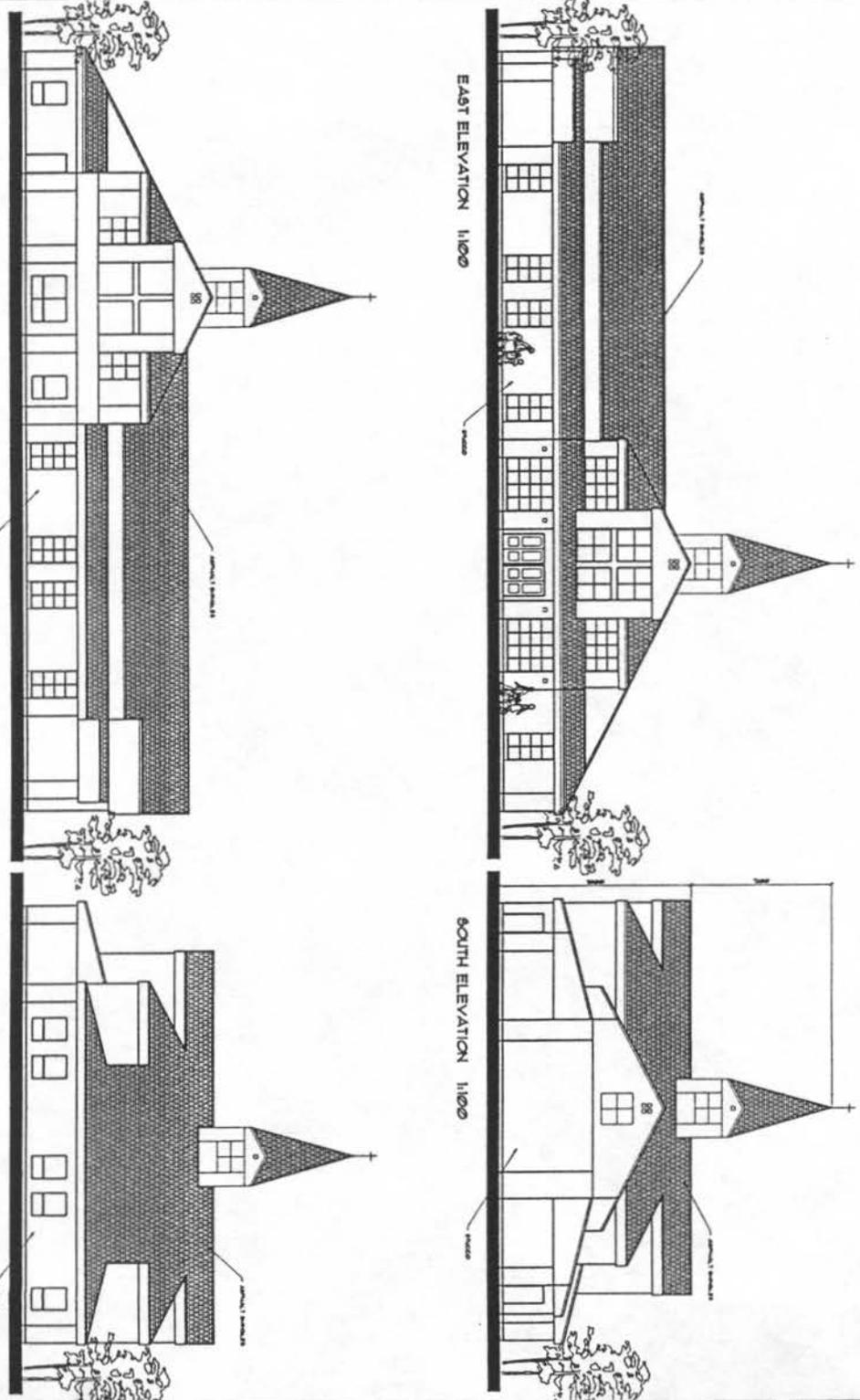
NORTH HILL ALLIANCE CHURCH
RED DEER, ALBERTA

EAST ELEVATION 1/100

SOUTH ELEVATION 1/100

WEST ELEVATION 1/100

NORTH ELEVATION 1/100

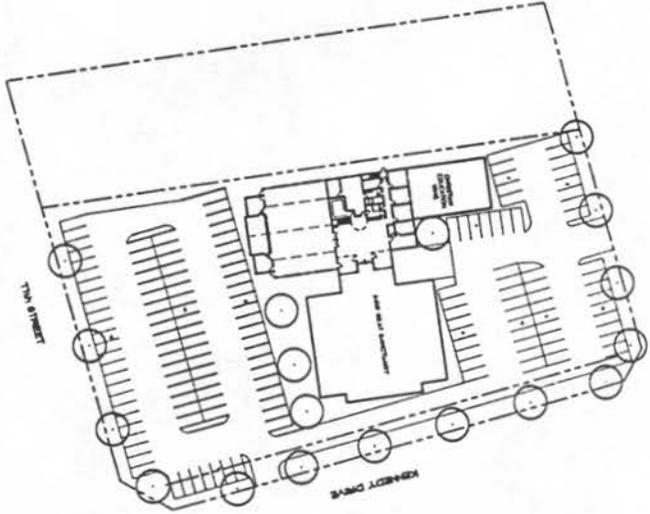


NORTH HILL ALLIANCE CHURCH
 RED DEER, ALBERTA

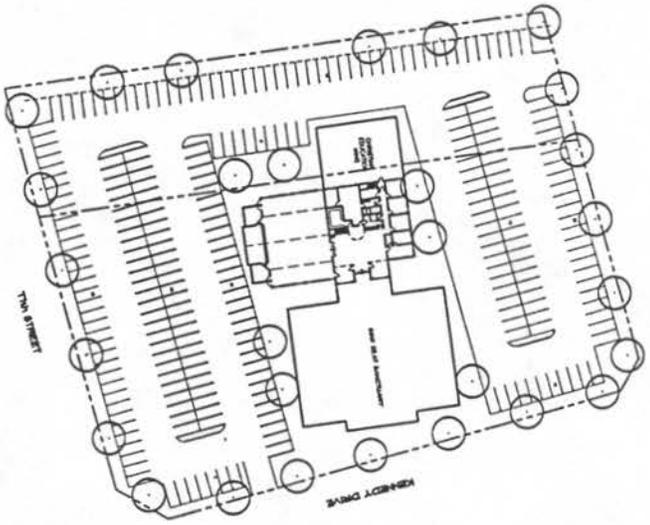
**Woods
 Parker
 Architects**

1015 10th Street S.E.
 Calgary, Alberta T2G 2G1
 Phone: (403) 243-1111
 Fax: (403) 243-1112
 Website: www.woods-parker.com

P3



FUTURE DEVELOPMENT
ALTERNATE 'A'

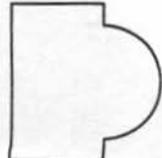
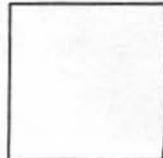


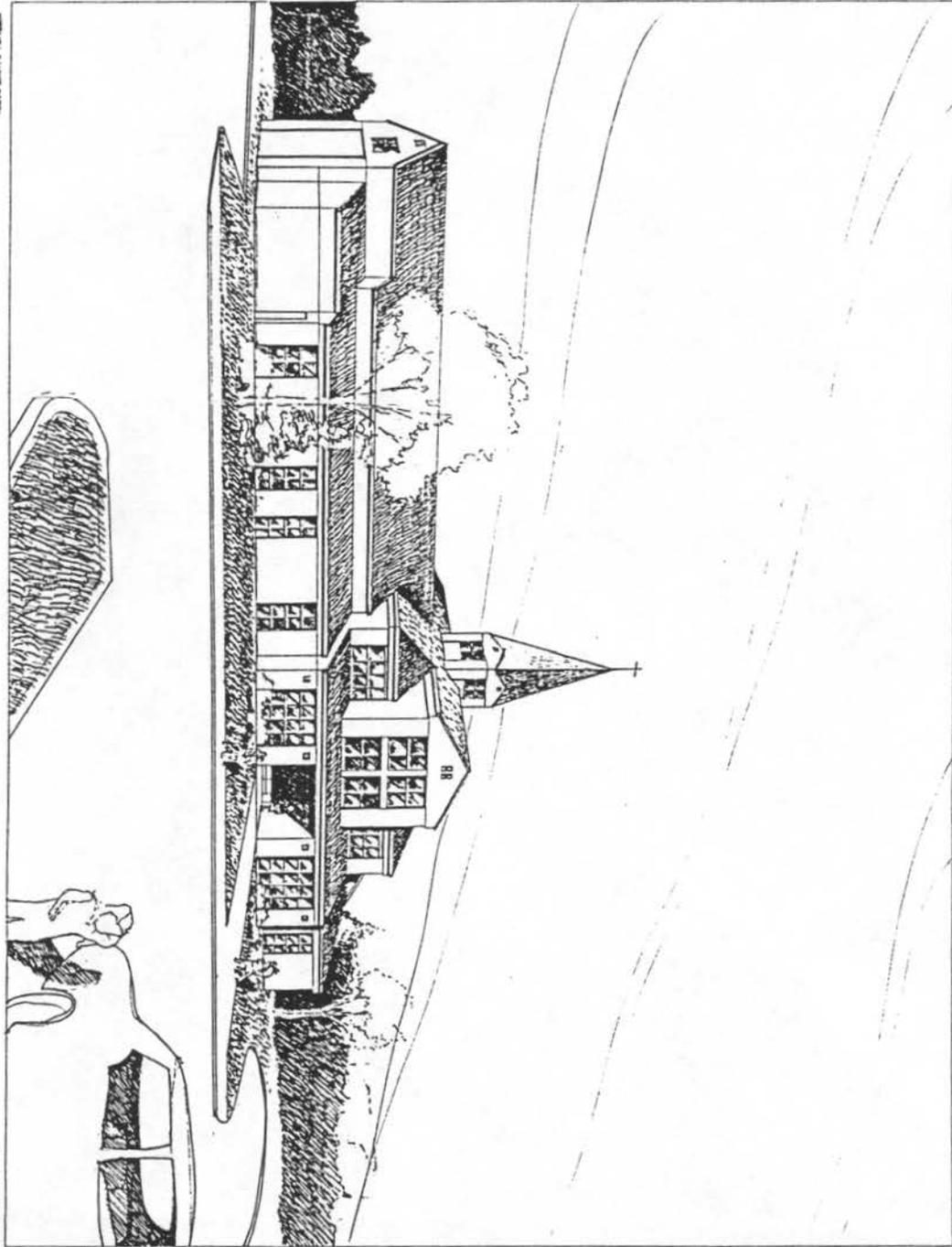
FUTURE DEVELOPMENT
ALTERNATE 'B'

P4

**Woods
Parker
Architects**
1115 7th Street S.E.
Red Deer, Alberta
T4N 1N5

NORTH HILL ALLIANCE CHURCH
RED DEER, ALBERTA





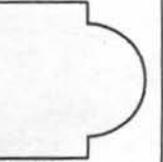
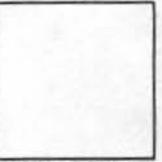
© 2004 WOODS PARKER ARCHITECTS

PERMISSION TO COPY GRANTED

PS

**Woods
Parker
Architects**
1111 - 10th Street S.E.
Red Deer, Alberta
T4N 1N5
403-241-2222

NORTH HILL ALLIANCE CHURCH
RED DEER, ALBERTA



COPYRIGHT: This drawing is the property of the architect and is not to be reproduced without the written consent of the architect. The design and construction of this building is the responsibility of the architect. The architect does not accept any liability for the construction of this building.

DATE: May 16, 1989
TO: City Assessor
FROM: City Clerk
RE: CITY OWNED LANDS/PART OF THE S.W. 1/4 OF 32-38-27-4
N.W. CORNER 77 STREET AND KENNEDY DRIVE/KENTWOOD
SUBDIVISION/PROPOSED CHURCH SITE

Your report dated May 9, 1989, pertaining to the above topic was presented to Council May 15, 1989, and at which meeting Council passed the following motion.

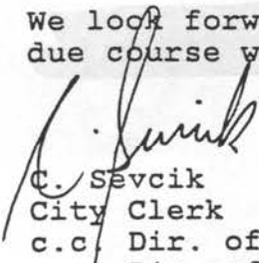
"RESOLVED that Council of The City of Red Deer having considered report dated May 9, 1989, from the City Assessor re: City Owned Lands, part of the S.W. 1/4 of 32-38-27-4, N.W. corner of 77 Street & Kennedy Drive (Kentwood Subdivision) hereby approves the following:

1. Commission an independent appraisal to establish market value
2. Authorize advertisement of site for call for proposals to develop as Church site
3. Standard land sale agreement policies to apply with the exception of a clause that the City would retain a minimum of \$50,000.00 (or the actual the City has to spend to place site on market) if purchaser entered into an agreement but did not proceed to develop site
4. Servicing, survey, etc., to not proceed until site advertised and proposals received and an agreement satisfactory to City Solicitor entered into

and as recommended to Council May 15, 1989."

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

We look forward to receiving a further report from your office in due course with regard to proposals received.


C. Sevcik
City Clerk

c.c. Dir. of Financial Services
Dir. of Community Services
Urban Planner

Dir. of Eng. Services
E.L. & P. Manager

DATE: October 4, 1989
TO: City Assessor
FROM: City Clerk
RE: CITY OWNED LANDS, PT. S.W. 1/4 OF 32-38-27-4, N.W. CORNER
OF 77 STREET AND NORTHEY AVE./KENTWOOD SUBDIVISION/NORTH
HILL ALLIANCE CHURCH

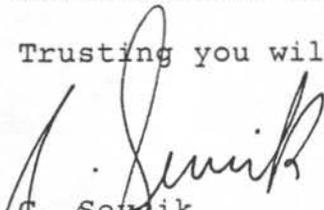
Your report dated September 27, 1989, pertaining to the above matter was presented to Council October 2, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated September 27, 1989, from the City Assessor re: City owned lands part S.W. 1/4 Section 32-38-27-4, Northwest Corner of 77 Street & Northey Ave., Kentwood Subdivision hereby approves the sale to the North Hill Alliance Church of a 2 + acre site and right of first refusal for a three year period on an additional one acre + parcel of land subject to the comments of the administration as presented to Council October 2, 1989."

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

I trust that you will notify the North Hill Alliance Church of Council's decision in this instance and ensure appropriate legal documentation is prepared and executed by all parties.

Trusting you will find this satisfactory.


C. Seveik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Dir. of Financial Services
E.L. & P. Manager
Fire Chief
Bylaws & Inspections Manager
Urban Planner

WRITTEN ENQUIRIES

77.

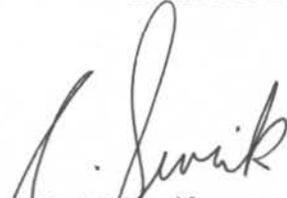
NO. 1

DATE: September 25, 1989
TO: City Council
FROM: City Clerk
RE: ALDERMAN GUILBAULT/WRITTEN ENQUIRY/DISPOSAL OF
HAZARDOUS GOODS AT THE CITY OF RED DEER LANDFILL SITE

The following written enquiry was submitted by Alderman Guilbault at the Council meeting of September 18, 1989.

"Can the Administration provide information regarding any special procedures used for storing and disposing of hazardous goods at the City Landfill Site? i.e. if a citizen or business wishes to dispose of any hazardous goods, what measures are taken to ensure there will be no long term detrimental effects to the environment?

Further, can the Administration report on how we dispose of items collected during the City's annual hazardous household chemicals collection drive?"


C. Sevcik
City Clerk
CS/ds

Commissioner's Comments

We would request that Council consider a resolution to provide the information as outlined.

"R.J. MCGHEE"
Mayor

WRITTEN INQUIRY

Submitted by: Tim Guilbault

RE: DISPOSAL OF HAZARDOUS GOODS AT THE
CITY OF CORED DEER LANDFILL SITE

Can the Administration provide information regarding any special procedures used for storing and disposing of hazardous goods at the City Landfill site? ie. if a citizen or ^{business} wishes to dispose of any hazardous goods, what measures are taken to ensure there will be no long-term detrimental effects to the environment?

household. Further, can the Administration report on how we dispose of items collected during the City's annual hazardous household chemicals collection drive?

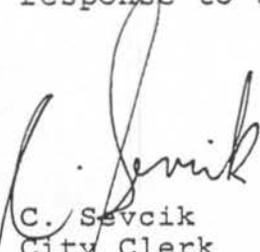
DATE: September 19, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: ALDERMAN GUILBAULT/WRITTEN ENQUIRY
DISPOSAL OF HAZARDOUS GOODS AT THE LANDFILL SITE

The following written enquiry was submitted by Alderman Guilbault at the Council meeting of September 18, 1989.

"Can the Administration provide information regarding any special procedures used for storing and disposing of hazardous goods at the City Landfill Site? i.e. if a citizen or business wishes to dispose of any hazardous goods, what measures are taken to ensure there will be no long term detrimental effects to the environment?

Further, can the Administration report on how we dispose of items collected during the City's annual hazardous household chemicals collection drive?"

The deadline for the October 2 Council meeting is September 25, 1989. If you are unable to meet this deadline, we will take your response to the Council Meeting of October 30.


C. Sevcik
City Clerk
CS/ds
c.c. Public Works Manager
Fire Chief

NO. 1



RED DEER RIVER NATURALISTS

FORMERLY ALBERTA NATURAL HISTORY SOCIETY

P.O. BOX 785, RED DEER, ALBERTA, T4N 5H2

September 19, 1989

The Mayor and Council, The City of Red Deer,
Box 5008, Red Deer, Alberta, T4N 3T4

RE: RIVER BANK TRAIL TO FORT NORMANDEAU

Dear Sirs:

I am writing on behalf of the Red Deer River Naturalists to express disappointment in the apparent reluctance of Council to protect the integrity of The Red Deer River Valley Corridor at your meeting of Sept. 18, 1989.

Without the provision for a wide passage under the new trestle, the corridor along the river valley will be cut for wildlife movement. This presents an immediate and urgent problem to the wildlife which now use this corridor to access the natural areas of *Heritage Ranch*, *The Gaetz Lakes Sanctuary*, the remaining river valley corridor and its *Urban Park* system.

By appearing not to provide for the continuity of the wildlife corridor on the south side of the river valley, Council has ignored many precedent decisions and understandings reached between The City, The Province, and expressed community interests. Some of these are:

- the public expectation that Waskasoo Park would afford an opportunity for the viewing of wildlife
- the undertaking given by The City to The Province that it would preserve the integrity of *The Gaetz Lakes Sanctuary*.
- the design of the 67st. Bridge to accommodate wildlife movement along the river corridor

I would also point out that should The City attempt to "retro-fit" an underpass at some later date, The City may then be liable to Canadian Pacific Railway for any possible structural damage to the trestle.

I would therefore request time on your Oct. 2/89 Council agenda to address these and other points which I was not given the opportunity to present to Council during their discussion of the captioned issue.

Yours truly,

Kenneth Larsen, 746-5792
Director, Red Deer River Naturalists.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED

TIME	10:10 am
DATE	Sept. 20/89
BY	C. Swick

FILE NO.: R-32359

DATE: SEPTEMBER 27, 1989
TO: MAYOR & COUNCIL
FROM: JACK ENGEL, CHAIRMAN
Recreation, Parks & Culture Board
RE: ACCESS TRAIL FROM HERITAGE RANCH TO FORT NORMANDEAU

The Recreation, Parks & Culture Board, at a meeting held September 26, considered a report from the Community Services Director regarding the River Bend trail to Fort Normandeau. (That report is attached.)

Following a full discussion on this issue, the following resolution was passed unanimously:

"THAT the Recreation, Parks & Culture Board recommend to City Council that the construction of a 2.5 m (8 foot) joint use trail/underpass be incorporated as soon as possible in the construction of the new railway bridge across the river with the cost being borne by the Major Continuous Corridor Project."

I will be present at your October 2 meeting to answer any questions you might have.


JACK ENGEL

LH/cjm

Attachment

c. Craig Curtis

DATE: September 25, 1989 CS-2.424

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: RIVER BANK TRAIL TO FORT NORMANDEAU
Your memo dated September 20, 1989 refers.

1. The Normandeau Cultural & Natural History Society requested assurance from the City that the construction of the new railway bridge across the river would allow an adequate underpass on the south side for:

- "▪ a safe and unrestricted wildlife corridor;
- a pedestrian and bicycle trail;
- a horse trail separated from the right-of-way for a walking and bicycle path".

The society is contracted by the City to operate the Fort Normandeau portion of Waskasoo Park, and recognizes the impact the railway bridge construction could have on future plans for the area.

Similar concerns were expressed by the Red Deer River Naturalists in a letter to the Mayor and Council, dated July 5, 1989, and by Dr. Young on behalf of the Red Deer Pony Club.

2. City Council considered the various letters of concern at its meeting on July 24, 1989. At this time, the Director of Engineering Services noted that the approximate width of the trail would likely be three to four feet. However, City Council expressed concern regarding this width, and indicated that a path eight to ten feet would be more appropriate. Council, consequently, directed the Director of Engineering Services to:
 - contact the various groups to obtain their comments relative to trail development, and
 - continue to negotiate with C.P. Rail as to the size of the trail, and attempt to incorporate the comments and concerns raised.
3. This matter was again considered by City Council at its meeting on September 18, 1989. At this time, the Director of Engineering Services reported that the construction of an

Charlie Sevcik
Page 2
September 25, 1989
River Bank Trail to Ft. Normandeau

eight-foot (2.5m) trail under the bridge would result in additional costs of \$5,800 for design and \$25,000-\$35,000 for construction. The Mayor recommended that Council support proceeding with the structure and that "such costs be allocated to the Major Corridor Project".

During discussion, it was noted that the Province may not be willing to pay the 90% share of the cost of this underpass. In addition, C.P. Rail had indicated that construction could occur after completion of the bridge.

Council, consequently, approved proceeding with the design at a cost of \$5,800, on the understanding that the funding of the construction would be considered at a future meeting.

4. The Red Deer River Naturalists have now submitted a further letter dated September 19, 1989, outlining the need to accommodate wildlife movement under the new railway bridge. The R.D.R.N. are strongly recommending that the trail/underpass be installed as soon as possible and not "retro-fitted" at a later date.
5. I have discussed this matter further with the Parks and Recreation & Culture Managers, and our comments are as follows:
 - The Waskasoo Park Master Plan, approved by City Council in February 1982, made provision for a pedestrian and equestrian trail linking Fort Normandeau with Heritage Ranch along the river. The City administration was authorized to negotiate an easement for the trail with the owners of Squaw Point Ranch. However, negotiations were ultimately unsuccessful, and the trail was, therefore, not constructed.
 - The need for a trail link between Fort Normandeau and Heritage Ranch was discussed during the update of the City's Recreation, Parks and Culture Master Plan. This plan, which was approved by City Council in 1986, included the following recommendation:

"3.3 The City should endeavour to acquire a strip of land or easement along the Red Deer River, between Fort Normandeau and Heritage Ranch, sufficient to link the two facilities with a trail."

Charlie Sevcik
Page 3
September 25, 1989
River Bank Trail to Ft. Normandeau

It is considered that the construction of this trail would greatly benefit the park system in the future, and improve the potential of both Fort Normandeau and Heritage Ranch as visitor attractions. Such a trail should be a minimum of eight feet (2.5m) in width, to accommodate future use by bicycle, pedestrians and horses.

- The public input for Waskasoo Park stressed the need for the retention of a wildlife movement corridor through the city. This was ultimately one of the major concepts incorporated in the Master Plan. This movement corridor has been considerably enhanced through the development of the park, and special provision for wildlife movement was incorporated into the new 67 Street bridge. It is considered that it is essential that the new bridge make provision for wildlife movement along the river. If this does not occur, the "investment" in Waskasoo Park would be severely compromised.
- It is our view that any environmental impact assessment of the new railway bridge would require an adequate underpass for wildlife movement along the river. Consequently, the joint-use trail should be considered a direct cost of the Major Continuous Corridor Project, and funded 90% by the Province.

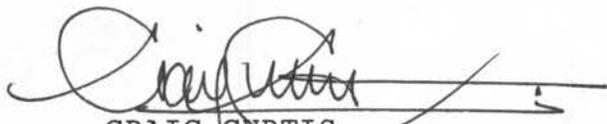
If the Province refuses to contribute to this aspect of the project, it could be funded from the Waskasoo Park operating surplus, which presently contains approximately \$1,750,000.

We hope that the impact on the river valley can be minimized, and that the construction of the underpass can proceed as soon as possible. This will not only retain a wildlife movement corridor along the river, but also ensure continued access for the Red Deer Pony Club, which utilizes the equestrian trails and facilities within Heritage Ranch.

Charlie Sevcik
Page 4
September 25, 1989
River Bank Trail to Ft. Normandeau

6. RECOMMENDATION

It is, therefore, recommended that City Council approve the construction of an eight-foot (2.5m) joint-use trail/underpass to be incorporated as soon as possible in the construction of the new railway bridge across the river, with the cost being borne by the Major Continuous Corridor Project.



CRAIG CURTIS
CC:dmg

- c. Alan Wilcock, Director of Financial Services
Bryon Jeffers, Director of Engineering Services
Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Morris Flewelling, Museums Director



RED DEER REGIONAL PLANNING COMMISSION

84.

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

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

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

September 25, 1989

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

Dear Sir:

Re: Red Deer River Naturalists
Riverbank Trail to Fort Normandeau

The City's Urban Park Master Plan makes provision to link Heritage Ranch to Fort Normandeau to enable the wildlife, as well as pedestrians and cyclists, to travel safely between these two points.

With the construction of the new railway bridge across the Red Deer River, it is essential that proper provision be made to construct a minimum 2.5 m joint use underpass under the bridge which will be extended to Fort Normandeau in the future.

We feel the construction of this underpass should be considered as part of the corridor project and be constructed concurrently with the bridge.

Yours truly,

D. Rouhi, MCIP
SENIOR PLANNER
DR/cc

c.c. Director of Community Services
Director of Engineering Services

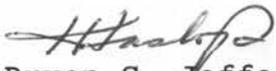
MUNICIPALITIES WITHIN COMMISSION AREA

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 PAINTERTON No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

680-208

DATE: September 25, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: RED DEER RIVER NATURALISTS
RIVER BANK TRAIL TO FORT NORMANDEAU

The issues raised by the Red Deer River Naturalists will be addressed when we have the design for the trail before Council. It is our hope to be able to have the design and the estimated costs to Council at the October 2, 1989 meeting.


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

BCJ/emg

c.c. Director of Community Services
c.c. Urban Planning Section Manager

Commissioner's Comments

Mr. Larsen will be invited to address Council on this matter.

"R.J. MCGHEE"
Mayor

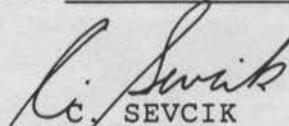
DATE September 20, 1989

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

FROM: CITY CLERK

RE: RED DEER RIVER NATURALISTS

Please submit comments on the attached to this office by Sept. 25,
1989 for the Council Agenda of Oct. 2/89.


C. SEVCIK
City Clerk



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

September 21, 1989

Mr. Kenneth Larsen
Red Deer River Naturalists
P.O. Box 785
Red Deer, Alberta
T4N 5H2

Dear Sir:

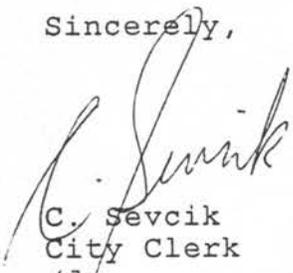
RE: RIVER BANK TRAIL TO FORT NORMANDEAU

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on October 2, 1989.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,


C. Sevcik
City Clerk
/ds

DATE: September 19, 1989
TO: Director of Engineering Services
FROM: City Clerk
RE: Proposed Pedestrian/Bike Trail under CP Rail Red Deer
River Bridge

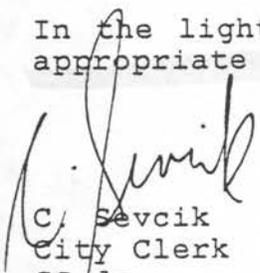
Your report dated September 11, 1989, pertaining to the above topic was presented to Council September 18, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered reports from the Director of Engineering Services and Director of Community Services re: proposed pedestrian/bike trail under CP Rail Red Deer River Bridge hereby authorizes proceeding with the said structure design and that such costs be allocated to the Major Corridor Project and as recommended to Council September 18, 1989."

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

I am also enclosing herewith a memo dated August 21, 1989, from Michael O'Brien addressed to Craig Curtis, Director of Community Services re: River Bank Trail to Fort Normandeau, which in actual fact should have gone to you instead of Craig. This misdirection arose as a result of an error in our letter of July 27 to several interest groups following the July 24 Council meeting at which meeting the said topic was discussed.

In the light of Council's decision, we trust that you will take appropriate action.


C. Sevcik
City Clerk
CS/ds
Encl.

c.c. City Commissioner
Dir. of Community Services
Museums Director
City Solicitor
Dir. of Financial Services
Deputy Director
Normandeau Cultural & Natural History Society

Fort Normandeau
Jay

DATE: August 21, 1989
TO: Craig Curtis, Director of Community Services
FROM: Michael O'Brien, 20 Riverview Park, Red Deer
Re: RIVER BANK TRAIL TO FORT NORMANDEAU

Dear Mr. Curtis:

I have just recently arrived back in Red Deer from holidays so am just now responding to a letter from the City inviting input to the above noted topic.

I have also just read your July 17th memo to Charlie Sevcik and copied in our current Normandeau Cultural & Natural History agenda package. I concur with and support your own conclusions in general, but would remind the City through you that the joint use of trails by bicyclists, walkers, and also horses was previously considered undesirable for fairly obvious esthetic reasons and is not, I believe, acceptable elsewhere in the Waskasoo Park system. Therefore, your suggestion for the construction of a joint trail to accommodate bicycles, pedestrians and horses should be looked upon as a very considerable "accommodation" as well to CP Rail, since that combination would downgrade the present standards of the park, and thus the investment of money from the Heritage Trust Fund and the City.

Perhaps an acceptable compromise could be reached by having an interesting switch-back horse trail constructed up the rail bed fill on either side of the tracks to the south of the bridge, with a safe crossing designed for the horses and riders. It would, however, be necessary to reach agreement with CP that such a crossing, which would be used only by horses and their riders, would exist without the need for a mandatory whistle blast by the ever-ready-to-disturb train engineers.

If a no-whistle crossing can't be arranged, then a further projection of dirt-covered rock-fill into the river for horse traffic would be an alternative.

On an even more important environmental note, I strongly support your call for a separate wildlife corridor right of way. While it would be possible to condition cyclists and walkers to travel through horse manure, it would be considerably less acceptable to try either to force wildlife movement to follow along a paved pathway, or up an embankment and across the tracks, and subsequently onto the highway.

If a combined horse and wildlife corridor is considered and designed, I trust that the City now knows that the bolder strewn travesty to the river valley at the water treatment plant is not an acceptable model for a wildlife corridor (it would break the legs of horses as well as the legs of ungulates).

Thank you for this invitation, all be it rather late, to comment on a problem posed by the railway relocation and the failure of CP Rail to take environmental problems fully into account. A public environmental review process of such developments would certainly catch many of the eventually costly problems ignored by those trained to think primarily in terms of the financial bottom line.

Yours truly,

Michael O'Brien

- Delivered to me by Craig (Sept 19/89 am.
- Error in our memo of July 27 consequently comments sent to Craig in error should have gone to Byron instead.
- Copy of this memo given to Byron Sept 19.

DATE: July 27, 1989
TO: Dir. of Engineering Services
FROM: Assistant City Clerk
RE: RIVER TRAIL TO FORT NORMANDEAU

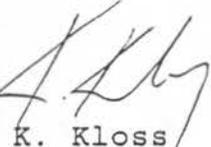
At the Council meeting of July 24, 1989, consideration was given to various letters of concern relative to the River Trail to Fort Normandeau. Also at said Council meeting, you indicated that CP Rail would be willing to provide access under the new bridge providing a crossing agreement saving CP Rail harmless was entered into.

You noted that the approximate width of this trail would be 3 to 4 feet, however, Council expressed concern as to this width and indicated a path 8 to 10 feet would be more appropriate.

With regard to the information presented, Council subsequently directed that your office contact the parties who submitted concerns relative to plans for a River Trail under CP Rail Bridge in order to obtain their views as to the development of this trail. As time is of the essence, Council also directed that you negotiate with CP Rail to determine if a wider trail could be established and if the concerns of the interested parties can be taken into consideration in the plans for this Trail.

The direction of Council in this instance is submitted for your information and appropriate action. I would ask that a report be submitted to this office relative to the final outcome of your negotiations with CP Rail so that we may place same on a subsequent Council agenda.

Trusting you will find this satisfactory.



K. Kloss
Assistant City Clerk
KK/ds
c.c. Dir. of Community Services
Museums Director



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

July 27, 1989

Normandeau Cultural & Natural History Society Board
 Box 800
 Red Deer, Alberta
 T4N 5H2

Dear Sirs:

RE: RIVER BANK TRAIL TO FORT NORMANDEAU

I would advise that at the Council meeting of July 24, 1989, your letter dated July 6, 1989, concerning the above topic was presented to Council for consideration.

At the above noted Council meeting, the Director of Engineering Services reported that CP Rail have agreed to allow a River Trail to Fort Normandeau, however some question as to the size and how this trail would be developed has not yet been finalized. In this regard, Council directed the Director of Engineering Services to:

1. contact you to obtain your comments relative to the trail development and
2. continue to negotiate with CP Rail as to the size of the trail and attempt to incorporate comments and concerns raised by you and/or your group.

I would ask that at your earliest convenience, you contact the Director of Community Services, Mr. Bryon Jeffers at 342-8158 to voice your concerns relative to this trail to him and/or set up a meeting to discuss same with him.

I trust you will find the preceding satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

K. Kloss
 Assistant City Clerk
 KK/ds

c.c. Dir. of Engineering Services
 Dir. of Community Services
 Museums Director



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

July 26, 1989

Dr. William R. Young, M.D.FRCSC
 Ste. 169, 5201 - 43 Street
 Red Deer, Alberta
 T4N 1C7

Dear Dr. Young:

RE: RIVER BANK TRAIL TO FORT NORMANDEAU

I would advise that at the Council meeting of July 24, 1989, your letter dated July 4, 1989, concerning the above topic was presented to Council for consideration.

At the above noted Council meeting, the Director of Engineering Services reported that CP Rail have agreed to allow a River Trail to Fort Normandeau, however some question as to the size and how this trail would be developed has not yet been finalized. In this regard, Council directed the Director of Engineering Services to:

1. contact you to obtain your comments relative to the trail development and
2. continue to negotiate with CP Rail as to the size of the trail and attempt to incorporate comments and concerns raised by you and/or your group.

I would ask that at your earliest convenience, you contact the Director of Community Services, Mr. Bryon Jeffers at 342-8158 to voice your concerns relative to this trail to him and/or set up a meeting to discuss same with him.

I trust you will find the preceding satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

K. Kloss
 Assistant City Clerk
 KK/ds

c.c. Dir. of Engineering Services
 Dir. of Community Services
 Museums Director



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-8195

City Clerk's Department 342-8132

July 26, 1989

Mr. Michael O'Brien, Director
Red Deer River Naturalists
P.O. Box 785
Red Deer, Alberta
T4N 1E3

Dear Sir:

RE: RIVER BANK TRAIL TO FORT NORMANDEAU

I would advise that at the Council meeting of July 24, 1989, your letter dated July 5, 1989, concerning the above topic was presented to Council for consideration.

At the above noted Council meeting, the Director of Engineering Services reported that CP Rail have agreed to allow a River Trail to Fort Normandeau, however some question as to the size and how this trail would be developed has not yet been finalized. In this regard, Council directed the Director of Engineering Services to:

1. contact you to obtain your comments relative to the trail development and
2. continue to negotiate with CP Rail as to the size of the trail and attempt to incorporate comments and concerns raised by you and/or your group.

I would ask that at your earliest convenience, you contact the Director of Community Services, Mr. Bryon Jeffers at 342-8158 to voice your concerns relative to this trail to him and/or set up a meeting to discuss same with him.

I trust you will find the preceding satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

K. Kloss
Assistant City Clerk
KK/ds

c.c. Dir. of Engineering Services
Dir. of Community Services
Museums Director

ADDITIONAL AGENDA

FOR THE REGULAR MEETING OF
RED DEER CITY COUNCIL TO BE HELD ON
MONDAY, JULY 24, 1989, IN THE
COUNCIL CHAMBERS, CITY HALL, RED DEER

- 1) Assistant City Clerk - Re: River Trail to Fort
Normandeau .. 1

DATE: July 20, 1989
TO: City Council
FROM: Assistant City Clerk
RE: RIVER TRAIL TO FORT NORMANDEAU

Attached are letters from various groups relative to CP Rail's plans for a River Bank Trail under the CP Rail Bridge which would link Fort Normandeau to the rest of Waskasoo Park.

Also attached are comments from the Administration relative to this matter. We anticipate that we will have further information to provide to Council at the July 24 Council meeting.

This is submitted for Council's information.

K. Kloss
Assistant City Clerk
KK/ds

DATE: JULY 6, 1989
 TO: CITY COUNCIL
 FROM: NORMANDEAU CULTURAL & NATURAL HISTORY SOCIETY BOARD
 RE: RIVER BANK TRAIL TO FORT NORMANDEAU

At the June 28, 1989 meeting of the Normandeau Society Board, questions were raised as to plans for a River Bank Trail under the CP Rail Bridge for bicycles and trail riding. The following resolution was passed by the Board in this respect:

"WHEREAS it is important to plan the eventual linking of Fort Normandeau to the rest of Waskasoo Park via walking/bicycle trails and possibly a horse path to Heritage Ranch;

BE IT MOVED that the Normandeau Cultural & Natural History Society correspond with The City of Red Deer and ask for assurance that the new railway bypass construction plans allow ample room on the south side of the river under the new railway bridge for

1. a safe and unrestricted wildlife corridor;
2. a pedestrian and bicycle trail;
3. a horse trail separated from the right-of-way for a walking and bicycle path;

in order that the Fort Normandeau Interpretive Centre can eventually benefit from increased visitorship as the City has indicated wants this Board to obtain."

The above is submitted for your consideration, and we trust that the City will keep the Board informed in this regard.

for Cheryl Adams
 ROBERT LAMPARD,
 CHAIRMAN,
 NORMANDEAU CULTURAL & NATURAL HISTORY SOCIETY BOARD
 CA/sp

c.c. C. Curtis, Director of Community Services
 M. Flewweling, Museum Director

Rec'd @ 10:50 A.M.
July 6/89
BD

Red Deer River Naturalists

3.

P.O. BOX 785, RED DEER, ALBERTA, T4N 5H2
20 Riverview Park, Red Deer, AB., T4N 1E3
July 5th 1989

Mayor Bob McGhee
City Hall
Red Deer, Alberta

Dear Mayor McGhee and City Council:

I am writing on behalf of the Red Deer River Naturalists in regards to the new rail crossing of the river as necessitated by the relocation of the CN line.

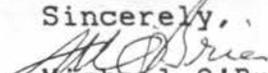
We are concerned that we have been unable as yet to obtain assurances that the new bridge design provides for the maintenance of adequate wild animal movement in addition to room for a bicycle/pedestrian path and an equestrian trail linking Heritage Ranch to Fort Normandeau.

Our concerns have been rekindled just recently since the environmentally wasteful and seemingly avoidable destruction of nearly the entire stand of attractive tamarack trees on the west side of the highway just north of the river. They were first spared in the clearing process, then suddenly destroyed. This would seem to indicate that those in charge appear to have little regard for either the aesthetic values of a river valley and those motorists who travel through it, nor the habitat needs of wildlife.

Perhaps it is time to reopen the public participation process which proved so beneficial in the planning process of the Waskasoo Park, and thus provide an introduction for the CNR and Alberta Transportation to environmental awareness.

Further to the planning issue, we would request the City to meet with us to explain and examine what impact the rail relocation plans and related engineering side-effects might have on the health of the rare larch bog on the east side of the highway in the river valley.

For the moment, however, we ask the City to please take steps to make certain that the bridge design makes suitable and adequate provision for maintaining the wildlife corridor provided by the river valley on both sides of the river, but most particularly on the south bank. Without the maintenance of that wildlife corridor, both the genetic diversity of the Waskasoo park system and the ability for animal replacement will both suffer, and thus so will the future enjoyment of the citizens of Red Deer and District as well as the attractions for those tourists who visit our park system.

Sincerely,

Michael O'Brien, Director
Red Deer River Naturalists

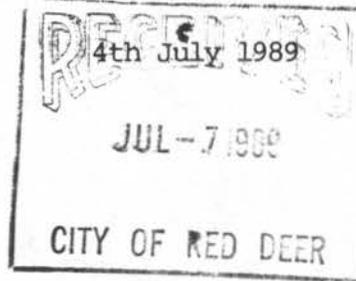


*DR. WILLIAM R. YOUNG, M.D. FRCSC.

4.

OBSTETRICS AND GYNECOLOGY
STE. 109, 5201 - 43 STREET
RED DEER, ALBERTA T4N 1C7 (403) 340-2100

Mr. Pat Grainger,
City Engineering Department,
City Hall,
Red Deer.



Dear Mr. Grainger,

This letter is a summary of our conversations over the past two weeks regarding public access along the river bank of the south end of the railway crossing beside highway #2 west of Red Deer presently under construction.

This communication arose because of concerns relating to an apparent lack of knowledge at the local level as to what exactly was being built and how this might accommodate local users of the area i.e. pedestrians, bicycle riders and equestrians. Additionally, would there be a guarantee that a corridor would be provided so as to meet with City Council's agreed long term plans for continuation of the parks system, bicycle paths through this area to Fort Normandeau?

At our initial discussion there was no formal agreement or knowledge that the proposed structure to be built by CP would in any way make these accommodations. Indeed it is apparent that CP need not consult with any regional planning commission prior to erecting such structures thereby precluding any public input. By your own words CP runs "a pretty closed shop".

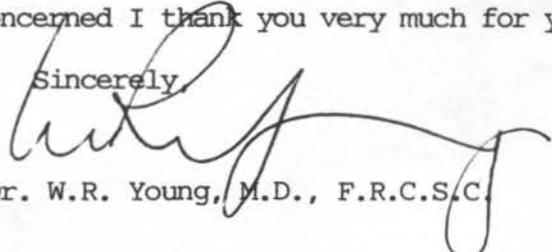
It is also now my understanding that you have met with the officials from Canadian Pacific and they have contacted their lawyers and engineers with the intention of creating a byway which would allow safe passage of the above mentioned traffic. This hopefully will avoid the need for crossing the railway tracks directly by foot or forcing a detour to an unstable or dangerous river edge or river ice.

It is also my understanding that when such plans are received you will notify us and hopefully give us the opportunity for comment.

To my knowledge none of the parties involved are seeking anything more elaborate than a passage way provided by the similar structure adjacent i.e. the highway bridge.

On behalf of all concerned I thank you very much for your efforts.

Sincerely,


Dr. W.R. Young, M.D., F.R.C.S.C.

WRY/mb

c.c. Mrs. Pat Stannard, Red Deer Pony Club.

Red Deer City Council.

DENOTES PROFESSIONAL CORPORATION

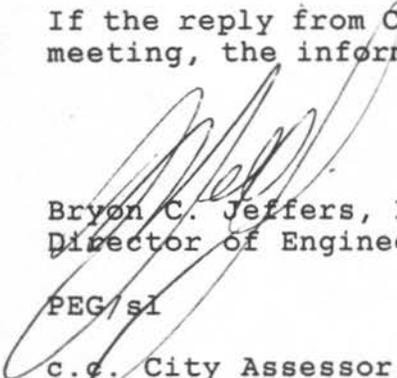
680-208

DATE: July 17, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: THE CITY OF RED DEER MAJOR CONTINUOUS CORRIDOR
CP RAIL RELOCATION PHASE
CP RAIL - RED DEER RIVER BRIDGE
LETTER DATED JULY 4, 1989 FROM DR. W.R. YOUNG

We have contacted CP Rail regarding a public pathway/horse trail under the proposed Red Deer River Bridge and to date, we have not received a reply. We have been assured that an access is feasible, however, CP Rail is concerned over the liability issue regarding debris falling off a passing train onto the pathway when being used by the public.

We have been advised by the Director of Financial Services that if we enter into a Crossing Agreement with CP Rail the City's insurance policy would cover any liability claims against the City.

If the reply from CP Rail comes in before the July 24, 1989 Council meeting, the information will be placed on the additional agenda.


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

PEG/si

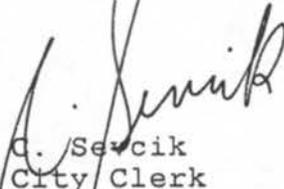
c.c. City Assessor
c.c. Red Deer Regional Planning Commission
c.c. City Solicitor
c.c. Director of Financial Services

DATE: October 4, 1989
TO: Dir. of Engineering Services
FROM: City Clerk
RE: RIVER BANK TRAIL TO FORT NORMANDEAU

The above topic received further consideration at the Council meeting of October 2, 1989, and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby approves the construction of an 8' (2.5m) joint use trail/underpass to be incorporated as soon as possible in the construction of the new railway bridge across the river, with the cost being borne by the Major Continuous Corridor Project, and as recommended to Council October 2, 1989."

The decision of Council in this instance is submitted for your information and I trust that you will take whatever action is deemed appropriate to incorporate the construction of the Joint Use Trail/Underpass in the construction of the new railway bridge and as directed in the above resolution.


C. Sencik
City Clerk
CS/ds

c.c. City Commissioners
Dir. of Community Services
Dir. of Financial Services
Recreation, Parks & Culture Board
Recreation & Culture Manager
Parks Manager
Museums Dir.
Urban Planner
MCC Project Manager



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132
October 5, 1989

Red Deer River Naturalists
P.O. Box 785
Red Deer, Alberta
T4N 5H2

Attention: Mr. Kenneth Larsen

Dear Sir:

RE: RIVER BANK TRIAL TO FORT NORMANDEAU

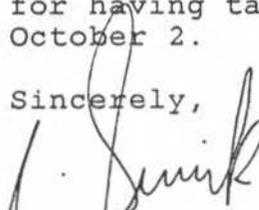
Your letter of September 19, 1989, pertaining to the above topic was presented on the Council Agenda of October 2, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the construction of an 8' (2.5m) joint use trail/underpass to be incorporated as soon as possible in the construction of the new railway bridge across the river, with the cost being borne by the Major Continuous Corridor Project, and as recommended to Council October 2, 1989."

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

We wish to thank you for your continued interest in this matter and for having taken the time to be present at the Council meeting of October 2.

Sincerely,


C. Sevcik
City Clerk
CS/ds

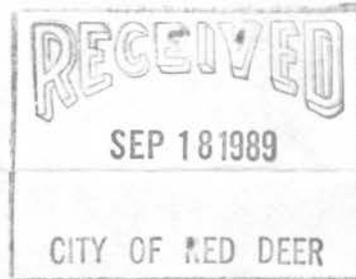
c.c. Recreation, Parks & Culture Board
Dir. of Community Services
Dir. of Financial Services
Dir. of Engineering Services
Recreation & Culture Manager
Parks Manager
Museums Dir.
Sr. Planner



4909 - 49th ST.
RED DEER, ALBERTA
T4N 1V1

September 12, 1989

Mayor Bob McGee
and Members of Council
City of Red Deer
4914 - 48 Avenue,
Red Deer, Alberta



Dear Council Members:

The response from our customers since the recent installation of one hour meters downtown has been overwhelming...unfortunately all negative. The downtown has been plagued by customer complaints concerning the lack of parking for years. The installation of the one hour meters is being perceived by both the customers and the merchants as a giant step backwards in the battle to attract customers downtown.

The comments I have been receiving by our customers are that:

- Cannot finish a doctor's, dentist's, or lawyer's appointment within the allocated hour.
- Discourages customers from shopping at more than one downtown merchant.
- Not enough time to visit downtown attractions such as the library, art gallery, parks, etc.
- Will drive people to shop at the malls where there is no fear of receiving a parking ticket.

The reason given by council for adopting the one hour meter was to deter staff from parking in front of their place of business. This was a common practice when the meters were 25¢ per hour compared to the 40¢ per hour charged in the parking lots. You wisely solved that problem when you raised the price of the meters to also be 40¢ per hour eliminating the metered price advantage.

I would also suggest that if the city wanted to reduce the number of cars being driven to work in the downtown core, they should review the transit schedules serving the employee. During our cold winters and

Continued.....



4909 - 49th ST.
RED DEER, ALBERTA
T4N 1V1

Page 2

early sunsets staff do not want to stand at a bus stop for 20 minutes. We need bus service every 10 minutes from 7:00 a.m. to 9:30 a.m. and 3:00 p.m. to 6:00 p.m., Monday through Wednesday and until 10:00 p.m. on Thursday and Friday evenings and the entire month of December.

I know that the citizens of this community would applaud the rapid removal of these meters. We must act now before we lose more customer traffic and see the migration of businesses out of the downtown area.

I would appreciate the opportunity to address council on this important issue for the downtown.

Yours truly,

A handwritten signature in black ink, appearing to read "Chris Mortensen", written in a cursive style.

Chris Mortensen,
Store Manager

CM/fm

c.c. Doug Kirchensky
Merle Kruzel

DATE: September 20, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: THE BAY - ONE HOUR PARKING METERS

This memo is in response to the concerns expressed in the letter dated September 12, 1989, from Mr. Chris Mortensen, Bay Store Manager.

In his letter, Mr. Mortensen points out that business will be lost Downtown due to lack of parking for those who require parking in excess of one (1) hour.

Surveys of parking turnover at metered parking spaces in the Downtown show between 80 and 90 percent of downtown parkers park for less than one (1) hour. This would justify the decision to convert the yellow headed meters to one (1) hour from the previous two (2) hours.

Long term parking has been made available at eleven (11) City owned parking lots in or around the Downtown core (see attached map). This is complemented by several privately owned lots, as well. In the area in and around City Hall, The City provided 360 parking spaces in five (5) parking lots. The Bay lot provides an additional 120 parking stalls. These lots are seldom near capacity. In any given day, there are usually 100 - 150 vacant parking spaces available in these parking lots at peak parking periods (9:00 am, 11:00 am, & 2:00 pm).

In respect to the number of complaints regarding one (1) hour meters, the changeover was just completed August 28, 1989, and it is expected that there would be some adverse reaction. It is only fair to give the changeover some time, before the impact is evaluated.

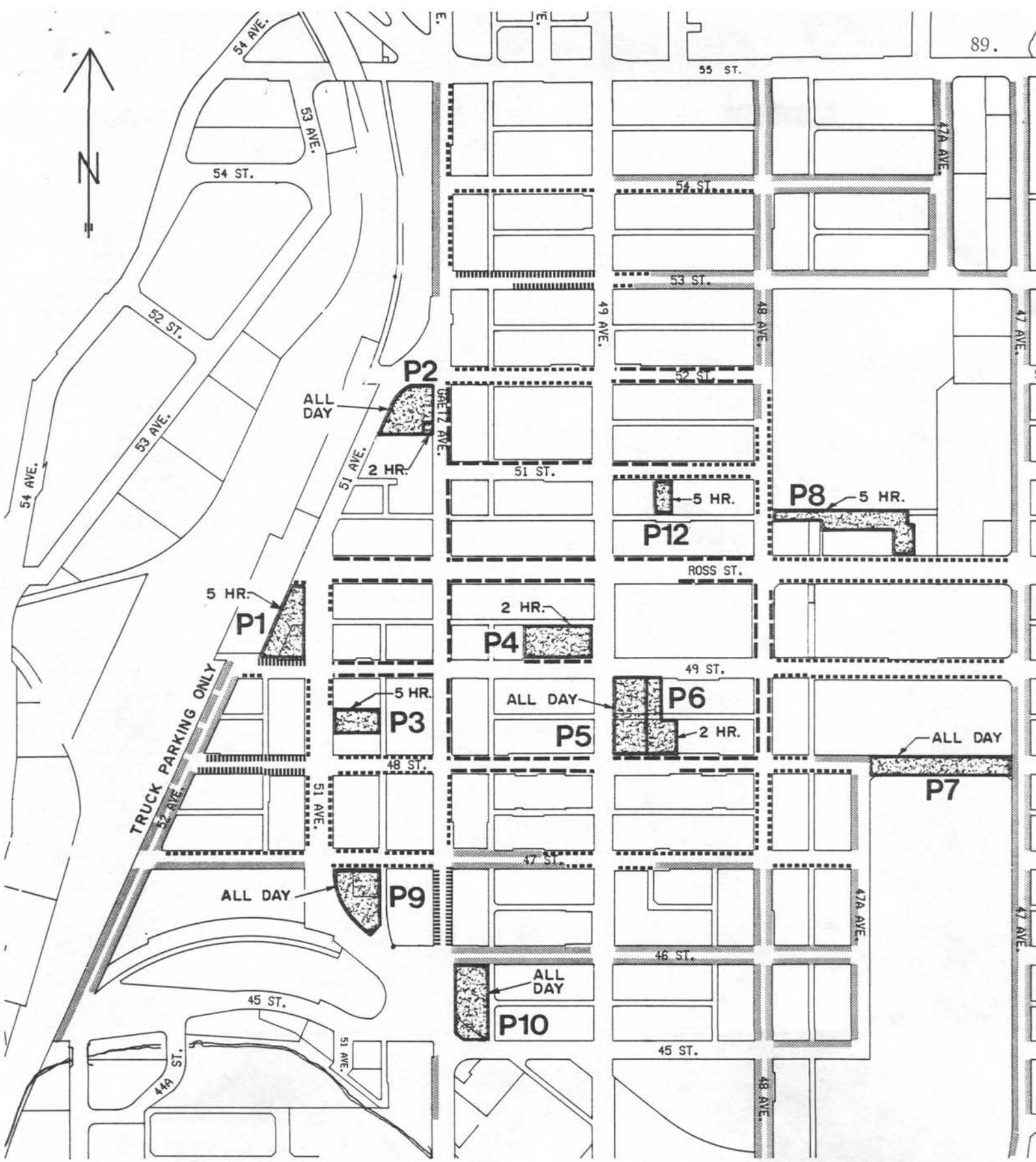
Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

DWK/vs

cc. Director of Engineering
Director of Finance
Urban Planning Section Manager
Parking Administrator



TRAFFIC
 CITY OF RED DEER - ENGINEERING DEPARTMENT

NOTE: PARKING IN THE CENTRAL BUSINESS DISTRICT IS SHOWN AS OF SEPTEMBER 6, 1989 R. HAND

PARKING IN THE CENTRAL BUSINESS DISTRICT

- LEGEND**
- 1 HOUR PARKING METERS
 - 2 HOUR PARKING METERS
 - ||||| 5 HOUR PARKING METERS
 - ▨ CITY OWNED PARKING LOTS
 - ▩ FREE ON-STREET PARKING



RED DEER REGIONAL PLANNING COMMISSION

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

September 25, 1989

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

Dear Sir,

RE: The Bay- One Hour Parking Meters

Mr Chris Mortensen, Manager of The Bay, has expressed concern regarding the conversion from two hour to one hour parking meters in the downtown area.

The conversion to one hour meters occurred over the summer with completion on August 28, 1989. The conversion to one hour meters was based upon City studies showing that 80-90% of people parking in the downtown stay for less than one hour. The one hour parking meters were intended to facilitate the rapid turnover of cars (and thereby create more available parking) at on-street locations while still allowing longer term patrons to use the City's parking lots and other less central longer term on-street meters.

Since the conversion was only completed in late August, it is difficult at this time to assess the one hour meters in terms of net benefit to the downtown area. In addressing this issue, on September 20, the Parking Commission recommended an immediate advertising campaign to inform the public about the downtown parking changes and has requested the parking administrator to provide a report to the Commission, based upon three months operation, assessing the one hour parking meters. This report should be available before January 1990.

It is recommended the Council await the outcome of the Parking Commission study before taking any further action on this issue.

Yours truly,

Paul Meyette
Associate Planner

cc Director of Engineering Services
Bylaws and Inspections Manager
Parking Administrator
Chairman of the Parking Commission

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 NORGLÉNWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

060-067

DATE: September 20, 1989

TO: City Clerk
Parking Commission

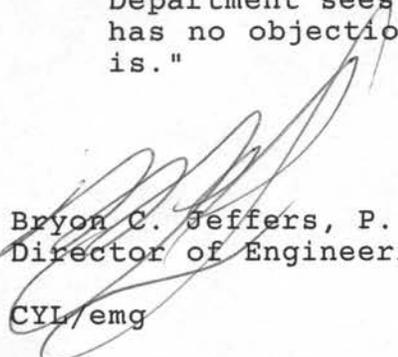
FROM: Director of Engineering Services

RE: THE BAY - CONVERSION OF TWO HOUR METERS TO ONE HOUR METERS

The Bay expressed concern about the recent conversion of two hour meters to one hour meters in the Downtown area. The Engineering Department's comment with regard to the conversion was outlined in our December 30, 1988 memo to Council, is quoted in the following Council and Parking Commission review:

"Comment

The benefit of converting from two hour to one hour parking time limit is increased parking turnover and, therefore, increased chances for customers to find a vacant stall. An August 1982 Engineering Department survey indicated that 90% of the Red Deer meter users were already parking for less than 1 hour. If this behaviour has not changed, the extra parking turnover gained would be marginal and the parkers would be faced with a "perceived" restriction, which 90% of them have been conforming to in any case. The Engineering Department sees the benefit of the conversion; however, has no objection for leaving the parking time limit as is."


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

CYL/emg

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

DATE: SEPTEMBER 25, 1989
TO: CITY CLERK
FROM: CHAIRMAN OF THE RED DEER PARKING COMMISSION
RE: ONE HOUR METERS

At the September 20, 1989 meeting of the Red Deer Parking Commission, consideration was given to concerns expressed regarding one hour meters in the downtown. The consensus of the Commission was that the one hour meters not be changed at this time, but that sufficient time be allowed to assess the impact on downtown. In the interim, it was agreed that an advertising program be undertaken to inform parkers of the change and to make them aware of parking facilities that can accommodate longer term parkers.

The following motion was passed by the Commission regarding this matter:

"THAT the Red Deer Parking Commission authorize the Parking Administrator to proceed with a newspaper advertising campaign immediately, based on the one hour meters and new rates, and that a report be brought back in three months time for further consideration."

The decision of the Parking Commission is submitted for the information of Council.



D. SIM
CHAIRMAN
RED DEER PARKING COMMISSION
WV/sp

c.c. Parking Administrator
Director of Engineering Services
Director of Financial Services
Town Centre Manager

DATE: September 20, 1989
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: THE BAY - 1 HOUR PARKING METERS

The redevelopment of the downtown area by multi story buildings has meant that people are no longer able to park on the street outside the building they want to visit. The demand by people wanting to visit each building is greater than the supply of parking spaces available on the street.

As a result of the parking demand on the street being greater than the supply of parking spaces, the users of the street meters must be prioritized and the on street parking spaces made available to as many people as possible. To make these spaces available to as many people as possible, the parking limit has been reduced to one hour. This means priority for use of on street meters has been given to people requiring parking for less than one hour. Studies have determined that in excess of 80% of parkers want to park for durations of less than one hour. By giving priority to people parking less than one hour, the number of short term parkers able to access their destination within a short distance of their parking location has been significantly increased. This means the overall convenience should have been improved.

If people wanting to park longer than one hour are no longer able to access on street meters in the downtown core, then convenient long term parking must be made available within a reasonable distance of their destination. This parking is provided on such parking lots as the Post Office (no daily maximum), and the Sports World (no daily maximum). These parking lots are very rarely filled to capacity and are convenient to the high use area of the downtown core.

City Clerk
Page 2
September 20, 1989

The problem described by the Bay store Manager is really a problem of habit. People expect to find a parking spot outside their destination whether they are parking for 4 minutes or 4 hours. If they are unable to find the parking space on the street outside their destination, there is a parking problem to them. As described earlier, however, the City cannot increase the number of on street parking spaces. The City can only make the on street spaces accessible to as many people as possible by moving longer term parkers, such as people with doctors appointments, to convenient parking lots where parking is available. Until people become educated to using the type of parking that meets their needs, there will continue to be a perceived parking problem. Constructing parkades will not solve the problem if everyone wants to park on the street.

The Bay Manager has also expressed a concern regarding the frequency of transit service. He is quite right that if the service is made more convenient fewer people will use their vehicles. The problem is, of course, that it would significantly increase the operating deficit of the transit system. This disadvantage must be weighed against the advantages that would be obtained.



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

AW/mrk

Commissioner's Comments

We would support the recommendations of the Parking Commission.

"R.J. MCGHEE"
Mayor



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

September 19, 1989

THE BAY
4909 - 49th Street
RED DEER, Alberta
T4N 1V1

Attn: Chris Mortensen, Manager

Dear Sir:

RE: One Hour Parking Meters

We acknowledge with thanks your letter of September 12, 1989 regarding the installation of one hour parking meters in the downtown area.

Your concerns will be presented to Red Deer City Council on their agenda of October 2, 1989. Please contact this office on the Friday (September 29) prior to that date to establish the time this item will be discussed, 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: October 5, 1989
TO: Parking Administrator, D. Kutinsky
FROM: C. Sevcik
RE: ONE HOUR PARKING METERS

At the Council Meeting of October 2, 1989, the following resolutions were passed by Council in regard to the above noted matter.

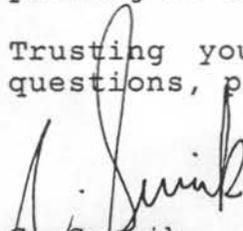
"RESOLVED that Council of The City of Red Deer having considered correspondence and reports submitted to Council October 2, 1989, pertaining to one hour meters downtown hereby supports the recommendations of the Parking Commission authorizing the Parking Administrator to proceed with a newspaper advertising campaign immediately not to exceed \$1,000.00, based on the one hour meters and new rates, and that a report be brought back in three months' time for further consideration."

"THAT the Parking Administrator be authorized to proceed with a 3 month moratorium on enforcement of the one hour limit during which Commissionaires will issue a warning notice which includes an explanation of the one hour limit and a clear indication of where long term off street alternate sites are located."

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

With regard to the moratorium referred to in the second resolution, it is my understanding that the Commissionaires would continue to issue tickets for parking meter violations, however second and third tickets are not to be issued for overstaying the one hour limit. Instead a warning notice which includes an explanation of the one hour limit with an indication of where long term offstreet parking is available is to be left on the vehicle.

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


C. Sevcik
City Clerk
CS/ds

c.c. City Commissioners
Bylaws & Inspections Manager



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

October 5, 1989

The Bay
4909 - 49 Street
Red Deer, Alberta
T4N 1V1

Attention: Mr. Chris Mortensen, Store Manager

Dear Sir:

RE: ONE HOUR PARKING METERS

Your letter of September 12, 1989, pertaining to the above noted topic was presented to Council October 2, 1989.

At the above noted meeting, Council passed the following motions:

"RESOLVED that Council of The City of Red Deer having considered correspondence and reports submitted to Council October 2, 1989, pertaining to one hour meters downtown hereby supports the recommendations of the Parking Commission authorizing the Parking Administrator to proceed with a newspaper advertising campaign immediately not to exceed \$1,000.00, based on the one hour meters and new rates, and that a report be brought back in three months' time for further consideration."

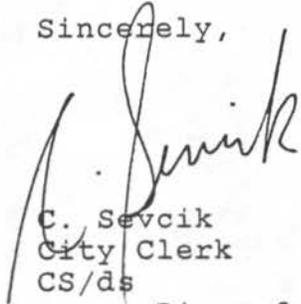
"THAT the Parking Administrator be authorized to proceed with a 3 month moratorium on enforcement of the one hour limit during which Commissionaires will issue a warning notice which includes an explanation of the one hour limit and a clear indication of where long term off street alternate sites are located."

Under a separate matter, I would further advise that Council passed a resolution authorizing the Parking Administrator to undertake a "Parking Turnover Study" which is to be conducted this fall.

page 2
The Bay

We thank you for taking the time to express your views on this issue and for attending the Council Meeting of October 2. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Dir. of Financial Services
Bylaws & Inspections Manager
Parking Administrator
Associate Planner, P. Meyette
Red Deer Parking Commission

294500 Alberta Ltd.
5101 - 76 Street
Red Deer, Alberta

Sept. 18, 1989

RE: 4414 - 55 St. - Lot 16, Block A, Plan K9
4406 - 55 St. - Lot East 75' of 16, Block A, Plan K6

TO WHOM IT MAY CONCERN:

294500 Alberta Ltd. wishes to make application to have the zoning of the above noted properties changed from R2 to C3 for the purpose of constructing a convenience store and gas bar.

Sincerely,

"Henry Coulombe"
President



RED DEER REGIONAL PLANNING COMMISSION

96.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

September 25, 1989

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

Dear Sir:

Re: 294500 Alberta Ltd.,
Redesignation Request

The site under consideration consists of two lots located at the north-west corner of 44th Avenue and 55th Street. Two single family houses occupy the lots. To the west of the site there is a small grocery store. The access to the grocery store parking lot is from 55th Street.

The proposed sites are designated as R2 or General Residential District. The sites can be developed for single family housing as a permitted use, or any type of multiple family housing under discretionary uses.

The applicant is requesting the site be designated to C3 or Commercial Local District in order to permit the construction of a grocery store and gas bar on that corner site.

55th Street is an arterial road with four traffic lanes and no median in the center. This street carries a heavy traffic volume. In the past, due consideration was given to widen 55th Street, however, because of the built-up areas and the power lines on the south side, it was considered not to be practical. Every effort should be made to reduce the traffic congestion along this road by reducing the left hand movements.

55th Street is a feeder route to the new residential subdivisions of Deer Park, Clearview Meadows, Rosedale, Michener Centre, and other planned development on the East Hill. It is also a major route for school and city buses because of the location of two high schools, Riverglen and Parkland schools, the Y.M.C.A. and the Memorial Centre.

/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 NORGLIWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

C. Sevcik, City Clerk

Re: 294500 Alberta Ltd., Redesignation Request

Pg. 2

We feel that allowing any commercial development along 55th Street would add to the traffic congestion that already exists and create unnecessary delay for local as well as through traffic.

We recommend the request for commercial zoning along 55th Street be denied, and the site be redeveloped according to the City Land Use By-law.

Yours truly,

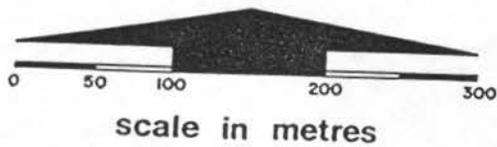
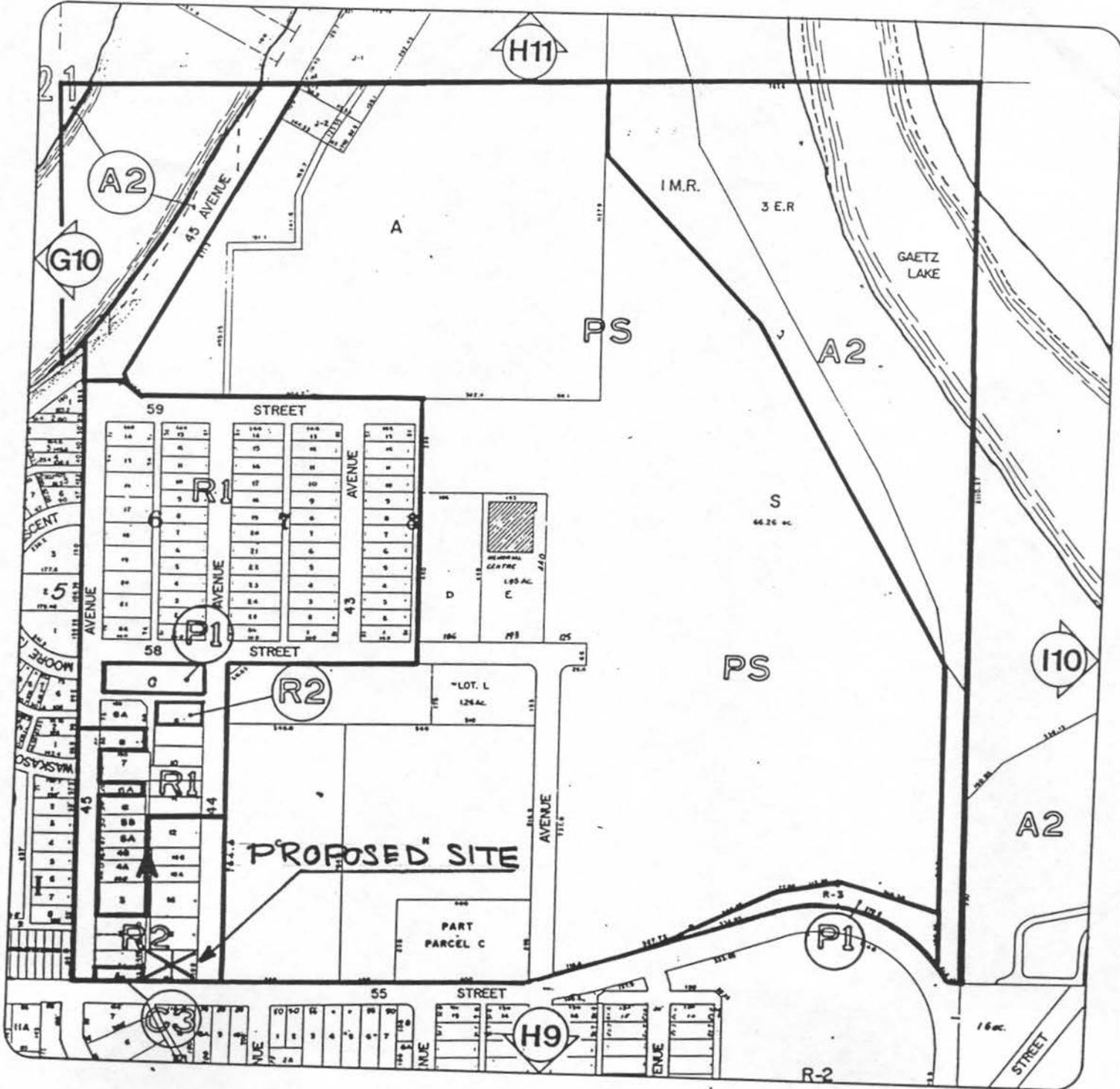


D. Rouhi, MCIP
SENIOR PLANNER
DR/cc

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

City of Red Deer --- Land Use Bylaw
Land Use Districts

H10^{98.}



Revisions :

- 2672/1-82 (3 & 16/Aug./82)
- 2672/B-85 (10/6/85)
- 2672/Q-86 (1/12/86)

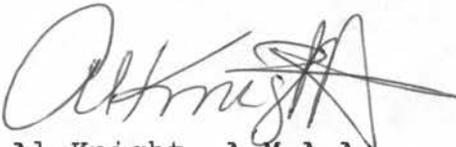
DATE: September 22, 1989

TO: City Clerk

FROM: City Assessor

RE: 294500 ALBERTA LTD. - REDESIGNATION REQUEST
4406 - 55 STREET FROM R2 TO C3

This is surrounded by apartments, 200 feet north of subject, armories to the east, and existing convenience store and residence to the west. Access to this site for traffic that would be generated by a convenience store/gas bar could present a problem and should be considered. Other development in the area is R-1.



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

AK\ch

September 25, 1989

100.

TO: CITY CLERK

FROM; FIRE CHIEF

RE; 294500 ALBERTA LTD. - REDESIGNATION REQUEST

This will advise that the Fire Department cannot support this application for a number of reasons:

1. The area is zoned residential. There are apartment buildings adjacent to this site and we do not believe there is a sufficient buffer area provided.

2. We believe the storm drains in this area empty into Waskasoo Creek. An accidental escape of fuel during low flow periods in the creek could cause the fuel to pond, creating a serious fire hazard.

3. This site is not on a Dangerous Goods Route, and permits would be required for fuel delivery. Also, because of the site size, we would probably limit the size of fuel delivery trucks in this area.

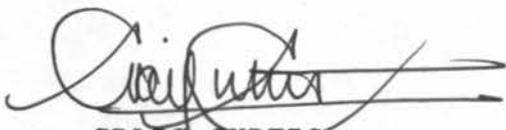


R. Oscroft
FIRE CHIEF

DATE: September 25, 1989 CS-2.426
TO: CHARLIE SEVCIK
City Clerk
FROM: CRAIG CURTIS
Director of Community Services
RE: 294500 ALBERTA LIMITED:
REDESIGNATION REQUEST ALONG 55 STREET
Your memo dated September 20, 1989 refers.

294500 Alberta Limited is requesting the City to redesignate the properties at 4406 and 4414 - 55 Street, from R2-RESIDENTIAL to C3-COMMERCIAL.

I have discussed the proposed redesignation with the Parks and Recreation & Culture Managers, and we have no objections from a Community Services perspective. However, 55 Street is a major arterial route, and it is our understanding that problems regarding access and egress will be dealt with in the comments from the Engineering Department and the Red Deer Regional Planning Commission.



CRAIG CURTIS

CC:dmg

- c. Lowell Hodgson, Recreation & Culture Manager
- Don Batchelor, Parks Manager
- Djamshid Rouhi, Sr. Planner, R.D.R.P.C.
- Bryon Jeffers, Director of Engineering Services

DATE: September 25, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: 4406-55 STREET, REDESIGNATION FROM R2 TO C3

To the above item, we would submit the following for Council's consideration:

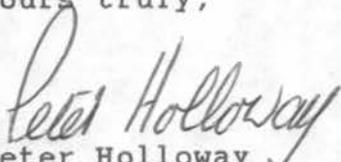
The subject property, located at the intersection of 55 Street and 44 Avenue is presently occupied by two detached dwellings on a total site area of 30 metres by 45.72 metres.

To date, the immediate area is serviced by numerous gas bars within a short travel distance, and a small local convenience store that appears to adequately serve the day to day needs of the neighbourhood and nearby high schools.

We could not support the redesignation from R2 to C3 as, in our opinion, the development of an additional convenience store/gas bar at this location may seriously affect the amenities of the neighbourhood, as a result of increased vehicular traffic and pedestrian traffic.

We recommend the application be denied.

Yours truly,



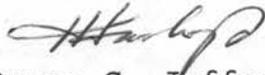
Peter Holloway
Bylaws and Inspections Assistant Manager
BUILDING INSPECTION DEPARTMENT

PH/vs

280-040

DATE: September 25, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: REDESIGNATION REQUEST
4406-55 STREET; EAST 75 FT LOT 16, BLOCK A, PLAN 8932 S (K6)
4414-55 STREET; WEST 75 FT LOT 16, BLOCK 1, PLAN 8932 S (K6)

The Engineering Department would have concerns with respect to access to 55 Street. The type of development proposed could cause significant traffic problems with respect to vehicles entering and leaving the site. Those same problems are not usually as significant a factor with R2 zoning.



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. Urban Planning Section Manager

Commissioner's Comments

We support the recommendations of the Administration.

"R.J. MCGHEE"
Mayor

DATE September 20, 1989

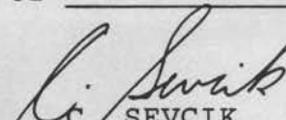
TO: DIRECTOR OF COMMUNITY SERVICES
 DIRECTOR OF ENGINEERING SERVICES
 DIRECTOR OF FINANCIAL SERVICES
 BYLAWS & INSPECTIONS MANAGER
 CITY ASSESSOR
 COMPUTER SERVICES MANAGER
 ECONOMIC DEVELOPMENT MANAGER
 E.L. & P. MANAGER
 ENGINEERING DEPARTMENT MANAGER
 FIRE CHIEF
 PARKS MANAGER
 PERSONNEL MANAGER
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

FROM: CITY CLERK

RE: 294500 Alberta Ltd. - Redesignation Request
4406 - 55 St. from R2 to C3

Please submit comments on the attached to this office by Sept. 25

 for the Council Agenda of Oct. 2/89 .


C. SEVCIK
City Clerk



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

September 21, 1989

Mr. Henry Coulombe
294500 Alberta Ltd.
5101 - 76 Street
Red Deer, Alberta

Dear Sir:

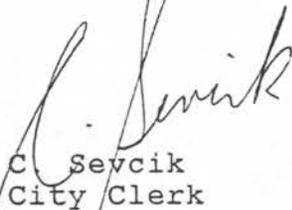
RE: REZONING APPLICATION/4414 - 55 ST./4406 - 55 ST.

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on October 2, 1989.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,



C. Sevcik
City Clerk
/ds

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:45
DATE	Sept. 20/89.
BY	ds

294500 Alberta Ltd.
5101-76 St.
Red Deer
Sept 18 1989

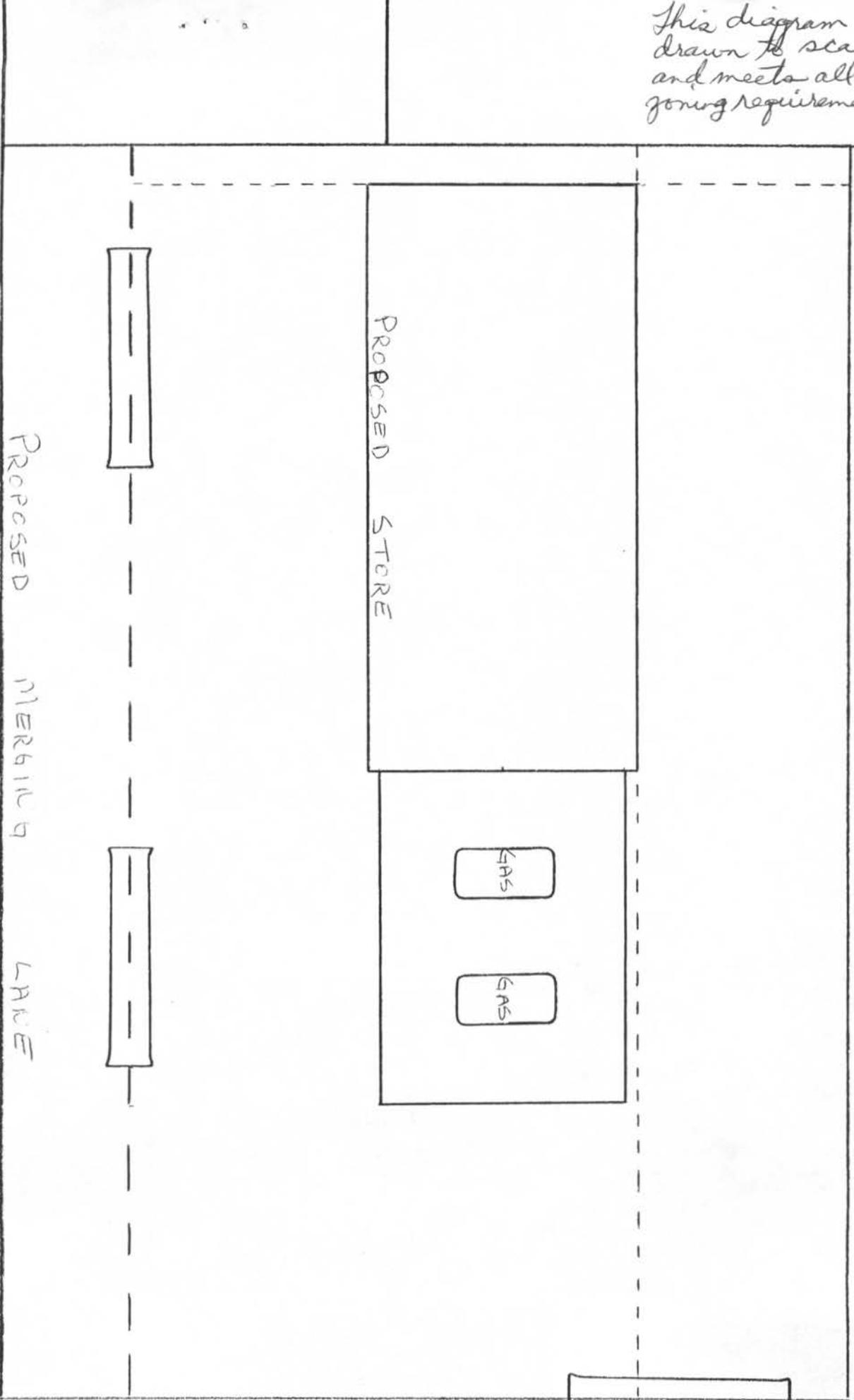
Re: 4414-55 St. - lot 16 Block A Plan K9
4406-55 St. - lot east 75' of 16 Block A Plan K6

To whom it may concern,

294500 Alberta Ltd. wishes to make application to have the zoning of the above noted properties changed from R2 to C3 for the purpose of constructing a convenience store and gas bar.

Sincerely
Henry Coulombe
Henry Coulombe
President

This diagram is drawn to scale and meets all C3 zoning requirements.



PROPOSED STORE

GAS

GAS

PROPOSED MERCHANDISE LAKE

55 STREET

44 Ave





THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132
October 5, 1989

294500 Alberta Ltd.
5101 - 76 Street
Red Deer, Alberta

Attention: Mr. Henry Coulombe, President

Dear Sir:

RE: REDESIGNATION REQUEST, 4406 - 4414 - 55 STREET

Your application to redesignate the above noted properties from R.2 to C.3 for the purpose of allowing a convenience store and gas bar thereon, was considered at the Council Meeting of October 2, 1989.

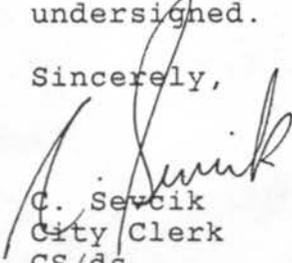
At the above noted meeting, Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer having considered application by Henry Coulombe to redesignate 4406-4414 - 55 Street from R.2 to C.3 designation to enable the development of a convenience store and gas bar thereon, hereby agrees that said application be denied and as recommended to Council October 2, 1989, by the administration."

The decision of Council in this instance is submitted for your information. I am also enclosing herewith the administration comment which appeared on the Council Agenda of October 2.

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

Sincerely,


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Dir. of Community Services
Bylaws & Inspections Manager
City Assessor
Fire Chief
Senior Planner

September 19/89

E. Wassenaar
5909 - 57 Ave.
Red Deer, Alberta
T4N 4S6

Ph. 340-2651

Dear City Council:

I am writing this letter in order to acquire a zoning change for the above address, from R1 to R2. There are several residences that would qualify as an R2 zoning on my street and in the general area, there are also fourplexes. In light of the other residences in the area, I hope the City will allow an R2 zoning (upper and lower 5909 - 57 Ave.) The legal description of the property is; N 1/2 Lot 4 and all Lot 5, Block 8, Plan 7604 S. 5909 - 57 Ave., Red Deer, Alberta. Please contact me in regard to your decision.

Sincerely,

"E. Wassenaar"



RED DEER REGIONAL PLANNING COMMISSION

105.

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

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

September 21, 1989

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

Dear Sir:

Re: E. Wassenaar - Redesignation Request
5909 - 57 Avenue; From R1 to R2

The lot under consideration is located on the east side of 57 Street north of the railway right-of-way in North Red Deer. The site has 15 m (49.5 ft.) of frontage and a depth of 36.5 m (120 ft.). There is a single family dwelling on this lot.

The applicant is requesting City Council to redesignate the site from R1A to R2 District. The existing R1A designation lists 'single family' as a permitted use, and 'duplex' as a discretionary use. The R2 District permits multiple family housing such as fourplex, townhouse and apartment buildings under discretionary uses.

In 1980, upon the request of the property owners, the area was designated for R2 to R1A to preserve the character of the area by allowing single family and duplex units with low to medium density.

The site has only 49.5 feet of frontage and can only support a duplex unit under the provision of Land Use By-law.

We cannot support the R2 District designation for the following reasons:

- The area residents expressed their concern regarding more multiple family housing in that area and wanted the area character to be preserved by permitting single family and duplex units only.
- The site can only support a duplex unit, which is discretionary in that District.

/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 NORGLIWOLD—SUMMER VILLAGE OF ROCHON SANDS—SUMMER VILLAGE OF WHITE SANDS—SUMMER VILLAGE OF JARVIS BAY—COUNTY OF LACOMBE No. 14—COUNTY OF MOUNTAIN VIEW No. 17—COUNTY OF PAINTERTH No. 18—COUNTY OF RED DEER No. 23—COUNTY OF STETTTLER No. 6—MUNICIPAL DISTRICT OF CLEARWATER No. 99

C. Sevcik, City Clerk

Re: Wassenaar - Redesignation Request

Pg. 2

- The east side of 57 Street contains single family houses in good condition and well maintained. It is not appropriate to redesignate a single lot, in the middle of a block, for multiple family use.

In view of the above, we are recommending the application be denied.

Yours truly,

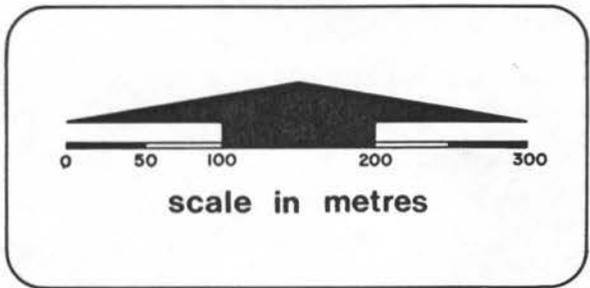
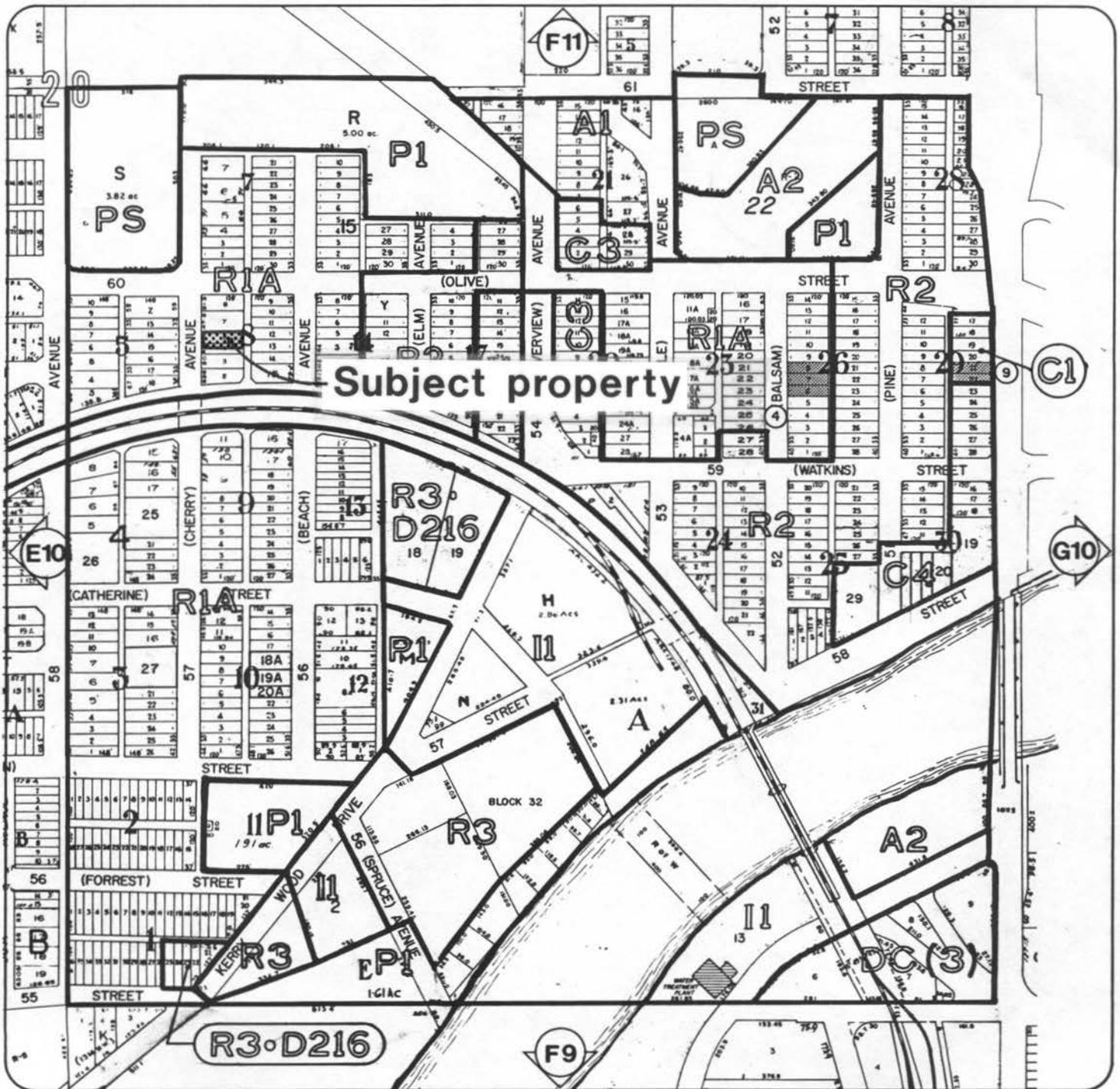


D. Rouhi, MCIP
SENIOR PLANNER
DR/cc

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

City of Red Deer --- Land Use Bylaw Land Use Districts

107.
F10



- Revisions :**
- 2672 / D-80 (15/9/80)
 - 2672 / N-85 (8/7/85)
 - 2672 / B-88 (21/03/88)
 - 2672 / P-80 (10/NOV/80)
 - 2672 / T-88 (12/12/88)
 - 2672 / J-82 (13/9/82)
 - 2672 / Q-83 (9/1/84)
 - 2672 / I-84 (28/5/84)
 - 2672 / K-85 (27/5/85)

DATE: September 22, 1989
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: RE-ZONING REQUEST, 5909-57 AVENUE
LOTS 4-5, BLOCK 8, PLAN 7604 S.

To the above referenced matter, we would submit the following for Council's consideration:

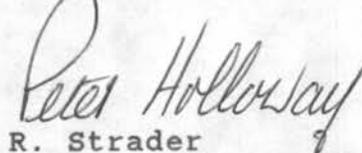
The existing zoning to the subject site is R1(A) - Residential Low Density District, to which the maximum density allowable being a duplex. Prior to adoption of the present Bylaw, in August 1980, the area in question was zoned R2 - Residential (General) District. It is our understanding that as a result of residents concerns as to high-density developments affecting the amenities and enjoyment of their neighbourhoods, City Council approved the rezoning of numerous areas within the City to allow for established areas of low-density housing.

City records reveal the property in question to have a site area of 15 metres by 36.576 metres, on which is presently located a single dwelling unit and a detached garage. With the present zoning, and being subject to approval by the Municipal Planning Commission, the site in question could possibly accommodate a duplex.

From the correspondence submitted, the applicant does not indicate the type of building or density proposed for the requested R2 zoning, however, due to the dimensions of the site in question, the maximum density allowable without excessive relaxations to the Bylaw, would be a duplex.

We do not support this request, and recommend the application be denied.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

PH/vs

DATE: September 22, 1989

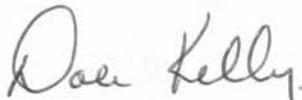
TO: Fire Chief / *City Clerk*

FROM: Fire Prevention

RE: ZONING REDESIGNATION - E. WASSENAAR, 5909 - 57 AVENUE

The change in zoning of the above property from R1 to R2 would be acceptable to the Fire Department.

On visual inspection of the exterior of the property it was noted that the entrance to the basement area was not properly protected with a guardrail. Due to the type of construction it is unlikely that the requirements of the Alberta Building Code have been met, specifically fire separation and fire detection.



Dale Kelly
Fire Inspector

DK/dd

Commissioner's Comments

We would support the recommendations of the Administration.

"R.J. MCGHEE"
Mayor

E Wassenaar
5909 - 57 Ave.
Red Deer, Alta.
T4N 4S6

Sept. 19/89

Ph. 340-2651

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	8:50
DATE	Sept. 19/89
BY	ds.

Dear City Council:

I am writing this letter in order to acquire a zoning change for the above address, from R1 to R2. There are several residences that would qualify as an R2 zoning on my street and in the general area, there are also fourplexes. In light of the other residences in the area, I hope the city will allow an R2 zoning (Upper + lower 5909 - 57 Ave.) The legal description of the property is; N $\frac{1}{2}$ Lot 4 and all Lot 5, Block 8, Plan 7604 S. 5909 - 57 Avenue, Red Deer, Alberta. Please contact me in regard to your decision.

Sincerely;

E Wassenaar

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132

September 19, 1989

E. Wassenaar
5909 - 57 Avenue
RED DEER, Alberta
T4N 4S6

Dear Sir:

RE: REDESIGNATION REQUEST

We acknowledge with thanks your letter of this date, requesting a zoning change for your property at 5909 - 57 Avenue (N $\frac{1}{2}$ Lot 4 & all Lot 5, Block 8, Plan 7605 S).

Your request will be presented to Red Deer City Council on their agenda of October 2, 1989. Please contact this office on the Friday (September 29) prior to that date to establish the time this item will be discussed, in the event you may wish to be present at said meeting.

Trusting you will find this satisfactory.

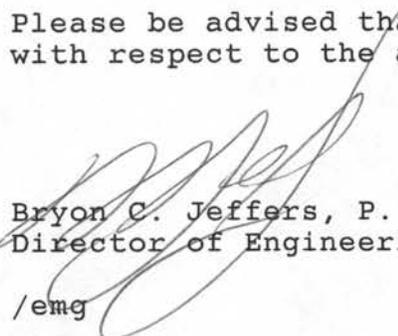
Sincerely,

C. SEVCIK
City Clerk

/gr

DATE: September 21, 1989
TO: City Clerk
FROM: Director of Engineering Services
RE: E. WASSENNAR - REDESIGNATION REQUEST
LOTS 4 AND 5, BLOCK 8, PLAN 7604 S
5909-57 AVENUE

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


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

/emg

Charlie

Simpson Motor
owned by the
Crown

"Morris Swelling"

12:15
Sept. 26

DATE September 19, 1989

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

*CLH have no
objections
JPL
Sept. 20/89*

FROM: CITY CLERK

RE: E. WASSENAAR - REDESIGNATION REQUEST

5909-57 Avenue from R1 to R2

Please submit comments on the attached to this office by Sept. 25

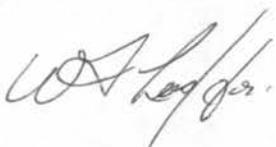
_____ for the Council Agenda of October 2, 1989.

C. Sevcik
C. SEVCIK
City Clerk

city clerk

DATE: September 22, 1989
TO: City Clerk
FROM: City Assessor
RE: E. WASSENAAR - REDESIGNATION REQUEST

We advise that our department has no comment with reference to the request.



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

AK\WFL\ch



THE CITY OF RED DEER

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

City Clerk's Department 342-8132
October 5, 1989

Mr. E. Wassenaar
5909 - 57 Ave.
Red Deer, Alberta
T4N 4S6

Dear Sir:

RE: REDESIGNATION REQUEST/5909 - 57 AVE.

Your application to redesignate the above noted property from R.1 to R.2 to enable the construction thereon of a fourplex was considered at the Council meeting of October 2, 1989.

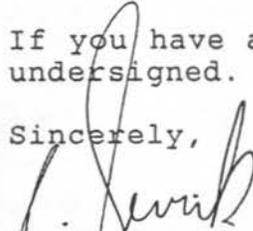
At the above noted meeting, Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer having considered application by E. Wassenaar to redesignate 5909 - 57 Ave. from R.1 to R.2 to enable the development of a fourplex thereon, hereby agrees that said application be denied and as recommended to Council October 2, 1989, by the administration."

The decision of Council in this instance is submitted for your information. I am also enclosing herewith the administrative comment which appeared on the Council agenda of October 2.

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

Sincerely,


C. Sevcik
City Clerk
CS/ds

c.c. Dir. of Engineering Services
Dir. of Community Services
City Assessor
Bylaws & Inspections Manager
Fire Chief
Sr. Planner



NO. 5

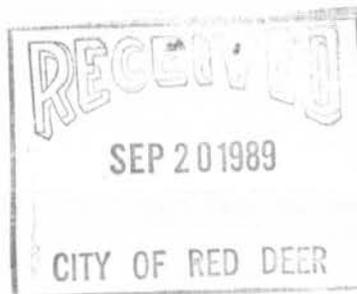
Office of Mayor

TOWN OF LACOMBE

P.O. Box 310, Lacombe, AB T0C 1S0
5034 - 52nd Street
Telephone: 782-6666

September 18, 1989

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



Dear Mayor McGhee:

RE: Red Deer Regional Health Unit Boundaries

Earlier this summer your municipality would have received a copy of a letter from Alberta Health to Dr. I. D. McIntosh of the Red Deer Regional Health Unit recommending changes to the initial proposals forwarded by the Health Unit regarding the changes in ward boundaries. The author of the letter, Ms. Sheila Blair, indicated that the Department would prefer to see a seven (7) member board instead of the five (5) member board advocated by the Health Unit Board. I have included copies of this recent letter plus an alternative proposal our municipality had earlier proposed as information and background on the issue.

The issue here, I believe, is one of fairness in representation. The five (5) member board, while being very efficient, will effectively disenfranchise all towns and villages in the Health Unit area. Under the proposal only the municipal councils of the City of Red Deer, the County of Red Deer, the County of Lacombe and the Municipal District of Clearwater would have the power to appoint the board members. While the legislation does say that the appointing Councils will consult with the other municipalities, our Council believes it more appropriate that direct representation be achieved. The proper balance can be achieved through a seven (7) member board which certainly cannot be considered to be unwieldy and inefficient.

Ms. Blair went further in her letter to intimate that the Department would wish to see a consensus emerge from among the municipalities contained in the Health Unit boundaries. Such a consensus does not seem possible now with the Health Unit and the three rural municipal councils having just reaffirmed their support for the original five (5) member board proposal.

July 10, 1989

Dr. I. D. McIntosh
Red Deer Regional Health Unit
2845 Bremner Ave
Red Deer, Alberta
T4R 1S2

Dear Dr. McIntosh:

You were recently advised by Dr. K. W. Hodgins that a review of the Red Deer Regional Health Unit ward boundaries had been undertaken at the Minister's request.

The proposal put forward by the Red Deer Regional Health Unit Board, along with an alternate submission from the Town of Lacombe and additional representation concerns raised by the Town of Innisfail formed the basis for the review. Rural population figures have been obtained from the Counties of Lacombe and Red Deer. Other factors taken into consideration included; the number of wards, number of included municipalities, population distribution, programs and services provided, and ward boundary delineation.

As a result of this review a number of changes are recommended and I would request your assistance and that of the included municipalities in order to finalize the Recommendation for Order in Council for the Minister to take forward to Cabinet.

In view of the large physical area covered and the significant population represented, it is recommended that the number of wards be increased from 5 to 7. The recommendation of your Board that the City of Red Deer be allocated two wards is supported, as well as your suggestion that based on population the M.D. of Clearwater is seen to be adequately represented by one ward. The four remaining wards would represent the Counties of Red Deer and Lacombe and all included municipalities except the City of Red Deer.

Dr. I. D. McIntosh
 July 10, 1989
 Page 2

The current delineation of ward boundaries of the health unit are inconsistent with the usual practices followed within the province when dividing large areas into wards or divisions. In future, when ward boundaries are determined, wards should be self contained and not fractionated. As well, consideration should be given to using the natural boundaries of larger municipalities (i.e. counties or municipal districts) and the included municipalities may wish to utilize electoral division boundaries to separate wards. Accordingly, the following distribution of wards is recommended (see attached map):

- Wards 1 & 2 - City of Red Deer
- Ward 3 M.D. of Clearwater No. 99 and all organized municipalities included therein
- Wards 4 & 5 County of Lacombe #14 and all organized municipalities included therein
- Wards 6 & 7 County of Red Deer #23 and all organized municipalities included therein except the City of Red Deer.

The exact location of the ward boundaries establishing east and west wards for the Counties has not been determined. Section 3 of the Public Health Act requires that "the Council of the largest municipality in a particular ward shall, in consultation with the councils of the other municipalities in the ward appoint a person as the member of the local board representing the ward". Because of the location of large towns like Lacombe, Innisfail, and Sylvan Lake within the counties, the exact delineation of the ward boundaries would have to be defined before the "municipality with the largest population" is determined.

It would be appropriate for the county councils to work with the councils of the other included municipalities within their boundaries to reach a consensus on where the ward boundaries should be located. Equitable population distribution for each of the two wards allocated to the area of each of the counties is the goal, however, slight deviations in ratio would be acceptable.

Dr. I. D. McIntosh
July 10, 1989
Page 3

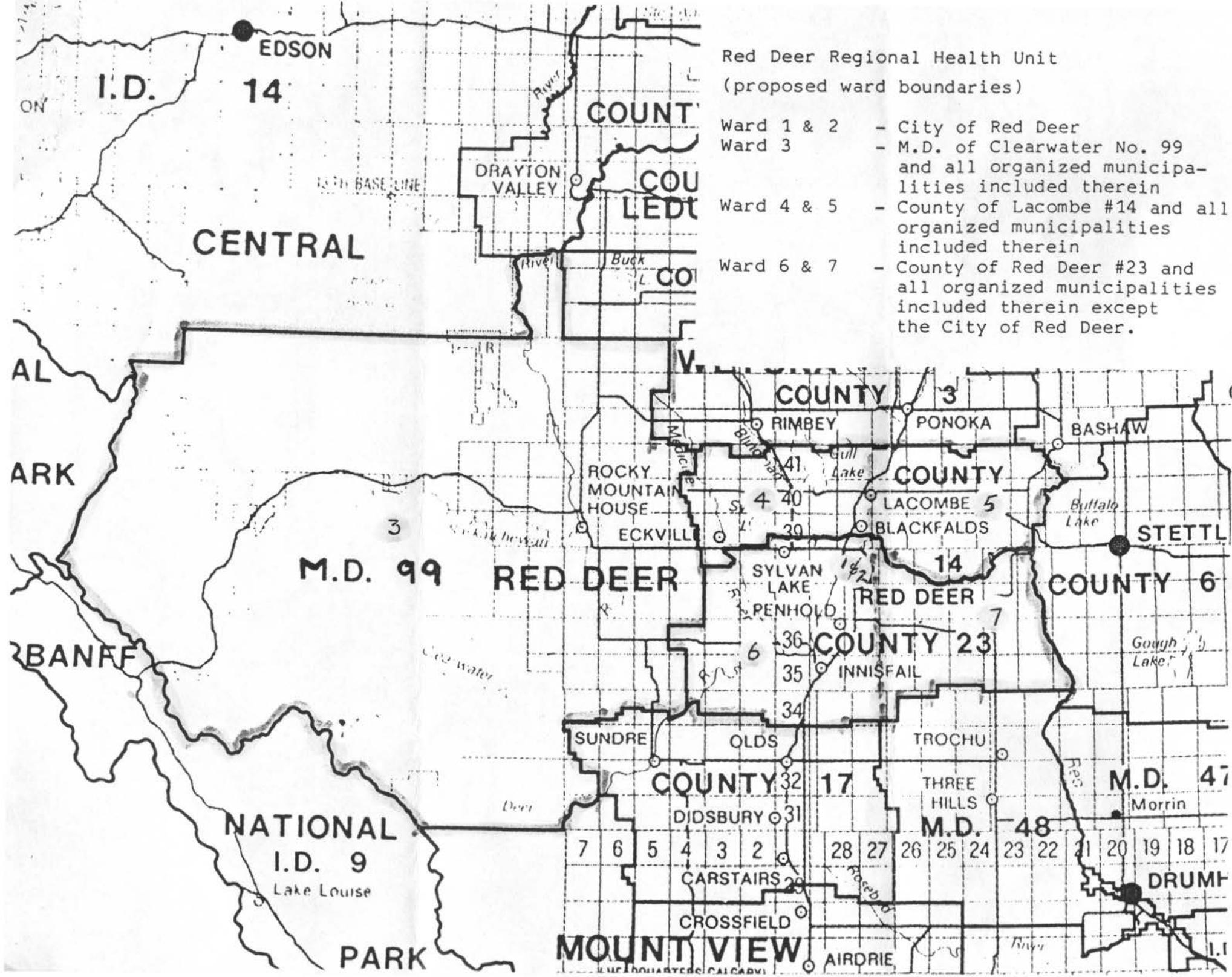
I will be pleased to assist the included municipalities in reaching a concensus on the ward boundaries. It is important that municipalities agree to use the same population figures in their determinations. I can be reached at 427-7164, and I look forward to working with you and the representatives of the included municipalities in finalizing the recommendation to the Minister.

Yours truly,



Sheila M. Blair
Manager,
District Organization, Boundaries
and Requisitioning

cc: Dr. Ken Hodgins, ADM, Public Health
Mr. J. Kokotilo, Bd. Chairman, Red Deer Regional Health
County of Lacombe #14
County of Red Deer #23
M.D. of Clearwater #99
Alix
Bentley
Blackfalds
Bowden
Caroline
Clive
Delburne
Eckville
Elnora
Innisfail
Lacombe
Mirror
Penhold
Red Deer
Rocky Mountain House
Sylvan Lake
Birchcliff Summer Village
Gull Lake Summer Village
Half Moon Bay Summer Village
Jarvis Bay Summer Village
Norglenwold Summer Village



Red Deer Regional Health Unit
(proposed ward boundaries)

- Ward 1 & 2 - City of Red Deer
- Ward 3 - M.D. of Clearwater No. 99 and all organized municipalities included therein
- Ward 4 & 5 - County of Lacombe #14 and all organized municipalities included therein
- Ward 6 & 7 - County of Red Deer #23 and all organized municipalities included therein except the City of Red Deer.



Office of Mayor

TOWN OF LACOMBE

P.O. Box 310, Lacombe, AB T0C 1S0
5034 - 52nd Street
Telephone: 782-6666

Hon. Nancy Betkowski
Minister of Health
Room 130
Legislature Building
Edmonton, Alberta
T5K 2B6

December 21, 1988
File: 53/180 86FI

Dear Mrs. Betkowski:

RE: Ward Adjustments for the Red Deer Regional Health Unit

In the fall of 1986 the Board of the Red Deer Health Unit advised the councils of municipalities within the Health Unit area of a proposed adjustment in ward boundaries to improve representation and reflect the changes in populations caused by urban development. The Council of the Town of Lacombe at that time did not agree with the changes proposed by the Health Unit Board and recommended an alternative which we believed would have better served the interests of all municipalities in the region. We were subsequently advised by the Health Unit that our proposal was being considered but a decision was not yet made. We have had no further written communication from the Health Unit but understand from our board member that the originally proposed ward adjustments have been forwarded by the Board for your consideration and potential implementation for the 1989 local elections.

The Town has agreed from the beginning that the current ward boundaries are in need of adjustment. We are strongly opposed to the original proposal of the Health Unit Board because it will essentially preclude representation that will be selected by a town or village in the unit. We have enclosed a copy of the original Health Unit submission of October 21, 1986 for your information.

The Public Health Act provides that the council of the municipality with the largest population within the ward has the privilege of selecting the representative to sit on the Health Unit Board. Unfortunately the proposal of the Red Deer Health Unit

Hon Nancy Betkowski
December 21, 1988
Page 3

7.	East portion of Counties of Red Deer and Lacombe	County of Lacombe	12,640*	10.9%
			-----	-----
		Total	115,515	100.0%

* assumed equal population. Arrangement anticipated between two counties where one would appoint ward 6 and the other Ward 7 regardless of actual population.

The above plan equalizes the populations quite well and provides the city with two members, the rural municipalities with three and the smaller urban centers with two. The Red Deer Health Unit Board seems to prefer to keep a board size of five members for efficiency but yet many of the province's's health units have seven or even nine members. Towns similarly operate with seven member councils and do not seem unduly inefficient.

Our Council would support making changes to the Red Deer Regional Health Unit Board structure in time for the 1989 local elections. We can not support, however, a change such as that proposed by the Health Unit Board which has the effect of denying effective representation to such a large segment of the population. We would ask that you consider our alternative proposal as one which best suits the needs of our region.

Yours sincerely,

Donald J. Thorne
Mayor
TOWN OF LACOMBE

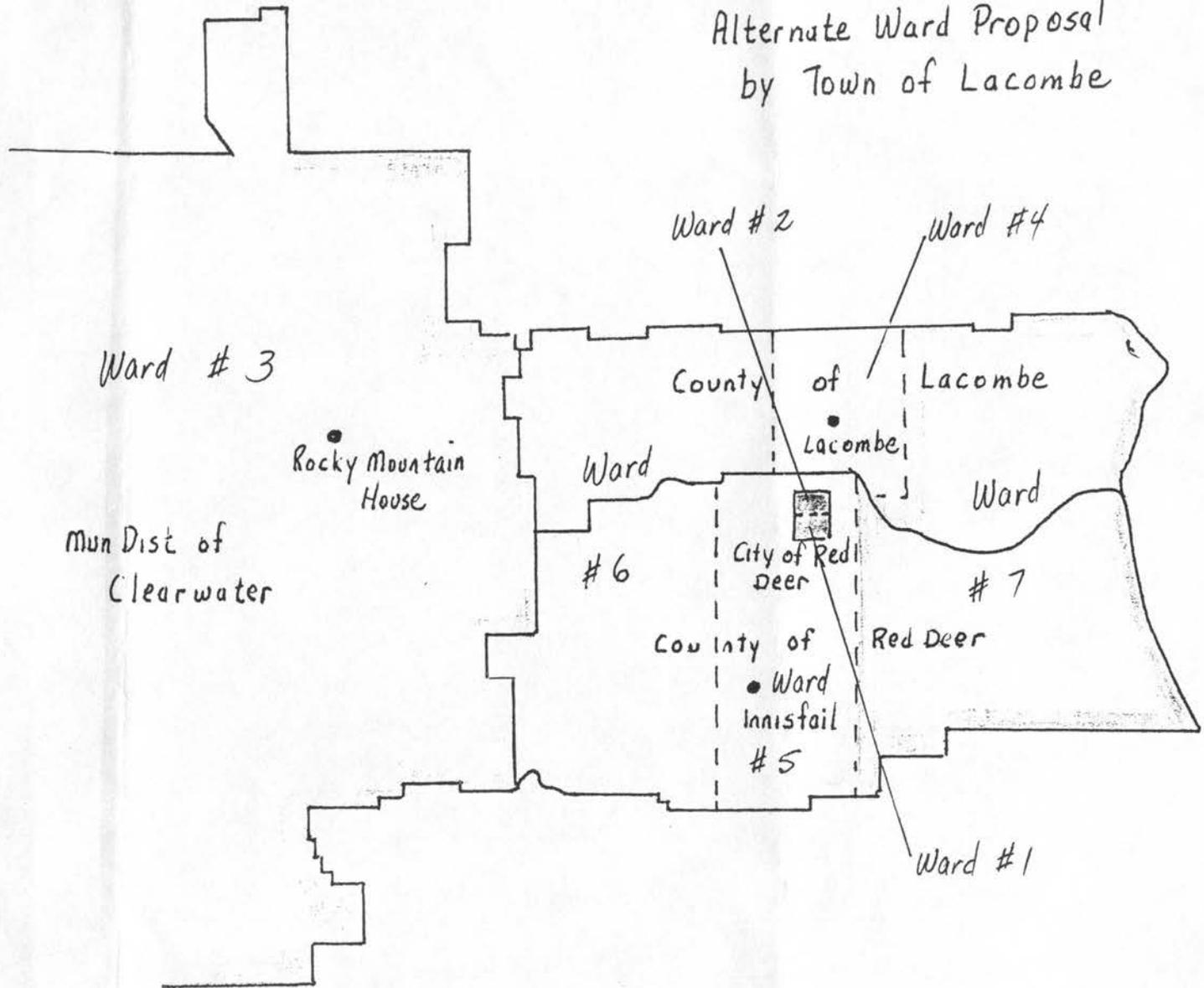
RJ/pk
c.c. Ron Moore, MLA
Her Worship Pat Newman, Mayor
Town of Innisfail.

Commissioner's Comments

We request Council's direction in this matter.

"R.J. MCGHEE"
Mayor

Red Deer Regional Health Unit
Alternate Ward Proposal
by Town of Lacombe



August 10, 1989

Alberta Health
P. O. Box 2222
11010 - 101 Street
Edmonton, Alberta
T5J 2P4

Attention: Ms. Sheila M. Blair, Manager
District Organization, Boundaries
and Requisitioning

Dear Ms. Blair:

Your letter dated July 10, 1989 addressed to Dr. McIntosh of the Red Deer Regional Health Unit and pertaining to a review of the Red Deer Regional Health Unit ward boundaries, was considered by Council at its meeting on August 8, 1989.

I was directed to advise that The City of Red Deer supports the proposal to increase the wards for The City of Red Deer as outlined in your letter. Please accept this letter as confirmation of our support.

Sincerely,

R. J. MCGHEE
Mayor

/bd

c.c. Alderman J. Kokotailo, Chairman
Red Deer Health Unit Board

Dr. I.D. McIntosh
Red Deer Regional Health Unit

City Commissioner

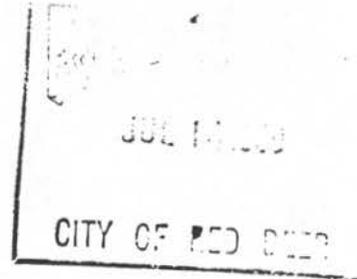
Alberta

HEALTH

P.O. Box 2222, 11010 - 101 Street, Edmonton, Alberta, Canada T5J 2P4 403/427-6085

July 10, 1989

Dr. I. D. McIntosh
Red Deer Regional Health Unit
2845 Bremner Ave
Red Deer, Alberta
T4R 1S2



Dear Dr. McIntosh:

You were recently advised by Dr. K. W. Hodgins that a review of the Red Deer Regional Health Unit ward boundaries had been undertaken at the Minister's request.

The proposal put forward by the Red Deer Regional Health Unit Board, along with an alternate submission from the Town of Lacombe and additional representation concerns raised by the Town of Innisfail formed the basis for the review. Rural population figures have been obtained from the Counties of Lacombe and Red Deer. Other factors taken into consideration included; the number of wards, number of included municipalities, population distribution, programs and services provided, and ward boundary delineation.

As a result of this review a number of changes are recommended and I would request your assistance and that of the included municipalities in order to finalize the Recommendation for Order in Council for the Minister to take forward to Cabinet.

In view of the large physical area covered and the significant population represented, it is recommended that the number of wards be increased from 5 to 7. The recommendation of your Board that the City of Red Deer be allocated two wards is supported, as well as your suggestion that based on population the M.D. of Clearwater is seen to be adequately represented by one ward. The four remaining wards would represent the Counties of Red Deer and Lacombe and all included municipalities except the City of Red Deer.

Dr. I. D. McIntosh
 July 10, 1989
 Page 2

The current delineation of ward boundaries of the health unit are inconsistent with the usual practices followed within the province when dividing large areas into wards or divisions. In future, when ward boundaries are determined, wards should be self contained and not fractionated. As well, consideration should be given to using the natural boundaries of larger municipalities (i.e. counties or municipal districts) and the included municipalities may wish to utilize electoral division boundaries to separate wards. Accordingly, the following distribution of wards is recommended (see attached map):

Wards 1 & 2	- City of Red Deer
Ward 3	M.D. of Clearwater No. 99 and all organized municipalities included therein
Wards 4 & 5	County of Lacombe #14 and all organized municipalities included therein
Wards 6 & 7	County of Red Deer #23 and all organized municipalities included therein except the City of Red Deer.

The exact location of the ward boundaries establishing east and west wards for the Counties has not been determined. Section 3 of the Public Health Act requires that "the Council of the largest municipality in a particular ward shall, in consultation with the councils of the other municipalities in the ward appoint a person as the member of the local board representing the ward". Because of the location of large towns like Lacombe, Innisfail, and Sylvan Lake within the counties, the exact delineation of the ward boundaries would have to be defined before the "municipality with the largest population" is determined.

It would be appropriate for the county councils to work with the councils of the other included municipalities within their boundaries to reach a consensus on where the ward boundaries should be located. Equitable population distribution for each of the two wards allocated to the area of each of the counties is the goal, however, slight deviations in ratio would be acceptable.

Dr. I. D. McIntosh
 July 10, 1989
 Page 3

I will be pleased to assist the included municipalities in reaching a concensus on the ward boundaries. It is important that municipalities agree to use the same population figures in their determinations. I can be reached at 427-7164, and I look forward to working with you and the representatives of the included municipalities in finalizing the recommendation to the Minister.

Yours truly,



Sheila M. Blair
 Manager,
 District Organization, Boundaries
 and Requisitioning

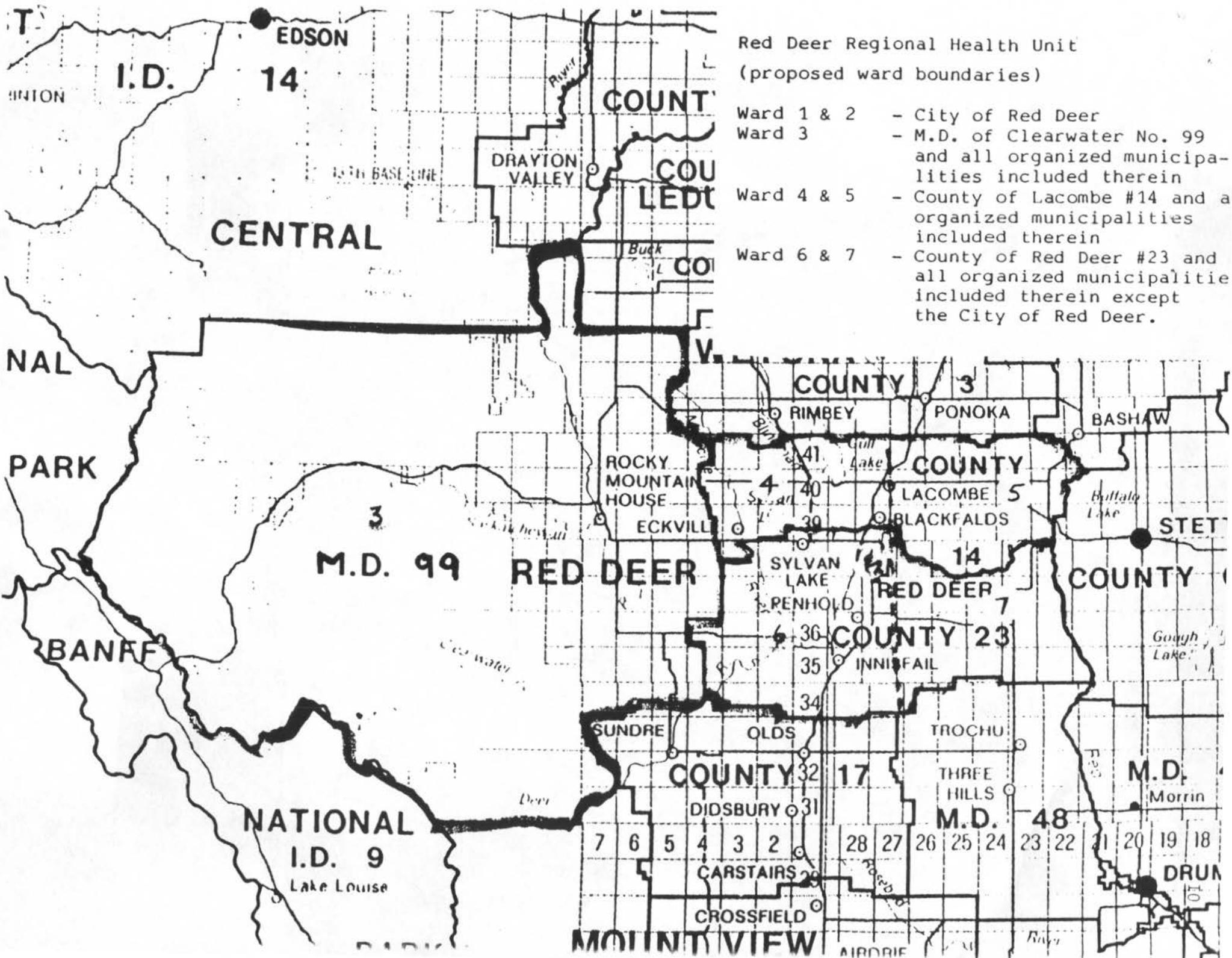
cc: Dr. Ken Hodgins, ADM, Public Health
 Mr. J. Kokotilo, Bd. Chairman, Red Deer Regional Health
 County of Lacombe #14
 County of Red Deer #23
 M.D. of Clearwater #99
 Alix
 Bentley
 Blackfalds
 Bowden
 Caroline
 Clive
 Delburne
 Eckville
 Elnora
 Innisfail
 Lacombe
 Mirror
 Penhold
 Red Deer
 Rocky Mountain House
 Sylvan Lake
 Birchcliff Summer Village
 Gull Lake Summer Village
 Half Moon Bay Summer Village
 Jarvis Bay Summer Village
 Norglenwold Summer Village

Commissioners' Comments

Alderman Kokotailo has indicated he will comment on this item verbally at the Council meeting.

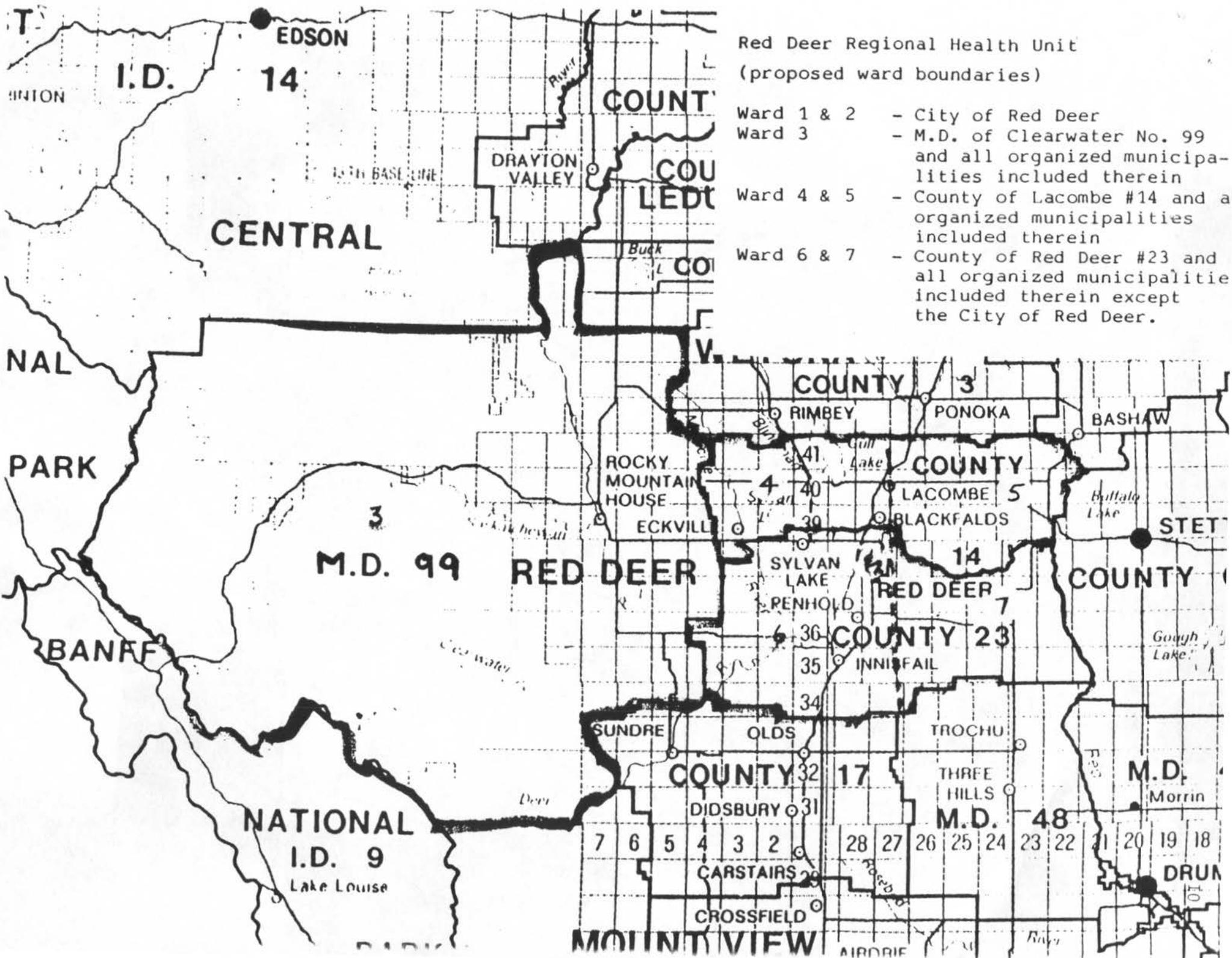
"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissior



**Red Deer Regional Health Unit
(proposed ward boundaries)**

- Ward 1 & 2 - City of Red Deer
- Ward 3 - M.D. of Clearwater No. 99 and all organized municipalities included therein
- Ward 4 & 5 - County of Lacombe #14 and all organized municipalities included therein
- Ward 6 & 7 - County of Red Deer #23 and all organized municipalities included therein except the City of Red Deer.





Red Deer Health Unit

PROVINCIAL BUILDING
4920 - 51 STREET
RED DEER, ALBERTA T4N 6K8

TELEPHONE (403) 346-7741

NO. 4

October 21, 1986

City Clerk
City of Red Deer
City Hall
4914 - 48 Avenue
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

RE: Red Deer Health Unit - Ward Boundaries and Possible Name Change

The Red Deer Health Unit Board, at its meeting on 16 October 1986, discussed the boundaries of its five wards, following City Council's resolution requesting two City representatives on the Board. The 1984 Public Health Act [sec 8(2)] requires division of the health unit into wards, each of which is represented by one person [Sec 11(2)]. Thus the City would need two wards for its two representatives. The boundaries of the wards must be detailed in any Order-in-Council which the Health Unit Board may request.

The Health Unit Act [Sec 11(3)(b)] specifies that City Council would be required to appoint a Council member to at least one of the wards. In the other ward, another Council member might be appointed, or, alternately the City could appoint "a resident of the ward" to the position. In the latter case the Act [Sec 11(7)] states "where the Council --- appoints a member of the public ----, the Council shall invite nominations for the appointment from the public in accordance with the regulations". The Act [Sec 11(8)] continues: - "a member of a local board shall be appointed for a term of not more than 3 years".

With regard to the health unit's name, more than half the population lives outside the City of Red Deer, and the health unit

City Clerk
City of Red Deer
Page 2
October 21, 1986

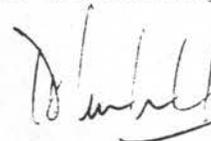
now has offices in Innisfail, Lacombe, Rocky Mountain House, Sylvan Lake and Delburne, as well as its main office in Red Deer. There is some anomaly in a health unit employee answering the phone, for instance, in the Lacombe office and announcing that "this is the Red Deer health unit". The Board at present probably favours a name change, and has been looking for generic names that would, perhaps, more accurately describe the health unit's location. Names most favoured so far are "Parkland" and "Central Alberta".

The Health Unit Board requests City Council to consider possible City ward boundaries, and a name change for the health unit, and to communicate its thoughts to the Board as soon as it is reasonably able to do so. In particular it would like to know Council's views on:

- a) exact ward boundaries
- b) the desirability of a health unit name change
- c) the choice of Parkland, or Central Alberta as a new name
- d) any other suggestions on name change.

I look forward to hearing from you.

Yours sincerely,



I.D. McIntosh, M.B.
Director

IDM/km

cc: Mr. S.N. Swainson, Board Chairman
Red Deer Health Unit

Mr. J. Kokotailo, Vice-Chairman of the Board
Red Deer Health Unit

Mrs. E. Allwright, Director
Administration
Red Deer Health Unit



RED DEER REGIONAL PLANNING COMMISSION

159.

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

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

Telephone: (403) 343-3394

November 10, 1986

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

Dear Sir:

Re: Red Deer Health Unit / Ward Boundaries and
Possible Name Change

The Red Deer Health Unit is proposing to add a second member from the City of Red Deer and to change its name to more appropriately represent the total area it serves. The proposal for a second member from the City is based on approximately half of the population served being resident in Red Deer. The proposed name change is to reduce confusion regarding the total area served and to acknowledge that offices are located throughout Central Alberta.

In regard to establishing two wards in the City, the Urban Planning Section recommends that the wards follow the same boundary that divides the two provincial electoral districts. These were established on the basis of a generally even split of the City population and also took into account future growth and residential development areas.

Regarding a change in name, Central Alberta Health Unit is recommended as it reflects the area covered. The suggested alternative of Parkland could result in confusion with the County of Parkland.

Yours truly,

Vernon Parker
ASSOCIATE PLANNER
URBAN PLANNING SECTION
VP/cc

MUNICIPALITIES WITHIN COMMISSION AREA

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

File #CS-FCSS-393

MEMORANDUM

DATE: NOVEMBER 4, 1986

TO: CITY CLERK

FROM: FCSS MANAGER

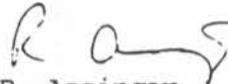
RE: RED DEER HEALTH UNIT - WARD BOUNDARIES AND POSSIBLE NAME CHANGE

The Director of Community Services, Don Moore, and I have discussed the letter from the Director of the Red Deer Health Unit and we have the following comments to offer.

We feel it would be advantageous to have one member of City Council on the Health Unit Board with the second member appointed by City Council from the public at large. This would allow for some direct citizen input into Health Unit matters in the same way as there is direct input into committees of City Council. This would also achieve the objective of more City representation on the Health Unit Board without committing another Council member to an added work load. With respect to the exact ward boundaries, we would suggest that the Red Deer River be the boundary between Red Deer North and Red Deer South or, alternatively, the same electoral line between the constituencies of Red Deer North and Red Deer South be used.

With respect to the Health Unit's name, we would agree that a name change is in order but we have nothing further to offer in this regard.

We hope this will be of some assistance to Council.


R. Assinger
FCSS Manager

RA/le

CC: Don Moore, Director of Community Services

Commissioners' Comments

If Council wishes to consider the two questions, we would suggest the following:

- 1) the Provincial Electoral Boundary Division within the City be used
- 2) the name Central Alberta Health Unit be used for the reasons outlined by the Planner.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Councillor E. Glenn Good
Reeve Elmer E. Stoyberg (Alternate)

Nov. 17/86.

Red Deer Airport Commission
Councillor E. Glenn Good
Councillor Maurice J. Lewis (Alternate)

Red Deer Economic Development Board
Councillor E. Glenn Good

Urban Parks Policy Committee
Councillor William J. Hazlett

Recreation, Parks & Culture Board
Mrs. Lorraine Martinek

CARRIED

Consideration was given to correspondence from the Red Deer Health Unit dated October 21, 1986, re: **Red Deer Health Unit - Ward Boundaries and possible name change.** Following discussion, the motion as set out hereunder was passed.

- 14 -

32.

Moved by Alderman Kokotailo, seconded by Alderman Campbell

"RESOLVED that Council of The City of Red Deer having considered correspondence dated October 21, 1986, from the Red Deer Health Unit re: Ward Boundaries and Possible Name Change hereby agree as follows:

1. that the Provincial Electoral Boundary Division within the City be used to designate the City Ward Boundaries
2. that the name be changed to Red Deer Regional Health Unit."

CARRIED

Correspondence from the Alberta Municipal Financing Corporation dated November 6, 1986, re: **redetermination of interest on loans** was presented to Council for information, and following a brief report from the Director of Finance, it was agreed that same be filed.

Correspondence from Alberta Municipal Affairs dated September 29, 1986, re: **Municipal Involvement Week 1987** was presented to Council for information, and it was agreed that same be filed, with no action at this time being taken.

NOTICES OF MOTION

Consideration was given to the Notice of Motion submitted by Alderman Connelly re: **Reconsider of Council decision of October 14, 1986, relative**

Office of the Mayor



October 6, 1989

The Hon. Nancy Betkowski
Minister of Health
Room 130, Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Mrs. Betkowski:

RE: WARD ADJUSTMENTS FOR THE RED DEER REGIONAL HEALTH UNIT

Under cover of a letter dated August 10, 1989, we advised Ms. Sheila M. Blair, Manager, District Organization, Boundaries and Requisitioning, that the City of Red Deer supports the proposal to increase the wards for the City of Red Deer from 1 to 2 pertaining to the Red Deer Regional Health Unit.

At the Council meeting of October 2, 1989, this matter received further consideration as a result of a request from the Town of Lacombe to support their position in this issue. At the October 2 Council meeting, Council once again reconfirmed its support of the proposal to increase the number of wards from a total of 5 to 7 with the City of Red Deer consisting of 2 wards. Council, however, did not wish to make a recommendation as to how the representatives would be chosen for the 2 wards proposed in each of the Counties of Lacombe and Red Deer. It was felt that this is a matter which should be resolved locally between the Counties and Municipalities located therein. Council of The City of Red Deer would, however, strongly encourage the urban centres and each of the counties to get together and mutually discuss and, hopefully, resolve the representation from the wards.

.. 2

The Hon. Nancy Betkowski
Page 2
October 6, 1989

In that we were requested to forward a letter to your office, we are submitting the above for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



R. J. MCGHEE
Mayor

/ds

c.c. Mr. Donald J. Thorne, Mayor, Town of Lacombe
County of Red Deer
County of Lacombe
Red Deer Regional Health Unit, Attention: Dr. I.D. McIntosh
Red Deer M.L.A. North
Red Deer M.L.A. South
Ms. Sheila M. Blair, Manager, District Organization,
Boundaries and Requisitioning
City Clerk, The City of Red Deer

WASKASOO MUSEUM FOUNDATION



NO. 6

September 13, 1989

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

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:05 am
DATE	Sept. 14/89
BY	C. Perik

Your Worship and Members of Council:

RE: Indian Stone Mortar

Late in 1988 Mr. Shawn Simpson of Red Deer, brought to the Museum a most beautifully worked black/dark green stone mortar which he had found on the first river terrace in a field between the former Fleetwood Mobile Home Plant and the City Sewage Treatment Plant. Members of the Archaeological Survey of Alberta were notified and came immediately to see it and took it to Edmonton for study. On their advice it was then delivered to the Canadian Conservation Institute, Ottawa, where it underwent very sophisticated analysis.

Depending upon the date of the piece, it could be very important for Archaeology in Alberta. To determine a date requires radio-carbon dating of scrapings from the interior. The radio-carbon dating process is expected to cost about \$900. Archaeological Survey of Alberta has been able to commit 1/3 (\$300) of the cost.

The Board of Directors of the Waskasoo Museum Foundation considered the above situation at their September 12 meeting and passed the following motion:

"MOVED THAT the Board of Directors of the Waskasoo Museum Foundation recommend to Council of the City of Red Deer that a grant in the amount of \$600 be made available from the Red Deer Heritage Fund for purposes of funding the radio carbon dating of the unique stone mortar owned by S. Simpson."

In making the recommendation to Council, the Directors believe that the research findings will have a profound affect on our understanding of the

.../2

prehistoric times of the site of the present City and indeed on our understanding of prehistoric habitation in Alberta.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Flewwelling".

Morris Flewwelling
Secretary

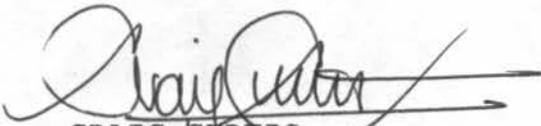
MF:er

DATE: September 25, 1989 CS-2.429
TO: CHARLIE SEVCIK
City Clerk
FROM: CRAIG CURTIS
Director of Community Services
RE: INDIAN STONE MORTAR: RADIO-CARBON DATING
Your memo dated September 20, 1989 refers.

1. In 1986, an Indian stone bowl/mortar was discovered along the river valley, in a field between the former Fleetwood Mobile Home Plant and the City's Sewage Treatment Plant. This mortar was brought to the Museum in 1988, and members of the Archaeological Survey of Alberta were immediately notified. The mortar was initially taken to Edmonton for study, and later delivered to the Canadian Conservation Institute in Ottawa, where it underwent very sophisticated analysis.
2. It has been determined that the find could be of significant importance for archaeology in Alberta. However, a date for the piece needs to be determined, which requires radio-carbon dating of scrapings from the interior. The cost of this process is estimated at \$900, and the Archaeological Survey of Alberta is willing to contribute \$300 toward this cost.
3. The matter was considered by the Waskasoo Museum Foundation at its meeting on September 12, 1989. The board has approved an expenditure of \$600 from the Red Deer Heritage Fund for undertaking the radio-carbon dating of the mortar, and is recommending that City Council endorse this expenditure. It is considered that this expenditure falls within the trust agreement for the fund, as it will provide information for the interpretation of the river valley terrace adjacent to Waskasoo Park. The current balance in the Red Deer Heritage Fund is approximately \$370,000.

4. RECOMMENDATION

I support the comments of the Waskasoo Museum Foundation, and recommend that City Council endorse the expenditure of \$600 from the Red Deer Heritage Fund, for radio-carbon dating of the Indian stone mortar found in the river valley.



CRAIG CURTIS
CC:dmg

- c. Morris Flewelling, Museums Director
Dr. Bob Lampard, Normandeau Cultural & Nat. Hist. Soc. Chm.
Michael Dawe, City Archivist

DATE: September 21, 1989
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: WASKASOO MUSEUM FOUNDATION
INDIAN STONE MORTAR

The recommended expenditure of \$600 from the Red Deer Heritage Fund would appear to meet the guidelines for the expenditure of the fund.

At August 31, 1989 the balance remaining in the Red Deer Heritage Fund was approximately \$370,000.



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

AW/mrk

Commissioner's Comments

We would recommend Council approve the expenditure of \$600 from the Red Deer Heritage Fund as outlined.

"R.J. MCGHEE"
Mayor



THE CITY OF RED DEER

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

City Clerk's Department 342-8132
October 5, 1989

Mr. M. Flewwelling
Secretary
Waskasoo Museum Foundation
Box 800
Red Deer, Alberta
T4N 5H2

Dear Sir:

RE: INDIAN STONE MORTAR

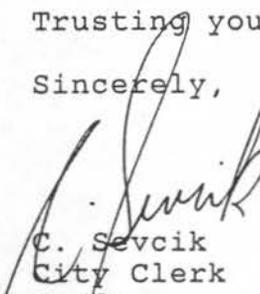
Your letter of September 13, 1989, pertaining to the above topic was presented to Council October 2, 1989, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby endorses the expenditure of \$600.00 from the Red Deer Heritage Fund for radio-carbon dating of the Indian Stone Mortar found in the River Valley and as recommended to Council October 2, 1989."

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

Trusting you will find this satisfactory.

Sincerely,


C. Sevcik
City Clerk
CS/as

c.c. Dir. of Community Services
Dir. of Financial Services
Normandeau Cultural & Natural History Society
City Archivist



RED DEER REGIONAL PLANNING COMMISSION

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

NO. 7

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

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

September 26, 1989

City and County Commissioners,
Municipal Managers and Secretary/Treasurers
of Municipalities located within the jurisdiction
of the Red Deer Regional Planning Commission

Dear Sir or Madam:

Effective the end of September 1989, I will be retiring from the service of the Commission as its Director. I have enjoyed my many years of service with the Commission and the contacts I have made with your Council and you. I wish Council and you all the best in your future endeavors.

At the September 25, 1989 Commission meeting my retirement was accepted by the Commission and Mr. Bill Shaw, Deputy Director, was appointed Director and Treasurer, effective the 1st of October, 1989. Bill has been with the Commission for many years and I am sure Council and you will give him all your support as your new Planning Director.

To permit a transfer of duties I will be in the office for October, 1989.

Yours truly

[Handwritten signature of Robert R. Cundy]
ROBERT R. CUNDY
DIRECTOR

RRC/pim



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 NORGLLENWOLD—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

BYLAW NO. 2672/Z-89

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 deleting the following:
 - (33) on those sites or portion thereof, herein listed "Real Estate Office" is a permitted use.
 - (a) Lot G-1, Plan 3237 N.Y.

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

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

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

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

MAYOR

CITY CLERK

