

# A G E N D A

ON TAPE

\* \* \* \* \*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

**MONDAY, JANUARY 21, 1991,**

**COMMENCING AT 4:30 P.M.**

\* \* \* \* \*

- (1) Confirmation of the Minutes of the Meeting of January 7, 1991.

PAGE

(2) **UNFINISHED BUSINESS**

- |    |  |      |
|----|--|------|
| 1) | Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/A-91/Lots 1-5, Block 8, Plan 2376 A.I./Redesignation to R2 and A2/8-plex development | .. 1 |
| 2) | Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/B-91/Health Care Offices/Pines Plaza   | .. 2 |
| 3) | Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/C-91/Redesignation/3517 - 49 Avenue/Boundary   | .. 3 |
| 4) | City Clerk - Re: Cat Bylaw Amendment 3009/A-91/Change in Fine/Procedures and Guidelines for Trapping of Stray Cats - Amendment                                 | .. 4 |
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(9) **BYLAWS**

- 1) 2672/A-91 - Land Use Bylaw Amendment/Lots 1-5, Blk. 8, Plan 2376 A.I./Redesignation to R2 and A2/8-plex development - 1st reading . . 1
- 2) 2672/B-91 - Land Use Bylaw Amendment/Health Care Offices/Pines Plaza - 1st reading . . 2
- 3) 2672/C-91 - Land Use Bylaw Amendment/Redesignation/ 3517 - 49 Avenue/Boundary - 1st reading . . 3

- 4) 2439/A-91 - Building Permit Bylaw Amendment/Schedule "B"  
- 3 readings . .162
- 5) 2800/A-91 - Traffic Bylaw Amendment/Speed Limits - 3 readings . .148
- 6) 2960/B-91 - Utility Bylaw Amendment/Rate Increase/Electric, Light & Power -  
3 readings . .168
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#### Committee of the Whole

- 1) Land Matters

**A D D I T I O N A L   A G E N D A   # 1**

\* \* \* \* \*

A D D I T I O N A L   A G E N D A   # 2 - G E L M O N  
A T T A C H E D

FOR THE REGULAR MEETING OF RED DEER  
CITY COUNCIL TO BE HELD ON **MONDAY, JANUARY 21, 1991,**  
IN THE COUNCIL CHAMBERS OF CITY HALL,  
RED DEER, COMMENCING AT 4:30 P.M.

\* \* \* \* \*

- 1) Red Deer Regional Planning Commission - Re:
  - A) Towne Centre Association - Parking Replacement . . 1
  - B) Chamber of Commerce - Downtown Bus Terminal . . 3
- 2) Red Deer Tourist and Convention Board - Re: Building and Landscape  
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**NOTE:**

The attached reports pertain to matters in the regular agenda but were received subsequent to the assembly of the agenda and are included herewith for Council's information.

# A G E N D A

\* \* \* \* \*

FOR THE COMMITTEE OF THE WHOLE MEETING  
TO BE HELD FOLLOWING THE REGULAR MEETING  
OF RED DEER CITY COUNCIL, **MONDAY, JANUARY 21, 1991,**  
IN THE COUNCIL CHAMBERS, CITY HALL, RED DEER

\* \* \* \* \*

- 1) Associate Planner - Re: Commercial Development in Red Deer . . 1



**RED DEER  
REGIONAL PLANNING COMMISSION**

NO. 1

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

1  
UNFINISHED BUSINESS

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

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

January 14, 1991

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

Dear Sir:

Re: Lots 1-5, Block 8, Plan 2376 A.I.  
Proposed Land Use Amendment 2672/A-91

As per City Council resolution dated January 7, 1991, in which the council agreed to redesignate the above lots to R2 and A2 to accommodate an 8-plex development, the required land use amendment is attached hereto for City Council's consideration.

Yours truly,

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

Commissioners' Comments

We would recommend Council give the bylaw first reading following which it will be necessary to advertise for a Public Hearing.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 5 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELMORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLAND • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 23, 1991

Snell & Oslund Surveys 1979 Ltd.  
P.O. Box 610  
RED DEER, Alberta  
T4N 5G6

Attention: Mr. Gillis Oslund, A.L.S., P. Eng.

Dear Sir:

**RE: REZONING APPLICATION FOR LOTS 1-5, BLOCK 8, PLAN 2376 A.I.**  
**6103 - 51 AVENUE - Your file 599-001**

I would advise that we have prepared a Land Use Bylaw Amendment 2672/A-91 to redesignate the above noted lands to R2 and A2 to accommodate an 8-plex development thereon. This bylaw was presented on the Council agenda of January 21, 1991 for first reading.

In accordance with your verbal request over the phone, first reading was withheld pending further notification from your office.

Trusting you will find this satisfactory and we will continue to withhold the matter pending further instructions.

Sincerely,

C. Sevcik  
City Clerk

CS/jt

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
City Assessor  
E. L. & P. Manager  
Fire Chief  
Principal Planner  
Council & Committee Secretary - Wilma



*a delight  
to discover!*



**RED DEER  
REGIONAL PLANNING COMMISSION**

NO. 2

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

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

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

January 14, 1991

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

Dear Sir:

Re: Proposed Land Use Amendment  
Bylaw 2672/B-91

The City Council, at their meeting held January 7, 1991, authorized preparation of a land use amendment to permit "Health Care Offices" to be located in the Pines Plaza, as an exception to the bylaw.

The required land use amendment is attached hereto for City Council's consideration.

Yours truly,

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

Commissioners' Comments

Council may only give first reading to the draft amending bylaw following which it will be necessary to advertise same for a Public Hearing.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTWATER No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF 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 JARVIS BAY • SUMMER VILLAGE OF NORGLIWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 22, 1991

Weddell Mehling Pander  
& Associates Realty Ltd.  
#202, 4708 - 50 Avenue  
RED DEER, Alberta  
T4N 4A1

Attention: Mr. Wayne Pander  
Commercial Specialist

Dear Sir:

RE: PINES SHOPPING CENTRE - HEALTH CARE SERVICES  
LAND USE BYLAW AMENDMENT 2672/B-91

---

Further to our letter of January 8, 1991 pertaining to the above topic, I would advise that Council gave first reading to Land Use Bylaw Amendment 2672/B-91 at the Council meeting of January 21, 1991. Enclosed herewith is a copy of the above noted bylaw amendment which provides for "Health Care Offices" as a permitted use on Lot 10, Block 1, Plan 633 N.Y. (Pines Shopping Centre Site).

This office will now proceed with the preparation of advertising of a public hearing to be held on Tuesday, February 19, 1991 commencing at 7 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Advocate on Friday, February 1 and 8, 1991. 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, which in this instance is \$350.00. We will require this deposit by no later than Tuesday, January 29, 1991, 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.

....2



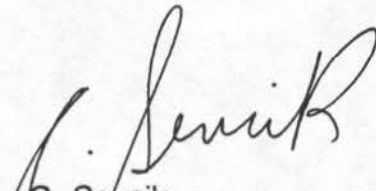
*a delight  
to discover!*



Wayne Pander  
Weddell Mehling Pander  
January 22, 1991  
Page 2

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/jt

Att.

c.c. Senior Planner  
Bylaws & Inspections Manager  
City Assessor  
Fire Chief  
Director of Engineering Services  
E. L. & P. Manager  
Council & Committee Secretary - Wilma

BYLAW 2672/B-91

BEING A BYLAW TO AMEND BYLAW No. 2672/80, THE LAND USE BYLAW OF THE CITY OF RED DEER.

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

1. Section 4.13.1 is amended by adding the following:  
(37) On those sites, or portions thereof, hereinafter listed,  
"Health Care Offices" is a permitted use  
(a) Lot 10, Block 1, Plan 633 N.Y.
2. This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of January, 1991

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_, 1991

READ A THIRD TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_, 1991

---

MAYOR

---

CITY CLERK



**RED DEER  
REGIONAL PLANNING COMMISSION**

NO. 3

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

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

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

January 14, 1991

Mr. C. Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: Proposed Land Use Amendment  
Bylaw 2672/C-91 (3517 - 49 Avenue)

City Council, at their meeting of November 13, 1990 agreed to a land exchange between the City and Mr. Scheelar, subject to certain conditions.

One of the conditions was to redesignate the new lot to R-1 or single family dwelling from the existing R-2 District.

The Municipal Planning Commission recommended approval of adjustment of the boundary which also requires redesignation.

The required land use amendment is attached for City Council consideration.

Yours truly

D. ROUHI, ACP, MCIP  
SENIOR PLANNER

DR/pim

Enc.

Commissioners' Comments

We would recommend Council give the bylaw first reading following which the bylaw will be advertised for a Public Hearing.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

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



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 22, 1991

Mr. Cameron Scheelar  
Box 857  
RED DEER, Alberta  
T4N 5H3

Dear Sir:

**RE: LAND EXCHANGE - 3517 - 49 AVENUE**  
**LAND USE BYLAW AMENDMENT 2672/C-91**

This is to advise that Council of The City of Red Deer at its meeting held on January 21, 1991 gave first reading to Land Use Bylaw Amendment 2672/C-91, a copy of which is enclosed herewith for your information.

This office will now proceed with the preparation of advertising for a public hearing to be held on Tuesday, February 19, 1991 commencing at 7 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Advocate on Friday, February 1 and 8, 1991. 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, which in this instance is \$400.00. We will require this deposit by no later than Tuesday, January 29, 1991, 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.

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/jt  
Att.

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
City Assessor  
E. L. & P. Manager  
Fire Chief  
Parks Manager  
Senior Planner  
Council & Committee Secretary - Wilma



*a delight  
to discover!*

**BYLAW NO. 2672/C-91**

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

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in  
accordance with the Use District Map No. 2/91 attached hereto and forming part  
of the Bylaw.
- 2 This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.




READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1991.

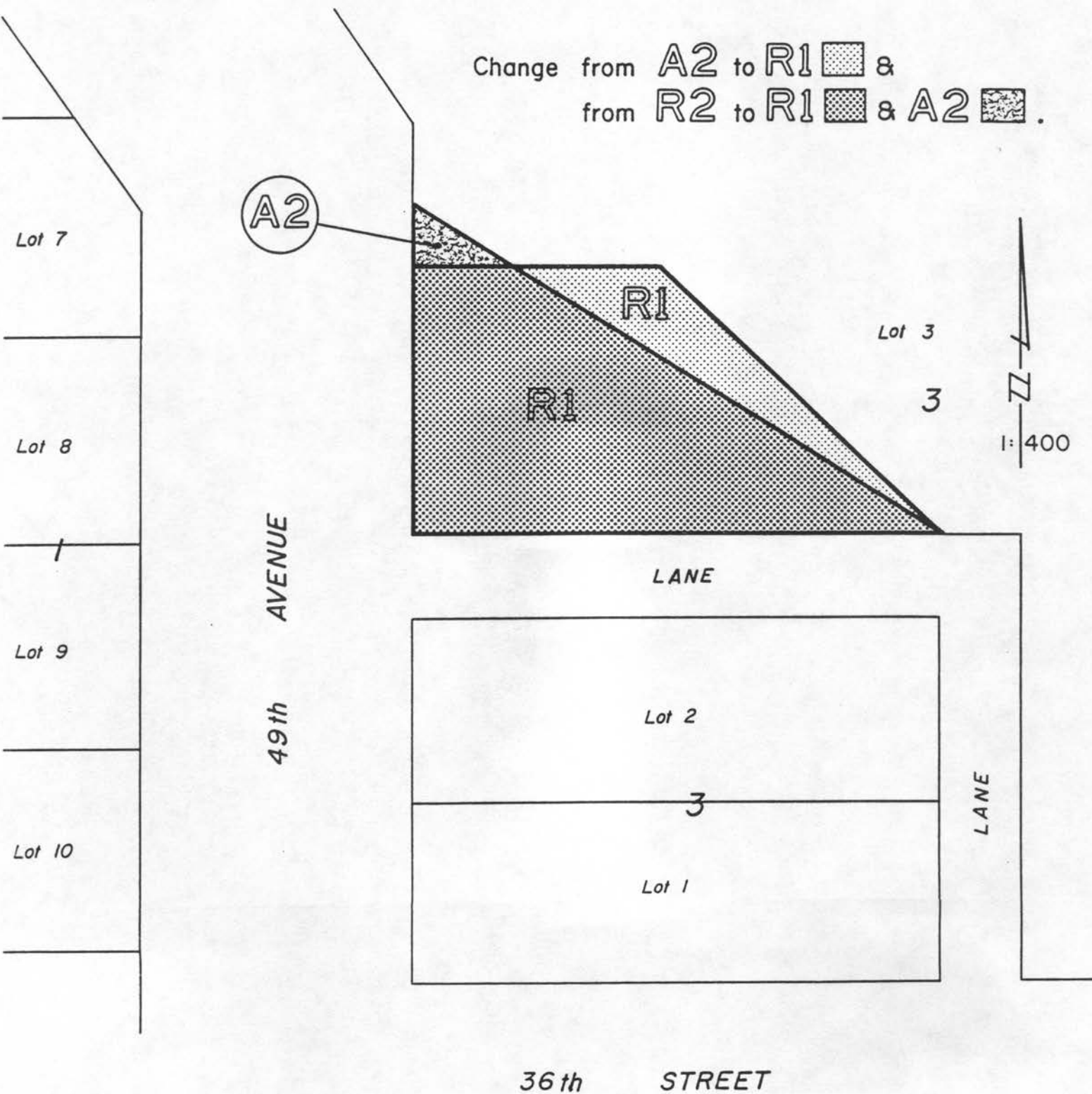
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1991.

\_\_\_\_\_  
MAYOR

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

MAP NO. 2/91  
(BYLAW NO. 2672/C-91)

Change from A2 to R1  &  
from R2 to R1  & A2 .





NO. 4

DATE: January 10, 1991  
TO: City Council  
FROM: City Clerk  
RE: AMENDMENTS TO CAT BYLAW 3009/90  
AND EXISTING POLICY

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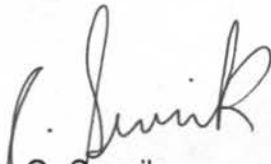
At the Council meeting of December 10, 1990 the following resolution as amended was passed by Council.

"RESOLVED that the Council of The City of Red Deer, having considered correspondence and report to Council re: Cat Bylaw, hereby agrees that there be no change to the bylaw or existing policy and as recommended to Council December 10, 1990.

RESOLVED that the resolution re: Cat Bylaw be amended by adding the following words: "with the exception that the fine for first offense be changed from \$40.00 to \$25.00."

THAT the resolution re: Cat Bylaw be further amended by adding the following words: "and that the 'Procedures and Guidelines for Trapping of Stray Cats' be amended to provide no cat traps will be released by Animal Services to any complainant when weather conditions are colder than minus 5 degrees Celsius as opposed to 0 degrees Celsius." "

The "Procedures and Guidelines for Trapping of Stray Cats" has been amended and is enclosed hereafter for Council's ratification. A draft Bylaw 3009/A-91 reducing the fine for first offense from \$40.00 to \$25.00 appears in the bylaw section of the agenda for Council's consideration.



C. Sevcik  
City Clerk

CS/jt

Att.

## PROCEDURE AND GUIDELINES FOR TRAPPING OF STRAY CATS

### IDENTIFICATION SERVICE:

Animal Services will offer to residents of the City of Red Deer, at a nominal fee, a "Cat Identification Tag Service" for a period of thirty (30) working days prior to any cat traps being released to a Complainant of the City of Red Deer.

### PROCEDURE AND GUIDELINES:

1. A citizen of the City of Red Deer who is annoyed with damages done to his property as a result of a stray cat, may telephone Animal Services and voice a complaint, requesting that a cat trap be placed on his premises.
2. An Animal Control Officer will fill out a portion of the Complaint Form, and as soon as conveniently possible, will attend at the Complainant's home for the purpose of completing the Complaint Form, and if the complaint is found to be valid, the Complainant will be requested to sign the form, after which the Animal Control Officer will set a cat trap on the Complainant's property.
3. The Complainant, upon signing the Complaint form, will be required to make a \$30.00 deposit to Animal Services, which deposit will be returned to the Complainant at such time as the trap is removed from the Complainant's property and is found to be in the same condition it was at the time it was set by the Animal Control Officer.
4. The Animal Control Officer will set a cat trap shaded from the hot sun, on the premises of the Complainant for a period of not more than 72 hours, after which time the Animal Control Officer will remove the trap from the Complainant's property.
5. It will be the responsibility of the Complainant to check the trap hourly, and if an animal is caught, the Complainant must immediately telephone Animal Services requesting that an Officer attend at his residence to take possession of the cat and the trap. If a Complainant continues to be annoyed by more than the one cat which was trapped, he must reapply for a trap to again be set on his property.



6. An Officer of Animal Services will return to the premises of the Complainant at the end of his working day, and ascertain if a cat has been trapped. If a cat is not trapped, the Officer will give the Complainant instructions on how to trip and re-set the trap. Under no circumstances is the Complainant to leave a trap set on his property unattended for any period of time whatsoever.
7. It shall be the responsibility of the Complainant to check the trap prior to 11:00 p.m. on each night that the trap is on his property, and if no animal is caught, he is directed to trip the trap and render it harmless until the next morning, when the Complainant may again set the trap. The Animal Control Officer will, as time permits, oversee the re-setting of traps in the morning.
8. At such time as Animal Services becomes in possession of a trapped cat, the Animal Control Officer will try to locate an identifying tag or tatoo on the cat, and if found, will make every effort to contact the owner of the cat in order to report that it has been impounded by Animal Services.
9. If an identification tag or tatoo cannot be found on the impounded cat, Animal Services will retain the cat for a period of at least 72 hours, and after that time, as space permits. After said 72 hour period, it shall be at the discretion of Animal Services as to whether or not the trapped cat shall be retained, sold to a new owner or be euthanized. However, notwithstanding the care taken to ensure return of an owner's cat, if a trapped cat shall be found by an Animal Control Officer to be wild and dangerous, it may be euthanized immediately upon being impounded by Animal Services.
10. At such time as a cat owner attends at Animal Services for the purpose of picking up his or her cat, a fine shall be levied in accordance with Bylaw 3009/90 against the owner of the cat in the form of a Ticket handed or mailed to the owner, which fine is to be paid to the Cashier, City Hall, The City of Red Deer. At the time of returning a cat to its owner, which cat had been unidentified, the Animal Control Officer will make the owner aware of the Identification Tag Service offered by Animal Services.
11. It shall be the responsibility of the Complainant to ensure that once a cat is trapped on his property, that said cat shall not be abused by anyone on his property or anyone coming onto his property.

12. Any person seeing a cat in a trap being abused is encouraged to telephone and report the abuse to Animal Services, at which time an Animal Control Officer will immediately attend at the premises where the abuse has taken place, and will remove the cat and the trap forthwith.
13. In accordance with Bylaw 3009/90, any person caught teasing, enticing, poking an object or throwing any item into a cat trap, shall be guilty of an offence and liable to a fine of not less than \$500.00, together with any costs involved in enforcing payment of said fine.
14. In accordance with Bylaw 3009/90, any Complainant caught teasing, enticing, poking an object or throwing any item into a cat trap shall be guilty of an offence and liable to a fine of not less than \$1,000.00, together with any costs involved in enforcing payment of said fine, and said Complainant or any person residing on his property will be banned from receiving a cat trap in future.
15. Animal Services will provide a Telephone Answering Service after hours, on weekends and statutory holidays, in order that a Complainant who has trapped a cat after business hours, may contact the Animal Control Officer on call, giving him full particulars, at which time the Animal Control Officer will forthwith attend at the Complainant's home in order to pick up the cat and the trap.
16. No cat traps will be released by Animal Services to any Complainant when weather conditions are or are forecast to be colder than minus 5 degrees celsius within the 72 hour period from the time of issue.

**CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS**  
Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN\*  
GARY W. WANLESS\*  
GERI M. CHRISTMAN  
ROBERT M. BLAIN\*\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5  
TELEPHONE (403) 346-6603  
TELECOPIER (403) 340-1280

\* Denotes Professional Corporation

\*\* Denotes Student-at-Law

Your file:

Our file: 14,395 THC

January 11, 1991

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

**ATTENTION: Charles Sevcik,  
City Clerk**

Dear Sir:

**RE: Amendments to Cat Bylaw**

I enclose bylaw amending the Cat Bylaw, as requested.

Yours truly,



THOMAS H. CHAPMAN, Q.C.  
THC/vjh  
Enclosures

# CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN  
GARY W. WANLESS\*  
GERI M. CHRISTMAN  
ROBERT M. BLAIN\*\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5  
TELEPHONE (403) 346-6603  
TELECOPIER (403) 340-1280

\* Denotes Professional Corporation

\*\* Denotes Student-at-Law

Your file:

Our file: 14,395 THC

January 3, 1991

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

ATTENTION: Charles Sevcik,  
City Clerk

Dear Sir:

**RE: Amendments to Cat Bylaw and Existing Policy**

I enclose bylaw amending the Cat Bylaw, as well as an amendment to the terms and conditions providing for cat trapping.

Yours truly,



THOMAS H. CHAPMAN, Q.C.  
THC/vjh  
Enclosures

DATE: December 11, 1990  
TO: City Solicitor  
FROM: City Clerk  
RE: AMENDMENTS TO CAT BYLAW AND EXISTING POLICY

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At the Council meeting of December 10, 1990 the following resolution as amended was passed by Council.

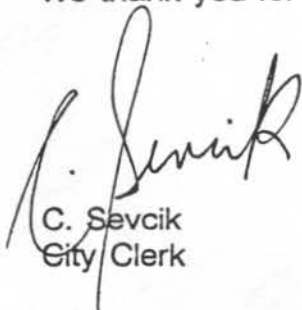
"RESOLVED that the Council of The City of Red Deer having considered correspondence and report to Council re: Cat Bylaw hereby agrees that there be no change to the bylaw or existing policy and as recommended to Council December 10, 1990."

"RESOLVED that the resolution re: Cat Bylaw be amended by adding the following words: "with the exception that the fine for first offense be changed from \$40.00 to \$25.00".

THAT the resolution re: Cat Bylaw be further amended by adding the following words: "and that the 'Proceedures & Guidelines for trapping of Stray Cats' be amended to provide no cat traps will be released by Animal Services to any complainant when weather conditions are colder than minus 5 degrees celsius as opposed to 0 degrees celsius."

In the light of Council's decision we would request that you prepare an appropriate bylaw amendment for consideration by Council at the January 7, 1991 meeting. The deadline for agenda preparation is Monday, December 31.

We thank you for your assistance in this matter.



C. Sevcik  
City Clerk

CS/blm

cc Bylaws and Inspections Manager

**BYLAW NO. 3009/A-91**

BEING a By-law to amend the Cat Bylaw Number 3009/90.

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

That Bylaw No. 3009/90, being the Cat Bylaw, be amended as follows:

1. That section 11 shall be amended by deleting the words and numbers "forty (\$40.00) dollars" from subclauses (a) and (b) thereof ~~and the words and numbers "sixty (\$60.00) dollars" from subclause (c) thereof~~, and substituting in their place and stead the words and numbers " twenty-five (\$25.00) dollars".
2. In all other respects, Bylaw No. 3009/90 is ratified and confirmed.
3. This by-law shall come into full force and effect upon third reading thereof.

READ A FIRST TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1991;

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1991;

READ A THIRD TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1991.

\_\_\_\_\_  
MAYOR

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



## **TERMS, CONDITIONS AND PROCEDURE FOR TRAPPING OF STRAY CATS**

### **Procedure and Guidelines:**

1. A citizen of the City of Red Deer who is annoyed with damages done to his property as a result of a stray cat, may telephone Animal Services and voice a complaint, requesting that a cat trap be placed on his premises.
2. An Animal Control Officer will fill out a portion of the Complaint Form and Agreement and, as soon as conveniently possible, will attend at the Complainant's home for the purpose of completing the Complaint Form and, if the complaint is found to be valid, the Complainant will be requested to sign the form, after which the Animal Control Officer will set a cat trap on the Complainant's property.
3. The Complainant, upon signing the Complaint Form, will be required to make a \$30.00 deposit to Animal Services, which deposit will be returned to the Complainant at such time as the trap is removed from the Complainant's property and is found to be in the same condition as it was at the time it was set by the Animal Control Officer.
4. The Animal Control Officer will set a cat trap shaded from the hot sun, on the premises of the Complainant for a period of not more than 72 hours, after which time the Animal Control Officer will remove the trap from the Complainant's property.
5. The Complainant shall check the trap hourly and, if an animal is caught, the Complainant must immediately telephone Animal Services requesting that an Officer attend at his residence to take possession of the cat and the trap. If a Complainant continues to be annoyed by more than the one cat which was trapped, he must reapply for a trap to again be set on his property.
6. An Officer of Animal Services will return to the premises of the Complainant at the end of his working day and ascertain if a cat has been trapped. If a cat is not trapped, the Officer will give the Complainant instructions on how to trip and reset the trap. Under no circumstances is the Complainant to leave a trap set on his property for any period of time whatsoever while the Complainant is absent from the property.
7. It shall be the responsibility of the Complainant to check the trap prior to 11:00 p.m. on each night that the trap is on his property and, if no animal is caught, he is directed to trip the trap and render it harmless until the next morning, when the Complainant may again set the trap. The Animal Control Officer will, as time permits, oversee the re-setting of traps in the morning.
8. At such time as Animal Services becomes in possession of a trapped cat, the Animal Control Officer will try to locate an identifying tag or tattoo on the cat and, if found, will make every effort to contact the owner of the cat in order to report that it has been impounded by Animal Services.
9. If an identification tag or tattoo cannot be found on the impounded cat, Animal Services will retain the cat for a period of at least 72 hours and, after that time, as space

permits. After said 72 hour period, it shall be at the discretion of Animal Services as to whether or not the trapped cat shall be retained, sold to a new owner or be destroyed. However, notwithstanding the care taken to ensure return of an owner's cat, if a trapped cat shall be found by an Animal Control Officer to be wild and dangerous, it may be destroyed immediately upon being impounded by Animal Services.

10. When a cat owner attends at Animal Services for the purpose of picking up his or her cat, a fine of \$40.00 shall be levied against the owner of the cat in the form of a Ticket handed or mailed to the owner, which fine is to be paid to the Cashier, City Hall, the City of Red Deer. At the time of returning a cat to its owner, which cat had been unidentified, the Animal Control Officer will make the owner aware of the Identification Tag Service offered by Animal Services. X
11. It shall be the responsibility of the Complainant to ensure that once a cat is trapped on his property, that said cat shall not be abused by anyone on his property or anyone coming onto his property.
12. Any person seeing a cat in a trap being abused is encouraged to telephone and report the abuse to Animal Services, at which time an Animal Control Officer will immediately attend at the premises where the abuse has taken place, and will remove the cat and the trap forthwith.
13. In accordance with By-law 3009/90, any person caught teasing, enticing, poking an object or throwing any item into a cat trap, shall be guilty of an offence and liable to a fine of not less than \$500.00, together with any costs involved in enforcing payment of said fine.
14. In accordance with By-law 3009/90, any Complainant caught teasing, enticing, poking and object or throwing any item into a cat trap shall be guilty of an offence and liable to a fine of not less than \$1,000.00, together with any costs involved in enforcing payment of said fine, and said Complainant or any person residing on his property will be banned from receiving a cat trap in the future. X
15. Animal Services will provide a Telephone Answering Service after hours, on weekends and statutory holidays, in order that a Complainant who has trapped a cat after business hours, may contact the Animal Control Officer on call, giving him full particulars, at which time the Animal Control Officer will forthwith attend at the Complainant's home in order to pick up the cat and the trap.
16. No cat traps will be released by Animal Services to any Complainant when weather conditions are or are forecast to be colder than minus 5 degrees celsius within the 72 hour period from the time of issue.



DATE: January 22, 1991  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: AMENDMENTS TO CAT BYLAW 3009/90 AND EXISTING POLICY

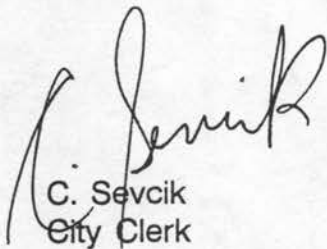
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At the Council meeting of January 21, 1991, Council gave three readings to Amending Bylaw 3009/A-91, changing the fine to owners for first offence from \$40 to \$25 (Section 11a and b).

In addition, Council passed a resolution ratifying the amended "Procedure and Guidelines for Trapping of Stray Cats", a copy of which is enclosed herewith. Also enclosed herewith is the revised page for inclusion in the office consolidation copy of the Cat Bylaw.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. By way of a copy of this memo, we are drawing to the attention of Alberta Animal Services the noted changes and, in particular, that "no cat traps will be released by Animal Services to any complainant when weather conditions are or are forecast to be colder than -5 degrees Celsius within the 72 hour period from the time of issue.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

Att.

c.c. Alberta Animal Services  
4640 - 61 Street  
Red Deer, Alberta T4N 2R2  
Attention: Ms. Bev Marshall  
Director of Financial Services  
City Solicitor

RELEASE OF IMPOUNDED CATS

8. The Contractor shall keep all impounded cats for a period of at least seventy-two (72) hours, including the day of impounding. Sundays and statutory holidays shall not be included in the computation of the seventy-two (72) hour period. During this period, any healthy cat may be redeemed by its owner upon payment to the Contractor of:

- a) the appropriate fine where applicable, and
- b) kennel fees as specified from time to time in the contract between the City and the Contractor for every twenty-four (24) hour period or fraction thereof that the cat has been impounded.

9. At the expiry of the seventy-two (72) hour period, any cat not redeemed may be destroyed or sold and the monies kept by the Contractor.

10. The Contractor or Animal Control Officer shall report any apparent illness, communicable disease, injury, or unhealthy condition of any cat to a veterinarian and act upon his recommendation. The owner, if known, shall be held responsible for all charges resulting therefrom.

PENALTIES

11. Every owner of a cat who:

- a) permits his cat to run at large is guilty of an offence and upon conviction shall be liable for a  
3009/A-91 forty (\$25.00) dollars;
- b) permits his cat to damage public or private property is guilty of an offence and liable upon conviction  
3009/A-91 to a fine of forty (\$25.00) dollars;
- c) contravenes any provision of Section 7 of this Bylaw is guilty of an offence and upon conviction shall be liable to a fine of sixty (\$60.00) dollars;
- d) commits for a second time any of the offence listed in paragraphs (a), (b) and (c) herein within six (6) months of committing such offence the first time, shall be liable upon conviction for such second offence to a penalty of sixty (\$60.00) dollars;

11.1 (1) No person shall:

3009/A-90

- (a) entice a cat to enter a cat trap; or
- (b) tease a cat caught in a cat trap; or
- (c) throw or poke any object into a cat trap when a cat is caught therein.

## PROCEDURE AND GUIDELINES FOR TRAPPING OF STRAY CATS

### IDENTIFICATION SERVICE:

Animal Services will offer to residents of the City of Red Deer, at a nominal fee, a "Cat Identification Tag Service" for a period of thirty (30) working days prior to any cat traps being released to a Complainant of the City of Red Deer.

### PROCEDURE AND GUIDELINES:

1. A citizen of the City of Red Deer who is annoyed with damages done to his property as a result of a stray cat, may telephone Animal Services and voice a complaint, requesting that a cat trap be placed on his premises.
2. An Animal Control Officer will fill out a portion of the Complaint Form, and as soon as conveniently possible, will attend at the Complainant's home for the purpose of completing the Complaint Form, and if the complaint is found to be valid, the Complainant will be requested to sign the form, after which the Animal Control Officer will set a cat trap on the Complainant's property.
3. The Complainant, upon signing the Complaint form, will be required to make a \$30.00 deposit to Animal Services, which deposit will be returned to the Complainant at such time as the trap is removed from the Complainant's property and is found to be in the same condition it was at the time it was set by the Animal Control Officer.
4. The Animal Control Officer will set a cat trap shaded from the hot sun, on the premises of the Complainant for a period of not more than 72 hours, after which time the Animal Control Officer will remove the trap from the Complainant's property.
5. It will be the responsibility of the Complainant to check the trap hourly, and if an animal is caught, the Complainant must immediately telephone Animal Services requesting that an Officer attend at his residence to take possession of the cat and the trap. If a Complainant continues to be annoyed by more than the one cat which was trapped, he must reapply for a trap to again be set on his property.

6. An Officer of Animal Services will return to the premises of the Complainant at the end of his working day, and ascertain if a cat has been trapped. If a cat is not trapped, the Officer will give the Complainant instructions on how to trip and re-set the trap. Under no circumstances is the Complainant to leave a trap set on his property unattended for any period of time whatsoever.
7. It shall be the responsibility of the Complainant to check the trap prior to 11:00 p.m. on each night that the trap is on his property, and if no animal is caught, he is directed to trip the trap and render it harmless until the next morning, when the Complainant may again set the trap. The Animal Control Officer will, as time permits, oversee the re-setting of traps in the morning.
8. At such time as Animal Services becomes in possession of a trapped cat, the Animal Control Officer will try to locate an identifying tag or tatoo on the cat, and if found, will make every effort to contact the owner of the cat in order to report that it has been impounded by Animal Services.
9. If an identification tag or tatoo cannot be found on the impounded cat, Animal Services will retain the cat for a period of at least 72 hours, and after that time, as space permits. After said 72 hour period, it shall be at the discretion of Animal Services as to whether or not the trapped cat shall be retained, sold to a new owner or be euthanized. However, notwithstanding the care taken to ensure return of an owner's cat, if a trapped cat shall be found by an Animal Control Officer to be wild and dangerous, it may be euthanized immediately upon being impounded by Animal Services.
10. At such time as a cat owner attends at Animal Services for the purpose of picking up his or her cat, a fine shall be levied in accordance with Bylaw 3009/90 against the owner of the cat in the form of a Ticket handed or mailed to the owner, which fine is to be paid to the Cashier, City Hall, The City of Red Deer. At the time of returning a cat to its owner, which cat had been unidentified, the Animal Control Officer will make the owner aware of the Identification Tag Service offered by Animal Services.
11. It shall be the responsibility of the Complainant to ensure that once a cat is trapped on his property, that said cat shall not be abused by anyone on his property or anyone coming onto his property.

12. Any person seeing a cat in a trap being abused is encouraged to telephone and report the abuse to Animal Services, at which time an Animal Control Officer will immediately attend at the premises where the abuse has taken place, and will remove the cat and the trap forthwith.
13. In accordance with Bylaw 3009/90, any person caught teasing, enticing, poking an object or throwing any item into a cat trap, shall be guilty of an offence and liable to a fine of not less than \$500.00, together with any costs involved in enforcing payment of said fine.
14. In accordance with Bylaw 3009/90, any Complainant caught teasing, enticing, poking an object or throwing any item into a cat trap shall be guilty of an offence and liable to a fine of not less than \$1,000.00, together with any costs involved in enforcing payment of said fine, and said Complainant or any person residing on his property will be banned from receiving a cat trap in future.
15. Animal Services will provide a Telephone Answering Service after hours, on weekends and statutory holidays, in order that a Complainant who has trapped a cat after business hours, may contact the Animal Control Officer on call, giving him full particulars, at which time the Animal Control Officer will forthwith attend at the Complainant's home in order to pick up the cat and the trap.
16. No cat traps will be released by Animal Services to any Complainant when weather conditions are or are forecast to be colder than minus 5 degrees celsius within the 72 hour period from the time of issue.



ANIMAL SERVICES  
4640 - 61 Street  
Red Deer, Alberta  
347-2388

EMERGENCY:

CAT COMPLAINT

DATE COMPLAINT RECEIVED: \_\_\_\_\_ TIME: \_\_\_\_\_

NAME OF COMPLAINANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: (RES.) \_\_\_\_\_ (BUS.) \_\_\_\_\_

NATURE OF COMPLAINT: \_\_\_\_\_

DEPOSIT OF \$30.00 RECEIVED: ( ) CHEQUE ( ) CASH ( )

ANIMAL CONTROL OFFICER: \_\_\_\_\_

SIGNATURE OF COMPLAINANT: \_\_\_\_\_

DATE CAT TRAP SET: \_\_\_\_\_ TIME: \_\_\_\_\_

DATE CAT TRAP REMOVED: \_\_\_\_\_ TIME: \_\_\_\_\_

RETURNED IN GOOD REPAIR: YES ( ) NO ( )

DEPOSIT RETURNED: AMOUNT \$ \_\_\_\_\_ DATE: \_\_\_\_\_

WAS A CAT TRAPPED? YES \_\_\_\_\_ NO \_\_\_\_\_

DESCRIPTION OF CAT TRAPPED: \_\_\_\_\_

IDENTIFICATION TAG: \_\_\_\_\_

OWNER TELEPHONED: NAME \_\_\_\_\_

DATE: \_\_\_\_\_ PHONE NO. \_\_\_\_\_

FINE - \$40.00 TICKET NO. \_\_\_\_\_

NO. 5

DATE: January 11, 1991  
TO: City Council  
FROM: City Clerk  
RE: PROPOSAL TO LEASE CITY OWNED PARKING LOTS

---

At the Council meeting of November 26, 1990, consideration was given to a report from the Red Deer Parking Commission recommending that Council not proceed with the leasing out of City parking lots. Following is the motion which was introduced at the aforementioned meeting.

Moved by Alderman McGregor, seconded by Alderman Statnyk

"RESOLVED that Council of The City of Red Deer, having considered recommendations from the Parking Commission and the Director of Financial Services re: Empire Paarking Lease Proposal, hereby agrees not to proceed with the leasing out of City parking lots, and that the City continue to operate the City's off street parking facilities, as recommended to Council November 26, 1990."

At the above noted meeting, Empire Paarking indicated to Council that they had new information to present and, as a result, Council agreed to table the above motion in order that the City might consider the additional information.

Additional information pertaining to this matter is submitted hereafter.



C. Sevcik  
City Clerk

CS/jt

Att.



# EMPIRE PARKING INC.

#1 - 5550 - 45 Street, Red Deer, Alberta T4N 1L1  
Phone: 347-1990 Fax: 347-9280

December 20, 1990

Mr. A. Wilcock  
Director of Financial Services  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Allan:

RE: City Owned Public Parking Lots

In response to your letter of December 12th, 1990 we submit the following information.

1. Brief history of events leading to the present scene.
2. Analysis of Empire's proposals prepared by an independent chartered accountant, Mr. D.R. Waines, senior partner of Waines, Wasylyshen, Smith, Chartered Accountants of Red Deer, compared to the analysis prepared for the Parking Commission by the City Administrator.

We did not know, nor have we had any business dealings with Mr. Waines or his firm until we sought a person of Mr. Waines calibre to prepare an unbiased analysis.

3. A letter from Leo J. Burgess of Brownlee Fryett, Barristers & Solicitors - A.U.M.A. Lawyers. Mr. Burgess is considered to be an expert with respect to municipal tax problems in Alberta.

4. Comments from Empire Paarking regarding the above and our sub-missions given to the Parking Commission November 14th, 1990.

1. History - At a Council meeting on April 17th, 1990, it was agreed that the City would invite the parking industry to submit proposals for the operation of its surface public parking lots. Advertisements were placed by the City in appropriate newspapers inviting proposals to be received by the City until 1:00 o'clock p.m. on September 21, 1990.

Only one complete proposal was received by the City, being from Empire Paarking Inc. This proposal was open for acceptance by the City until 12:00 o'clock noon November 2, 1990.

...../2





Mr. A. Wilcock

-2-

December 20, 1990

2. Analysis - On October 2nd an analysis was prepared by the City for the Parking Commission which was found to be incomplete.

On October 12th Empire sent a letter to members of City Council and to Parking Commission members suggesting that Empire is able to prove that the City will benefit by having Empire operate the lots in question. We re-confirmed that the City will have control of rates and hours of operation and that any contract with Empire could be cancelled in three months as an "extra guarantee that Empire must produce good results or be dismissed."

A meeting was held on November 6, 1990 with a committee of the Parking Commission and people from Empire. Various alternatives were discussed. The Parking Commission offered, without being asked by Empire, to continue to pay for electric utilities required for the lots if Empire were to manage them. This would amount to approximately \$2100 per year.

Empire agreed to:

1. Provide a \$20,000 performance bond (the terms requested by Mr. Wilcock were misunderstood by Mr. Power, but now that Mr. Power understands the terms, a bond satisfactory to Mr. Wilcock will be provided.)

2. Agreed to rates and hours of operation approved by the City from time to time.

3. Agreed to provide patrol service and use discretion; ticket charge \$5.00.

Empire asked:

1. If we could continue to use parking booth and equipment located on Sportsworld lot.

2. For permission to reduce rates on Turbo lot and use ticket machine instead of booth.

3. For meters to be installed on streets near Tom-Boy store, lot P.7, but only when practical for the City.

4. For license plate information re.unpaid tickets, if City able to obtain from the government without charge.

5. To co-ordinate setting up of lots in Empire's name, over a period of two months, or such time as is "workable and convenient for City Parking department."

...../3

Mr. A. Wilcock

-3-

December 20, 1990

On November 12th Empire sent a letter to the Parking Commission containing the above agreements and requests.

On November 14th Empire people attended briefly a meeting of the Parking Commission which was the first one attended also by its new members. There were some errors contained in our calculations. The submission entitled "Sheet C" handed out at the meeting was designed for a Parking Commission Committee negotiation meeting which we believed we would be attending on that day.

In any event the offers made to the City by Empire were in excess of those shown in our submissions as confirmed by D.R. Waines, C.A. (eg. the minimum guaranteed rents offered to the City on lots P.2, P.3 and P.11)

There is an additional saving to the City of \$10,000, if Empire removes the City's meters at Empire's expense, which Empire is prepared to do, because we can perform this work at a lower cost than that quoted by the City.

In summary, the City found its calculations to be incomplete and so did Empire. Thus an analysis done by either the City or Empire could not show accurate results.

Based upon information gleaned from the City and our corrected submission confirmed by Mr. Waines, the City will benefit by having Empire manage its lots, to the extent of at least \$193,131 in 1991 alone. This is based upon the contention contained in the letter from Mr. Leo Burgess of December 18, 1990, if Empire were to merely enter into a management agreement with the City to operate its lots. The City will actually be receiving 66% of gross revenue from Empire and be relieved of all operational expenses.

It is important for all concerned to be fully aware that although the subject of the possibility of leasing City owned parking lots commenced on April 17, 1990, it was not until November 14, 1990 at a meeting of the Parking Commission, that it was disclosed to us for the first time and to our complete amazement and dismay, that the City would suffer a substantial property tax expense if its parking lots were operated by another. This was not mentioned in the specifications prepared by the City for consideration of the parking industry, nor was it mentioned at any negotiation meeting following our submission, until the meeting of November 14th. If the City's contention about property taxes is correct (and Mr. Burgess suggests it may not be) then the City was duty bound to make this known to those interested in submitting submissions.

...../4

Mr. A. Wilcock

-4-

December 20, 1990

The problem of property taxes, suddenly discovered by the City, if correct, completely changed the entire subject. Therefore, if correct, we would not have been able to make a submission. Instead, in good faith we have worked hard, incurred the heavy expense of preparing proposals, attending meetings, hiring lawyers, accountants, preparing new submissions, attending Council meetings, etc., only to learn at the last minute of this vitally important discovery by the City. However, because we have expended so much effort and money, we have determined at our expense that if the City contracts with Empire to manage the properties and retains control of rates and hours of operation, that the City would not be subject to taxation, contrary to what was stated to us at the November 14, 1990 meeting.

We therefore request that in the best interests of the City and in fairness to Empire, that the City enter into a management agreement with Empire Paarking Inc. on terms to be agreed, to manage the City's surface parking lots, subject to a three months notice of cancellation and Empire supplying the required \$20,000 performance bond.

Respectfully submitted  
Empire Paarking Inc.



Per:  
Michael K. Power  
President

cc: The Mayor of Red Deer, Robert McGhee  
cc: City Alderman (as requested)  
cc: City Commissioner H. Michael C. Day

MKP/sd

10  
**Waines \* Wasylyshen \* Smith \***  
CHARTERED ACCOUNTANTS

100, 5201 - 43rd Street  
Red Deer, Alberta T4N 1C7

Phone (403) 347-3354  
Fax (403) 343-2834

November 25, 1990

To Dave Denton, Manager  
Empire Paarking Inc.

We have been requested to analyze the recommendation by the Commission and the supporting analysis by the administration from its financial impact and to intervene on behalf of Empire Paarking Inc.

We have had no access to City administration records in respect of the parking commission and accordingly utilized only documents presented to the commission by the administration without audit or review.

Based on the documents provided to us by Empire, we have determined the City of Red Deer may have a financial opportunity to reduce total spending, both operating and capital, in respect to the parking commission.

There is a further estimated saving to the City of the parking manager costs. We estimate the parking manager costs the City between \$36,000 and \$48,000 per year including benefits.

As the City has approximately 1500 other parking spaces, his costs have been charged over approximately 2300 - 2500 spaces.

By using Empire Paarking this should free the parking manager for other duties or reduce the other personnel in the parking area by

$$\frac{800}{2300} \times 36000 = \$12,521$$

1990 general savings	\$ 45,340
Parking manager imputed savings	<u>12,521</u>
	<u>\$ 57,861</u>

1991 general savings	\$193,131
parking manager imputed saving	<u>12,521</u>
	<u>\$205,652</u>

Had the City used Empire for all of 1990, they could have SAVED an estimated \$57,861.

For 1991 the City could SAVE or reduce spending by an estimate of \$205,652.

...2



DENOTES PROFESSIONAL CORPORATION  
Members of the Institute of Chartered Accountants of Alberta and  
The Canadian Institute of Chartered Accountants

- 2 -

To Dave Denton, Manager  
Empire Paarking Inc.

Total saving	\$205,652
Capital transfer	<u>154,566</u>
Operating savings	<u>\$ 51,086</u>

Each year thereafter the savings should progressively increase as the City's costs remain constant but revenues will increase relative to the costs<sup>of</sup> managed by Empire Paarking Inc.

The attached documents will support this analysis.

Yours truly,

WAINES WASYLYSHEN SMITH .  
CHARTERED ACCOUNTANTS



Per: D. R. Waines, C.A.

DRW\*yw

Encl.

1. Invitation was sent out to the parking industry to submit proposals to operate selected City owned surface parking lots.
2. Various proposals were put forward in September by Empire Paarking Inc. - dealt with by the administration in October.
3. Negotiations were ongoing with administration through October and early November with a number of analysis being done by the administration changing various parameters as new information became available from the City.
4. On November 14, meeting of the parking Commission - the new Commission having only the recommendations of the administration to work with passed a resolution:

"THAT THE RED DEER PARKING COMMISSION RECOMMEND TO CITY COUNCIL NOT TO PROCEED WITH THE LEASING OUT OF CITY PARKING IN VIEW OF THE FACT THAT FINANCIAL COMPARISONS CONFIRM THAT IT IS NOT FEASIBLE."

5. Empire Paarking has asked our firm to analyze the financial reports constructed by the City and to act as an intervener on behalf of Empire.

#### CHANGE AND BENEFITS TO THE CITY

1. 279 meters costing \$154,566 would be freed up.
2. G.S.T. is included in the gross rates proposed by the City. That would be submitted to Revenue Canada by Empire Paarking Inc.
3. Merchant validation system would be implemented by Empire Paarking Inc. in both private and city lots.
4. Tagging, towing and collecting on parking violations become the responsibility of Empire as civil matters which will be handled in a discreet manner.
5. Alternatively if the City of Red Deer wish to issue its own tags, Empire would perform that task for the City. This fine revenue would accrue to the City.
6. Empire offer a minimum guarantee each month on each lot. However, they believe the lots would in almost all cases exceed the guarantee.
7. The guarantee was prepared and based on realistic estimates without access to actual current figures.
8. Empire Paarking Inc. will be responsible for all operating costs of the lots.
9. There are ten parking lots involved. The rates vary and it is proposed there would be an increase in rates in 1991, January 1 in line with:
  - a) increased rates in keeping with the City's proposed new rate schedule, except in lot P 2 which would have decreased rates with the expectation of increased utilization by the public.
  - b) account for the G.S.T. on parking as required by the City.



Empire Paarking Inc.  
Analysis of Second Proposal - November 12, 1990  
November 24, 1990

Based on the initial proposals submitted, the administration negotiated a new proposal with Empire dated November 12, 1990.

Additional request<sup>s</sup> by the City and additional benefits to Empire were undertaken by both parties.

1. Bond by Empire \$20,000
2. Minimum guarantees will be paid to the City by Empire as originally proposed even though it appears that certain lots would not achieve sufficient volume to cover the guarantees, based on the City's most recent information.
3. The City would retain control over rates and hours of operation.
4. Empire would patrol the lots and issue parking tickets and deal with them as civil matters but in a discreet manner.
5. Empire would install all signage and all metering equipment at it's own expense.
6. Sportsworld would continue as a manned lot.
7. Turbo lot rates would be reduced, other lot rates would increase as the City has proposed. The City's percentage would be 65% of gross revenue except at Sportsworld where it would be 60% to adjust for the higher cost of operating a manned parking lot. Wages alone represent 32% of the expected gross revenue leaving only 8% of revenue for maintenance overhead and administration of the manned lot at Sportsworld.
8. The City to meter streets south of the Tomboy to encourage turnover of those parking stalls and to add to City revenue at such time as it becomes practical for the City.
9. Empire, and Towne Centre Association to work together to encourage the public to do business downtown.
10. The City to assist in license plate searches if possible.
11. The City to pay for electric power as a part of overall personal security and to a lesser degree provide power to spitter machines and one lot booth as recommended by the parking commission on November 6, 1990.
12. The City to remove parking meters on 4 lots.
13. The change in lot management to be mutually co-ordinated over two months or such time as is workable and convenient for the City.
14. Lot rents paid monthly as minimums on the 1st day of each month. Additional percentage rental due would be paid by the 15th of the following month.

EMPIRE PAARKING INC.  
Analysis of Financial Aspects of the Proposal  
Of November 12, 1990

	<u>City Operated Lots</u>		<u>Empire Operated Lots</u>	
	<u>1990</u>	<u>1991</u>	<u>1990</u>	<u>1991</u>
Revenues: (based on City of Red Deer Projections)				
Gross Revenue - Actual 8 Months				
Projected for 4 Months, 1990	253,166	--	148,596	--
1991 Projected	--	286,752	--	161,508
Less: G.S.T. Component				
1990	--	--	--	--
1991 7/107 x 243,002	--	(15,897)	--	--
	<u>253,166</u>	<u>270,855</u>	<u>148,596</u>	<u>161,508</u>
Less Costs to operate lots:				
October 2 analysis	473,314	--	323,404	--
November 13 Analysis	--	478,436	--	323,514
Add back error in G.S.T calculation	--	(17,010)	--	--
Adjusted Net Expenses	<u>473,314</u>	<u>461,426</u>	<u>323,404</u>	<u>323,514</u>
Net Parking Deficit on Selected City Parking Lots	<u>(220,148)</u>	<u>(190,571)</u>	<u>(174,808)</u>	<u>(162,006)</u>
Other Financial Benefits from having Empire Administer:				
Cost to remove meters	--	--	--	(10,000)
Capital cost savings on 279 meters at current replacement cost	--	--	--	154,566
Additional revenue from 279 meters	--	--	--	20,000
	<u>--</u>	<u>--</u>	<u>--</u>	<u>164,566</u>
NET	<u>(220,148)</u>	<u>(190,571)</u>	(174,808)	2,560
			<u>220,148</u>	<u>190,571</u>
Benefit to City of Red Deer to have Empire Paarking Inc. on its team - 1990			<u>45,340</u>	
-1991				<u>193,131</u>

## EMPIRE PAARKING INC.

Analysis of Proposal

Of November 12, 1990

	<u>City Operated Lots</u>		<u>Empire Operated Lots</u>	
	<u>Oct 2/90</u>	<u>Nov 13/90</u>	<u>Nov 24/90</u>	<u>Nov 24/90</u>
	<u>Analysis</u>	<u>Analysis</u>	<u>Analysis</u>	<u>Analysis</u>
	<u>1990</u>	<u>1991</u>	<u>1990</u>	<u>1991</u>
Operating Expenses Incurred by The City of Red Deer				
Debenture and Lease Payments	219,900	--	219,900	219,900
Property Taxes	100,829	--	100,829	100,829
Lot Maintenance	11,100	9,920	--	--
Meter Maintenance	28,950	26,700	--	--
Commissionaire Expense	38,660	--	--	--
Administration	52,000	14,338	--	--
Rate Changes	--	7,800	--	--
Commissionaires - SportsWorld	--	19,523	--	--
Ticket Issuer on Person	--	17,366	--	--
Half Time Clerk	--	14,000	--	--
Utilities	--	2,175	2,175	2,285
Advertising	--	6,000	--	--
Stationary and Supplies	--	1,000	--	--
G.S.T.	--	17,010	--	--
Audit	--	--	500	500
	<u>451,439</u>	<u>135,832</u>	<u>323,404</u>	<u>323,514</u>
Balance of costs per City				
Add:				
Debenture and Lease Payments	--	219,900	--	--
Property Taxes	--	100,829	--	--
	<u>451,439</u>	<u>456,561</u>	<u>323,404</u>	<u>323,514</u>
Unrecorded Costs:				
Court Proceedings, Losses and Collection Costs				
on Fines Estimated as:				
50% of Fines	<u>21,875</u>	<u>21,875</u>	<u>--</u>	<u>--</u>
	<u>473,314</u>	<u>478,436</u>	<u>323,404</u>	<u>323,514</u>

EMPIRE PAARKING INC.  
Analysis of Proposal  
Of November 12, 1990

Notes:

1. The City analysis of November 13, 1990:

Table 1 is based on percentage rent only.

Table 2 is based on minimum rent only.

This is not as proposed by Empire. Empire's proposal is for the higher of the percentage rent or the minimum rent.

2. Based on the negotiated rate of 65% (60% SportsWorld), had Empire managed the lots, the City revenues would have been established as attached.

EMPIRE PAARKING INC.  
Analysis of Proposal  
Of November 12, 1990

1990 Actual (City Figures)	1990 Gross Actual	65% Rent	1990 Guarantee	1990 Rent Due	% Rent Results
P1 - Windsor	1,685	1,095	886	1,095	65
P3 - Valley	382	248	400	400	105
P9 - Century 21	1,534	997	929	997	65
P2 - Turbo	2,996	1,947	2,398	2,398	80
P11 - Triumph	140	91	352	352	251
P4 - Post Office	4,228	2,748	2,321	2,748	65
P8 - Gaetz United	1,500	975	782	975	65
P10 - Sun Life	663	431	304	431	65
P5 - SportsWorld (60%)	3,583	2,150	2,506	2,506	70
P7 - Tom Boy	740	481	177	481	65
	<u>17,451</u>	<u>11,163</u>	<u>11,055</u>	<u>12,383</u>	
1990 Annual Rent Payable				<u>148,596</u>	<u>71</u>

1991 Forecast (By City)	1991 Guarantee	1991 Projected	65% Rent	1991 Rent Due	% Rent Results
P1 - Windsor	886	1,750	1,138	1,138	65
P3 - Valley	400	450	293	400	89
P9 - Century 21	929	1,650	1,073	1,073	65
P2 - Turbo	2,398	3,360	2,184	2,398	71
P11 - Triumph	352	252	164	352	140
P4 - Post Office	2,321	5,100	3,315	3,315	65
P8 - Gaetz United	782	1,800	1,170	1,170	65
P10 - Sun Life	304	665	432	432	65
P5 - SportsWorld (60%)	2,506	4,300	2,580	2,580	60
P7 - Tom Boy	177	925	601	601	65
	<u>11,055</u>	<u>20,252</u>	<u>12,950</u>	<u>13,459</u>	
1991 Annual Rent Payable				<u>161,508</u>	<u>66</u>

## PARKING LOT LEASE PROPOSAL

DATE: September 21, 1990  
 SUBMITTED BY: EMPIRE PAARKING INC.  
 ADDRESS: #1 5550 - 45th Street T4N 1L1  
Red Deer, Alberta  
 PHONE: (403) 347 - 1990  
 CONTACT PERSON: David Denton - Manager

Note 1

Package	Lot Name	Proposal 1 (Utilizing existing equipment & current restrictions)	Proposal 2 (Utilizing existing equipment without current restrictions)	Proposal 3 (Without existing equipment & service restrictions)
1.	P-1 Windsor	\$561.00/Month or 38 % of Gross Rev.	\$716.00 /Month or 48.5 % of Gross Rev.	\$886.00 /Month or 60 % of Gross Rev.
	P-3 Valley Hotel	\$253.00/Month or 38 % of Gross Rev.	\$323.00 /Month or 48.5% of Gross Rev.	\$400.00 /Month or 60 % of Gross Rev.
	P-9 Century 21	\$589.00/Month or 38 % of Gross Rev.	\$751.00 /Month or 48.5% of Gross Rev.	\$929.00 /Month or 60 % of Gross Rev.
2.	P-2 Turbo	\$1519.00/Month or 38 % of Gross Rev. 100% Hourly Parking	\$1929.00 /Month or 48.5% of Gross Rev. 85 % of Hrly Parking	\$2398.00 /Month or 60 % of Gross Rev. 85 % Hrly Parking
	P-11 Triumph	\$96.00 /Month or 38 % of Gross Rev.	\$200.00 /Month or 48.5% of Gross Rev.	\$352.00 /Month or 60 % of Gross Rev.
3.	P-4 Post Office	\$1470.00/Month or 38 % of Gross Rev. 100% Hourly Parking	\$1876.00 /Month or 48.5% of Gross Rev. 90 % Hrly Parking	\$2321.00/Month or 60 % of Gross Rev. 90 % Hrly Parking
	P-8 Gaetz United	\$495.00 /Month or 38 % of Gross Rev.	\$632.00 /Month or 48.5% of Gross Rev.	\$782.00 /Month or 60 % of Gross Rev.
	P-10 Sun Life	\$193.00 /Month or 38 % of Gross Rev.	\$246.00 /Month or 48.5% of Gross Rev.	\$304.00 /Month or 60 % of Gross Rev.
4.	P-5 Sportsworld	\$1587.00/Month or 38 % of Gross Rev. 85% Hourly Parking	\$2025.00 /Month or 48.5% of Gross Rev. 85 % Hrly Parking	\$2506.00 /Month or 60 % of Gross Rev. 85 % Hrly Parking
	P-7 Tom-Boy	\$112.00/Month or 38 % of Gross Rev.	\$143.00 /Month or 48.5% of Gross Rev.	\$177.00 /Month or 60 % of Gross Rev.

Note 1 Minimum guarantees are to continue as shown. Percentage rents are increased to 65% (except Sportsworld which remains at 60%). Based upon proposal given to the Parking Commission November 14, 1990.



THE CITY OF RED DEER - 1990 AND PROJECTED 1991 PARKING LOT REVENUES  
FOR THE LOTS IN THE LEASE PROPOSAL

PARKING LOT	1990 REVENUES			PROJECTED 1991 REVENUES		
	Cash, Tokens, & Mthly Passes	Parking Fines (@ \$5.00 ea.)	Total Revenue	Cash, Tokens, & Mthly Passes	Parking Fines (@ \$5.00 ea.)	Total Revenue
P1 Windsor	\$ 1,684.69	\$ 1,250.00	\$ 2,934.69	\$ 1,750.00	1,250.00	\$ 3,000.00
P2 Turbo	2,995.68	0	2,995.68	3,360.00	0	3,360.00
P3 Valley Hotel	381.71	208.33	590.04	449.67	208.33	658.00
P4 Post Office	4,228.47	1,458.33	5,686.80	5,099.67	1,458.33	6,558.00
P5 Sportsworld	3,583.34	0	3,583.34	4,300.00	0	4,300.00
P7 Tom-Boy	740.22	208.33	948.55	924.67	208.33	1,133.00
P8 Gaetz United	1,500.00	104.17	1,604.17	1,799.83	104.17	1,904.00
P9 Century 21	1,534.05	104.17	1,638.22	1,649.83	104.17	1,754.00
P10 Sun Life	663.21	104.17	767.38	664.83	104.17	769.00
P11 Triumph	140.00	208.33	348.33	251.67	208.33	460.00
Monthly Totals	\$ 17,451.37	\$ 3,645.83	\$ 21,097.20	\$ 20,250.17	\$ 3,645.83	\$ 23,896.00
Annual Totals	\$209,416.44	\$ 43,749.96	\$253,166.40	\$243,002.04	\$ 43,749.96	\$286,752.00
% Increase				+ 16%	0%	13%

THE CITY OF RED DEER - PARKING LOT LEASE PROPOSAL ANALYSIS

October 2, 1990

Operating Expenses & Revenues (Incurred by The City)	City Operation of Parking Lots	EMPIRE PAARKING LEASE PROPOSAL		
		Proposal 1 (Utilizing Existing Equipment and Current Restrictions)	Proposal 2 (Utilizing Existing Equipment Without Restrictions)	Proposal 3 (Without Existing Equipment and Service Restrictions)
<b>EXPENSES:</b>				
Debenture & Lease Payments	\$219,900	\$ 219,900	\$ 219,900	\$ 219,900
Property Taxes	\$100,829	\$ 100,829	\$ 100,829	\$ 100,829
Lot Maintenance	\$ 11,100	\$ 1,000	\$ 1,000	\$ 1,000
Meter Maintenance	\$ 28,950	\$ 450	\$ 450	\$ 450
Commissionaire Expense	\$ 38,660	--	--	--
Administration Expense	\$ 52,000	\$ 6,339	\$ 7,525	\$ 8,847
TOTAL-EXPENSES	\$451,439	\$ 328,518	\$ 329,704	\$ 331,026
<b>REVENUES:</b>				
Parking Lot Revenue	\$261,610	\$ 82,500	\$ 106,212	\$ 132,660
Existing Parking Lot Leases	\$ 44,280	\$ 44,280	\$ 44,280	\$ 44,280
Fine Revenue	\$ 50,000	--	--	--
TOTAL REVENUE	\$355,890	\$ 126,780	\$ 150,492	\$ 176,940
NET REVENUE	\$(95,549)	\$(201,738)	\$(179,212)	\$(154,086)
DEFICIT INCREASE		\$ 106,189 +111%	\$ 83,663 + 88%	\$ 58,537 + 61%

21  
**BROWNLEE FRYETT**  
BARRISTERS AND SOLICITORS

JOHN E. BROWNLEE, Q.C., LL.D. (1884 - 1961)

ALAN M. BROWNLEE, Q.C. - RETIRED

GARTH FRYETT, Q.C.\*  
PAUL G. SULLY\*  
LEO J. BURGESS\*\*  
GORDON W. SHAREK  
BARRY A. SJOLIE\*  
TERRY-DAWN HEWITT  
KEVIN W. FEDORAK  
THOMAS D. MARRIOTT  
SANDRA L. CORBETT

ERNEST J. WALTER, Q.C.\*  
SIMEN FIALKOW\*  
DAVID R. SYME\*  
DAVID F. REAY\*\*  
J. ROBERT BLACK\*  
WAYNE M. SCHAFER  
MICHELE E. ANNICH  
MICHELLE A. MEILICKE  
DAVID A. HICKS

WILLIAM S. SOWA, Q.C.\*\*  
PETER T. COSTIGAN\*\*  
RAYMOND C. PURDY\*  
ROBERT C. STEMP\*\*  
ELEANOR A. OLSZEWSKI  
RONALD R. NELSON  
LARRY A. REYNOLDS  
JENEANE S. GRUNDBERG  
CAROLYNN D. HIRON

2300 CANADA TRUST TOWER  
10104 - 103 AVENUE  
EDMONTON, ALBERTA  
CANADA, T5J 3X7

TELEPHONE (403) 429-4821

TELECOPIER (403) 424-3254

YOUR FILE:

OUR FILE:

December 18, 1990

43308001 LJB

Empire Parking Inc.,  
1, 5550 - 45 Street,  
Red Deer, Alberta.  
T4N 1L1

Attention: Mr. Michael Power

Dear Sir,

Re: Proposed Parking Lot Leases with City of Red Deer

This letter is to confirm our telephone discussion of December 17, 1990 in respect to the above noted matter.

We understand that the City Administration has estimated that the total property taxes on the various properties proposed for lease would be in excess of \$100,000.00 per year. We understand that the City Administration has taken the position that if the subject properties are leased to you, then the properties would become assessable pursuant to Section 3(2) of the Municipal Taxation Act. As we see the situation, there are a couple of possible solutions to the present problem.

We do not take issue with the City's position that the properties would become assessable if they are leased to Empire Parking Inc. However, the situation may be different if a lease arrangement is not used. In this regard, it may be preferable for you to enter into an agreement whereby you only manage the subject properties on behalf of the City. We assume that the financial arrangements could be structured so that the financial consequences are similar to a lease arrangement. If a management agreement is utilized, there is a reasonable argument that the subject properties will not be assessable. Section 3(3) contains certain exceptions to Section 3(2). One of these exceptions is that an occupant of exempt property is not assessable if the occupant is in possession in "an official capacity" on behalf of the person who is exempt in the first instance. Therefore, if Empire Parking Inc.

Empire Parking Ltd.  
File: 43308001 LJB

December 18, 1990  
Page 2.

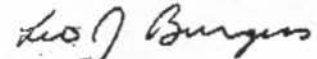
is in possession in an official capacity on behalf of the City of Red Deer, then the property is not assessable and there are no property taxes to worry about. We would suggest that you present this alternative to the City as a way of avoiding the undesirable financial consequences of the subject properties becoming assessable.

The second alternative is the one we communicated to you in our Memorandum of November 26, 1990. This alternative would permit a lease arrangement between the City and Empire Parking Inc. with less severe financial consequences. As we understand it, the City's calculations have assumed that the subject properties would be assessed at 65% of their market value in the base year. We would point out that other municipalities (notably the City of Edmonton in its parking leases) do not take this approach. Rather, some municipalities assess the lessee as 65% of the market value of the lease, as opposed to the market value of the land itself. The market value of the lease is, of course, substantially lower than the market value of the property itself. While this methodology is not totally free of doubt from a legal perspective, it seems to have worked well for the City of Edmonton. As we advised you, the resulting assessment is usually about 20% of the value which results from using the other methodology. Depending upon the circumstances, the actual assessment could be either less or more than the 20% figure. We would also advise you that, to the best of our knowledge, the methodology used by the City of Edmonton has not been legally challenged.

We trust that the foregoing will help you in your negotiations with the City of Red Deer. If we can be of any further assistance, please do not hesitate to contact the writer at your convenience.

Yours truly,

BROWNLEE FRYETT



Per: Leo J. Burgess

LJB/sas

FILE: EMPIRE.D21

**DATE:** January 9, 1991

**TO:** City Clerk

**FROM:** Director of Financial Services

**RE:** EMPIRE PAARKING LEASE PROPOSAL

---

### **BACKGROUND**

On November 26, 1990 Council considered a recommendation to not accept any proposals for the leasing of City owned parking lots. At the meeting Empire Paarking Inc. indicated they had concerns about the financial analysis done and wanted to have the recommendation tabled to be able to meet with the City administration to discuss their concerns. Council agreed to table their consideration.

Empire Paarking Inc. submitted their concerns to the City administration, a copy of which is attached. The City administration has reviewed the concerns and met with Empire Paarking Inc. and is submitting this report recommending again the City not lease City owned parking lots.

### **HISTORY**

On April 17, 1990 City Council requested the Parking Commission review the feasibility of leasing out all or a portion of the City's off-street parking lots and report back to Council.

In order to respond to Council's request it was agreed the Parking Commission would request proposals for the lease of City owned off-street parking lots. This involved 10 parking lots with 770 stalls.

There were two proposals received by the deadline date of September 21, 1990.

1. Alberta Property Management (1990) Ltd. submitted a proposal for only two of the lots and was incomplete.
2. Empire Paarking Inc. submitted a proposal that included all parking lots.

City Clerk  
January 9, 1991  
Page 2 FILE: EMPIRE.D21

The proposal from Alberta Property Management (1990) Ltd. was rejected because it was incomplete.

The proposal from Empire Paarking Inc. had three alternatives depending on whether existing City equipment and restrictions were utilized, or without existing equipment and service restrictions. It was determined the alternative based on not using existing equipment and service restrictions was the only one worth considering by the Parking Commission.

The alternative pursued by the Parking Commission was based on a guaranteed payment per month or 60% of revenue, whichever was greater. It was determined this proposal was not attractive enough so a subcommittee of the Parking Commission met with representatives of Empire Paarking Inc. on November 6, 1990 and indicated the proposal was not acceptable and that 65% of the gross revenue would be required to make it possible to consider.

Up to November 6, 1990 there had been no renegotiation of the original proposal, only requests for clarification of the original proposal.

The response by Empire Paarking Inc. to the November 6, 1990 meeting was to submit a revision of their original proposal dated November 12, 1990 based on 63% of revenue except for the Sportsworld lot where 60% would be paid. There were a number of other proposed changes, one of the most significant of which was to change the Turbo lot from a manned to a spittered lot. The net result of the November 12, 1990 proposal was a net cost reduction to Empire with a net reduction in benefit to the City from the original proposal.

At the November 14, 1990 meeting of the Parking Commission where the November 12, 1990 proposal from Empire Paarking Inc. was to be discussed, Empire Paarking Inc. attempted to change their November 12, 1990 proposal by increasing the percent of revenue to be paid to 65% (except for Sportsworld where it was to be 60%). The difference from the November 12, 1990 proposal was not significant and did not change the recommendation of not accepting any leasing proposals.

It was subsequently recommended to Council by the City administration and the Parking Commission that no lease proposals be accepted.



City Clerk  
January 9, 1991  
Page 3 FILE: EMPIRE.D12

#### **ADDITIONAL INFORMATION SUBMITTED BY EMPIRE PAARKING INC.**

Attached in a letter dated December 20, 1990 is the additional information Empire Paarking Inc. indicated at the November 26, 1990 Council meeting they wanted to submit to the City administration.

The additional information has been reviewed by the City administration and discussed with Empire Paarking Inc. and it consists of either items already considered by the Parking Commission or insignificant adjustments that do not change the original recommendation.

The letter from Empire Paarking Inc. describes a significant saving that would result to the City from leasing the parking lots. This is not correct and will be addressed in detail in this report.

The letter expresses concern about the property tax implications the report to Council included. Empire Paarking Inc. letter states "....the City was duty bound to make this known to those interested in submitting submissions." The tender call stated "The City shall be responsible for the property taxes when due." The City analysis of the lease proposal provided to Council on November 26, 1990 excluded property taxes from the basic analysis of the lease proposal, because even without considering the impact of property taxes, the analysis did not indicate a financial benefit to the City. The matter of property taxes was also still being reviewed. More detailed discussion of this will follow later in this report.

The letter from Empire Paarking Inc. states that "....in good faith we have worked hard, incurred the heavy expense of preparing proposals, attending meetings, hiring lawyers, accountants, preparing new submissions, attending Council meetings, etc." This statement is misleading. Most of this expense has been incurred by Empire Paarking Inc. because they did not accept the recommendation of the administration and have put the City administration and themselves to a lot of time and expense preparing and reviewing different proposals from Empire Paarking Inc. If Empire Paarking Inc. had not fought the recommendation, their expense would have been limited to that incurred by other firms interested in submitting proposals.

#### **FINANCIAL ANALYSIS**

The financial analysis prepared by Waines Wasylyshen Smith states the City could save or reduce spending by \$205,652 in 1991 by leasing out the parking lots. This is not correct.

....4

City Clerk  
January 9, 1991  
Page 4 FILE: EMPIRE.D12

In order for Council to be able to try and understand comparisons between figures provided by the City administration and the letter from Empire Paarking Inc., a financial analysis has been prepared by the City administration incorporating points raised by Empire Paarking Inc. and using a similar format to make comparison easier. The City analysis appears as Appendix B to this report. This analysis discloses the City would be \$16,578 (\$171,996 - \$155,418) worse off in 1991 by leasing the parking lots to Empire Paarking Inc. The differences between the City administration's analysis and the Empire Paarking Inc. analysis are detailed on Appendix A. These differences will now be discussed in more detail.

1. **Capital cost of parking meters not saved**

The letter from Waines Wasylyshen Smith says that capital cost savings can be achieved of \$154,566 from the 279 meters removed from the parking lots.

The Parking Commission has previously considered this point. City policy is to phase out these mechanical meters with electronic meters. Electronic meters are cheaper in the long term because of significantly lower costs to change rates and maintain meters.

The City presently has 145 mechanical meters and 142 electronic meters in stock. The 1988 Downtown Parking Strategy Report adopted by Council identified specific areas where new meters should be located. All these areas have now had meters installed. As a result there are no new areas where additional meters could be installed. Any meters that would be freed up would probably have little value if sold because of the trend toward electronic meters and the fact they are used.

2. **Additional revenue from new meters that are not to be installed**

Waines Wasylyshen Smith assumes the 279 meters freed in (1) could be installed in new locations and \$20,000 in revenue generated. The 1988 Downtown Parking Strategy Report did not recommend any additional metered areas other than those already metered at the present time.. The administration does not recommend metering new areas just to make existing areas generate a better financial return.

City Clerk  
 January 9, 1991  
 Page 5 FILE: EMPIRE.D12

3. **Court proceedings, losses and collection costs on fines**

The determination of a cost for this area is difficult to project. If a ticket is collected through Court proceedings, the amount collected is \$15 so the extra \$10 helps pay for collection costs. The portion of the collection costs not recoverable that could be considered related to parking lot fines is estimated at \$8,500.

Experience for collection of tickets is that approximately 15% are not collected. This would equal \$6,560 of fine revenue.

The total adjustment for court proceedings, losses and collection costs or fines is estimated at \$15,060 (\$8,500 + \$6,560).

4. **Parking Manager time savings that will not occur**

As part of their analysis, Waines Wasylyshen Smith state that by using Empire Paarking this should free the Parking Manager for other duties or reduce the other personnel in the parking area by \$12,521 based on the ratio of metered stalls on parking lots to total metered stalls. This is not realistic.

The 1988 Downtown Parking Strategy Report recommended a Parking Manager be hired to:

1. Plan new parking facilities
2. Administer collection of revenue
3. Pay operating expenses
4. Negotiate parking matters with private developers on behalf of the City
5. Evaluate the use and revenue performance of the existing inventory
6. Design new or redesign existing facilities
7. Report to Council annually on budget and planning matters
8. Prepare five year capital and operating budgets.

City Clerk  
January 9, 1991  
Page 6 FILE: EMPIRE.D21

The report stated planning and management of the parking system resided in several City departments and the Planning Commission with some resulting duplication of effort and loss of coordination. The appointment of a Parking Manager would place control of the various functions associated with parking in the hands of one agency.

As a result of the recommendation, a Parking Manager was hired. To date, most of his work has been the coordination of activities involved in parking, such as Commissioners' Orders (for removing/installing signs, meters, etc.) ordering parts for meters, monitoring the use of on-street/off-street parking areas, reviewing the number of tickets issued and processing citizens' complaints. Also included is reviewing items coming before the Parking Commission. There are other concerns the Parking Study recommended be looked at, such as on-street loading zones, handicapped parking, and cash-in-lieu parking. While some of these duties may be reduced if the lots were leased, that small reduction would be significantly offset by having to monitor and administrate a lease agreement.

Prior to the appointment of a Parking Manager, the Engineering department alone budgeted \$17,000 for services now provided by the Parking Manager.

5. **Administration costs**

In the financial analysis prepared by Waines Wasylyshen Smith, there is an administration cost of \$14,338 included in the cost of City operated lots. This is not a cost and should not be included. It represents the 5% administration fee charged the Parking Commission by the City.

6. **Half-Time Clerk to be deleted**

Council will recall a half-time position was approved by Council for 1990. This was to be reviewed to confirm if it was required. One of the main duties of the position was to be administration of a monthly pass system. The workload has been such that it has been determined the position is no longer required and has been discontinued. This means the cost should not be included in the City operation.

City Clerk  
January 9, 1991  
Page 7 FILE: EMPIRE.D21

7. **Discrepancy in utility cost and cost of meter removal on Empire's analysis**

The financial analysis prepared by Waines Wasylyshen Smith appears to have some minor discrepancies that net out to \$10.

**PROPERTY TAXES**

The letter from Empire Paarking Inc. makes a big issue of the question of property taxes. This is not a significant question because even if it is not considered, The City financial analysis on Appendix B to this report shows leasing the parking lots results in a loss to The City.

The property tax question arose because Provincial legislation requires that if The City leases out property that generates net revenue it becomes taxable assessment. By becoming taxable assessment, it means The City must pay a portion of the property taxes it then levies on itself to other requisitioning authorities such as School Boards. This means the total property tax bill paid by a taxpayer might not change but The City's share could decrease.

In the report to Council at the November 26, 1990 meeting, the property taxes were considered separately because the amount was still under review. It is agreed to by Empire Paarking Inc.'s lawyer that taxes would be a cost under a lease proposal but the amount is subject to further study. It is suggested Council should ignore the consideration of property taxes in a decision because the financial analysis shows leasing out results in a lower return to The City without considering the question of property taxes.

City Clerk  
January 9, 1991  
Page 8 FILE: EMPIRE.D12

### CONCLUSIONS

The City administration has reviewed the additional information provided by Empire Paarking Inc. and The City's financial analysis on Appendix B still shows that The City operation would result in a better financial return of \$16,578 for the first year of operation. Over the three year term of the agreement The City operation is projected to result in a \$46,500 better return.

Empire Paarking has indicated it has gone to significant work related to the lease proposals. As pointed out in this report, most of the work was the result of not being prepared to accept the City administration's recommendations. This has also caused the City administration a lot of extra work as well and is costing The City money because the rate increase approved for January 1, 1991 cannot be implemented until a decision is made. This delay is costing the City approximately \$2,600 per month.

It is the opinion of the City administration that delaying a decision any further will not result in any changes in the recommendations. For example, Empire Paarking Inc. may say a management agreement would be beneficial. The December 20, 1990 letter also seems to suggest Empire Paarking Inc. would remove meters and signs at their cost. This would not result in a change in the recommendation even if it were possible.

### RECOMMENDATION

- No lease proposals for City parking lots be accepted.



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

Att. (2)



## APPENDIX A

**ANALYSIS OF DIFFERENCES BETWEEN EMPIRE PARKING ANALYSIS AND  
CITY ANALYSIS OF LEASING PARKING LOTS FOR 1991**

<u>DESCRIPTION</u>	<u>SAVINGS (COST) TO THE CITY</u>		
	<u>CITY</u>	<u>EMPIRE</u>	<u>NET</u>
<b>EMPIRE PARKING ANALYSIS</b>	<b>OPERATION</b>	<b>OPERATION</b>	<b>NET</b>
	(\$190,571)	\$15,081	\$205,652
<b><u>ADJUSTMENTS:</u></b>			
1. Capital cost of parking meters not saved		(154,566)	(154,566)
2. Additional revenue from new meters that are not to be installed		(20,000)	(20,000)
3. Court proceedings, losses and collection costs on fines	6,815		(6,815)
4. Parking Manager time savings that will not occur.		(12,521)	(12,521)
5. Administration costs	14,338		(14,338)
6. Half time Clerk position to be deleted	14,000		(14,000)
7. Discrepancy in utility cost and cost of meter removal on Empire's analysis		10	10
<b>CITY ANALYSIS ON APPENDIX B</b>	<u>(155,418)</u>	<u>(171,996)</u>	<u>(16,578)</u>

## APPENDIX B

**COMPARISON OF CITY OPERATION OF PARKING LOTS AND EMPIRE  
PAARKING INC. OPERATION FOR 1991**

<u>DESCRIPTION</u>	<u>CITY OPERATION</u>	<u>EMPIRE OPERATION</u>
<b><u>REVENUES:</u></b>		
Parking fees	\$243,002	
Less: GST (7/107)	<u>15,897</u>	\$227,105
Fine revenue	43,750	
Lease payment		\$161,508
Total Revenues	<u>270,855</u>	<u>161,508</u>
<b><u>OPERATING COSTS:</u></b>		
Lot maintenance	9,920	
Meter Maintenance	26,700	
Rate changes	7,800	
Commissionaire for manned lot (Sportsworld)	19,523	
Ticket issuer	17,366	
Utilities	2,175	2,175
Advertising	6,000	
Stationery and supplies	1,000	
Audit		500
Cost to remove meters		10,100
Court proceedings, losses and collection costs on fines	15,060	
Equivalent property taxes	100,829	100,829
Debenture and lease payments	219,900	219,900
Total Operating Costs	<u>426,273</u>	<u>333,504</u>
<b>NET LOSS TO THE CITY</b>	<u>(155,418)</u>	<u>(171,996)</u>

Commissioners' Comments

Council will recall that quite some time ago, consideration was given to having all the City owned offstreet parking in the Downtown Area operated and managed by the private sector, and this was supported by the Commissioners. Tenders were called and two proposals were received, one of which was incomplete and was rejected. A detailed financial analysis of the remaining proposal from Empire Paarking Inc. indicated that there would be a significant financial loss to the City if this proposal was accepted. Mr. Power of Empire Paarking disagreed with our conclusions and in discussions with the Parking Commission modified his proposal to make it more attractive. Again a detailed financial analysis indicated that there still would be a significant financial loss to the City by accepting the revised proposal. When this recommendation was considered by Council, Mr. Power again indicated that he disagreed with our analysis and had further information to present.

Mr. Wilcock has analyzed this yet again modified proposal and there is still a financial loss to the City by its acceptance.

After three attempts we still do not have a proposal which shows a net benefit to the City. As pointed out by the Dir. of Financial Services, the delay in making a decision is costing us approximately \$2,600.00 a month.

We would, therefore, recommend that Council accept the recommendation of the Dir. of Financial Services that we not accept the lease proposal and continue to operate the parking facilities ourselves.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# EMPIRE PAARKING INC.

#1 - 5550 - 45 Street, Red Deer, Alberta T4N 1L1  
Phone: 347-1990 Fax: 347-9280

January 16, 1991

City of Red Deer  
City Clerk's Department  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	12:00
DATE	Jan 16/91
BY	AS

ATTENTION: C. Sevcik

Dear Sir:

RE: Proposals To Lease City Owned Parking Lots

A previous engagement which could not be rescheduled, has taken Mr. Power out of the country from January 13th to January 27th.

On January 9th, when Mr. Power learned this matter would be put before Council at their January 21 meeting, he asked administration to please carry this matter over until the next Council meeting on February 4th.

Since administration was not agreeable in delaying this matter I would like to request that Council postpone a decision until February 4th when Mr. Power would be available to attend as he is vital to Empire's proposal.

I understand this has carried on for a lot longer than anyone had expected, including ourselves, however, due to the conflicting analyses done by the City and ourselves it could not be helped.

In the event Council chooses not to grant my request but instead make their decision on January 21st, I would then wish to request that Mr. Douglas R. Waines, C.A. of Waines Wasylyshen Smith be allowed to speak to Council on behalf of Mr. Power and Empire Paarking Inc.

Yours very truly,

EMPIRE PAARKING INC.

David Denton  
Manager

DD/sd



**THE CITY OF RED DEER**

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

Office of:

DIRECTOR OF FINANCIAL SERVICES 342-8210

FILE: EMPIRE.D12

December 12, 1990

Empire Paarking Inc.  
#1, 5550 - 45 Street  
RED DEER, Alberta  
T4N 1L1

Attention: David Denton  
Manager

Dear Sir:

In reference to your letter of December 7, 1990 to the City Clerk, you indicated at the Council meeting you had additional information that could be provided in writing. We request you provide this information now. When we have had an opportunity to review the information, we will arrange for a meeting with you. If the written information is not received by December 21st, we will assume you have no additional information to provide and will bring the matter back to the next Council meeting.

The delay in making a decision is costing the City money and it is important a decision be made as soon as possible. The receipt of information from you will allow City staff to start analyzing your information to speed up the process.

As I indicated, once we have had an opportunity to review your information, a meeting will be arranged with you to discuss our comments.

Your cooperation is appreciated.

Yours truly,

A. Wilcock, B. Comm., C.A.  
Director of Financial Services  
AW/jt  
c.c. City Commissioner  
City Clerk

Bylaws/Inspections Manager  
Parking Administrator



# EMPIRE PAARKING INC.

#1 - 5550 - 45 Street, Red Deer, Alberta T4N 1L1  
Phone: 347-1990 Fax: 347-9280

December 7, 1990

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

Dear Mr. Sevcik:

RE: PARKING - YOUR LETTER NOVEMBER 27, 1990

Thank you for your letter asking us to forward all pertinent information re our contentions to Mr. Wilcock, "AS SOON AS POSSIBLE."

During the Council meeting we asked if we, together with Mr. D.R. Waines, C.A. could meet with Mr. Wilcock to review the information we have. We were asked by Mr. Day to not disturb Mr. Wilcock until after his budget is prepared. We will contact Mr. Wilcock by telephone to learn when it will be best for him to meet with us in January.

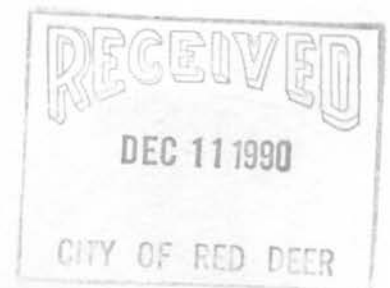
In the meantime, all of us at Empire wish you good health and happiness during the festive season and throughout the difficult year ahead. We do appreciate the courtesies and cooperation you have always extended to us.

Sincerely yours,

EMPIRE PAARKING INC.

David Denton  
Manager

DD/sd



*Copied to: City Commissioner  
Director of Finance  
Parking Commission  
90/12/11 po.*







# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

November 27, 1990

Empire Paarking Inc.  
#1 5550 - 45 Street  
RED DEER, Alberta  
T4N 1L1

Attention: Mr. Michael K. Power, President

Dear Sir:

## RE: PROPOSAL TO LEASE CITY OWNED SURFACE PARKING LOTS

At the Council meeting of November 26, 1990 consideration was given to a report from the Red Deer Parking Commission recommending that Council not proceed with the leasing out of city parking lots. The following motion was introduced at the aforementioned meeting.

"RESOLVED that Council of The City of Red Deer having considered recommendations from the Parking Commission and the Director of Financial Services re Empire Paarking lease proposal hereby agrees not to proceed with the leasing out of City parking lots and that the City continue to operate the City's off-street parking facilities as recommended to Council November 26, 1990."

At the above noted meeting you indicated to Council that you have new information to present which indicates a more feasible financial advantage for the City to proceed with the leasing out of said lots. As a result, Council agreed that the above motion be tabled to the end of January 1991 so that the City might consider this additional information. Accordingly we would request that you submit the aforesaid information to the Director of Financial Services in writing at your earliest convenience in order that said matter might be considered by the Administration and the Parking Commission for further report and recommendations to Council by the end of January 1991.

... 2



*a delight  
to discover!*

Empire Paarking  
November 27, 1990  
Page 2

On behalf of Council I wish to thank you for being present at the Council meeting above noted and I trust that you will be forwarding all pertinent information as soon as possible to the Director of Financial Services, Mr. A. Wilcock as requested.

Sincerely,



C. Sevcik  
City Clerk

CS/blm

cc    City Commissioner  
      Director of Financial Services  
      Bylaws and Inspections Manager  
      Parking Administrator  
      Parking Commission

THE CITY OF RED DEER - 1990 AND PROJECTED 1991 PARKING LOT REVENUES  
FOR THE LOTS IN THE LEASE PROPOSAL

PARKING LOT	1990 REVENUES			PROJECTED 1991 REVENUES		
	Cash, Tokens, & Mthly Passes :	Parking Fines (@ \$5.00 ea.)	Total Revenue	Cash, Tokens, & Mthly Passes	Parking Fines (@ \$5.00 ea.)	Total Revenue
P1 Windsor	\$ 1,684.69	\$ 1,250.00	\$ 2,934.69	\$ 1,750.00	\$ 1,250.00	\$ 3,000.00
P2 Turbo	2,995.68	0	2,995.68	3,360.00	0	3,360.00
P3 Valley Hotel	381.71	208.33	590.04	449.67	208.33	658.00
P4 Post Office	4,228.47	1,458.33	5,686.80	5,099.67	1,458.33	6,558.00
P5 Sportsworld	3,583.34	0	3,583.34	4,300.00	0	4,300.00
P7 Tom-Boy	740.22	208.33	948.55	924.67	208.33	1,133.00
P8 Gaetz United	1,500.00	104.17	1,604.17	1,799.83	104.17	1,904.00
P9 Century 21	1,534.05	104.17	1,638.22	1,649.83	104.17	1,754.00
P10 Sun Life	663.21	104.17	767.38	664.83	104.17	769.00
P11 Triumph	140.00	208.33	348.33	251.67	208.33	460.00
Monthly Totals	\$ 17,451.37	\$ 3,645.83	\$ 21,097.20	\$ 20,250.17	\$ 3,645.83	\$ 23,896.00
Annual Totals	\$209,416.44	\$ 43,749.96	\$253,166.40	\$243,002.04	\$ 43,749.96	\$286,752.00
% Increase				+ 16%	0%	13%

# THE CITY OF RED DEER - PARKING LOT LEASE PROPOSAL ANALYSIS

October 2, 1994

Operating Expenses & Revenues (Incurred by The City)	City Operation of Parking Lots	Proposal 1 (Utilizing Existing Equipment and Current Restrictions)	Proposal 2 (Utilizing Existing Equipment Without Restrictions)	Proposal 3 (Without Equipment Service R
<b>EXPENSES:</b>				
Debenture & Lease Payments	\$219,900	\$ 219,900	\$ 219,900	\$ 219,900
Property Taxes	\$100,829	\$ 100,829	\$ 100,829	\$ 100,829
Lot Maintenance	\$ 11,100	\$ 1,000	\$ 1,000	\$ 1,000
Meter Maintenance	\$ 28,950	\$ 450	\$ 450	\$ 450
Commissionaire Expense	\$ 38,660	--	--	--
Administration Expense	\$ 52,000	\$ 6,339	\$ 7,525	\$ 7,525
<b>TOTAL EXPENSES</b>	<b>\$451,439</b>	<b>\$ 328,518</b>	<b>\$ 329,704</b>	<b>\$ 329,704</b>
<b>REVENUES:</b>				
Parking Lot Revenue	\$261,610	\$ 82,500	\$ 106,212	\$ 106,212
Existing Parking Lot Leases	\$ 44,280	\$ 44,280	\$ 44,280	\$ 44,280
Fine Revenue	\$ 50,000	--	--	--
<b>TOTAL REVENUE</b>	<b>\$355,890</b>	<b>\$ 126,780</b>	<b>\$ 150,492</b>	<b>\$ 150,492</b>
<b>NET REVENUE</b>	<b>\$(95,549)</b>	<b>\$(201,738)</b>	<b>\$(179,212)</b>	<b>\$(179,212)</b>
<b>DEFICIT INCREASE</b>		<b>\$ 106,189</b> +111%	<b>\$ 83,663</b> + 88%	<b>\$ 83,663</b> + 88%

DATE: January 22, 1991  
TO: Parking Administrator  
FROM: City Clerk  
RE: LEASE OF CITY-OWNED PARKING LOTS

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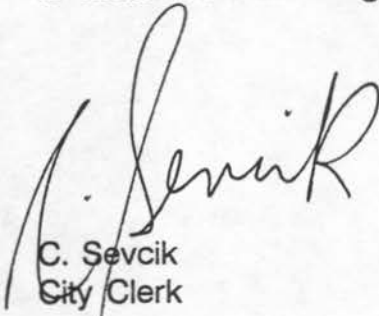
Council of The City of Red Deer at its meeting held on January 21, 1991 passed the following motion agreeing to proceed with the leasing out of City parking lots.

"RESOLVED that Council of The City of Red Deer hereby agrees to award the contract to lease the City parking lots to Empire Paarking."

The decision of Council in this instance is submitted for your information and I trust that you will undertake the following:

1. Convey Council's decision to Empire Paarking Inc.
2. Ensure appropriate legal documentation is prepared and executed by both parties.

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



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Financial Services  
Bylaws & Inspections Manager  
Parking Commission  
City Solicitor  
Purchasing Agent



RED DEER  
REGIONAL PLANNING COMMISSION

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

NO. 1

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

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

TO: C. Sevcik, City Clerk

DATE: January 10, 1991

FROM: Gary Klassen, Associate Planner

FILE: 32.01

RE: City of Red Deer Population Projections 1990 - 2030

Please find attached copies of the above noted projections for distribution to City Council. This document replaces the last set of projections which were completed by the Commission in 1989.

Should Council have any questions in regard to the report, I will be available at the January 21, 1990 Council meeting.

R. GARY KLASSEN, ACP, MCIP  
ASSOCIATE PLANNER

RGK/pim

Enc.

Commissioners' Comments

Submitted for Council's information only.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

MUNICIPALITIES WITHIN COMMISSION AREA

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

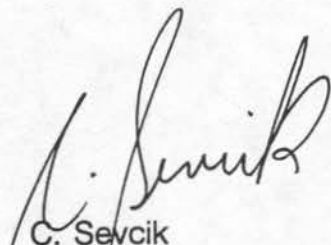


DATE: January 22, 1991  
TO: Associate Planner, G. Klassen  
FROM: City Clerk  
RE: CITY OF RED DEER POPULATION PROJECTIONS 1990 - 2030

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Your report referred to above was presented to Council January 21, 1991 and at which meeting said report was accepted and agreed that same be filed.

We thank you for your report in this instance.



C. Sevcik  
City Clerk

CS/jt

**CITY OF RED DEER**

**POPULATION PROJECTIONS**

**1990 - 2030**



**CITY OF RED DEER**

**POPULATION PROJECTIONS: 1990 - 2030**

Prepared by

Red Deer Regional Planning Commission

December, 1990

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2.1 Historical Growth .....	1
2.2 Mortality .....	3
2.3 Fertility .....	4
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## **1.0 INTRODUCTION**

This report contains population projections for the City of Red Deer from 1990 to 2030.

Projections have been prepared with the aid of a forecasting model known as I.M.P.A.C.T., which is an acronym for Impact Model for Planning Alberta Communities Over Time. The model was developed and tested by the Research and Development Branch of Alberta Municipal Affairs. Parameters initialized for the City of Red Deer in the model include fertility, mortality and migration. Future economic outlook has been incorporated into the migration analysis. Responsibility for the projections falls upon the RDRPC and not Alberta Municipal Affairs.

As with any population forecast the results should be viewed in an overall context and not as a prediction of what the population of the City of Red Deer will be at any given time but rather the result if all the assumptions made prevail. It must also be noted that the longer the time frame the more ambiguous the population projection becomes. Hence, extreme caution should be exercised in regard to reliance on a single set of projections made at one point in time. Population forecasts should be updated as economic conditions change or relevant government policies are revised.

## **2.0 POPULATION FORECASTS ASSUMPTIONS**

### **2.1 Historical Growth**

Since 1955, when annual census records for Red Deer began, the City has experienced only one year of negative population growth, occurring in 1970. (Table 1) The major recession experienced during the mid 1980's failed to halt the growth of the City. The strength and diversity of the local economy have been major factors in the continual growth of the City.

Since 1971 the average annual growth rate has been 3.84%. This rate slowed during the latter half of the 1980's to 1.58%.

TABLE 1

HISTORICAL POPULATION GROWTH  
THE CITY OF RED DEER

YEAR	POPULATION	PERCENTAGE INCREASE	YEAR	POPULATION	PERCENTAGE INCREASE
1955	11,688		1973	28,079	1.8%
1956	12,760	9.2%	1974	28,818	2.6
1957	13,580	6.4	1975	30,107	4.5
1958	16,501	21.5	1976	31,544	4.8
1959	17,593	6.6	1977	33,717	6.9
1960	18,762	6.7	1978	36,314	7.7
1961	19,615	4.4	1979	39,370	8.4
1962	21,107	7.6	1980	41,371	5.1
1963	23,104	9.4	1981	45,405	9.8
1964	24,446	5.8	1982	48,562	6.9
1965	25,195	3.1	1983	50,257	3.5
1966	25,752	2.2	1984	51,070	1.6
1967	26,173	1.6	1985	52,620	3.0
1968	26,730	2.08	1986	54,192	3.0
1969	26,924	0.7	1987	54,309	0.2
1970	26,907	-0.06	1988	54,839	1.0
1971	27,431	1.9	1989	55,947	2.0
1972	27,571	0.5	1990	56,922	1.7

Source: City of Red Deer 1990 Census Summary



## 2.2 Mortality

Table 2 illustrates the changes that occurred in the mortality and fertility rates in the City of Red Deer during the 1980's.

**TABLE 2**  
**FERTILITY/MORTALITY RATES**  
**CITY OF RED DEER: 1980 - 1989**

YEAR	BIRTHS	BIRTHS/1000	DEATHS	DEATHS/1000
1980	814	19.68	275	6.65
1981	945	20.81	217	4.78
1982	1042	21.46	262	5.40
1983	1054	20.97	277	5.51
1984	1034	20.25	283	5.54
1985	1071	20.35	249	4.73
1986	1149	21.20	302	5.57
1987	1057	19.46	303	5.58
1988	1011	18.43	337	6.15
1989	1078	19.27	347	6.20

Source: Vital Statistics Annual Review 1980 - 1989

The crude mortality rate for the City of Red Deer appears to have increased slightly during the last decade. Provincially the trend identified has been a gradual decline over a thirty year time frame.<sup>1</sup> The provincial trend is in keeping with increased longevity and advances in medical science. The ten year average mortality rate for the City of Red Deer is 5.6 deaths per 1000 population. The provincial average is 5.7 deaths per 1000.<sup>2</sup> For the purposes of this report the ten year average mortality rate for the City has been adopted and held constant throughout the forecast period.

<sup>1</sup> Population Projections Alberta 1987 - 2016 Alberta Bureau of Statistics

<sup>2</sup> Alberta Facts 90, Alberta Bureau of Statistics 1990

## 2.3 Fertility

Births within the City of Red Deer have demonstrated a trend towards stability since 1982 (Table 2.) Over the past ten years births have averaged 1025 or 20.2 per 1000 population. This figure is higher than the current provincial rate of 18.00 per 1000 population.<sup>3</sup> While it is expected that this rate will fluctuate through time, the demographic structure of the City's population indicates a higher than average birth rate can be expected. The 15 to 44 age group comprises 50% of the provincial population but 53% of the City of Red Deer's population.<sup>4</sup> For the purposes of this paper the current birth rate of 20.2 per 1000 population has been adopted and assumed constant throughout the forecast period.

## 2.4 Migration

Establishing accurate migration figures for the City of Red Deer is very difficult as no clear source of such data exists. Migration is made up of three key components: intraprovincial, interprovincial and international. Data on these latter sources of migration are collected on a provincial basis by Alberta Bureau of Statistics. However, migration within the province is much more difficult to determine.

To establish a rate of migration an analysis of the City of Red Deer's past growth was carried out. Table 3 provides details on this approach. While no clear trend was identifiable from the data, it is clear that net migration can fluctuate significantly from one year to the next. This fluctuation is clearly reflected in the interprovincial and international movement recorded by Alberta Bureau of Statistics in the report Population Projections Alberta 1987 - 2016, pages 23 and 24.

Utilizing the approach illustrated by Table 3 the ten year average net migration was 917 people per year. However, this figure includes the 1980, 1981, and 1982 figures which are dramatically higher than these for the remainder of the decade. If these higher years are excluded the seven year average, 1983 to 1989 is 289 persons per year. As the 'boom' periods of the late 1970's and early 1980's is very unlikely to return the seven year average would appear to be more realistic.

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<sup>3</sup> Alberta Facts 90, Alberta Bureau of Statistics - 1990

<sup>4</sup> City of Red Deer Census - 1990

**TABLE 3**  
**ESTIMATED NET MIGRATION: 1980 - 1989**

YEAR	POPULATION	GROWTH (ACTUAL)	NET NATURAL INCREASE	NET* MIGRATION
1980	41,371	2001	539	1462
1981	45,405	4034	728	3306
1982	48,562	3157	780	2377
1983	50,257	1695	777	918
1984	51,070	813	751	62
1985	52,620	1550	822	728
1986	54,192	1572	847	725
1987	54,309	117	754	- 637
1988	54,839	530	674	- 144
1989	55,947	1108	731	377
1990	56,922			

Source: City of Red Deer Census 1980 - 1990

\*Net migration is the actual growth increase less the net natural increase within the City.

A supplementary analysis of net migration was carried out utilizing City of Red Deer Census Records from 1983 to 1990. (Table 4)

**TABLE 4**  
**PREVIOUS RESIDENCE DECLARATION**  
**CITY OF RED DEER - 1983 - 1990**

YEAR	# PREVIOUS RESIDENCE OTHER THAN RED DEER	CHANGE
1983	4402	
1984	5648	1246
1985	6325	677
1986	6610	285
1987	5862	- 748
1988	6022	160
1989	6583	561
1990	6538	- 45

Source: City of Red Deer Census 1983 - 1990

Table 4 demonstrates the same pattern of wide fluctuations without a clear trend being evident. Data on the change from year to year in the number of persons listing some place other than Red Deer as their previous residence was examined. This analysis revealed that on average there were 305 more people living in Red Deer reporting some place other than Red Deer as their previous residence. However if 1984 is excluded, as it is significantly higher than any other year the average drops to 148 more people annually.

Based upon these results it would appear that as a minimum Red Deer can expect to gain somewhere between 148 and 289 persons per year as a result of net migration.

This range is supported by an analysis of the Population Projections, Alberta 1987 - 2016. Projections on net migration for the province were prepared under low, medium and high growth scenarios. By way of comparison Red Deer's share of the provincial population (2.3% in 1990) was used as a means of determining the City's potential share of net total migration. This Analysis revealed that the City of Red Deer could expect to gain 141 people per year under the low growth scenario, 320 people per year under the medium growth scenario and 485 people per year under the high growth scenario.<sup>5</sup>

However, the analysis by Alberta Bureau of Statistics of projected net total migration does not include movement within the province of Alberta and as such must be considered an incomplete estimate. The projections do however provide an indication of minimum expectations.

Based upon these observations, the following assumptions have been made with respect to the future net migration to the City of Red Deer.

**LOW GROWTH SCENARIO:** Net migration will start at 175 people per year and continue at this rate until a population of 70,000 is reached. After 70,000 net migration will increase to 225 people per year until 100,000 population level is reached. Thereafter net migration will be 325 people per year.

**MEDIUM GROWTH SCENARIO:** Net migration will start at 300 people per year and continue at this rate until a population of 70,000 is reached. After 70,000 net migration will increase to 350 people per

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<sup>5</sup> Calculation of 2.3% of Average annual projected net migration 1990 to 2016. Net Migration figures provided by Population Projections Alberta 1987 - 2016 - Alberta Bureau of Statistics 1988.

year until a population of 100,000 is reached. Thereafter net migration will be 450 people per year.

HIGH GROWTH SCENARIO: Net migration will start at 600 people per year and continue at this rate until a population of 70,000 is reached. After 70,000 net migration will increase to 650 people per year until a population of 100,000 is reached. Thereafter net migration will be 750 people per year.

The approach adopted here attempts to recognize that migration rates are not constant but generally fluctuating on an annual basis. Secondly, the method, through the use of population thresholds, gives some weight to the size of the community as a measure of attractiveness. This is not meant to imply dramatic shifts in the level of services or business opportunities would occur at the thresholds indicated. The reality is probably very gradual shifts in the service, business and education sectors which enhance community quality of life factors.

Migration is clearly dependent upon the economic conditions of Alberta and all the other provinces. Migration is a key factor in population growth. It is also impossible to predict accurately as the Alberta Bureau of Statistics notes; "Because of the sensitivity of migration to economic conditions, the flows will fluctuate up and down. The projected levels of migration are an average over the projection period recognizing that there may be some short periods below and above projected levels. The future information needed to accurately predict such short term cyclical behaviour is unfortunately not available."<sup>6</sup>

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<sup>6</sup> Population Projections Alberta 1987 - 2016, Alberta Bureau of Statistics, page 25.

### 3.0 POPULATION FORECASTS

Table 4 and Figure 1 demonstrate the projected population increases for the three scenarios described above.

**TABLE 4**  
**POPULATION FORECASTS**  
**CITY OF RED DEER: 1990 - 2030**

YEAR	LOW	AVERAGE ANNUAL GROWTH	MEDIUM	AVERAGE ANNUAL GROWTH	HIGH	AVERAGE ANNUAL GROWTH
1990*	56,922		56,922		56,922	
1995	61,890	1.7%	62,383	1.9%	63,565	2.4%
2000	67,391	1.7%	68,527	1.9%	71,257	2.3%
2005	73,452	1.7%	75,280	1.9%	79,756	2.3%
2010	80,065	1.7%	82,636	1.9%	88,913	2.2%
2015	87,174	1.7%	90,544	1.8%	98,748	2.1%
2020	94,817	1.7%	99,055	1.8%	109,716	2.1%
2025	103,330	1.7%	108,683	1.9%	121,600	2.1%
2030	112,673	1.7%	119,034	1.8%	134,377	2.0%

\* Actual

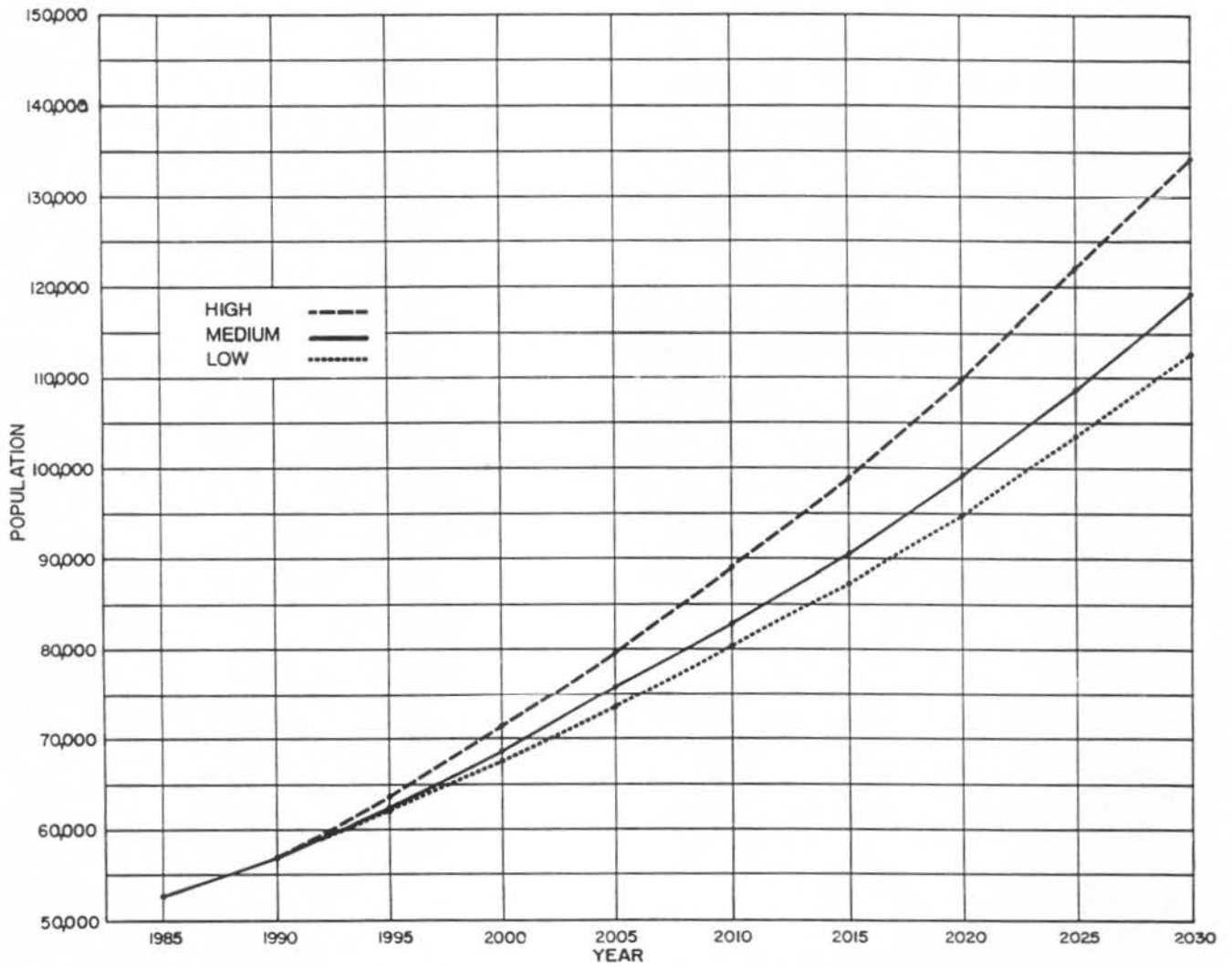
Source: RDRPC - 1990

#### LOW GROWTH FORECAST

This forecast essentially assumes that the present growth rate (1.6% average over 1985 to 1990) will be maintained. Given that the latter half of the 1980's included a minor recession (1986) through which growth continued, would indicate that this would be a logical minimum expectation. The forecast average growth rate is 1.7%, or just slightly higher than the average over the last five years.



ACTUAL POPULATION AND FORECAST  
1985 - 2030  
CITY OF RED DEER



Source: RDRPC 1990

FIGURE 1

## MEDIUM GROWTH FORECAST

While only exhibiting a slightly higher average growth rate (1.9%) than the low growth forecast, the medium growth forecast assumes that a broader more diversified economy will be evolving over the long term. To achieve this rate only minor increases in provincial and local economic activities would be necessary. Given the growth performance during the latter half of the 1980's such a growth rate is not unrealistic.

## HIGH GROWTH FORECAST

The High Growth Forecast starts out with an average annual growth rate of 2.4% (1991-1995). The average annual growth rate declines slightly during the 1996 - 2005 period to 2.3% and to 2.2% between 2006 and 2010. From 2011 to 2030 the average annual growth rate forecast is 2.1%. By way of comparison the average annual rate of growth for the previous twenty years (1971 - 1990) was 3.84%.

This forecast reflects a more gradual and less dramatic rate than has previously been experienced. Growth will result from the continued development of a broader more diversified economic base. To achieve the forecast rate moderate increases in provincial and local economic activity would be necessary.

## REFERENCES

Alberta Vital Statistics - 1980 - 1989

Alberta Facts '90, Alberta Bureau of Statistics August, 1990

City of Red Deer Downtown Marketing Study, Urbanics Consultants Ltd, Vancouver, May 1990

City of Red Deer, Municipal Census 1980 - 1990.

Population Projections Alberta 1987 - 2016, Alberta Bureau of Statistics, May 1988



DATE: January 22, 1991  
TO: Recreation, Parks & Culture Board  
FROM: City Clerk  
RE: COMMUNITY SERVICES FACILITIES  
MANAGEMENT & MAINTENANCE PLAN

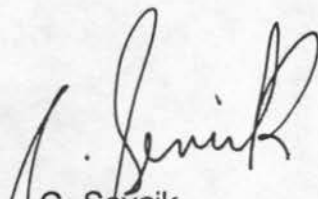
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The recommendations from the Recreation, Parks & Culture Board concerning the report prepared for the Community Services Division regarding the above topic received consideration at the Council meeting of January 21, 1991. Following are the resolutions which were passed by Council in accordance with your recommendations

"RESOLVED that Council of The City of Red Deer hereby approves the Community Services Facilities Management and Maintenance Plan as a working document with the initial five year period being highlighted and as presented to Council January 21, 1991."

"RESOLVED that Council of The City of Red Deer hereby agrees to place a five year moratorium on new capital facility development for Community Services, excluding projects which show high cost benefits and projects outlined in the City's approved 1991-1995 Five Year Capital Plan, and as recommended to Council January 21, 1991."

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/jt

c.c. City Commissioner  
Director of Financial Services  
Social Planning Manager  
Museums Director  
River Bend Golf Course  
& Recreation Area Manager

Director of Community Services  
Recreation & Culture Manager  
Parks Manager  
Director of Library Services  
Dawe Centre Director

DATE: January 22, 1991  
TO: All Departments  
FROM: City Clerk  
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

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## S U M M A R Y O F D E C I S I O N S

\*\*\*\*\*

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,  
MONDAY, JANUARY 21, 1991,  
COMMENCING AT 4:30 P.M.

\*\*\*\*\*

- (1) Confirmation of the Minutes of the Meeting of January 7, 1991.

### DECISION - MINUTES CONFIRMED

PAGE

### (2) UNFINISHED BUSINESS

- 1) Red Deer Regional Planning Commission - Re: Land Use Bylaw  
Amendment 2672/A-91/Lots 1-5, Block 8, Plan 2376 A.I./Redesignation  
to R2 and A2/8-plex development . . . 1

### DECISION - TABLED BY REQUEST OF APPLICANT

- 2) Red Deer Regional Planning Commission - Re: Land Use Bylaw  
Amendment 2672/B-91/Health Care Offices/Pines Plaza . . . 2

### DECISION - BYLAW GIVEN 1ST READING

- 3) Red Deer Regional Planning Commission - Re: Land Use Bylaw  
Amendment 2672/C-91/Redesignation/3517 - 49 Avenue/Boundary . . 3

**DECISION - BYLAW GIVEN 1ST READING**

- 4) City Clerk - Re: Cat Bylaw Amendment 3009/A-91/Change in Fine/  
Procedures and Guidelines for Trapping of Stray Cats - Amendment . 4

**DECISION - CHANGE AND AMENDMENT APPROVED**

- 5) City Clerk - Re: Proposal to Lease City Owned Parking Lots . . 5

**DECISION - APPROVED TO LEASE CERTAIN LOTS TO EMPIRE PAARKING**

**(3) PUBLIC HEARINGS**

**(4) REPORTS**

- 1) Associate Planner - Re: City of Red Deer Population Projections 1990-  
2030 . . 35

**DECISION - ACCEPTED AS INFORMATION**

- 2) Recreation, Parks & Culture Board - Re: Community Services Facilities  
Management & Maintenance Plan . . 36

**DECISION - APPROVED PLAN**

- 3) Dir. of Community Services - Re: Subsidized Taxi Service Review . . 55

**DECISION - REFERRED TO A COMMITTEE OF COUNCIL TO FURTHER REVIEW  
THIS ITEM**

- 4) City Clerk - Re: Billboards in Industrial Areas . . 76

**DECISION - APPROVED VARIOUS RECOMMENDATIONS FOR BILLBOARDS  
WITHIN THE CITY**



- 5) City Clerk - Re: Report on Building and Landscape Design Standards for Developments on Major Entry Arteries . . 98

**DECISION - APPROVED REPORT IN PRINCIPLE**

- 6) Executive Assistant to the Mayor and Commissioner - Re: Queen Elizabeth II Scholarship . .133

**DECISION - APPROVED SCHOLARSHIP AND ADMINISTRATION OF SAME**

- 7) Engineering Department Manager - Re: The City of Red Deer Speed Limits/Traffic Bylaw Amendment 2800/A-91 . .148

**DECISION - APPROVED BYLAW**

- 8) Engineering Department Manager - Re: Kentwood Subdivision Engineering Design . .153

**DECISION - APPROVED DESIGN**

- 9) City Clerk - Re: 1991 Towne Centre Association Budget . .157

**DECISION - APPROVED 1991 BUDGET**

- 10) Bylaws and Inspections Manager - Re: Building Permit Bylaw Amendment 2439/A-91/Schedule "B" . .162

**DECISION - APPROVED BYLAW**

- 11) E.L. & P. Manager - Re: TransAlta Utilities/Public Utilities Board/ Electric Energy Marketing Agency Flow-Through Rider/Increase in E.L. & P. Rates/Utility Bylaw Amendment 2960/B-91 . .168

**DECISION - APPROVED INCREASE IN RATES**

- 12) Economic Development Board - Re: Marketing Municipal Commercial and Industrial Land . .169

**DECISION - APPROVED COMMISSION POLICY ON MARKETING OF LAND**

(5) WRITTEN ENQUIRIES

(6) CORRESPONDENCE

- 1) Towne Centre Association of Red Deer and Chamber of Commerce - Re: Transit Transfer Terminal Site . .172

**DECISION - ACCEPTED AS INFORMATION**

- 2) Central Alberta Pioneers and Oldtimers Association - Re: Rental of Pioneer Lodge . .192

**DECISION - AGREED TO REFER TO NORMANDEAU CULTURAL & NATURAL HISTORY SOCIETY FOR THEIR COMMENTS**

- 3) Alberta Transportation and Utilities - Re: Signage on Highway 2 . .206

**DECISION - APPROVED VARIOUS RECOMMENDATIONS FOR SIGNAGE ON HIGHWAY 2**

- 4) Red Deer Tourist & Convention Board - Re: Use of Logo . .216

**DECISION - APPROVED USE OF RED DEER LOGO AND CONDITION WHEN APPROVING GRANTS TO GROUPS SPONSORING MAJOR EVENTS WHEN FEASIBLE**

- 5) Red Deer Chamber of Commerce - Re: Twinning . .220

**DECISION - AGREED TO ACCEPT AS INFORMATION**

- 6) Ride'n Glide - Re: Application to locate at 5233 - 54 Avenue . .221

**DECISION - APPROVED APPLICATION**

- 7) Remco Memorials Ltd. - Re: Alto-Reste Cemetery/Monument Size Relaxation/Red Deer Legion . .226

**DECISION - APPROVED MONUMENT**

- 8) Red Deer Tourist and Convention Board - Re: Operating Agreement with the City of Red Deer . .232

**DECISION - APPROVED AGREEMENT**

(7) PETITIONS & DELEGATIONS

(8) NOTICES OF MOTION

(9) BYLAWS

- 1) 2672/A-91 - Land Use Bylaw Amendment/Lots 1-5, Blk. 8, Plan 2376 A.I./Redesignation to R2 and A2/8-plex development - 1st reading

. . 1

**DECISION - CONSIDERATION TABLED**

- 2) 2672/B-91 - Land Use Bylaw Amendment/Health Care Offices/Pines Plaza - 1st reading

. . 2

**DECISION - 1ST READING GIVEN**

- 3) 2672/C-91 - Land Use Bylaw Amendment/Redesignation/3517 Avenue/Boundary - 1st reading

. . 3

**DECISION - 1ST READING GIVEN**

- 4) 2439/A-91 - Building Permit Bylaw Amendment/Schedule "B" - 3 readings

. .162

**DECISION - 3 READINGS GIVEN**

- 5) 2800/A-91 - Traffic Bylaw Amendment/Speed Limits - 3 readings

. .148

**DECISION - 3 READINGS GIVEN**

- 6) 2960/B-91 - Utility Bylaw Amendment/Rate Increase/Electric, Light & Power - 3 readings

. .168

**DECISION - 3 READINGS GIVEN**

Guidelines for Trapping of Stray Cats - Amendment - 3 readings . . 4

**DECISION - 3 READINGS GIVEN**

**ADDITIONAL AGENDA**

- 1) Development on Downtown Rail Yard Development - Gelmon Corporation  
1422984 Alberta Ltd. - Re: Land Sale Agreement

**DECISION - APPROVED AGREEMENT**

NO. 2

FILE NO.: R-34670

**DATE:** JANUARY 15, 1991  
**TO:** MAYOR & COUNCIL  
**FROM:** LYNNE PARADIS, CHAIRMAN  
Recreation, Parks & Culture Board  
**RE:** COMMUNITY SERVICES FACILITIES MANAGEMENT & MAINTENANCE  
PLAN

---

Over the last two months the Recreation, Parks & Culture Board has been considering a report prepared for the Community Services Division regarding the above subject matter. This report was first tabled with us in December, and after consideration was given to correspondence from the Director of Community Services and the Recreation & Culture Manager, the following motion was passed:

It was moved by Alderman Campbell and seconded by Mark Jones

"THAT the Recreation, Parks & Culture Board recommend that City Council place a five year moratorium on new capital facility development, excluding projects which show high cost benefits and projects outlined in the proposed five year capital plan approved by the Recreation, Parks & Culture Board."

**MOTION CARRIED.**

Further discussion of this report followed with a second motion moved by Don Wales and seconded by Alderman Campbell

"THAT the Recreation, Parks & Culture Board recommend that City Council approve the concept of having a ten year facilities management/maintenance plan."

**MOTION CARRIED.**

At the January 8 meeting of the Recreation, Parks & Culture Board we reviewed the plan in more detail with the following motion being presented as a result of this discussion:

.../2

Mayor & Council  
Page 2  
January 15, 1991  
File No.: R-34670

"THAT the Recreation, Parks & Culture Board recommend that Council approve the Community Services Facilities Management & Maintenance Ten Year Plan as a working document with the initial five year period being highlighted."

The Recreation, Parks & Culture Board thus submit to you the Community Services Facilities Management & Maintenance Plan.



LYNNE PARADIS

/cjm

c. Craig Curtis

Commissioners' Comments

We would agree with the recommendations as outlined. Please note that at the last Council meeting, copies of the report were submitted to Council and you are reminded to bring these copies to the meeting.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

**DATE:** December 3, 1990

**TO:** RECREATION, PARKS & CULTURE BOARD

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** 10-YEAR COMMUNITY SERVICES FACILITIES  
MANAGEMENT/MAINTENANCE PLAN

---

1. In January 1990, City Council approved funds for the preparation of the Community Services Master Plan. This plan represents an update of the Recreation, Parks & Culture Master Plan, to include policies related to social service programs and facilities, coordinated by the division's Social Planning Department.

The proposed methodology and timeline for preparation of the Community Services Master Plan is attached. As can be seen, one of the first tasks during 1990 has been to prepare a 10-year Facilities Management/Maintenance Plan for all Community Services facilities.

2. The Community Services Division is responsible for the operation and maintenance of 66 buildings, with a value of over \$30 million. In the past, too much emphasis has been placed on new facility development, without providing sufficient resources for the adequate maintenance of existing facilities. In addition, construction of some facilities, like the Kinex, has never been completed.

As a result of the above, the division is responsible for a large aging building "stock", which is deteriorating fairly rapidly. To address this situation, it is proposed:

- That a moratorium on major capital development be established, with the exception of projects outlined in the division's revised five-year capital plan, approved by the Recreation, Parks & Culture Board in September 1990. This plan includes provision for the Kinex completion/upgrading and the library expansion, which have already been approved. However, it defers consideration of new projects, such as the proposed Maskepetoon Athletic Park, a new recreation centre on the East Hill, a new all-weather track, a new building at River Bend, and a potential financial contribution to the proposed YMCA facility.



**Recreation, Parks & Culture Board**  
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**December 3, 1990**  
**Facilities Management Maintenance Plan**

---

- That a 10-year Facilities Management/Maintenance Plan be adopted, outlining the annual budget required to upgrade and maintain all facilities in accordance with accepted standards.
3. The first draft of the 10-year Facilities Management/Maintenance Plan is attached for review by the board. The plan has been prepared by Rich Roberts, Facility Operations Supervisor, Recreation & Culture Department, who acts as an advisor to a number of agencies operating City facilities (e.g., Normandeau Cultural & Natural History Society). Cost estimates have been generated through special engineering/architectural studies of specific facilities, as well as discussions with local contractors.

The plan includes buildings and facilities in the following categories, which relate to the City's budgeting process.

- Recreation & Culture Department Facilities
- Waskasoo Park Facilities
- Social Planning Department Facilities
- Parks Department Facilities
- Other Community Services Facilities

The management/maintenance of each facility is analysed under the following three categories:

- **Capital Improvements and Renovations:**

This category includes only those activities and expenditures that upgrade or change the use of the facility.

- **Building Maintenance and Conservation:**

This category deals with repairs and replacement of major building components and systems, due to natural aging, faulty design, construction or maintenance problems.

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 Facilities Management Maintenance Plan

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• **Furnishings and Equipment:**

This category includes the orderly replacement of furnishings, mechanical equipment, audio/visual equipment, and other maintenance equipment.

The majority of facilities analysed are buildings. However, major capital maintenance of outdoor recreation facilities, such as the Legion Track, Recreation Centre Outdoor Pool, Rotary Recreation Park, and Great Chief Park, have also been included. It is ultimately proposed to include all park facilities within the plan, although, maintenance costs for many of these are generally fairly stable and do not vary significantly from year to year.

4. The Facilities Management/Maintenance Plan clearly shows the total costs associated with properly maintaining the City's existing community service facilities. Because funding over the last ten years has not been adequate, the maintenance costs in the first five years are considerably higher than the years following. Projected costs for these first five years are summarised in Table 1.

**TABLE 1**  
**FACILITIES MANAGEMENT/MAINTENANCE**  
**PROJECTED 5-YEAR COSTS: 1991-1995**  
 (1990 dollars in thousands)

CATEGORY	1991	1992	1993	1994	1995
• Rec. & Culture Dept. Facilities	1,544.2	599.7	663.1	1,272.5	428.4
• Waskasoo Park Facilities	72.9	162.2	95.3	34.9	47.8
• Social Planning Dept. Facilities	12.1	20.6	18.6	18.7	14.6
• Parks Department Facilities	1.3	1.0	0.0	8.0	1.0
• Other Comm. Services Facilities	84.3	1,489.0	1,202.8	152.3	115.3
• TOTAL	1,714.8	2,272.5	1,979.8	1,486.4	607.3

**Recreation, Parks & Culture Board**  
**Page 4**  
**December 3, 1990**  
**Facilities Management Maintenance Plan**

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5. The management/maintenance and upgrading of community service facilities in Red Deer is funded in a variety of ways. These include:

- City tax levy (annual operating budget)
- City AMPLE grants (one-time operating budget allocations)
- Community Facility Enhancement Program (C.F.E.P.)
- Community Recreation/Cultural (C.R.C.) Grant Program
- Waskasoo Park Operating Grant (incl. operating surplus)
- Other grants or donations from service clubs, local groups, and provincial agencies (e.g., Red Deer Community Foundation, Waskasoo Museum Foundation, Red Deer Heritage Fund, Alberta Historical Resources Foundation, Recreation Parks & Wildlife Foundation, Wild Rose Foundation)

The actual funding allocated toward the maintenance and upgrading of facilities in 1989-90 is summarised in Tables 2 and 3. A more detailed breakdown of this funding is outlined in annexures "A" to "H" (attached).

**TABLE 2**  
**FACILITIES MANAGEMENT/MAINTENANCE**  
**ACTUAL EXPENDITURES: 1989**  
 (1989 dollars in thousands)

CATEGORY	CITY	GRANTS/ DONATIONS	TOTAL
▪ Recreation & Culture Dept. Facilities	462.6	10.0	472.6
▪ Waskasoo Park Facilities	---	12.0	12.0
▪ Social Planning Dept. Facilities	12.8	44.2	57.0
▪ Parks Department Facilities	---	---	---
▪ Other Community Services Facilities	562.0	353.6	915.6
▪ TOTAL	1,037.4	419.8	1,457.2

Recreation, Parks & Culture Board  
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**TABLE 3**  
**FACILITIES MANAGEMENT/MAINTENANCE**  
**ACTUAL EXPENDITURES: 1990**  
 (1990 dollars in thousands)

CATEGORY	CITY	GRANTS/ DONATIONS	TOTAL
▪ Recreation & Culture Dept. Facilities	30.7	435.5	466.2
▪ Waskasoo Park Facilities	---	130.6	130.6
▪ Social Planning Dept. Facilities	138.3	177.9	316.2
▪ Parks Department Facilities	---	---	---
▪ Other Community Services Facilities	56.8	89.0	145.8
▪ <b>TOTAL</b>	<b>225.8</b>	<b>833.0</b>	<b>1,058.8</b>

A detailed analysis of maintenance expenditures with specific reference to the last two years leads to the following conclusions:

- City funding allocated toward capital maintenance has not been increasing, even though facilities are aging. This is resulting in a major "backlog" of maintenance items and an increasing number of overexpenditures related to emergency repairs. Preventative maintenance is generally far more cost effective than the "band-aid" remedies presently being followed.
- Maintenance for Waskasoo Park facilities is entirely funded through the Waskasoo Park Operating Grant and operating surplus. It is anticipated that this will continue for at least the next five years.
- The proportion of total costs funded by grants and donations has been increasing. However, the Community Facility Enhancement Program is in its final year. Based on past experience, it is estimated that grants will cover approximately 40% of facility maintenance and upgrading costs in the future. However, grants and donations are generally only available for relatively high profile upgrading projects, and not routine maintenance, such as furnace and mechanical repairs and regular painting.

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 Facilities Management Maintenance Plan

6. Based on the conclusions outlined above, the financial impact of the recommendations outlined in the Facilities Management/Maintenance Plan is summarised in Table 4.

**TABLE 4**  
**FACILITIES MANAGEMENT/MAINTENANCE**  
**DIRECT CITY COSTS: 1991-1995**  
 (1990 dollars in thousands)

	1991	1992	1993	1994	1995
▪ Projected Costs (from Table 1)	1,714.8	2,272.5	1,979.8	1,486.4	607.3
<b>LESS</b>					
▪ Waskasoo Park Funding <sup>1</sup>	72.9	162.2	95.3	34.9	47.8
▪ Projected Grants/Donations <sup>2</sup>	656.8	840.1	748.6	580.6	223.8
▪ <b>DIRECT CITY COSTS</b>	<b>985.1</b>	<b>1,260.2</b>	<b>1,122.9</b>	<b>870.9</b>	<b>335.7</b>

**Notes:**

1. It is assumed that all Waskasoo Park costs will be funded through the Waskasoo Park Operating Grant and operating surplus.
2. It is assumed that grants and donations will comprise 40% of the total maintenance costs (excluding Waskasoo Park).

From these figures, it can be assumed that the net cost to the City of adopting a comprehensive management/maintenance program for all Community Services facilities will be approximately \$1.0 million per annum. In 1989, actual funding exceeded this sum, as shown in Table 2. However, in 1990, only \$220,000 of City funds was allocated for this purpose.

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7. **CONCLUSIONS**

Based on the above analysis, the following conclusions have been reached:

- In the past, too much emphasis has been placed on new facility development, without providing sufficient resources for the adequate maintenance of existing facilities.

**It is recommended that a five-year moratorium be placed on new capital facility development, excluding projects recommended in the revised five-year capital plan (i.e., Kinex completion/upgrading and library expansion).**

- The Community Services Division is responsible for a major inventory of facilities which are deteriorating fairly rapidly. Facility maintenance is occurring on an ad hoc basis, in response to specific problems. Very little preventative maintenance is undertaken and "band-aid" repairs are not cost effective. A draft 10-year Facilities Management/Maintenance Plan has been prepared for all Community Services facilities. Although the plan is preliminary at this stage, it provides a clear framework for undertaking maintenance and upgrading in a logical sequence.

**It is recommended that the draft 10-year Facilities Management/Maintenance Plan be approved in principle, as a framework for future action.**

- The draft Facilities Management/Maintenance Plan shows that approximately \$1.0 million per annum of direct City funding is required to maintain and upgrade Community Services facilities, in accordance with accepted standards. This funding can be from direct tax levy, AMPLE grants or debentures. In 1989, approved expenditures exceeded this level. However, in 1990, direct City funding dropped to approximately \$225,000 and many urgent maintenance projects were deferred.

Recreation, Parks & Culture Board  
 Page 8  
 December 3, 1990  
 Facilities Management Maintenance Plan

---

It is recommended that the City allocate approximately \$1.0 million per annum, for the next five years, for the management and maintenance of Community Services facilities, in accordance with the draft 10-year Facilities Management/Maintenance Plan.

8. RECOMMENDATION

That the Recreation, Parks & Culture Board, upon consideration of the draft 10-year Facilities Management/Maintenance Plan, recommend:

- That City Council place a five-year moratorium on new capital facility development, excluding projects outlined in the proposed five-year capital plan approved by the Recreation, Parks & Culture Board.
- That City Council approve the draft 10-year Facilities Management/Maintenance Plan in principle, as a framework for action.
- That City Council allocate approximately \$1.0 million per annum for the next five years, for the management/maintenance and upgrading of Community Services facilities, in accordance with the recommendations outlined in the plan.



CRAIG CURTIS

CC:dmg

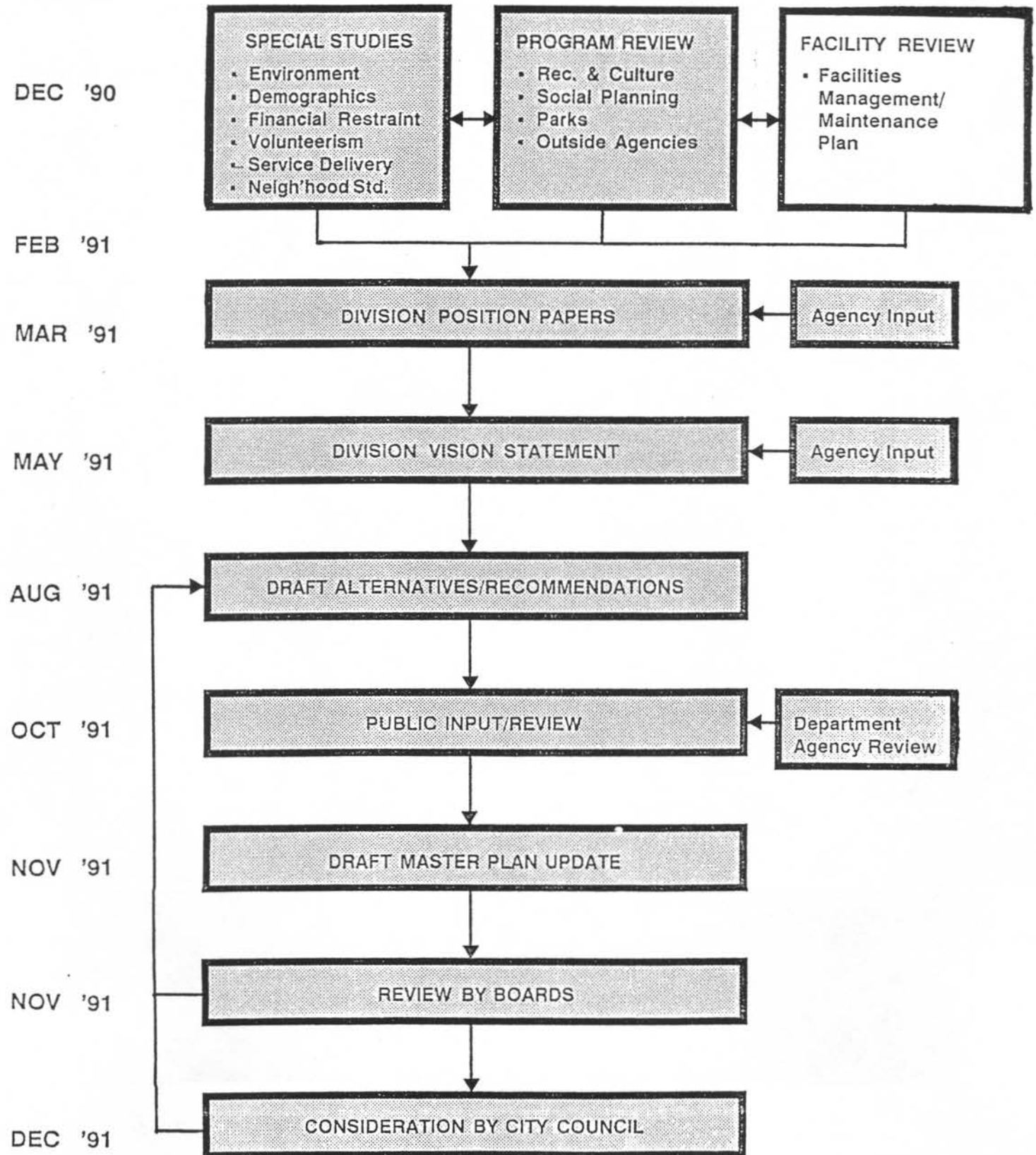
Att.

- c. Don Batchelor, Parks Manager  
 Rick Assinger, Social Planning Manager  
 Lowell Hodgson, Recreation & Culture Manager  
 Harold Jeske, Facilities Superintendent  
 Rich Roberts, Facilities Operations Supervisor  
 Morris Flewwelling, Museums Director  
 Marilyn Corbett, Director of Library Services  
 Paul Turenne, River Bend Golf Course & Rec. Area Manager  
 Kent Hendricks, Dawe Centre Director



# COMMUNITY SERVICES MASTER PLAN UPDATE METHODOLOGY

## TIMELINE:



RECREATION & CULTURE DEPARTMENT FACILITIES								
CAPITAL/MAINTENANCE PROJECT								
1989 AND 1990								
1989								
1989 BUDGET								
			<-----CITY----->			<-----GRANTS----->		
			OPERATING					
			BUDGET/					
SECTION	PROJECT	DEBENTURE	AMPLE	CFEP	CRC	WASKASOO PARK GRANTS	OTHER GRANTS	TOTAL
REC CENTRE	PARKING LOT		\$27,000.00					\$27,000.00
SHELTERS	REPAIR OUTDOOR LIGHT STANDARDS		\$6,000.00					\$6,000.00
REC CENTRE	TENNIS COURT REPAIRS		\$387,000.00	\$10,000.00				\$397,000.00
REC CENTRE	POOL TARP REPAIRS	\$2,400.00						\$2,400.00
REC CENTRE	OUTDOOR POOL MANIFOLD		\$13,000.00					\$13,000.00
REC CENTRE	PAINT STORAGE UNIT	\$1,400.00						\$1,400.00
REC CENTRE	DRAINAGE REPAIRS		\$1,000.00					\$1,000.00
REC CENTRE	PARK MISC ITEMS	\$3,150.00	\$2,500.00					\$5,650.00
MEMORIAL CENTRE	MID STAGE CURTAIN		\$4,500.00					\$4,500.00
MEMORIAL CENTRE	MICROPHONES	\$1,000.00						\$1,000.00
MEMORIAL CENTRE	FIRE ALARM CHANGES	\$3,000.00						\$3,000.00
ARENA	RENOVATE SHOWER STALLS	\$2,000.00						\$2,000.00
KINSMEN ARENAS	COMPRESSOR OVERHAUL	\$3,500.00						\$3,500.00
KINSMEN ARENAS	SCRUBBER POLISHER	\$1,800.00						\$1,800.00
KINSMEN ARENAS	EVENTS BOARD	\$1,000.00						\$1,000.00
EASTVIEW SCHOOL	CONTRIBUTION PARKING LOT	\$2,300.00						\$2,300.00
TOTALS		\$21,550.00	\$441,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$472,550.00
=====								
NOTE: MINOR CAPITAL/MAINTENANCE ITEMS UNDER \$1000.00 HAVE NOT BEEN INCLUDED.								

RECREATION & CULTURE DEPARTMENT FACILITIES								
CAPITAL/MAINTENANCE PROJECT								
1989 AND 1990								
1990 BUDGET								
1990								
<div> <div>CITY</div> <div>GRANTS</div> </div>								
SECTION	PROJECT	OPERATING BUDGET/ DEBENTURE	AMPLE	CFEP	CRC	WASKASOO PARK GRANTS	OTHER GRANTS	TOTAL
COMMUNITY SHELTERS	MISC MINOR CAPITAL	\$7,000.00		\$7,500.00			\$500.00	\$15,000.00
REC CENTRE	REPLACE BOILER		\$8,000.00					\$8,000.00
REC CENTRE	SPA PROJECT			\$35,000.00	\$33,502.00		\$131,397.00	\$199,899.00
REC CENTRE	ROTARY PARK PROJECT			\$83,600.00				\$83,600.00
ARENA	ROOF FANS		\$6,500.00					\$6,500.00
ARENA	REPLACE ASPHALT	\$1,250.00						\$1,250.00
KINSMEN ARENAS	GARBAGE CANS	\$1,000.00						\$1,000.00
GREAT CHIEF PARK	SERVICE BUILDING			\$66,000.00			\$78,000.00	\$144,000.00
GREAT CHIEF PARK	REPAINT BROADCAST TOWER	\$1,400.00						\$1,400.00
GREAT CHIEF PARK	MEGG NETS	\$1,100.00						\$1,100.00
MEMORIAL CENTRE	CHAIRS	\$3,200.00						\$3,200.00
MEMORIAL CENTRE	BATTERY CHARGER/SWITCHES	\$1,200.00						\$1,200.00
TOTALS		\$16,150.00	\$14,500.00	\$192,100.00	\$33,502.00	\$0.00	\$209,897.00	\$466,149.00
=====								
NOTE: MINOR CAPITAL/MAINTENANCE ITEMS UNDER \$1000.00 HAVE NOT BEEN INCLUDED.								

[illegible]

<b>WASKASOO PARK FACILITIES</b>								
<b>CAPITAL/MAINTENANCE PROJECT</b>								
<b>1989 AND 1990</b>								
							<b>1990</b>	
<b>1990 BUDGET</b>		<-----CITY----->			<-----GRANTS----->			
		<b>OPERATING BUDGET/ DEBENTURE</b>				<b>WASKASOO PARK GRANT</b>	<b>OTHER GRANTS</b>	
<b>SECTION</b>	<b>PROJECT</b>	<b>AMPLE</b>	<b>CFEP</b>	<b>CRC</b>				<b>TOTAL</b>
BOWER PONDS	PAINT EXTERIOR					\$2,800.00		\$2,800.00
BOWER PONDS	URINAL					\$1,500.00		\$1,500.00
HERITAGE RANCH	FIRE PIT REPAIRS					\$2,400.00		\$2,400.00
HERITAGE RANCH	DISHWASHER					\$4,500.00		\$4,500.00
NATURE CENTRE	STORAGE EXTENSION					\$9,000.00	\$13,000.00	\$22,000.00
NATURE CENTRE	EXHIBIT RENEWAL					\$2,500.00		\$2,500.00
ALLEN BUNGALOW	PAINTING					\$1,000.00		\$1,000.00
FT. NORMANDEAU	ENTRY SIGN					\$500.00		\$500.00
FT. NORMANDEAU	LOG REPAIRS					\$3,000.00	\$2,500.00	\$5,500.00
LIONS CAMPGROUND	TREES					\$3,500.00		\$3,500.00
LIONS CAMPGROUND	WASHROOM UPGRADING					\$10,500.00		\$10,500.00
LIONS CAMPGROUND	POWER UPGRADING					\$20,000.00	\$53,865.00	\$73,865.00
<b>TOTALS</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$61,200.00</b>	<b>\$69,365.00</b>	<b>\$130,565.00</b>



## 1989 AND 1990

1989

## 1989 BUDGET

<-----CITY-

---GRANTS---

## OPERATING

BUDGET/

## AMPLE

CFEP

**CRC**

WASKASOO

PARK GRANT

**OTHER**

IT GRANTS

TOTAL

## RED DEER DAY CARE RENOVATIONS

**\$7,350.00**

**\$7,350.00**

**\$14,700.00**

**GOLDEN CIRCLE**

## ROOF REPLACEMENT

**\$5,460.00**

**\$15,000.00**

**\$21,840.00**

**\$42,300.00**

**TOTALS**

**\$5,460.00**

**\$7,350.00**

**\$0.00**

**\$15,000.00**

**\$0.00**

**\$29,190.00**

**\$57,000.00**

## 1989 AND 1990

1990

## 1990 BUDGET

← CITY-

-GRANTS-

## OPERATING

## BUDGET/

## AMPLE

CFEP

**CRC**

WASKASOO

## OTHER

## GRANTS

TOTAL

SECTION

PROJECT

## COMM. SERVICES CT RENOVATION/UPGRADING

**\$128,300.00**

**\$104,700.00**

**\$10,000.00**

[illegible]

**\$53,150.00**

\$296,150.00

## RED DEER DAY CARE ROAD UPGRADING

\$10,000.00

**\$10,000.00**

\$20,000.00

**TOTALS**

**\$128,300.00**

**\$10,000.00**

**\$104,700.00**

**\$10,000.00**

**\$0.00**

**\$63,150.00**

\$316,150.00



## 1989 AND 1990

1989

# 1989 BUDGET

-CITY-

## --GRANTS--

# OPERATING BUDGET/ DEBENTURE

## AMPLE

CFEP

**CRC**

# WASKASOO PARK GRANT

## OTHER S GRANTS

TOTAL

LIBRARY

## RENOVATIONS/UPGRADING

**\$460,000.00**

\$200,550.00

**\$660,550.00**

**G.H.DAWE CENTRE**

## RENOVATIONS/UPGRADING

**\$102,000.00**

**\$153,000.00**

**\$255,000.00**

## TOTALS

**\$562,000.00**

-----  
\$0.00  
-----

**\$353,550.00**

**\$0.00**

**\$0.00**

**\$0.00**

**\$915,550.00**

## 1989 AND 1990

1990

## 1990 BUDGET

<-----CITY.

## ---GRANTS---

## OPERATING

[illegible]

As recommended by the Recreation, Parks & Culture Board this report is being brought forward for Council's information at this time and will be considered by Council following the January meeting of the Recreation, Parks & Culture Board.

"R. J. MCGHEE", Mayor

DATE: January 8, 1991  
TO: Recreation, Parks & Culture Board  
FROM: City Clerk  
RE: COMMUNITY SERVICES FACILITIES  
MANAGEMENT AND MAINTENANCE PLAN

---

The above noted report was submitted to Council January 7, 1991 for information only at this time. It is our understanding that the Recreation, Parks & Culture Board has tabled the plan for further study at the Board's meeting of January 8th, and that said plan will be reviewed in detail with final recommendations to come to Council at a subsequent meeting.

We will place the matter on a future Council agenda pending receipt of the recommendations from the Recreation, Parks & Culture Board.



C. Sevcik  
City Clerk

CS/jt

- c. Director of Community Services  
Recreation & Culture Manager  
Parks Manager  
Museums Director  
Director of Library Services  
River Bend Golf Course & Recreation Area Manager  
Dawe Centre Director

NO. 7

FILE NO.: R-34604

DATE: DECEMBER 13, 1990

TO: MAYOR &amp; COUNCIL

FROM: LYNNE PARADIS, CHAIRMAN  
Recreation, Parks & Culture BoardRE: COMMUNITY SERVICES FACILITIES MANAGEMENT & MAINTENANCE  
PLAN

---

The Recreation, Parks & Culture Board, at their regularly scheduled meeting December 11, received the attached plan and tabled it for further study at their January 8 meeting. In doing this, however, we agreed to pass it on to you now for information with the understanding that we will be reviewing it in detail with final recommendations. However, we felt it important that you have this now in advance of the annual budget considerations.

The following resolutions were passed:

"THAT the Recreation, Parks & Culture Board recommend that City Council place a five year moratorium on new capital facility development excluding projects which show high cost benefits and projects outlined in the proposed five year capital plan approved by the Recreation, Parks & Culture Board."

"THAT the Recreation, Parks & Culture Board recommend that City Council approve the concept of having a ten year facilities management/maintenance plan."

"THAT the Recreation, Parks & Culture Board agree to table the Community Services Facilities Management and Maintenance Plan to the January meeting of this Board, and that the report be advanced to City Council at this time as information."



LYNNE PARADIS

/cjm

Attachment

c. Craig Curtis

FILE NO.: R-34463

**DATE:** DECEMBER 5, 1990  
**TO:** RECREATION, PARKS & CULTURE BOARD  
**FROM:** LOWELL R. HODGSON  
Recreation & Culture Manager  
**RE:** **COMMUNITY SERVICES FACILITIES MANAGEMENT & MAINTENANCE PLAN**

---

When the Recreation & Culture Department budget was presented to City Council in January 1990, Alderman Gail Surkan asked for a more comprehensive report that looked at all of our facility needs in order to get a "bigger picture" and to attempt to provide a means by which we could provide annual ongoing maintenance in an effort to reduce the tremendous fluctuations from year to year.

With that in mind, the Facility Operations Supervisor has been preparing a Community Services Division-wide assessment of facilities with projections for capital maintenance items for the next 10 years. This report is the result of his work over this past many months.

We are tabling this report with you at this time in order to provide you an opportunity to review it in detail and be prepared to discuss it at the January meeting of the Board. Likewise I would recommend that you advance it to City Council as information, with the understanding that you will be bringing back to them your assessment of the report and more specific recommendations on it. Filing it now with City Council is important in order that it can be considered at budget time.

Rich Roberts, the Facility Operations Supervisor, will be in attendance at our December 11 meeting to show you how to use this report, to introduce you to it, and then to leave it with you until January when there will be a full discussion of it.



LOWELL R. HODGSON

/cjm

c. Craig Curtis

CS-3.016

**DATE:** December 3, 1990

**TO:** RECREATION, PARKS & CULTURE BOARD

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** 10-YEAR COMMUNITY SERVICES FACILITIES  
MANAGEMENT/MAINTENANCE PLAN

---

1. In January 1990, City Council approved funds for the preparation of the Community Services Master Plan. This plan represents an update of the Recreation, Parks & Culture Master Plan, to include policies related to social service programs and facilities, coordinated by the division's Social Planning Department.

The proposed methodology and timeline for preparation of the Community Services Master Plan is attached. As can be seen, one of the first tasks during 1990 has been to prepare a 10-year Facilities Management/Maintenance Plan for all Community Services facilities.

2. The Community Services Division is responsible for the operation and maintenance of 66 buildings, with a value of over \$30 million. In the past, too much emphasis has been placed on new facility development, without providing sufficient resources for the adequate maintenance of existing facilities. In addition, construction of some facilities, like the Kinex, has never been completed.

As a result of the above, the division is responsible for a large aging building "stock", which is deteriorating fairly rapidly. To address this situation, it is proposed:

- That a moratorium on major capital development be established, with the exception of projects outlined in the division's revised five-year capital plan, approved by the Recreation, Parks & Culture Board in September 1990. This plan includes provision for the Kinex completion/upgrading and the library expansion, which have already been approved. However, it defers consideration of new projects, such as the proposed Maskepetoon Athletic Park, a new recreation centre on the East Hill, a new all-weather track, a new building at River Bend, and a potential financial contribution to the proposed YMCA facility.

**Recreation, Parks & Culture Board**  
**Page 2**  
**December 3, 1990**  
**Facilities Management Maintenance Plan**

---

- That a 10-year Facilities Management/Maintenance Plan be adopted, outlining the annual budget required to upgrade and maintain all facilities in accordance with accepted standards.
3. The first draft of the 10-year Facilities Management/Maintenance Plan is attached for review by the board. The plan has been prepared by Rich Roberts, Facility Operations Supervisor, Recreation & Culture Department, who acts as an advisor to a number of agencies operating City facilities (e.g., Normandeau Cultural & Natural History Society). Cost estimates have been generated through special engineering/architectural studies of specific facilities, as well as discussions with local contractors.

The plan includes buildings and facilities in the following categories, which relate to the City's budgeting process.

- Recreation & Culture Department Facilities
- Waskasoo Park Facilities
- Social Planning Department Facilities
- Parks Department Facilities
- Other Community Services Facilities

The management/maintenance of each facility is analysed under the following three categories:

- **Capital Improvements and Renovations:**

This category includes only those activities and expenditures that upgrade or change the use of the facility.

- **Building Maintenance and Conservation:**

This category deals with repairs and replacement of major building components and systems, due to natural aging, faulty design, construction or maintenance problems.



**Recreation, Parks & Culture Board**  
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**December 3, 1990**  
**Facilities Management Maintenance Plan**

---

• **Furnishings and Equipment:**

This category includes the orderly replacement of furnishings, mechanical equipment, audio/visual equipment, and other maintenance equipment.

The majority of facilities analysed are buildings. However, major capital maintenance of outdoor recreation facilities, such as the Legion Track, Recreation Centre Outdoor Pool, Rotary Recreation Park, and Great Chief Park, have also been included. It is ultimately proposed to include all park facilities within the plan, although, maintenance costs for many of these are generally fairly stable and do not vary significantly from year to year.

4. The Facilities Management/Maintenance Plan clearly shows the total costs associated with properly maintaining the City's existing community service facilities. Because funding over the last ten years has not been adequate, the maintenance costs in the first five years are considerably higher than the years following. Projected costs for these first five years are summarised in Table 1.

**TABLE 1**  
**FACILITIES MANAGEMENT/MAINTENANCE**  
**PROJECTED 5-YEAR COSTS: 1991-1995**  
 (1990 dollars in thousands)

CATEGORY	1991	1992	1993	1994	1995
• Rec. & Culture Dept. Facilities	1,544.2	599.7	663.1	1,272.5	428.4
• Waskasoo Park Facilities	72.9	162.2	95.3	34.9	47.8
• Social Planning Dept. Facilities	12.1	20.6	18.6	18.7	14.6
• Parks Department Facilities	1.3	1.0	0.0	8.0	1.0
• Other Comm. Services Facilities	84.3	1,489.0	1,202.8	152.3	115.3
• TOTAL	1,714.8	2,272.5	1,979.8	1,486.4	607.3

**Recreation, Parks & Culture Board**  
**Page 4**  
**December 3, 1990**  
**Facilities Management Maintenance Plan**

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5. The management/maintenance and upgrading of community service facilities in Red Deer is funded in a variety of ways. These include:

- City tax levy (annual operating budget)
- City AMPLE grants (one-time operating budget allocations)
- Community Facility Enhancement Program (C.F.E.P.)
- Community Recreation/Cultural (C.R.C.) Grant Program
- Waskasoo Park Operating Grant (incl. operating surplus)
- Other grants or donations from service clubs, local groups, and provincial agencies (e.g., Red Deer Community Foundation, Waskasoo Museum Foundation, Red Deer Heritage Fund, Alberta Historical Resources Foundation, Recreation Parks & Wildlife Foundation, Wild Rose Foundation)

The actual funding allocated toward the maintenance and upgrading of facilities in 1989-90 is summarised in Tables 2 and 3. A more detailed breakdown of this funding is outlined in annexures "A" to "H" (attached).

**TABLE 2**  
**FACILITIES MANAGEMENT/MAINTENANCE**  
**ACTUAL EXPENDITURES: 1989**  
 (1989 dollars in thousands)

CATEGORY	CITY	GRANTS/ DONATIONS	TOTAL
▪ Recreation & Culture Dept. Facilities	462.6	10.0	472.6
▪ Waskasoo Park Facilities	---	12.0	12.0
▪ Social Planning Dept. Facilities	12.8	44.2	57.0
▪ Parks Department Facilities	---	---	---
▪ Other Community Services Facilities	562.0	353.6	915.6
▪ TOTAL	1,037.4	419.8	1,457.2

Recreation, Parks & Culture Board  
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 December 3, 1990  
 Facilities Management Maintenance Plan

TABLE 3  
 FACILITIES MANAGEMENT/MAINTENANCE  
 ACTUAL EXPENDITURES: 1990  
 (1990 dollars in thousands)

CATEGORY	CITY	GRANTS/ DONATIONS	TOTAL
• Recreation & Culture Dept. Facilities	30.7	435.5	466.2
• Waskasoo Park Facilities	---	130.6	130.6
• Social Planning Dept. Facilities	138.3	177.9	316.2
• Parks Department Facilities	---	---	---
• Other Community Services Facilities	56.8	89.0	145.8
• TOTAL	225.8	833.0	1,058.8

A detailed analysis of maintenance expenditures with specific reference to the last two years leads to the following conclusions:

- City funding allocated toward capital maintenance has not been increasing, even though facilities are aging. This is resulting in a major "backlog" of maintenance items and an increasing number of overexpenditures related to emergency repairs. Preventative maintenance is generally far more cost effective than the "band-aid" remedies presently being followed.
- Maintenance for Waskasoo Park facilities is entirely funded through the Waskasoo Park Operating Grant and operating surplus. It is anticipated that this will continue for at least the next five years.
- The proportion of total costs funded by grants and donations has been increasing. However, the Community Facility Enhancement Program is in its final year. Based on past experience, it is estimated that grants will cover approximately 40% of facility maintenance and upgrading costs in the future. However, grants and donations are generally only available for relatively high profile upgrading projects, and not routine maintenance, such as furnace and mechanical repairs and regular painting.

**Recreation, Parks & Culture Board**  
**Page 6**  
**December 3, 1990**  
**Facilities Management Maintenance Plan**

6. Based on the conclusions outlined above, the financial impact of the recommendations outlined in the Facilities Management/Maintenance Plan is summarised in Table 4.

**TABLE 4**  
**FACILITIES MANAGEMENT/MAINTENANCE**  
**DIRECT CITY COSTS: 1991-1995**  
 (1990 dollars in thousands)

	1991	1992	1993	1994	1995
▪ Projected Costs (from Table 1)	1,714.8	2,272.5	1,979.8	1,486.4	607.3
<b>LESS</b>					
▪ Waskasoo Park Funding <sup>1</sup>	72.9	162.2	95.3	34.9	47.8
▪ Projected Grants/Donations <sup>2</sup>	656.8	840.1	748.6	580.6	223.8
▪ <b>DIRECT CITY COSTS</b>	<b>985.1</b>	<b>1,260.2</b>	<b>1,122.9</b>	<b>870.9</b>	<b>335.7</b>

**Notes:**

1. It is assumed that all Waskasoo Park costs will be funded through the Waskasoo Park Operating Grant and operating surplus.
2. It is assumed that grants and donations will comprise 40% of the total maintenance costs (excluding Waskasoo Park).

From these figures, it can be assumed that the net cost to the City of adopting a comprehensive management/maintenance program for all Community Services facilities will be approximately \$1.0 million per annum. In 1989, actual funding exceeded this sum, as shown in Table 2. However, in 1990, only \$220,000 of City funds was allocated for this purpose.

**Recreation, Parks & Culture Board  
Page 7  
December 3, 1990  
Facilities Management Maintenance Plan**

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**7. CONCLUSIONS**

Based on the above analysis, the following conclusions have been reached:

- In the past, too much emphasis has been placed on new facility development, without providing sufficient resources for the adequate maintenance of existing facilities.

**It is recommended that a five-year moratorium be placed on new capital facility development, excluding projects recommended in the revised five-year capital plan (i.e., Kinex completion/upgrading and library expansion).**

- The Community Services Division is responsible for a major inventory of facilities which are deteriorating fairly rapidly. Facility maintenance is occurring on an ad hoc basis, in response to specific problems. Very little preventative maintenance is undertaken and "band-aid" repairs are not cost effective. A draft 10-year Facilities Management/Maintenance Plan has been prepared for all Community Services facilities. Although the plan is preliminary at this stage, it provides a clear framework for undertaking maintenance and upgrading in a logical sequence.

**It is recommended that the draft 10-year Facilities Management/Maintenance Plan be approved in principle, as a framework for future action.**

- The draft Facilities Management/Maintenance Plan shows that approximately \$1.0 million per annum of direct City funding is required to maintain and upgrade Community Services facilities, in accordance with accepted standards. This funding can be from direct tax levy, AMPLE grants or debentures. In 1989, approved expenditures exceeded this level. However, in 1990, direct City funding dropped to approximately \$225,000 and many urgent maintenance projects were deferred.

**Recreation, Parks & Culture Board**  
**Page 8**  
**December 3, 1990**  
**Facilities Management Maintenance Plan**

---

It is recommended that the City allocate approximately \$1.0 million per annum, for the next five years, for the management and maintenance of Community Services facilities, in accordance with the draft 10-year Facilities Management/Maintenance Plan.

**8. RECOMMENDATION**

That the Recreation, Parks & Culture Board, upon consideration of the draft 10-year Facilities Management/Maintenance Plan, recommend:

- That City Council place a five-year moratorium on new capital facility development, excluding projects outlined in the proposed five-year capital plan approved by the Recreation, Parks & Culture Board.
- That City Council approve the draft 10-year Facilities Management/Maintenance Plan in principle, as a framework for action.
- That City Council allocate approximately \$1.0 million per annum for the next five years, for the management/maintenance and upgrading of Community Services facilities, in accordance with the recommendations outlined in the plan.



CRAIG CURTIS

CC:dmg

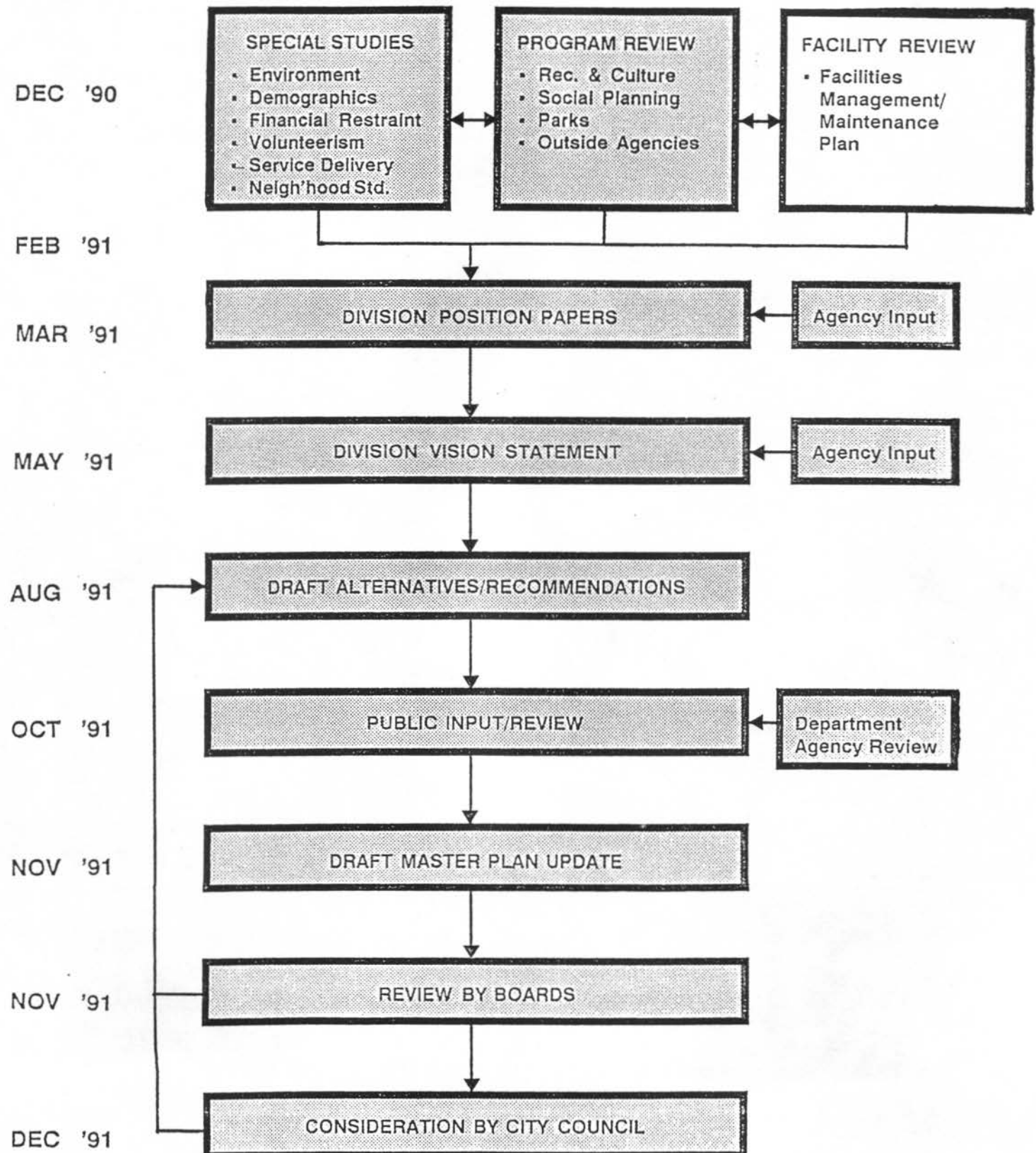
Att.

- c. Don Batchelor, Parks Manager  
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Morris Flewwelling, Museums Director  
Marilyn Corbett, Director of Library Services  
Paul Turenne, River Bend Golf Course & Rec. Area Manager  
Kent Hendricks, Dawe Centre Director



# COMMUNITY SERVICES MASTER PLAN UPDATE METHODOLOGY

## TIMELINE:





RECREATION & CULTURE DEPARTMENT FACILITIES								
CAPITAL/MAINTENANCE PROJECT								
1989 AND 1990								
1989								
1989 BUDGET								
			CITY		GRANTS			
			OPERATING					
			BUDGET/					
SECTION	PROJECT	DEBENTURE	AMPLE	CFEP	CRC	WASKASOO PARK GRANTS	OTHER GRANTS	TOTAL
REC CENTRE	PARKING LOT		\$27,000.00					\$27,000.00
SHELTERS	REPAIR OUTDOOR LIGHT STANDARDS		\$6,000.00					\$6,000.00
REC CENTRE	TENNIS COURT REPAIRS		\$387,000.00	\$10,000.00				\$397,000.00
REC CENTRE	POOL TARP REPAIRS	\$2,400.00						\$2,400.00
REC CENTRE	OUTDOOR POOL MANIFOLD		\$13,000.00					\$13,000.00
REC CENTRE	PAINT STORAGE UNIT	\$1,400.00						\$1,400.00
REC CENTRE	DRAINAGE REPAIRS		\$1,000.00					\$1,000.00
REC CENTRE	PARK MISC ITEMS	\$3,150.00	\$2,500.00					\$5,650.00
MEMORIAL CENTRE	MID STAGE CURTAIN		\$4,500.00					\$4,500.00
MEMORIAL CENTRE	MICROPHONES	\$1,000.00						\$1,000.00
MEMORIAL CENTRE	FIRE ALARM CHANGES	\$3,000.00						\$3,000.00
ARENA	RENOVATE SHOWER STALLS	\$2,000.00						\$2,000.00
KINSMEN ARENAS	COMPRESSOR OVERHAUL	\$3,500.00						\$3,500.00
KINSMEN ARENAS	SCRUBBER POLISHER	\$1,800.00						\$1,800.00
KINSMEN ARENAS	EVENTS BOARD	\$1,000.00						\$1,000.00
EASTVIEW SCHOOL	CONTRIBUTION PARKING LOT	\$2,300.00						\$2,300.00
TOTALS		\$21,550.00	\$441,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$472,550.00
NOTE: MINOR CAPITAL/MAINTENANCE ITEMS UNDER \$1000.00 HAVE NOT BEEN INCLUDED.								

# RECREATION & CULTURE DEPARTMENT FACILITIES

## CAPITAL/MAINTENANCE PROJECT

1989 AND 1990

1990 BUDGET

		1990						
		CITY			GRANTS			
		OPERATING BUDGET/ DEBENTURE	AMPLE	CFEP	CRC	WASKASOO PARK GRANTS	OTHER GRANTS	TOTAL
COMMUNITY SHELTERS	MISC MINOR CAPITAL	\$7,000.00		\$7,500.00			\$500.00	\$15,000.00
REC CENTRE	REPLACE BOILER		\$8,000.00					\$8,000.00
REC CENTRE	SPA PROJECT			\$35,000.00	\$33,502.00		\$131,397.00	\$199,899.00
REC CENTRE	ROTARY PARK PROJECT			\$83,600.00				\$83,600.00
ARENA	ROOF FANS		\$6,500.00					\$6,500.00
ARENA	REPLACE ASPHALT	\$1,250.00						\$1,250.00
KINSMEN ARENAS	GARBAGE CANS	\$1,000.00						\$1,000.00
GREAT CHIEF PARK	SERVICE BUILDING			\$66,000.00			\$78,000.00	\$144,000.00
GREAT CHIEF PARK	REPAINT BROADCAST TOWER	\$1,400.00						\$1,400.00
GREAT CHIEF PARK	MEGG NETS	\$1,100.00						\$1,100.00
MEMORIAL CENTRE	CHAIRS	\$3,200.00						\$3,200.00
MEMORIAL CENTRE	BATTERY CHARGER/SWITCHES	\$1,200.00						\$1,200.00
TOTALS		\$16,150.00	\$14,500.00	\$192,100.00	\$33,502.00	\$0.00	\$209,897.00	\$466,149.00
=====								
NOTE: MINOR CAPITAL/MAINTENANCE ITEMS UNDER \$1000.00 HAVE NOT BEEN INCLUDED.								

[illegible]

<b>WASKASOO PARK FACILITIES</b>					
<b>CAPITAL/MAINTENANCE PROJECT</b>					
<b>1989 AND 1990</b>					

1990

## 1990 BUDGET

<-----CITY-----><-----GRANTS----->

## OPERATING

## BUDGET/

# AMPLE

CFEP

**CRC**

P

WASKASOO

## OTHER

TOTAL

[illegible]

**SOCIAL PLANNING DEPARTMENT  
CAPITAL/MAINTENANCE PROJECT  
1989 AND 1990**

1989

## 1989 BUDGET

<-----CITY-

---GRANTS---

## OPERATING

## BUDGET/

## AMPLE

**CFEP**

**CRC**

WASKASOO

## OTHER

**TOTAL**

## SECTION

## PROJECT

## RED DEER DAY CARE RENOVATIONS

**\$7,350.00**

**\$7,350.00**

**\$14,700.00**

## GOLDEN CIRCLE

## ROOF REPLACEMENT

**\$5,460.00**

**\$15,000.00**

**\$21,840.00**

**\$42,300.00**

**TOTALS**

**\$5,460.00**

**\$7,350.00**

**\$0.00**

**\$15,000.00**

**\$0.00**

**\$29,190.00**

**\$57,000.00**

**SOCIAL PLANNING DEPARTMENT  
CAPITAL/MAINTENANCE PROJECT  
1989 AND 1990**

1990

## 1990 BUDGET

**< CITY-**

## —GRANTS—

## OPERATING

WASKASOO OTHER  
PARK GRANT GRANTS

TOTAL

\$296,150.00  
\$20,000.00

## SECTION

# PROJECT

DEBENTURE

## AMPLE

**CFEP**

**CRC**

# PARK GRAN

## T. GRANTS

TOTAL

COMM. SERVICES CT RENOVATION/UPGRADING  
RED DEER DAY CARE ROAD UPGRADING

**\$128,300.00**

**\$104,700.00**

\$10,000.00

**\$53,150.00**

**\$296,150.00**

**\$10,000.00**

\$20,000.00

**TOTALS**

**\$128,300.00**

**\$10,000.00**

**\$104,700.00**

**\$10,000.00**

**\$0.00**

**\$63,150.00**

**\$316,150.00**



## 1989 AND 1990

1989

1989 BUDGET

←-----CITY-----

--GRANTS--

## OPERATING

## BUDGET/

## DEBENTURE

**AMPLE**

CFEP

**CRC**

WASKASOO

## OTHER

## S GRANTS

TOTAL

LIBRARY

## RENOVATIONS/UPGRADING

**\$460,000.00**

**\$200,550.00**

**\$660,550.00**

**G.H.DAWE CENTRE**

## RENOVATIONS/UPGRADING

**\$102,000.00**

**\$153,000.00**

**\$255,000.00**

## TOTALS

**\$562,000.00**

\$0.00

**\$353,550.00**

**\$0.00**

**\$0.00**

**\$0.00**

**\$915,550.00**



[illegible]

As recommended by the Recreation, Parks & Culture Board this report is being brought forward for Council's information at this time and will be considered by Council following the January meeting of the Recreation, Parks & Culture Board.

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- Recreation and Culture
- Parks • Social Planning
- Community Services

# **FACILITIES MANAGEMENT/MAINTENANCE PLAN**



**RED • DEER**

# **DRAFT**

COMMUNITY SERVICES DIVISION - FACILITIES

MANAGEMENT MAINTENANCE PLAN

I N D E X

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## DEFINITIONS

### Capital Improvements & Renovations

Includes only those activities and expenditures that upgrade or change the use of a facility.

The most common examples of capital improvements are:

- o Physical alterations of buildings to accommodate changing uses.
- o Additions to increase the size of buildings and to provide additional user or service facilities.
- o Internal changes to either spaces or equipment.
- o Major improvements to the appearance of buildings.

### Building Maintenance & Conservation

Deals with repairs and replacement of major building components and systems due to natural aging, faulty design, construction or maintenance problems.

Some examples of conservation requirements include:

- o Replacing a roof that has deteriorated over time.
- o Repairing caulking materials used between building elements.
- o Replacing refrigeration system header pipes in Arena.
- o Interior and exterior painting.

### Furnishings & Equipment

Includes the orderly replacement of furnishings, mechanical equipment, audiovisual equipment, and other maintenance equipment that requires an investment of \$500.00 or more.

Some examples of furnishings and equipment include:

- o office furnishings (excluding computers or typewriters)
- o heating, ventilating and air conditioning equipment
- o floor scrubber machines and push mowers



COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

OVERALL SUMMARY

FILE: OVERALL.TOT  
PAGE 1 OF 6

(In Thousands of Dollars)

DEPARTMENT	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
RECREATION & CULTURE DEPT. FACILITIES	1544.2	599.7	663.1	1272.5	428.4	158.8	178.8	174.8	120.8	440.2
WASKASOO PARK FACILITIES	72.9	162.2	95.3	34.9	47.8	55.3	30.5	22.0	22.0	26.6
SOCIAL PLANNING FACILITIES	12.1	20.6	18.6	18.7	14.6	26.6	19.5	10.0	16.0	13.4
PARKS DEPARTMENT FACILITIES	1.3	1.0	0.0	8.0	1.0	3.0	4.0	5.8	5.6	2.0
OTHER COMMUNITY SERVICES FACILITIES	84.3	1489.0	1202.8	152.3	115.5	103.7	102.1	90.0	103.4	97.4
OVERALL GRAND TOTALS	1714.8	2272.5	1979.8	1486.4	607.3	347.4	334.9	302.6	267.8	579.6

SUMMARY TOTALS BREAKDOWN:

. CAPITAL	1373.4	1844.3	1633.6	1158.0	330.5	75.0	125.0	54.5	10.0	243.0
. MAINTENANCE	288.5	282.6	228.0	210.5	161.2	193.2	147.1	82.5	146.7	148.6
. FURNISHINGS	52.9	145.6	118.2	117.9	116.6	79.2	62.8	165.6	111.1	188.0



RECREATION & CULTURE DEPARTMENT FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
SUMMARY

FILE: RECDEPT.TOT  
PAGE 2 OF 6

(In Thousands of Dollars)

FACILITIES	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
MEMORIAL CENTRE	0.0	92.3	63.5	24.5	243.9	15.5	14.0	35.5	8.0	0.0
COMMUNITY SHELTERS	2.8	193.3	12.5	72.2	55.5	3.0	109.4	12.0	10.6	10.9
RECREATION CENTRE	1.0	80.9	459.5	75.1	14.0	2.3	8.0	24.0	25.8	193.0
RECREATION CENTRE PARK	0.0	11.2	13.5	32.1	40.8	79.3	17.7	2.4	6.6	2.4
GREAT CHIEF PARK	2.8	152.9	13.4	121.0	31.9	1.5	4.5	3.5	53.0	154.9
KINSMEN COMMUNITY ARENAS	33.6	31.5	26.0	4.6	39.2	4.0	4.0	17.0	11.3	23.5
ARENA	73.5	25.9	66.9	937.1	1.6	3.5	19.5	71.5	3.5	47.0
KINEX ARENA	1250.0	1.2	0.0	4.0	1.0	4.2	1.2	4.0	1.0	0.0
LEGION TRACK	180.0	0.5	0.0	0.0	0.0	40.0	0.5	0.0	0.0	4.0
SKATING OVAL, HORSESHOE PIT	0.5	10.0	7.3	1.9	0.5	0.5	0.0	4.9	1.0	3.0
CENTRAL STORAGE BUILDING	0.0	0.0	0.5	0.0	0.0	5.0	0.0	0.0	0.0	1.5
GRAND TOTALS:	1544.2	599.7	663.1	1272.5	428.4	158.8	178.8	174.8	120.8	440.2

SUMMARY TOTALS BREAKDOWN:

. CAPITAL	1316.0	421.6	483.1	1113.0	310.5	60.0	100.0	20.5	0.0	214.0
. BUILDING MAINTENANCE & REPAIRS	217.3	92.6	121.0	100.2	83.3	78.2	59.9	25.5	74.6	78.9
. FURNISHINGS & EQUIPMENT	10.9	85.5	59.0	59.3	34.6	20.6	18.9	128.8	46.2	147.3

SOCIAL PLANNING DEPARTMENT

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

SUMMARY

FILE: SOCIALPL.TOT  
PAGE 3 OF 6

(In Thousands of Dollars)

FACILITIES	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
COMMUNITY SERVICES CENTRE	3.8	5.5	8.0	5.0	4.0	4.0	2.0	2.0	5.0	2.0
NORMANDEAU DAY CARE CENTRE	0.0	4.1	0.6	4.0	0.0	6.8	0.0	3.0	0.0	0.4
RED DEER DAY CARE CENTRE	1.5	9.0	7.6	4.1	7.5	5.0	1.0	1.0	3.0	1.6
GOLDEN CIRCLE	6.8	2.0	2.4	5.6	3.1	10.8	16.5	4.0	8.0	9.4
DEPARTMENT TOTALS:	12.1	20.6	18.6	18.7	14.6	26.6	19.5	10.0	16.0	13.4

SUMMARY TOTALS BREAKDOWN:

. CAPITAL	0.0	3.2								
. MAINTENANCE & REPAIR	11.1	11.0	10.1	8.5	6.3	20.0	14.5	2.0	5.0	10.8
. FURNISHINGS & EQUIPMENT	1.0	6.4	8.5	10.2	8.3	6.6	5.0	8.0	11.0	2.6

# WASKASOO PARK SECTION FACILITIES

## 10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

### SUMMARY

FILE: WASKASOO.TOT

PAGE 4 OF 6

(In Thousands of Dollars)

FACILITIES	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
BOWER PONDS PAVILION	11.8	30.0	25.0	2.7	5.3	1.8	0.5	2.7	7.0	4.0
LIONS CAMPGROUND	13.5	25.1	8.6	5.5	4.5	31.5	9.5	4.5	5.5	14.5
HERITAGE RANCH	1.0	34.0	27.0	9.5	3.5	13.5	14.0	3.0	0.0	3.0
KERRY WOOD NATURE CENTRE	14.0	26.0	6.0	5.0	3.0	3.0	3.0	6.0	7.0	3.5
WASKASOO PARK RESIDENCES	3.6	4.0	5.4	3.2	1.2	0.0	0.0	0.0	1.5	0.0
FORT NORMANDEAU	2.0	36.3	7.8	3.0	3.0	3.0	3.0	3.5	1.0	0.0
RIVER BEND GOLF COURSE	27.0	6.8	15.5	6.0	27.3	2.5	0.5	2.3	0.0	1.6
SECTION TOTALS:	72.9	162.2	95.3	34.9	47.8	55.3	30.5	22.0	22.0	26.6

### SUMMARY TOTALS BREAKDOWN:

. CAPITAL	43.8	54.5	17.5							
. MAINTENANCE AND REPAIRS	15.9	85.0	60.9	17.4	27.5	38.8	23.5	13.7	12.0	16.0
. FURNISHINGS & EQUIPMENT	13.2	22.7	16.9	17.5	20.3	16.5	7.0	8.3	10.0	10.6

# PARKS DEPARTMENT FACILITIES

## 10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

### SUMMARY

FILE: PARKSDPT.TOT  
PAGE 5 OF 6

(In Thousands of Dollars)

FACILITIES	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
RESIDENCE, SNELL	1.3									
SHOPS	0.0	1.0	0.0	8.0	1.0	3.0	4.0	5.8	5.6	2.0
DEPARTMENT TOTALS:	1.3	1.0	0.0	8.0	1.0	3.0	4.0	5.8	5.6	2.0

### SUMMARY TOTALS BREAKDOWN:

. CAPITAL										
. MAINTENANCE	1.3	0.0	0.0	4.0	0.0	0.0	0.0	0.0	4.0	2.0
. FURNISHINGS	0.0	1.0	0.0	4.0	1.0	3.0	4.0	5.8	1.6	0.0

OTHER COMMUNITY SERVICES FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

SUMMARY

(In Thousands of Dollars)

FILE: OTHERCS.SUM  
PAGE 6 OF 6

FACILITIES	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
MUSEUM & ARCHIVES	18.0	19.0	10.0	70.0	10.5	10.5	10.0	14.0	29.3	10.0
CENTENNIAL LIBRARY	1.3	1388.0	1115.0	0.0	6.0	0.0	4.5	1.0	1.0	4.0
OLD COURT HOUSE ARTS CENTRE	21.2	21.0	3.5	6.2	30.6	27.2	8.7	5.7	0.8	10.9
G.H. DAWE CENTRE	43.8	61.0	74.3	76.1	68.4	63.0	78.9	69.3	72.3	72.5
SUMMARY TOTALS	84.3	1489.0	1202.8	152.3	115.5	100.7	102.1	90.0	103.4	97.4

SUMMARY TOTALS BREAKDOWN

. CAPITAL	13.6	1365.0	1133.0	45.0	20.0	15.0	25.0	34.0	10.0	29.0
. MAINTENANCE	42.9	94.0	36.0	80.4	44.1	53.2	49.2	41.3	51.1	40.9
. FURNISHINGS	27.8	30.0	33.8	26.9	51.4	32.5	27.9	14.7	42.3	27.5



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COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE & REPLACEMENT PLAN

MEMORIAL CENTRE

The Memorial Centre, located next to the Lindsay Thurber Comprehensive High School, was fashioned out of a government armouries building after World War II to provide a gymnasium and performing arts auditorium. The theatre has a seating capacity of 774 permanent seats, plus space for up to 12 wheelchairs. The theatre is used for a wide variety of cultural events, concerts, movies and meetings.

The gymnasium space was leased to the Red Deer International Folk Festival Society in 1989 and converted into a multi-purpose hall called The Festival Memorial Hall. This facility has a full service kitchen and is licensed to seat 300 persons.

Structural Information

Year of Construction - 1942

Years Renovated - 1962, 1966, 1973, 1982

Roofing Material - Built up gravel and tar  
Re-done in 19 .

Engineering Studies - Structural, Electrical and Mechanical  
Evaluation August 1990.



COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
CAPITAL IMPROVEMENTS/RENOVATIONS

MEMORIAL CENTRE

FILE: MEMORIAL.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New  
R - Replacement

( )										
(R)	Auditorium Seating				115,000					
(R)	Auditorium Floor				66,000					
(R)	Relocate Box Office					5,000				
(R)	Relocate Sound Control Room					5,000				
(N)	Stage Loading Dock			7,000						
(R)										
(R)	Upgrade Concession Booth							2,500		
(R)	Dressing Rooms, Upgrading		20,000							
(N)	Handicap Access and Storage	70,000								
( )										
( )										
( )										
( )										
	TOTAL	0	70,000	20,000	7,000	181,000	10,000	0	2,500	0

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
BUILDING MAINTENANCE AND REPAIRS

MEMORIAL CENTRE

FILE: MEMORIAL.MTC

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( )										
(R) Washroom Partitions							5,500			
(R) Washroom Vanities							5,500			
(R) Auditorium Exit Doors, Two Pairs				4,000						
(R) North Hall Exit Door				1,000						
(R) Auditorium Main Doors				3,000						
(R) Stage to Attic Ladder		1,500								
(R) Refurbish Parking Lot Lights		5,800								
(R) Paint Lobby Ceiling		1,000								
(R) Replace Flag Pole		1,000								
(R) Resurface Parking Lot					50,000					
(R) Parking Lot Line Painting					1,200					
(R) Exterior siding										
( )			35,000							
TOTALS:	0	9,300	35,000	8,000	51,200	0	11,000	0	0	0

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
FURNISHINGS AND EQUIPMENT

FILE: MEMORIAL.PUR  
PAGE 1 OF 2

MEMORIAL CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R) Wet/Dry Vacuum			500							
(R) Upright Scaffold						2,500				
(R) Projection Screen		6,000								
(R) Lights Control Console #111		1,000								
(R) Lights Dimmer Control #112			2,000							
(R) Lights Dimmer Control #114				2,500						
(N) Additional Lighting Equipment		3,000	3,000	3,000	3,000	3,000	3,000	3,000		
(R) Furnace, Concession					2,000					
(R) Lobby Chairs (7)					700					
(R) Hot Water Tank, Concession			800							
(R) Unit Heater, Lobby				1,500						
(R) Stage Sound System								30,000		
(R) Public Address System										
(R) Intercom System		3,000								
TOTAL	0	13,000	6,300	7,000	5,700	5,500	3,000	33,000	0	0

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

FURNISHINGS AND EQUIPMENT

FILE: MEMORIAL.FUR  
PAGE 2 OF 2

MEMORIAL CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( )										
(R) Dressing Room Settees (3)			600							
(R) Lounge Settees (5)			1,000							
(R) Dressing Room Armchairs (3)			600							
(R) Rear Auditorium Drapes				2,500						
(R) Stage Drapes, Front Section									8,000	
(R) Stage Drapes, Back Section					6,000					
TOTAL PAGE 2	0	0	2,200	2,500	6,000	0	0	0	8,000	0
TOTAL PAGE 1	0	13,000	6,300	7,000	5,700	5,500	3,000	33,000	0	0
GRAND TOTALS:	0	13,000	8,500	9,500	11,700	5,500	3,000	33,000	8,000	0

MEMORIAL CENTRE

SUMMARY OF COSTS

FILE: MEMORIAL.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	70,000	20,000	7,000	181,000	10,000	0	2,500	0	0
BUILDING MAINTENANCE & REPAIRS	0	9,300	35,000	8,000	51,200	0	11,000	0	0	0
FURNISHINGS & EQUIPMENT	0	13,000	8,500	9,500	11,700	5,500	3,000	33,000	8,000	0
TOTALS:	0	92,300	63,500	24,500	243,900	15,500	14,000	35,500	8,000	0

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COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

COMMUNITY SHELTERS

There are presently fifteen community shelters in operation. These facilities are used on a year-round basis for such activities as: minor football; minor hockey; public skating; supervised summer playground programs; school physical education skating sessions; as well as for meetings and parties by community groups and associations. All shelters are equipped with washrooms, change areas, first aid kits, telephones and lights for the outdoor rinks. The newer facilities have kitchens that have been furnished by the community association.

1. EASTVIEW COMMUNITY SHELTER

- . 4030 Embury Crescent
- . Constructed: 1972
- . Concrete block construction, 69 ft. x 28 ft.
- . Building and contents valued at \$79,300.00 in July 1988

2. MOUNTVIEW COMMUNITY SHELTER

- . 4316 - 32 Street
- . Constructed: 1964
- . Concrete block construction, 46 ft. x 28 ft.
- . Engineering study: 1990
- . Building and contents valued at \$79,000.00 in July 1988

3. GRANDVIEW COMMUNITY SHELTER

- . 4515 - 43 Avenue
- . Constructed: 1958
- . Wood frame construction with stucco covered walls
- . Engineering study: 1990
- . Building and contents valued at \$55,000.00 in July 1988.

4. NORTH RED DEER COMMUNITY SHELTER

- . 6033 - 57 Avenue
- . Constructed: 1965
- . Concrete block construction
- . Engineering study: 1990
- . Building and contents valued at \$88,000.00 in July 1988

5. NORMANDEAU COMMUNITY SHELTER

- . 49 Noble Avenue
- . Constructed: 1985
- . Concrete block construction
- . Building and contents valued at \$89,000.00 in July 1988

6. HIGHLAND GREEN COMMUNITY SHELTER

- . 65 Halladay Avenue
- . Constructed: 1985
- . Concrete block construction
- . Building and contents valued at \$72,000.00 in July 1988

7. MORRISROE EXTENSION COMMUNITY SHELTER

- . 35 McLean Street
- . Constructed: 1985
- . Concrete block construction, 33 ft. x 32 ft. 6 in.
- . Building and contents valued at \$74,000.00 in July 1988

8. ANNIE L. GAETZ COMMUNITY SHELTER

- . 54 Mitchell Avenue
- . Constructed: 1975
- . Concrete block construction, 43 ft. x 33 ft.

9. ORIOLE PARK

- . Olson Street & 64 Avenue
- . Constructed: 1970
- . Concrete block construction
- . Building and contents valued at \$79,300.00 in July 1988

10. CLEARVIEW COMMUNITY SHELTER

- . 93 Cornett Drive
- . Constructed: 1989
- . Concrete block construction with split block exterior

11. ROSEDALE COMMUNITY SHELTER

- . 29 Ramsey Avenue
- . Constructed: 1987
- . Concrete block construction with split block exterior



12. PINES COMMUNITY SHELTER

- . Constructed: 1990
- . Concrete block construction with split block exterior

13. SOUTH HILL COMMUNITY SHELTER

- . 4726 - 34 Street
- . Constructed: 1947
- . Renovated: 1979
- . Engineering Study: 1990
- . This facility has a community hall as a second story
- . The shelter portion (lower level) has concrete walls below grade; exterior walls are covered with tyrolean stucco.
- . Building and contents valued at \$210,000.00 in July 1988

14. WEST PARK COMMUNITY SHELTER

- . 5621 - 39 Street
- . Constructed: 1963
- . Engineering Study: 1990
- . Concrete block wall construction
- . Building and contents valued at \$72,000.00 in July 1988

15. BOWER PLACE COMMUNITY SHELTER

- . 85 Boyce Street
- . Constructed: 1986 (Class "A")
- . This shelter has a community hall adjoining it
- . Concrete block construction with split block exterior
- . Building and contents valued at \$239,000.00 in July 1988

## COMMUNITY SHELTERS

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

R - Replacement

(R ) Renovate West Park		85,000									
(R ) Renovate North Red Deer		85,000									
(R ) Renovate Mountview				66,000							
(R ) Renovate Eastview					44,500						
(R ) Replace Grandview							100,000				
( )											
( )											
( )											
( )											
( )											
( )											
( )											
( )											
( )											
( )											
TOTAL:	0	170,000	0	66,000	44,500	0	100,000	0	0	0	0

## BUILDING MAINTENANCE &amp; REPAIRS

COMMUNITY SHELTERS

PAGE 1 OF 6

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement										
REPAIRS										
( ) MOUNTVIEW: Replace frames & doors				Renovation						
( ) ORIOLE PARK: Replace asphalt floor										
( ) ORIOLE PARK: Replace drinking fountain	500									
( ) ORIOLE PARK: Replace 3 metal doors		2,200								
( ) EASTVIEW: Replace 2 metal doors					Renovation					
( ) EASTVIEW: Replace concrete pad at one cor					Renovation					
( ) ANNIE L. GAETZ: Replace 2 toilets		700								
( ) ANNIE L. GAETZ: Replace 2 sinks	500									
( ) ANNIE L. GAETZ: Replace bench planks			400							
(*) SOUTH HILL: Replace 2 metal doors		1300								
( ) SOUTH HILL: Replace 2 toilets					800					
( ) SOUTH HILL: Fluorescent light fixtures	300									
( )										
TOTAL:	1,300	4,200	400	0	800	0	0	0	0	0

\* Would recommend abandoning this facility.

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## BUILDING MAINTENANCE &amp; REPAIRS

## COMMUNITY SHELTERS

PAGE 2 OF 6

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

## SHALE BORDERS

( ) EASTVIEW			650							
( ) MOUNTVIEW		650								
( ) NORTH RED DEER		Renovation								
( ) NORMANDEAU			650							
( ) HIGHLAND GREEN			650							
( ) MORRISROE EXT.		500								
( ) A.L. GAETZ		650								
( ) ORIOLE PARK				650						
( ) WEST PARK		Renovation								
( ) BOWER PLACE										
( ) SOUTH HILL										
( ) GRANDVIEW							NEW BLDG.			
( )										
( )										
PAGE TOTAL:	0	1,800	1,950	650	0	0	0	0	0	0

BUILDING MAINTENANCE & REPAIRS

COMMUNITY SHELTERS

PAGE 3 OF 6

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

RE-ROOFING

( ) EASTVIEW	(85)								2,400	
( ) MOUNTVIEW	(85)									2,200
( ) GRANDVIEW	(86)						NEW BLDG.			
( ) NORTH RED DEER	(86)							2,500		
( ) NORMANDEAU	(85)								2,200	
( ) HIGHLAND GREEN	(85)									2,200
( ) MORRISROE EXT.	(85)									
( ) A.L. GAETZ	(90)									
( ) ORIOLE PARK			2,200							
( ) CLEARVIEW	(89)									
( ) ROSEDALE	(88)									
( ) PINES	(90)									
( ) SOUTH HILL		COMMUNITY	ASSOCIATION	RESPONSIBILITY						
( ) WEST PARK	(86)	EVALUATE						2,500		
( ) BOWER PLACE	(86)									
TOTAL:	(86)	0	2,200	0	0	0	0	0	5,000	4,600
										4,400

## BUILDING MAINTENANCE &amp; REPAIRS

COMMUNITY SHELTERS

PAGE 4 OF 6

PROJECTS		1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement		PAINTING									
( )	EASTVIEW Interior		1,500					1,500			
( )	Exterior		1,200					1,200			
( )	MOUNTVIEW Interior		1,500					1,500			
( )	Exterior		1,200					1,200			
( )	GRANDVIEW Interior				1,000			NEW BLDG.			
( )	Exterior (90)				600			NEW BLDG.			
( )	NORTH RED DEER Interior (90)						1,500				
( )	Exterior	1,500					1,500				
( )	NORMANDEAU Interior (90)					1,500					1,500
( )	Exterior (90)					1,000					1,000
( )	HIGHLAND GREEN Interior (85)			1,500					1,500		
( )	Exterior (85)			1,000					1,000		
( )	MORRISROE EXT. Interior (85)			1,500					1,500		
( )	Exterior (85)			1,000					1,000		
PAGE TOTAL:		1,500	5,400	5,000	1,600	2,500	3,000	5,400	5,000	0	2,500



BUILDING MAINTENANCE & REPAIRS

COMMUNITY SHELTERS

PAGE 5 OF 6

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement										
PAINTING										
( ) A.L. GAETZ Interior (90)					1,500					
( ) Exterior (90)					1,000					
( ) ORIOLE PARK Interior		1,500					1,500			
( ) Exterior		1,000					1,000			
( ) CLEARVIEW Interior (89)				1,500					1,500	
( ) Exterior (89)				500					500	
( ) ROSEDALE Interior (88)			1,500					1,500		
( ) Exterior (88)			500					500		
( ) PINES Interior (90)				1,500					1,500	
( ) Exterior (90)		1,000		500					500	
( ) BOWER PLACE Interior (86)		1,000			1,500		1,000			1,500
( ) Exterior (90)					1,000		500			1,000
( ) SOUTHILL										
( )										
PAGE TOTAL:	0	4,500	2,000	4,000	5,000	0	4,000	2,000	4,000	2,500



## COMMUNITY SHELTERS

## COMMUNITY SHELTERS

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## FURNISHINGS &amp; EQUIPMENT

## COMMUNITY SHELTERS

PAGE 1 OF 3

PROJECTS		1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New											
R - Replacement											
FURNACES											
( )	EASTVIEW (72)			2,200							
( )	MOUNTVIEW (64)				RENOVATION						
( )	GRANDVIEW (58)		2,000					NEW BLDG			
( )	NORTH RED DEER (65)		RENOVATION								
( )	NORMANDEAU (85)										
( )	HIGHLAND GREEN (85)										
( )	MORRISROE EXT. (85)										
( )	A.L. GAETZ (75)					2,200					
( )	ORIOLE PARK (70)		2,200								
( )	CLEARVIEW (89)										
( )	ROSEDALE (88)										
( )	PINES (90)										
( )	WEST PARK (63)		RENOVATION								
( )	BOWER PLACE (86)										
( )	SOUTH HILL (79)									2000	
PAGE TOTAL:		0	4,200	2,200	0	2,200	0	0	0	2,000	0

## FURNISHINGS &amp; EQUIPMENT

COMMUNITY SHELTERS

PAGE 2 OF 3

PROJECTS		1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New											
R - Replacement											
HOT WATER TANKS											
( )	EASTVIEW (72)		500								
( )	MOUNTVIEW (64)		500								
( )	GRANDVIEW (58)							NEW BLDG			
( )	NORTH RED DEER (65)		RENOVATION								
( )	NORMANDEAU (85)										500
( )	HIGHLAND GREEN (85)										500
( )	MORRISROE EXT. (85)										500
( )	A.L. GAETZ (75)			500							
( )	ORIOLE PARK (70)			500							
( )	CLEARVIEW (89)										
( )	ROSEDALE (88)										
( )	PINES (90)										
( )	WEST PARK (63)		RENOVATION								
( )	BOWER PLACE (86)										
( )	SOUTH HILL (79)					500					
PAGE TOTAL:		0	1,000	1,000	0	500	0	0	0	0	1,500

### FURNISHINGS & EQUIPMENT

## COMMUNITY SHELTERS

PAGE 3 OF 3

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

( )											
( )											
( )											
( )											
( )											
( )											
( )											
( )											
( )											
( )											
( )	FURNISHINGS & EQUIPMENT										
( )	SUMMARY										
( )											
( )	PAGE 1 TOTAL:	0	4,200	2,200	0	2,200	0	0	0	2,000	0
	PAGE 2 TOTAL:	0	1,000	1,000	0	500	0	0	0	0	1,500
	GRAND TOTAL:	0	5,200	3,200	0	2,700	0	0	0	2,000	1,500

# COMMUNITY SHELTERS

## SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	170,000	0	66,000	44,500	0	100,000	0	0	0
BUILDING MAINTENANCE & REPAIRS	2,800	18,100	9,350	6,250	8,300	3,000	9,400	12,000	8,600	9,400
FURNISHINGS & E	0	5,200	3,200	0	2,700	0	0	0	2,000	1,500
TOTALS:	2,800	193,300	12,550	72,250	55,500	3,000	109,400	12,000	10,600	10,900

COMMUNITY SERVICES DIVISION - FACILITIES

027

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

RECREATION CENTRE

The Recreation Centre complex is located in downtown Red Deer on a 15 acre site. The building houses the following facilities: a 25 metre indoor pool; a 50 m outdoor pool; a 17 seat whirlpool; the Recreation & Culture Department administration offices; arts and crafts workshops and meeting rooms. Located in the adjoining park area is the Park Service Building, 12 tennis courts, picnic facilities and Heritage Square.

Structural Information

Construction dates: Indoor pool - 1962  
Outdoor pool - 1965  
Administrative office wing - 1972  
Renovations - 1984  
Indoor pool renovation - 1986  
Whirlpool - 1990  
Electrical upgrade - 1990

Engineering Studies:	1. Energy Audit	1990
	2. Outdoor Pool Mechanical	1990
	3. Natatorium Roof Trusses	1990
	4. Mechanical & Structural	1982
	5. Pool Mechanical	1968

The Recreation Centre complex and contents were valued at \$2,887,600.00 in July 1988.

## CAPITAL IMPROVEMENTS/RENOVATIONS

RECREATION CENTRE

FILE: RECCNTRE.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(N ) Head Lifeguard Office in Natatorium										4,000
( )										
( ) Air Handling Unit #2 Upgrade HVAC capacity		3,000								
( )										
( ) Outdoor Pool Renovation			418,100							
( )										
( ) Resurface walls in Indoor Pool Natatorium		20,000								
( )										
( ) Resurface Parking Lot										60,000
( )										
( ) Replace Natatorium Ceiling		10,000								
( )										
( ) Replace Bleacher Seating								18,000		
TOTAL:	0	33,000	418,100	0	0	0	0	18,000	0	64,000



## RECREATION CENTRE

## BUILDING MAINTENANCE &amp; REPAIRS

FILE: RECCTRE.MTC  
PAGE 1 OF 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Re-roof Administration Wing and Roof Drainage Repairs				40000						
(R ) Paint Exterior			3,500				3,500			
(R ) Paint Interior Admin.		3,000			3,000			3,000		
(R ) Replace Carpet - Ramp			2,000						2,000	
(R ) Replace Natatorium Doors		2,500								
(N ) Paint East Block Wall			800							
(R ) Recover Walls in Craft Room		1,500								
(R ) Cash Wicket Renovation		4,000								
(R ) Parging Ext. Concrete & Foundation Repairs			2,100							
(R ) Replace Carpet - Admin. Wing									6,000	
(R ) Replace Foyer Washroom Partitions		5,000								
(R ) Replace Dressing Room Washroom & Shower Partitions										20000
(N ) Inspect Admin. Wing Roof		1,000								
TOTAL PAGE 1:	0	17,000	8,400	40,000	3,000	0	3,500	3,000	8,000	20,000

## BUILDING MAINTENANCE &amp; REPAIRS

FILE: RECCNTRE.MTC  
PAGE 2 OF 2

## RECREATION CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(N ) Professional Fees			12,000							
(R ) Upgrade Concession					6,000					
(R ) Upgrade Fire Alarm System			8,000							
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL PAGE 2:	0	0	20,000	0	6,000	0	0	0	0	0
TOTAL PAGE 1:	0	17,000	8,400	40,000	3,000	0	3,500	3,000	8,000	20,000
GRAND TOTAL:	0	17,000	28,400	40,000	9,000	0	3,500	3,000	8,000	20,000

## FURNISHINGS &amp; EQUIPMENT

RECREATION CENTRE

PAGE 1 OF 5

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Pool Controller # 201									7,000	
(R ) Whirlpool Controller # 202										3,000
(R ) Chlorinators (2) # 204		3,500								
(R ) Whirlpool Chlorinator # 207										2,000
(R ) O.D. Pool Tarps # 265		10,000								
(R ) I.D. Pool Hand Rails (5) # 304										2,000
(R ) O.D. Pool Hand Rails (4) # 305			2,000							
(R ) I.D. Pool Diving Board # 308						900				
(R ) O.D. Pool Diving Board (1 m) # 310							2,500			
(R ) O.D. Pool Diving Board (3 m) # 312				2,500						
(R ) O.D. Pool Fulcrum (1 m) # 311					500					
(R ) O.D. Pool Fulcrum (3 m) # 313		500								
(R ) I.D. Pool Slide (8') # 315			4,000							
(R ) Wading Pool Slide (2') # 316		600								
(R ) O.D. Pool Slide (5') # 317		800								
TOTAL OF PAGE 1:	0	15,400	6,000	2,500	500	900	2,500	0	7,000	7,000

## FURNISHINGS &amp; EQUIPMENT

RECREATION CENTRE

PAGE 2 OF 5

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement										
(R ) I.D. Lane Rope Reel # 319		1,000								
(R ) O.D. Deck Planters # 321					1,000					
(R ) Slide Safety Mats # 324			1,600							
(R ) O.D. Lane Rope Reel # 320								1,000		
(R ) Dressing Room Lockers # 401										85,000
(N ) 15 New Dressing Room Bin Lockers # 410				25,000						
(R ) Washroom Hand Dryer # 420		300								
(R ) Washroom Hand Dryer # 421			300							
(R ) Washroom Hand Dryer # 422		300								
(R ) Washroom Hand Dryer # 423			300							
(R ) Washroom Hand Dryer # 424				300						
(R ) Washroom Hand Dryer # 425				300						
(R ) Washroom Hand Dryer # 426					300					
(R ) Staff Room Lockers # 440		5,000								
( )										
PAGE TOTAL:	0	6,600	2,200	25,600	1,300	0	0	1,000	0	85,000

## FURNISHINGS &amp; EQUIPMENT

RECREATION CENTRE

PAGE 3 OF 5

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
(R ) Furnace #4 & #5	# 504	4,000								
(R ) Furnace #6 & #7	# 506			4,000						
(R ) Furnace #8	# 508	1,000								
(R ) Furnace #9	# 509				2,000					
(R ) Exhaust Fan EF	# 526									8,000
(R ) A/C Condensor Unit #1	# 540									
(R ) A/C Condensor Unit #2	# 541									
(R ) A/C Condensor Unit #3	# 542								6,000	
(R ) Boiler #1	# 601									
(R ) Boiler #3, O.D. Pool	# 603		Renov.							
(R ) Hot Water Heater #1	# 606									3,000
(R ) Hot Water Heater #2	# 607		3,000							
(R ) Hot Water Heater #3	# 608								3,000	
(R ) Operator's Desk		500								
(R ) Ladies Sauna Heater	# 611	1,000								
PAGE TOTAL:	0	6,500	3,000	4,000	2,000	0	0	0	9,000	11,000

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## FURNISHINGS &amp; EQUIPMENT

RECREATION CENTRE

PAGE 4 OF 5

PROJECTS		1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement											
(R ) O.D. Pool Circular Pump	# 707			Renov.							
(R ) I.D. Pool Circular Pump	# 711										6,000
(R ) Pool Vacuum	# 802		800								
(R ) Floor Machine	# 804								2,000		
(R ) Washing Machine	# 805		600								
(R ) Clothes Dryer	# 806		600								
(R ) Auto Pool Vac	# 812						500				
(R ) Wet-Dry Vac	# 813		400								
(R ) Chairs, 14 - Foyer	#1102			1,200							
(R ) Chairs, 14 - Staff Room	#1103					1,200					
(R ) Chairs, 6 - Forum	#1107						900				
(R ) Chairs, 12 - Board Room	#1108									1,800	
(R ) Office Drapes	#1301				3,000						
(R ) Cash Register	#1701							2,000			
(R ) Carpet Vac	# 816	1,000									
PAGE TOTAL:		1,000	2,400	1,200	3,000	1,200	1,400	2,000	2,000	1,800	6,000



### FURNISHINGS & EQUIPMENT

RECREATION CENTRE

PAGE 5 OF 5

[illegible]

N - New  
R - Replacement

( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( ) RECREATION CENTRE FURNISHINGS										
( ) & EQUIPMENT TOTALS:										
( )										
( ) PAGE 1:	0	15,400	6,600	2,500	500	900	2,500	0	7,000	7,000
( ) PAGE 2:	0	6,600	2,200	25,600	1,300	0	0	1,000	0	85,000
( ) PAGE 3:	0	6,500	3,000	4,000	2,000	0	0	0	9,000	11,000
PAGE 4:	1,000	2,400	1,200	3,000	1,200	1,400	2,000	2,000	1,800	6,000
GRAND TOTAL:	1,000	30,900	13,000	35,100	5,000	2,300	4,500	3,000	17,800	109,000

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# RECREATION CENTRE

## SUMMARY OF COSTS

FILE: RECCNTR.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	33,000	418,000	0	0	0	0	18,000	0	64,000
BUILDING MAINTENANCE & REPAIRS	0	17,000	28,400	40,000	9,000	0	3,500	3,000	8,000	20,000
FURNISHINGS & EQUIPMENT	1,000	30,900	13,000	35,100	5,000	2,300	4,500	3,000	17,800	109,000
TOTALS:	1,000	80,900	459,400	75,100	14,000	2,300	8,000	24,000	25,800	193,000

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COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

RECREATION CENTRE PARK AND SERVICE BUILDING

The Park Service Building is a concrete block structure with a built-up roof. It is located next to the tennis courts inside Rotary Recreation Park. The Service Building serves as public shelter, complete with change rooms, public washrooms, a concession, and a common lobby area. The facility is closed during the winter months.

The Park amenities include: 12 top grade tennis courts; numerous picnic tables; a children's wading pool and sand play area; Heritage Square buildings; manicured lawns and many varieties of trees and shrubs.

Structural Information

- . Constructed - 1969
- . Renovated - 1990
- . Concrete block structure
- . Built-up gravel and tar roof

The Park Service Building and contents were valued at \$210,000.00 in July 1988.

## CAPITAL IMPROVEMENTS/RENOVATIONS

## RECREATION CENTRE PARK &amp; SERVICE BUILDING

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(N ) Tennis Court Lights						50,000				
( )										
( )										
( )										
(N ) Pave Parking Lot (tennis)					30,000					
( )										
(N ) Drinking Fountain		1,200								
( )										
(N ) Sand Volleyball Court		1,000								
( )										
(N ) Practice Wall/Backboard				15,000						
( )										
( )										
( )										
		1								
		1								
TOTAL:	0	2,200	0	15,000	30,000	50,000	0	0	0	0

# BUILDING MAINTENANCE & REPAIRS

RECREATION CENTRE PARK & SERVICE BUILDING

FILE: RECCPARK.MTC

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R) Painting - Interior					3,000				3,000	
(R) Painting - Exterior					2,500				2,500	
(R) Re-roof							15,000			
(R) Replace concrete steps at wading pool		3,000								
(N) Power to receptacle for ball machines		500								
(R) Refurbish site signs, two (2)				1,000						1,000
( )										
(R) Tree replacements		500	500	500	500	500	500	500	500	500
( )										
(R) Color coat resurfacing T.C. #1 - #8						24,000				
(R) Color coat resurfacing T.C. #9 - #12				12,000						
( )										
( )										
( )										
TOTALS	0	4,000	500	13,500	6,000	24,500	15,500	500	6,000	1,500

## FURNISHINGS &amp; EQUIPMENT

RECREATION CENTRE PARK AND SERVICE BUILDING

PAGE 1 OF 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R) Rubber Hose - 1" x 100		500								
(R) Lawn Mower #1821		500								
(R) Grass Trimmer #1830		500								
(R) Picnic Tables (3) #1907					900					
(R) Tennis Court Wood Bench #1922		500								
(R) Tennis Court Nets -			2/600	2/600	3/900	3/900	4/1200	4/1200	2/600	3/900
(R) South Furnace #2202				3,000						
(R) North Furnace #2200					3,000					
(R) Central Furnace #2201						3,000				
(R) Hot Water Tank #2300			2,200							
(R) Shower Water Mixer #2400		1,200								
(R) Shower Water Circ. Pump #2401		300								
(R) Lockers - Change Rooms #2500			10,000							
(R) Stacking Chairs (25) #2600							700			
PAGE TOTAL:	0	3,500	12,800	3,600	4,800	3,900	1,900	1,200	600	900

### FURNISHINGS & EQUIPMENT

RECREATION CENTRE PARK AND SERVICE BUILDING

PAGE 2 OF 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New  
R - Replacement

(R ) Tables 30" D (5) #2650						1000				
(R ) Carpet Flooring			800							
(N ) Public Address		1,500								
( )										
( )										
( )										
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( )										
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( )										
( )										
( )										
( )										
( )										
( ) TOTALS: PAGE 1	0	3,500	12,800	3,600	4,800	3,900	1,900	1,200	600	900
( ) PAGE 2	0	1,500	800	0	0	1000	0	0	0	0
GRAND TOTAL:	0	5,000	13,000	3,600	4,800	4,800	2,200	1,900	600	900

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# RECREATION CENTRE PARK & SERVICE BUILDING

## SUMMARY OF COSTS

FILE: RECCPARK.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	2,200	0	15,000	30,000	50,000	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	0	4,000	500	13,500	6,000	24,500	15,500	500	6,000	1,500
FURNISHINGS & EQUIPMENT	0	5,000	13,000	3,600	4,800	4,800	2,200	1,900	600	900
TOTALS:	0	11,200	13,500	32,100	40,800	79,300	17,700	2,400	6,600	2,400



043

COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

GREAT CHIEF PARK

Great Chief Park is a 43 acre park located between the Red Deer River and Kerry Wood Drive on the west side of the City. This park is composed of: one football/soccer field; two fastball diamonds; one baseball diamond; one utility ball field; the Kiwanis Picnic Area with shelter; a par 3 golf course and a Park Service Building. The Park is staffed from May 1 until October 31.

SERVICE BUILDING

Structural Information

- . Constructed in 1975
- . Concrete block structure with split face exterior block

Engineering Studies

- . Energy Audit - 1990

1

The Park Service Building and contents were valued at \$310,000 in July 1988.

## CAPITAL IMPROVEMENTS / RENOVATIONS

Great Chief Park

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(N)	Irrigation System		140,000							
(R)	Renovate Dugouts - Baseball			10,000						
(N)	Steel Gate for Service Road		1,400							
(R)	Renovate Pastball Dugouts				10,000					
(N)	Storage/Shop Building									150,000
(R)	Renovate Football Field			90,000						
(R)	10 Row Bleacher Units		4,000							
( )										
(N)	5 Row Bleacher Unit (3)			5,000						
( )										
(R)	Enlarge Broadcast Booth Baseball				10,000					
( )										
(R)	Fluorescent Lights Dressing Rooms		1,000							
( )										
	TOTAL:	0	146,400	5,000	100,000	20,000	0	0	0	150,000

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
BUILDING MAINTENANCE & REPAIRS

FILE: GRTCHIEF.MTC  
PAGE 1 OF 1

GREAT CHIEF PARK

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Interior Painting, Concession Bldg.					2,500					
(R ) Interior Painting, Service Bldg.			3,500				3,500			
(R ) Exterior Painting, Service Bldg.			500				500			
(R ) Replace Doors, Service Bldg.					3,600					
(R ) Resurface Parking Lot Main Entrance									50,000	
(R ) Refurbish Site Sign					500					
(R ) Replace Flooring, Shelter										3,000
(R ) Boardwalk Repairs						1,500				
(N ) Roof Inspection, Service Bldg.		1,000								
(R ) Reroof, Service Building				20,000						
( )										
( )										
( )										
( )										
TOTAL:	0	1,000	4,000	20,000	6,600	1,500	4,000	0	50,000	3,000

FURNISHINGS & EQUIPMENT

Great Chief Park

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R) Lawn Mower	500			500			500			500
(R) Power Grass Trimmer		500			500			500		
(R) Rain Trains (2)	1,800	New system								
(R) Hoses				500						
(R) Wet Line Marker			900							
(R) Furnaces (2) Office					4,000					
(R) Hot Water Heaters (2)		5,000								
(R) Football Scoreboard									3,000	
(R) Fastball Scoreboard								3,000		
(R) Fuel Tank 500 Gallon										600
(R) P.A. Amplifier Baseball					800					
(R) Pitching Machine		-	3,500							
(R) Desk - Operators	500									
(R) P.A. Amplifier Fastball #1										800
PAGE TOTAL:	2,800	5,500	4,400	1,000	5,300	0	500	3,500	3,000	1,900

GREAT CHIEF PARK

SUMMARY OF COSTS

FILE: GRTCHIEF.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	146,400	5,000	100,000	20,000	0	0	0	0	150,000
BUILDING MAINTENANCE & REPAIRS	0	1,000	4,000	20,000	6,600	1,500	4,000	0	50,000	3,000
FURNISHINGS & EQUIPMENT	1,800	5,500	4,400	1,000	5,300	0	500	3,500	3,000	1,900
TOTALS	1,800	152,900	13,400	121,000	31,900	1,500	4,500	3,500	53,000	154,900

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

## KINSMEN COMMUNITY ARENAS

The Kinsmen Community Arenas is a twin ice rink facility located at 5 McIntosh Avenue. The original arena, now known as the "B" side, has an ice surface measuring 85 feet x 185 feet. The "A" side is a regulation 85 ft. x 2000 ft. ice surface. This facility also has a meeting room available for coaches and teams, etc., as well as storage space for minor hockey equipment. The Minor Hockey Commission presently has office space leased at this facility.

Structural Information:

- o Constructed: 1975
- o Second ice surface: 1988
- o Roofing: pre-finished metal
- o Exterior walls are split faced concrete block with metal panels
- o Interior walls are painted concrete block

Engineering Studies:

- o Energy Audit: 1982

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
CAPITAL IMPROVEMENTS / RENOVATIONS

KINSMEN COMMUNITY ARENAS

FILE: KINSMEN.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(N) Low Emissivity Ceiling					35,000					0
(N) Acoustical Treatment Further Study		0								
( )										
( )										
( )										
( )										
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( )										
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( )										
TOTAL:	0	0	0	0	35,000	0	0	0	0	0



# BUILDING MAINTENANCE & REPAIRS

## Rinsmen Community Arenas

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R) Emergency Light Packs					1,200					
(N) Replace Wire Mesh With Glass		25,000								
(R) Replace Toilet Cubicles "B"			15,000							
(R) Paint Exterior Trim		2,000								
(R) Paint Trusses Interior "A"								6,500		
(R) Paint Trusses Interior "B"			6,500							
(R) Relamp Arena "A"		1,500								
(R) Relamp Arena "B"				600				600		
(R) Replace Arena Gates "A"										
(R) Replace Arena Gates "B"										
( )										
(R) Washrooms - Replace 2 Doors With Metal "B"		1,400								
(R) Dressing Room Doors - Replace 5 Doors				3,500						
(R) Repair Water Line	33,000									
TOTAL:	33,000	29,900	21,500	4,100	1,200	0	0	7,100	0	0

## FURNISHINGS &amp; EQUIPMENT

Kinsmen Community Arenas

Page 1 of 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
(R) Desk - Operators								500		
(R) Stacking Chairs (42)									1,800	
(R) Round Tables (10) 36"Dia.										1,500
(R) Chairs - Boardroom (24)								900		
(R) Unit Heater, Zamboni Room									1,000	
(R) Storage Tank, 140 Gallon					800					
(R) Vacuum Cleaner				500						
(R) Floor Maintenance Machine									2,000	
(R) Ice Edger		1,200								
(R) Skate Change Benches (3)					1,000					
(R) Furnace, Storage Room								2,000		
(R) Unit Heater, Storage Room									1,000	
(R) Goal Frames (2)					1,200					
(R) Goal Frames (2) Rect.			500							
TOTAL:	0	1,200	500	500	3,000	0	0	3,400	5,800	1,500

## FURNISHINGS &amp; EQUIPMENT

Kinsmen Community Arenas

Page 2 of 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R) Compressor "B"										18,000
(R) Compressor Overhaul "B"			4,000				4,000			
(R) Compressor Overhaul "A"		4,000				4,000				4,000
(N) Ash/Trash Units (2)	600									
(R) Scoreboard Clock Control										
(R) Scoreboard Clock "A"								6,500		
(R) Scoreboard Clock "B"									6,500	
( )										
( ) Page 2 Totals	600	4,000	4,000	0	0	4,000	4,000	6,500	6,500	22,000
( )										
( )										
( )										
( )										
( ) Page 1	0	1,200	500	500	3,000	0	0	3,400	4,800	1,500
( ) Page 2	600	400	4,000	0	0	4,000	4,000	6,500	6,500	22,000
TOTAL:	600	1,600	4,500	500	3,000	4,000	4,000	9,900	11,300	23,500

# KINSMEN COMMUNITY ARENAS

## SUMMARY OF COSTS

FILE: KINSMEN.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	0	0	0	35,000	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	33,000	29,900	21,500	4,100	1,200	0	0	7,100	0	0
FURNISHINGS & EQUIPMENT	600	1,600	4,500	500	3,000	4,000	4,000	9,900	11,300	23,500
TOTALS	33,600	31,500	26,000	4,600	39,200	4,000	4,000	17,000	11,300	23,500

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COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

RED DEER ARENA

The Red Deer Arena is located between 46th and 48th Avenues and south of 43rd Street. This facility has served as the main spectator arena, seating up to 2,288 patrons, since it was built in 1952. The Arena is staffed on a year-round basis and hosts a variety of spectator events, as well as serving as an arena for public skating and minor hockey.

Structural Information

- . Constructed - 1952
- . Renovated - 1978
- . Ice resurfacer addition - 1985

Engineering Studies

- . Structural, Mechanical and Electrical - 1990
- . Ice plant refrigeration system - 1990
- . Energy Audit - 1990

Building and contents were valued at \$2,105,000.00 in July 1988.

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
CAPITAL IMPROVEMENTS / RENOVATIONS

ARENA

FILE: ARENA.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(N ) Low Emissivity Ceiling			40,000							
( )										
(N ) Dehumidification System	66,000									
( )										
(R ) Building Renovations				925,000						
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	66,000	0	40,000	925,000	0	0	0	0	0	0

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
BUILDING MAINTENANCE & REPAIRS

FILE: ARENA.MTC  
PAGE 1 OF 1

ARENA

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R) Remove Heaters Over Ice			2,000							
(R) Repair Catwalk Decking	1,000									
(R) Seating Maintenance		1,500		1,500			1,000			1,000
(R) Double Glaze Windows - Comp. Room		1,000								
(R) Exterior Painting			15,000				15,000			
(R) Replace Urinals (3)		3,500								
(R) Recap Asphalt Between Arena/Curling Rink										2,500
(R) Relamp Ice Surface				1,500				1,500		
(R) Resurface Parking Lot										40,000
(R) Replace Interior Doors		3,000	3,000	4,000						
(R) Replace Catwalk Fluorescent Lighting		800								
(R) Refurbish Main Entrance Doors		1,000								
( )										
( )										
TOTAL:	1,000	10,800	20,000	7,000	0	0	16,000	1,500	0	43,500

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COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
FURNISHINGS & EQUIPMENT

FILE: ARENA.FUR  
PAGE 1 OF 1

ARENA

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Upper Foyer Chairs & Railing		2,500								
(R ) Overhaul Compressor & Motor #1	3,500			3,500			3,500			3,500
(R ) Overhaul Compressor & Motor #2			3,500			3,500			3,500	
(R ) Unit Heater - Plant Room			1,650							
(R ) Unit Heater - Officials Room				1,650						
(R ) Unit Heater - Dressing Room #4					1,650					
(R ) Scoreboard Clock		12,000								
(R ) Replace Safety Netting			1,750							
(R ) Replace Brine Tank	3,000									
(R ) Replace Folding Tables (3)		600								
(R ) Condensor Chiller								70,000		
( )										
( )										
( )										
TOTAL:	6,500	15,100	6,900	5,150	1,650	3,500	3,500	70,000	3,500	3,500

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# RED DEER ARENA

## SUMMARY OF COSTS

FILE: ARENA.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	66,000	0	40,000	925,000	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	1,000	10,800	20,000	7,000	0	0	16,000	1,500	0	43,500
FURNISHINGS & EQUIPMENT	6,500	15,100	6,900	5,150	1,650	3,500	3,500	70,000	3,500	3,500
TOTALS	73,500	25,900	66,900	937,150	1,650	3,500	19,500	71,500	3,500	47,000

COMMUNITY SERVICES DIVISION - FACILITIES

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0

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

KINEX ARENA

The Kinex Arena is located south of the Red Deer Arena and Curling Rink, between 46th and 48th Avenue. This facility was originally a joint venture between The City of Red Deer and the Red Deer Exhibition Association, with partial funding from the Kinsmen Club. During the summer months, the building has been used for a wide variety of functions, and during the winter months as an ice arena. The Kinex is scheduled for a major renovation in the spring of 1991.

Structural Information

- . Constructed - 1967
- . Renovated - 1976

Engineering Studies

- . Structural Evaluation - 1990

Building and contents valued at \$1,620,000.00 in July 1988.

# CAPITAL IMPROVEMENTS / RENOVATIONS

Kinex

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

( ) Major Renovation	1,250,000									
( )										
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TOTAL:	1,250,000	0	0	0	0	0	0	0	0	0

## Kinex

[illegible]

R - Replacement

(R)	Relamp Arena	Renov				1,000				1,000	
(R)	Repaint Interior	Renov					2,600				
(R)	Repaint Exterior	Renov					1,600				
( )	Resurface Parking Lot	Renov									
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### FURNISHINGS & EQUIPMENT

Kinex

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R)	Compressor Overhaul				4,000				4,000		
(R)	Replace Ice Edger		1,200					1,200			
( )											
(N)	Floor Machine	Renov									
(N)	Wet/Dry Vac	Renov									
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TOTAL:		0	1,200	0	4,000	0	0	1,200	4,000	0	0

KINEX  
SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	1,250,000									
BUILDING MAINTENANCE & REPAIRS	0	0	0	0	1,000	4,200	0	0	1,000	0
FURNISHINGS & EQUIPMENT	0	1,200	0	4,000	0	0	1,200	4,000	0	0
TOTALS:	1,250,000	1,200	0	4,000	1,000	4,200	1,200	4,000	1,000	0



COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANLEGION TRACK

The Legion Track is located on the grounds of Lindsay Thurber Comprehensive High School at 42 Avenue and 58 Street. The Track is a regulation 400 m, 8 lane, all-weather rubberized surface.

Field events are also accommodated at this facility, and thus a full complement of required equipment is available and stored on site in two storage facilities: one storage shed measures 14' x 24' and the second measures 10' x 12'. Responsibility for these facilities is shared with the School Board.

Structural Information

.	Constructed:	1973
.	Surfaced:	1975
.	Resurfaced:	198

Engineering Studies

Legion Track

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

[illegible]

# BUILDING MAINTENANCE & REPAIRS

Legion Track

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R) Refurbish Track Sign		500					500			
(R) Track Renovations	180,000									
(R) Track Colour Coating						40,000				
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	180,000	500	0	0	0	40,000	500	0	0	0

# FURNISHINGS & EQUIPMENT

Legion Track

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R)	Judges Stands									4,000
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:		0	0	0	0	0	0	0	0	4,000

# LEGION TRACK

## SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	0	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	180,000	500	0	0	0	40,000	500	0	0	0
FURNISHINGS & EQUIPMENT	0	0	0	0	0	0	0	0	0	4,000
TOTALS:	180,000	500	0	0	0	40,000	500	0	0	4,000

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COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

BOWLING GREEN/SKATING OVAL/HORSESHOE PITS AND SHELTER

The Bowling Green, Skating Oval and Horseshoe Pits are located in the northwest corner of Rotary Recreation Park. The shelter that serves the users of these facilities is part of the Golden Circle Seniors Drop-in Centre. The shelter has public washrooms, a small storage space and a lounge area that overlooks the Bowling Green and Oval. The Skating Oval is a regulation 400 m speed skating track, complete with lights and a public address system. The Lawn Bowling Green is approximately 32 m x 32 m. Both outdoor skating and lawn bowling are, of course, seasonal activities and require favourable weather conditions. There are eight horseshoe pits complete with scoreboards and concrete throwing pads.

Structural Information

- . Oval construction: 1965 + -
- . Bowling Green construction: 1973
- . Horseshoe Pits construction: 1973
- . Shelter (Golden Circle) construction: 1976

## CAPITAL IMPROVEMENTS / RENOVATIONS

SKATING OVAL & HORSESHOE PITS C/W SHELTER

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

[illegible]



# BUILDING MAINTENANCE & REPAIRS

## SKATING OVVAL, HORSESHOE PITS

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

( ) NORTH ENTRANCE & WASHROOMS -										
(R ) Replace flooring		2,000								
(R ) Paint interior				800				800		
(R ) Paint exterior				600				600		
(R ) Replace doors			1,800							
( )										
( )										
(R ) Refurbish score boards	500									
( )										
(R ) Repaint light poles									1,000	
( )										
( )										
( )										
( )										
TOTAL:	500	2,000	1,800	1,400	0	0	0	1,400	1,000	0

## FURNISHINGS &amp; EQUIPMENT

SKATING OVAL &amp; HORSESHOE PITS

FILE: SKATOVAL.FUR

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R ) Replace skate change benches										3,000
(R ) Replace tables				500				500		
(R ) Replace chairs			500		500	500				
(R ) Replace P.A. System		8,000								
(R ) Hot Water Tanks (2)			5,000							
(R ) Furnace								3,000		
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	8,000	5,500	500	500	500	0	3,500	0	3,000

SKATING OVAL/BOWLING GREEN AND HORSESHOE PITS

SUMMARY OF COSTS

FILE: SKATOVAL.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	0	0	0	0	0	0	0	0	0
MAINTENANCE & REPAIRS	500	2,000	1,800	1,400	0	0	0	1,400	1,000	0
FURNISHINGS & EQUIPMENT	0	8,000	5,500	500	500	500	0	3,500	0	3,000
TOTALS	500	10,000	7,300	1,900	500	500	0	4,900	1,000	3,000

COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

CENTRAL STORAGE BUILDING

This storage building is located at the southwest corner of the Red Deer Arena behind the Curling Rink. Originally, this facility was used for fire fighting equipment during "Fair Week" when the Exhibition Association was located at this site. Presently this building is used as a one-vehicle garage and storage area. The structure measures 30 feet x 14 feet and is heated by one gas-fired unit heater.

Structural Information:

- o Constructed: early 1960's
- o Concrete block walls on concrete pad
- o Built-up gravel and tar roof

FILE: CTRSTORG.MTC  
PAGE

FILE: CTRSTORG.MTC  
PAGE

075



COMMUNITY SERVICES DIVISION - FACILITIES

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

BOWER PONDS PAVILION

The Bower Ponds Pavilion is located at 5751 Kerrywood Drive and is accessed through Great Chief Park. This is a year-round service building used by Waskasoo Park and Great Chief Park patrons. The Pavilion has a concession, public washrooms and a large common area for changing skates, etc.

Structural Information

- . Constructed - 1984
- . Concrete block on concrete slab with brick exterior and cedar shake roofing

Engineering Studies

- . Drainage & Water Table - 1990
- . Energy Audit - 1990

Building and contents valued at \$262,000.00 in July 1988.



Bower Ponds Pavilion

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

[illegible]

# BUILDING MAINTENANCE & REPAIRS

Bower Ponds Pavilion

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R) Replace Flooring		27,000								
(R) Paint Interior				1,700				1,700		
(R) Paint Exterior Trim	500			500				500		
(R) Replace Asphalt Planking	1,300					1,300				
(R) Replace Concrete Deck			25,000							
(R) Replace Main Entrance Doors					1,800					
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	1,800	27,000	25,000	2,200	1,800	1,300	0	2,200	0	0

## FURNISHINGS &amp; EQUIPMENT

## Bower Ponds Pavilion

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R) Lockers, 10 - 6 x 3 Banks	10,000									
(R) Replace Chairs					500		500			
(R) Replace Table Tops		500		500		500		500		500
(R) Replace Skate Change Benches					3,000					
(R) Replace Hot Water Tank										2,000
(R) Replace Sewage Pumps (2)									7,000	
(R) Recarpet Skate Benches										1,500
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	10,000	500	0	500	3,500	500	500	500	7,000	4,000

BOWER PONDS

SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	2,500	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	1,800	27,000	25,000	2,200	1,800	1,300	0	2,200	0	0
FURNISHINGS & EQUIPMENT	10,000	500	0	500	3,500	500	500	500	7,000	4,000
TOTALS:	11,800	30,000	25,000	2,700	5,300	1,800	500	2,700	7,000	4,000

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANLIONS CAMPGROUND

Lions Campground is located at 4759 Riverview Drive adjacent to the Red Deer River. The campground is equipped with 89 full service recreation vehicle spaces and 38 sites with power and water for tents. There are three heated shower/washroom facilities, two of which have laundry amenities. This campground facility is open from May 1 to September 30 each year.

Structural InformationWashroom # 1, East

- . Constructed: 1984
- . Building and contents valued at \$135,000.00 in July 1988

Washroom # 2, Central

- . Constructed: 1964
- . Building and contents valued at \$79,000.00 in July 1988

Washroom # 3, West

- . Constructed: 1958
- . Building and contents valued at \$43,000.00 in July 1988

Ticket Booth

- . Constructed:
- . Building and contents valued at \$9,000.00 in July 1988

The electrical services were upgraded and expanded at the east end of campground in 1990.

## CAPITAL IMPROVEMENTS / RENOVATIONS

Lions Campground

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

( )										
( )										
(N)	Construct 4 Horseshoe Pits	1,500								
( )										
(N)	Air Condition Registration Booth	2,000								
( )										
(N)	Landscape Washrooms (West)	2,500								
(N)	Firewood Fence (East)	1,500								
( )										
( )	Interpretive Amphitheatre stage, backdrop, storage room		15,000							
( )										
( )										
( )										
	TOTAL:	7,500	15,000	0	0	0	0	0	0	0

BUILDING MAINTENANCE & REPAIRS

Lions Campground

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R) Replace Door Closures	1,100									
(R) Tree Planting Replacement	1,900	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
(R) Refurbish Signs									1,000	
(R) Exterior Painting - East	1,000				1,000				1,000	
(R) Interior Painting - East		1,000			1,000				1,000	
(R) Resurface Driveways						25,000				
(R) Exterior Painting - Central	1,000			1,000				1,000		
(R) Interior Painting - Central				1,000				1,000		
(R) Exterior Painting - West	1,000					1,000				1,000
(R) Interior Painting - West		1,000				1,000				1,000
(R) Ticket Booth - Painting			500				500			
(R) Reroofing #East (85)										8,000
(R) Reroofing #Central							6,500			
(R) Reroofing #West (88)										
TOTAL:	6,000	4,500	3,000	4,500	4,500	29,500	9,500	4,500	5,500	12,500



# FURNISHINGS & EQUIPMENT

## Lions Campground

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
(R) Replace Hot Water Tannk (East)										2,000
(R) Replace Hot Water Tank (Central)						2,000				
(R) Replace Hot Water Tank (West)				1,000						
(R) Replace Clothes Washer C-1		1,500								
(R) Replace Clothes Washer C-2		1,500								
(R) Replace Clothes Dryer C-1		1,300								
(R) Replace Clothes Dryer C-2		1,300								
(R) Replace Clothes Washer E-1			1,500							
(R) Replace Clothes Washer E-2			1,500							
(R) Replace Clothes Dryer E-1			1,300							
(R) Replace Clothes Dryer E-2			1,300							
( )										
( )										
( )										
TOTAL:	0	5,600	5,600	1,000	0	2,000	0	0	0	2,000

LIONS CAMPGROUND

SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	7,500	15,000	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	6,000	4,500	3,000	4,500	4,500	29,500	9,500	4,500	5,500	12,500
FURNISHINGS & EQUIPMENT	0	5,600	5,600	1,000	0	2,000	0	0	0	2,000
TOTALS:	13,500	25,100	8,600	5,500	4,500	31,500	9,500	4,500	5,500	14,500

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANHERITAGE RANCH

The facilities at Heritage Ranch include: a Visitors Centre complete with restaurant; a stable and a tack shed. The Ranch is located at No. 25 Riverview Park on the extreme west side of Red Deer. The site has picnic facilities and a children's playground complete with apparatus. The City of Red Deer has been leasing the stable operation and the restaurant to private business concerns.

Structural Information

- . Constructed: 1984
- . All buildings are wood-frame construction with built-up tar and gravel roofing.
  
- . The restaurant and contents were valued at \$357,000.00; the stable at \$47,000.00, and the tack shed at \$41,000.00 in July of 1988.

## Heritage Ranch

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

[illegible]

# BUILDING MAINTENANCE & REPAIRS

Heritage Ranch

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
(R) Replace Carpeting		3,000						3,000		
(R) Repaint Interior						8,000				
(R) Repaint Exterior		13,000					14,000			
(R) Reroofing & Repairs			20,000							
(R) Reroof Barn & Tack										3,000
(R) Deck Repairs			4,000							
(R) Replace Doors (Restaurant)				5,000						
(N) Roof Inspection	1,000									
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	1,000	16,000	24,000	5,000	0	8,000	14,000	3,000	0	3,000

# FURNISHINGS & EQUIPMENT

Heritage Ranch

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R) Replace Dishwasher					3,500					
(R) Replace Restaurant Chairs		3,000	3,000							
(R) Replace Window Curtains						5,500				
(R) Septic Tank Pump				3,500						
(R) Water Well Pump				1,000						
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	3,000	3,000	4,500	3,500	5,500	0	0	0	0

HERITAGE RANCH

SUNMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	15,000								
BUILDING MAINTENANCE & REPAIRS	1,000	16,000	24,000	5,000	0	8,000	14,000	3,000	0	3,000
FURNISHINGS & EQUIPMENT	0	3,000	3,000	4,500	3,500	5,500	0	0	0	0
TOTALS:	1,000	34,000	27,000	9,500	3,500	13,500	14,000	3,000	0	3,000



COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

## KERRY WOOD NATURE CENTRE

The Kerry Wood Nature Centre is part of the Waskasoo Park System and is operated by the Museums Management Board. This 800 square meter facility is located at 6200 45 Avenue, and serves as a gateway to the Gaetz Lakes Sanctuary.

Structural Information:

- o Constructed: 1985
- o Storage Addition: 1990
- o Built-up gravel and tar roofing as well as a portion with cedar shakes

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

## ALLEN BUNGALOW

The Allen Bungalow is located at 6300 45 Avenue, next to the Kerry Wood Nature Centre. This residence is part of the Waskasoo Park System and is operated by the Museums Management Board. There is 239.6 square meters of main floor space of which 58.5 sq. m. form the "Mattie McCullough Room". This room is used for public meetings and small social functions while the residence is rented. The attic and basement are not finished. The City acquired the house in 1985, the same year it was designated as a "Registered Historic Resource".

Structural Information:

- o Constructed: 1912
- o Renovations: 1985
- o Roofing
- o Exterior Wood Siding

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

## GAETZ LAKES SANCTUARY

Gaetz Lakes Sanctuary is a 292 acre wildlife sanctuary located east of 45 Avenue between 67 Street and 55 Street. The Sanctuary which contains two eutrophic lakes, remnants of a former oxbow of the Red Deer River, is a part of the Waskasoo Park System. The Sanctuary is operated by the Museums Management Board. The area has been a federal migratory bird sanctuary since 1924, and a provincial bird sanctuary since 1974. Natural history interpretive programming in the Sanctuary is the responsibility of the Kerry Wood Nature Centre staff.

Construction Information:

- o Incorporated into Waskasoo Park: 1983
- o Fencing, trails and timber lookouts constructed in 1985

## CAPITAL IMPROVEMENTS / RENOVATIONS

KERRY WOOD NATURE CENTRE, GAETZ LAKES SANCTUARY &amp; ALLEN BUNGALOW

FILE: KERYWOOD.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( ) Critter Theatre	5,000	10,000								
( )										
(N ) 67 St. Grove	5,500									
(N ) Drywall attic area - ALLEN BUNGALOW			2,500							
(N ) Insulate and drywall basement - ALLEN B.		3,000								
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	10,500	13,000	2,500	0	0	0	0	0	0	0

## BUILDING MAINTENANCE &amp; REPAIRS

## KERRY WOOD NATURE CENTRE AND ALLEN BUNGALOW

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R ) Refurbish site signs			500							500
(R ) KWNC - Exterior painting		2,000							2,000	
(R ) A.B. - Exterior painting	1,000							1,000		
(R ) KWNC - Interior painting		2,000							2,000	
(R ) A.B. - Interior painting				2,000				2,000		
(R ) KWNC - Floor repairs	500	2,000								
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	1,500	6,000	500	2,000	0	0	0	3,000	4,000	500

## FURNISHINGS &amp; EQUIPMENT

## KERRY WOOD NATURE CENTRE &amp; ALLEN BUNGALOW

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New  
R - Replacement

( )										
(R ) Exhibit Renewal	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
( )										
(N ) Storage Shelving		1,000								
( )										
( )										
( )										
(R ) Replace KWNC Building Alarm		3,000								
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	2,000	7,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000

## KERRY WOOD NATURE CENTRE, GAETZ LAKES SANCTUARY &amp; ALLEN BUNGALOW

## SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	10,500	13,000	2,500	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	1,500	6,000	500	2,000	0	0	0	3,000	4,000	500
FURNISHINGS & EQUIPMENT	2,000	7,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
TOTALS	14,000	26,000	6,000	5,000	3,000	3,000	3,000	6,000	7,000	3,500



COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANWASKASOO PARK RESIDENCES

During the construction of Waskasoo Park, the City of Red Deer purchased several pieces of property, some with houses. Four of these residences have been retained and rented to tenants.

Marra Residence:	6050 - 67 Avenue
Heritage Ranch Residence:	Heritage Ranch
Cressman Residence:	4713 - 39 Street
Coatham Residence:	3730 Spruce Drive

## BUILDING MAINTENANCE &amp; REPAIRS

FILE: WPRESID.MTC

## WASKASOO PARK RESIDENCES

PAGE 1 OF 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
HERITAGE RANCH:										
(R ) Water Filtration System			4000							
(R ) Stucco and Fascia Repair	750									
(R ) Replace Windows		2,000								
(R ) Exterior Trim Painting	950									
(R ) Interior Painting				600						
(R ) Replace Bathtub	650									
*1988 Value \$93,500.00										
MARRA:										
(R ) Reshingle				2,000						
(R ) Hot Water Tank			550							
(R ) Exterior Trim Painting		1,000								
(R ) Interior Painting					600					
(R ) Exterior Storm Windows			850							
*1988 Value \$214,500.00										
TOTAL PAGE 1:	2,350	3,000	5,400	2,600	600	0	0	0	0	0

## BUILDING MAINTENANCE &amp; REPAIRS

FILE: WPRESID.MTC

## WASKASOO PARK RESIDENCES

PAGE 2 OF 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New  
R - Replacement

CRESSMAN:										
( R ) Exterior Trim Painting										
( R ) Interior Painting		1,000								
( R ) Hot Water Tank	250									
* 1988 Value \$97,850.00					550					
( )										
COATHAM:										
( R ) Exterior Painting, Siding & Trim	1,000									
( R ) Interior Painting				650						
( R ) Reshingle									1,500	
( ) * 1988 Value \$97,850.00										
( )										
( ) TOTAL PAGE 2:	1,250	1,000	0	650	550	0	0	0	1,500	0
( ) TOTAL PAGE 1:	2,350	3,000	5,400	2,600	600	0	0	0	0	0
GRAND TOTALS:	3,600	4,000	5,400	3,250	1,150	0	0	0	1,500	0

## WASKASOO PARK RESIDENCES

## SUMMARY OF COSTS

FILE: WPRESID.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	0	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	3,600	4,000	5,400	3,250	1,150	0	0	0	1,500	0
FURNISHINGS & EQUIPMENT	0	0	0	0	0	0	0	0	0	0
TOTALS	3,600	4,000	5,400	3,250	1,150	0	0	0	1,500	0

COMMUNITY SERVICES DIVISION

10 YEAR CAPITAL, IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

FORT NORMANDEAU REPLICA AND INTERPRETIVE CENTRE

The Fort Normandeau Historical Site is the westernmost isolated portion of Waskasoo Park, consisting of 3.5 hectares of parkland at the site of a natural ford on the Red Deer River. The park includes a canoe launch, picnic tables, cairn, interpretive centre complete with washrooms and a replica of an historic fort. The park is owned by the City of Red Deer and operated by the Museums Management Board. The local R.C.M.P. built the existing replica of the fort and log palisade wall in 1973 as a 100th anniversary project of the North West Mounted Police. In 1984 the building and area became part of Waskasoo Park.

Structural Information:

Fort:

- o Constructed 1973
- o Log structure on concrete pad
- o Cedar shake shingles
- o This facility has no heating or hot water equipment

Interpretive Centre:

- o Constructed 1984
- o Building has three poured concrete walls and roof below grade as it is built into the side of an exposed grade on the south side of the river
- o Facility has forced air heating system

## CAPITAL IMPROVEMENTS / RENOVATIONS

## FORT NORMANDEAU AND INTERPRETIVE CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(n ) Wood Floor in Port		4,000								
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	4,000	0	0	0	0	0	0	0	0

## BUILDING MAINTENANCE &amp; REPAIRS

## FORT NORMANDEAU AND INTERPRETIVE CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Exterior Staining/Chinking Log Walls	2,000									
(R ) Refurbish Site Sign		500						500		
(R ) Repair palisade wall		25,000								
(R ) Repair interior staircases		1,000								
(R ) Reshingle Fort			3,000							
(R ) Paint I.C. interior		1,000							1,000	
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	2,000	27,500	3,000	0	0	0	0	500	1,000	0



PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

( )										
( )										
(R )	Exhibit Renewal		3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
( )										
(N )	Drinking Water Filtration System		1,800	1,800						
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:		0	4,800	4,800	3,000	3,000	3,000	3,000	3,000	3,000

FILE: NORMANDO.SUM

PORT NORMANDEAU AND INTERPRETIVE CENTRE

SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	4,000	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	2,000	27,500	3,000	0	0	0	0	500	1,000	0
FURNISHINGS & EQUIPMENT	0	4,800	4,800	3,000	3,000	3,000	3,000	3,000	0	0
TOTALS	2,000	36,300	7,800	3,000	3,000	3,000	3,000	3,500	1,000	0

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL, IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANRIVER BEND GOLF & RECREATION AREA

The River Bend golf course club house is a 4300 square foot facility with 1600 square feet of exterior patio as well as 1200 square feet of cart storage space. This building has a commercial kitchen, a pro shop, washroom-locker rooms, a meeting room, and a small administration staff office. The facility has a hot water heating system complete with air conditioning.

Structural Information:

- o Construction 1986
- o Concrete slab floors, tyndall stone exterior walls, concrete tile roofing, aluminum frame double-glazed thermo windows.

Maintenance Building

- o Constructed 1985
- o Metal structure 100 feet x 50 feet on concrete slab floor
- o One third of building is dry-walled and heated
- o Building is maintained and painted (interior) by staff

## CAPITAL IMPROVEMENTS / RENOVATIONS

RIVER BEND GOLF &amp; RECREATION AREA

FILE: RIVRBEND.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Pro Shop Renovation	7,000									
(R ) Kitchen Upgrading	18,800	5,000								
(N ) Maintenance Shop Addition			15,000							
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	25,800	5,000	15,000	0	0	0	0	0	0	0

# BUILDING MAINTENANCE & REPAIRS

RIVER BEND GOLF AND RECREATION AREA

FILE: RIVRBEND.MTC

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

FLOORING:										
(R) Rubber flooring for Proshop, Washrooms,										
and Concession - Materials only:				500				500		
( )										
(R) Spike Room, Boardroom Carpet					20,000					
( )										
( ) * Interior Painting completed by staff										
( ) * Rubber flooring installed by staff										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	0	0	500	20,000	0	0	500	0	0

## FURNISHINGS &amp; EQUIPMENT

RIVER BEND GOLF AND RECREATION AREA

RIVRBEND.FUR

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement										
( ) CLUB HOUSE:										
(R ) Water Purification System				5,000						
(R ) Hot Water Tank										800
(R ) Boiler Circ. Pumps (6)			500	500	500	500	500			
(R ) Patio Tables (20)						2,000				
(R ) Patio Umbrellas (8)		1,800			1,800			1,800		
( )										
( )										
( ) MAINTENANCE SHOP:										
(R ) Water Purification System					5,000					
(R ) Hot Water Tank										800
(R ) Clothes Washer	600									
(R ) Clothes Dryer	600									
( )										
TOTAL:	1,200	1,800	500	5,500	7,300	2,500	500	1,800	0	1,600

## RIVER BEND GOLF AND RECREATION AREA

## SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	25,800	5,000	15,000	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	0	0	0	500	20,000	0	0	500	0	0
FURNISHINGS & EQUIPMENT	1,200	1,800	500	5,500	7,300	2,500	500	1,800	0	1,600
TOTALS	27,000	6,800	15,500	6,000	27,300	2,500	500	2,300	0	1,600





COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANGOLDEN CIRCLE

The Golden Circle Senior Citizens Drop-in Centre is located at the northeast corner of the parking lot at Rotary Recreation Park. This facility serves a wide variety of the needs of seniors, including recreation activities, noon meals and numerous support services. The Golden Circle can be rented by the public for such activities as public meetings and wedding receptions, on weekends and on some weekday evenings.

Parking lot maintenance costs are shared three ways with the Museum and Archives and the Recreation & Culture Department.

Structural Information

- o Constructed: 1977
- o Addition: 1980
- o Roof re-shingled: 1988

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

[illegible]

## BUILDING MAINTENANCE &amp; REPAIRS

## GOLDEN CIRCLE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Exterior Painting, Trim	1,800				1,800					1,800
(R ) Interior Painting	4,000					4,000				
(R ) Replace posts & chain in driveway					500					
(R ) Replace library carpet				3,500						
(R ) Refurbish parquet flooring										7,000
(R ) Replace main entrance doors							2,500			
(R ) Refurbish washrooms						6,000				
(R ) Remove suspended light fixture	1,000									
(R ) Replace carpet - addition							10,000			
( )										
( )										
( )										
( )										
( )										
TOTAL:	6,800	0	0	3,500	2,300	10,000	12,500	0	0	8,800

## FURNISHINGS &amp; EQUIPMENT

FILE: GOLDCRCL.FUR

## GOLDEN CIRCLE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R ) Dishwasher							4,000			
(R ) Refrigerator								4,000		
(R ) Tables - folding		800	800	800	800	800				
(R ) Chairs - Dining Room			1,000							
(R ) Microwaves				600						600
(R ) Tables - tops 36" x 36"		500	600	700						
(R ) Chairs - Music Room								8,000		
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	1,300	2,400	2,100	800	800	4,000	4,000	8,000	600

FILE: GOLDCRCL.SUM

GOLDEN CIRCLE

SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	700	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	6,800	0	0	3,500	2,300	10,000	12,500	0	0	8,800
FURNISHINGS & EQUIPMENT	0	1,300	2,400	2,100	800	800	4,000	4,000	8,000	600
TOTALS	6,800	2,000	2,400	5,600	3,100	10,800	16,500	4,000	8,000	9,400

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANCOMMUNITY SERVICES CENTRE

The Community Services Centre is located on the northwest corner of 51 Street and Gaetz Avenue. This facility is being leased from the Provincial Government as per agreement dated .

A two storey structure with a full basement, this building of 15,000 sq. ft. has served numerous functions throughout its history. The community service groups using this building for office and recreational purposes lease their space and supply their own furnishings.

Structural Information

- o Constructed: 1950
- o Renovated: 1959
- o Renovated: 1974
- o Renovated: 1990
- o Built up tar and gravel roof, re-roofed in 1990
- o Exterior walls consist of red brick over concrete block

Engineering Studies

- o Structural, Mechanical & Electrical: 1988



## CAPITAL IMPROVEMENTS / RENOVATIONS

Community Services Centre

FILE: CSCENTRE.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	0	0	0	0	0	0	0	0	0

## BUILDING MAINTENANCE &amp; REPAIRS

## Community Services Centre

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R) Exterior Trim Painting				3,000					3,000	
(R) Interior Painting, both floors					2,000	2,000				
(R) Repaint Exterior Stucco		2,000								
(R) Repaint Exterior Brick		1,500								
(R) Reroof North & West Canopies			6,000							
(R) Replace 2 Windows - Main Floor	1,800									
(R) Hot Water Heating System Repairs	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	3,800	5,500	8,000	5,000	4,000	4,000	2,000	2,000	5,000	2,000

### FURNISHINGS & EQUIPMENT

Community Services Centre

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

[illegible]

## COMMUNITY SERVICES CENTRE

## SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	0	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	3,800	5,500	8,000	5,000	4,000	4,000	2,000	2,000	5,000	2,000
FURNISHINGS & EQUIPMENT	0	0	0	0	0	0	0	0	0	0
TOTALS	3,800	5,500	8,000	5,000	4,000	4,000	2,000	2,000	5,000	2,000

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANRED DEER DAY CARE CENTRE

The Red Deer Day Care Centre is a unique facility composed of thirteen trailer units placed together in the shape of a "H". The twelve year old trailers were purchased from Alberta Gas Ethylene and moved to the present site, north of Lindsay Thurber High School, in December 1985. At that time, the facility was given a fifteen year life expectancy.

Construction and Upgrading

- o September 1986 - installation of a new roofing membrane
- o October 1989 - installation of polyurethane foam seal between trailer units
- o December 1989 - exhaust fans installed to reduce humidity problems
- o February 1990 - vapour barrier repaired at light fixture penetrations

Engineering Studies

- o March 1988 - Roofing membrane inspected
- o August 1986 - Energy Audit

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

R - Replacement

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## BUILDING MAINTENANCE &amp; REPAIRS

RED DEER DAY CARE CENTRE

PAGE 1 OF 3

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Refurbish site signs		1,000								
(R ) Playground Train Repair	500									
(R ) Kitchen Lino Flooring		2,000								
(R ) Kitchen Window Repair		500								
(R ) Blue Room Panic Door Hardware		500	500							
(R ) N.W. Entrance Flooring			500							
(R ) Infant Room Sink & Taps			600							
(R ) Blue Room Exterior Steps			500							
( )										
( )										
( )										
( )										
( )										
PAGE TOTAL:	500	4,000	2,100	0	0	0	0	0	0	0



## BUILDING MAINTENANCE &amp; REPAIRS

RED DEER DAY CARE CENTRE

PAGE 2 OF 3

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( ) BLUE ROOM:										
(R ) Carpeting						X				
( )										
( ) RED ROOM:										
(R ) Linoleum					X					
(R ) Carpeting					X					
( )										
( ) HALLS & OFFICES:										
(R ) Carpet					X					
(R ) Interior Painting					X					
( )										
(R ) Interior Wall Repairs										
( ) Parking Lot & Driveway			X							
TOTAL:	0	0	0	0	0	0	0	0	0	0

X = Denotes areas of concern that will likely require maintenance and repair prior to construction of a new facility. The extent of repairs will depend on the date set for construction of a new daycare.

## BUILDING MAINTENANCE &amp; REPAIRS

RED DEER DAY CARE CENTRE

PAGE 3 OF 3

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( ) ORANGE ROOM:										
(R ) Linoleum					X					
(R ) Carpet					X					
(R ) Panic Bar Hardware					X					
( )										
( ) INFANT ROOM:										
(R ) Linoleum					X					
(R ) Carpet					X					
( )										
( ) ENTRANCE AREAS:										
(R ) Linoleum at southwest entrance					X					
(R ) Ramp and stairs					X					
( )										
( ) KITCHEN:										
(R ) Counter Tops					X					
TOTAL:	0	0	0	0	0	0	0	0	0	0

## FURNISHINGS &amp; EQUIPMENT

RED DEER DAY CARE CENTRE

PAGE 1 OF 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement										
(R) Kitchen Stove					2,500					
(R) Dishwasher - Sterilizers			2,000							
(R) Kitchen Refrigerator						2,000				
(R) Microwave			500							
(R) Staff Room Refrigerator					1,000					
( )										
( )										
(R) Upright Freezer									3,000	
(R) Infant Room Refrigerator										1,000
( )										
(R) Clothes Dryer				600						
(R) Clothes Washing Machine										600
(R) Playground Swings		2,500								
(R) Playground Climbing Equipment				1,500						
( )										
PAGE TOTAL:	0	2,500	2,500	2,100	3,500	2,000	0	0	3,000	1,600

## FURNISHINGS &amp; EQUIPMENT

RED DEER DAY CARE CENTRE

PAGE 2 OF 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New  
R - Replacement

(R ) Furnace #1, SW Unit			2,000							
(R ) Furnace #2, SE Unit				2,000						
(R ) Furnace #3, Central Unit					2,000					
(R ) Furnace #4, NE Unit						2,000				
(R ) Furnace #5, NW Unit										
(R ) Furnace #6, Central Unit					2,000					
(R ) Hot Water Tank										
(R ) Air Conditioner #1, SW	1,000									
(R ) Air Conditioner #2, SE						1,000				
(R ) Air Conditioner #3, Central							1,000			
(R ) Air Conditioner #4, NE								1,000		
(R ) Air Conditioner #5, NW			1,000							
( ) PAGE 1 TOTAL:		2,500	2,500	2,100	3,500	2,000	0	0	3,000	1,600
( ) PAGE 2 TOTAL:	1,000	0	3,000	2,000	4,000	3,000	1,000	1,000	0	0
GRAND TOTAL:	1,000	2,500	5,500	4,100	7,500	5,000	1,000	1,000	3,000	1,600

## RED DEER DAY CARE CENTRE

## SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	2,500	0	0	0	0	0	0	*	0
BUILDING MAINTENANCE & REPAIRS	500	4,000	2,100	0	0	0	0	0	0	0
FURNISHINGS & EQUIPMENT	1,000	2,500	5,500	4,100	7,500	5,000	1,000	1,000	3,000	1,600
TOTALS	1,500	9,000	7,600	4,100	7,500	5,000	1,000	1,000	3,000	1,600

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANNORMANDEAU DAY CARE CENTRE

The Normandeau Day Care Centre is located at 53 Noble Avenue on the south end of the elementary school. The Centre is 5,260 square feet in area and is licensed to accommodate 50 children. This hot-water heated facility has a large kitchen, two playrooms, administration area, staff room and washroom amenities.

Structural Information:

- o Constructed: 1982
- o Concrete block structure with brick exterior
- o Built-up tar and gravel roof

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

R - Replacement

[illegible]



## BUILDING MAINTENANCE &amp; REPAIRS

## Normandeau Day Care Centre

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R) Carpet - Playrooms #1 & #2						6,000				
(R) Remove sand, and sod existing play area at southwest of building (27 ft. x 51 ft.)		1500								
( )										
( )										
( )										
( )										
( )										
( ) * Repainting work done by Daycare staff										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	1,500	0	0	0	6,000	0	0	0	0

## FURNISHINGS &amp; EQUIPMENT

Normandeau Day Care Centre

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(R) Clothes Washer		600								
(R) Clothes Dryer			600							
(R) Dishwasher Sterilizer				4,000						
(R) Refrigerator								3,000		
(R) Upright Freezer		1,000								
(R) Microwave Oven										400
(R) Hot Water Tank						800				
(R) Window Drapes		1,000								
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	2,600	600	4,000	0	800	0	3,000	0	400

FILE: NORDAYCR.SUM

NORMANDEAU DAY CARE CENTRE

SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0									
BUILDING MAINTENANCE & REPAIRS	0	1,500	0	0	0	6,000	0	0	0	0
FURNISHINGS & EQUIPMENT	0	2,600	600	4,000	0	800	0	3,000	0	400
TOTALS	0	4,100	600	4,000	0	6,800	0	3,000	0	400



COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANPARKS DEPARTMENT RESIDENCE

The City of Red Deer owns a summer house with attached greenhouse known as the Snell Residence at 5521 - 50 Avenue. The Parks Department is using the greenhouse facility on a year round basis. The residence is presently being leased.

# BUILDING MAINTENANCE & REPAIRS

PARKS DEPT. RESIDENCE

FILE: SNELL.MTC

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

( ) SNELL RESIDENCE:										
(R ) Interior Painting	550									
(R ) Exterior Trim Painting	750									
( ) *1988 Value \$77,835.00										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	1,300	0	0	0	0	0	0	0	0	0

# SUMMARY OF COSTS

FILE: SNELL.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	0	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	1,250	0	0	0	0	0	0	0	0	0
FURNISHINGS & EQUIPMENT	0	0	0	0	0	0	0	0	0	0
TOTALS	1,250	0	0	0	0	0	0	0	0	0



COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANPARKS DEPARTMENT MAINTENANCE SHOPS

The Parks Department has six buildings that fall under the auspices of this Plan.

1. Parks Maintenance Shop #1, located at 4934 - 54 Avenue, is a metal clad building constructed in 1980. This shop houses vehicles, tools, equipment, staff offices and amenities. Building and contents valued at \$256,320.00 in July 1988.
  2. Waskasoo Shop is located north of the Allen Bungalow on the Kerry Wood Nature Centre site. This wood frame structure was built in 1985. This building is presently being used as a lab and for the mosquito control program, as well as an office for the arborist. Building and contents valued at \$55,501.00 in July 1988.
  3. The Red Deer Cemetery Maintenance Shop is located at the cemetery north of Michener Centre. This metal structure was built in 1989 and is used for equipment and tool storage. Building and contents were valued at \$31,750.00 in July 1988.
  4. The Alto Reste Cemetery Shop and Washroom is located 3.6 km east of 30 Avenue on Highway 11. Built in 1982, this metal structure houses public washrooms, one staff office, equipment storage and workshop area. Building and contents were valued at \$62,100.00 in July 1988.
  5. Parks Maintenance Shop #2 is located on the same site as the Arena, Kinex Arena and the Curling Club. This cinder block structure with metal roofing was built in 1955 by the Red Deer Exhibition Association and served as a Creative Arts Centre until 1984 when it was converted into a workshop, vehicle storage area and staff offices. This building has a fenced compound on the west side. Building and contents were valued at \$288,230.00 in July 1988.
  6. The Butler Storage Building is located inside the fenced compound next to Shop #2. This metal building was built in 1970 and was originally used by the Exhibition Association. Presently this building serves as cold storage and a vehicle garage. Building and contents were valued at \$99,300.00 in 1988.
- \* Alto Reste Chapel is presently being leased to the Funeral Home operators who are responsible for structural and mechanical repairs.

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
CAPITAL IMPROVEMENTS / RENOVATIONS

PARKS DEPARTMENT SHOPS

FILE: PARKSHOP.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(N) Addition to #1 Shop for Biological Services, subject to further study										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	0	0	0	0	0	0	0	0	0

# BUILDING MAINTENANCE & REPAIRS

## Parks Dept. Shops

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement										
1. Maintenance Shop #1:										
( ) Nothing to-date										
2. Waskasoo Shop:										
(R) Reshingle										2,000
3. Red Deer Cemetery Shop:										
( ) Nothing to-date										
4. Aito Reste Shop										
( ) Nothing to-date										
5. Maintenance Shop #2:										
(R) Exterior Painting (89)				4,000					4,000	
(/2) Roof Repairs										
6. Butler Storage Building:										
( ) Nothing to-date										
( )										
TOTAL:	0	0	0	4,000	0	0	0	0	4,000	2,000

## FURNISHINGS &amp; EQUIPMENT

Parks Dept. Shops

Page 1 of 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

1. Maintenance Shop #1:										
(R) Window Mounted Air Conditioners, 4 units				4,000						
(R) Overhead Unit Heaters, 2 units								2,000		
( )										
2. Waskasoo Shop:										
(R) Hot Water Tank									800	
( )										
3. Red Deer Cemetery Shop:										
( ) Nothing to-date										
( )										
4. Alto Reste Shop:										
(R) Overhead Unit Heater							1,000			
(R) Hot Water Tank & System						2,000				
(R) Office Space Heater								800		
TOTAL:	0	0	0	4,000	0	2,000	1,000	2,800	800	0

## FURNISHINGS &amp; EQUIPMENT

Parks Dept. Shops

Page 2 of 2

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
5. Maintenance Shop #2:										
(R) Hot Water Tank, South										
(R) Hot Water Tank, North									800	
(R) Forced Air Furnace, South							2,000			
(R) Forced Air Furnace, North								2,000		
(R) Overhead Unit Heater #1					1,000					
(R) Overhead Unit Heater #2		1,000								
(R) Overhead Unit Heater #3						1,000				
(R) Overhead Unit Heater #4							1,000			
(R) Overhead Unit Heater #5								1,000		
( )										
( )										
( ) PAGE 1 TOTALS:	0	0	0	4,000	0	2,000	1,000	2,800	800	0
PAGE 2 TOTALS:	0	1,000	0	0	1,000	1,000	3,000	3,000	800	0
GRAND TOTAL:	0	1,000	0	4,000	1,000	3,000	4,000	5,800	1,600	0

PARKS DEPT. SHOPS

SUMMARY OF COSTS

FILE: PARKSHOP.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL										
BUILDING MAINTENANCE & REPAIRS	0	0	0	4,000	0	0	0	0	4,000	2,000
FURNISHINGS & EQUIPMENT	0	1,000	0	4,000	1,000	3,000	4,000	5,800	1,600	0
TOTALS	0	1,000	0	8,000	1,000	3,000	4,000	5,800	5,600	2,000





## COMMUNITY SERVICES DIVISION - FACILITIES

### 10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

#### RED DEER & DISTRICT MUSEUM AND ARCHIVES

The Museum and Archives facility was built as a City of Red Deer 60th anniversary project, next to the Recreation Centre complex at 45 Street and 47 A Avenue. This single story building was purpose-built for a museum and meets national museums environmental standards for temperature and humidity control. In 1984 a 5,500 square foot addition increased the total area to 22,700 square feet. This addition included the atrium, storage area "B" as well as increasing the size of two galleries.

#### Structural Information

- o Constructed: 1978
- o Addition: 1984
- o Steel beam, slab-on grade, on wood piles
- o Steel roof deck with built-up tar and gravel roofing
- o Insulation filled concrete block walls with exterior brick finish and cedar trim

#### Engineering Studies

- o Energy Audit: 1990

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

[illegible]

## BUILDING MAINTENANCE &amp; REPAIRS

## MUSEUM &amp; ARCHIVES

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Re-roofing, 1978 Portion				60,000						
(R ) Re-roofing, 1984 Portion									19,300	
(R ) Humidification Control	2,000									
(R ) Paint Exterior Door & Trim		4,000						4,000		
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	2,000	4,000	0	60,000	0	0	0	4,000	19,300	0

### FURNISHINGS & EQUIPMENT

## MUSEUM &amp; ARCHIVES

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( R ) Exhibit Renewal	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
( )										
( R ) Info Sign	1,000									
( R ) Gallery Furniture	5,000	5,000								
( R ) Folding Tables					500					
( R ) Stacking Chairs						500				
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	16,000	15,000	10,000	10,000	10,500	10,500	10,000	10,000	10,000	10,000

FILE: MUSEUM.SUM

RED DEER & DISTRICT MUSEUM AND ARCHIVES

SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	0	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	2,000	4,000	0	60,000	0	0	0	4,000	19,300	0
FURNISHINGS & EQUIPMENT	16,000	15,000	10,000	10,000	10,500	10,500	10,000	10,000	10,000	10,000
TOTALS	18,000	19,000	10,000	70,000	10,500	10,500	10,000	14,000	29,300	10,000

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANCENTENNIAL PUBLIC LIBRARY

The Library is a two storey concrete structure with a developed basement, located next to City Hall at 4818 49 Street. Construction of the Library was a Canadian Centennial Celebration project in 1967.

Structural Information

- o Constructed: 1967
- o Second floor addition: 1979
- o Renovations: 1989
- o Built-up gravel and tar roof
- o Exterior surfaces are concrete beams, inlaid small rock decorative panels, and white stucco.

Engineering studies

- o Mechanical, Electrical: 1987
- o Energy Audit: 1990

## CAPITAL IMPROVEMENTS / RENOVATIONS

CENTENNIAL LIBRARY

FILE: LIBRARY.CAP

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

FIRE HALL ADDITION WILL INCLUDE:		1,345,000	1,115,000							
(R ) Replacement Boiler										
(R ) Second Floor Windows										
(R ) Painting Second Floor										
(N ) Basement Glazing										
(R ) Main Floor to Park - New Glazing										
(R ) Second Floor Ceiling Repair										
(R ) A.V. Equipment										
(R ) Exterior Doors - North										
( )										
( )										
( )										
( )										
TOTAL:	0	1,345,000	1,115,000	0	0	0	0	0	0	0



## BUILDING MAINTENANCE &amp; REPAIRS

## CENTENNIAL LIBRARY

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Replace cracked windows, main floor	1,300									
(R ) Repair exterior stucco		30,000								
(R ) Paint exterior stucco		13,000								
(R ) Replace carpet tiles, main floor & basement							1,000	1,000	1,000	
(R ) Interior painting: basement							3,500			
(R ) Interior painting: main floor					3,000					
(R ) Interior painting: 2nd floor										4,000
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	1,300	43,000	0	0	3,000	0	4,500	1,000	1,000	4,000

### FURNISHINGS & EQUIPMENT

## CENTENNIAL LIBRARY

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New  
R - Replacement

(R ) Book Security System					3,000					
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	0	0	0	3,000	0	0	0	0	0

## CENTENNIAL LIBRARY

## SUMMARY OF COSTS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	1,345,000	1,115,000	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	1,300	43,000	0	0	3,000	0	4,500	1,000	1,000	4,000
FURNISHINGS & EQUIPMENT	0	0	0	0	3,000	0	0	0	0	0
TOTALS	1,300	1,388,000	1,115,000	0	6,000	0	4,500	1,000	1,000	4,000

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANOLD COURT HOUSE COMMUNITY ARTS CENTRE

The Old Court House is located at 4836 Ross Street, north of City Hall Park. The site is currently owned by the Province of Alberta and is leased to the City of Red Deer in an agreement dated November 5, 1986. The existing lease expires in April 1991. The City has leased the facility to the Red Deer & District Allied Arts Council to use as a community arts centre, as per agreement dated June 19, 1986. The Provincial Department of Public Works undertook extensive interior and exterior restorations, prior to turning the building over to the City. This facility was designated a "Provincial Historic Resource" in 1986.

Structural Information

- o Constructed: 1931
- o Annex addition: 1958
- o See attached descriptions of building
- o Renovations: 1986
- o Electrical Upgrading: 1990

Engineering Studies

- o Structural, Mechanical, Electrical: 1984
- o Energy Use Evaluation: 1984

## CAPITAL IMPROVEMENTS / RENOVATIONS

## OLD COURT HOUSE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
----------	------	------	------	------	------	------	------	------	------	------

N - New

R - Replacement

(N ) Bar Lower Windows										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	0	0	0	0	0	0	0	0	0

## BUILDING MAINTENANCE &amp; REPAIRS

OLD COURT HOUSE COMMUNITY ARTS CENTRE

FILE: OLDCOURT.MTC

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Upgrade windows and paint	15,000									
(R ) Repair/paint ceilings & walls	4,900									
(R ) Misc. interior repairs & hand rails	800	500	500	600	600	700	700	800	800	900
(R ) Paint exterior trim & windows				4,000				4,000		
(R ) Paint interior halls		3,000					3,000			
(R ) Refurbish exterior doors						1,500				
(R ) Replace asbestos		13,000								
(R ) Carpet - Gallery & Hall										10,000
(R ) Carpet - Main floor halls		2,500								
(R ) Concession Floor behind counter	500									
(R ) Carpet, Second Floor halls		2,000								
(R ) V.A. tile - Basement				800						
(R ) Roofing - gravel sections						25,000				
( )										
TOTAL:	21,200	21,000	500	5,400	600	27,200	3,700	4,800	800	10,900

## FURNISHINGS &amp; EQUIPMENT

OLD COURT HOUSE

FILE: OLD COURT.FUR

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement										
( R ) Boiler					30,000					
( R ) Hot Water Circular Pump & Motor				800				900		
( R ) Replace Court Room drapes							5,000			
( R ) Replace coils in Steam Unit			3,000							
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
( )										
TOTAL:	0	0	3,000	800	30,000	0	5,000	900	0	0



OLD COURT HOUSE COMMUNITY ARTS CENTRE

SUMMARY OF COSTS

FILE: OLD COURT.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	0	0	0	0	0	0	0	0	0	0
BUILDING MAINTENANCE & REPAIRS	21,200	21,000	500	5,400	600	27,200	3,700	4,800	800	10,900
FURNISHINGS & EQUIPMENT	0	0	3,000	800	30,000	0	5,000	900	0	0
TOTALS	21,200	21,000	3,500	6,200	30,600	27,200	8,700	5,700	800	10,900

COMMUNITY SERVICES DIVISION - FACILITIES10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLANG.H. DAWE COMMUNITY CENTRE

The G.H. Dawe Community Centre is located on a 32 acre site south of 67 Street, between 59 Avenue and 64 Avenue, in North Red Deer. The entire complex is under one roof of approximately 12,000 square metres. The Centre houses the G.H. Dawe Community, the St. Patrick's Community School, an indoor swimming pool, an ice arena, a library and a connecting mall and administrative area.

Structural Information:

- o Dawe Public School opened in 1977
- o Swimming Pool opened in 1980
- o St. Patrick's School, library, arena and connecting malls were opened in 1981
- o Major renovations 1989 and 1990

Engineering Studies

- o Feasibility (renovations) 1989
- o Feasibility (concession and cashier wicket renovations) 1990
- o Energy Audit 1989

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
CAPITAL IMPROVEMENTS / RENOVATIONS

FILE #: DAWE.CAP  
PAGE 1 OF 2

G.H. DAWE CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
<p>N - New R - Replacement</p>										
( ) POOL:										
(N) . Steam Room										12,000
(N) . Pool Thermal Cover	10,000									
(N) . Acoustical Treatment						15,000				
(N) Cashier Wicket Renovation - Pool		10,000								
( ) ARENA:										
(N) . Low Emissivity Ceiling				35,000						
(N) . Water Treatment System "Jet Ice"			18,000							
(N) . Hot Water Booster	2,600									
(N) . Storage Area over Lobby								30,000		
( )										
( )										
( )										
TOTAL PAGE 1:	12,600	10,000	18,000	35,000	0	15,000	0	30,000	0	12,000

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
CAPITAL IMPROVEMENTS / RENOVATIONS

FILE #: DAWE.CAP  
PAGE 2 OF 2

G.H. DAWE CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New R - Replacement										
( ) ADMINISTRATION:										
(N ) . Storage Areas	1,000				20,000					
(N ) . Parking Lot Expansion		8,000								
(N ) . Concession Renovation									10,000	17,000
(N ) . Building Energy Control System								4,000		
( )										
( ) LIBRARY:										
( ) . Soundproof Office Barriers		2,000								
( ) . Book Security System				10,000						
(N ) Children Room Renovation							25,000			
( )										
( ) TOTAL PAGE 2:	1,000	10,000	0	10,000	20,000	0	25,000	4,000	10,000	17,000
( ) TOTAL PAGE 1:	12,600	10,000	18,000	35,000	0	15,000	0	30,000	0	12,000
GRAND TOTALS:	13,600	20,000	18,000	45,000	20,000	15,000	25,000	34,000	10,000	29,000

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
BUILDING MAINTENANCE & REPAIRS

FILE #: DAWE.MTC  
PAGE 1 OF 3

G.H. DAWE COMMUNITY CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( ) POOL: Tile Work Shower Rooms						3,000				
(R ) Replace Fixture Ballasts								6,000		
(R ) Relamp Pool	1,000		1,000		1,000		1,000		1,000	
(R ) Replace Deck & Fence										4,000
(R ) Replace Thermal Windows			6,000		5,000					
(R ) Overhaul Penthouse HV units		6,000								
(R ) Replace Boiler Refractory	4,000									4,000
(R ) Replace Pool Controls	3,000	3,000	3,000							
(R ) Interior Painting		1,000				1,000				1,000
(R ) Refinish Sauna								3,000		
(R ) Concession Flooring				10,000						
(R ) Regrout Pool Floor Tiles		3,000								
(R ) Re-roof Pool Section							8,000			
(R ) Reline Filter Tank					8,000					
TOTAL PAGE 1:	8,000	13,000	10,000	10,000	14,000	4,000	9,000	9,000	1,000	9,000

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
BUILDING MAINTENANCE & REPAIRS

G.H. DAWE COMMUNITY CENTRE

FILE #: DAWE.MTC  
PAGE 2 OF 3

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( R ) Replace Filter Tank - Play Pool							5,000			
( R ) Replace Filter Tank - Whirlpool			4,000							
( N ) Mechanical & Structural Engineering Study		2,000								
( ) ARENA:										
( R ) Flooring - Players Boxes					3,000					3,000
( R ) Interior Painting					6,000					6,000
( R ) Brine Piping Heating		5,000								
( R ) Relamping Ice Surface	1,000			1,000			1,000			1,000
( R ) Overhead Door Repairs		2,000								
( R ) Brine Pipe Repairs									8,000	
( )										
( ) ADMINISTRATION:										
( R ) Parking Lot Repairs	7,500		7,500		7,500			7,500		
( R ) Signage Replacement			1,000			1,000			1,000	
( R ) Major Roofing Repairs						23000				
TOTAL PAGE 2:	8,500	9,000	12,500	1,000	16,500	24,000	6,000	7,500	9,000	10,000

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
BUILDING MAINTENANCE & REPAIRS

FILE #: DAWE.MTC  
PAGE 3 OF 3

G.H. DAWE COMMUNITY CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Interior Painting					5,000					5,000
(R ) Energy Saving Equipment Controls	1,900							4,000		
(R ) Carpet Replacement - Pit								10,000		
(R ) Carpet Replacement - Office							10,000			
(R ) Skylight Recaulking		1,000		1,000		1,000		1,000		1,000
(R ) Minor Roofing Repairs		1,000								
(R ) Exterior Painting			13,000				13,000			
(R ) Landscaping and Tree Replacement				3,000			1,000			1,000
LIBRARY:										
(R ) Interior Painting		2,000					2,000			
(R ) Carpet Replacement									20,000	
(R ) Carpet Repair					5,000					
TOTAL PAGE 3:	1,900	4,000	13,000	4,000	10,000	1,000	26,000	15,000	20,000	7,000
TOTAL PAGE 2:	8,500	9,000	12,500	1,000	16,500	24,000	6,000	7,500	9,000	10,000
TOTAL PAGE 1:	8,000	13,000	10,000	10,000	14,000	4,000	9,000	9,000	1,000	9,000
GRAND TOTALS:	18,400	26,000	35,500	15,000	40,500	29,000	41,000	31,500	30,000	26,000



COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
FURNISHINGS & EQUIPMENT

G.H. DAWE COMMUNITY CENTRE

FILE # DAWE.PUR  
PAGE 1 OF 6

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( ) POOL:										
(N ) Exercise Equipment	2,000									
(R ) Exercise Equipment					2,000					
(R ) Chlorinators (3)		2,000	2,000	2,000						
(R ) Lifeguard Chairs									1,500	
(R ) Pool Slide - Play Pool		800								
(R ) Pool Slide - Main						4,000				
(R ) Lane Rope Reel							1,000			
(R ) Safety Mats			1,000					1,000		
(R ) Locker Lock Mechanism		1,500								
(R ) Hair/Hand Dryers		300	300	300	300	300	300	300	300	
(R ) Staff Room Lockers				1,000						
(R ) Lobby Furniture			1,000							
(R ) Pool Vacuum		800								1,000
TOTAL PAGE 1:	2,000	5,400	4,300	3,300	2,300	4,300	1,300	1,300	1,800	1,000

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
FURNISHINGS & EQUIPMENT

FILE # DAWB.FUR  
PAGE 2 OF 6

G.H. DAWB COMMUNITY CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Sauna Heater					1,000					
(R ) Concession Furnishings					1,000					
( ) Hot Water Heating Exchangers:										
(R ) - Whirlpool		500								
(R ) - Playpool					500					
(R ) - Glycol		2,000								
(R ) - Main Pool				800						
(R ) - Domestic			1,500							
(R ) Clothes Washer						600				
(R ) Clothes Dryer						600				
(R ) Cash Register							2,000			
(R ) Window Blinds										1,500
(R ) Office Desk		500								
(R ) Desk Tables					2,000					
TOTAL PAGE 2:	0	3,000	1,500	800	4,500	1,200	2,000	0	0	1,500

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
FURNISHINGS & EQUIPMENT

G.H. DAWE COMMUNITY CENTRE

FILE # DAWE.FUR  
PAGE 3 of 6

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
(R ) Office Chairs (2)			500						500	
(R ) Chlorine Leak Detector				1,500						
(R ) Fitness Centre Unit						6,000				
( )										
( ) ARENA:										
(R ) Unit Heater Overhaul	2,000									
(R ) Weed Eater		600					600			
(R ) Replace Benches		1,000				1,000				
(R ) Score Clock									12,000	
(R ) Folding Tables				1,000				1,000		
(R ) Rolling Cabinets					600					
(R ) Lockers								500		
(R ) Steno Chairs	250									
(R ) Chairs				500						
TOTAL:	2,250	1,600	500	3,000	600	7,000	600	1,500	12,500	0

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
FURNISHINGS & EQUIPMENT

FILE # DAWE.FUR  
PAGE 4 OF 6

G.H. DAWE COMMUNITY CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( R ) Practice Goal Frames		1,000								
( R ) Overhaul Compressors			7,000			7,000			7,000	
( )										
( ) ADMINISTRATION:										
( ) Chairs			500					500		
( ) Desks/Tables		500		500		1,000			1,000	
( R ) Carpet Vacuum	1,000			1,000			1,000			1,000
( R ) Wet Dry Vacuum	500					500				
( R ) Overhaul Floor Scrubber - Large		2,000								
( R ) Replace Floor Scrubber - Large									9,000	
( R ) Floor Buffers (4)	3,000			3,000			3,000			3,000
( R ) Replace Floor Scrubber - Small			6,000							6,000
( R ) Exterior Benches		1,000		2,000			4,000			4,000
( )										
TOTAL PAGE 4:	4,500	4,500	13,500	6,500	0	8,500	8,000	500	17,000	14,000

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
FURNISHINGS & EQUIPMENT

G.H. DAWE COMMUNITY CENTRE

FILE # DAWE.FUR  
PAGE 5 OF 6

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( ) LIBRARY:										
(R ) Love Seats/Chairs				1,000					1,000	
(R ) Chairs - orange plastic			500					500		
(N ) Computer Tables	1,000					1,000				
(N ) Desk - Librarian				500						
(N ) Paperback Shelving Unit	500		500							
(N ) Shelving - Children's Room		500								
(N ) Shelving - Main Library Area				1,000			1,000			1,000
(N ) Coat Rack, Children's Room					500					
(N ) Shelf Signage Unit	1,000									
(N ) Ladder	500									
( )										
( )										
( )										
TOTAL PAGE 5:	3,000	500	1,000	2,500	500	1,000	1,000	500	1,000	1,000

COMMUNITY SERVICES - FACILITIES  
10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN  
FURNISHINGS & EQUIPMENT

FILE # DAWE.FUR  
PAGE 6 OF 6

G.H. DAWE COMMUNITY CENTRE

PROJECTS	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
N - New										
R - Replacement										
( )										
( )										
( )										
( )										
( )										
( ) FURNISHINGS & EQUIPMENT TOTALS:										
( ) PAGE 1	2,000	5,400	4,300	3,300	2,300	4,300	1,300	1,300	1,800	1,000
( ) PAGE 2	0	3,000	1,500	800	4,500	1,200	2,000	0	0	1,500
( ) PAGE 3	2,250	1,600	500	3,000	600	7,000	600	1,500	12,500	0
( ) PAGE 4	4,500	4,500	13,500	6,500	0	8,500	8,000	500	17,000	14,000
( ) PAGE 5	3,000	500	1,000	2,500	500	1,000	1,000	500	1,000	1,000
( )										
( )										
( )										
GRAND TOTALS:	11,750	15,000	20,800	16,100	7,900	22,000	12,900	3,800	32,300	17,500

G.H. DAWE COMMUNITY CENTRE

10 YEAR CAPITAL IMPROVEMENT, MAINTENANCE AND REPLACEMENT PLAN

SUMMARY OF COSTS

FILE: DAWE.SUM

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
CAPITAL	13,600	20,000	18,000	45,000	20,000	15,000	25,000	34,000	10,000	29,000
BUILDING MAINTENANCE & REPAIRS	18,400	26,000	35,500	15,000	40,500	29,000	41,000	31,500	30,000	26,000
FURNISHINGS & EQUIPMENT	11,750	15,000	20,800	16,100	7,900	22,000	12,900	3,800	32,300	17,500
TOTALS	43,750	61,000	74,300	76,100	68,400	66,000	78,900	69,300	72,300	72,500





NO. 3

CS-3.061

**DATE:** January 14, 1991

**TO:** CITY COUNCIL

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** SUBSIDIZED TAXI SERVICE: REVIEW  
A memo from the Chairman of the F.C.S.S. Board,  
dated January 11, 1991, refers.

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1. An overexpenditure in the budget for subsidized taxi service was considered by City Council at its meeting on October 15, 1990, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer having considered reports to Council re: Subsidized Taxi Services: Projected Over-Expenditure hereby agrees as follows:

1. that the fare for subsidized taxi service be increased from \$2.25/trip to \$3.00/trip effective November 1, 1990
2. that a complete review of subsidized taxi service be undertaken prior to budget deliberations in January
3. that an over-expenditure of \$10,000 for subsidized taxi service for 1990 be approved

and as recommended to Council October 15, 1990."

2. A Review Committee for subsidized taxi service was established at the end of October, and the committee's report and recommendations were presented to the F.C.S.S. Board at its meeting on January 9, 1991. The committee recommended:

- That the subsidized taxi service be integrated with the handibus operation effective April 1, 1991.
- That the dispatcher for the specialized transportation service be employed full time.

**City Council**  
**Page 2**  
**January 14, 1991**  
**Subsidized Taxi Service**

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- That two cars be contracted to provide this service, likely, through a local taxi company.
  - That the fare be reduced from \$3.00/trip to \$2.00/trip.
  - That the hours of service be the same as the regular transit service.
  - That a budget of \$60,550 be approved for 1991.
3. The F.C.S.S. Board considered the Review Committee's report and, after considerable discussions and debate, adopted the following resolution:
- "RESOLVED that the F.C.S.S. Board recommend to City Council that the Subsidized Taxi operation be reorganized in accordance with the recommendations outlined in the Service Review subject to the following conditions:
- 1) That the total budget for 1991 not exceed the 1990 budget by more than 3%
  - 2) That a survey of users be undertaken to determine the income of users and ascertain whether an income test should be introduced
  - 3) That a survey of users be undertaken to determine whether the number of trips per user should be limited in any way
  - 4) That the fee for the service be based on the available budget."
4. I have carefully studied the recommendations in the Review Committee's report, together with the F.C.S.S. Board resolution, and my comments are as follows:
- I support the concept of integrating the subsidized taxi service with the handibus operation, and the employment of a dispatcher on a fulltime basis.

**City Council**  
**Page 3**  
**January 14, 1991**  
**Subsidized Taxi Service**

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- No specific goals and objectives were ever established for subsidized taxi service. Consequently, it is not clear whether it should be considered as an extension of the transit service at a nominal fee, or as a subsidy for the frail elderly who are unable to afford the regular taxi service. If it is Council's wish to target available funds to those in financial need, I support the recommendation that an income survey of users be undertaken.
- The budget of \$60,550 proposed by the Review Committee represents a 30% increase over the 1990 budget of \$46,490. This is \$12,665 above budget guideline, and would have to be considered as an "addback" in the budget process. I consider this "addback" as a low priority in relation to the other items identified by the F.C.S.S. Board and the Social Planning Department. Consequently, I support the recommendation of the F.C.S.S. Board that the budget "not exceed the 1990 budget by more than 3%".
- In view of the budget limitations outlined above, I do not support reducing the fare from \$3.00/trip to \$2.00/trip. I consider that the fare should be established based on the use and the available budget.

Consequently, I support the recommendations of the F.C.S.S. Board, subject to Council's providing the Social Planning Department and the Review Committee with a clear set of objectives for the service.

**5. RECOMMENDATIONS**

I support the comments of the F.C.S.S. Board and recommend that City Council:

- Approve the reorganization of the subsidized taxi service in accordance with the recommendations of the Review Committee report.
- Approve a 1991 budget for the subsidized taxi service in the sum of \$47,900 (1990 budget + 3%).

City Council  
Page 4  
January 14, 1991  
Subsidized Taxi Service

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- Provide the City's Social Planning Department and the Review Committee with a clear set of objectives regarding the operation of the service.



CRAIG CURTIS

CC:dmg

- c. Rick Assinger, Social Planning Manager  
Frances Craigie, F.C.S.S. Board Chairman

**DATE:** January 11, 1991  
**TO:** MAYOR McGHEE & COUNCIL  
**FROM:** FRANCES CRAIGIE, Chairman  
F.C.S.S. Board  
**RE:** SUBSIDIZED TAXI SERVICE REVIEW

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The attached report prepared by the Review Committee was discussed at the last regular meeting of the F.C.S.S. Board on January 9, 1991. There was quite an apparent difference of opinion between the Review Committee that prepared the report and members of the F.C.S.S. Board with respect to the recommendations to City Council. The F.C.S.S. Board agrees with the suggestion that the Subsidized Taxi Service be integrated with the Handibus operation but hesitated to recommend in favour of the budget proposed.

A major issue is the rationale for this Special Transportation Service for the elderly. Without a clear statement of the original purpose for the service and without clear direction from City Council, Board members were at odds with the Review Committee as to who should benefit from this service.

After considerable discussion and debate, the F.C.S.S. Board adopted the following resolution:

"RESOLVED that the F.C.S.S. Board recommend to City Council that the Subsidized Taxi operation be reorganized in accordance with the recommendations outlined in the Service Review subject to the following conditions:

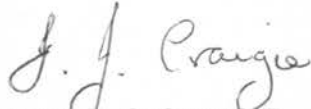
- 1) That the total budget for 1991 not exceed the 1990 budget by more than 3%.
- 2) That a survey of users be undertaken to determine the income of users and ascertain whether an income test should be introduced.
- 3) That a survey of users be undertaken to determine whether the number of trips per user should be limited in any way.
- 4) That the fee for the service be based on the available budget."

Mayor & Council  
Page 2  
January 11, 1991  
File No. SP-3.044

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It should be noted that the Review Committee was quite opposed to any income test for users, particularly in view of the fact that this service has been operating for eight years without an income test. In addition, the Review Committee did not feel that this service could effectively operate at a budget 3% over 1990.

We forward this report and information to City Council for a decision.



FRANCES CRAIGIE

/kl

Att.

c. Craig Curtis, Community Services Director



**RED DEER  
SUBSIDIZED TAXI SERVICE  
REVIEW**

December, 1990

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- V. PROJECTED DEMAND FOR SERVICE
- VI. ACCESSIBILITY ON CONVENTIONAL TRANSIT
- VII. OPTIONS FOR THE RED DEER SUBSIDIZED TAXI SERVICE
- VIII. IMPLICATIONS OF INTEGRATION OF SUBSIDIZED TAXI SERVICE WITH HANDIBUS OPERATION
- IX. RECOMMENDATIONS

**I. REVIEW COMMITTEE MEMBERS**

Frances Craigie, Chairman, F.C.S.S. Board

Gordon Paton, Chairman, Red Deer Action Group for the Physically Handicapped,  
and Chairman of Transportation Committee

Rick Assinger, Manager, Social Planning Department

Grant Beattie, Manager, City Transit,  
Member of Transportation Committee

Howard Maki, Director, Citizen's Action Bus and Subsidized Taxi

Barbara Jeffrey, Community Worker, Social Planning Department,  
Member of the Transportation Committee

## II. REVIEW COMMITTEE PROCESS

The Subsidized Taxi Service Review Committee began meeting on October 23 and had a series of eight meetings, three of which were with groups having information relevant to the issue. On November 14 the Committee met with representatives of the three taxi companies in Red Deer. On November 21 the Committee members met with representatives of seniors' groups in Red Deer including the Council on Aging, Pensioners Concerned, and the Retired Teachers Association. On November 22 Committee members met with Ken Blampied, Manager of the Lethbridge Handibus Service.

### Meeting with Taxi Representatives

The managers of City Cabs, Associated Taxi, and Red Deer Cabs were informed that changes to the Subsidized Taxi Service were likely. The escalating cost of the service was not a surprise to them and they indicated that they agreed that changes were necessary. Although the use of taxis would drop considerably with the use of special vans or cars, the representatives understood the need to control access to the service and limit the "open-endedness" of the existing service. Their feeling is that there is not much profit in transporting seniors, especially as the service is now operated (with the upfront cost per trip), and that a reduction in the use of taxis would not present a major problem to them.

### Meeting with Seniors

After presenting information on the increasing cost of the Subsidized Taxi Service, the seniors agreed that changes were necessary. They emphasized that some transportation for the elderly is important to allow seniors to remain in their own homes rather than become institutionalized. They pointed out that a transportation service is part of a range of services to allow seniors to remain in their own homes.

### Lethbridge Handibus Association

Ken Blampied reported that the total cost of their service is \$460,000 annually, with fees for service amounting to \$150,000 and the City cost being \$310,000. They have eleven vans, four of which operate exclusively on school trips for about three hours per day. They also have two cars that transport the seniors under the Subsidized Taxi service and one larger bus that transports mainly mentally handicapped persons. The Handibus service makes 63,000 trips per year and the Subsidized Taxi makes 17,000 trips by car and 5,000 trips by taxi. There are 1,509 users for the Subsidized Taxi service. Those over age 80 qualify by reason of age and those 65 to 80 qualify with a medical. They have one full-time dispatcher for the service and an office manager who also does some dispatching.

### **III. HISTORY OF SUBSIDIZED TAXI SERVICE IN RED DEER**

The Subsidized Taxi Service was initiated in Red Deer in response to a Transit Review recommendation that a transportation service for the frail elderly be developed and administered by the Social Planning Department (F.C.S.S.). On January 18, 1982 Red Deer City Council gave approval to that recommendation. The review of the transit system had resulted in a major realignment of bus routes which precipitated complaints from older residents about the increased distances to bus stops.

The Social Planning Department set up the service for a three month trial period. Persons over 65, who could not use the regular transit with dignity, were eligible. They paid \$1.25 per trip with the balance being subsidized by the City to a maximum of \$35.00 per month. After reviewing the initial phase, the F.C.S.S. Board recommendation, that the service be integrated with the Citizen's Action Bus operation, was approved in May 1982. This recommendation was made to ensure that people could use either the subsidized taxi or the handibus but not both. The Subsidized Taxi was an extension of public transportation services as was the Handibus. The projected annual budget was \$29,000.

The ceiling on the subsidy was changed in 1983 to \$20.00 per person, \$35.00 per couple and has remained at that rate. Eligibility for the service was also reviewed in 1983. People between the ages of 65 and 75 were required to have medical verification of the need for service while people over 75 qualify by reason of age only.

During the first four years the service was stable. The subsidy cost per trip to The City of Red Deer remained at approximately \$2.00 and the number of users per month did not vary greatly.

However, since 1986 changes have been more dramatic, especially within the past year, as indicated on the following chart.

**Subsidized Taxi Statistics**

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Registered Users	832	953	1062	1462	1530
Number of Users/Month	393	424	422	467	540
Average Number Trips/Month	1776	2026	1892	2177	2535
Cost to User/Trip	\$1.50	\$1.50	\$2.00	\$2.00	\$2.25
Subsidy Cost/Trip	\$1.88	\$1.94	\$1.96	\$2.05	\$2.19
Benefit Per User/Month	\$8.47	\$9.25	\$8.80	\$9.56	\$10.27
Total City Cost	\$43,402	\$48,122	\$49,710	\$53,201	\$60,000 (estimated)

The total City cost of the service for the first four years was as follows:

<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
\$25,676	\$29,033	\$33,909	\$39,218

As a result of the increased costs for the Subsidized Taxi service in 1990, the F.C.S.S. Board and Red Deer City Council approved the increase in user cost per trip to \$3.00, effective November 1990. A review of the service was also to be completed by the end of December 1990.

#### IV. DESCRIPTION OF EXISTING SPECIAL TRANSPORTATION SERVICES

The Red Deer Action Group for the Physically Disabled administers the City of Red Deer Special Transportation Service. This service consists of two components - The Citizens Action Bus Service and the Seniors Subsidized Taxi Service.

**The Action Bus Service** provides transportation for the physically disabled and the frail elderly who are unable to use city transit with dignity. Currently there are approximately 500 registered users, however only about 350 use the service on a consistent basis. The service presently operates with six full-time wheelchair buses, with backup provided from the taxi companies. This is a demand/response service however users are encouraged to book trips 24 hours in advance. Projections for 1990 indicate approximately 27,000 bus trips and approximately 3,000 taxi trips for a total of 30,000 trips.

**The Subsidized Taxi Service** came into existence in 1982 and currently operates as follows:

##### Eligibility Criteria:

Seniors between the ages 65 to 74 are required to medically qualify. They must provide a certificate signed by a doctor indicating why the person is unable to use city transit. Typically, it is some medical condition which makes it difficult to either walk to a bus stop or climb steps into the bus. Seniors 75 years of age and over qualify by reason of age alone. We currently have 1530 registered users with 40% falling into the 65 to 74 category and 60% in the 75 and over.

##### Application Procedure:

Seniors are required to make application at the Action Bus office and must provide proof of age and medical certificate if applicable. They are required to sign the application and then are issued a card with their name, number, and the amount of subsidy.

##### Procedure for Users:

Registered users are required to book their own taxi trips according to their need. They must produce their card and pay an up-front fee of \$3.00 to the driver. The difference between the up-front fee and the metered fare is the amount charged against their subsidy. Should this amount exceed their subsidy limit in any given month, the user is invoiced for the amount of overage.

##### Billings:

The taxi companies bill the City each month for the amount of difference on each trip taken, less a 10% discount.



## V. PROJECTED DEMAND FOR SERVICE

Based on the first ten months of 1990 it is projected that we will experience an average of approximately 2500 trips per month for a total of 30,000 trips for the year with 1540 registered users.

For 1991, should the demand continue at the same pace, we would likely see an increase of approximately 15%. This would amount to an average of approximately 2875 trips per month for a total of 34,500 trips for the year with a projected 1625 users by December 31, 1991. With the recent increase in the up-front fee to \$3.00 per trip we will likely see a reduction in the number of trips per month of up to 20%. However, in terms of cost to the City, the recent increase in basic taxi fares would offset any savings.

Looking ahead over the next decade based on predicted senior population growth and with the level of demand remaining fairly consistent we would probably see a user list of 2500 users. This would translate into an average of approximately 4200 trips per month for a total of 50,400 for the year. At this point the cost to the City would be in the area of \$100,000 plus.

**NOTE:** Statistics show that approximately 8% of the city population are seniors at the present time and this figure is estimated to increase to 9% by the year 2000. Approximately one third of the current seniors population are registered in the Subsidized Taxi Service.

## **VI. ACCESSIBILITY ON CONVENTIONAL TRANSIT**

Disabled transportation has, in the past, been considered by many transit authorities to be a social issue and should therefore be dealt with as a social program. Over the past several years, however, this issue has been placed in the limelight as more advocate groups lobby both Federal and Provincial Governments for greater public transportation access.

Although the original objective of these groups was to establish public transportation systems that are fully accessible, it would appear that full accessibility has given way to the issue of improved or greater accessibility. As a result, governments are now faced with the task of establishing some form of criteria for improved access to public transportation vehicles. It should be pointed out that improved accessibility differs somewhat from full accessibility in that any features added to transit equipment would be such that most disabled persons could use conventional transit. These features would include various equipment options up to but not including wheelchair lifts.

There is a fundamental agreement that conventional transit needs to improve its accessibility but at the same time it has been recognized that a certain group of the disabled would not be able to access regular transit due to the fact that they are confined to a wheelchair. Because public transportation services must be offered to all citizens of a community then a parallel disabled system should be in place in communities where a conventional system is operated.

This subsequently raises the question of whether or not conventional and disabled transportation should have different levels of service. It is felt that any services offered should not differ as far as hours of operation are concerned. It is, however, recognized that the quality of service would be higher for the disabled community by the mere fact that these services require door to door service.

There is no doubt that transportation for the disabled and elderly in Alberta is a significant item on the Provincial Government's agenda. The establishment of a committee to examine improved access substantiates the opinion that a definite move towards legislated equipment standards will be forthcoming in the not too distant future.

What this will mean to Alberta communities that operate conventional transit systems is a shift of passengers currently using special transit such as subsidized taxis to conventional transit. Studies conducted by Alberta Transportation and Utilities indicate that a large number of people using special transit services would, in fact, use conventional transit if access improvements were made.

The features considered for improved accessibility would include such options as angle seating, kneeling bus to reduce the step-up, floor lighting, easy access passenger chimes and wider doors, but not include wheelchair lifts and tie downs.

What this means to Red Deer has yet to be defined. However, the research undertaken suggests the possibility of a shift from specialized transit to conventional transit for the elderly and the ambulatory disabled.

## VII. OPTIONS FOR THE RED DEER SUBSIDIZED TAXI SERVICE

The Review Committee felt it was important to consider the philosophy that led to the formation of the Subsidized Taxi Service initially when considering the options that might be employed in attempting to contain the increasing costs of this service. That is, the Subsidized Taxi Service developed as an extension to the public transit service in order to accommodate the special needs of the frail elderly. This service, then, should be a part of the public transportation service offered by The City of Red Deer and users of this service should be treated in a similar way to those who use public transit.

The options that were considered and the response of the Review Committee are as follows:

- 1) **Employ a means test to restrict the service to those with lower incomes.**
  - Limit this service to those seniors who receive the Old Age Security Pension and the Guaranteed Income Supplement.
  - May create some embarrassment for those seniors who do not wish to divulge that they are in receipt of the Guaranteed Income Supplement.
  - Not effective in containing costs in that approximately 75% to 80% of seniors currently receiving this service would likely qualify and usage would likely continue to escalate.
  - Deviates from the principle of a "public transportation service" in that the service is not available to all who qualify.
- 2) **Employ a more severe medical test for eligibility.**
  - Difficulty in verifying eligibility is still a problem. That is, medical need is not always easily determined.
  - May be more costly in that a medical doctor or a medical nurse would need to be contracted to determine eligibility according to medical need since existing staff are not qualified to perform this function.
- 3) **Decrease the subsidy from the existing \$20.00 per person per month.**
  - Not effective in that the average subsidy used is slightly over \$10.00 per person per month.

4) **Restrict the number of trips that can be taken in each month.**

- Not effective in that the trips now only average 4 - 5 per month per user.
- Not fair to those who need to make more trips per month for medical or other purposes.

5) **Increase fares.**

- Most difficult to those with limited income.
- Increase of fare to \$3.00 per trip is already seen to be excessive.
- Service would not be as accessible to all and this would deviate from the principle of a public transportation service.

6) **Integrate Subsidized Taxi Service with Handibus operation.**

- Use special vehicles to carry persons who can walk.
- Restrict the service to regular transit hours of operation.
- Require everyone to book trips through a common dispatcher.
- Number of trips would be restricted to the availability of vehicles for transport.
- Maintains integrity with the principle of a public transportation service.

## VIII. IMPLICATIONS OF INTEGRATION OF SUBSIDIZED TAXI SERVICE WITH THE HANDIBUS OPERATION

The option of integrating these two services is seen to be the preferred one by the Committee. Essentially, the frail elderly and handicapped persons would make application through the same office. The service would be available only during the hours that the regular transit operates. All trips would be booked through the dispatcher of the service. The "open-endedness" of the former Subsidized Taxi Service would be substituted with "dispatcher-access".

Two cars would be needed in addition to the six handibuses in order to accommodate seniors trips. The cars could be contracted to operate during the day primarily since this is the majority of the time that seniors require service. After hours and on Saturday, regular taxis could be contracted to provide service to seniors. The taxi companies would be invited to tender on this service.

### Advantages of Integration

The advantages are as follows:

- 1) The service will have better control of the number of trips approved and therefore better control of budgetary expenditures.
- 2) Increased efficiency will be possible in that three or four seniors could be accommodated at one time through the coordination of demand for service through the dispatcher.
- 3) Opportunities to use existing vans to transport seniors as well as wheelchair users will be employed wherever possible through the central dispatch system.
- 4) The use of cars to transport some of the ambulatory handibus users during peak periods will relieve the pressure to expand the handibus operation.
- 5) The increased dispatch time will mean better service to handibus users as well (one of the major concerns raised in the Citizen's Action Bus survey).
- 6) Opportunities to encourage users of special transportation services to move to the regular transit as it becomes better able to accommodate the frail elderly will increase.

### Disadvantages of Integration

The major disadvantages are:

- 1) Less utilization of taxis.
- 2) Predicted complaints from seniors who no longer have the flexibility of calling for a cab whenever required.



## IX. RECOMMENDATIONS FOR MODIFYING THE SUBSIDIZED TAXI SERVICE

After considerable discussion and review, the Subsidized Taxi Service Review Committee recommends that this transportation service for the frail elderly be integrated with the Handibus operation effective April 1, 1991. It is further recommended as follows:

- 1) That the dispatcher for the Special Transportation Service be employed full-time and that a telephone answering service be available after hours.
- 2) That two cars be used to transport seniors.
- 3) That the fare for any trips taken in this service by car or taxi be set at \$2.00/trip.
- 4) That the hours of service be set at 6:00 a.m. to 10:00 p.m. Monday through Saturday, the same as the regular transit service.

### Cost Implications

The annual cost of operating the service as outlined is estimated to be as follows:

1)	Increased dispatcher time (additional 15 hours per week)	\$ 8,150
2)	Telephone answering service (\$200 per month)	2,400
3)	Contracted cost for two cars: 60 hours per week or 3000 hours per year at \$20 per hour	60,000
4)	Use of taxis at peak periods and after hours	<u>10,000</u>
	Total costs	80,550
	Fares at \$2.00/trip X 10,000	<u>20,000</u>
	Net City Cost	\$60,550

### Commissioners' Comments

It would appear that there is consensus that a review be undertaken for this service to establish operation objectives. Only Council can establish these objectives and we would, therefore, concur with the recommendations of the Dir. of Community Services and that Council establish a small committee to undertake this review for Council's consideration.

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

SP-3.053

**DATE:** January 16, 1991  
**TO:** CITY COUNCIL  
**FROM:** RICK ASSINGER  
Social Planning Manager  
**RE:** SUBSIDIZED TAXI SERVICE REVIEW

---

The Subsidized Taxi Service Review Committee neglected to include the cost of administrative time in the budget for the proposed revised service. It is estimated that six hours per week of the manager's time will need to be charged to the service at an estimated cost of \$5,700 per year. In addition, we also felt that the estimated revenue might be increased to 11,000 trips per year at \$2.00/trip or \$22,000.

Attached is a revised proposed budget for the operation of a transportation service for the elderly to be integrated with the Handibus operation. I apologize for this oversight. It was my responsibility to estimate a budget for the service.



RICK ASSINGER

RA/kl

Att.

c. Craig Curtis  
Alan Wilcock

REVISED COST IMPLICATIONS (JANUARY/91)

The annual cost of operating the service as outlined is estimated to be as follows:

1)	Administration cost (6 hours per week)	\$ 5,700
2)	Increased dispatcher time (additional 15 hours per week)	8,150
3)	Telephone answering service (\$200 per month)	2,400
4)	Contracted cost for two cars: 60 hours per week or 3000 hours per year at \$20 per hour	60,000
5)	Use of taxis at peak periods and after hours	<u>10,000</u>
	Total costs	86,250
	Fares at \$2.00/trip X 11,000	<u>22,000</u>
	Net City Cost	\$64,250

Commissioners' Comments

Notwithstanding the revised information presented, our recommendations still stand that the total 1991 budget not exceed the 1990 budget by more than 3%.

"R.J. McGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: January 8, 1991  
TO: Social Planning Manager  
FROM: City Clerk  
RE: SUBSIDIZED TAXI SERVICE REVIEW

---

Your report dated December 21, 1990 pertaining to the above matter was considered at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion agreeing with your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report dated December 21, 1990 from the Social Planning Manager re: Subsidized Taxi Service Review, hereby concurs with the course of action as outlined in the aforesaid report and as presented to Council January 7, 1991."

As a result of the above decision, it is our understanding that you plan to finalize the report for consideration of the F.C.S.S. Board at its next regular meeting on January 9th. The report would then be forwarded to Council for consideration at the January 21, 1991 meeting. As further pointed out in your report, in view of the fact that the Social Planning Department budget will be considered on January 15th, final consideration of the Subsidized Taxi Service budget will be deferred until the final Council meeting on January 23rd. This will allow Council the opportunity to consider the report in detail at the regular January 21st Council meeting and then finalize the budget for 1991 two days later.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

- c. Director of Community Services  
Director of Financial Services

DATE: October 16, 1990  
TO: Red Deer and District F.C.S.S. Board  
FROM: City Clerk  
RE: PROJECTED OVEREXPENDITURE SUBSIDIZED TAXI SERVICE

---

Reports concerning the above matter received consideration at the council meeting of October 15, 1990 and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered reports to Council re: Subsidized Taxi Service: Projected Over-Expenditure hereby agrees as follows:

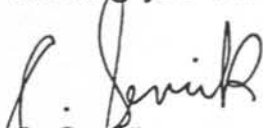
1. that the fare for subsidized taxi service be increased from \$2.25/trip to \$3.00/trip effective November 1, 1990
2. that a complete review of subsidized taxi service be undertaken prior to budget deliberations in January
3. that an over-expenditure of \$10,000 for subsidized taxi service for 1990 be approved

and as recommended to Council October 15, 1990."

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

By way of a copy of this memo we are requesting the Social Planning Manager to implement the directives in the above noted resolution.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk

CS/blm  
cc City Commissioner  
Director of Community Services  
Director of Financial Services  
Social Planning Manager

**COUNCIL RESOLUTION**

"RESOLVED that Council of The City of Red Deer, having considered the Report on the Subsidized Taxi Service Review and having considered the recommendations of the F.C.S.S. Board, hereby agree to appoint a three member Council committee for the following purposes:

- 1) To obtain any additional information necessary to clarify the issue of Special Transportation for the elderly,
- 2) To articulate a clear set of objectives for the continuation of the service which specifies the population for whom the service is intended,
- 3) To determine how the service should operate and which City department should be responsible for the service, and
- 4) To review the budget necessary for its 1991 operation."

*Alderman*  
*Biel Statnyk*

DATE: January 22, 1991  
TO: Social Planning Manager  
FROM: City Clerk  
RE: SUBSIDIZED TAXI SERVICE REVIEW

---

At the Council meeting January 21, 1991, various reports concerning the above topic received consideration.

At the above noted meeting Council passed the following motion to establish an ad hoc committee to undertake a further review.

"RESOLVED that Council of The City of Red Deer, having considered the Report on the Subsidized Taxi Service Review and having considered the recommendations of the F.C.S.S. Board, hereby agree to appoint a three member Council committee for the following purposes:

- 1) To obtain any additional information necessary to clarify the issue of Special Transportation for the elderly,
- 2) To articulate a clear set of objectives for the continuation of the service which specifies the population for whom the service is intended,
- 3) To determine how the service should operate and which City department should be responsible for the service, and
- 4) To review the budget necessary for its 1991 operation."

I would further advise that at the aforesaid Council meeting the following members of Council agreed to serve on the ad hoc committee:

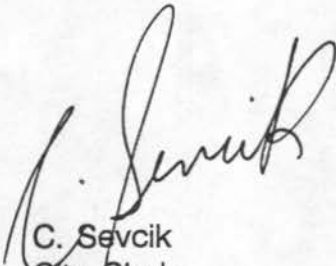
Alderman Pimm  
Alderman Moffat  
Alderman Statnyk  
Alderman McGregor



Social Planning Manager  
January 22, 1991  
Page 2

The decision of Council in this instance is submitted for your information and I trust that you will convene a meeting of the ad hoc committee to undertake the review and to report back to Council in due course.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Community Services  
F.C.S.S. Board  
Alderman Pimm  
Alderman Moffat  
Alderman Statnyk  
Alderman McGregor

NO. 4

DATE: January 10, 1991  
TO: City Council  
FROM: City Clerk  
RE: BILLBOARDS IN INDUSTRIAL AREAS

---

At the Council meeting of February 5, 1990, the following motion was passed pertaining to the above matter:

"RESOLVED that Council of The City of Red Deer, having considered recommendations from the Municipal Planning Commission re: Billboards in Industrial Areas, hereby agrees that a complete review of this subject be undertaken as soon as possible, and that in the interim, a Land Use Bylaw Amendment be considered changing billboard use from a permitted use to a discretionary use in all industrial areas."

As a result of the above noted resolution, a Land Use Bylaw Amendment No. 2672/F-90, which provides for billboard signs becoming a discretionary use rather than a permitted use in all industrial areas, was given first reading February 20, 1990, and the public hearing was held on March 19, 1990. Hook Outdoor Advertising made representation at the public hearing and requested Council to delay second reading of the bylaw amendment to such time as the complete review referred to in the February 5, 1990 Council resolution referred to above, was concluded. Council agreed with the request to table said bylaw pending receipt of the report.



C. Sevcik  
City Clerk

CS/jt



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

M E M O

DATE: January 9, 1991

TO: C. Sevcik, City Clerk

FROM: D. Rouhi, Senior Planner

RE: Recommendation for Billboards within the City of Red Deer

---

We are enclosing herewith a complete review of display of billboards as requested by City Council.

This review was undertaken with consultation and cooperation of City staff and Hook Outdoor Advertising Company.

If the recommendations outlined in the report are accepted then the Land Use Amendment 2672/F-90 should be abandoned and new amendments to the Land Use Bylaw 2672/80 and Sign Bylaw 2996/89 be brought forward for City Council's consideration.

---

D. Rouhi, MCIP  
SENIOR PLANNER, CITY SECTION

Enclosure

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MUNICIPALITIES WITHIN COMMISSION AREA

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

**CITY OF RED DEER**  
**RECOMMENDATION FOR BILLBOARDS**  
**WITHIN THE CITY OF RED DEER**

January, 1991



Prepared by  
City Planning Services  
Red Deer Regional Planning Commission

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## BILLBOARDS

The City Council at their meeting of February 5, 1990 passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered recommendations from the Municipal Planning Commission re: Billboards in Industrial Areas, hereby agrees that a complete review of this subject be undertaken as soon as possible, and that in the interim, a Land Use Bylaw Amendments be considered changing Billboard Use from a permitted use to a discretionary use in all industrial areas."

The Land Use amendment 2672/F-90 was considered by the City Council at their meeting of February 20, 1990. The public hearing was held on March 9, 1990. At that meeting the Hook Outdoor Advertising Company requested a delay pending the review of this matter. The City Council concurred with the request to have the Bylaw tabled pending this review.

### BACKGROUND

The display of billboards in the City of Red Deer is administered under Sign Bylaw 2996/89 and Land Use Bylaw 2672/80.

### Sign Bylaw

The Sign Bylaw adopted by City Council on August 8, 1989 deals with signs in the community in terms of definitions, regulations and enforcement of regulations.

In the Sign Bylaw billboards are specifically mentioned in the definition section. A billboard is defined as the following:

"Billboard" means a sign to which advertising copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted bulletins;

The regulation regarding the billboard as mentioned under Section 5.3 of the Sign Bylaw is as follows:

**Billboard Signs:**

- A billboard sign shall not be more than 3.10 m high, and not more than 6.10 m long.
- No billboard shall be erected, constructed, altered or used anywhere within the City except as provided by this and other Bylaws of the City. The permit for a billboard shall continue in force for a period of twelve (12) months and may be renewed on an annual basis or cancelled at the expiry of the twelve (12) month period.
- All billboards and the land and the sites in and about where the billboards are permitted shall be at all times maintained in a neat and clean manner, free from all loose papers and rubbish.
- A billboard sign shall be located such that it is not primarily visible from a residential, parks and recreation, or public service district.

**Land Use Bylaw**

The Land Use Bylaw describes where billboards are allowed, whether they are a permitted or discretionary use, and the maximum height from the ground floor. The following table indicates in what districts billboards are allowed whether they are a permitted or discretionary use:

**TABLE 1: Billboard Use in Land Use Districts**

<u>District</u>	<u>Permitted Use</u>	<u>Discretionary Use</u>
<b>Agricultural and Environmental Districts</b>		
A1 Future Urban Development District	N	N
A2 Environmental Preservation District	N	N
<b>Commercial District</b>		
C1 Commercial (City Center) District	N	Y
C2 Commercial (Regional and Neighbourhood Shopping) District	N	N
C3 Commercial (Local Convenience) District	N	N
C4 Commercial (Major Arterial) District	N	Y
<b>Industrial Districts</b>		
I1 Industrial (Business Service) District	Y	-
I2 Industrial (Unrestricted) District	Y	-
<b>Parks and Recreation</b>		
P1 Parks and Recreation District	N	N
<b>Public Service</b>		
PS Public Service (Institutional or Governmental) District	N	N
<b>Residential Districts</b>		
R1 Residential (Low Density) District	N	N
R2 Residential (General) District	N	N
R3 Residential (Multiple Family) District	N	N
R4 Residential (Relocatable Dwelling Unit) District	N	N

Source: Red Deer Land Use Bylaw

The above table indicates that billboards are allowed in four districts: in C1, C4 under discretionary use and in I1 and I2 as a permitted use. It should be noted that permitted uses cannot be refused if they comply with the bylaws in all aspects of the regulations.

## **INTRODUCTION**

There are a number of major considerations which should be taken into account when developing regulations for the control of billboards in the City of Red Deer. Such matters include aesthetics, planning and safety considerations. The intent of this report is to review the existing regulations and recommend changes which may be required to ensure an acceptable and consistent approach to the placement of billboard signs in the City of Red Deer.

### **Definition**

We are suggesting that the existing definition of billboards be expanded to clearly indicate that billboard advertising draws attention to products, services, or activities which are not related to the property on which the sign is located. We are further recommending that painted structures be added to the definition of billboard. We do not feel that truck trailer signs fit into the definition of billboards and further recommend that these should not be allowed in the City.

### **Safety Considerations**

In approving the placement of billboards, traffic safety considerations should be of paramount importance.

- (a) A billboard should not be erected, operated, used or maintained if:
  - i. its position, shape, color, format or illumination obstructs the view of or may cause it to be confused with an official traffic sign, or other official sign, or otherwise poses a potential hazard to traffic safety; or,
  - ii. it displays lights which are distracting or may be mistaken for the flashing lights customarily associated with warnings or danger, or with those used by police, fire, ambulance or other emergency vehicles.



- (b) A billboard should not unduly obstruct a driver's sight lines of roadways or traffic upon intersecting roadways when such are viewed from a vehicle travelling past it in any direction.
- (c) A billboard, due to its location, shape, size, color, format or illumination, should not:
  - i. obstruct the view of, or be confused with a traffic control device;
  - ii. obstruct the view of, or otherwise pose a potential hazard to vehicle or pedestrian traffic;
  - iii. unduly distract the attention of pedestrians, cyclists or persons operating vehicles on the roadway facility;
  - iv. have any moving or rotating parts;
  - v. have intermittent or rotating lights.

#### **Aesthetics**

- (a) A billboard should complement the general character of the surrounding streetscape or the architecture of any nearby buildings.
- (b) In approving the placement of billboards, the proximity of other roadway signs such as regulatory signs, city entrance signs, informational, directional and guide signs require consideration in the context of traffic safety and signing clutter at city boundaries.
- (c) In approving the placement of billboards, the presence of scenic viewpoints, scenic vistas and parkland require consideration of the visual impact and impressions formulated in the motorist's eyes.
- (d) The sides of double faced billboards and all cut-outs should be enclosed to the satisfaction of the approving authority.

- (e) The lighting or the orientation of a billboard must not adversely affect any neighboring land uses.
- (f) No trees shall be removed or damaged to prepare a billboard site unless new trees are planted or landscaping is introduced to improve the site.
- (g) Billboard facings may be illuminated by a constant source of light but should not be lit by a flashing, animated or intermittent light source.
- (h) Where the rear of a billboard is visible to the public, it should be finished with a suitable material.

### Spacing

In order to reduce a cluttered appearance along roadways, it would appear that there would be merit in establishing a minimum space between billboards or to limiting the number of billboards per site in permitted districts. Outside the City built-up areas, where land is undeveloped, the site may have a long frontage along the road. Limiting billboards to one per site may not be a fair way to control the number of signs. Another method is to establish a minimum distance between billboard signs. There are occasions when a cluster of a number of billboards are preferable to regular spacing. For the foregoing reasons we are not recommending any specific spacing regulations. Safety and aesthetics considerations, however, should be used when determining the placement of a sign.

### Size and Height

The current industry standard for a billboard face is 3.10 m by 6.10 m (10 x 20 feet) with an area of 18.639 metres (200 sq. ft.) per face. This standard is presently what the Sign Bylaw requires. There are some other sign types which exceed these dimensions but all new ones follow the industry standard. No change is recommended for these regulations.

The Land Use Bylaw requires that the maximum height of a billboard above the grade does not exceed 5.5 m (18.10 ft.). Since the face of the billboard has a height of 3.10 m, it leaves a base with a height of 2.4 m (7.88 ft.). The vertical clearance beneath a billboard should be a maximum of 3.0

metres. Therefore, the total height from ground level to the top of the billboard should be a maximum of 6.10 m (20 feet.) instead of the present 5.5 m regulation.

### **Setback**

Billboards are not permitted in road right-of-ways which most often includes the boulevard. A minimum setback distance of 3.0 metres from the road right-of-way to the nearest part of the billboard is recommended.

### **Landscaping**

The Sign Bylaw or Land Use Bylaw do not specifically require landscaping. It would be advisable, however, where the billboard is visible and where it is feasible, landscaping should be placed around the billboard to improve the aesthetics of the base of the structure. This landscaping should only be undertaken when a maintenance agreement is put in place, whereby maintenance of the landscaping is performed by the sign company, and a performance bond or other form of assurance is posted.

### **Lighting**

Most billboards are illuminated at night. Some have their power supply (battery) but the majority are connected to the City through overhead or underground wiring. It is recommended that the electrical power supply to billboard should be located underground if at all possible.

### **Land Use Bylaw**

As was previously reviewed, billboards are a discretionary use in City Centre Commercial (C1), the Highway Commercial District (C4) and it is a permitted use in the Light and Heavy Industrial Districts (I1 and I2).

#### **City Centre Commercial (C1)**

The development of billboards is a discretionary use in the C1 District. The C1 District extends from 43rd Street to 60th Street in a north south direction and from 47th Avenue to 52nd Avenue in an east west direction. It contains more than 32 city blocks.

The Red Deer Chamber of Commerce Report and Brief (1985) recommended that billboards should not be permitted anywhere within the downtown area of the City. The Downtown Concept Plan, which was approved by Council also opposed the development of the billboards in the City core.

We are recommending that the use of billboards in the C1 District be limited to the existing structures with no new ones being permitted. This requires deleting the billboard from the discretionary use table in the C1 District. The existing billboards become a non-conforming use and they would continue. If the use of billboards was discontinued for more than six months, further use would not be allowed.

#### Direct Control No. 3 (DC3)

Prior to 1988 the C.P. tracks and yards located in downtown were designated as Industrial I1 District where billboards are a permitted use. In 1988, the area was designated to Direct Control. Under the provision of DC3, the previous uses can be allowed to continue. If the area is designated to Commercial, then the restrictions recommended for Commercial District will apply.

#### Highway Commercial (C4)

The C4 District starts at the south end of the City and extends north along Gaetz Avenue to 37th Street. It starts again at about 67th Street and extends along Gaetz Avenue to Highway 11A. Under the present Land Use Bylaw, billboards can be developed in the C4 District as a discretionary use.

A recommendation of the Major Entry Arterial Beautification is to not permit billboards at the three main entranceways to the City for up to 1 km inside the City for both the C4 and I1 Districts. If this recommendation is accepted by City Council, the existing billboards would be allowed to remain as a non-conforming use. It is further recommended that proposed landscaping for entranceways should not obscure existing billboard faces.

#### Industrial Area I1 and I2

The industrial areas having exposure to major thoroughfares are located along Highways 11A, 2 and the west portion of 67th Street. Under the present Land Use Bylaw, installation of billboards is a permitted use in these districts (see Figure 1). It is proposed the following changes be made:

- Prohibit display of billboards along the three main entrances to the City in "special treatment" areas recommended in the report, Major Entry Arteries Beautification Program.
- Display of billboards in other areas of I1 and I2 to become a discretionary use rather than permitted.
- Display of billboards on the east side of Highway 2 abutting the City not be permitted.

#### Billboard Adjacent to Primary Highways

Under the Public Highway Development Act and Highway Development control regulations, a sign may not be erected within 300 metres of a primary highway or 800 metres from the centre point of intersections in a primary highway without the approval of Alberta Transportation.

The display of billboards along Highway 2 within the City boundary requires a City permit only. However, on the west side of Highway 2, located in the County of Red Deer the 300 metres restriction under Alberta Transportation regulations will apply.

#### SUMMARY OF THE RECOMMENDATION

1. The billboard definition should be expanded to include wall signs. (Sign Bylaw)
2. The maximum height of billboards above the grade should be increased from 5.5 metres to 6.10 metres. (Land Use Bylaw)
3. A new minimum setback of 3 metres from the property line of the site should be added to the bylaw. (Land Use Bylaw)
4. The development of billboards should not be permitted at the three main City entrances for up to 1 km into the City (Gaetz Avenue north, Gaetz Avenue south and 67th Street). (Land Use Bylaw)
5. Display of billboards on the east side of Highway 2 abutting the City not be permitted. (Land Use Bylaw)
6. Billboard use should be made discretionary in I1 and I2 Industrial Districts rather than permitted as it is at the present time. (Land Use Bylaw)
7. The development of billboards be deleted from the discretionary use table in C1 District. (Land Use Bylaw)
8. Consolidation of parts of the Sign Bylaw with the Land Use Bylaw may be necessary.

Reference: Alberta Transportation and Utilities proposed guidelines.

# EXISTING LAND USE BY-LAW



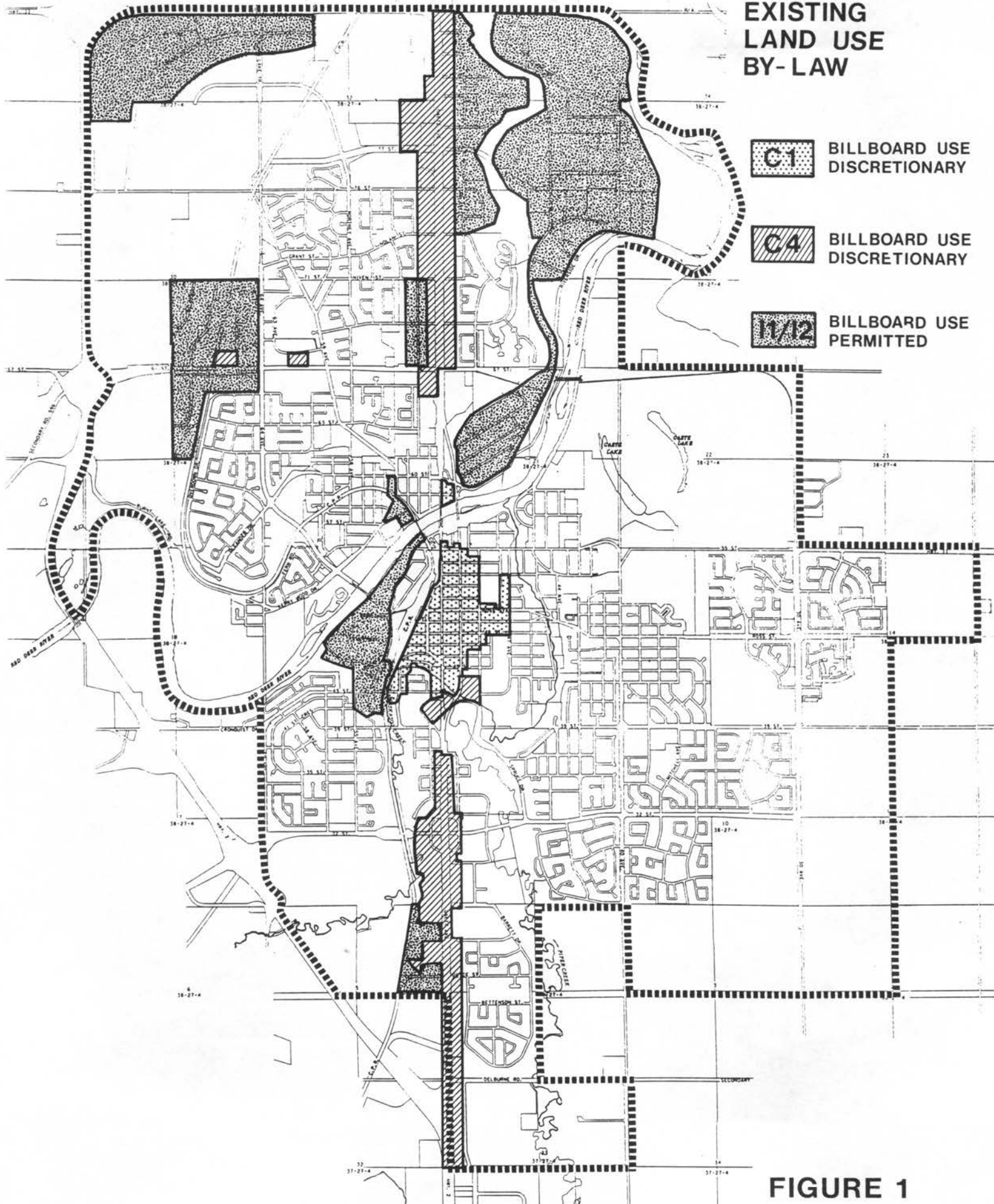
**BILLBOARD USE  
DISCRETIONARY**



**BILLBOARD USE  
DISCRETIONARY**

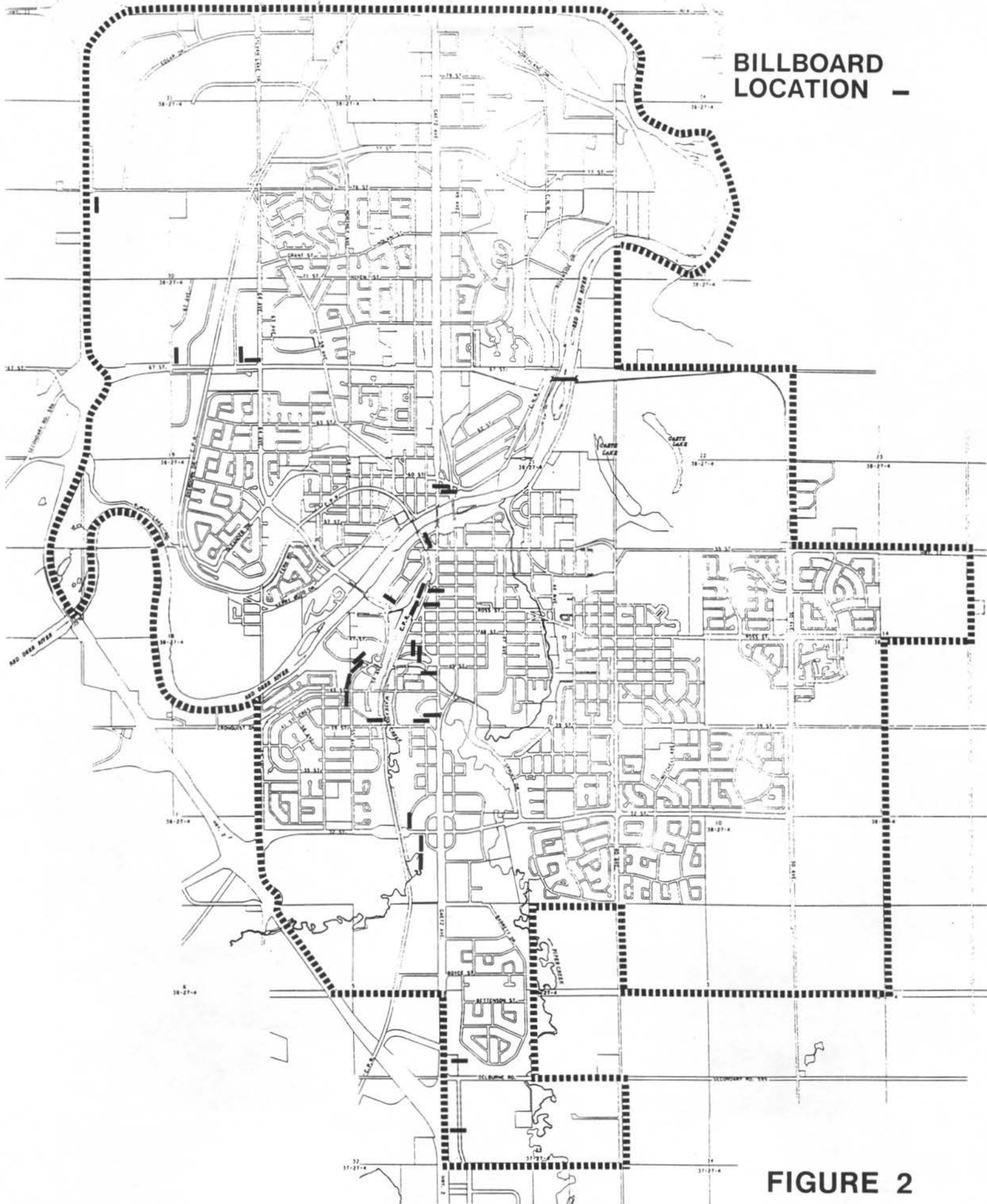


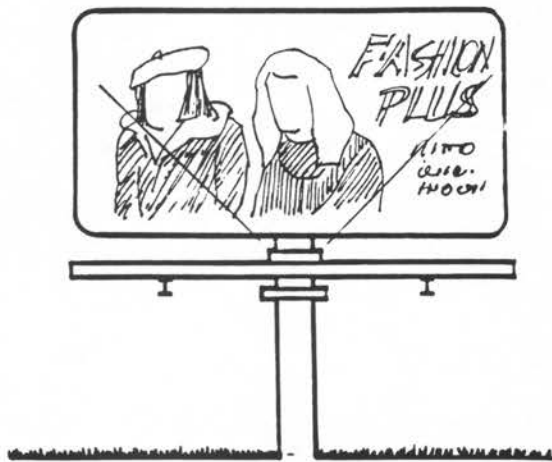
**BILLBOARD USE  
PERMITTED**



**FIGURE 1**



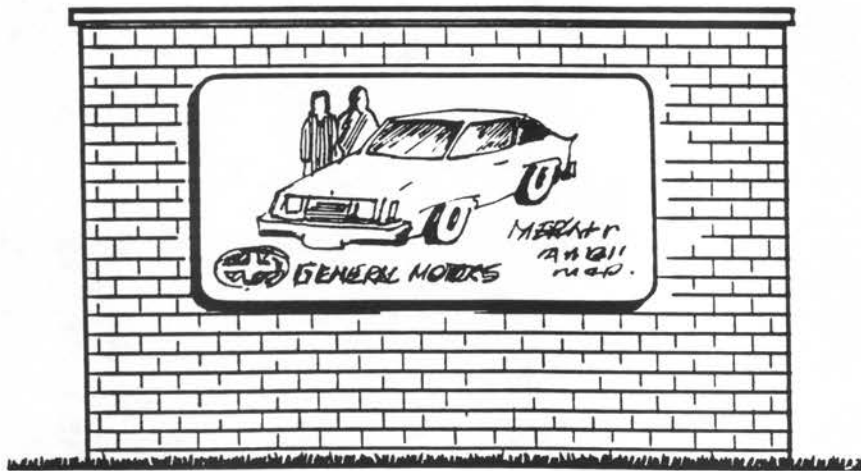




SINGLE SUPPORT



DOUBLE SUPPORT



WALL MOUNTED

## EXAMPLES OF BILLBOARD TYPES

FIGURE 3



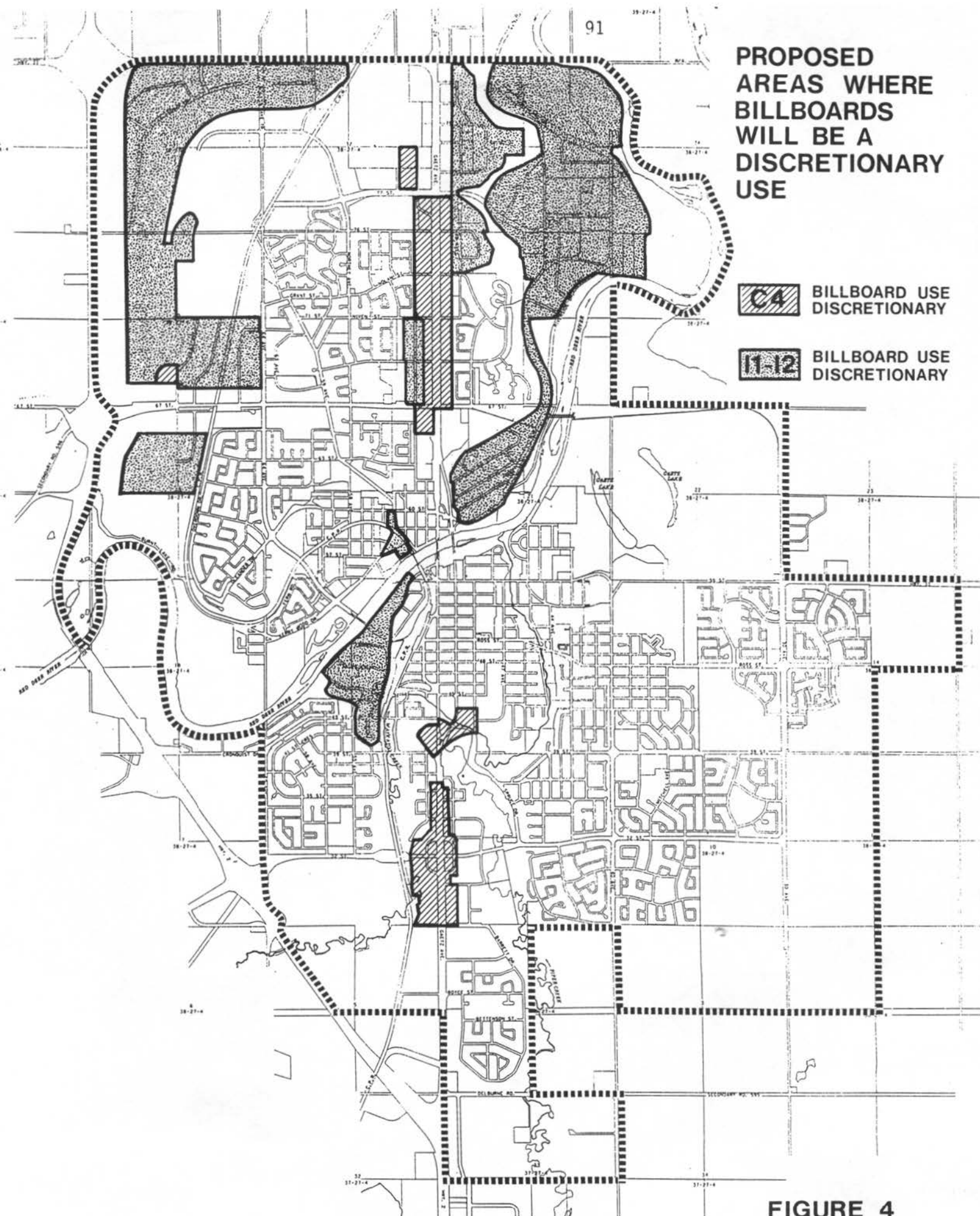
**PROPOSED  
AREAS WHERE  
BILLBOARDS  
WILL BE A  
DISCRETIONARY  
USE**



**C4** BILLBOARD USE  
DISCRETIONARY



**I1-I2** BILLBOARD USE  
DISCRETIONARY

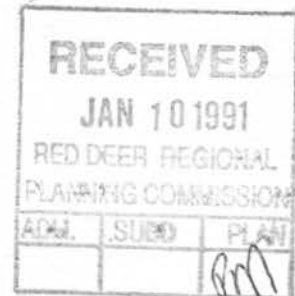


**FIGURE 4**



January 7, 1991

Mr. D. Rouhi, MCIP  
Senior Planner  
Red Deer Regional Planning Commission  
2830 Bremner Avenue  
Red Deer, Alberta  
T4R 1M9



Dear Mr. Rouhi:

Re: Billboard Report Meeting

Please be advised that we are in agreement with the above as set down in the minutes covering same during a meeting held in your office on Friday January 4, 1991, at 10:00 A.M.

It is our understanding that the contents of this report will be incorporated into the new Sign By-Law in the City of Red Deer.

We will be present at the meeting of Council on January 21, 1991 to answer any further questions that may arise pertaining to this matter.

Yours very truly,

HOOK OUTDOOR ADVERTISING

Morris J. Proskow  
President

MJP/sm

**HOOK OUTDOOR ADVERTISING**

A Division of Jim Pattison Industries Ltd

2335 - 30 AVENUE N.E., CALGARY, ALBERTA T2E 7C7  
TELEPHONE (403) 291-4665 FAX (403) 250-8787

## Billboard Report Meeting

### In Attendance

M.J. (Morris) Praskow	(Hook Outdoor Advertising)
Jack E. Mackenzie	"
Daryl M. Bazowski	"
Peter Holloway	(City)
Craig Curtis	(City)
Djamshid Rouhi	(RDRPC)
Paul Meyette	(RDRPC)

1. The meeting commenced at 10:08 a.m.
2. Djamshid Rouhi provided introductions for City and RDRPC staff.
3. Morris Praskow provided introductions for Hook Outdoor Advertising staff and provided a brief history of the company.
4. Djamshid Rouhi outlined the Billboard Report contents.
5. Craig Curtis explained that while he generally supports the report as outlined by Mr. Rouhi, the three departments he represents do not support construction of any billboards along Highway #2.
6. Daryl Bazowski asked what would happen to existing billboards. Djamshid Rouhi indicated that billboards for which approvals were given would be allowed to remain.
7. Djamshid Rouhi asked for comments on Mr. Curtis' suggestion that no billboard be allowed along Highway 2.
8. Jack MacKenzie made a presentation on behalf of Hook Outdoor Advertising (attached).
9. Regarding the statement on definitions presented by Mr. MacKenzie there was a consensus that truck trailer signs be deleted from the definition of billboards.
10. Regarding the section on aesthetics point (a) was discussed. There was general agreement to change the words "should not conflict" to "complement."
11. Regarding landscaping, the second sentence should read "It would be advisable, however, where the billboard is visible and where it is feasible, landscaping should be placed around the billboard to improve the aesthetics of the base of the structure."
12. Regarding the Highway Commercial Section, Mr. Rouhi provided clarification that existing billboards would be allowed to remain as a non-conforming use. Mr. Curtis indicated that he would support a phrase in the report referring to existing billboards and stating that proposed landscaping for entranceways should not obscure existing billboard faces.
13. Hook Outdoor Advertising indicated that in return for allowing existing billboards to remain as a non-conforming use, they would support the prohibition of billboards along Highway 2 within the City boundary.

BILLBOARD ADVERTISING - CITY OF RED DEER  
REVIEW OF REGULATIONS

In review of the revised draft report on billboard advertising, we list below our comments and concerns.

DEFINITIONS (Page 3)

As a company, we strongly disagree with the recommendation that truck trailer signs be added to the definition of billboards. Truck trailer signs should be grouped with portable signs as a temporary sign category. The outdoor advertising industry is a well organized industry dating back to 1898. Having defined rules and regulations, a national code of ethics, a national inspection service on behalf of advertisers and agencies and authentic traffic surveys conducted by Delcan Corporation as do most municipal authorities. To be associated with such an industry as truck trailer advertising, having no credentials, is a loathsome suggestion. Most jurisdictions in North America do not allow them within their town limits and therefore should be classed as a non-entity as far as the City of Red Deer is concerned.

SAFETY CONSIDERATIONS

We agree with the general working of this section.

AESTHETICS

We approve most statements listed in this category with the possible exception of item (a). This is a somewhat vague description and could actually be sufficient reason to refuse any and all applications for permits.

SPACING

We certainly support a reasonable spacing criteria and agree that the draft is probably satisfactory.

SIZE AND HEIGHT

We agree with the wording.

SETBACK

Again, we concur with this wording.

LANDSCAPING

We believe the wording of the second section should be improved for clarification purposes. Shrubs around the base of structures should only be required where they are visible, and an alternate landscape plan should be proposed for displays on paved lots.

LIGHTING - Agreed.

LAND USE BYLAW

CITY CENTRE COMMERCIAL (C1)

Due to the passing of the Downtown Concept Plan which was approved by Council, we agree with the restrictions indicated in this section.

HIGHWAY COMMERCIAL (C4)

The wording of the second paragraph in this section should be adjusted to read: 10 existing billboards would be affected: four on the city's south side and six on 67th Street.

The wording in this section includes part of the restrictions for industrial area I1 as well.

As eight of the 10 billboards in question have been just built during the past year, this would be an extreme hardship for our firm to accept. We were not advised that regulations such as are now proposed were being planned, and we would ask for consideration here. Rather than to prohibit the display of billboards in these areas, we would ask for the following to be substituted:

The use of billboards be limited to the existing structures with no new structures being permitted. Attrition would therefore address the concerns of working towards a major entry beautification plan. Existing structures could be landscaped.

(In exchange for the above <sup>consideration</sup> ~~wording~~, we would suggest that the display of billboards along Highway 2 within the city boundary be prohibited).



CS-3.060

**DATE:** January 14, 1991

**TO:** CHARLIE SEVCIK  
City Council

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** RECOMMENDATIONS FOR BILLBOARDS WITHIN  
THE CITY OF RED DEER  
Your memo dated January 9, 1991 refers.

---

1. In February 1990, City Council considered an amendment to the Land Use By-Law (amendment 2672/F-90) which proposed making billboards a discretionary rather than a permitted use in the I1-INDUSTRIAL and I2-INDUSTRIAL districts. City Council tabled the Municipal Planning Commission's recommendation, subject to a comprehensive review of billboards to be undertaken by the City Planning Section of the Red Deer Regional Planning Commission (R.D.R.P.C.).
2. The R.D.R.P.C. City Planning Section has completed the review and submitted a report entitled "Recommendations For Billboards Within the City of Red Deer", dated January 1991. The recommendations in the report are based on proposals in a further report dealing with the landscaping of city entryways, input from the City administration, and consultation with representatives of the billboard industry.
3. I have discussed the report with the Parks and Recreation & Culture Managers, and our comments are as follows:
  - We strongly support the recommendations regarding the prohibition of billboards in all industrial and commercial districts along Highway 2, and on the major entry routes into the city. We also support an amendment to the Land Use By-Law which would make billboards a discretionary use in all industrial and commercial use districts. It is proposed that the implementation of these recommendations be given a high priority.
  - The report recommends that existing billboards within the downtown area and along major entryways be permitted to remain as non-conforming uses. This is not ideal from an aesthetic and landscaping perspective. However, it is considered that this is a reasonable compromise which is supported by representatives of the billboard industry.

.../2

Charlie Sevcik  
Page 2  
January 14, 1991  
Billboards

---

4. **RECOMMENDATION**

It is recommended that City Council approve the report entitled "Recommendations For Billboards Within the City of Red Deer", in principle, and instruct the administration to finalize the necessary policies and amendments to the Land Use By-Law, which will be required to implement the recommendations.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Paul Meyette, Principal Planner, R.D.R.P.C.  
Bryon Jeffers, Director of Engineering Services

Commissioners' Comments

As outlined in the report of the City Clerk, Council directed that the use of billboards be reviewed. Contained herewith in the agenda is the result of many hours of work by the Administration and the private sector to put forward a proposal that we believe would alleviate the concerns of Council and provide a working document by way of bylaw amendment for future use for billboard signage. Council should note that the bylaw amendment proposed for entrance standards also incorporates the revised requirements related to billboard signage.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: March 20, 1990  
TO: Senior Planner D. Rouhi  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/F-90

---

At the Council meeting of March 19, 1990, the public hearing in regard to the above noted Land Use Bylaw Amendment which provides for billboard signs becoming a discretionary use rather than a permitted use in all industrial areas, was held. Following the public hearing, second reading of the Bylaw was tabled pending the review which you are co-ordinating.

We look forward to your report in due course and at which time second and/or third reading of the Bylaw will be considered by Council.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
Economic Development Manager  
E. L. & P. Manager  
Fire Chief  
City Solicitor  
City Assessor  
Municipal Planning Commission

D. Rouhi  
Where are you at with this report?  
Thanks  
Kelly  
90/08/10



DATE: February 6, 1990  
TO: Senior Planner D. Rouhi  
FROM: City Clerk  
RE: BILLBOARDS IN INDUSTRIAL AREAS

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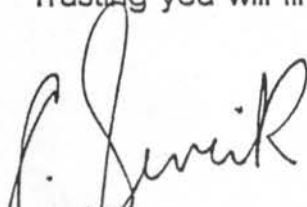
At the Council meeting of February 5, 1990, the following motion was passed pertaining to the above topic:

"RESOLVED that Council of The City of Red Deer, having considered recommendations from the Municipal Planning Commission re: Billboards in Industrial Areas, hereby agrees that a complete review of this subject be undertaken as soon as possible, and that in the interim, a Land Use Bylaw Amendment be considered changing Billboard Use from a permitted use to a discretionary use in all industrial areas."

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

I trust that you will prepare a bylaw amendment for Council's consideration at the February 20 meeting. Also, it is requested that you co-ordinate the review called for in the above resolution and submit a report back to Council in due course. As indicated at the Council meeting the Billboard Industry, and specifically Hook Outdoor Advertising, are to be included in this review.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
Economic Development Manager

E. L. & P. Manager  
Fire Chief  
City Solicitor  
City Assessor  
Municipal Planning Commission



March 9, 1990

Mayor R. J. McGhee  
9 Fir Street  
Red Deer, Alberta  
T4N 4Y3

Dear Sir:

**Re: Public Hearing Land Use Bylaw Amendment 2672/F-90**

Please find enclosed Hook Outdoor Advertising's written submission concerning the Public Hearing on March 19, 1990.

We have several concerns regarding this issue and I will be contacting you in the next few days.

Please feel free to contact me at (1) 483-3073 or fax (1) 489-3452 if you require more information.

Yours truly,

Daryl M. Bazowski  
Production Co-ordinator

DMB/skn

enclosure

**HOOK OUTDOOR ADVERTISING**

A Division of Jim Pattison Industries Ltd.

17206 - 108 AVENUE, EDMONTON, ALBERTA T5S 1E8  
TELEPHONE (403) 483-3073 FAX (403) 489-3452

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

March 20, 1990

Hook Outdoor Advertising  
17206 - 108 Avenue  
EDMONTON, Alberta  
T5S 1E8

Attention: Mr. Darryl M. Bazowski  
Production Co-ordinator

Dear Sir:

**RE: PUBLIC HEARING - LAND USE BYLAW AMENDMENT 2672/F-90**

Your letter of March 12, 1990, requesting Council to delay second reading of the above noted Land Use Bylaw amendment until such time as the complete review of this matter is concluded and submitted back to Council, was considered at the Council meeting of March 9, 1990.

Council concurred with your request to have the bylaw tabled pending this review. We will notify you when the report comes back to Council.

The Senior Planner, D. Rouhi, will be co-ordinating the review, and will be in contact with you for your input.

Trusting you will find this satisfactory.

Yours truly,

C. SEYCIK  
City Clerk  
CS/jt

c.c. City Commissioner  
Senior Planner  
Municipal Planning Commission



November 23, 1990

Mr. D. Rouhi  
Senior Planner  
Red Deer Regional Planning Commission  
2830 Bremner Avenue  
Red Deer, Alberta  
T4R 1M9

Dear Sir:

**RE: BILLBOARD ADVERTISING  
CITY OF RED DEER**

This will acknowledge receipt of your draft copy of Billboard Regulations which we received on November 13.

We are currently studying the report and will offer our comments and recommendations as soon as possible so that the final report can be completed.

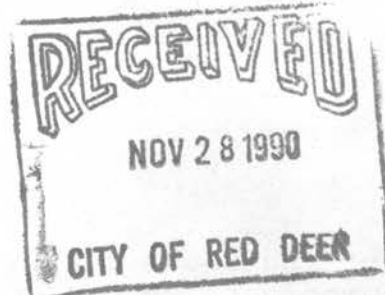
We trust you will find this in order.

Yours very truly,

J. E. MacKenzie  
Vice President/General Manager

JEM/skn

c.c. C. Sevcik,  
City Clerk



**HOOK OUTDOOR ADVERTISING**

A Division of Jim Pattison Industries Ltd.

17206 - 108 AVENUE, EDMONTON, ALBERTA T5S 1E8  
TELEPHONE (403) 483-3073 FAX (403) 489-3452



RED DEER  
REGIONAL PLANNING COMMISSION

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

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

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

November 23, 1990

Mr. Daryl M. Bazowski  
Production Coordinator  
Hook Outdoor Advertising  
17206 - 108 Avenue  
Edmonton, Alta.  
T5S 1E8

Dear Sir:

Re: Billboard Advertising - City of Red Deer

On November 8, 1990 we forwarded a draft copy of our report regarding billboard advertising, for your comments. Based on the comments we received from the city administration, the report has been revised and a copy is attached for your comments.

We are anxious to finalize our report and present it to City Council as soon as possible.

Your comments and recommendations to this revised report will be appreciated and we look forward to your early reply.

Yours truly,

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

Encl.

c.c. C. Sevcik, City Clerk

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTERTON No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • 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 JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS



RED DEER  
REGIONAL PLANNING COMMISSION

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

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

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

December 18, 1990

Mr. Daryl M. Bazowski,  
Production Coordinator  
Hook Outdoor Advertising  
17206 - 108 Avenue  
Edmonton, Alta.  
T5S 1E8

COPY

Dear Sir:

Re: Billboard Advertising - City of Red Deer

Following our letters dated November 8 and 23, 1990 regarding the above noted subject, we are planning to present the report to City Council on January 7, 1991 if possible.

Your comments and recommendations will be appreciated before the above date (January 7, 1990). Thank you.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

c.c. - City Clerk

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF  
PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF  
DIDS BURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE  
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OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD  
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**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

November 8, 1990

Mr. Daryl M. Bazowski,  
Hook Outdoor Advertising  
17206 - 108 Avenue  
Edmonton, Alta.  
T5S 1E8

Dear Sir:

Re: Billboard Advertising - City of Red Deer

As you are aware, the Red Deer City Council requested us to review the regulations regarding billboards in the City of Red Deer in consultation with the Billboard Industry and report back to them.

Enclosed herewith is a draft copy of our report, for your comments and recommendations. After we have received your comments, the final report will be presented to City Council.

We are also enclosing, for your information, the report 'Major Entry Arteries' which contains recommendations regarding billboards.

Yours truly,

D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

c.c. - C. Sevcik, City Clerk

MUNICIPALITIES WITHIN COMMISSION AREA

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NO. 5

DATE: January 10, 1991  
TO: City Council  
FROM: City Clerk  
RE: BUILDING AND LANDSCAPE DESIGN STANDARDS  
FOR DEVELOPMENTS ON MAJOR ENTRY ARTERIES

---

At the Council meeting of January 22, 1990, the following motion was passed in regard to the above noted matter:

"WHEREAS The City of Red Deer is likely to experience significant new development along its major entry arteries, particularly Gaetz Avenue South and 67 Street West; and

WHEREAS the quality of building and landscape design characterizing new developments at these entry points will significantly influence the overall impression of the City left with the travelling public;

THEREFORE BE IT RESOLVED that the Administration be directed to develop and recommend to Council building and landscape design standards for developments on major entry arteries, to be used as guidelines in the issuance of building permits for such developments."

The co-ordinated report prepared by the Senior Planner, D. Rouhi, in consultation with other City departments is enclosed with this agenda.



C. Sevcik  
City Clerk

CS/jt

Att.



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

M E M O

DATE: January 9, 1991

TO: C. Sevcik, City Clerk

FROM: D. Rouhi, Senior Planner

RE: Building and Landscape Design Standards  
for Development on Major Entry Arteries

We are enclosing herewith the report 'Building and Landscape Design Standards for Development on Major Entry Arteries.'

This report was requested by the City Council and was prepared by this office in consultation with other City departments.

The submission of this report was delayed pending consultation with Hook Outdoor Advertising regarding billboards recommendations contained in the report. The meeting took place early in January 1991 and they were in agreement with the recommendations affecting billboards.

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

Enclosure

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTEARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF 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 JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS



City of Red Deer

# **MAJOR ENTRY ARTERIES**

**BUILDING  
& LANDSCAPE**

**DESIGN  
STANDARDS**

**CITY OF RED DEER  
BUILDING AND LANDSCAPE DESIGN STANDARDS  
FOR DEVELOPMENT ON MAJOR ENTRY ARTERIES**

**January, 1991**



Prepared by

City Planning Section  
Red Deer Regional Planning Commission

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**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

October 18, 1990

**Re: Building and Landscape Design  
Standards for Development  
on Major Entry Arteries**

At the Council meeting of January 22, 1990, the following motion was passed pertaining to the above topic:

"WHEREAS The City of Red Deer is likely to experience significant new development along its major entry arteries, particularly Gaetz Avenue South and 67 Street West; and

WHEREAS the quality of building and landscape design characterizing new developments at these entry points will significantly influence the overall impression of the City left with the travelling public;

THEREFORE BE IT RESOLVED that the Administration be directed to develop and recommend to Council building and landscape design standards for developments on major entry arteries, to be used as guidelines in the issuance of building permits for such developments."

**Purpose**

The purpose of this report is to provide elected officials and City administration with guidelines which assist in assessing proposed developments and improvements to major approach roads to the City.

It is very important for every community to beautify the approaches to the community for the residents and make a good impression for visitors to the municipality. This report is divided into three main components: use characteristics along approach roads to the City; functional and visual problems; and specific recommendations.

**Characteristics of uses along the approach to the City**

There are a wide range of uses along the major arterials leading into the City. These uses can be generally classified as Highway Commercial, Highway Industrial, Residential and Institutional uses.

MUNICIPALITIES WITHIN COMMISSION AREA

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

### Highway Commercial Uses (C4 District)

They have the following general characteristics:

- located along wide road right of way (65 - 80 m) with buildings well set back from the road (18 m)
- a number of fast food franchises such as McDonalds, Dairy Queen, etc.
- car dealership, including R.V. and mobile home sales
- hotel and motel accommodation
- large areas of unscreened parking lots
- a large number of free standing signs, building signs, directional signs, billboard signs and traffic signs
- very little consideration is given to pedestrian crossings
- individual buildings do not relate to each other architecturally and are often separated by large distances
- overhead wires and highway-style street lighting (12.2 m).

### Highway Industrial (I2)

These uses have similar characteristics to Highway Commercial uses with the following distinct features:

- some buildings back onto the arterials or highways because of lack of service roads
- some buildings could be occupied by large national or international companies
- these premises are not frequented by the general public which results in smaller parking lots.

### Residential Use

There are also residential uses along the highway approach to the City.

- These highways normally carry far less traffic volume than highway along highway commercial
- the houses are protected to some extent by the effect of noise by a wide road right of way (60 m) including a berm with tree planting (City Council Policy No. 458)
- no commercial signs except on local convenience commercial centres are present in these areas
- generally no access to the highway from individual houses is permitted
- as the City grows new residential areas are developed along the highways.

### Institutional, Parks and School Uses

These uses are most often set back, fenced and the access to the premises is from interior roads.

The residential, institutional uses (non-commercial) along the approach roads to the City do not create any visual or functional concerns.

The main areas of concern are related to highway commercial and to a lesser extent to highway industrial uses.



### Development Concerns

There are a number of common problems associated with highway commercial and industrial that are found in existing communities. These can be grouped into two broad categories: functional and visual.

### Functional Concerns

The main functional problems relate to the movement of traffic. Major concerns include: safety, congestion and peak periods, inadequate turning lanes, inadequate car storage at the intersection of service road with other roads, conflicts with pedestrian movement; and long car line ups at major intersections.

### Visual Concerns

These problems relate to streetscape, inadequate landscaping, visual introduction of large parking lots in front yards, poor appearance of some buildings and above all, an array of signs that detract from the area which may confuse and disorient the motorists.

### Road Right-of-Way

There are normally three kinds of highway treatment on approaches to the city

- highway with service roads on both sides with a median in the centre
- highway with internal access road, the buildings often back onto the highway
- highway with no service road and no centre median. These premises have direct access to the highway.

The road right-of-way with service roads on both sides are in three parts; boulevard, buffer and centre median. (See Figure 1)

### Boulevard

This is a strip of City land adjacent to private properties. They have various widths and are often joined with private landscaping. The landscaping and maintenance of City boulevards are the responsibility of the adjacent property owners.

A new Council Policy or an amendment to the Land Use Bylaw is necessary to ensure that all proposed development adjacent to road right of ways be responsible for the development and maintenance of the boulevard area adjacent to their respective properties. At present, most developers are unaware of this requirement due to the nebulous wording of the Nuisance and Weed Control Bylaws.

Detailed landscape design plans for all developments along major entry arteries shall be submitted to the City for review as part of the respective Development Permit process. The landscape plan shall include the private property area, as well as all adjacent boulevards and municipal reserves.

Landscape details should include a mixture of coniferous and deciduous trees and shrubs to provide landscape enhancement for year-round effect. All plans should be forwarded to the Parks Department for a review of the design, tree species selected, size, spacing and continuity with adjacent landscaping.

### Buffer

This is an area between the service road and carriageway. These areas have been landscaped with trees, shrubs and plant materials. A concept plan to form the basis for landscaping and treatment of these areas is necessary. This plan is to be flexible to be applied throughout the City or alternatively three different plans may be developed for the three main approaches to the City, Gaetz Avenue North, Gaetz Avenue South and 67th Street. (See Figure 2)

### Centre Median

They vary in width, it narrows in width to permit left hand turning movements. The centre medians are often seeded to grass and in some cases filled with asphalt. Some high canopy tree planting may be considered after consultation with the traffic engineer so that visibility and safety are not impaired.

A planted or decorative median strip at the entrance to the City can also effectively add interest to a highway commercial area with a very wide right-of-way by reducing the perceived road width and indicating to the motorist that they are entering the City. The recommended locations are on Gaetz Avenue north, south and 67th Street from the City boundary up to one kilometre inside the City.

### Internal Access Road

All vehicular access to these properties are internal. These lots back onto the highway and are often fenced off. In some cases they use the rear yard abutting the highway as storage areas. A strong case could be made for unified fence designs and construction. This is possible with the City owned land on which the fence could be built before the land is sold. Otherwise, it requires an enforceable development agreement or an amendment to the Land Use Bylaw to include this fencing requirement as part of all highway commercial and industrial developments.

### Overhead Wiring

Streetscape improvements, especially on the road access to the City, cannot be successful without addressing the question of overhead wiring. While overhead lines are still a standard type of line with electric utilities because of the high cost of underground lines (up to 10 times more costly), consideration should be given to the possibility of burying, relocating or improving the lines. Such improvements cannot be attained without the approval of adjacent landowners who may often share the cost as a local improvement and who may also be required to make extensive changes to their own service wiring on their property.

- Crossing the road with overhead lines should be avoided where the lines do not parallel the road and where it is practicable and economical to do so.
- As overhead lines require rebuilding, the possibility of relocating them to the back of lots should be investigated to determine if easements can be obtained and if landowners are agreeable to relocating their service wiring.
- Where overhead lines are placed along the main arteries, they should be placed as far away from the roadway as possible. This would result in these lines being located on a service road or behind boulevards.

E L & P estimate, on average, the cost of underground primary cable and associated equipment is ten times greater than overhead wiring and wooden poles. Steel or concrete poles may be used for transmission lines, but for distribution they prefer wooden poles because of the initial cost factor as well as the lower cost of maintaining the wood pole and equipment on it over a long period of time.

### Points of Interest

Along the highway commercial areas a few focal points can be established. In these points a different treatment can be given to the surface area eg. brick interlocking paving combined with attractive street furniture, such as benches, bus shelters and waste receptacles. The location of these focal points should be close to places of pedestrian activities such as shopping centres etc. (see figure 3).

### Signs

- The clutter generated by signs is one of the worst features of highway commercial which is always located on the entrance to cities. This is caused by the largely uncontrolled number, size, shape, colour and design of the signs erected in these areas.
- Many signs are difficult to read because of the number of messages per sign.
- The temporary portable signs located on boulevards tend to add to the clutter and disorganized look of highway commercial strips. They are not suitable on the road access to the City and should not be allowed.
- Visitor welcoming signs or information signs are often obscured by commercial signage.

### Signs Recommendation

- The size, height, type and location of all commercial signs should be comprehensively regulated. No commercial sign to be allowed on the City road right of way (existing City policy).
- The number of signs per property should be limited only to those absolutely necessary.
- The number of messages on a single sign should be limited to those which can be read at normal driving speed without impairing safety. Size of signs and lettering should be determined by the permitted driving speed and should be no greater than which is required for visibility.
- Signage should be consolidated whenever possible.
- Free standing signs should be installed on a landscaped or decorative base. Portable and temporary signs should not be allowed. City bylaw should continue to be enforced.
- The display of billboards on the east side of Highway 2 abutting the City not be permitted.
- Billboards should be prohibited in all highway industrial and C4 highway commercial districts on the major entry routes to the City. The Land Use Bylaw should be amended to restrict billboards from the major entry areas identified on Figure 4 and make billboards a discretionary use in other industrial and C4 highway commercial districts.
- Signs should complement the architectural design and material of the buildings. Signs and other street furniture should be integrated into the landscaping.
- Public signage should be standardized so that it is not confused with commercial signage.
- Tourist destination such as City Centre, Waskasoo Park, information centres and other attractions may be identified with signs incorporating the City logo. This kind of sign offers an excellent opportunity to raise the profile of an area by using a distinctive logo (see figure 3).
- The existing welcome sign may be upgraded and a new one to be added at the main entrances to the City. They also could be incorporated into proposed gateway welcome sign. These signs should not have to compete for driver attention with commercial signs. The sites for these signs should be landscaped and well maintained at all times.

### Buildings Along Highway Commercial and Access Roads to the City

The buildings in these areas are usually "highly functional" with the materials and design bearing little relationship to the unique characteristics of the community or their next door neighbour. The corporate image and product recognition are often more important to the owner than the character of the local area.

The building on corner sites often result in the exposure of a blank wall to the adjoining street. Large buildings are set back more than is required, this adds to the perceived width and poor definition of the commercial corridor.

- Buildings should be used to define the corridor. Uniform setbacks would create a sense of enclosure and reduce the apparent width of the roadway.
- Building design should strive to maintain and reinforce the local character rather than a corporate image. This is particularly important when residential areas are behind the highway commercial district.
- Large exposed blank walls should be avoided. Uniform setbacks could minimize this problem. In addition, all visible sides of a building should be finished and treated similarly to the front.
- Large gaps between buildings should be minimized and where they existing screening through landscaping should be attempted (See Figure 3).
- Building entrances should be well-defined and accessible to pedestrians and handicapped.
- Outdoor display areas, eg. car dealerships should not be allowed to use the boulevard and landscaped areas for this purpose. The maintenance of City boulevards is the responsibility of the property owner.
- Where commercial uses back onto residential areas, they should be properly screened using solid fences or heavy landscaping.

### Vacant Sites

Vacant or under-utilized sites are generally detrimental to the appearance of highway commercial strips which are often on the main access road to the cities. Often grass is not cut, weeds are not controlled and debris is allowed to accumulate. Fortunately, the vacant sites along the approach road have not been a problem for the City of Red Deer.

Billboard signs located on vacant sites contribute to the cluttered and ill-kept nature of the area.

- The City should strictly enforce a property maintenance standard to ensure that vacant sites are kept free of litter and debris including cans, etc.
- In cases where sites are likely not to develop for a long period of time, the City should consider enforcing the landscaping of the frontage of these areas. The idea here is not requiring front landscaping for long tracts of undeveloped land along the approach road to the City, but rather recommend landscaping for undeveloped lots in built-up areas. The City might also promote activities that, on a temporary basis, would upgrade their appearance, eg. fruit stands in summertime, etc.

### Specific Recommendations

1. Boulevards - This is part of the road right-of-way adjacent to the front property line. This strip and front yard landscaping are treated in a similar manner.
- Remove all private uses from the City boulevard, this includes signs and display of goods such as cars etc.

- The landscaping of these boulevards must be coordinated with the front lot landscaping. The use of trees, shrubs and plant materials shall be required. A new policy or an amendment to the Commercial and Industrial Land Use Bylaws is necessary to ensure that all developments along major entry routes be required to prepare a detailed landscape plan for their property and adjacent boulevards. The plan shall use a variety of coniferous and deciduous plant material for year-round effect, all plans should be forwarded to the Parks Department for review and approval.
  - Alternate types of landscaping such as low berms should be considered, especially when visual separation is warranted.
2. Buffers - This is a strip of land between the service road and the carriageway. Its width varies depending on the road right-of-way.
- To provide a strong image for highway commercial, especially those approach roads to the City. These strips can be landscaped with appropriate shrubs, trees and other plant materials.
  - Plant materials should require low maintenance. Evergreens would provide interest and colour all year round.
  - Existing trees of good quality should be preserved.
3. Centre Medians - The width of this strip varies considerably from 0.5 m to 5 m.
- A planted or decorative median strip can effectively add interest to the roads approaching the City by reducing the perceived road width and indicating to motorists that they are entering a special area.
  - The median strip may incorporate flag poles, banners, special decorative high canopy trees and shrubs at a distance of 1000 m (1 km.) starting from the City boundary towards the city centre.
4. Overhead Wiring
- Provided that a funding source can be found, and subject to the conditions specified on Page 4, the replacement of overhead lines by underground lines should be investigated and carried out on a planned basis.
  - Provided that a funding source can be found, and subject to the conditions specified on Page 4, the relocation of lines from the road to the back of property should be investigated and carried out on a planned basis.
  - Where overhead lines are placed along the main arteries, they should be placed as far away from the roadway as possible. This would result in these lines being located on a service road or behind boulevards.
5. Signs - This is an area which should be controlled through the Land Use Bylaw and enforced.
- Billboard signs should be a discretionary use under all highway industrial and C4 commercial land use districts, excepting along the major entry areas and the east side of Highway 2 where billboards should be prohibited.
  - The number, type, maximum size and height of signs to be regulated through the Land Use Bylaw and Sign Bylaw.
  - No temporary signs or portable signs to be permitted.



6. Welcome Signs - These signs located at the entrances to the City are free standing signs. Their design and construction require careful consideration. They should be located in a prominent location with excellent visibility. They require a landscaped and decorative base. They should be illuminated with flood lights at night.

Another possibility is to erect gateway welcome signs at the three main entrances to the City. They could be located on Gaetz Avenue north and south, plus 67th Street. The design and erection of gateway welcome signs may require competition among professionals to come up with the best design.

7. Buildings

- All buildings on a specific site shall be constructed using a similar architectural theme and exterior finishes/colours, style or image associated with a company. In such instances, development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Officer.
  - All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.
  - Any business premise or multiple occupancy building having a gross floor area greater than 2,000 sq. m or a single wall length greater than 30 m visible from an adjacent public road, other than a lane, shall comply with the following design criteria, to the satisfaction of the Development Officer:
    - a) the roof line and building facade shall include design elements that reduce the perceived mass of the building and add architectural interest;
    - b) the exterior wall finishing materials shall be predominantly composed of light earth tone or muted colours, with strong colours limited to use as an accent; and
    - c) the use of landscaping adjacent to exterior walls which are visible from adjacent public roads, other than lanes, to minimize the perceived mass of the building and to create visual interest.
8. Highway 2 - The City of Red Deer borders Highway 2 with the heaviest traffic volume in the Province of Alberta. This is an excellent opportunity for the City to make a good impression to the passing motorists. This point of interest could be in the form of landscaped berms, with the City's name surrounded by shrubs, flag posts and being well illuminated at night time. (see figure 4). Initiatives of the Tourist and Convention Board should be encouraged to provide additional map signs and/or information signs outside the city limits on Highway 2.
9. We are recommending that development on the perimeters of the City and along main arteries leading to the City should be addressed and discussed by the City through City/County liaison committee.

### Summary

The task of beautifying the approach roads to the City is shared between the business establishments and the City. It is recommended that the City establishes three "special treatment areas" starting from the City boundary and extending approximately one km inside the City. (see figure 4). At the start of each special treatment area, there will be a gateway followed by upgraded landscaping and other features described in this report. Major continuous corridor will give the City another access point from the south. This possibly could be included in the special treatment area in the future. The following summarizes the recommendations:

	ITEM	RECOMMENDATION
Business Establishment	1. Building appearance	Strict control
	2. Boulevard landscaping	Coniferous, deciduous trees, shrubs
	3. General upkeep of property	property maintenance
	4. Signs	Greater control, some restrictions on billboards
	5. Vacant sites	Front landscaping
City	1. Landscaping	
	Buffer	Tree planting, shrubs
	Centre median	Canopy tree planting
	2. City signs	City signs with logo
	3. Extra features	
	Gateway	Three gateways
	Focal point	To be combined with bus stops
	Welcome signs	More visible
City/County of Red Deer	Overhead wiring	Reduce impact
	Highway 2 (east side)	Berm and landscaping
	1. Arteries leading to the City	Improve appearance

### Implementation

To implement the recommendations contained in this report, an amendment to the Land Use Bylaw to be known as Schedule "C" is necessary (see the draft Bylaw). The proposed Schedule, if adopted, regulates building appearance, landscaping of front yards, boulevards, maintenance responsibility and signs in special treatment areas.

Other recommendations of the report dealing with City signs, welcome signs, landscaping of street medians, buffers and gradual removal of overhead wiring, will be referred to the respective City Departments for further report and implementation.

NOTE: The Tourist and Convention Board at its December 1989 meeting, approved the installation of three major highway signs for Red Deer. No decision is made on the exact locations, but it is expected to be along Highway 2. Those signs will improve the City of Red Deer image and help to promote Red Deer.

Reference: Land Use Bylaw, City of Edmonton



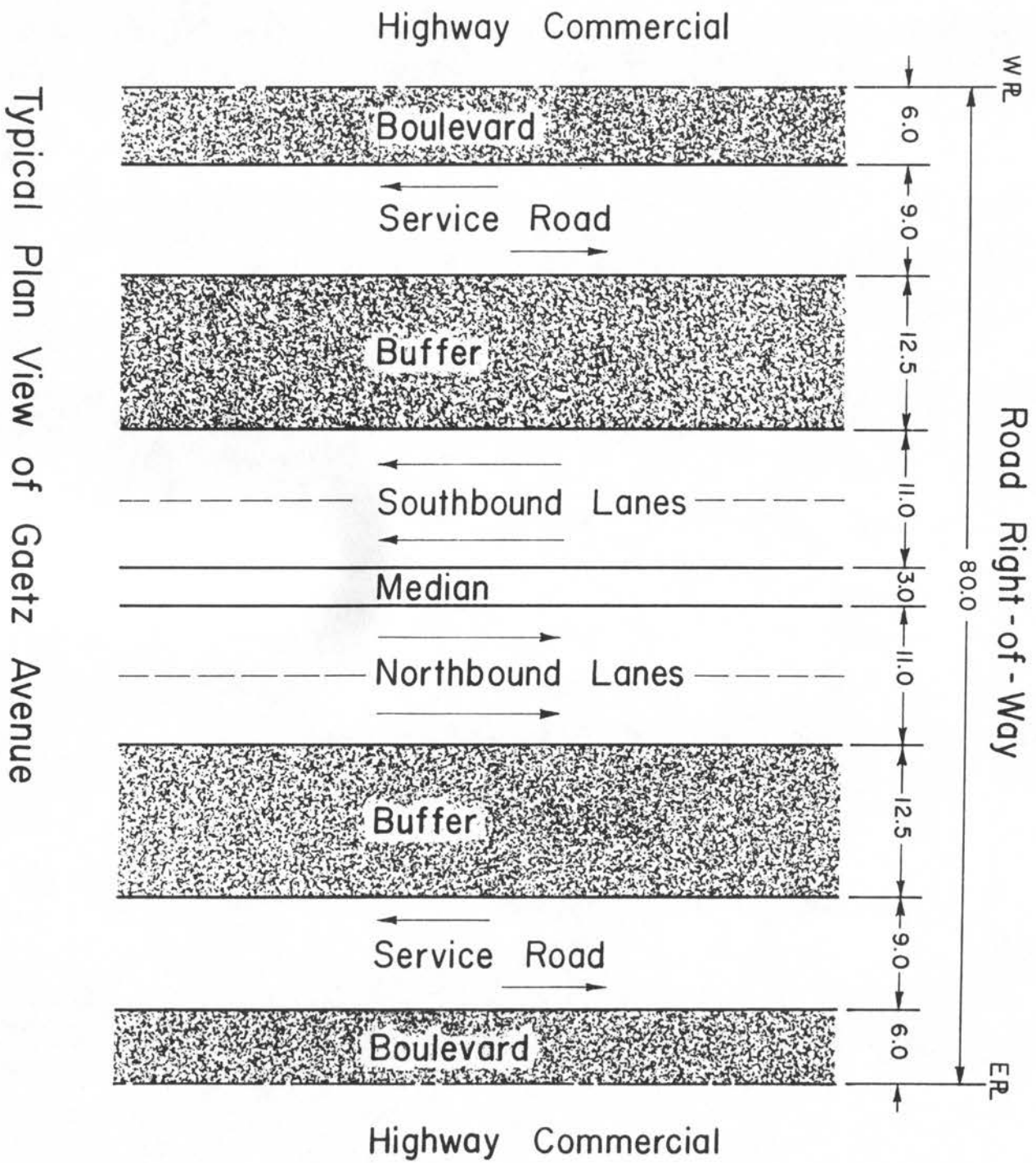


Figure 1

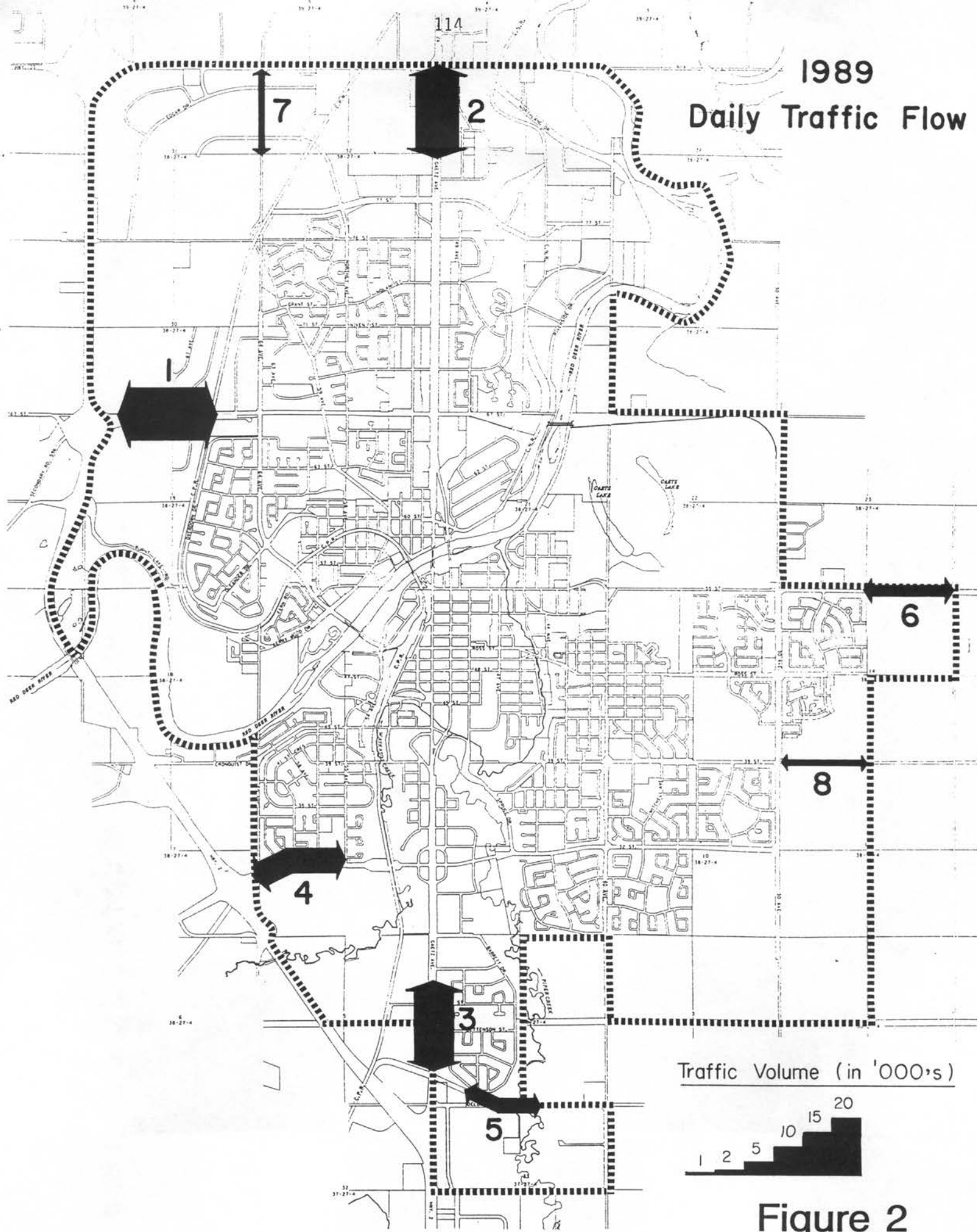


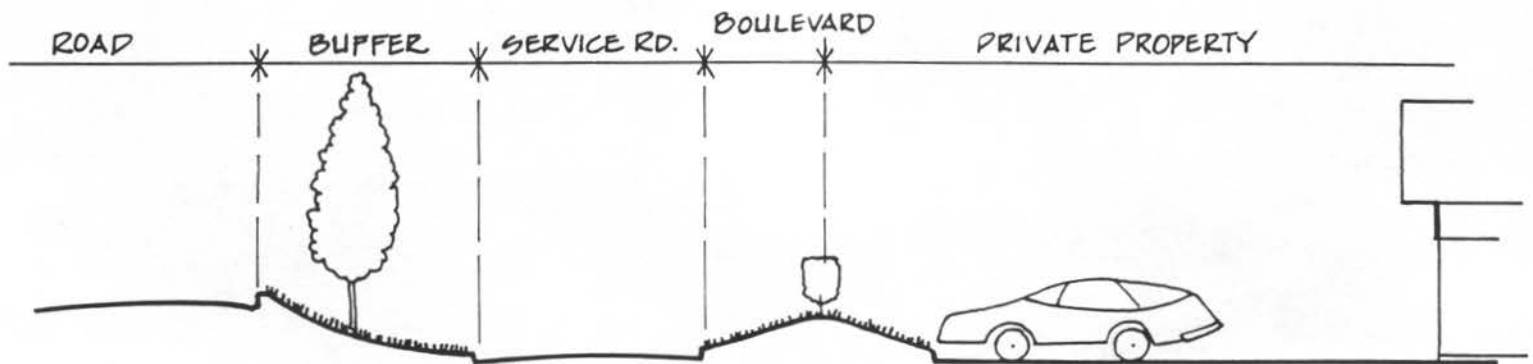
Figure 2



POINTS OF INTEREST



CITY SIGN

LANDSCAPING SCREENING  
BETWEEN BUILDINGS

CROSS SECTION

Figure 3

GATEWAY WELCOME SIGN

LANDSCAPED BUFFER

SPECIAL TREATMENT AREA

SPECIAL TREATMENT AREA

GATEWAY WELCOME SIGN

RED DEER CROSSING

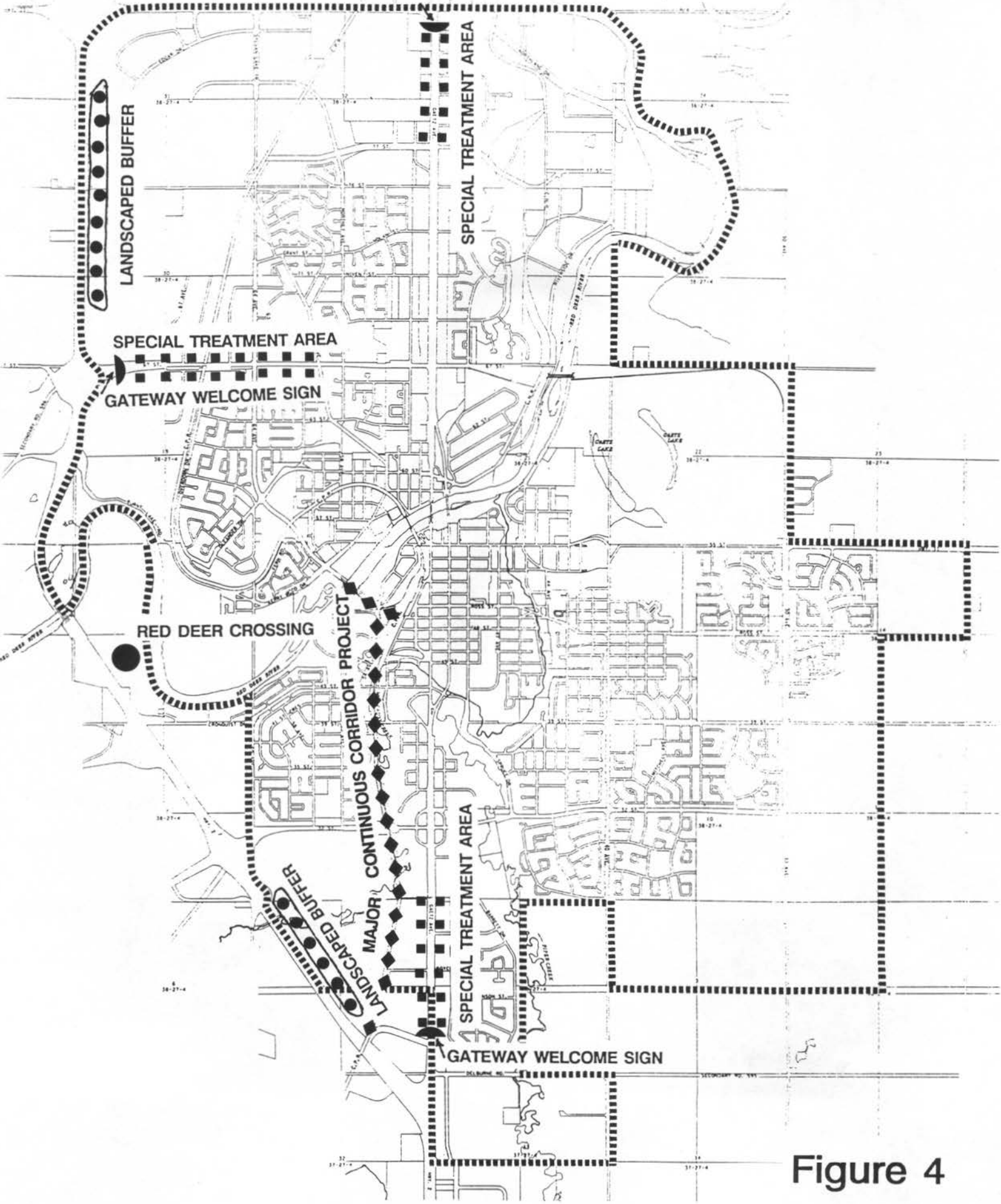
MAJOR CONTINUOUS CORRIDOR PROJECT

SPECIAL TREATMENT AREA

LANDSCAPED BUFFER

GATEWAY WELCOME SIGN

Figure 4



**DRAFT**

**SCHEDULE C:**  
**SPECIAL TREATMENT AREAS AND ACCOMPANYING REGULATIONS**  
**FOR MAJOR ENTRY ARTERIES**

**SCHEDULE C:****SPECIAL TREATMENT AREAS FOR MAJOR ENTRY ARTERIES****1. General Purpose**

To establish architectural, landscaping and site planning development criteria for the purpose of ensuring that development along major commercial corridors is visually attractive and does not prejudice pedestrian and traffic safety and the function of adjacent public roadways.

**1.1 Application**

- (1) This Schedule applies to those lands identified as Major Entry Arteries in map No. 1 of this schedule known as Schedule "C".
- (2) Where the provisions of Schedule C appear to be in conflict with regulations of any other section of the Land Use Bylaw, the provisions of this Schedule shall take precedence. Where there is no conflict, the provisions of this Schedule shall be applied in conjunction with the regulations of the underlying District(s) and other sections of the Land Use Bylaw.
- (3) The Development Officer shall apply the regulations of this Schedule in conjunction with a development permit application involving new development or when any existing development is, in the opinion of the Development Officer, substantially enlarged or increased in intensity.
- (4) Notwithstanding that a use, building or development does not conform to this Schedule, where a development permit was issued for the use, building or development prior to the adoption of this Schedule; such use, building or development shall be deemed conforming to the regulations contained within this Schedule. However, any subsequent extension, enlargement or addition of uses, buildings or developments shall conform to the provisions of this Schedule and the Land Use Bylaw.

**1.2 Uses**

The Permitted and Discretionary Uses cited in the underlying District(s).

**1.3 Regulations**

- (1) All buildings on a specific site shall be constructed using a similar architectural theme and exterior finishes/colours, unless the function of individual buildings dictates a specific style or image associated with a company. In such instances, development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Officer.
- (2) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.



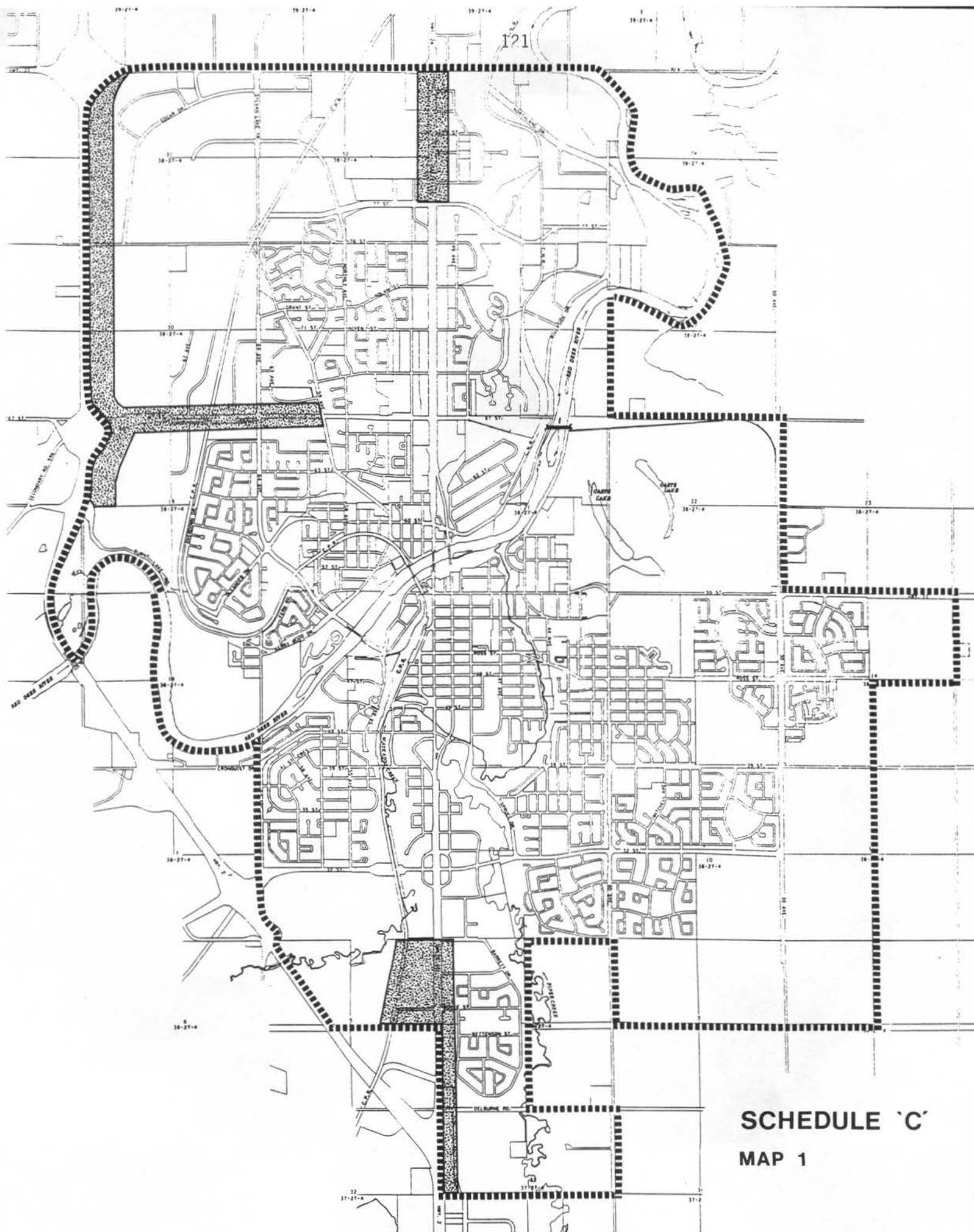
- (3) Any business premise or multiple occupancy building having a gross floor area greater than 2,000 sq. m or a single wall length greater than 30 m visible from an adjacent public road, other than a lane, shall comply with the following design criteria, to the satisfaction of the Development Officer:
  - (a) the roof line and building facade shall include design elements that reduce the perceived mass of the building and add architectural interest;
  - (b) the exterior wall finishing materials shall be predominantly composed of light earth tone or muted colours, with strong colours limited to use as an accent; and
  - (c) the use of landscaping adjacent to exterior walls which are visible from adjacent public roads, other than lanes, to minimize the perceived mass of the building and to create visual interest.
- (4) Detailed landscape design boulevard and front yard for all frontage development identified in Map No. 1 shall be to the satisfaction of the Development Officer. The landscaping of boulevard and front yards shall include a mixture of coniferous deciduous trees and shrubs. The landscaping and maintenance of City boulevards are the responsibility of the adjacent owners.
- (5) Where off-street parking for 25 or more vehicles is required, and is being provided at grade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to break-up large areas of parking into smaller cells. This landscaping treatment shall be in the form of landscaped islands, particularly at the termini of long rows of parking; tree lines separating facing rows of parking stalls; or some other form or combination of landscaping treatments, to the satisfaction of the Development Officer. The location, extent and type of plantings and other landscaping treatment shall be to the satisfaction of the Development Officer.
- (6) Detailed landscaping plans shall be submitted with the initial Development Permit application for approval by the Development Officer, in compliance with the landscaping requirements specified in this Schedule to ensure a high standard of appearance and a sensitive transition to the surrounding land uses.
- (7) The Development Officer shall require, as a condition of Development Permit approval, that the applicant provide an irrevocable letter of credit in the amount of 100% of the established landscaping costs, with the conditions of the security being that:
  - (a) if the landscaping is not completed in accordance with the provisions of this Schedule and the approved landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use absolutely; and
  - (b) the Development Officer shall not release the letter of credit until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Officer or within four weeks from the date of receiving a written request for the applicant to perform said inspection.



- (8) Vehicular entrances and exits, as well as on-site and off-site traffic and pedestrian routes shall be located and designed in a manner that provides a clearly defined, efficient and convenient on-site and off-site vehicular traffic and pedestrian circulation pattern. Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
- (9) Adjoining sites shall be integrated by direct on-site access connections to provide opportunities for convenient and free flowing traffic movements between sites where such integration is advantageous, in the opinion of the Development Officer, due to the existing or potential type of adjacent development and where such access is not prohibited due to such factors as grade elevations, site configurations and location of existing buildings.
- (10) Notwithstanding any other provision of the Land Use Bylaw, billboard signs are prohibited on those lands identified in Map No. 1 of Schedule C.
- (11) Notwithstanding any other provisions of the Land Use Bylaw, individual business identification signs located on the facades of buildings shall be similar as to proportion, construction materials and placement. The design and placement and scale of the sign shall be to the satisfaction of the Development Officer so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive.
- (12) The Development Officer may grant a variance to any of the development criteria of this Schedule if such a variance is required to adequately service the site.

#### **1.4 Additional Development Criteria for Vehicular-Oriented Uses**

- (1) Gas Bars, Minor and Major Service Stations and Drive-Through fast food services, shall be developed in accordance with the following additional criteria:
  - (a) the design, finishing, and siting of development, including the orientation of gas pump islands, queuing aisles and service bays, shall be to the satisfaction of the Development Officer having regard to achieving a consistent and compatible relationship with the overall design and finishing of the project, ensuring a high standard of appearance when viewed from adjacent public roadways, and minimizing traffic circulation conflicts both off-site and on-site; and
  - (b) any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, with the overall height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.



SCHEDULE 'C'

MAP 1

DATE: January 14, 1991  
TO: City Clerk  
FROM: City Assessor  
RE: BUILDING & LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT IN MAJOR ENTRY ARTERIES

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The Assessment, Tax & Land Department had a representative at the meeting whereby the design standards were discussed and where consensus of opinion was agreed to. Therefore, we have no objection to the standards as being proposed.



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

AK/ngl

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
Economic Development Manager  
E. L. & P. Manager  
Fire Chief  
Parks Manager

DATE: January 14, 1991

TO: City Clerk


FROM: Engineering Department Manager

RE: **BUILDING AND LANDSCAPING DESIGN STANDARDS FOR  
MAJOR CITY ENTRANCES**

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Our comments regarding the above noted report are as follows:

1. The placement of the City logo on tourist destination signs does not conform to the Manual of Uniform Traffic Control Devices of Canada (MUTCD) and may lead to further adoption of non-standard signs. Examples of the current signs used are attached for information.
2. The practice of tree planting, flag poles, barriers, and shrubs in the centre median area of a major transportation artery is not encouraged by either Alberta Transportation and Utilities nor the Engineering Department. These items provide one more opportunity for driver distraction and provide one more hazard to the motorist in terms of public damage and personal injury, should a vehicle end up on the median area. In addition, the pavement structure on either side of the centre median could become damaged by either roots or water penetration.
3. Upon verbally checking with Alberta Transportation and Utilities, they have indicated that while they will not require the City to terminate the practice of centre median development, they are firm in their policy of not cost sharing in such items.

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

KGH/emg  
Att.

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



TYPE I  
AFR-15-1  
135 x 150 cm



TYPE II  
AFR-15-2  
135 x 150 cm



AFR-17  
60 x 60 cm

DATE: January 14, 1991

TO: City Clerk

FROM: E. L. & P. Manager

RE: Building and Landscape Design Standards for  
Development on Major Entry Arteries

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The above noted document as prepared by the Red Deer Regional Planning Commission has been reviewed and I would support adoption of the document.



A. Roth,  
Manager

AR/jjd

**DATE:** January 14, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** BUILDING & LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT ON MAJOR ENTRY ARTERIES  
Your memo dated January 10, 1991 refers.

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1. In January, City Council adopted a notice of motion directing the administration to "develop and recommend to Council building and landscape design standards for developments on major entry arteries, to be used as guidelines in the issuance of building permits for such developments".
2. The City Planning Section of the Red Deer Regional Planning Commission coordinated a study on this issue with input from various City departments. The completed report, entitled "City of Red Deer Building & Landscape Design Standards for Development on Major Entry Arteries", dated January 1991, is now submitted to City Council for consideration.
3. I have reviewed the report with the Parks and Recreation & Culture Managers, and our comments are as follows:
  - We support the intent and overall strategies outlined in the report. However, we are concerned that the conclusions and recommendations are not very clearly articulated.
  - The report recommends that the Land Use By-Law be amended to clarify the fact that adjacent property owners are responsible for City boulevard landscaping and maintenance, in accordance with plans approved by the Parks Manager (refer pg. 3). We strongly support this amendment, as many developers are unaware of this requirement due to the "nebulous wording" of the Nuisance and Weed Control By-Laws.

.../2



Charlie Sevcik  
Page 2  
January 14, 1991  
Major Entry Arteries

---

- We strongly support the recommendations regarding the prohibition of billboard signs in all industrial and commercial districts on the major entry routes to the city (refer pg. 5 and fig. 4). We also support an amendment to the Land Use By-Law which would make billboard signs a discretionary use in all industrial and commercial use districts. It is proposed that the implementation of these recommendations be given a high priority, as developers could take advantage of any delay.
- We support the recommendations regarding temporary portable signs (refer pg. 5). The City's present policy of prohibiting these signs has done much to enhance the overall appearance of the city.
- The report recommends that tourist destination signs incorporate the City logo (refer pg. 5 and fig. 3). It should be noted, however, that the City follows the standards in the Alberta Transportation Urban Guide & Information Sign Manual. These standards would **not** permit the incorporation of the logo as suggested.
- The report recommends that detailed landscape plans be mandatory on all development permit applications along major entry arterial roads (refer pg. 7). We strongly support this recommendation. Landscape specifications with respect to acceptable tree species, size, spacing, setback requirements, planting and maintenance standards, should be prepared and used by all developers when preparing landscape plans.
- The report recommends that the City establish three "special treatment areas", starting from the city boundary and extending approximately one kilometre inside the city (refer pg. 9 and fig. 4). These "special treatment areas" would include a "gateway", upgraded landscaping, and other features described in the report.

We support the need to upgrade landscaping in the three areas identified. It is, consequently, proposed that a five-year capital tree planting plan be considered for these areas. It is recommended that 67 Street be given the highest priority, as it is the highest volume entry road into the city, and is presently void of any landscape component.

Charlie Sevcik  
Page 3  
January 14, 1991  
Major Entry Arteries

---

4. **RECOMMENDATIONS**

It is recommended:

- That City Council approve the report entitled "City of Red Deer Building & Landscape Design Standards for Development on Major Entry Arteries", in principle, and instruct the administration to finalize the necessary policies and amendments to the Land Use By-Law, which will be required to implement the recommendations.
- That City Council direct the administration to give the highest priority to the implementation of the recommendations relating to billboard signs.



CRAIG CURTIS

CC:dmg

Att.

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Paul Meyette, Principal Planner, R.D.R.P.C.  
Bryon Jeffers, Director of Engineering Services

DATE: November 5, 1990

TO: CRAIG CURTIS  
Director of Community Services

FROM: DON BATCHELOR  
Parks Manager

RE: BUILDING & LANDSCAPE DESIGN STANDARDS - MAJOR ENTRY  
ARTERIES

---

We support the intent and overall strategies outlined in the report. Appreciating that the recommendations are general in nature and act only as guidelines, it is most desirable to now proceed with the drafting of specific by-laws and City Council policies that can be used as standards and specifications for all new developments or redevelopments along major entry arterial roads.

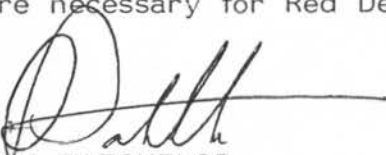
Specifically, City policies and amendments to the Land Use By-law should be drafted to include the following requirements:

1. City boulevard landscaping and maintenance shall be carried out by adjacent property owners, in accordance with plans approved by the Parks Manager. Submission of landscape plans shall be mandatory on all Development Permit applications along major entry arterial roads.
2. Landscape Specifications with respect to acceptable tree species, size, spacing, set-back requirements, planting density and planting and maintenance standards should be prepared and used by all developers when preparing landscape plans.
3. A Five (5) Year Capital Tree Planting Plan should be prepared and considered annually, commencing in 1991, for the funding of a phased extensive tree planting program on all major entry and buffer areas into the city, as identified on Figure 4 of the report. Appreciating that 67 Street is the highest volume entry road into the city, and it presently is void of any landscape component, a very high priority should be placed on the City undertaking tree planting between the C.P.R. tracks and 64 Avenue.
4. The Land Use By-law should be amended to make billboard signs a discretionary use under all Highway Industrial and Highway Commercial Districts.

Craig Curtis  
November 5, 1990  
Page 2

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The immediate and lasting impression of a city is most often established at the entrance points. In the case of Red Deer, 67 Street in particular, the distinctive lack of trees does not, in any way, reflect the image we wish to portray. Red Deer is a city of vast natural tree cover, supplemented by over 16,000 planted trees; this is the image that should be expressed at our entry points and, in fact, throughout new development areas. The general guidelines outlined in this report, immediately followed by specific bylaws and policies, are necessary for Red Deer to be "A delight to discover".

A handwritten signature in dark ink, appearing to read 'D. Batchelor', with a long horizontal line extending to the right.

DON BATCHELOR

DB/ad

DATE: January 14, 1991  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: MAJOR ENTRY ARTERIES

---

FILE NO.

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

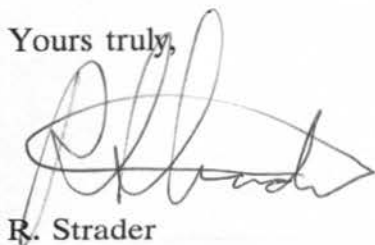
If the recommendation regarding signs are to be enforced, they should be included as part of the Land Use Bylaw. The report gives the impression that temporary signs are located on City boulevards, while, in fact, their prohibition has been strictly enforced and received the support of Council on many occasions.

The report mentions that the City should enforce a property maintenance standard. As Council is aware, we bring forward a number of situations involving the Nuisance Bylaw every year. In the same paragraph, mention is made that the City might encourage temporary uses, such as fruit stands. Unfortunately, temporary uses, by the fact that they are temporary, usually do not add anything to an area.

The draft Bylaw makes numerous references to the Development Officer; we feel this should be the Municipal Planning Commission.

The recommendations are, in general, very acceptable; however, Council should be aware that a cost, both to The City and the private sector will be the result of their implementation. For example, the landscaping requirements will require an additional initial outlay, plus increased maintenance costs.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: January 15, 1991  
TO: Charlie Sevcik, City Clerk  
FROM: Alan Scott, Manager Economic Development  
RE: **BUILDING AND LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT IN MAJOR ENTRY ARTERIES**

---

The Economic Development Department had considerable input into the development of these standards during the committee meeting stage. We therefore support the recommendations contained within the report and have nothing further to add.

  
Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Commissioners' Comments

We would recommend Council support the proposals subject to the concerns expressed by the Engineering Department and other concerns raised. If Council is supportive then the proposed guidelines would be finalized and used for future developments, following Council's approval of the appropriate bylaw amendments.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO:

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

FROM:

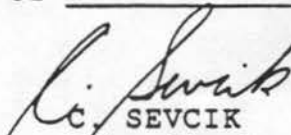
CITY CLERK

RE: BUILDING & LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT IN MAJOR ENTRY ARTERIES

Please submit comments on the attached to this office by January

15

for the Council Agenda of January 21, 1991.

  
C. SEVCIK  
City Clerk



DATE: January 15, 1991

TO: City Clerk

FROM: Fire Chief

RE: BUILDING AND LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT IN MAJOR ENTRY ARTERIES

---

This will advise that while we support this initiative, we have no comments to offer regarding this report.

A handwritten signature in cursive script, appearing to read "R. Oscroft".

R. Oscroft  
Fire Chief

RO/dd

DATE October 23, 1990

TO:

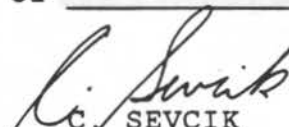
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<input type="checkbox"/>	COMPUTER SERVICES MANAGER
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<input type="checkbox"/>	TREASURY SERVICES MANAGER
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<input type="checkbox"/>	

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FROM: CITY CLERK

RE: Report "Building and Landscape DesignStandrds for  
Development on Major Entry Arteries" (sent to you by D. Rouhi)

Please submit comments on the attached to this office by November  
19th for the Council Agenda of November 26th.

  
C. SEVCIK  
City Clerk



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

October 18, 1990

Mr. C. Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: Building and Landscape Design Standards  
for Development on Major Entry Arteries

We are enclosing herewith the report "Building and Landscape Design Standards for Development on Major Entry Arteries".

This report was requested by the City Council and was prepared by this office in consultation with the other City Departments.

Yours truly

D. ROUHI, ACP, MCIP  
SENIOR PLANNER

DR/pim

Enc.

c/c Director of Community Services  
Director of Engineering Services  
Bylaw & Inspection Manager  
City Assessor  
Economic Development Manager  
E. L. & P. Manager  
Fire Chief  
Parks Manager

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLE No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTEARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIR • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLE • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALIX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLIVE • VILLAGE OF CREMONA • VILLAGE OF 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 JARVIS BAY • SUMMER VILLAGE OF NORGLINWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

DATE: October 25, 1990

TO: City Clerk

FROM: Manager Economic Development

RE: **BUILDING AND LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT ON MAJOR ENTRY ARTERIES**

---

I have reviewed the document produced by the Red Deer Regional Planning Commission concerning the above, and would agree with the recommendation contained.

The first paragraph on page 7 of the recommendation deals with a policy for detailed landscaping plans for any properties adjacent to the boulevards. It recommends that a plan be prepared and approved by the Parks Department. I have attached a copy of the development guidelines for Edgar Industrial Park, which spell out the requirements for landscaping adjacent to Highways 2 and 11A. These standards have been in effect since Edgar Industrial Park was established, and would appear to meet the concerns expressed by the Red Deer Regional Planning Commission document.



Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Att.

- (iii) A strip adjacent to the front of the principal building, not including the City boulevard, where loading does not occur, to an average depth of 2.5 m.
- ( iv) All side and rear yards which are not utilized for loading, storage, vehicular, circulation or held for future expansion. On sites abutting Highway 2 or 11A, where the required 18 m setback shall be bermed and landscaped, to provide natural screening from the highways.
- ( v) Notwithstanding the above requirements, where a parcel directly abuts Highway 2 or 11A, in the Edgar Industrial Park, the Municipal Planning Commission shall satisfy itself that the landscaped treatment of the area is of a high standard, in view of its sensitive location at a major entrance to the City. In this regard, the Municipal Planning commission shall pay particular attention to the screening of loading, unloading and other service functions on the site. Riverside Light Industrial Park is as per Land Use Bylaw.

(h) Landscaping  
Standards:

The following standards shall apply throughout the Business Parks:

- ( i) Excluding City boulevards, trees shall be planted in an overall minimum ratio of one tree per 45 m of landscaped area provided.
- ( ii) The mixture of tree sizes, at the time of planting shall be equivalent to a minimum of 50% larger trees.
- (iii) The minimum standards for deciduous trees shall be:
  - a) Smaller trees - 50 mm calliper
  - b) Larger trees - 85 mm calliper
- ( iv) The minimum standards for coniferous trees shall be:
  - a) Smaller trees - 2 m height
  - b) Larger trees - 3 m height

- ( v) Coniferous trees shall comprise a minimum proportion of 20% of all trees planted.
- ( vi) The quality and extent of the landscaping initially approved for a site shall be the minimum standard to be maintained for the life of development.

\*NOTE Due to high groundwater in some areas, a soils test may be required. A copy of this test and a subsequent report from a structural or soils engineer indicating that footings have been properly placed, must be submitted to this office. Weeping tile may be a necessity in some areas.

(i) Parking  
Requirements:

Subject to Section 4.10 of the Land Use Bylaw. I-1 requires one stall per employee plus one for each 929 m of floor area. C-4 requires 4 stalls per 93 m of floor area.

(j) Loading Spaces:

Subject to Section 4.11 of the Land Use Bylaw. One unloading zone must be provided for each unloading door, with a minimum of one provided for each building. All loading and unloading shall take place entirely within the property lines of a particular parcel.

Where access to a particular parcel is restricted to one frontage, one side yard of 6 m shall be provided to allow access to rear truck service areas.

Front yard parking and driveways must be paved and approved by Municipal Planning Commission.

(k) Outside Display:

Outside display areas shall be subject to the approval of the Municipal Planning Commission and in any event shall be limited to examples of equipment of items related to the business or industry located on the site.

(l) Outside Storage:

Subject to Section 5.2.2 of the Land Use Bylaw.

Where are we with this report.  
Thanks

Lelly 90/08/10

DATE: January 24, 1990  
TO: Urban Planner  
FROM: City Clerk  
RE: BUILDING AND LANDSCAPE DESIGN STANDARDS  
FOR DEVELOPMENTS ON MAJOR ENTRY ARTERIES

---

At the Council meeting of January 22, 1990, the following motion was passed pertaining to the above topic:

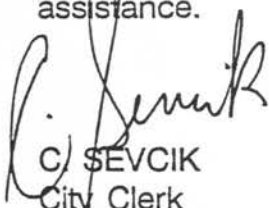
"WHEREAS The City of Red Deer is likely to experience significant new development along its major entry arteries, particularly Gaetz Avenue South and 67 Street West; and

WHEREAS the quality of building and landscape design characterizing new developments at these entry points will significantly influence the overall impression of the City left with the travelling public;

THEREFORE BE IT RESOLVED that the Administration be directed to develop and recommend to Council building and landscape design standards for developments on major entry arteries, to be used as guidelines in the issuance of building permits for such developments."

We would request that you co-ordinate a report from the administration back to Council recommending building and landscape design standards for developments on major entry arteries, as directed in the above resolution.

Trusting you will find this satisfactory. Please advise if you require any further assistance.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Community Services  
Director of Engineering Services  
Bylaws and Inspections Manager  
City Assessor  
Economic Development Manager

E. L. & P. Manager  
Fire Chief  
Parks Manager  
City Solicitor



DATE: November 19, 1990

TO: City Clerk

FROM: Engineering Department Manager

RE: BUILDING AND LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT ON MAJOR ENTRY ARTERIES

---

Further to the Director of Engineering Services' memo dated October 30, 1990, we have reviewed the report and have the following comments:

1. It would appear that one access to the City via 32 Street has been missed as a main entrance and consequently should be considered a "special treatment" area similar to the other 3 designated entrances.
2. The recommendation regarding the placement of the City logo on tourist destination signs such as information centres, City Centre, etc. does not meet the Manual on Uniform Traffic Control Devices of Canada (MUTCD) specification and may lead to further adoption of non-standard signs within the City. Examples of the current signs used are attached for information.



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

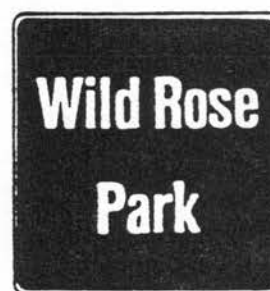
KGH/emg  
Att.



TYPE I  
AFR-15-1  
135 x 150 cm



TYPE II  
AFR-15-2  
135 x 150 cm



AFR-17  
60 x 60 cm

**DATE:** November 14, 1990

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** BUILDING & LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT ON MAJOR ENTRY ARTERIES  
Your memo dated October 23, 1990 refers.

---

1. In January, City Council adopted a notice of motion directing the administration to "develop and recommend to Council building and landscape design standards for developments on major entry arteries, to be used as guidelines in the issuance of building permits for such developments".
2. The City Planning Section of the Red Deer Regional Planning Commission coordinated a study on this issue with input from various City departments. The completed report, entitled "City of Red Deer Building & Landscape Design Standards for Development on Major Entry Arteries", dated August 1990, is now submitted to City Council for consideration.
3. I have reviewed the report with the Parks and Recreation & Culture Managers, and our comments are as follows:
  - We support the intent and overall strategies outlined in the report. However, we are concerned that the conclusions and recommendations are not very clearly articulated.
  - The report recommends that the Land Use By-Law be amended to clarify the fact that adjacent property owners are responsible for City boulevard landscaping and maintenance, in accordance with plans approved by the Parks Manager (refer pg. 3). We strongly support this amendment, as many developers are unaware of this requirement due to the "nebulous wording" of the Nuisance and Weed Control By-Laws.

- We strongly support the recommendations regarding the prohibition of billboard signs in all industrial and commercial districts on the major entry routes to the city (refer pg. 5 and fig. 4). We also support an amendment to the Land Use By-Law which would make billboard signs a discretionary use in all industrial and commercial use districts. It is proposed that the implementation of these recommendations be given a high priority, as developers could take advantage of any delay.
- We support the recommendations regarding temporary portable signs (refer pg. 5). The City's present policy of prohibiting these signs has done much to enhance the overall appearance of the city.
- The report recommends that tourist destination signs incorporate the City logo (refer pg. 5 and fig. 3). It should be noted, however, that the City follows the standards in the Alberta Transportation Urban Guide & Information Sign Manual. These standards would not permit the incorporation of the logo as suggested.
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- The report recommends that the City establish three "special treatment areas", starting from the city boundary and extending approximately one kilometre inside the city (refer pg. 9 and fig. 4). These "special treatment areas" would include a "gateway", upgraded landscaping, and other features described in the report.

We support the need to upgrade landscaping in the three areas identified. It is, consequently, proposed that a five-year capital tree planting plan be considered for these areas. It is recommended that 67 Street be given the highest priority, as it is the highest volume entry road into the city, and is presently void of any landscape component.

- The report indicates that a "further report" will be brought forward indicating how the recommendations can be implemented (refer pg. 9). We do not favour the preparation of another lengthy report. It is, therefore, proposed that City Council approve the report in principle, and instruct the Red Deer Regional Planning Commission to proceed with drafting the necessary policies and amendments to the Land Use By-Law.

4. **RECOMMENDATIONS**

It is recommended:

- that City Council approve the report entitled "City of Red Deer Building & Landscape Design Standards for Development on Major Entry Arteries", in principle, and instruct the administration to prepare the necessary policies and amendments to the Land Use By-Law, which will be required to implement the recommendations;
- that City Council direct the administration to give the highest priority to the implementation of the recommendations relating to billboard signs.



CRAIG CURTIS

CC:dmg

Att.

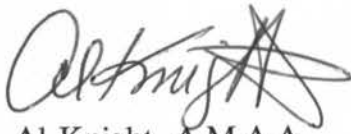
- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Paul Meyette, Principal Planner, R.D.R.P.C.  
Bryon Jeffers, Director of Engineering Services

DATE: November 16, 1990  
TO: City Clerk  
FROM: City Assessor  
RE: REPORT "BUILDING AND LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT OF MAJOR ENTRY ARTERIES"

---

At our Subdivision Committee Meeting of November 13, 1990, discussion ensued regarding the berming of the Edgar Subdivision lands abutting Highway #2. We anticipate that the Red Deer Regional Planning Commission will comment with regard to any alternations that may be required to this proposed plan in regard to that discussion.

We have no further comments with regard to this proposal at this time.



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

AK/ngl

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
Economic Development Manager  
E. L. & P. Manager  
Fire Chief  
Parks Manager

DATE: November 1, 1990

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: LANDSCAPE DESIGN STANDARDS

---

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

Before a decision is made to adopt the standards suggested in the above report, it may be useful to circulate the report for comment to those who would be affected. Our concern that the standards may appear restrictive to the development industry, existing business, etc. For example, the proposal would restrict signage, which many businesses feel is vital to their successful operation.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Strader', with a long, horizontal, sweeping underline.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

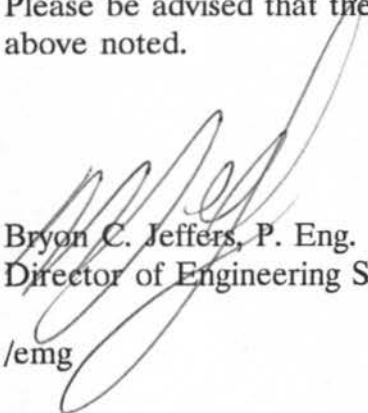
RS/vs



DATE: October 30, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: BUILDING AND LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT ON MAJOR ENTRY ARTERIES

---

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



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

/emg

DATE: 25 October 1990

TO: City Clerk

FROM: E. L. & P. Manager

RE: Building and Landscape Design Standards for  
Development on Major Entry Arteries

---

The above noted document as prepared by the Red Deer Regional Planning Commission has been reviewed and I would support adoption of the document.

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

A. Roth,  
Manager

AR/jjd

*See Revised Copy*



City of Red Deer

# **MAJOR ENTRY ARTERIES**

**BUILDING  
& LANDSCAPE**

**DESIGN  
STANDARDS**

**CITY OF RED DEER  
BUILDING AND LANDSCAPE DESIGN STANDARDS  
FOR DEVELOPMENT ON MAJOR ENTRY ARTERIES**

**August, 1990**



Prepared by

City Planning Section  
Red Deer Regional Planning Commission

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September 10, 1990

Re: Building and Landscape Design  
Standards for Development  
on Major Entry Arteries

At the Council meeting of January 22, 1990, the following motion was passed pertaining to the above topic:

"WHEREAS The City of Red Deer is likely to experience significant new development along its major entry arteries, particularly Gaetz Avenue South and 67 Street West; and

WHEREAS the quality of building and landscape design characterizing new developments at these entry points will significantly influence the overall impression of the City left with the travelling public;

THEREFORE BE IT RESOLVED that the Administration be directed to develop and recommend to Council building and landscape design standards for developments on major entry arteries, to be used as guidelines in the issuance of building permits for such developments."

Purpose

The purpose of this report is to provide elected officials and City administration with guidelines which assist in assessing proposed developments and improvements to major approach roads to the City.

It is very important for every community to beautify the approaches to the community for the residents and make a good impression for visitors to the municipality. This report is divided into three main components: use characteristics along approach roads to the City; functional and visual problems; and specific recommendations.

Characteristics of uses along the approach to the City

There are a wide range of uses along the major arterials leading into the City. These uses can be generally classified as Highway Commercial, Highway Industrial, residential and institutional uses.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTTLER No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINTEARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF 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 DELBURN • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF GULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLIWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF WHITE SANDS

#### Highway Commercial Uses (C4 District)

They have the following general characteristics:

- located along wide road right of way (65 - 80 m) with buildings well set back from the road (18 m)
- a number of fast food franchises such as McDonalds, Dairy Queen, etc.
- car dealership, including R.V. and mobile home sales
- hotel and motel accommodation
- large areas of unscreened parking lots
- a large number of free standing signs, building signs, directional signs, billboard signs and traffic signs
- very little consideration is given to pedestrian crossings
- individual buildings do not relate to each other architecturally and are often separated by large distances
- overhead wires and highway-style street lighting (12.2 m).

#### Highway Industrial (I2)

These uses have similar characteristics to Highway Commercial uses with the following distinct features:

- some buildings back onto the arterials or highways because of lack of service roads
- some buildings could be occupied by large national or international companies
- these premises are not frequented by the general public which results in smaller parking lots.

#### Residential Use

There are also residential uses along the highway approach to the City.

- These highways normally carry far less traffic volume than highway along highway commercial
- the houses are protected to some extent by the effect of noise by a wide road right of way (60 m) including a berm with tree planting (City Council Policy No. 458)
- no commercial signs except on local convenience commercial centres are present in these areas
- generally no access to the highway from individual houses is permitted
- as the City grows new residential areas are developed along the highways.

#### Institutional, Parks and School Uses

These uses are most often set back, fenced and the access to the premises is from interior roads.

The residential, institutional uses (non-commercial) along the approach roads to the City do not create any visual or functional concerns.

The main areas of concern are related to highway commercial and to a lesser extent to highway industrial uses.



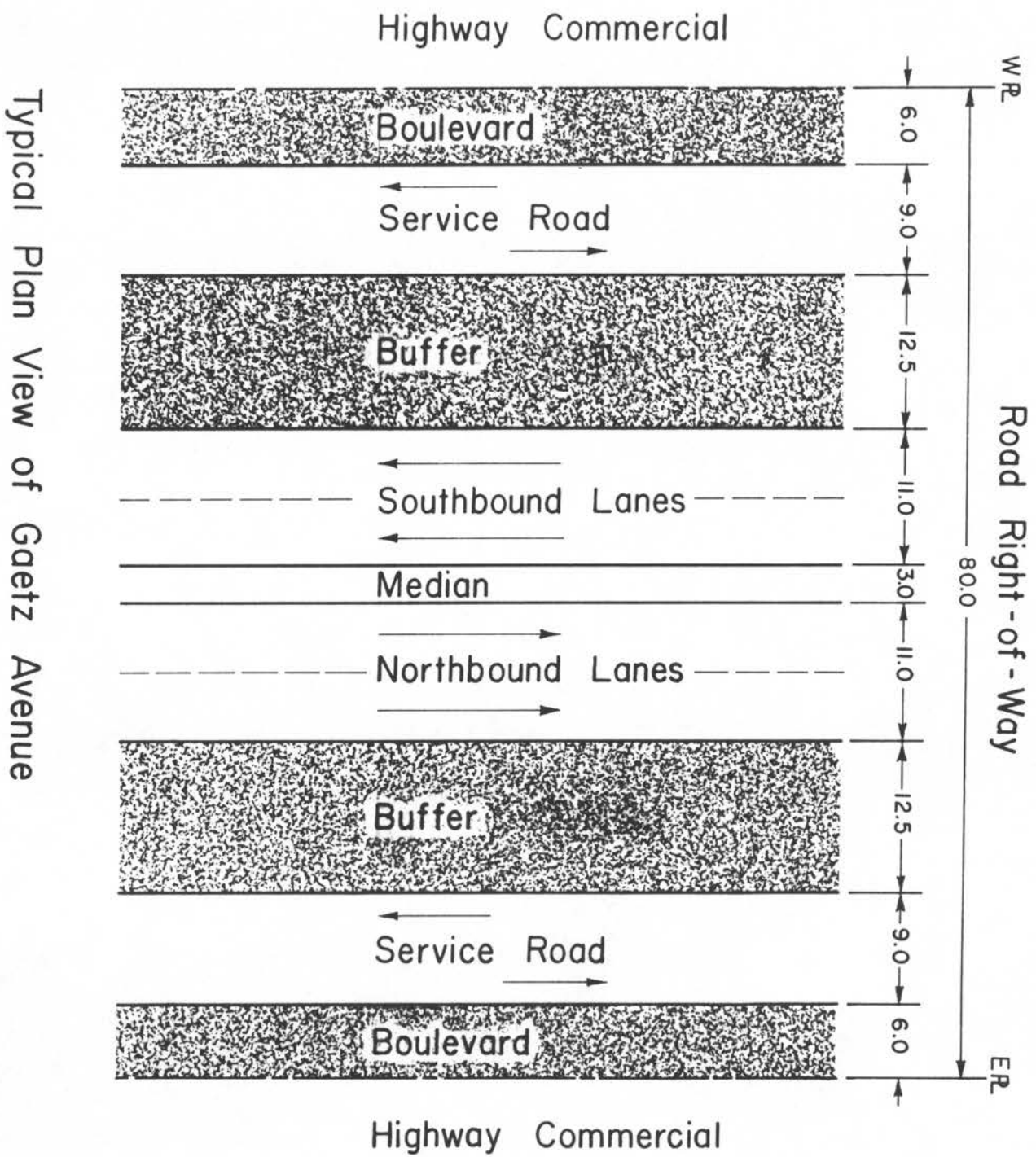


Figure 1

### **Development Concerns**

There are a number of common problems associated with highway commercial and industrial that are found in existing communities. These can be grouped into two broad categories: functional and visual.

### **Functional Concerns**

The main functional problems relate to the movement of traffic. Major concerns include: safety, congestion and peak periods, inadequate turning lanes, inadequate car storage at the intersection of service road with other roads, conflicts with pedestrian movement; and long car line ups at major intersections.

### **Visual Concerns**

These problems relate to streetscape, inadequate landscaping, visual introduction of large parking lots in front yards, floor appearance of some buildings and above all, an array of signs that detract from the area which may confuse and disorient the motorists.

### **Road Right-of-Way**

There are normally three kinds of highway treatment on approaches to the city

- highway with service roads on both sides with a median in the centre
- highway with internal access road, the buildings often back onto the highway
- highway with no service road and no centre median. These premises have direct access to the highway.

The road right-of-way with service roads on both sides are in three parts; boulevard, buffer and centre median.

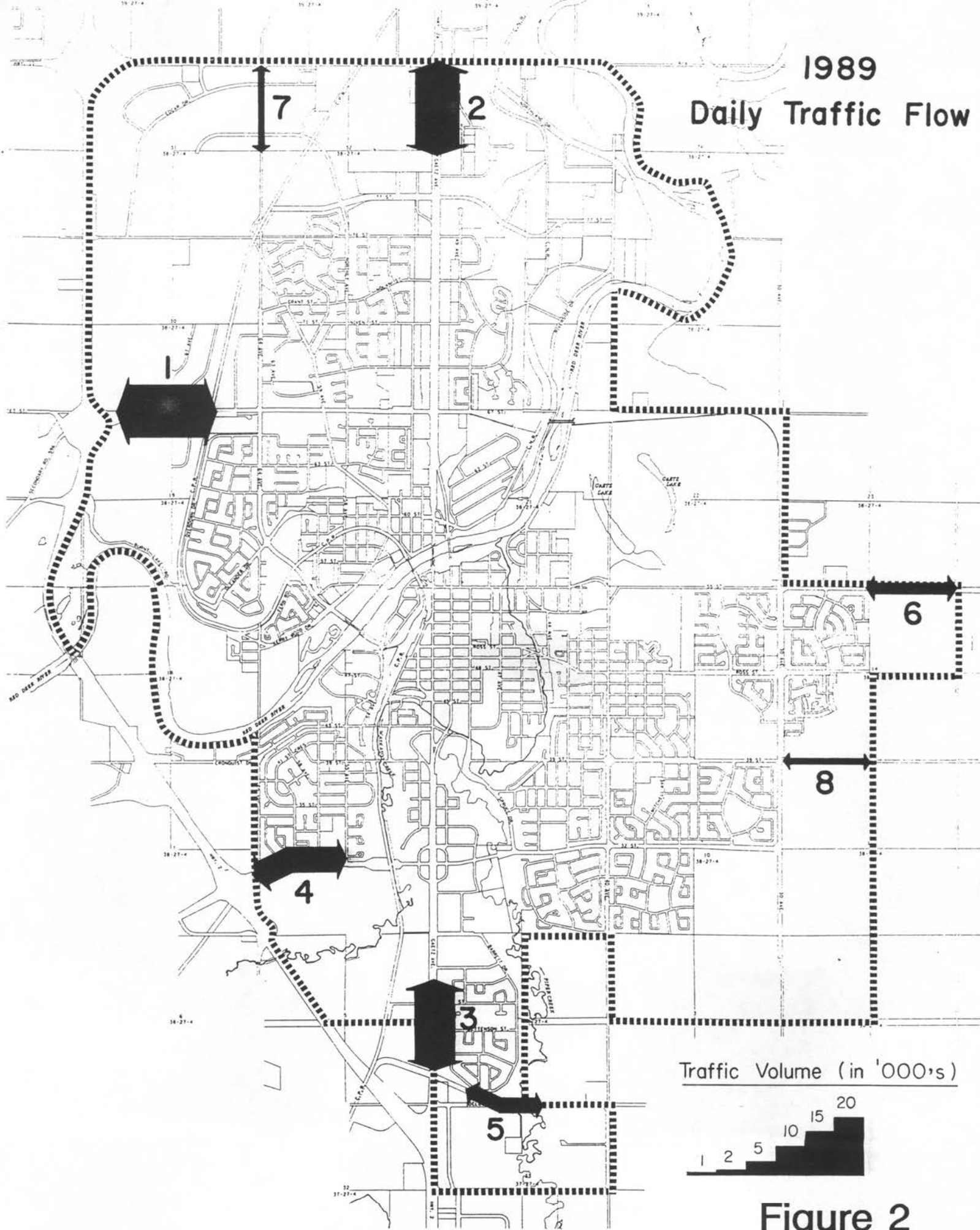
### **Boulevard**

This is a strip of City land adjacent to private properties. They have various widths and are often joined with private landscaping. The landscaping and maintenance of City boulevards are the responsibility of the adjacent property owners.

A new Council Policy or an amendment to the Land Use Bylaw is necessary to ensure that all proposed development adjacent to road right of ways be responsible for the development and maintenance of the boulevard area adjacent to their respective properties. At present, most developers are unaware of this requirement due to the nebulous wording of the Nuisance and Weed Control Bylaws.

Detailed landscape design plans for all developments along major entry arteries shall be submitted to the City for review as part of the respective Development Permit process. The landscape plan shall include the private property area, as well as all adjacent boulevards and municipal reserves.

Landscape details should include a mixture of coniferous and deciduous trees and shrubs to provide landscape enhancement for year-round effect. All plans should be forwarded to the Parks Department for a review of the design, tree species selected, size, spacing and continuity with adjacent landscaping.



# 1989 Daily Traffic Flow

Traffic Volume (in '000's)

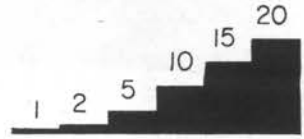


Figure 2

### Buffer

This is an area between the service road and carriageway. These areas have been landscaped with trees, shrubs and plant materials. A concept plan to form the basis for landscaping and treatment of these areas is necessary. This plan is to be flexible to be applied throughout the City or alternatively three different plans may be developed for the three main approaches to the City.

### Centre Median

They vary in width, it narrows in width to permit left hand turning movements. The centre medians are often seeded to grass and in some cases filled with asphalt. Some high canopy tree planting may be considered after consultation with the traffic engineer so that visibility and safety are not impaired.

A planted or decorative median strip at the entrance to the City can also effectively add interest to a highway commercial area with a very wide right-of-way by reducing the perceived road width and indicating to the motorist that they are entering the City. The recommended locations are on Gaetz Avenue north, south and 67th Street from the City boundary up to one kilometre inside the City.

### Internal Access Road

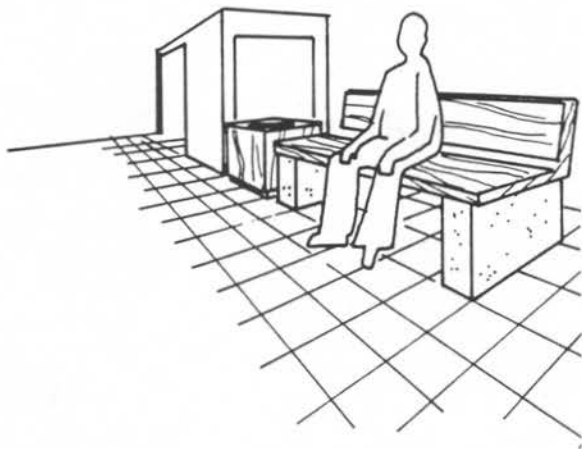
All vehicular access to these properties are internal. These lots back onto the highway and are often fenced off. In some cases they use the rear yard abutting the highway as storage areas. A strong case could be made for unified fence designs and construction. This is possible with the City owned land on which the fence could be built before the land is sold. Otherwise, it requires an enforceable development agreement or an amendment to the Land Use Bylaw to include this fencing requirement as part of all highway commercial and industrial developments.

### Overhead Wiring

Streetscape improvements, especially on the road access to the City, cannot be successful without addressing the question of overhead wiring. While overhead lines are still a standard type of line with electric utilities because of the high cost of underground lines (up to 10 times more costly), consideration should be given to the possibility of burying, relocating or improving the lines. Such improvements cannot be attained without the approval of adjacent landowners who may often share the cost as a local improvement and who may also be required to make extensive changes to their own service wiring on their property.

- Crossing the road with overhead lines should be avoided where the lines do not parallel the road and where it is practicable and economical to do so.
- As overhead lines require rebuilding, the possibility of relocating them to the back of lots should be investigated to determine if easements can be obtained and if landowners are agreeable to relocating their service wiring.
- Where overhead lines are placed along the main arteries, they should be placed as far away from the roadway as possible. This would result in these lines being located on a service road or behind boulevards.

E L & P estimate, on average, the cost of underground primary cable and associated equipment is ten times greater than overhead wiring and wooden poles. Steel or concrete poles may be used for transmission lines, but for distribution they prefer wooden poles because of the initial cost factor as well as the lower cost of maintaining the wood pole and equipment on it over a long period of time.



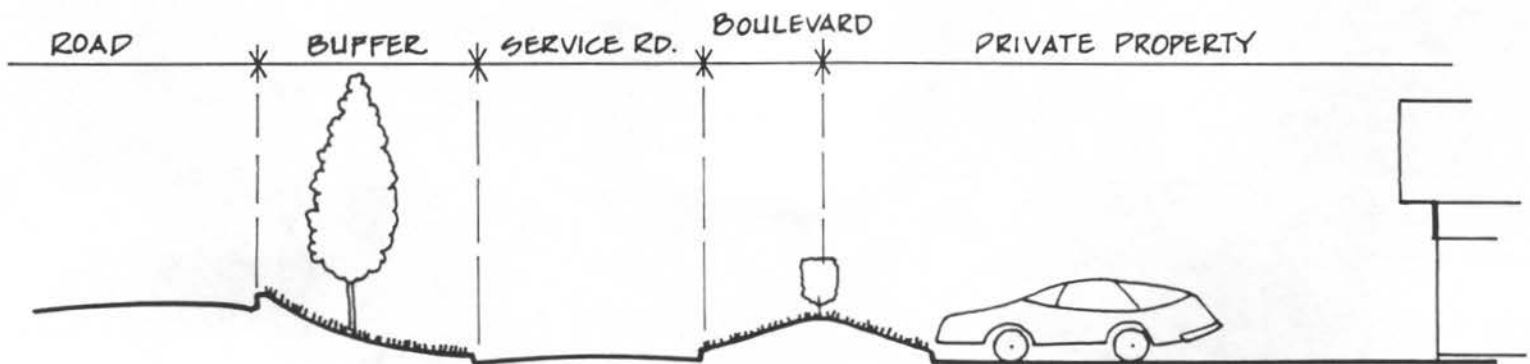
POINTS OF INTEREST



CITY SIGN



LANDSCAPING SCREENING  
BETWEEN BUILDINGS



CROSS SECTION

Figure 3



### Points of Interest

Along the highway commercial areas a few focal points can be established. In these points a different treatment can be given to the surface area eg. brick interlocking paving combined with attractive street furniture, such as benches, bus shelters and waste receptacles. The location of these focal points should be close to places of pedestrian activities such as shopping centres etc. (see figure 3).

### Signs

- The clutter generated by signs is one of the worst features of highway commercial which is always located on the entrance to cities. This is caused by the largely uncontrolled number, size, shape, colour and design of the signs erected in these areas.
- Many signs are difficult to read because of the number of messages per sign.
- The temporary portable signs located on boulevards tend to add to the clutter and disorganized look of highway commercial strips. They are not suitable on the road access to the City and should not be allowed.
- Visitor welcoming signs or information signs are often obscured by commercial signage.

### Signs Recommendation

- The size, height, type and location of all commercial signs should be comprehensively regulated. No commercial sign to be allowed on the City road right of way (existing City policy).
- The number of signs per property should be limited only to those absolutely necessary.
- The number of messages on a single sign should be limited to those which can be read at normal driving speed without impairing safety. Size of signs and lettering should be determined by the permitted driving speed and should be no greater than which is required for visibility.
- Signage should be consolidated whenever possible.
- Free standing signs should be installed on a landscaped or decorative base. Portable and temporary signs should not be allowed. City bylaw should continue to be enforced.
- The display of billboard signs to be restricted on the approach roads to the City if:
  - they conflict with the general character of the surrounding streetscape or architecture of any nearby buildings;
  - unduly distract the attention of pedestrians, cyclists or persons operating vehicles on the roadway facility;
  - obstruct the view of, or be confused with a traffic control device.
- Billboards should be prohibited in all highway industrial and C4 highway commercial districts on the major entry routes to the City. The Land Use Bylaw should be amended to restrict billboards from the major entry areas identified on Figure 4 and make billboards a discretionary use in all highway industrial and C4 highway commercial districts.
- Signs should complement the architectural design and material of the buildings. Signs and other street furniture should be integrated into the landscaping.
- Public signage should be standardized so that it is not confused with commercial signage.
- Tourist destination such as City Centre, Waskasoo Park, information centres and other attractions may be identified with signs incorporating the City logo. This kind of sign offers an excellent opportunity to raise the profile of an area by using a distinctive logo (see figure 3).
- The existing welcome sign may be upgraded and a new one to be added at the main entrances to the City. They also could be incorporated into proposed gateway welcome sign. These signs should not have to compete for driver attention with commercial signs. The sites for these signs should be landscaped and well maintained at all times.

### Buildings Along Highway Commercial and Access Roads to the City

The buildings in these areas are usually "highly functional" with the materials and design bearing little relationship to the unique characteristics of the community or their next door neighbour. The corporate image and product recognition are often more important to the owner than the character of the local area.

The building on corner sites often result in the exposure of a blank wall to the adjoining street. Large buildings are set back more than is required, this adds to the perceived width and poor definition of the commercial corridor.

- Buildings should be used to define the corridor. Uniform setbacks would create a sense of enclosure and reduce the apparent width of the roadway.
- Building design should strive to maintain and reinforce the local character rather than a corporate image. This is particularly important when residential areas are behind the highway commercial district.
- Large exposed blank walls should be avoided. Uniform setbacks could minimize this problem. In addition, all visible sides of a building should be finished and treated similarly to the front.
- Large gaps between buildings should be minimized and where they existing screening through landscaping should be attempted (see the drawing).
- Building entrances should be well-defined and accessible to pedestrians and handicapped.
- Outdoor display areas, eg. car dealerships should not be allowed to use the boulevard and landscaped areas for this purpose. The maintenance of City boulevards is the responsibility of the property owner.
- Where commercial uses back onto residential areas, they should be properly screened using solid fences or heavy landscaping.

### Vacant Sites

Vacant or under-utilized sites are generally detrimental to the appearance of highway commercial strips which are often on the main access road to the cities. Often grass is not cut, weeds are not controlled and debris is allowed to accumulate. Fortunately, the vacant sites along the approach road have not been a problem for the City of Red Deer.

Billboard signs located on vacant sites contribute to the cluttered and ill-kept nature of the area.

- The City should strictly enforce a property maintenance standard to ensure that vacant sites are kept free of litter and debris including cans, etc.
- In cases where sites are likely not to develop for a long period of time, the City should consider enforcing the landscaping of the frontage of these areas. The idea here is not requiring front landscaping for long tracts of undeveloped land along the approach road to the City, but rather recommend landscaping for undeveloped lots in built-up areas. The City might also promote activities that, on a temporary basis, would upgrade their appearance, eg. fruit stands in summertime, etc.

### Specific Recommendations

1. Boulevards - This is part of the road right-of-way adjacent to the front property line. This strip and front yard landscaping are treated in a similar manner.
- Remove all private uses from the City boulevard, this includes signs and display of goods such as cars etc.



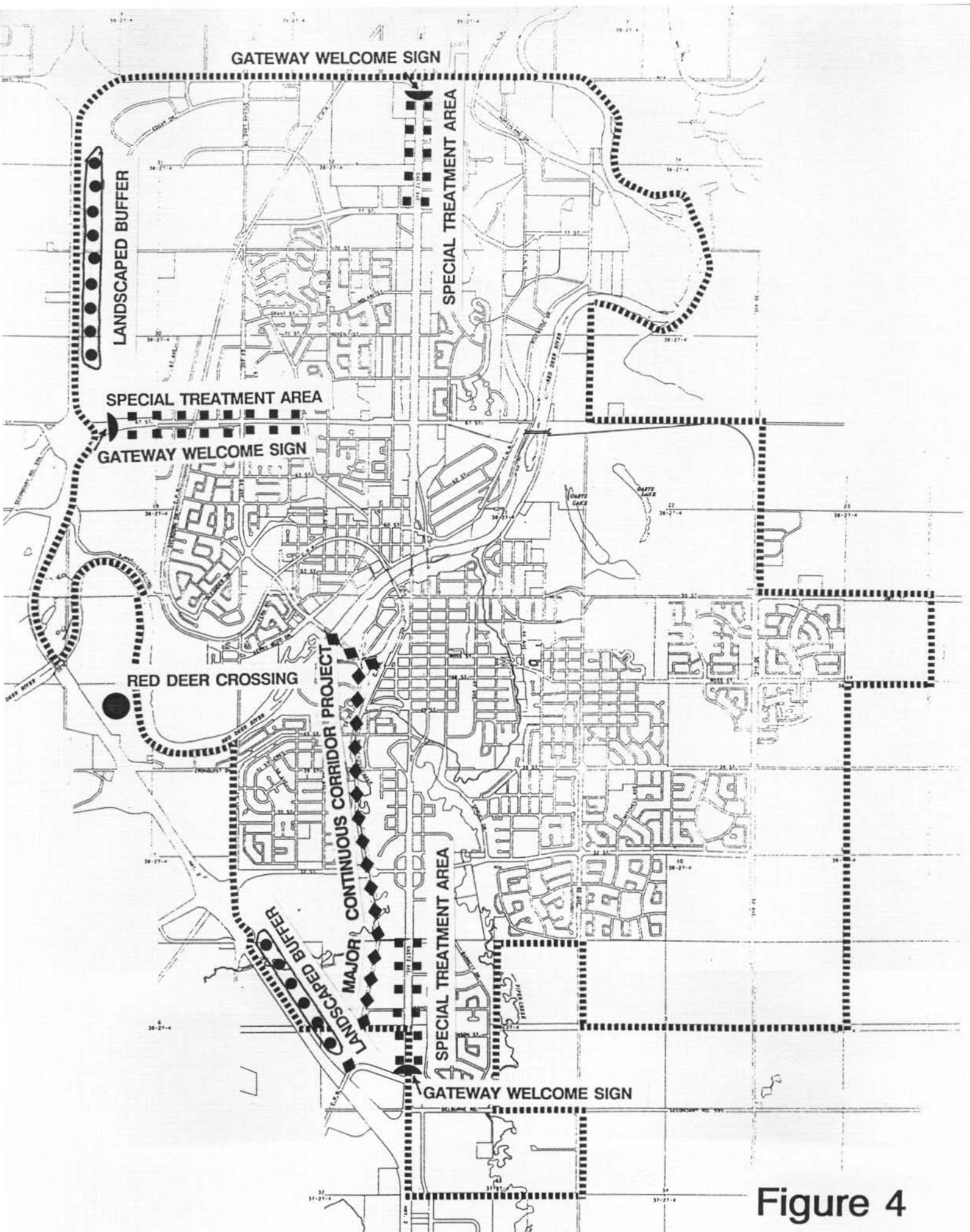
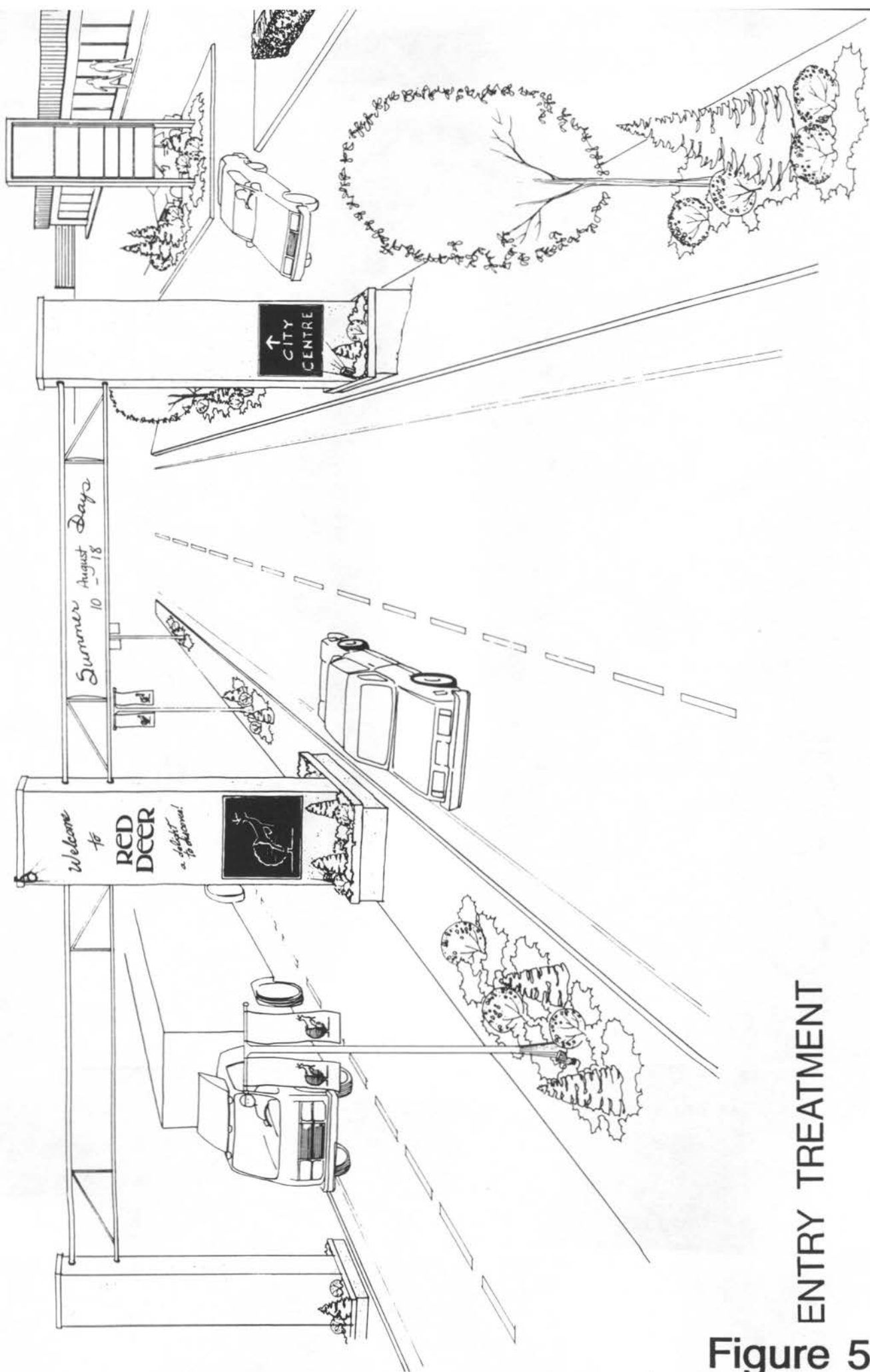


Figure 4

- The landscaping of these boulevards must be coordinated with the front lot landscaping. The use of trees, shrubs and plant materials shall be required. A new policy or an amendment to the Commercial and Industrial Land Use Bylaws is necessary to ensure that all developments along major entry routes be required to prepare a detailed landscape plan for their property and adjacent boulevards. The plan shall use a variety of coniferous and deciduous plant material for year-round effect, all plans should be forwarded to the Parks Department for review and approval.
  - Alternate types of landscaping such as low berms should be considered, especially when visual separation is warranted.
2. Buffers - This is a strip of land between the service road and the carriageway. Its width varies depending on the road right-of-way.
- To provide a strong image for highway commercial, especially those approach roads to the City. These strips can be landscaped with appropriate shrubs, trees and other plant materials.
  - Plant materials should require low maintenance. Evergreens would provide interest and colour all year round.
  - Existing trees of good quality should be preserved.
3. Centre Medians - The width of this strip varies considerably from 0.5 m to 5 m.
- A planted or decorative median strip can effectively add interest to the roads approaching the City by reducing the perceived road width and indicating to motorists that they are entering a special area.
  - The median strip may incorporate flag poles, banners, special decorative high canopy trees and shrubs at a distance of 1000 m (1 km.) starting from the City boundary towards the city centre.
4. Overhead Wiring
- Provided that a funding source can be found, and subject to the conditions specified on Page 4, the replacement of overhead lines by underground lines should be investigated and carried out on a planned basis.
  - Provided that a funding source can be found, and subject to the conditions specified on Page 4, the relocation of lines from the road to the back of property should be investigated and carried out on a planned basis.
  - Where overhead lines are placed along the main arteries, they should be placed as far away from the roadway as possible. This would result in these lines being located on a service road or behind boulevards.
5. Signs - This is an area which should be controlled through the Land Use Bylaw and enforced.
- The use of billboards to be restricted and to be allowed in special circumstances where they are covering a construction site etc. The billboard adds to the clutter and does not normally relate to the site they are located on.
  - Billboard signs should be a discretionary use under all highway industrial and C4 commercial land use districts, excepting along the major entry areas (Figure 4) where billboards should be prohibited.
  - The number, type, maximum size and height of signs to be regulated through the Land Use Bylaw and Sign Bylaw.
  - No temporary signs or portable signs to be permitted.



ENTRY TREATMENT

Figure 5

6. Welcome Signs - These signs located at the entrances to the City are free standing signs. Their design and construction require careful consideration. They should be located in a prominent location with excellent visibility. They require a landscaped and decorative base. They should be illuminated with flood lights at night.

Another possibility is to erect gateway welcome signs (see figure 5) at the three main entrances to the City. They could be located on Gaetz Avenue north and south, plus 67th Street. The design and erection of gateway welcome signs may require competition among professionals to come up with the best design.

7. Buildings

- All buildings on a specific site shall be constructed using a similar architectural theme and exterior finishes/colours, style or image associated with a company. In such instances, development must maintain harmony in terms of building lines, mass, as well as quality and colour of exterior treatment, to the satisfaction of the Development Officer.
  - All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof.
  - Any business premise or multiple occupancy building having a gross floor area greater than 2,000 sq. m or a single wall length greater than 30 m visible from an adjacent public road, other than a lane, shall comply with the following design criteria, to the satisfaction of the Development Officer:
    - a) the roof line and building facade shall include design elements that reduce the perceived mass of the building and add architectural interest;
    - b) the exterior wall finishing materials shall be predominantly composed of light earth tone or muted colours, with strong colours limited to use as an accent; and
    - c) the use of landscaping adjacent to exterior walls which are visible from adjacent public roads, other than lanes, to minimize the perceived mass of the building and to create visual interest.
8. Highway 2 - The City of Red Deer borders Highway 2 with the heaviest traffic volume in the Province of Alberta. This is an excellent opportunity for the City to make a good impression to the passing motorists. This point of interest could be in the form of landscaped berms, with the City's name surrounded by shrubs, log posts and being well illuminated at night time. (see figure 4). Initiatives of the Tourist and Convention Board should be encouraged to provide additional map signs and/or information signs outside the city limits on Highway 2.
9. We are recommending that development on the perimeters of the City and along main arteries leading to the City should be addressed and discussed by the City through City/County liaison committee.

Summary

The task of beautifying the approach roads to the City is shared between the business establishments and the City. It is recommended that the City establishes three "special treatment areas" starting from the City boundary and extending approximately one km inside the City. (see figure 4). At the start of each special treatment area, there will be a gateway (see possible design figure 5) followed by upgraded landscaping and other features described in this report. Major continuous corridor will give the City another access point from the south. This possibly could be included in the special treatment area in the future. The following summarizes the recommendations:

		ITEM	RECOMMENDATION
Business Establishment	1.	Building appearance	Strict control
	2.	Boulevard landscaping	Coniferous, deciduous trees, shrubs
	3.	General upkeep of property	property maintenance
	4.	Signs	Greater control, some restrictions on billboards
	5.	Vacant sites	Front landscaping
City	1.	Landscaping	
		Buffer	Tree planting, shrubs
		Centre median	Canopy tree planting
	2.	City signs	City signs with logo
	3.	Extra features	
		Gateway	Three gateways
		Focal point	To be combined with bus stops
		Welcome signs	More visible
		Overhead wiring	Reduce impact
		Highway 2 (east side)	Berm and landscaping

NOTE: The Tourist and Convention Board at its December meeting, approved the installation of three major highway signs for Red Deer. No decision is made on the exact locations, but it is expected to be along Highway 2. Those signs will improve the City of Red Deer image and help to promote Red Deer.

Reference: Land Use Bylaw, City of Edmonton



DATE: January 22, 1991

TO: Senior Planner, D. Rouhi

FROM: City Clerk

RE: 1. BILLBOARDS WITHIN THE CITY OF RED DEER  
2. BUILDING AND LANDSCAPE DESIGN STANDARDS FOR  
DEVELOPMENT ON MAJOR ENTRY ARTERIES

---

At the Council meeting of January 21, 1991, the following report prepared by the Planning Commission received consideration:

1. Recommendation for Billboards Within The City of Red Deer
2. Building and Landscape Design Standards for Development of Major Entry Arteries.

At the aforesaid Council meeting the following resolutions were passed regarding the above noted reports.

"RESOLVED that Council of The City of Red Deer hereby approves the report entitled "Recommendations for Billboards within The City of Red Deer" in principle, and as presented to Council January 21, 1991.

Council further agrees that Amending Bylaw 2672/F-90 be abandoned, and further instructs the administration to finalize the necessary policies and amendments to the Land Use Bylaw which will be required to implement the recommendations."

"RESOLVED that Council of The City of Red Deer hereby approves the report entitled "City of Red Deer Building and Landscape Design Standards for Development on Major Entry Arteries" as amended, in principle, and subject to the concerns expressed by the administration.

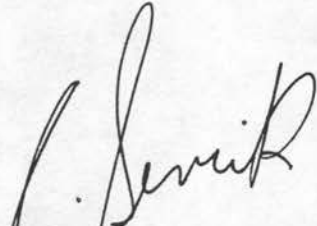
Council further instructs the administration to finalize the necessary policies and amendments to the bylaw which will be required to implement the recommendations."

D. Rouhi, Senior Planner  
January 22, 1991  
Page 2

You will note that in the resolution approving the report "City of Red Deer Building and Landscape Design Standards for Development on Major Entry Arteries" that said report was approved as amended. The amendment referred to in the resolution is the deletion of Clause (3) (b) as found in Schedule C under 1.3 Regulations (page 119 of the Council agenda).

In accordance with the foregoing resolutions, we would request that you co-ordinate a report from the administration back to Council finalizing the necessary policies and amendments to the bylaws which will be required to implement the recommendations.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
City Assessor  
E. L. & P. Manager  
Economic Development Manager  
Red Deer Tourist & Convention Board  
Parks Manager



NO. 6

DATE: January 15, 1991  
TO: City Council  
FROM: Executive Assistant to the Mayor and Commissioner  
RE: QUEEN ELIZABETH II SCHOLARSHIP

---

Council will recall that at its Regular Meeting of May 28, 1990, a resolution was passed establishing the Queen Elizabeth II Scholarship in Paediatrics or Neonatology in recognition of the visit of Her Majesty Queen Elizabeth II to Red Deer on June 28, 1990.

Council will further recall that the Hospital and The City of Red Deer as the principal parties, agreed to provide \$3000 each toward the establishment of a \$10,000 Scholarship endowment fund, with contributions from citizens-at-large anticipated to make up the remaining \$4000. The public contribution was, in fact, slightly more than the \$4000 anticipated.

In the report from Mayor McGhee to City Council, dated May 25, 1990, it was recommended that the monies be placed in an open designated fund in the Red Deer Community Foundation.

An agreement similar to the agreements establishing the Princess Margaret Scholarship Fund and the Charles Henry Snell Scholarship Fund has been prepared and is attached for Council's review. Council will note that there are three parties to this agreement, the Red Deer Community Foundation, the Red Deer General and Auxiliary Hospital and Nursing Home District #15 and The City of Red Deer.

In addition to this agreement, there is a separate agreement between the Red Deer General and Auxiliary Hospital and Nursing Home District #15 and The City of Red Deer as the principal parties to the establishment of the Scholarship, which clarifies the duties and responsibilities of each party in relation to the ongoing administration of the Scholarship.

Also attached and forming part of the agreement between the Hospital and the City, are the resolutions of the respective organizations pertaining to the establishment of the Scholarship, together with the Scholarship Criteria and Administrative Guidelines. One or two minor changes have been made to clarify or more appropriately reflect the intent of the Scholarship. Copies of the original criteria and Administrative Guidelines submitted to City Council on May 28, 1990, are attached for comparison.

..../2

City Council  
Page 2  
January 15, 1991

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The Red Deer Community Foundation and the Hospital have already reviewed the agreements and approved them and have had their respective authorities sign the originals. This procedure was agreed to by representatives of the three parties as a means of expediting the finalization of the agreements.

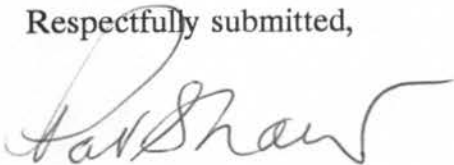
If the agreements are approved by City Council they will be signed and copies distributed to the Red Deer Community Foundation and the Hospital. The Hospital and the City's portions of the funding will then be transferred to the Foundation.

**RECOMMENDATION:**

It is requested that City Council approve:

- 1) the agreement between the Red Deer Community Foundation, the Hospital and the City, establishing the Queen Elizabeth II Scholarship Fund as an open designated fund with the Red Deer Community Foundation.
- 2) the agreement between the Hospital and the City clarifying the duties and responsibilities of each party in relation to the ongoing administration of the Scholarship.

Respectfully submitted,



PATRICIA M. SHAW  
Executive Assistant to the  
Mayor and Commissioner

PMS/bd

Att.

THIS AGREEMENT made effective the 28th day of May, 1990.

BETWEEN:

**THE CITY OF RED DEER**  
(herein called "the City")

OF THE FIRST PART

-and-

**THE RED DEER GENERAL AND AUXILIARY HOSPITAL  
AND NURSING HOME DISTRICT #15**  
(herein called "the Hospital")

OF THE SECOND PART

WHEREAS the parties hereto desire to establish a fund to be known as "THE QUEEN ELIZABETH II SCHOLARSHIP FUND" in commemoration of the occasion of the visit of Her Majesty Queen Elizabeth II to the City of Red Deer on June 28, 1990;

AND WHEREAS the Municipal Council of the City of Red Deer at its meeting of the 28th day of May, 1990, passed the resolutions annexed as Schedule "A" hereto;

AND WHEREAS the Board of Directors of the Hospital at its meeting of the 28th day of May, 1990, passed the resolution annexed as Schedule "B" of this agreement;

AND WHEREAS the parties hereto have invited private citizens to make contributions to the said Fund;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, the parties agree together as follows:

1. The parties hereby establish the "THE QUEEN ELIZABETH II SCHOLARSHIP FUND" ( herein called "the Fund") and each party hereto hereby contributes thereto the sum of Three Thousand (\$3,000.00) Dollars.
2. The Fund, together with all contributions received from private citizens and all

interest earned thereon from the 28th day of May, 1990, shall be paid to and be vested in the Red Deer Community Foundation (herein called "the Foundation") as an open designated fund to be known as "THE QUEEN ELIZABETH II SCHOLARSHIP FUND" in accordance with the terms of the agreement between the parties hereto and the Foundation, a copy of which is annexed as Schedule "C" to this agreement.

3. The criteria for the awarding of the Scholarship shall be as set forth in Schedule "D" annexed hereto, or as may be amended or added thereto by mutual agreement of the parties from time to time hereafter.
4. The Scholarship shall be administered in accordance with the administrative guidelines annexed as Schedule "E" to this agreement, or as may be amended from time to time hereafter by mutual agreement of the parties.
5. (1) With respect to the administration of the Scholarship:
  - a) Only one Scholarship recipient shall be named and receive a Scholarship in any one year;
  - b) In the event that there are insufficient funds to award the full Scholarship, the Scholarship may be withheld in any given year;
  - c) The value of the Scholarship shall be the sum of One Thousand (\$1,000.00) Dollars;
  - d) Subject to sub-clause (f) of this clause, any funds not used by the awarding of the Scholarship in any one year shall be paid to the Foundation and reinvested in accordance with the agreement annexed as Schedule "C";
  - e) The selection committee shall be responsible for determining whether there is an appropriate candidate for the Scholarship in any given year, and may withhold the awarding of the Scholarship if there is no such candidate;

f) All costs of administration of the Scholarship such as advertising, printing of Scholarship Certificates and related expenses shall be paid from the funds received by the Hospital from the Foundation.

6. The provisions of this agreement may be amended from time to time hereafter by the mutual agreement of the parties hereto.

7. This agreement may be terminated by mutual agreement of the parties hereto, provided however that such termination shall not be effective unless and until the parties have entered into an agreement with the Foundation to ensure that the Fund shall continue to be administered, and the Scholarship awarded thereafter, in accordance with the criteria annexed hereto or amended by the parties from time to time hereafter.

IN WITNESS WHEREOF the parties have executed this agreement the \_\_\_\_ day  
of \_\_\_\_\_, 199\_\_.

**THE CITY OF RED DEER**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**THE RED DEER GENERAL AND AUXILIARY  
HOSPITAL AND NURSING HOME DISTRICT #15**

Per:  \_\_\_\_\_

Per:  \_\_\_\_\_

**SCHEDULE "A"**

"RESOLVED that the Council of The City of Red Deer hereby approves the establishment of the Queen Elizabeth II Scholarship in Paediatrics or Neonatology as outlined to Council in the report from Mayor McGhee dated May 25, 1990. The Scholarship to be established in recognition of the visit of Her Majesty Queen Elizabeth II to Red Deer on June 28, 1990."

RESOLVED that Council of The City of Red Deer hereby approves an amount of \$3,000.00 as The City of Red Deer's contribution toward the establishment of a \$10,000.00 Scholarship endowment fund.

Council further resolves to approve an additional sum of \$500.00 as its share of the first scholarship award to be presented during Her Majesty Queen Elizabeth II's visit to Red Deer on June 28, 1990.

Council further approves the administrative Guidelines as contained in the report from Mayor McGhee, dated May 25, 1990."

"RESOLVED that Council of The City of Red Deer hereby appoints the Red Deer Regional Hospital Board as its designate subject to annual review by City Council, as outlined in item 4 of the Administrative Guidelines contained in the report from Mayor McGhee, dated May 25, 1990. It is understood that the Red Deer Regional Hospital Board will be responsible for the annual appointment of the Scholarship Selection Committee and the general administration of the Scholarship".

**SCHEDULE "B"****Red Deer Regional Hospital Centre****Board of Trustees****Resolution of May 28, 1990**

RESOLVED that the Board approve the amount of \$3,000.00 to be taken out of non-restricted funds as the Red Deer Regional Hospital's contribution toward the establishment of a \$10,000.00 scholarship endowment fund and an additional sum of \$500.00 as its share of the first scholarship award to be presented during Her Majesty Queen Elizabeth II's visit to Red Deer on June 28, 1990.

Proposed: Mr. Jardine  
Seconded: Mrs. McDonnell  
Carried.



**SCHEDULE "D"**

**CRITERIA**

1. To be awarded to a candidate working or studying in Paediatrics or Neonatology who has demonstrated outstanding aptitude, academic or professional ability.
2. Must be a Canadian citizen or a Landed Immigrant.
3. Preference shall be given to candidates from Red Deer and Central Alberta.

**SCHEDULE "E"****ADMINISTRATIVE GUIDELINES**

1. The Scholarship shall be awarded to candidates working or studying in Paediatrics or Neonatology.
2. The Scholarship shall be awarded to candidates at the post-secondary education level.
3. A Scholarship Selection Committee shall be appointed annually by Council of The City of Red Deer, or its designate.
4. The Scholarship Selection Committee shall be responsible for selecting a recipient from among qualified candidates based on criteria established by mutual agreement of the Hospital and The City, together with any additional selection factors established by the Scholarship Selection Committee, and through a process to be determined by the Scholarship Selection Committee.
5. The Additional Selection factors determined by the Scholarship Selection Committee shall reflect the aims and purposes of the Scholarship.
6. The Scholarship Selection Committee shall select the Scholarship recipient by June 30 in any given year, and shall notify the Hospital and The City forthwith.
7. The Scholarship shall be awarded annually, however, if there is no candidate judged by the Scholarship Selection Committee to be worthy, the Scholarship may be withheld in any one year.

Dated: 199

\*\*\*\*\*

BETWEEN:

**THE CITY OF RED DEER**

(herein called "the City")

OF THE SECOND PART

-and-

**THE RED DEER GENERAL AND AUXILIARY  
HOSPITAL AND NURSING HOME DISTRICT**

**# 1 5**

(herein called "the Hospital")

OF THE THIRD PART

\*\*\*\*\*

## **A G R E E M E N T**

\*\*\*\*\*

Chapman Riebeek Simpson Chapman Wanless

Barristers & Solicitors

#208, 4808 Ross Street

Red Deer, Alberta

T4N 1X5

File No. 17,264 THC

THIS AGREEMENT made in duplicate this \_\_\_\_\_ day of \_\_\_\_\_,  
1991.  
BETWEEN:

**THE RED DEER COMMUNITY FOUNDATION**

(herein called "the Foundation")

OF THE FIRST PART

-and-

**THE CITY OF RED DEER**

(herein called "the City")

OF THE SECOND PART

-and-

**THE RED DEER GENERAL AND AUXILIARY HOSPITAL**

**AND NURSING HOME DISTRICT #15**

(herein called "the Hospital")

OF THE THIRD PART

WHEREAS the Foundation is a society incorporated under the laws of the Province of Alberta for the purpose of receiving, investing and disbursing funds to qualified charitable donees as defined under the provisions of the *Income Tax Act* (Canada);

AND WHEREAS the City and the Hospital are the holders of certain funds which they desire to place with the Foundation;

AND WHEREAS the City and the Hospital have established, and wish to place with the Foundation, an open designated fund known as "THE QUEEN ELIZABETH II SCHOLARSHIP FUND" (herein called "the Fund") made up of monies from the City and the Hospital, together with donations which have been made to date from private citizens and such other donations as may be made to the Fund at any time hereafter;

AND WHEREAS the money deposited to the Fund shall become an endowment to the Foundation in the names of the City and the Hospital;

AND WHEREAS ownership of all contributions of money now or hereafter deposited to the Fund shall vest in the Foundation;

AND WHEREAS the City and the Hospital desire that the Foundation invest the capital of the Fund for the purposes of the scholarship upon the terms and conditions herein set out;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of these premises and One (\$1.00) Dollar and other good and valuable consideration, the sufficiency of which is acknowledged, the parties covenant and agree as follows:

1. The parties agree that the recitals herein shall form an integral part of this agreement.
2. The City and the Hospital hereby appoint the Foundation to have custody and management of the contributions which the City and the Hospital shall deposit with the Foundation from time to time. The Foundation shall exercise its best judgement in managing the capital funds and securities of the Fund. The Foundation shall incur no responsibility or liability for losses suffered nor shall it have any claim on profits realized.
3. The Foundation shall establish the Fund on its books as an open designated fund to be known as the "QUEEN ELIZABETH II SCHOLARSHIP FUND" to which it shall credit the capital funds and capital securities received from the City and the Hospital and all further donations, bequests, contributions and legacies which are directed to the Fund by any person.
4. The Foundation shall invest and reinvest all the capital funds and securities and all monies deposited with it as part of its Consolidated Trust Fund and shall issue appropriate units therefore.
5. The Consolidated Trust Fund shall be invested in investments authorized for by law and by the bylaws of the Foundation.

6. (1) The Foundation may deduct from the gross income of the Fund any direct costs or expenses attributable entirely to the management and investment of the Fund.
- (2) The Foundation may also allocate to the Fund the Hospital's and the City's share of the general and administrative expenses of the Foundation and any fee or other costs paid to a trust company or bank as custodian and/or manager of the investments of the Foundation.
- (3) Unless otherwise agreed, the share of administrative and general expenses that shall be allocated to the Fund shall be proportionate to the share that the gross income of the Fund for the year bears to the gross income of all the designated and general funds managed by the Foundation.
7. The annual income earned by and attributed to the Fund after deduction of any sums pursuant to clause 6, shall be paid to the Hospital by the Foundation.
8. Any annual income not used for the scholarship and returned to the Fund shall be added to the capital of the Fund and dealt with as a part thereof.
9. Each year and as soon as may be reasonably convenient after the close of the Foundation's fiscal year, the Foundation shall furnish to the City and the Hospital a statement showing:
  - a) particulars of the value of the units held by the Fund as at the close of the last fiscal year of the Foundation;
  - b) particulars of the income earned by the units in the Consolidated Trust Fund held by the Fund during the last fiscal year of the Foundation;
  - c) particulars of income paid and capital received during the Foundation's last fiscal year.

IN WITNESS WHEREOF the parties have executed this agreement the day and year  
above written.

**THE RED DEER COMMUNITY FOUNDATION**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**THE CITY OF RED DEER**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**THE RED DEER GENERAL AND AUXILIARY  
HOSPITAL AND NURSING HOME DISTRICT #15**

Per:  \_\_\_\_\_

Per:  \_\_\_\_\_



Dated: 1991.  
\*\*\*\*\*

BETWEEN:

**THE RED DEER COMMUNITY FOUNDATION**

(herein called "the Foundation")

OF THE FIRST PART

-and-

**THE CITY OF RED DEER**

(herein called "the City")

OF THE SECOND PART

-and-

**THE RED DEER GENERAL AND AUXILIARY  
HOSPITAL AND NURSING HOME DISTRICT**

**# 1 5**

(herein called "the Hospital")

OF THE THIRD PART

\*\*\*\*\*

**A G R E E M E N T**

\*\*\*\*\*

Commissioners' Comments

We would concur with the  
recommendations.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

Chapman Riebeek Simpson Chapman Wanless

Barristers & Solicitors

#208, 4808 Ross Street

Red Deer, Alberta

T4N 1X5

File No. 17,264 THC

ORIGINAL CRITERIA SUBMITTED TO COUNCIL MAY 28, 1990

**CRITERIA**

1. *To be awarded to a student in Paediatrics or Neonatology who has demonstrated outstanding academic ability.*
2. *Must be a Canadian Citizen or a Landed Immigrant.*
3. *Preference shall be given to candidates from Red Deer and Central Alberta.*

ORIGINAL ADMINISTRATIVE GUIDELINES SUBMITTED TO COUNCIL MAY 28, 1990

### **ADMINISTRATIVE GUIDELINES**

- 1. The Scholarship shall be awarded to candidates in the field of the Paediatrics or Neonatology.**
- 2. The Scholarship shall to be awarded to candidates at the post-secondary education level.**
- 3. The Scholarship shall be awarded annually, however, if there is no candidate judged by the Selection Committee to be worthy, the Scholarship may be withheld in any one year.**
- 4. A Scholarship Selection Committee shall be appointed annually by Council of The City of Red Deer, or its designate.**
- 5. The Selection Committee shall be responsible for selecting a recipient.**
- 6. Criteria for selection of recipients shall reflect the aims and purposes of the Scholarship.**
- 7. Criteria for selection of recipients shall be set by the Selection Committee.**
- 8. The value of the Scholarship(s) shall be not less than \$1000.00.**
- 9. A Scholarship Trust Fund shall be administered by the Red Deer Community Foundation.**
- 10. Costs of administration, if necessary, shall be borne from the interest generated by the endowment fund.**
- 11. In the event that the capital becomes depleted, or the interest generated is insufficient for payment of the Scholarship, The City of Red Deer and the Red Deer Regional Hospital shall share equally in providing the necessary financial assistance.**

DATE: January 22, 1991  
TO: Executive Assistant to the Mayor and Commissioner  
FROM: City Clerk  
RE: QUEEN ELIZABETH II SCHOLARSHIP

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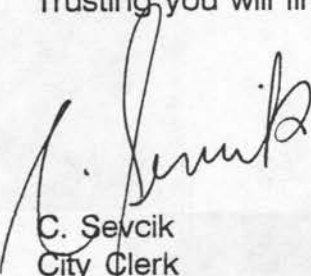
Your report dated January 15, 1991 pertaining to the above topic received consideration at the Council meeting of January 21, 1991 and at which meeting Council passed the following resolution in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report dated January 15, 1991 from the Executive Assistant re: Queen Elizabeth II Scholarship, hereby approves the following, and as presented to Council January 21, 1991:

- 1) The agreement between the Red Deer Community Foundation, the Hospital and the City, establishing the Queen Elizabeth II Scholarship Fund as an open designated fund with the Red Deer Community Foundation.
- 2) The agreement between the Hospital and the City clarifying the duties and responsibilities of each party in relation to the ongoing administration of the Scholarship."

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

We trust you will ensure that the said agreements are fully executed by all parties. Trusting you will find this satisfactory and thank you for your assistance in this matter.



C. Sevcik  
City Clerk

CS/jt

c.c. Director of Community Services  
Director of Financial Services

NO. 7

620-053

DATE: January 4, 1991  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: THE CITY OF RED DEER SPEED LIMITS

---

In August 1988, City Council requested that a systematic review be completed of the existing speed limits within the City. The Engineering Department indicated at that time that a General Transportation Plan Update was to occur in 1989 and that this matter would form part of the update which would be done by outside consultants. This Study was started in 1989 and completed in 1990 by IMC Consulting Group. The Engineering Department has taken the results of their work and worked with the RCMP, The County of Red Deer, Red Deer Regional Planning Commission, Transit Department, Fire Department, and Alberta Transportation and Utilities to prepare the following information.

### PROBLEM

Some drivers strictly follow the posted speed limit. Others drive at a speed that they feel comfortable with under the prevailing road conditions. It is safer for all vehicles to be at a similar speed. This can be accomplished by posting a speed limit that is consistent with the prevailing vehicle operating speeds and current roadway design standards. A realistic speed limit also cultivates more respect for the posted speed limits, more respect for the enforcement agency, and reduces the work of the enforcement agency.

### ANALYSIS

To improve safety and traffic flow, the IMC Consulting Group has recommended changes to the posted speed limits in the 1990 Transportation Study. The Engineering Department has subsequently surveyed the prevailing vehicle operating speeds and consulted with the concerned City departments and outside municipalities. The following factors were considered in determining the appropriate speed limits:

1. Road width
2. Adjacent land use/development
3. Horizontal and vertical alignment
4. Roadway design speed (footnote \*1)
5. Presence of center medians and intersection channelization

City Clerk  
 Page 2  
 January 4, 1991  
 File: 620-053

6. Frequency of side street/driveway access
7. Roadway surface type and condition
8. Number of travel lanes
9. Presence of on-street parking
10. Pedestrian and traffic volumes
11. 85th percentile speed (footnote \*2)

- \*1. Data supplied by the Streets and Utilities Engineer based on the guidelines in the TAC Manual of Geometric Design.
- \*2. The actual measured speed at which 85% of the traffic sampled drove at during free flow conditions.

Accident statistics were not used in this evaluation as the reports present no correlation between speed and accident frequency under normal driving/roadway conditions.

### RECOMMENDATION

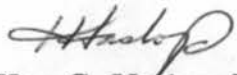
Figures 1 and 2 illustrate those roadways with existing and proposed speed limits in excess of 50 km/h. The specifics of the revised speed limits are outlined in Table 1.

Based on the above analysis, we would recommend that Council consider:

- a. Adoption of the new speed limits outlined in Table 1.
- b. Installation of new speed limit signs as per Table 1, at a cost of \$4,600.

Amendments to the Traffic By-law, covering the above and any other changes indicated by Council, will be submitted for further consideration.

The contacted departments and agencies, to our knowledge, support these recommendations.

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

CYL/GB/emg  
 Att.  
 c.c. Public Works Manager

TABLE 1

ROADWAY	FROM	TO	DESIGN SPEED (KM/H)	EXISTING SPEED LIMIT (KM/H)	85 %TILE (KM/H)	PROPOSED SPEED LIMIT (KM/H)
Gaetz (50) Avenue	78A Street	150 m North of 59 Street	60 to 80*1	50	60	60
49 Avenue	60 Street	63 Street	80	50	63	60
77 Street	Northey Avenue	40 Avenue (Riverside Drive)	60 to 80	50	66 to 72	60
67 Street	67 Avenue	175 m East of Pamely Avenue	80	50	63	60
39 Street	East Boundary of NW 11- 38-27-4	Douglas Avenue	60	80	N/A*2	50
32 Street	150 m West of 57 Avenue	55 Avenue	60	50	66	60
32 Street	40 Avenue	30 Avenue	60	50	69	60
40 Avenue	32 Street	Selkirk Boulevard	60	50	63	60
30 Avenue	32 Street	South City Limits	80	80	76	60
Gaetz (50) Avenue	South City Limits	28 Street	80	50	62	60

\*1 Gaetz Avenue, between 68 Street to 71 Street, has an existing design speed of 60 km/h because of short left turn bays. This section will be upgraded in the future.

\*2 Under construction during study.

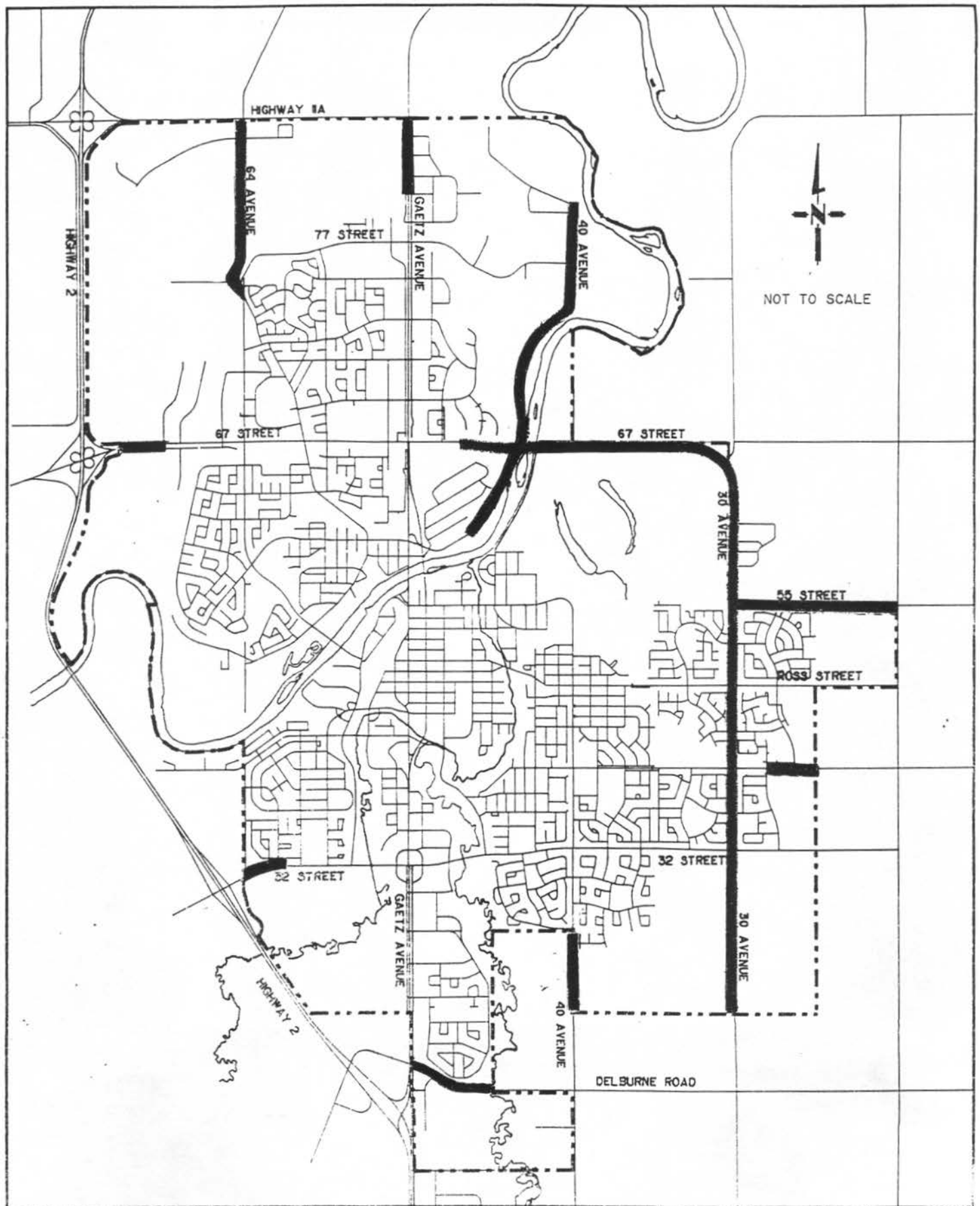
#### Commissioners' Comments

As requested by Council a review of the existing speed limits was undertaken and is now submitted for consideration. It should be noted the cost of \$4,600 for the changes is not included in the budget and would be an add back. Also it should be noted that the recommended implementation date of the bylaw is April 1, 1991.

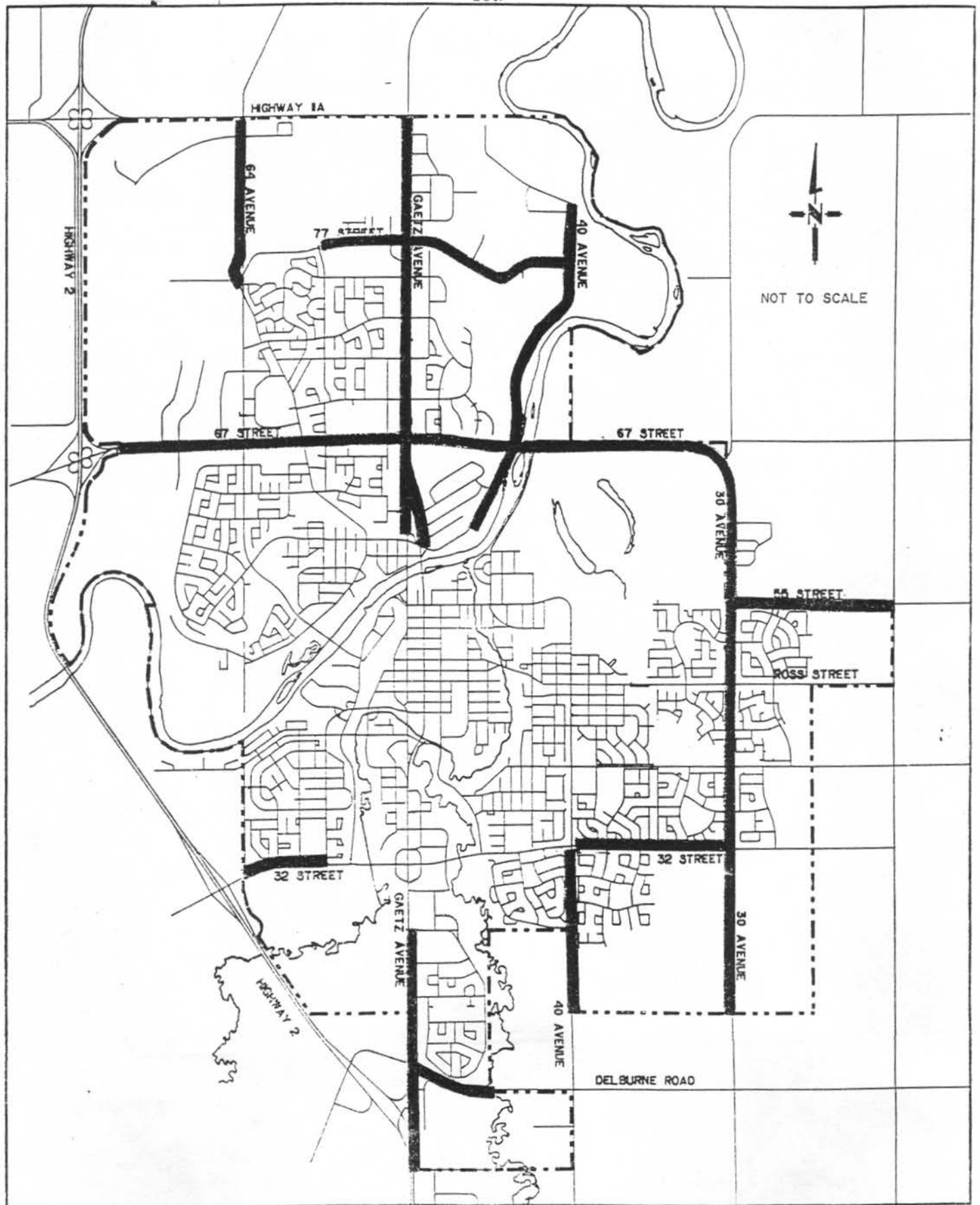
"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner





THE CITY OF RED DEER  
EXISTING SPEED LIMITS  
GREATER THAN 50km/hr



THE CITY OF RED DEER  
PROPOSED SPEED LIMITS  
GREATER THAN 50km/hr

FIGURE 2

DATE: January 22, 1991  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: CITY OF RED DEER SPEED LIMITS -  
TRAFFIC BYLAW AMENDMENT 2800/A-91

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Your report dated January 4, 1991 pertaining to the above matter received consideration at the Council meeting of January 21, 1991.

At the above noted meeting, Council gave three readings to Traffic Bylaw Amendment 2800-A-91, a copy of which is enclosed herewith. Please note that said bylaw comes into effect on April 1, 1991.

In addition, at the above referred meeting, Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer hereby agrees that the administration review changes to speed limits as approved by Council January 21, 1991, paying particular attention to Gaetz Avenue from 77 Street south to the River, with a report to be brought back to Council in six month's time from the commencement of the changes."

In accordance with Council's decision, we will await receipt of a report back to Council by October 1, 1991 and as directed in the above noted resolution.

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



C. Sevcik  
City Clerk

CS/jt

Att.

c.c. City Commissioners  
Public Works Manager  
Inspector Beaton

**BYLAW NO. 2800/A-91**

Being a Bylaw to amend Bylaw No. 2800/82, the Traffic Bylaw  
of The City of Red Deer.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

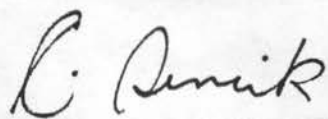
1. Schedules A, B, & Q annexed to Bylaw 2800/82 are hereby repealed and new  
Schedules A, B, & Q annexed hereto are substituted in their place and stead.
2. This Bylaw shall shall come into full force and effect on April 1, 1991.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

  
\_\_\_\_\_  
MAYOR

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

## SCHEDULE A

60 km/h

### AVENUES

1. 30 Avenue, between 67 Street and the South City Limits.
2. 40 Avenue, between 32 Street and the South City Limits.
3. 40 Avenue (Riverside Drive), between 77 Street and the north boundary of SE 33-38-27-4.
4. Gaetz (50) Avenue, from Highway 11A to 150 m north of 59 Street.
5. 49 Avenue, between 60 Street and 63 Street.
6. 64 Avenue, between Highway 11A and the south boundary of SE 31-38-27-4.
7. Gaetz (50) Avenue, between 28 Street and South City Limits.

### STREETS

1. Delburne Road, between Gaetz (50) Avenue (Highway 2A) and the east boundary of NW 33-37-27-4.
2. 32 Street, between the West City Limits and 55 Avenue.
3. 55 Street, between 30 Avenue and the quarter mile east of the east boundary of NW 14-38-27-4.
4. 67 Street (Highway 11), from 67 Avenue to 30 Avenue.
5. 77 Street, between Northey Avenue and 40 Avenue (Riverside Drive).
6. 32 Street, between 30 Avenue and 40 Avenue.



## SCHEDULE B

80 km/h

### AVENUES

### STREETS

1. 55 Street (Highway 11), between 20 Avenue and the quarter mile east of the east boundary NW 14-38-27-4.

## SCHEDULE Q

70 km/h

### AVENUES

1. Riverside Drive, between the Lions Campground access and 77 Street.

### STREETS

1. 67 Street (Highway 11), between 67 Avenue and Highway 2.



NO. 8

135-001  
135-064

DATE: January 9, 1991

TO: City Clerk

FROM: Engineering Department Manager

RE: KENTWOOD SUBDIVISION ENGINEERING DESIGN

---

Attached are two plans; one illustrating lands owned by the City within the overall Kentwood area, east of 64 Avenue (hereinafter referred to as the overall area); and one illustrating the proposed Kentwood Phase 4 (4A, 4B, and 4C) Subdivision.

As reviewed and recommended by the Subdivision Committee on December 11, 1990, the following activities should proceed to prepare for possible subdivision servicing of Phase 4B in the spring or summer of 1991 (subject to market demand and Council approval):

1. Geotechnical study, to assess the soil and water table conditions within the overall area. This study is required for design of Phase 4 and several subsequent stages of development and will be much more economical than conducting separate studies for each stage of development.
2. Preliminary topographical survey within the overall area. This information is required to prepare preliminary site grading design.
3. Pregrading design for the overall area.
4. Legal survey plan, pinning, and registration for Kentwood Phase 4.
5. Detailed engineering design of subdivision services for Phase 4.

We anticipate that the work noted above under items 1 through 5 will be conducted by outside consultants. If, however, our workload is such that we can complete the design work in time, items 2, 3, and 5 may be done in-house by the Engineering Department.

City Clerk  
Page 2  
January 9, 1991

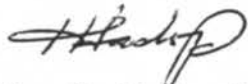
### RECOMMENDATION

We respectfully request Council approval of the following budget, funded by the Subdivision, to conduct the work noted above:

a.	Geotechnical Study	\$15,000
b.	Preliminary Survey	\$ 8,000
c.	Pregrading Design	\$10,000
d.	Legal Survey (Phase 4)	\$12,000
e.	Detailed Design (Phase 4)	<u>\$50,000</u>

Total Budget \$95,000

A further report to Council will be submitted prior to subdivision construction.



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

TCW/emg  
Att.

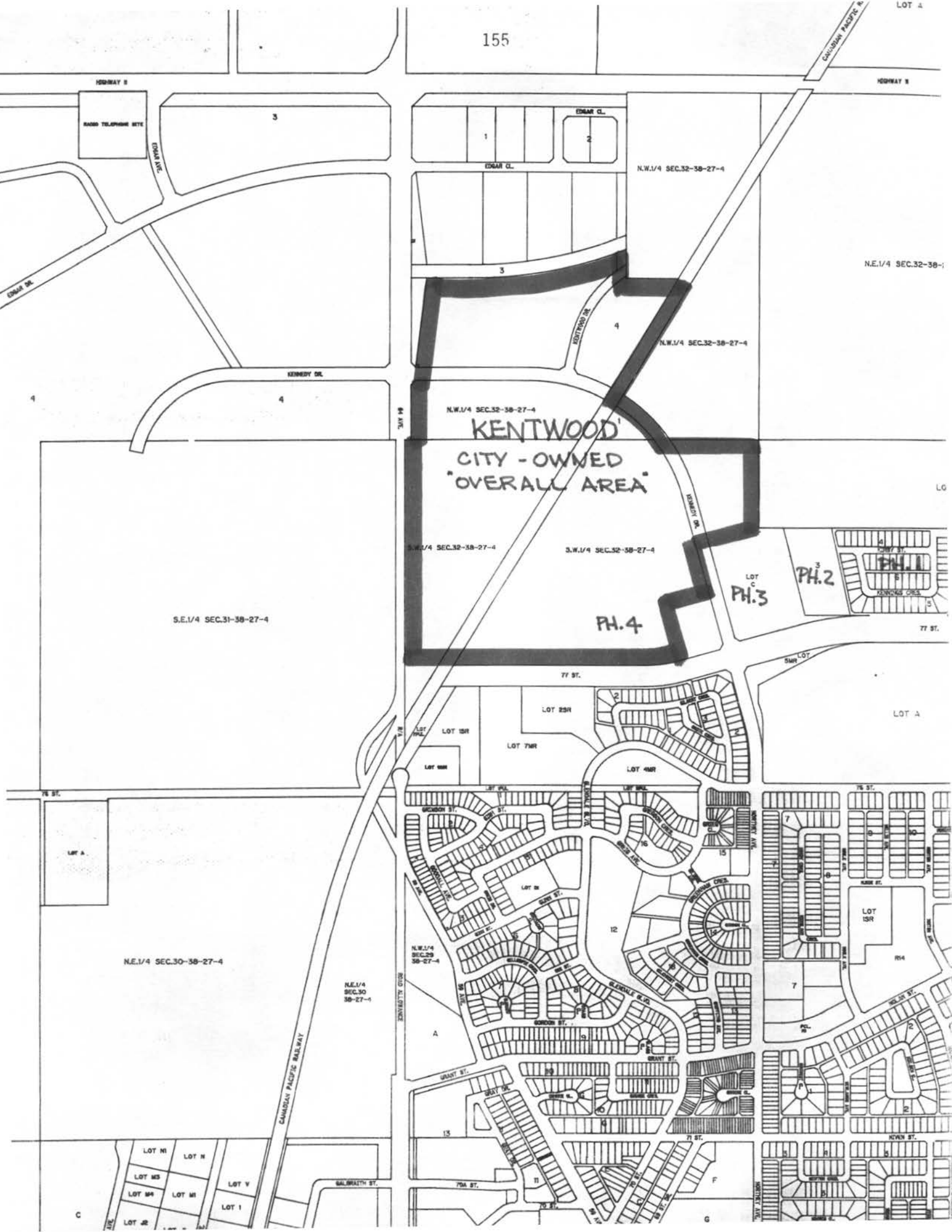
c.c. Director of Financial Services  
c.c. Land Supervisor

### Commissioners' Comments

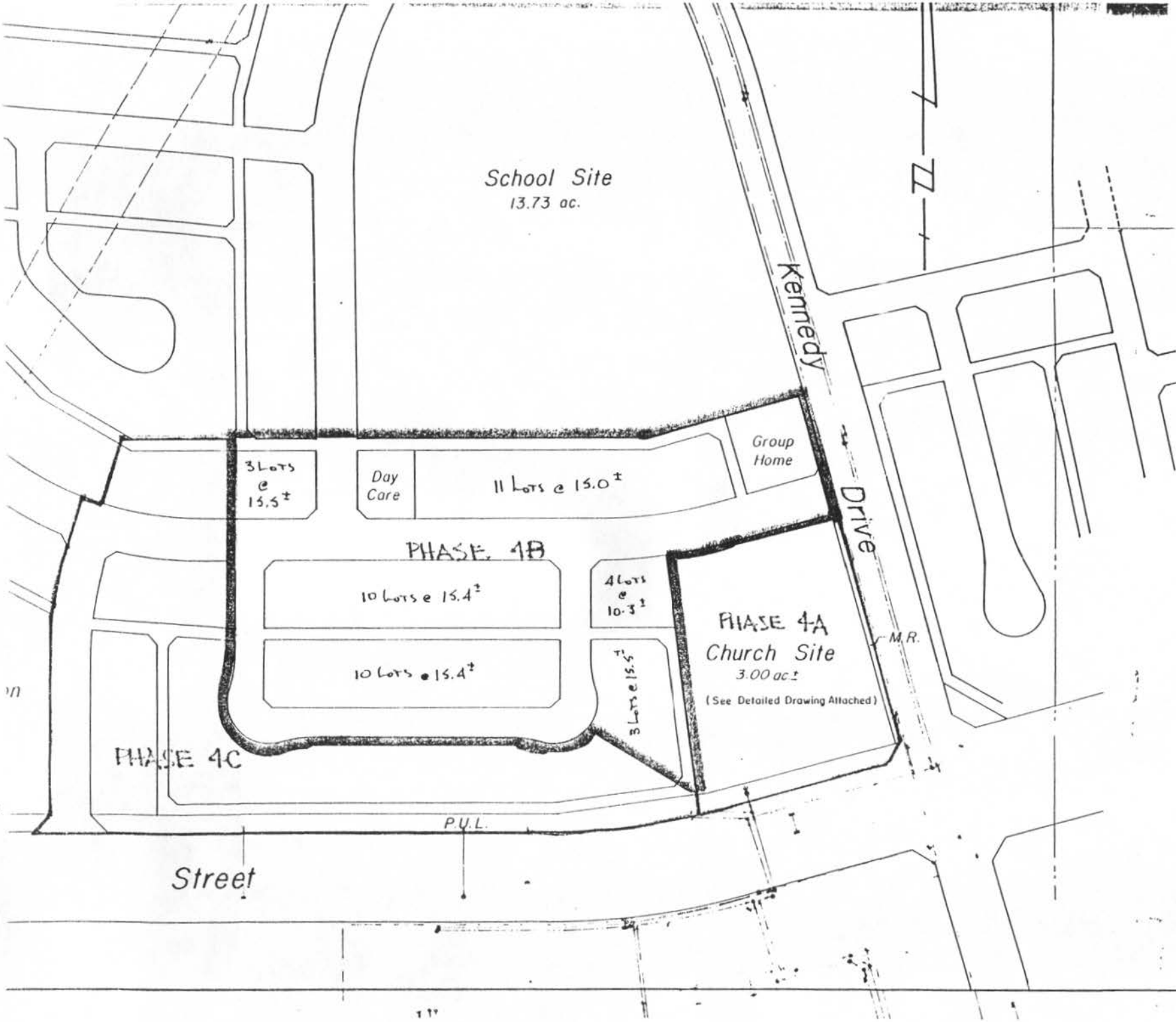
We would concur with the recommendations of the Engineering Department Manager.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



ATTN



DATE: January 22, 1991  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: KENTWOOD SUBDIVISION ENGINEERING DESIGN

---

Your report dated January 9, 1991 pertaining to the above noted topic was considered at the Council meeting of January 21, 1991 and at which meeting Council passed the following motion.

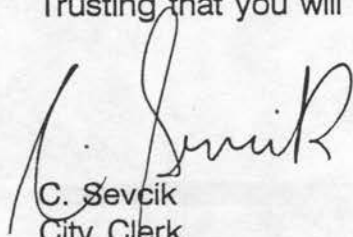
"RESOLVED that Council of The City of Red Deer, having considered report dated January 9, 1991 from the Engineering Department Manager re: Kentwood Subdivision Engineering Design, hereby approves the following budget to conduct the work outlined in the aforesaid report:

a)	Geotechnical Study	\$15,000
b)	Preliminary Survey	8,000
c)	Pregrading Design	10,000
d)	Legal Survey (Phase 4)	12,000
e)	Detailed Design (Phase 4)	50,000
		<hr/>
	Total Budget	\$95,000

and as recommended to Council January 21, 1991."

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

Trusting that you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/jt

c.c. Director of Financial Services  
City Assessor  
Bylaws & Inspections Manager  
E. L. & P. Manager  
Principal Planner

NO. 9

DATE: January 10, 1991  
TO: City Council  
FROM: City Clerk  
RE: 1991 TOWNE CENTRE ASSOCIATION BUDGET

---

At the Council meeting of October 15, 1990, Council agreed that the proposed 1991 Towne Centre budget be considered at the Council meeting of January 21, 1991 commencing at 7 p.m. or as soon thereafter as Council may determine.

Following hereafter is the notice which was sent to 417 businesses in the BRZ area.



C. Sevcik  
City Clerk

CS/jt

Att.

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 2, 1991

Dear Sir or Madam:

In accordance with the provisions of the Downtown Business Revitalization Zone Bylaw, Bylaw No. 2827/83 as amended, you are hereby advised that the 1991 Budget estimates and proposals of the Towne Centre Association of Red Deer will be considered by Red Deer City Council on MONDAY, JANUARY 21, 1991 in the Council Chambers of City Hall, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

A copy of the Budget submitted by your Association is enclosed herewith for your review. Any member of the Association wishing to address Council concerning this matter may do so at the Council meeting above-noted.

If you have any questions, please do not hesitate to contact the undersigned (342-8134) or Mr. John Ferguson, Towne Centre Manager (340-8696).

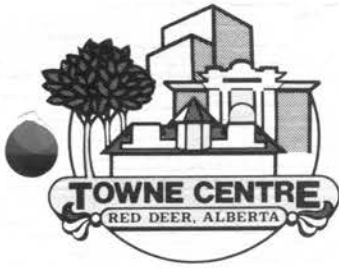
Sincerely,



C. SEVCIK  
CITY CLERK  
CS/sp

c.c.                      Director of Finance  
                             City Assessor  
                             Towne Centre Association, Attention: Mr. John Ferguson





# Let yourself go ... Downtown

September 1990  
Mayor McGhee & City Council  
City of Red Deer

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:10 am
DATE	October 5/90
BY	C. Benoit

RE: 1991 BRZ Budget

Dear Mayor McGhee and Members of Council,

The Board of Directors of the Towne Centre Association of Red Deer, are pleased to submit for your approval, our 1991 BRZ budget. This budget has been presented to the membership at our annual general meeting held on October 3rd, 1990.

Since 1984, the first year of operation for the BRZ, we have not introduced an assessment increase to the members. Real growth in the BRZ and the addition of contractual responsibilities have provided the majority in increased revenues for Association activities. In 1988, the Association introduced a minimum levy of \$100.00 per year, assuring additional revenues and increasing member commitment financially to the BRZ program.

The Red Deer BRZ, remains amongst the lowest assessments for BRZ's in the Province, for comparable sized BRZ's.

1991 presents some new challenges and some new costs, which the Association can no longer absorb, within its present assessment structure. As a result, the assessment factor of .8% will face an increase for the first time in 7 years. The establishment of the minimum rate in 1988 ensures, that the smaller businesses in the BRZ will have no increase, while the remaining members will face the first increase since 1984.

Focus in the Association has evolved, and the program has moved from revitalization priorities to maintenance and growth priorities. While the same basic four points of downtown management remain the same, the emphasis has switched within the categories. The imminent development of rail property, the Plaza proposal, support for the 1995 Winter Games, and recruitment of new business and investment for the CBD will be the priorities we pursue over the next five years.

We have attached for your approval a balance sheet of revenues and category expenses. Two of these items will impact departmental budgets and preliminary information has been distributed to the affected departments. They are specifically the litter contract, and the fee for service for Christmas decorations.

(cont'd)

(2)

The Board of Directors looks forward to our continued successful public/private sector initiatives, for the benefit of the people of Red Deer.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'J. Ferguson', with a large, stylized initial 'J' and a long horizontal flourish extending to the right.

John P. Ferguson, General Manager,  
for; The Board of Directors.

1991 BRZ REVENUES;

BRZ TAX -----	\$81,000.00	
PROVINCIAL GRANT IN LIEU -----	\$12,500.00	(no change from 90)
LITTER CONTRACT -----	\$41,750.00	
DECORATION FEE FOR SERVICE -----	\$5,000.00	
KIOSK SALES -----	\$5,000.00	
ASSOCIATION SERVICES -----	\$1,200.00	
<hr/>		
TOTAL REVENUE -----	- \$146,450.00	

1991 BRZ EXPENDITURES:

ORGANIZATION:	- \$54,000.00	
(rent, office supplies, equipment, newsletter, meeting space, seminars, insurance, accounting, banking, staff benefits, salaries, maintenance.)		
MARKETING:	- \$41,250.00	
(media purchase, attractions, donations, projects, equipment rental, Christmas decorations, Winter Games budget)		
DESIGN	- \$1,130.00	
(drafting and modelling materials)		
ECONOMIC DEVELOPMENT:	- \$8,320.00	
(administrative overhead, model construction, printing, fax, travel expenses)		
LITTER CONTROL:	- \$41,750.00	
(staff, vehicle, tools, fuel, insurance, landfill, GST, container maintenance and supply, promotion)		
<hr/>		
TOTAL	- \$146,450.00	

As always, the BRZ budget has flexibility designed into the 1991 program, to ensure a balanced budget occurs in 1991. Should any projected revenue item not be achieved, adjustments are made appropriately to ensure a zero balance at year end.

Several areas of the 1991 budget are effected by GST and that cost is reflected in the above budget.

Commissioners' Comments

The City portion has yet to be discussed at budnet time by Council and accordingly could be adjusted by Council.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 2, 1991

Dear Sir or Madam:

In accordance with the provisions of the Downtown Business Revitalization Zone Bylaw, Bylaw No. 2827/83 as amended, you are hereby advised that the 1991 Budget estimates and proposals of the Towne Centre Association of Red Deer will be considered by Red Deer City Council on MONDAY, JANUARY 21, 1991 in the Council Chambers of City Hall, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

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If you have any questions, please do not hesitate to contact the undersigned (342-8134) or Mr. John Ferguson, Towne Centre Manager (340-8696).

Sincerely,



C. SEVCIK  
CITY CLERK  
CS/sp

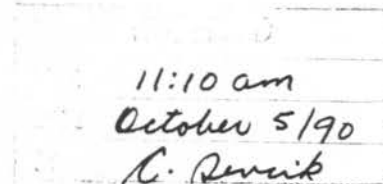
c.c.                      Director of Finance  
                             City Assessor  
                             Towne Centre Association, Attention: Mr. John Ferguson



# Let yourself go ... Downtown

September 1990  
Mayor McGhee & City Council  
City of Red Deer

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**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 22, 1991

Towne Centre Association  
#B3, 4901 - 48 Street  
RED DEER, Alberta  
T4N 1S8

Dear Sirs:

**RE: 1991 TOWNE CENTRE ASSOCIATION BUDGET**

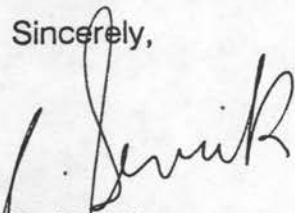
Council at its meeting held on January 21, 1991 gave consideration to the above matter and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby approves the 1991 Towne Centre budget as presented to Council January 21, 1991, except for those portions funded by the City which will be dealt with during budget deliberations."

The decision of Council in this instance is submitted for your information and you will note that those portions of the budget to be funded by the City will be dealt with by Council during budget deliberations.

Trusting you will find this satisfactory.

Sincerely,

  
C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Financial Services  
City Assessor  
Bylaws & Inspections Manager

*a delight  
to discover!*

List of Businesses  
in the Business  
Revitalization Zone  
found in paper copy  
only.

NO. 10

DATE: January 7, 1991

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **BUILDING BYLAW**

Could you arrange for the following item to be placed before City Council, for their consideration?

The preamble of Schedule B of the above Bylaw currently states:

"For calculating the estimated cost of construction in order to assess the value to be charged for a Building Permit, the cost factor will be determined by an average assessment, as provided by the (1) Alberta Mortgage and Housing Corporation, (2) Landsdowne Construction Handbook, and (3) Accredited Appraisers from the City of Red Deer."

When reviewing the construction costs for the past six (6) months, we found that A.M.H.C. do not do appraisals at this time and that the Landsdowne Handbook is no longer published. A publication, entitled "Mean's Square Foot Costs", which covers most aspects of construction is used in other Alberta cities; therefore, we are recommending its use.

In reviewing this change with a representative of the Red Deer House Builder's Association, two concerns were brought to our attention. The first is that, because quotes on house prices are given for 30 days, a period of grace before the new square foot rates come into effect should be given. An average house (111.5 square metres or 1200 square feet) will have an increase in permit fees of \$50, which should not really have much of an effect on the selling price. However, as it is considered a problem by the industry, we recommend the revised schedule come into effect on March 1, 1991.

The second point refers to the per square metre cost of construction. Previous costs using the "Mean's Book", as compared to Landsdowne were,

1988 - \$488/square metre (Landsdowne)	\$560/square metre (Mean's Book)
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(The building permit fee was raised - Council did not raise square metre costs)	
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1991 - \$658/square metre (proposed)	

The industry feels a 10% increase would be more reasonable than the 15% proposed. As mentioned, the proposed increase will raise the building permit fee \$50 on the average house. We cannot support their request on this point.

**BUILDING BYLAW**

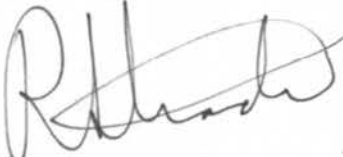
January 4, 1991

Page 2

Our recommendations are that:

1. The "Mean's Square Foot Cost" book be used for determining square foot costs of construction.
2. The Building Bylaw amendments take effect on March 1, 1991.
3. Currently the Building Bylaw must be amended yearly, to reflect the new square foot costs. If Council concurs, the amendment would permit the use of the figures in the Mean's handbook, updated yearly, without a Bylaw amendment.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Strader', with a large, sweeping flourish extending from the end of the name.

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs



# **Red Deer Home Builders' Association**

6798B Gaetz Avenue, Red Deer, Alberta, T4N 4E1 (403) 346-5321

January 9, 1991

The City Clerk  
City of Red Deer

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	8:25
DATE	Jan 10/91
BY	[Signature]

Dear Sir;

The Red Deer Home Builders' Association wishes to address the City Council with regards to the proposed increase in Building Permit fees.

We ask that we be included on the Agenda for the January 21, 1991 Council meeting should the proposal for the increase be scheduled for that time.

Sincerely yours,

RED DEER HOME BUILDERS' ASSOCIATION

Gordon A. Tennant  
Executive Director

Encl.



# Red Deer Home Builders' Association

6798B Gaetz Avenue, Red Deer, Alberta, T4N 4E1 (403) 346-5321

January 9, 1991

## TO THE MEMBERS OF RED DEER CITY COUNCIL

With reference to the proposed changes to the Building Bylaws regarding the increase in the cost of building permits, the Red Deer Home Builders' Association wishes to address the issue before City Council.

The Association is appreciative of the fact that the Bylaws and Inspections Department has postponed the planned implementation date of the increase. However, the amount of notice given us regarding the proposed changes is hardly enough time to allow for a detailed study of the situation. Our Association received word of the proposal on January 3, 1991, allowing us only five days in which to make our submission in time to be placed on the agenda for the January 21, 1991 Council meeting.

Builder members of the Red Deer Home Builders' Association are not contesting the switch from the Lansdowne Handbook to the Means book since the Lansdowne book is no longer published. We do, however, question the difference of \$88.00/square metre construction costs on a single storey dwelling between the two systems for the year 1990. We feel that the 15% higher cost assessment in the Means book is not a true reflection of the actual costs of construction in Red Deer. We are also concerned that the Means book increases the assessment cost of finished basements, garages, and fireplaces, thus making the total construction cost assessment even higher.

In the event that Council approves the changeover to the "Means Square Foot Cost" book for assessing the value of construction, the Red Deer Home Builders' Association believes that the increases in the assessment value should be offset by a decrease in the rate charged for each permit. This would result in a "Revenue Neutral" situation after inflationary costs to the Bylaws Department have been taken into consideration. Barring this, the Bylaws Department should be required to account for any surplus revenue received as a result of the increase to the assessment rates.

Since the use of "Accredited Appraisers from the City of Red Deer" is part of the procedure for determining an average assessment, the Red Deer Home Builders' Association proposes that builders be allowed to continue presenting cost data on an individual basis whenever actual costs differentiate substantially from those listed in the Means book.

Sincerely yours,

**RED DEER HOME BUILDERS' ASSOCIATION**

G.A. Tennant  
Executive Director

CONSTRUCTION ASSESSMENT COST COMPARISON

## LANSDOWNE HANDBOOK vs MEANS HANDBOOK

HOUSE BUILT BY LAEBON DEVELOPMENTS AT 64 CONNORS CRESCENT, RED DEER  
ONE AND A HALF STOREY (RATED AS TWO STORY FOR PERMITS)

MEANS SQUARE FOOT COST" METHOD

	<u>SIZE IN</u> <u>SQUARE METRES</u>	<u>COST PER</u> <u>SQ. METRE</u>	<u>ASSESSMENT</u> <u>COST</u>
BASIC UNIT	120.58	\$630	\$75,965
FINISHED THIRD LEVEL (BASEMENT)	55.74	\$158	\$8,807
GARAGE	42.73	\$150	\$6,410
FIREPLACE			\$2,500
	<hr/>		<hr/>
TOTAL	219.05		\$93,682

ACTUAL COST OF HOUSE WAS \$82,372.86

LANSDOWNE HANDBOOK ASSESSED HOUSE AT \$78,000 @ \$5.00/\$1000 OR \$390 FOR A PERMIT

MEANS HANDBOOK WILL ASSESS HOUSE AT \$93,682 @\$5.00/\$1000 OR \$468 FOR A PERMIT.

CONCLUSION:

USE OF THE MEANS SYSTEM RESULTS IN AN ASSESSMENT VALUE  
13.74% GREATER THAN ACTUAL COST AND 20% GREATER THAN  
THE LANSDOWNE SYSTEM.

PERMIT COSTS UNDER THE MEANS METHOD AMOUNTS TO \$78  
OR 20% MORE THAN UNDER THE LANSDOWNE METHOD.



DATE: January 14, 1991

FILE NO. 91-1732

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **RED DEER HOME BUILDERS - BUILDING PERMITS**

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

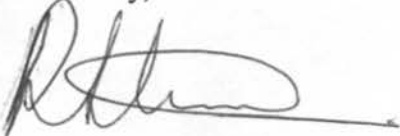
Firstly, the timing of the increase: If more time for a review was needed, we would have been willing to accede to any reasonable request. In our meeting with representatives of the house builders, we agreed to delay implementation of the increase until March 1, 1991; therefore, a delay while the Association reviewed the matter would not have caused us concern.

Secondly, the increase in square foot cost: The Association has a concern which we have addressed in our comments regarding the changes to the Building Bylaw. One additional item we have noted since the 1990 year end building permits have become available. In 1989, 287 homes were built at a gross cost of 18.9 million dollars, for an average cost of \$65,853. In 1990, there were 243 homes built, for a gross cost of 19.1 million dollars, for an average of \$78,600; an increase of 19.3%. Also, the contractors have been able to take advantage of the lower square metre costs, as a consequence of our use of the Landsdowne Manual in previous years.

Thirdly, increases to revenue: Excluding the licensing revenue and cost of operating the licensing section, we are running a deficit of \$134,000 for 1991 for the Inspection Department. When looking at this increase, it must be remembered that it effects single family dwellings. If the average figure of \$500 per house is used, and the 1990 numbers for houses taken, the increase is  $(243 \times \$50)$  \$12,150, which will not recover the increased cost of mileage and salaries.

We recognize that the averages used for the increase in permit prices is a basic number and that other factors (zoning, etc.) enter into the cost of operating the Inspection Department; however, in our opinion, the cost increase is not unreasonable, and is justifiable.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

Commissioners' Comments

We would agree with the recommendations of the Bylaws & Inspections Manager for the reasons outlined in the attached information and would further recommend that Council give the amending bylaw 3 readings at this meeting.

RS/vs

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

DATE: 9.10.18FAX TO: Red Deer Home Builders' AssociationATTENTION: Gordon TennantTHEIR FAX NO: 342-1301FROM: Charlie ServikDEPARTMENT: City Clerk

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE 6

NO. 10

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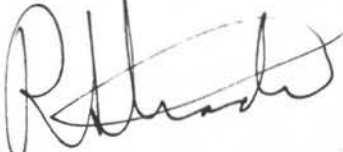
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R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

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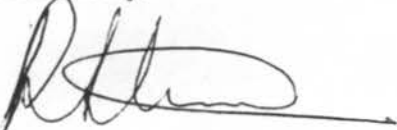
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Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

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RS/vs

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

**BYLAW NO. 2439/A-91**

Being a Bylaw to amend Bylaw 2439/74, The Building Permit  
Bylaw of The City of Red Deer

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Page 1 of Schedule "B" is hereby repealed and replaced by the attached new  
page 1.
2. This Bylaw shall come into full force and effect on March 1, 1991.

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1991.

\_\_\_\_\_  
MAYOR

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

## SCHEDULE "B"

For calculating the estimated cost of construction in order to assess the value to be charged for a building permit, the cost factor shall be determined by the use of the "Mean's Square Foot Costs" Construction Handbook, updated yearly.

<u>Residential</u>	<u>Cost Per Square Metre</u>
Single Storey (includes unfinished basement) . . . . .	\$ 658
Two Storey (includes unfinished basement) . . . . .	630
Basement/Other Finished Area . . . . .	158
Attached Garage . . . . .	150
Detached Garage . . . . .	150
Attached Carport . . . . .	130
Apartment - Three storeys and under (e.g. 4-Plex) . . . . .	\$ 590
- Over three storeys and under ten storeys . . . . .	750
Townhouses/Row Housing - Main Floor . . . . .	\$ 535
- Second Floor . . . . .	\$ 535
Fireplace - Masonry (per unit) . . . . .	\$ 3,000
- Built-In (per unit) . . . . .	\$ 2,500
- Free Standing (per unit) . . . . .	\$ 2,500
<u>Commercial</u>	
Single Storey Building - Store (Frame) . . . . .	\$ 425
- Office (Masonry) . . . . .	\$ 710
<u>Industrial</u>	
Warehouse - 929 square metres (Shell Only) . . . . .	\$ 290
- Over 4,645 square metres (Shell Only) . . . . .	\$ 240



## AVERAGE

BYLAW 2439/A-90

Page 1 of 3

### **SCHEDULE "B"**

For calculating the estimated cost of construction in order to assess the value to be charged for a Building Permit, the cost factor will be determined by an average assessment, as provided by (1) "means" construction handbook, and (2) Accredited Appraisers from the City of Red Deer.

*delete* { The costs indicated shall be reviewed semi-annually (January 2nd, and July 2nd) in order to calculate an updated variance rate.

#### Residential

#### Cost Per Square Metre

Single Storey (includes unfinished basement)	\$ 658
Two Storey (includes unfinished basement)	\$ 630
Basement/Other Finished Area	\$ 158
Attached Garage	\$ 150
Detached Garage	\$ 150
Attached Carport	\$ 130
Apartment - Three storeys and under (eg. 4-plex)	\$ 590
- Over three storeys and under 10 storeys	\$ 750
Townhouses/Row Housing - Main Floor	\$ 535
Second Floor	\$ 535
Fireplace - Masonry (per unit)	\$3000
- Built-In (per unit)	\$2500
- Free Standing (per unit)	\$2500

#### Commercial

Single Storey Building - Store (Frame)	\$ 425
- Office (Masonry)	\$ 710

#### Industrial

Warehouse - 929 square metres (Shell Only)	\$ 290
- Over 4,645 square metres (Shell Only)	\$ 240

For calculating the estimated cost of construction, in order to assess the value to be charge for a building permit, the cost factor shall be determined by the use of the "Mean's Handbook", updated yearly.

*Not required. Recommended  
alternate approved  
by Council*

**BYLAW NO. 2439/A-91**

Being a Bylaw to amend Bylaw 2439/74, The Building Permit  
Bylaw of The City of Red Deer

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Page 1 of Schedule "B" is hereby repealed and replaced by the attached new page 1.
2. This Bylaw shall come into full force and effect on March 1, 1991.

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1991.

\_\_\_\_\_  
MAYOR

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

## SCHEDULE "B"

For calculating the estimated cost of construction in order to assess the value to be charged for a Building Permit, the cost factor shall be determined by an average assessment, as provided by (1) "Mean's Square Foot Costs" Construction Handbook, and (2) "Accredited Appraisers from The City of Red Deer".

<u>Residential</u>	<u>Cost Per Square Metre</u>
Single Storey (includes unfinished basement) . . . . .	\$ 658
Two Storey (includes unfinished basement) . . . . .	630
Basement/Other Finished Area . . . . .	158
Attached Garage . . . . .	150
Detached Garage . . . . .	150
Attached Carport . . . . .	130
Apartment - Three storeys and under (e.g. 4-Plex) . . . . .	\$ 590
- Over three storeys and under ten storeys . . . . .	750
Townhouses/Row Housing - Main Floor . . . . .	\$ 535
- Second Floor . . . . .	\$ 535
Fireplace - Masonry (per unit) . . . . .	\$ 3,000
- Built-In (per unit) . . . . .	\$ 2,500
- Free Standing (per unit) . . . . .	\$ 2,500
<u>Commercial</u>	
Single Storey Building - Store (Frame) . . . . .	\$ 425
- Office (Masonry) . . . . .	\$ 710
<u>Industrial</u>	
Warehouse - 929 square metres (Shell Only) . . . . .	\$ 290
- Over 4,645 square metres (Shell Only) . . . . .	\$ 240

DATE: January 23, 1991  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: BUILDING PERMIT BYLAW AMENDMENT 2439/A-91

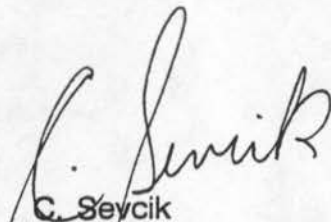
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Your report dated January 7, 1991 pertaining to the above and specifically with regard to calculating the estimated cost of construction in order to assess the value to be charged for a building permit, received consideration at the Council meeting of January 21, 1991.

At the above noted meeting, Council gave three readings to Amending Bylaw 2439/A-91, a copy of which is enclosed herewith. Please note that the new rates come into effect on March 1, 1991.

The decision of Council in this instance is submitted for your information. I trust that you will take whatever action is appropriate, such as notifying the Red Deer Home Builders' Association, etc.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

Att.

c.c. City Commissioner  
Director of Financial Services

**BYLAW NO. 2439/A-91**

Being a Bylaw to amend Bylaw 2439/74, The Building Permit  
Bylaw of The City of Red Deer

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Page 1 of Schedule "B" is hereby repealed and replaced by the attached new  
page 1.
2. This Bylaw shall come into full force and effect on March 1, 1991.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

MAYOR



CITY CLERK



## SCHEDULE "B"

For calculating the estimated cost of construction in order to assess the value to be charged for a building permit, the cost factor shall be determined by the use of the "Mean's Square Foot Costs" Construction Handbook, updated yearly.

<u>Residential</u>	<u>Cost Per Square Metre</u>
Single Storey (includes unfinished basement) . . . . .	\$ 658
Two Storey (includes unfinished basement) . . . . .	630
Basement/Other Finished Area . . . . .	158
Attached Garage . . . . .	150
Detached Garage . . . . .	150
Attached Carport . . . . .	130
Apartment - Three storeys and under (e.g. 4-Plex) . . . . .	\$ 590
- Over three storeys and under ten storeys . . . . .	750
Townhouses/Row Housing - Main Floor . . . . .	\$ 535
- Second Floor . . . . .	\$ 535
Fireplace - Masonry (per unit) . . . . .	\$ 3,000
- Built-In (per unit) . . . . .	\$ 2,500
- Free Standing (per unit) . . . . .	\$ 2,500
<u>Commercial</u>	
Single Storey Building - Store (Frame) . . . . .	\$ 425
- Office (Masonry) . . . . .	\$ 710
<u>Industrial</u>	
Warehouse - 929 square metres (Shell Only) . . . . .	\$ 290
- Over 4,645 square metres (Shell Only) . . . . .	\$ 240



DATE: January 14, 1991

TO: City Clerk

FROM: E. L. & P. Manager

RE: TransAlta Utilities/Public Utilities Board  
Electric Energy Marketing Agency Flow - Through Rider

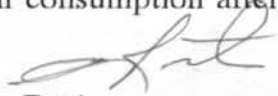
-----  
Council will recall that on October 15, 1990 they approved the City's intervention in the matter of the TransAlta Utilities Corporation Application to the Public Utilities Board (PUB) for approval to institute an Electric Energy Marketing Agency Flow-Through Rider. The City jointly intervened with Lethbridge with the cost to each being approximately \$8,600.

In PUB Decision E90082 and the subsequent PUB Order E90097 of December 21, 1990 and December 31, 1990 respectively, the requested 8.75% increase to the TAU Wholesale Rate was approved at 7.62% as some of the requested cost adjustments were denied by the PUB. This resulted in the estimated cost increase to the City being reduced by \$223,200 for 1991.

The PUB Decision creates a cost increase to the City of \$1,505,400 in 1991 which can not be covered by existing revenues and an increase to the existing E. L. & P. rates of 7.1% is necessary. Council was previously made aware of this rate change, on a preliminary basis, in my memo of December 3, 1990 which was considered at the December 10, 1990 Council meeting.

#### RECOMMENDATION

It is respectfully requested that Council approve, and grant the necessary 3 readings at the January 21, 1991 Council meeting, of a 7.1% increase to the E. L. & P. rates effective for all consumption after January 16, 1991.

  
A. Roth,  
Manager

AR/jjd

c.c. Director Finance  
Treasury Services Manager

#### Commissioners' Comments

We concur with the  
recommendations of the E.L. & P. Mgr.  
and as previously considered by Council.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

DATE: January 22, 1991  
TO: Director of Financial Services  
FROM: City Clerk  
RE: INCREASE IN ELECTRICAL RATES  
AMENDING BYLAW 2960/B-91

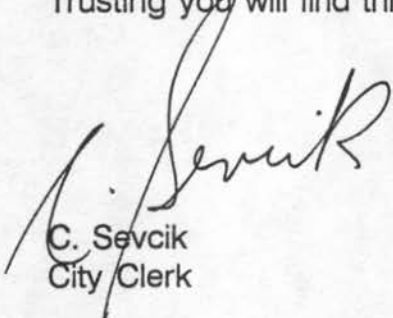
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At the Council meeting of January 21, 1991, a report from the E. L. & P. Manager re: TransAlta Utilities/Public Utilities Board Electric Energy Marketing Agency Flow-Through Rider received consideration. I would further advise that at the aforesaid Council meeting, Council gave three readings to Amending Bylaw 2960/B-91, a copy of which is enclosed herewith.

Bylaw 2960/B-91 provides for a 7.1% increase to the E. L. & P. rates effective for all consumption after January 16, 1991.

The decision of Council in this instance is submitted for your information and appropriate action. By way of a copy of this memo we are drawing to the attention of Computer Services the increased rates as noted above which are to be in effect for all consumption after January 16, 1991.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

Att.  
c.c. Computer Services Manager  
Utility Billing Supervisor  
E. L. & P. Manager

**BYLAW NO. 2960/B-91**

Being a Bylaw to amend Bylaw 2960/88, the Utility Bylaw.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED ENACTS AS FOLLOWS:

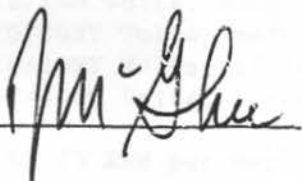
1. Bylaw 2960/88 is hereby amended by deleting therefrom Schedule "C" and substituting in its place and stead the attached Schedule "C" to this Bylaw.
2. This Bylaw shall come into full force and effect on January 17, 1991.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this 21 day of January A.D. 1991.

MAYOR



CITY CLERK



EFFECTIVE FOR CONSUMPTION AFTER JANUARY 16, 1991.

Bylaw No. 2960/B-91

Page 1 of 2

SCHEDULE "C"

PART 7

ELECTRIC LIGHT AND POWER RATES

GENERAL

The KVA of Demand with respect to the monthly billing period will be the highest demand recorded for any 15 minute period in the 12 month period including and ending with such monthly billing period.

The KVA of Demand will be re-established on such shorter periods of time as designated by the Electric Light and Power Manager for the individual customer as warranted by that customer's changing load characteristics. In the event that the customer disagrees with the re-established KVA of Demand, the dispute shall be referred to the Council of the City whose decision shall be final and conclusive.

The Federal and Provincial Income Tax Rebate is applied to all billings at the current rate based on the dollar total of the rebates advanced by these Governments.

RESIDENTIAL CONSUMERS

Applied to one family dwelling unit having a separate meter:

0 to 25 KWH per month.....	\$ 7.15
Next 125 KWH per month.....	\$ 0.0953 per KWH
All over 150 KWH per month.....	\$ 0.0440 per KWH

Minimum charge \$ 7.15 per month

NON-RESIDENTIAL - RATE 63

Applies to commercial, business, industrial and most other non-residential type installations plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the KVA of Demand is less than 50 KVA. If the KVA of Demand exceeds 50 KVA, Rate 64 will be applied immediately and will continue to be applied irrespective of future KVA of Demand.

Service to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;  
120/208Y Volts, network, 3 wire;  
120/208Y Volts, three phase, 4 wire;  
347/600Y Volts, three phase, 4 wire;

0 to 25 KWH per month.....	\$ 8.21
Next 425 KWH per month.....	\$ 0.1871 per KWH
Next 1575 KWH per month.....	\$ 0.1039 per KWH
All Additional KWH per month.....	\$ 0.0510 per KWH

Minimum charge \$ 8.21 per month

EFFECTIVE FOR CONSUMPTION AFTER JANUARY 16, 1991.

Bylaw No. 2960/B-91

Page 2 of 2

SCHEDULE "C" (continued)

NON-RESIDENTIAL RATE - 64

Applies to commercial and industrial installations where service is taken at the voltage listed for rate 63 but where the KVA of Demand is 50 KVA or greater.

Customers with a KVA of Demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

First 20 hours x KVA of Demand.....\$ 0.1633 per KVAH  
Next 20 hours x KVA of Demand.....\$ 0.1089 per KVAH  
All additional KWH per month.....\$ 0.0477 per KWH

Minimum charge will be the greater of:

50 KVA and 7125 KWH.....\$ 516.66 per month or  
\$7.90 per KVA of Demand per month.

PRIMARY - RATE 76

Applies where customer has supplied all transformers, switchgear, etc. 4160 volt system capacity is available and service is taken at 4160 volts, balanced three phase, and the KVA Demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month.

First 20 hours x KVA of Demand.....\$ 0.1633 per KVAH  
Next 20 hours x KVA of Demand.....\$ 0.0817 per KVAH  
All additional KWH per month.....\$ 0.0440 per KWH

Minimum charge will be the greater of:

100 KVA and 7125 KWH.....\$ 627.50 per month or  
\$7.15 per KVA of Demand per month.

PRIMARY - RATE 77

Applies where 24,940 volts is available and customer has supplied all transformers, switchgear, etc., service is taken at 24,940 volts, balanced three phase and the KVA of Demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month.

First 20 hours x KVA of Demand.....\$ 0.1633 per KVAH  
Next 20 hours x KVA of Demand.....\$ 0.0800 per KVAH  
All additional KWH per month.....\$ 0.0425 per KWH

Minimum charge will be the greater of:

300 KVA and 7125 KWH.....\$ 1,069.80 or  
\$7.15 per KVA of Demand per month.

NO. 12

DATE: JANUARY 10, 1991.  
TO: CITY COUNCIL  
FROM: CHAIRMAN, ECONOMIC DEVELOPMENT BOARD  
RE: MARKETING MUNICIPAL COMMERCIAL AND INDUSTRIAL LAND

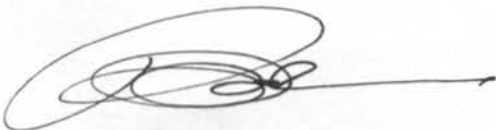
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At the January 8, 1991 meeting of the Economic Development Board, a resolution was passed regarding the establishment of a selling commission as it relates to the marketing of municipal and industrial land.

"THAT the Economic Development Board recommend to City Council that the Commission scale for the sale of City Industrial/Commercial lands be 7%; 5% to the realtor upon completion of the sale and 2% to be retained by the department for advertising and promotion of City-owned Industrial/Commercial lands as it relates to item 2. of the December 12, 1990 memo from the City Clerk and in accordance with the concluding paragraph in said memo."

The appropriate documentation is attached for the information of Council.

Respectfully submitted,



R. SALOMONS,  
Chairman  
Economic Development Board  
WV/sp  
Enc.



DATE: December 12, 1990  
TO: Economic Development Board  
FROM: City Clerk  
RE: MARKETING MUNICIPAL COMMERCIAL AND INDUSTRIAL LAND

---

Your report dated December 5, 1990 listing five recommendations pertaining to the above topic received consideration at the Council meeting of December 10, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered report dated December 5, 1990 from the Economic Development Board re: marketing municipal commercial and industrial land hereby agrees as follows:

1. That the existing exclusive arrangement with Weddell, Mehling, Pander and Associates Realty Ltd. be allowed to lapse December 31, 1990
2. That the City pay a selling commission to any realtor who presents a client who completes the purchase of industrial or commercial land from the City, said selling commission to be established relative to the amount of work undertaken by the realtor.
3. That the above agreement would apply on land purchases made by clients presently doing business from a location within the City
4. That the City pay a full listing and selling commission to realtors who introduce the City to a client not presently conducting business from a location within the City, who completes the purchase of industrial or commercial land from the City
5. City Council allocate the listing commission to the Economic Development Department for the purpose of marketing City land and the City

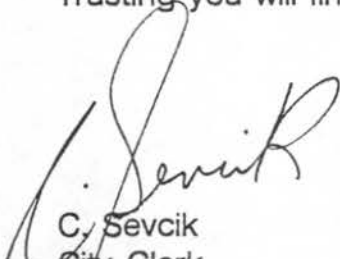
and as recommended to Council December 10, 1990."



Economic Development Board  
December 12, 1990  
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. We would especially draw to your attention point 2 which varies somewhat from the recommendation from the Economic Development Board in that the "selling commission" paid to any realtor is to be established relative to the amount of work undertaken by the realtor. Whatever formula is established will have to be spelled out in an agreement acceptable to the City.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/blm

cc      City Commissioners      Economic Development Manager      City Assessor

Commissioners' Comments

It is our view that the selling commission proposed for payment to realtors is too high. Under the current arrangement the realtor is not involved in the listing as this is undertaken by the City. Much of the work in relation to the sales transaction is undertaken by the Economic Development Office, once the realtor finds a prospective buyer. Accordingly, we would recommend that a Finders Fee of no more than 3% be approved by Council relating to point 2 of the December 10, 1990, Council resolution.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: January 22, 1991  
TO: Economic Development Manager  
FROM: City Clerk  
RE: MARKETING MUNICIPAL COMMERCIAL AND INDUSTRIAL LAND

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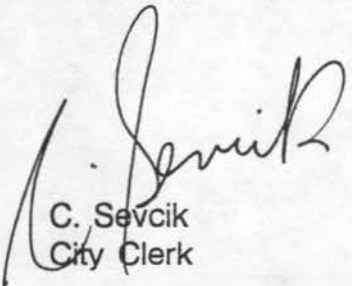
At the Council meeting of January 21, 1991, the recommendation from the Economic Development Board with regard to the establishment of a selling commission as it relates to the marketing of municipal commercial and industrial land, received consideration.

Following is the resolution which was passed by Council in this regard.

"RESOLVED that Council of The City of Red Deer, having considered report dated January 10, 1991 from the Economic Development Board re: Marketing Municipal Commercial and Industrial Land, hereby agrees that the commission for the sale of City industrial/commercial lands be 5%; 3% to the realtor upon completion of the sale, and 2% to be retained by the Economic Development Department for advertising and promotion of city-owned industrial/commercial lands as it relates to Item #2 of the December 10, 1990 Council resolution."

The decision of Council in this instance is submitted for your information and appropriate action. If an agreement is necessary, I trust you will have said agreement prepared and executed by all parties concerned.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Financial Services  
City Assessor  
Economic Development Board

*A. Scott advises that no  
agreement necessary  
91/02/08  
ls.*



NO. 1

# Let yourself go ... Downtown

January 3rd, 1991

City Council  
City of Red Deer.

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	12:50
DATE	Jan. 4/91
BY	SL

RE: City Transit Transfer Terminal Site

Dear Mayor McGhee and Council,

The Association position on the transit site can be stated clearly as follows;

1. The transit site, as recommended by the transit department and the consultant is best located in the existing core area. Most transit passengers are destined for facilities within one block of City Hall. The transfer terminal will be important in ensuring that decentralization of the core area is not devastating to the existing core, upon development of the rail site.
2. Any transit site development must include simultaneous development of replacement parking in the immediate area.
3. Because downtown property is very valuable to both the City and the developer, higher density and reduction in distances travelled are essential to productive development. As a result, multi-level parking must be a serious consideration in the core area.
4. The existing City policy of maintaining at least the existing number of parking spaces in the high traffic core area is essential to all development.
5. Just as with the Towne Plaza proposal, parking replacement is a principal issue.
6. The transit terminal, rail development, association activity, and other key initiatives are all designed to increase development potential, and as a result both pedestrian and vehicular traffic in the core area. The one way couplet addresses in part these planning initiatives, but parking must not be ignored. According to the consultants advice on the one way couplet, 80% of the design traffic will be destined for the core area. If you consider the increased number of vehicles that represents, over and above what already exists, it is clear that we are heading for a major parking problem within 10 years. The alternative is the economic and physical failure of a significant portion of the existing core area.

(cont'd)

(2)

It is not practical to use the existing study inventories of available parking spaces, simply because they include lots so peripheral to the core area, that no one, including employees will use them, as well as lots not available to the general public. For all intents and purposes, these lots may as well be on the north hill. (ie. IGA lot, Lodge Hotel lot, Granada Hotel lot, etc)

7. The cost of developing parking in the core area is so expensive, that critical parking planning must occur now. This planning must include pro-active development planning complete with financial and construction scheduling.

8. The existing offer to purchase rail property has seriously skewed development costs, particularly as it relates to parking development. This must be considered when reviewing the parking requirements in C-1 zoning. Rail property at under \$6 per foot has an untouchable advantage over existing core property at \$20 to \$28 per foot. As a result, municipal involvement in parking supply is essential to the further development of the core area. That future development is critical to any opportunities for recovery of infrastructure debt, and tax base revenues to the City.

In summary, it is essential that any lost parking be replaced simultaneously with any new development plans whether municipal or private. Parking development must be initiated now or the consequences over the next ten years could prove to be disastrous. The development of multi-level parking is also critical to the cost effective growth of the core area, and any potential to increase densities.

Respectfully yours,

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

John P. Ferguson, General Manager.

c/c: Red Deer Parking Commission.

FILE: TOWNECTR.PAR

DATE: January 9, 1991  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: TOWNE CENTRE ASSOCIATION RE: PARKING REPLACEMENT

---

As part of the design for the new transit terminal planned for 1992 the feasibility of using the site for a parkade is also being investigated.

In the event the transit terminal site is not feasible for a parkade, serious consideration will have to be given to replacing the lost parking. Factored into the study will have to be the possible impact of the railway land development. Consideration should be given to whether a major redevelopment of the existing downtown could occur with parking part of the redevelopment.

It is questionable that acquiring additional surface parking lots at this time is the answer. If a parkade is required it will be necessary to do a lot of long term planning to ensure it does not become a white elephant because the location is wrong or the site is required for redevelopment.

#### RECOMMENDATION

The Parking Manager should initiate a study of the implications of proposed developments on parking and make recommendations on how parking needs could be met in the short and long term. This could basically be an update of the 1988 Downtown Parking Strategy Report.



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

AW/mrk

DATE: January 9, 1991

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **TOWNE CENTRE ASSOCIATION - PARKING REPLACEMENT**

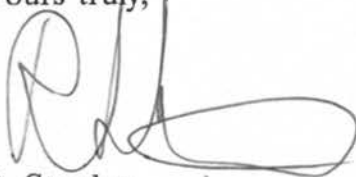
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In response to your memo regarding the above subject, we have the following comments for Council's consideration.

The Association's primary concern seems to be parking replacement if development occurs on either, or both, the Sportsworld or the Post Office parking lots. The parking study which was adopted by Council states in Section 2.1.5. (attached) that the equivalent of 200 off-street parking spaces be maintained. Also, Council, in a resolution dated October 15, 1990 (attached) directed that the feasibility of a parkade on the Sportsworld lot be part of the study of the site for a transit terminal.

It seems that the Association's concerns are being addressed.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

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

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

#### 2.1.5 Parking Supply

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

#### 2.1.6 Parking Requirements

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



DATE: October 17, 1990  
TO: Transit Manager  
FROM: City Clerk  
RE: 1991 TRANSIT PROPOSAL

---

At the Council meeting of October 15, 1990 the above matter received further consideration with the following motions being passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Transit Manager dated September 21, 1990, re: 1991 Transit Proposal, hereby approves the following changes relative to the Transit System, for implementation on January 1, 1991:

1. The service frequencies of buses be reduced from 40 minutes to 30 minutes for regular service levels;
2. That a 15 minute peak hour service not be implemented;
3. That a transit service be offered during the following time frames:
  - a) 30 minute frequency between 0615 and 1915 hours Monday, Tuesday, Wednesday and Saturday;
  - b) 30 minute frequency between 0615 and 2215 hours Thursday and Friday;
  - c) No service on Sunday and holidays;
4. The proposed routing system be established in order to reduce rider travelling times;
5. That a system of school overloads be established to enhance regular service with a more direct destinalional criteria;
6. That preliminary design work be commenced for the proposed off-street transit terminal;

7. That the proposal for Trans-Cab services be deferred as later evening services would be curtailed;

and as recommended to Council October 1, 1990."

CARRIED

"RESOLVED that the administration bring back a further report on a method to provide evening service on Monday, Tuesday, Wednesday, and Saturday on a cost efficient basis to be implemented in conjunction with the proposal outlined in the preceding resolution relative to the 1991 Transit proposal.

CARRIED

The decision of Council in this instance is submitted for you information and appropriate action. We look forward to a further report in due course to go back to Council as directed in the second resolution noted above. In this regard, I'm enclosing herewith information which was presented at the Council Meeting by Brian McPhee, president of the Red Deer College Students' Association. You may find this information useful in preparing your further report to Council.

With regard to point six in the first resolution, that preliminary design work be commenced for the proposed off-street transit terminal, it was suggested that a joint study be undertaken with regard to replacement of the parking which will be displaced by the transit terminal site. It is my understanding that there are funds available for this joint study in the parking fund.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/blm

cc City Commissioner  
Director of Engineering Services  
Parking Commission

DATE: January 10, 1991  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: TOWNE CENTRE ASSOCIATION - PARKING REPLACEMENT

---

We appreciate the comments from the Towne Centre Association voicing support for the location of the proposed Transit terminal and for the location selected in the recent Transit Study and endorsed by Council.

The location chosen was one of many alternative sites considered and was chosen after much deliberation by the consultant, the Transit Committee, and senior Administration.

It has always been the intent that the project (Transit terminal) would have to purchase the land involved. These funds would go to the Parking Commission to assist in the development replacement parking. Whether this parking should take the form of off-street surface lots or a multilevel parkade, has not been determined. We have pursued, with Alberta Transportation and Utilities, the possibility of such a structure being eligible for cost sharing under our Basic Capital Program. We have been informed that such a project is not eligible for funding. We have attached correspondence from the Province relating to this issue.

We would presume that the Parking Commission, in their comments, would address possible strategies for accommodating present and future parking requirements.

#### RECOMMENDATION

It is respectfully recommended that Council confirm their prior approval of the Sports World lot for the proposed Transit terminal.



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

BCJ/emg  
Att.

c.c. Director of Community Services  
c.c. Director of Financial Services  
c.c. By-laws and Inspections Manager  
c.c. Urban Planning Section Manager  
c.c. Parking Commission



TRANSPORTATION  
AND UTILITIES  
Urban Transportation Branch

1st Floor, Twin Atria Building, 4999 - 98 Avenue, Edmonton, Alberta, Canada T6B 2X3 403/427-4575

October 24, 1990 OCT 29 1990

Mr. Bryon Jeffers, P.Eng.  
Director of Engineering Services  
City of Red Deer  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

~~Transit~~  
~~Transit~~  
Transit - ?

Dear Mr. Jeffers:

RE: DOWNTOWN TRANSIT TERMINAL AND PARKADE

I understand you made an enquiry at your recent meeting on October 19, 1990 with Mr. Harvey Alton, concerning the eligibility for cost-sharing of a downtown transit terminal and a parkade above the terminal.

I can advise you that under terms of the existing Basic Capital Grant component of the Alberta Cities Transportation Partnership program, the transit terminal portion of the project would be eligible for cost-sharing on a 75/25 basis. The portion of the project pertaining to the parkade would not be eligible for cost-sharing. Should the transit terminal and parkade proceed as one project, we would review the design drawings prior to construction proceeding and advise you of the "blended" cost-share rate that would be applicable for the entire project.

If you have any questions or require further clarification, please call me at 427-4575.

Sincerely,

Brian Marcotte, P.Eng.  
Executive Director

BM/cn/2120.RED

cc: Harvey Alton  
Dave Shillabeer  
Bob Rebus

OCT 29 1990

660-02  
NOV 16 1990  
BCJ

# Alberta

TRANSPORTATION AND UTILITIES

Office of the Deputy Minister

1st Floor, Twin Atria Building, 4999-98 Avenue, Edmonton, Alberta, Canada T6B 2X3 403/427-2081

copy to  
Mike Day  
Nov 20/90

November 7, 1990

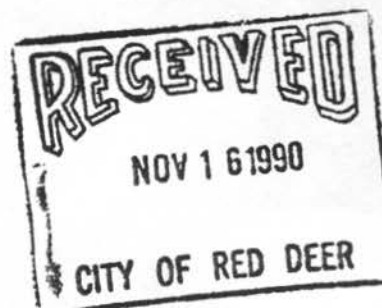
Mr. Bryon Jeffers, P.Eng.  
Director of Engineering Services  
City of Red Deer  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

Dear Mr. Jeffers:

Thank you for your letter of October 31, 1990, requesting clarification of cost-sharing for the proposed off-street transit terminal and parkade in Red Deer.

The letter of October 24, 1990 from Brian Marcotte to you, copy attached, outlined the extent of cost-sharing that would be available should the city make application under the terms of the current Alberta Cities Transportation Partnership program. As indicated in Mr. Marcotte's letter, the transit terminal portion of the project would be eligible for 75/25 cost-sharing, but that portion pertaining to the parkade would not be eligible for cost-sharing.

Your comparison to the project in Medicine Hat is not entirely relevant. In Medicine Hat, the project commenced in 1985 utilizing unspent provincial grants which the city was holding in trust from the 1978-84 Urban Transportation Grant program. Other cities, including Red Deer, also had unspent grants from the 1978-84 program. The Minister at the time, the Honourable Marvin Moore, gave each city a one-time-only opportunity to use the unspent grants on projects which previously were not eligible for cost-sharing. Medicine Hat used their grants for the transit terminal and parkade. Red Deer used their grant largely to construct the new 67 Street bridge crossing of the Red Deer River and for construction of connecting roadways to this bridge.



.../2

*Mr. Bryon Jeffers*

- 2 -

November 7, 1990

*The 1989-91 Alberta Cities Transportation Partnership program is administered differently. Currently, grant funds are not advanced unless there are firm projects which meet the eligibility criteria of the grant program. In addition, given the Government's commitment to achieve a balanced budget by 1991/92, it is unlikely that there would be any additional grant funds available for projects which do not currently meet the eligibility criteria of the grant program.*

*Sincerely,*A handwritten signature in dark ink, appearing to read 'H. Alton', with a large, stylized initial 'H'.

Harvey M. Alton  
Deputy Minister

*Attachment*

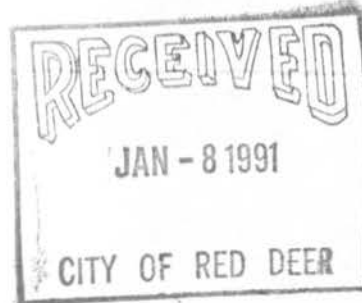


# RED DEER CHAMBER OF COMMERCE

3017 GAETZ AVENUE  
RED DEER, ALBERTA T4N 5Y6  
TELEPHONE (403) 347-4491  
FAX. (403) 343-6188

January 7, 1991

Mayor Robert McGhee &  
City Council,  
City of Red Deer,  
Box 5008,  
Red Deer, Alberta  
T4N 3T4



Dear Mayor and Council:

## RE: DOWNTOWN BUS TERMINAL

The Red Deer Chamber of Commerce has considered the need for a bus terminal at the Sports World parking lot and offers the following comments for council's consideration:

1. The Sports World parking facility is one of the most desirable and best used parking areas in the downtown providing easy access to the downtown core. It also provides easy access to the major shopping areas within the core as well as accessibility to the Library and City Hall. Elimination of this lot will increase the demand on parking in the immediate area creating further problems. According to the merchants, customers and businesses within the downtown area, there is already an excessive demand for parking in this area.
2. Although a transit study suggests this is a preferred site, we question the reason Red Deer should require a bus terminal, when such a facility is not a part of the downtown core of cities substantially larger than Red Deer. Cities such as Calgary, Edmonton, Vancouver, Winnipeg, who have a considerably higher traffic count have not provided a terminal for their buses, particularly in what has to be considered the heart of the downtown.



- 2 -

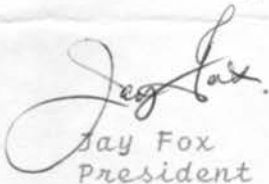
3. Building a terminal is a very costly proposal particularly when we are dealing with an operation that is operating in a deficit position. The land in question is zoned as retail and should be retained for that purpose.
4. Removal of public parking adjacent would further exacerbate the parking shortage in the downtown core increasing the need for a parkade to service that core.

In our view it would be very short sighted to create a terminal on prime land. We further believe that the spoke system that is used by the transit department is based on traffic patterns of the past and does not take into consideration the new one way couplets or the new retail development in the former CPR property.

We would like to see the city take a more pro-active position with the private sector as to suitable disposition of this property with consideration given to future needs within the downtown core. The city must realize they have a responsibility to replace lots within the downtown to protect the viability of the retail sector within the core of our centre.

We respectfully submit that council turn down the request for a bus terminal in the downtown. We would be prepared to speak to this matter at your council meeting of January 21, 1991.

Sincerely,



Jay Fox  
President

JF:jdb

DATE: January 10, 1991

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

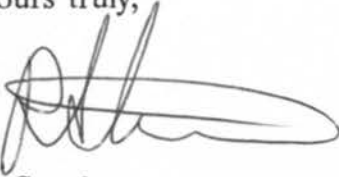
RE: CHAMBER OF COMMERCE

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Our comments, regarding the above, are similar to those concerning the Towne Centre Association. Council has, in a resolution dated October 15, 1990, directed that the feasibility of a parking structure on the Sportsworld lot be looked at and, in adopting the Parking Strategy Report, committed to maintaining a minimum of 200 parking spaces in the core area.

The Chamber points out that the Sportsworld lot is zoned C1, which would permit commercial development without a requirement for parking. It would be difficult and expensive to assemble land in this core area if the site were sold for a commercial development.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: January 11, 1991  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: CHAMBER OF COMMERCE - DOWNTOWN BUS TERMINAL

---

We have reviewed the comments from the Red Deer Chamber of Commerce, and responded to their points as they appear in the correspondence. Our comments are brief, and the Transit Manager will be responding in greater detail to the issues raised.

1. The Bus Terminal Project would be required to compensate the City (Parking Commission) for the Sports World Parking Lot. These funds could be used by the Commission to look at replacement parking. The Sports World Lot is centrally located and is an ideal location for a Transit terminal; this is a fact supported by the Towne Centre Development, and maintenance of an efficient Transit system, of which the terminal would be an integral element, could assist in reducing the parking problems merchants say exist.
2. The Transit Study did not "suggest" this was a preferred site. They recommended, as have previous studies, that a terminal is required and that this is the optimal location. The Transit Manager will address this issue in further detail. We would point out to Council and to the Chamber that 49 Avenue and Ross Street are extremely busy thoroughfares and the buses are noticeably impeding traffic flow.
3. Building a terminal is a costly proposal, even though we receive 75% - 25% funding from the Province. We have, therefore, given the matter extensive consideration before proceeding even this far.
4. We appreciate the concern with respect to parking loss and this is the reason the project would be purchasing the land and such funds would be available to provide for future parking.

We are concerned with the statements made by the Chamber of Commerce in their concluding paragraph. We do not know on what research, study, or information they based their opinion with respect to the terminal or the "spoke system" of Transit service. Our decisions have been made based on more than one exhaustive study done by reputable consultants. Their conclusions and recommendations have been endorsed by a Transit

City Clerk  
Page 2  
January 11, 1991  
File: 060-027

Committee, by Council, and by senior staff. If the Chamber has some additional information as a result of their Study, we would appreciate a chance to review it.

**RECOMMENDATION**

We would respectfully request Council confirm their earlier endorsement of a Transit Terminal on the Sports World Parking Lot.

A handwritten signature in dark ink, appearing to read "B. Jeffers", followed by a small mark that looks like "for".

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

BCJ/emg

c.c. Director of Community Services  
c.c. Director of Financial Services  
c.c. By-laws and Inspections Manager  
c.c. Urban Planning Section Manager  
c.c. Parking Commission

DATE: January 11, 1991  
TO: City Clerk  
FROM: Transit Manager  
RE: DOWNTOWN BUS TERMINAL

---

The Transit Administration has reviewed the correspondence submitted by the Towne Centre Association and the Red Deer Chamber of Commerce regarding the proposed off-street transit terminal for Council's consideration.

The following is the Transit Administration's response to a number of concerns addressed by these organizations.

1) System Design

The Red Deer Chamber of Commerce states that it is their belief that the current radial design system is based on past traffic patterns and does not consider future traffic patterns. It should be pointed out that public transportation system designs have very little to do with traffic patterns whether past, present or future. Transit systems are designed to meet the requirements of it's users, both current and future, by conducting various informational studies and surveys that indicate where our users want to travel to and from. These origin/destination studies supply information to transit planners in order that the overall system is designed to accommodate the needs of the majority of our users.

In Red Deer it has been determined through three independent studies performed by three different consultants, in 1981, 1986 and 1989, that the current radial design system with the downtown core as the main focal point is the type of system that meets the needs of the majority of our users. It is the opinion of the Transit Administration that the design of the transit system in Red Deer has been thoroughly researched by experts in the public transportation industry and that their recommendations for a radial design system best meets the needs and requirements of our community.

January 11, 1991

Page 2 of 4

2) Bus Terminal Requirement

The Chamber of Commerce questions the reasons for an off-street terminal based on their assumption that off-street terminals are not used in the downtowns of larger communities. First of all, the primary function of an off-street bus terminal is to allow for safe, easy passenger movements while transferring from bus to bus. In Red Deer, the downtown core is the major point of transfer. In other communities, the downtown is not a major transfer point and therefore the requirement for an off-street facility is minimal.

The secondary function of the off-street terminal is to reduce the traffic impediment caused by buses being parked on major roadways while passengers transfer from bus to bus. Although the Chamber of Commerce is correct in their assumption that some major cities do not have off-street terminals in the downtown core, it should be pointed out that the use of off-street terminals at major transfer points in larger cities is widespread and very common. For example, the City of Edmonton uses off-street terminal facilities extensively throughout their system at major shopping malls, light rail stations and other major transfer areas. Transit services in the downtown are enhanced by utilizing reverse flow bus lanes on one-way streets and priority lighting at some intersections.

Contrary to the beliefs of the Chamber of Commerce, the use of off-street transit terminals is widespread and common throughout the transit industry in both large and small communities.

The Transit Administration believes that an off-street transit terminal is necessary for this community's public transportation services. This view is shared by several independent consultants that studied the operational aspects of the Transit System. The most recent being Delcan Engineering in 1989.

The current situation of buses being parked on Ross Street and 49 Avenue is potentially unsafe and hazardous to pedestrians and other motorists. The fact is that buses parked on 49 Avenue disrupt the smooth and orderly flow of traffic on one of the City's busiest roadways. Although this disruption could only be categorized as inconvenient, it will become a more serious problem in the near future as the City grows and traffic congestion increases.

As Council may recall on October 15, 1990, a resolution was passed regarding a number of changes to the transit system. Part of the resolution authorized the Transit Administration to proceed with preliminary design work for the bus terminal as recommended for the Sports World lot. Council further directed at that time that the issue of replacing the parking be included in the design work.

... 3

January 11, 1991  
Page 3 of 4

### 3) Parking Replacement

Both the Towne Centre Association and the Chamber of Commerce are justifiably concerned over the issue of parking replacement. Although this issue will be addressed during the terminal design phase, a couple of points should be given prior consideration.

The Transit Department would be purchasing the Sports World lot from the Parking Commission. As a result, funds would then be available to the Parking Commission to purchase available lands in the downtown area to replace the Sports World parking. Currently, the lands occupied by the old Greyhound bus depot are for sale and although too small to accommodate a bus terminal, it may be an alternative parking area. It should also be pointed out that additional parking on Ross Street will become available after the buses are removed from the area.

The Transit Administration feels that there is an additional method of reducing the perceived parking problems in downtown Red Deer. As a number of parking stalls are used by employees of the downtown area, it would appear logical to assume that if these employees were to use transit rather than their private automobiles, a significant number of stalls would become available for use by downtown customers.

As the Towne Centre Association has repeatedly expressed their desire to have the downtown as the major focal point for the transit system, it could be assumed that this organization would support efforts being made by the Transit Department to improve and enhance transit services by promoting public transportation usage by it's members.

### Summary

In summary, the Transit Administration has thoroughly researched the need for and location of an off-street transit terminal through the use of independent consultants. From a transit operations point of view, an off-street terminal will be required within the next two years in order to assist in relieving downtown traffic congestion.

The Transit Administration also agrees with the various consultant reports that the Sports World site is the optimum site for an off-street terminal.



January 11, 1991  
Page 4 of 4

### Recommendations

The Transit Administration would, therefore, respectfully recommend the following:

1. That Council reaffirm its decision of October 15, 1990, that authorizes preliminary design work for the terminal on the Sport's World lot be commenced.
2. That the issue of parking replacement be included in the preliminary design work.
3. That the Parking Commission be made aware of the sale listing of the old Greyhound bus depot site and that consideration be given to this site as a replacement for parking.



Grant Beattie  
Transit Manager

GB/mlj

### Commissioners' Comments

In regards to the proposed Transit Terminal, we have received comments from the Towne Centre and the Chamber of Commerce. In Council's resolution of September 21, 1990, preliminary design work was authorized for the offstreet terminal. The two organizations will be invited to attend the Council meeting at which time, Council may wish to discuss its decision for the terminal with them.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO:

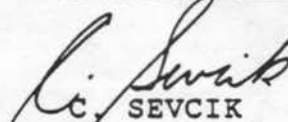
- ☒ DIRECTOR OF COMMUNITY SERVICES  
☒ DIRECTOR OF ENGINEERING SERVICES  
☒ DIRECTOR OF FINANCIAL SERVICES  
☒ BYLAWS & INSPECTIONS MANAGER  
☐ CITY ASSESSOR  
☐ COMPUTER SERVICES MANAGER  
☐ ECONOMIC DEVELOPMENT MANAGER  
☐ E.L. & P. MANAGER  
☐ ENGINEERING DEPARTMENT MANAGER  
☐ FIRE CHIEF  
☐ PARKS 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  
☒ PARKING COMMISSION

FROM:

CITY CLERK

RE: CHAMBER OF COMMERCE R: DOWNTOWN BUS TERMINAL

Please submit comments on the attached to this office by January  
18 for the Council Agenda of January 21<sup>st</sup> (budget meeting)

  
C. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 9, 1991

Red Deer Chamber of Commerce  
3017 Gaetz Avenue  
RED DEER, Alberta  
T4N 5Y6

Attention: Jay Fox  
President

Dear Sir:


**RE: DOWNTOWN BUS TERMINAL**

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 January 21, 1991.

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

/jt

c. Director of Finance

TO:

<input checked="" type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
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<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
X <input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input checked="" type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input checked="" type="checkbox"/>	PARKING COMMISSION

FROM:

CITY CLERK

RE: TOWNE CENTRE ASSOCIATION RE: PARKING REPLACEMENT

Please submit comments on the attached to this office by January  
18 for the Council Agenda of January 21 ~~(budget meeting)~~.

*C. Sevcik*  
 C. SEVCIK  
 City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 9, 1991

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

Attention: John P. Ferguson  
General Manager

Dear Sir:

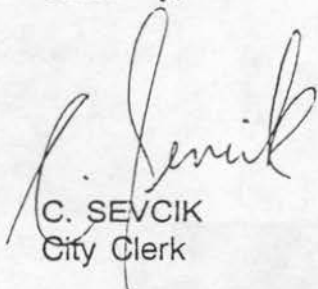
**RE: TOWNE CENTRE ASSOCIATION - PARKING REPLACEMENT**

Further to your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its regular meeting of January 21, 1991, and not January 22, 1991, as stated in our letter of January 8, 1991.

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

CS/jt

c. Director of Finance



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 8, 1991

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

Attention: John P. Ferguson  
General Manager

Dear Sir:

**RE: TOWNE CENTRE ASSOCIATION - PARKING REPLACEMENT**

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 ~~budget meeting on January 22, 1991~~ when the Transit Budget will be discussed.

*Jan 21*

Should you wish to be in attendance when the matter is considered, please contact the Director of Finance.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

CS/jt

c. Director of Finance



## RED DEER CHAMBER OF COMMERCE

3017 GAETZ AVENUE  
RED DEER, ALBERTA T4N 5Y6  
TELEPHONE (403) 347-4491  
FAX. (403) 343-6188

January 8, 1991

Mayor Robert McGhee,  
Mayor's Office,  
P.O. Box 5008,  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

RE: TWINNING

The letter sent from your office on November 9th re: Twinning with a Japanese community has been acknowledged by our directors.

You will recall that this matter was discussed with you and council at our joint meeting of December 17th. It was and continues to be our view that any decision to twin must be a joint venture with the City of Red Deer.

Our directors are of the opinion that we could better direct our efforts to communities in the United States of America. To be even more specific we believe there is a great deal to be gained by aligning ourselves with the Pacific Northwest. There is an organization already in place, (PACE) Pacific Corridor Enterprise Council, which may well provide opportunities to expand our market place, should we wish to join.

If there is an interest expressed by city council we would be prepared to pursue this matter further.

Sincerely,

Pat Henry  
Executive Director

PH:jdf



B/F Dec. 3  
10  
19  
549

JAN. 07

November 16, 1990

Mr. Pat Henry  
Executive Director  
Chamber of Commerce  
3017 - 50 Avenue  
Red Deer, Alberta  
T4N 5Y6

Dear Pat,

Enclosed is a letter dated November 9, 1990 from the Calgary Convention & Visitors Bureau, regarding a request from a Japanese city to twin with a city of similar size in Alberta.

Could we please have your comments on this, as soon as possible.

Thank you for your attention to this request.

Sincerely,

R. J. McGHEE  
Mayor

/bd

Encl.



November 9, 1990

Mayor Robert J. McGhee  
City of Red Deer  
P.O. Box 5008  
4914 48 Avenue  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

I recently returned from a business trip to Tokyo, during which I attended a meeting with the Canadian Airlines Passenger Sales Manager for Japan, Mr. Kazutaka Nagato.

He advised me that a smaller city in Japan has expressed an interest in developing a sister relationship with a city here in Alberta. As you are aware, the Province of Alberta has had a similar relationship for 10 years with the Province of Hokkaido in Japan and has proven very beneficial for tourism and business development.

I was asked by Mr. Nagato to advise you of this opportunity and request, on his behalf, an indication of your interest to pursue such a relationship.

If you feel this arrangement could be beneficial or would like additional details, please correspond to Mr. Nagato directly at the address indicated below:

Mr. Kazutaka Nagato  
Manager  
Passenger Sales, Japan  
Canadian Airlines International  
9th Floor, Hibiya Park Bldg.  
1-8-1, Yuraku-cho, Chiyoda-ku  
Tokyo 100, Japan  
Telephone: (03) 212-5811  
Fax: (03) 201-2025

Best wishes for a successful agreement.

Sincerely,

Mr. Phil Robart  
Director of Marketing  
Leisure & Incentive Travel  
PF:kss



**DATE:** January 15, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** TOWNE CENTRE ASSOCIATION: PARKING REPLACEMENT  
Your memo dated January 7, 1990 refers.

---

I have discussed this matter with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

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

**DATE:** January 15, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** CHAMBER OF COMMERCE: DOWNTOWN BUS TERMINAL  
Your memo dated January 9, 1991 refers.

---

I have discussed this matter with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

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

January 23, 1991

Towne Centre Association  
#B3, 4901 - 48 Street  
RED DEER, Alberta  
T4N 1S8

Attention: Mr. John P. Ferguson  
General Manager

Dear Sir:

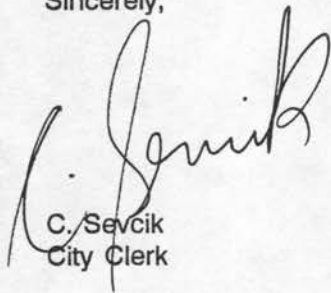
**RE: CITY TRANSIT TRANSFER TERMINAL SITE**

Your letter of January 3, 1991 along with a similar letter from the Red Deer Chamber of Commerce pertaining to the above matter received consideration at the Council meeting of January 21, 1991.

I am enclosing herewith all of the administrative comment which was presented to Council on the agenda of January 21st. You will note that the concerns expressed in your letter have, in fact, been addressed by Council in past decisions. As a result, Council agreed that there was no further action warranted at this time.

We thank you for your interest in this matter and trust that you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk

CS/jt

Enc.

c.c. City Commissioners  
Director of Engineering Service  
Director of Financial Services  
Director of Community Services  
Transit Manager  
Bylaws & Inspections Manager  
Principal Planner

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



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 23, 1991

Red Deer Chamber of Commerce  
3017 - 50 Avenue  
RED DEER, Alberta  
T4N 5Y6

Attention: Jay Fox, President

Dear Madam:

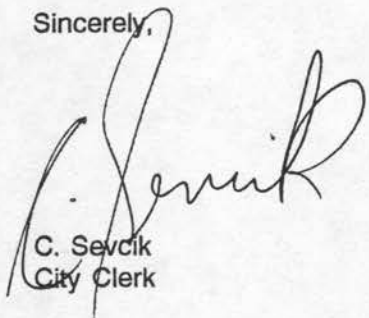
**RE: CITY TRANSIT TRANSFER TERMINAL SITE**

Your letter of January 7, 1991 along with a similar letter from the Towne Centre Association pertaining to the above matter received consideration at the Council meeting of January 21, 1991.

I am enclosing herewith all of the administrative comment which was presented to Council on the agenda of January 21st. You will note that the concerns expressed in your letter have, in fact, been addressed by Council in past decisions. As a result, Council agreed that there was no further action warranted at this time.

We thank you for your interest in this matter and trust that you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
C. Sevcik  
City Clerk

CS/jt

Enc.

c.c. City Commissioners  
Director of Engineering Service  
Director of Financial Services  
Director of Community Services  
Transit Manager  
Bylaws & Inspections Manager  
Principal Planner



RED DEER

*a delight  
to discover!*

NO. 2

Margaret R. Alton,  
4619 45th. St.  
Red Deer, Alberta.  
T4N 1K3

January 3, 1991.

To the Mayor, the City of Red Deer.

It has been brought to the attention of the elected executive of the Central Alberta Pioneers & Oldtimers Association that we have been acting in contravention of our lease with the City of Red Deer, of the Pioneer Lodge.

We receive grants from the Community Recreation/Cultural Program and contributions but this income will not maintain the upkeep and hall expenses so we have, for many years, rented the hall as a source of income.

This does not comply with the paragraph on page 3 of the lease which states;

It is a condition of the lease that the said premises and any improvements erected thereon shall be used only by the Old Timers Association Of the District of Red Deer.

We wish this paragraph to be changed or added to, to enable us to legally rent the hall for remuneration, to parties willing to comply with our high standards. We feel the hall could better serve our needs and the needs of the community as a "multi-use" facility.

We would appreciate your immediate attention to this matter.

Respectfully yours,

*Margaret R. Alton*

Margaret R. Alton  
Vice President.

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	9:00 am
DATE	Jan. 4/91
BY	C. Smith



## L E A S E

THIS INDENTURE made the 21<sup>st</sup> day of June. A.D. 1958

B E T W E E N:

CITY OF RED DEER, a body corporate  
within the Province of Alberta.

(Hereinafter referred to as "The Lessor")

of the First Part

- and -

CENTRAL ALBERTA PIONEER AND OLD  
TIMERS' ASSOCIATION incorporated  
under the Societies Act of the  
Province of Alberta

(Hereinafter referred to as "The Lessee")

of the Second Part

WHEREAS the Lessee, with the consent and approbation of the  
Lessor, and a promise to grant the within Lease, have:

Amongst its members, and its and their families,  
among other things, for the purpose of posterity,  
erected a commodious log building 26' x 62', at  
its own expense, costing approximately Fifteen  
Thousand (\$15,000.00) Dollars on the lands herein-  
after described, with the expectation and under-  
standing, that the members and their offspring would  
in part receive from the Lessor, security in the  
form of tenure of the said premises; and which said  
building the association contemplates housing his-  
torical records and events having reference to the  
District and its Pioneers.

WITNESSETH that in consideration of the rents, covenants,  
conditions, and Agreements hereinafter respectively reserved and contained,  
by the Lessee to be respectively paid observed and performed, the Lessor has  
demised and leased, and by these presents do demise and lease unto the Lessee  
all that portion of the Exhibition Grounds of the City of Red Deer lying to  
the South and East of the intersection of Forty-seventy (47th) Avenue and Forty  
fourth (44th) Street in the said City as shown outlined in red upon

the sketch hereunto annexed and forming part of this Lease and marked Schedule A.

Together with the right of ingress and egress in common with the Lessor and other persons from all sides with horse drawn as well as other power vehicles to enter the Exhibition Grounds, and the approaches to the said lands, and premises, and all rights, privileges and appurtenances whatsoever including such parking privileges as may be available from time to time, for the term of 30 years to be computed from the 1st day of May A.D. 1958 until the 31st day of June, 1988.

Yielding and paying therefore unto the Lessor the annual rent of one Dollar (\$1.00) payable on the first day of May A.D. 1958 and the first day of each and every year during the currency hereof.

And the Lessee covenants with the Lessor to pay rent and that it will at all times during the continuance of the term hereby demised keep and at the termination thereof yield up the said premises in good and tenantable repair, accidents and damage to building and premises from fire, storm and tempest or other casualty beyond the control of, or not caused by the negligence of the Lessee or its agents, and reasonable wear and tear only accepted.

The Lessee covenants that no Assignment, Transfer or Sub-Lease of this Lease or any part hereof shall be valid unless the consent in writing of the Lessor is first had and obtained.

The Lessee covenants to pay all charges for electricity, heat, telephone service and all other utilities and services provided to the demised premises and all costs and expenses arising in connection therewith.

The Lessee covenants to abide by and comply with all lawful by-laws, rules and regulations of the City of Red Deer.

The Lessor shall not be liable for any injury or damage to any person or property on in or about the demised premises or in any building

in which they may be, occasion by any cause whatsoever, and the Lessee shall indemnify and save harmless the Lessor from and against any claims or demands in connection therewith.

Provided always and it expressly agreed that if the rent hereby reserved shall be unpaid for thirty (30) days after any of the days on which the same ought to have been paid, or in the case of the breach or non-performance of any of the covenants and Agreements herein contained, on the part of the said Lessee, then it shall be lawful for the Lessor to re-enter and repossess the said premises anything herein contained to the contrary notwithstanding.

The Lessor covenants with the Lessee for quiet enjoyment.

Any buildings or improvements erected upon the demised premises shall become the property of the Lessor, but the Lessee shall be fully and solely entitled to the possession and enjoyment of same during the currency of the term hereby demised.

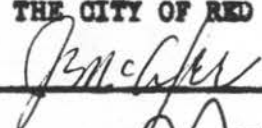
It is a condition of this Lease that the said premises and any improvements erected thereon shall be used only by the Old Timers Association of the District of Red Deer.


The Lessor covenants with the Lessee that in view of the expenditure of the said sum of approximately Fifteen thousand dollars, in the erection and maintenance of the said building and premises, and if the Lessee duly and regularly pays the said rent, and performs all and every the covenants provisos and agreements herein, and on the part of the Lessee to be paid, and performed, the Lessor will at the expiration of the said term upon its written request mailed by registered post to, or delivered to, the Lessor at or not later than three months before the expiration of the said terms, grant to the Lessee a renewal of the said lands and premises for a further term of 30 years, at the same rent and such new lease shall contain all the covenants,


provisos and agreements contained in the present Lease, including the covenant for renewal.


IN WITNESS WHEREOF the Party of the First Part has caused its corporate seal to be affixed under the hands of its officers duly authorized in that behalf and the Parties of the Second Part have hereunto fixed their hands and seals.


THE CITY OF RED DEER

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary



Central Alberta Pioneer  
& Old Timers' Association

47 AVE.

24' SAN. SEWER

44 STR.

133

43'

52'

165'

S. 45° 47' E.

## NOTE

Building May Not Be Situated  
Any Further NORTH or EAST  
Than Is Shown on This Sketch

THE CITY OF RED DEER - ENGINEERING DEPT.

OLDTIMERS CABIN LOCATION

REVISIONS

April 2/58

SCALE 1" = 40'

F.B. # 93

DRAWN BY L.M.C.

DATE 3/4/58

DRAWING NO.

THIS AGREEMENT made the *14th* day of *Oct.*, A.D. 1983.

BETWEEN:

THE CITY OF RED DEER  
(herein referred to as "the Lessor")

OF THE FIRST PART

- and -

CENTRAL ALBERTA PIONEER AND OLD TIMERS ASSOCIATION  
(herein referred to as "the Lessee")

OF THE SECOND PART

WHEREAS pursuant to an agreement dated the 27th day of June, 1958 entered into between the parties hereto, the Lessor leased unto the Lessee certain lands described therein situate upon the former site of the exhibition grounds in the City of Red Deer;

AND WHEREAS the Lessor proposes to redesignate and redevelop the former exhibition lands;

AND WHEREAS the Lessee has suggested to the Lessor that the area of land leased by the Lessee from the Lessor pursuant to the said agreement enlarged;

AND WHEREAS the Lessor acknowledges and agrees that the Lessee continues to provide a service which is of benefit to the City;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements herein contained, and in consideration of the sum of one (\$1.00) dollar now paid by the Lessee to the Lessor, receipt whereof is hereby acknowledged, the parties hereto covenant and agree together as follows:

- 2 -

1. That the Indenture of Lease between the parties hereto dated the 27th day of June, 1958 be amended by deleting Schedule "A" therefrom, and substituting in its place and stead Schedule "A" annexed hereto.

2. That in accordance with the renewal provisions of the said Indenture of Lease as set forth on page 3 thereof, the term of the said Lease is hereby extended for a further period of thirty (30) years to terminate on the 30th day of June, 2018 A.D., upon the same terms and conditions as contained in the present Lease, including the covenant for renewal.

3. All costs of survey and preparation and registration of subdivision plan respecting the said lands shall be prepared by and at the cost of the Lessor.

IN WITNESS WHEREOF the parties hereto by their proper officers have set their hand and seal the day and year above written.

THE CITY OF RED DEER

Per: *[Signature]*

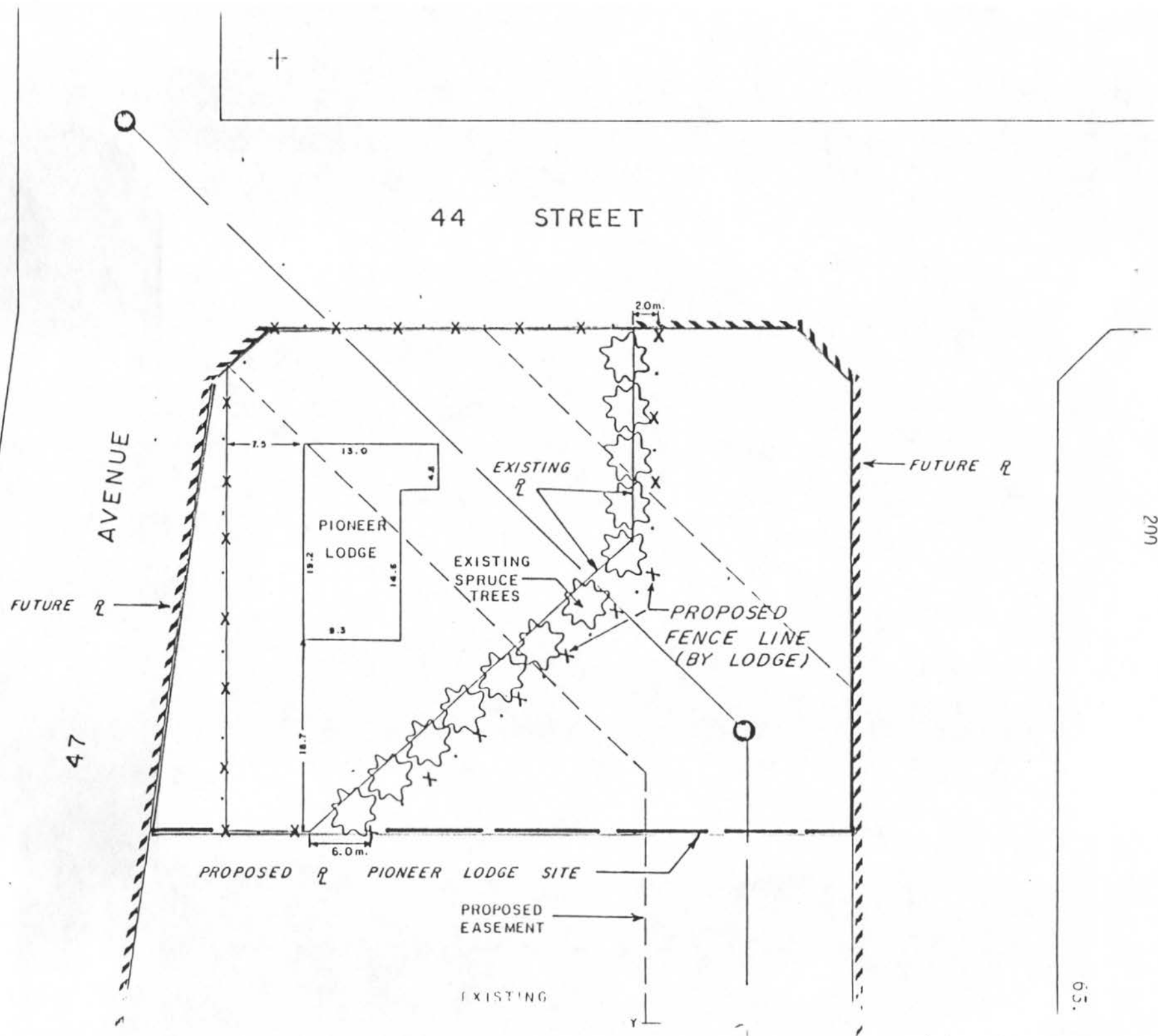
Per: *[Signature]*

CENTRAL ALBERTA PIONEER AND OLD  
TIMERS ASSOCIATION

Per: *[Signature]* President

Per: *[Signature]* Sec.





DATE: January 14, 1991  
TO: City Clerk  
FROM: City Assessor  
RE: CENTRAL ALBERTA PIONEERS & OLDTIMERS ASSOCIATION  
RENTAL OF PIONEER LODGE

---

In review of the lease agreement as entered into between the Central Alberta Pioneer & Oldtimers Association and The City of Red Deer dated the 27th of June, 1958, and pursuant to a letter written by Margaret R. Alton, Vice-President, whereby she states that the premises is rented, would indicate that said rental contravenes the lease as indicated. The position of the City Assessor is that, should this premise be rented, the improvement and land could become assessable and taxable rather than enjoying the exempt status it presently has.

Therefore, I would suggest that, should City Council and the Central Alberta Pioneers & Oldtimers Association pursue the altering of the lease agreement to enable the association to lease and/or rent the premise out, consideration should be given to property taxes and other expenses that may be incurred.



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

AK/ngl

c.c. Director of Community Services  
Director of Financial Services  
Bylaws & Inspections Manager  
Fire Chief  
Urban Planning Section Manager



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

**TO:** City Clerk

**FROM:** Paul Meyette  
Principal Planner

**DATE:** January 11, 1991

**RE:** Central Alberta Pioneers and Oldtimers Association - Rental of Pioneer Lodge

The Central Alberta Pioneers and Oldtimers Association is seeking a change in their lease to allow them to rent the Pioneer Lodge to other groups. The rental income will be used for hall upkeep and expenses. This request does not appear to be a change in use but rather a change in terms under which the facility is operated.

City Planning Services has no objection to the amendment of the lease for the purposes stated.

Paul Meyette, ACP, MCIP  
Principal Planner

PM/kjc

**CC:** Director of Community Services  
Director of Financial Services  
Bylaws and Inspections Manager  
City Assessor  
Fire Chief

MUNICIPALITIES WITHIN COMMISSION AREA

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

**DATE:** January 14, 1991

**CS-3.058**

**TO:** CHARLIE SEVCIK  
City Clerk

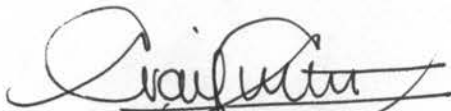
**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** CENTRAL ALBERTA PIONEERS & OLDTIMERS ASSOCIATION:  
RENTAL OF PIONEER LODGE  
Your memo dated January 4, 1991 refers.

---

1. The site of the Pioneer Lodge at the intersection of 47 Avenue and 44 Street is leased to the Central Alberta Pioneers & Oldtimers Association, in terms of an agreement dated June 27, 1958, and a subsequent agreement dated October 14, 1983. A clause in the agreement states that the association "shall be fully and solely entitled to the possession and enjoyment" of any buildings or improvements erected on the site. The association notes that it has been renting the facility for many years in apparent contravention of this condition. It is, therefore, requesting that the clause be amended to permit rental to continue.
2. I have discussed the matter with the Parks and Recreation & Culture Managers and the Museums Director. We have no objections to the lease's being amended to permit the association to rent the facility. It is our view that this will promote better use of an under-utilized facility, which is not generally available for public use.
3. **RECOMMENDATION**

It is recommended that City Council approve an amendment to the agreement between the City and Central Alberta Pioneers & Oldtimers Association, regarding the site of the Pioneer Lodge, to permit the association to rent the facility to other agencies.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Morris Flewwelling, Museums Director

DATE: January 8, 1991  
TO: City Clerk  
FROM: Fire Marshal  
RE: PIONEER LODGE

This building does not meet the fire safety requirements for assembly occupancy, therefore this building cannot be leased to the general public.

If the Central Alberta Pioneers and Oldtimers Association are the sole tenants, there is no change of use and safety requirements comply as per original lease.

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



Cliff Robson  
Fire Marshal

CR/dd

cc: B. Lees, Land Supervisor

Commissioners' Comments

As indicated in the original agreement, the original purpose for the facility was for the specific use of the Central Alberta Pioneers and Oldtimers Association and for the housing of historical records and events. If there is some difficulty in following this purpose, then perhaps the Normandeau Cultural & Natural History Society should be consulted to obtain their views prior to considering any adjustment to the original purpose as set out in the agreement as they may be in a position to assist the Pioneers Association.

If Council agrees to the request it would be our recommendations that rentals be allowed only for casual use and not long term arrangements and in addition that the building be required to conform to the Building and Fire Code Regulations for this type of use.

Should the Pioneers & Oldtimers Association wish to proceed as outlined above, we would further recommend they consult with the City Assessor with respect to the tax implications.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

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:

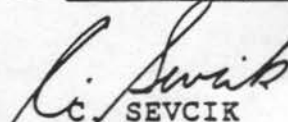
CITY CLERK

RE: Central Alberta Pioneers & Oldtimers Association -  
Rental of Pioneer Lodge

---

Please submit comments on the attached to this office by January

14 for the Council Agenda of January 21, 1991.

  
C. SEVCIK  
City Clerk



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 4, 1991

Margaret R. Alton  
Vice President  
Central Alberta Pioneers &  
Oldtimers Association  
4619 - 45 Street  
RED DEER, Alberta  
T4N 1K3

*347-1350 - R.H. Meeres Phone No.  
to contact Margaret R. Alton.  
G. Caton 346-2883.*

Dear Ms. Alton:


**RE: RENTAL OF PIONEER LODGE**

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 January 21, 1991.

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

/jt

DATE: January 7, 1991

FILE NO.

TO: City Clerk

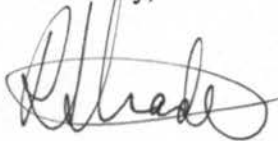
FROM: Bylaws and Inspections Manager

RE: CENTRAL ALBERTA PIONEERS & OLDTIMER'S ASSOCIATION

---

In response to your memo of January 4, 1991, regarding the above referenced subject, we wish to advise that this department has no comments at this time.

Yours truly,

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

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

FILE: CAPOA.AGR

DATE: January 8, 1991  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: CENTRAL ALBERTA PIONEERS AND OLDTIMERS ASSOCIATION

---

The request to be able to rent out the facility should be commented on by the other City departments.

I noticed the agreement expired in 1988. Did the Association request a renewal as provided for in the agreement?



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

AW/mrk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

January 22, 1991

Margaret R. Alton  
Vice President  
Central Alberta Pioneers  
and Oldtimers Association  
4619 - 45 Street  
RED DEER, Alberta  
T4N 1K3

Dear Ms. Alton:

### RE: RENTAL OF PIONEER LODGE/AMENDMENT TO AGREEMENT

Your letter of January 3, 1991 requesting an amendment to the June 27, 1958 agreement between The City of Red Deer and the Central Alberta Pioneers and Oldtimers Association to enable the Association to rent the Pioneer Lodge to third parties, received consideration at the Council meeting of January 21, 1991.

At the above noted meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered request from the Central Alberta Pioneers' and Oldtimers' Association to amend the lease agreement enabling the said association to rent the Pioneer Lodge, hereby agrees that the Normandeau Cultural and Natural History Society be consulted to obtain their views prior to considering any adjustment to the original purpose set out in the agreement, and as recommended to Council January 21, 1991 by the Commissioners."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith all relevant information which appeared on the Council agenda pertaining to this matter (pages 192 to 205).

....2



*a delight  
to discover!*

Mrs. Margaret Alton  
Central Alberta Pioneers  
& Oldtimers Association  
January 22, 1991  
Page 2

By way of a copy of this letter I am sending all pertinent information to the Normandeau Cultural and Natural History Society for their review. I trust that you will be in contact with the said Society at your earliest convenience to obtain their views, as directed in the above noted resolution. In this regard, we would suggest that you contact Museums Director, Mr. M. Flewwelling, 343-6844, to arrange for a meeting.

We will look forward to a report back to Council from your group and the Normandeau Cultural and Natural History Society in due course.

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/jt

Att.

c.c. City Commissioners  
Normandeau Cultural & Natural History Society  
Museums Director, M. Flewwelling  
Director of Community Services, C. Curtis  
City Assessor  
Fire Chief  
Principal Planner



TRANSPORTATION  
AND UTILITIES  
Regional Transportation Services  
Central Region 3  
Parkland

Office of the Regional Director

#403, 4920 - 51 Street, Red Deer, Alberta, Canada T4N 6K8 403/340-5166

90.12.07

1564 - Red Deer

Mr. R. J. McGhee, Mayor  
The City of Red Deer  
4914 - 48 Avenue  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mr. McGhee:

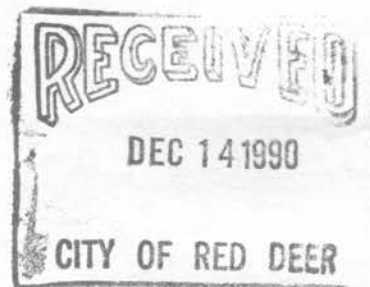
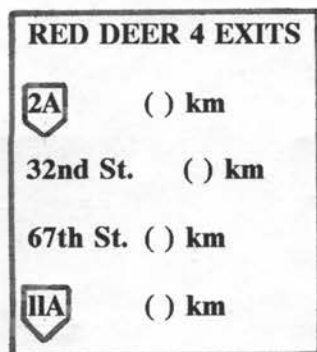
**RE: RED DEER TOURIST & CONVENTION BOARD**

Thank you for your letter of November 29, 1990, requesting additional signing on Highway 2 to show the number of exits to the city, as well as signing for the Lions Campground.

For your information, I have attached photographs of the existing signs showing the number of exits for both northbound and southbound traffic. In our view, the existing signage for southbound traffic (Appendix A) is adequate; however, it appears that some improvements would be appropriate in the signage for the northbound traffic (Appendix B).

I would suggest the following modification.

- leave the existing signs #1 & 3 as they are (Appendix B)
- remove sign #2 and provide a bigger sign as shown here at the south entrance to the city at a location mutually acceptable to the City and A.T.&U.





Page 2  
Mayor McGhee

With respect to signage for the Lions Campground, the general policy that we follow does not permit signage for campgrounds, within the city limits, on highways outside the city limits. This policy is adopted in order to avoid proliferation of signs along highways. Nevertheless, since Lions Campground is the major campground within the vicinity, we are prepared to make an exception and provide signing as noted below.

On Hwy. 2 ahead of  
the 67 St. Exit

Lions Campground
Exit 67 St.
Facilities Symbols

At the Jct. of SB off-  
ramp with 67 St.

← Lions Campground
--------------------

At the Jct. of NB off-  
ram with 67 St.

Lions Campground →
--------------------

Please review this proposal and advise us whether it is acceptable to the City. We will arrange for fabrication and installation of the signs upon receipts of your reply.

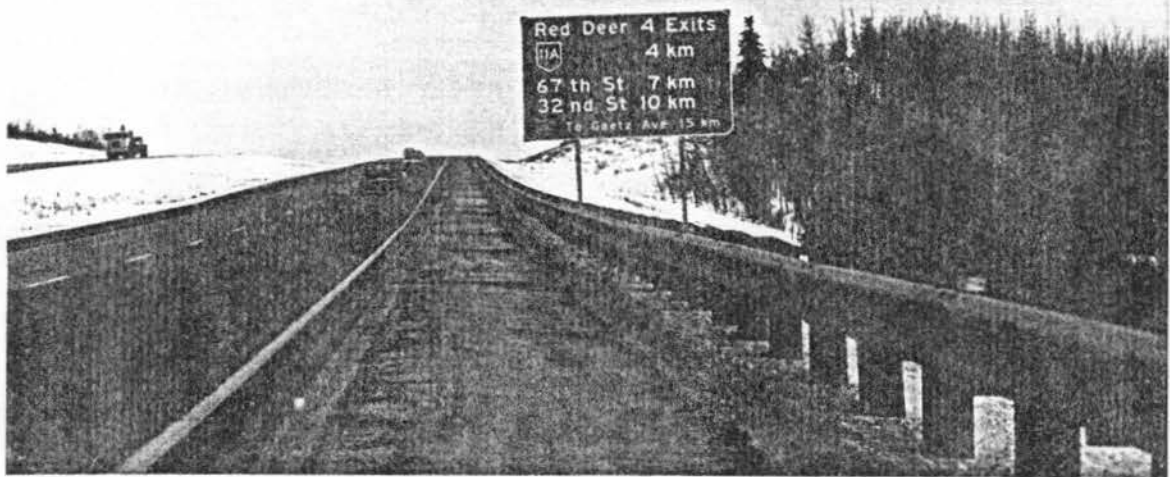
Sincerely,



D. J. Bussard, P.Eng.  
Regional Director

TM/cad  
Attach.





HIGHWAY 2 SOUTHBOUND (SOUTH SIDE OF BLINDMAN RIVER)



HIGHWAY 2 SOUTHBOUND  
(NORTH SIDE OF CNR OVERPASS, APPROX. 2 km NORTH OF HWY 11A)



#1

HIGHWAY 2 NORTHBOUND (OPPOSITE OLD A &amp; W)



#2

HIGHWAY 2 NORTHBOUND



#3

HIGHWAY 2 NORTHBOUND (OVERPASS AT HWY 2A &amp; OLD CPR RAILWAY TRACKS)



RED DEER  
REGIONAL PLANNING COMMISSION

210

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

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

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

TO: C. Sevcik

DATE: January 11, 1991

FROM: D. Rouhi

RE: Alberta Transportation Signage - Highway 2

The City Council at their meeting of November 26, 1990 requested some changes to be made on the Highway 2 signage. These changes included indicating the number of exits from Highway 2 northbound into Red Deer as well as directions to Lion's Campground.

Alberta Transportation agreed to the changes outlined in their letter dated December 7, 1990 and we concur with their proposal.

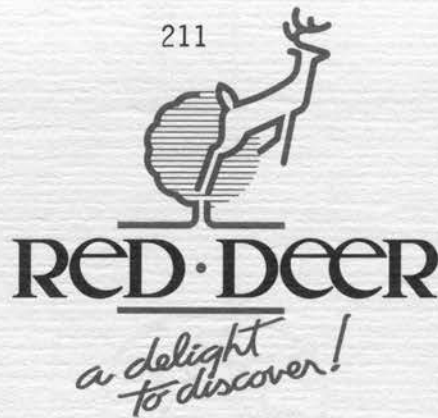
D. Rouhi, ACP, MCIP  
Senior Planner

DR/kjc

CC: Director of Community Services  
Director of Engineering Services  
Tourist and Convention Board  
Economic Development Manager

MUNICIPALITIES WITHIN COMMISSION AREA

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



DATE: January 14, 1991  
TO: Charlie Sevcik, City Clerk  
FROM: Wendy Martindale, Red Deer Tourist and Convention Board  
RE: **ALBERTA TRANSPORTATION SIGNAGE - HIGHWAY 2**

---

As a result of a request from the Red Deer Tourist and Convention Board, City Council on November 26, 1990 passed a resolution asking Alberta Transportation to:

- a) install a sign indicating the number of exits for Red Deer on Highway 2 south of City, and
- b) sign Lions Campground on Highway 2 north and south of the 67 Street exit.

Alberta Transportation has agreed to make these changes. We concur with their proposals as outlined in their letter of December 7. We feel that their decision to make an exception to their general policy for Lions Campground is appropriate.

*Wendy Martindale*

Wendy Martindale  
Manager  
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

CS-3.036

**DATE:** December 19, 1990

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** ALBERTA TRANSPORTATION SIGNAGE:  
HIGHWAY 2  
Your memo dated December 14, 1990 refers.

---

1. A report from the Red Deer Tourist and Convention Board regarding directional signs on Highway 2 was considered by City Council at its meeting on November 26, 1990, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer have considered recommendations from the Red Deer Tourist and Convention Board hereby agrees to approach Alberta Transportation with the following requests:

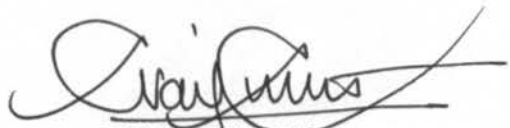
1. That a sign indicating the number of exits for Red Deer be placed on Highway 2 south of the City
2. That the Lions Campground be signed on Highway 2 north and south, prior to the 67 Street exit

and as recommended to Council November 26, 1990."

2. The Regional Director of Alberta Transportation has responded favourably to the request and has submitted a detailed proposal for review by the City. Alberta Transportation is proposing to install a new sign at the south entrance to the City indicating the number of exits for Red Deer, and three new signs directing visitors to the Lions Campground via 67th Street.

3. RECOMMENDATION

It is recommended that City Council endorse the signage proposals for Highway 2 as submitted by Alberta Transportation.



CRAIG CURTIS

CC:kl



DATE: January 16, 1991  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: HIGHWAY 2 SIGNING

---

### THE RED DEER MAJOR EXIT SIGNING

Our recommended interchange sequence signage for Highway 2 is outlined in the attached drawing. This signing scheme is based on the recommended North American practice for signing highways near urban areas, and is similar to the original signing scheme proposed by the Engineering Department and approved by Alberta Transportation and Utilities' Edmonton and Red Deer offices about seven years ago.

Signs (B) and (C) should be located at 2 km, and signs (A) and (D) at 4 km in advance of the first City exits. In addition, no more than three exit names should be identified under the existing "Red Deer 4 Exits" message.

Studies have shown that if more than three destinations are identified on one sign, many drivers would read the sign messages with error.

### THE LIONS CAMPGROUND SIGN

Alberta Transportation and Utilities has agreed to make an exception in providing the Lions Campground signs.

City Council has been requested to support the installation of the Hospital, the Information Centre, the Red Deer College, and the Heritage Ranch signs in the past few years. Council is currently requested to pursue the installation of the Lions Campground signs, and likely other additional destination signs in the future.


Each additional destination sign will increase the chances of motorists' error in finding the essential information they are looking for. These signs may help the several visitors to specific destinations, like Lions Campground, at the expense of the many tourists that look for the 67 Street exit to the numerous other City tourist attractions.

City Clerk  
 Page 2  
 January 16, 1991  
 File: 620-014B

Accordingly, we would suggest that Council not seek the installation of even more destination signs on Highway 2 in the future, as the main function of the Highway 2 signs are to advise the motorist of the correct exit point into the City.

### RECOMMENDATION

In summary, we would recommend that Alberta Transportation and Utilities be asked to consider the reorganization of the major exit sequence signs as outlined in the attached drawing, in addition to the signing currently under consideration.

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

CYL/emg  
 Att.

c.c. J. Bussard, Alberta Transportation and Utilities, Red Deer  
 c.c. Director of Community Services  
 c.c. Economic Development Manager  
 c.c. Urban Planning Section Manager  
 c.c. Tourist and Convention Board

### Commissioners' Comments

In this instance, we agree in general with the recommendations of Mr. J. Bussard but would also recommend that the Engineering comments with regard to the organization of the signs be submitted to the Department of Transportation and Utilities for their consideration.

"R.J. MCGHEE"  
 Mayor

"M.C. DAY"  
 City Commissioner



(A)

Red Deer	3 EXITS
11A	4 km
67th St.	7 km
32nd St.	12 km

(B)

11A	2 km
67th St.	5 km
32nd St.	10 km

67th St.	2 km
32nd St.	7 km.

32nd St.	2 km
----------	------

215

HIGHWAY 11A

HIGHWAY 2

67 STREET

32 STREET

11A	2 km
-----	------

67th St.	2 km
11A	5 km

32nd St.	2 km.
67th St.	7 km.
11A	10 km.

2 North Edmonton	2A North Red Deer City Centre
---------------------	-------------------------------------

2 North Edmonton ↓	TO 2A North Red Deer Keep Right
--------------------------	---------------------------------------

2A Gaetz Ave.	2 km
32nd St.	7 km
67th St.	10 km.

Red Deer	4 EXITS
2A Gaetz Ave	4 km
32nd St.	9 km
67th St.	12 km

### LEGEND

\* EXISTING

\*\* REVISE EXISTING  
OVERHEAD SIGN

(C)

(D)

DATE DECEMBER 14, 1990

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
- ☒ TOURIST AND CONVENTION BOARD

FROM:

CITY CLERK

RE: ALBERTA TRANSPORTATION SIGNAGE - HIGHWAY 2

Please submit comments on the attached to this office by JANUARY  
15 for the Council Agenda of JANUARY 21, 1991.

☐

ACKNOWLEDGE

C. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 17, 1990

Alberta Transportation and Utilities  
Regional Transportation Services  
#402, 4920 - 51 Street  
RED DEER, Alberta  
T4N 6K8

Attention: D.J. Bussard, P. Eng., Regional Director

Dear Mr. Bussard

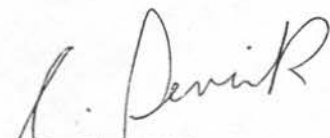
**RE: ALBERTA TRANSPORTATION SIGNAGE - HIGHWAY 2**

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 January 21, 1991.

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

CS/blm

DATE: December 17, 1990  
TO: City Clerk  
FROM: Manager Economic Development  
RE: **ALBERTA TRANSPORTATION SIGNAGE - HIGHWAY 2**

---

The Department of Economic Development has no comments on the proposal put forth by Alberta Transportation with respect to Highway 2 signage.



Alan V. Scott

MANAGER ECONOMIC DEVELOPMENT

AVS/mm

# Office of the Mayor



November 29, 1990

Mr. Jim Bussard, Regional Director  
Alberta Transportation & Utilities  
4th Floor, Provincial Building  
4920 - 51 Street  
Red Deer, Alberta  
T4N 6K8

Dear Mr. Bussard:

At the Council Meeting of November 26, 1990, the attached report from the Red Deer Tourist and Convention Board regarding directional signs on Highway 2 received consideration. At the above-noted meeting the following motion was unanimously passed by Council concurring with the recommendations from the Board.

"RESOLVED that Council of The City of Red Deer having considered recommendations from the Red Deer Tourist and Convention Board hereby agrees to approach Alberta Transportation with the following requests:

1. That a sign indicating the number of exits for Red Deer be placed on Highway 2 south of the City
2. That the Lions' Campground be signed on Highway 2 north and south, prior to the 67 Street exit

and as recommended to Council November 26, 1990."

.../2

Mr. Jim Bussard, Regional Director

Page 2

November 29, 1990

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

We trust that you will give this request your usual considerate attention.

Sincerely,

A handwritten signature in dark ink, appearing to read 'R. J. McGhee', written in a cursive style.

R. J. McGHEE

Mayor

/bd

Att.

c.c. Red Deer Tourist and Convention Board  
Economic Development Manager  
City Clerk



*HIGHWAY 2 SOUTHBOUND (SOUTH SIDE OF BLINDMAN RIVER)*



*HIGHWAY 2 SOUTHBOUND  
(NORTH SIDE OF CNR OVERPASS, APPROX. 2 km NORTH OF HWY 11A)*





#1

HIGHWAY 2 NORTHBOUND (OPPOSITE OLD A & W)



#2

HIGHWAY 2 NORTHBOUND



#3



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 22, 1991

Alberta Transportation and Utilities  
#403, 4920 - 51 Street  
RED DEER, Alberta  
T4N 6K8

Attention: Mr. D.J. Bussard, P. Eng.  
Regional Director

Dear Sir:

**RE: ALBERTA TRANSPORTATION SIGNAGE - HIGHWAY 2**

Your letter of December 7, 1990 pertaining to the above topic, received consideration at the Council meeting of January 21, 1991 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated December 7, 1990 from Mr. D.J. Bussard, P.Eng., Regional Director, Alberta Transportation and Utilities re: Additional Signage on Highway 2, hereby agrees in general with the recommendations as outlined in the aforesaid correspondence, subject to the comments from the Engineering Department with regard to the organization of the signs being submitted to the Department of Transportation and Utilities for their consideration, and as recommended to Council January 21, 1991."

The decision of Council in this instance is submitted for your information. I am also enclosing herewith comments from the Engineering Department referred to in the above noted resolution for your consideration.

Trusting that you will find this satisfactory and we wish to thank you for your co-operation in this instance.

Sincerely,

C. Sevcik  
City Clerk  
CS/jt

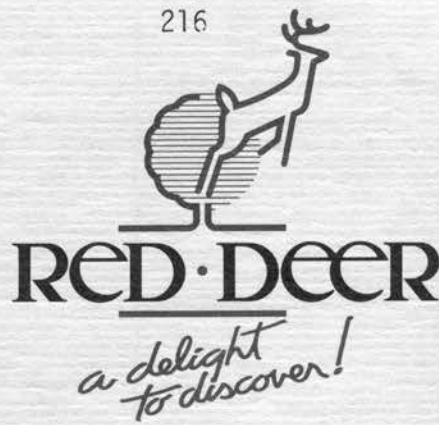
c.c. City Commissioners  
Engineering Department Manager  
Director of Community Services  
Senior Planner  
Red Deer Tourist & Convention Board



*a delight  
to discover!*



NO. 4



December 20, 1990

Mayor and Members of Council  
The City of Red Deer  
Red Deer, Alberta

Dear Mayor McGhee and Members of Council:

Each year groups such as the Red Deer Airshow Association, the Westerner Exposition Association and organizations sponsoring other major events approach the City of Red Deer for grants, as part of the budget process.

The Red Deer logo was developed for use in promotional material on Red Deer, in order to convey a strong consistent image of our city. The logo is trademarked in the name of The City of Red Deer and the Red Deer Tourist and Convention Board oversees its use, on the City's behalf. Over the past two years, the logo has been widely adopted. It appears on City stationery and in a wide variety of print material produced by various departments.

In approving grant requests for 1991, we would encourage City Council to make use of the Red Deer logo a condition of any grants to groups sponsoring major events. The Airshow Association, for example, should be asked to include the logo in their brochures, ads, etc. The logo has indeed been included on the Airshow poster for the past two years. The Westerner Exposition Association should be asked to include the logo on their float, which will be seen by thousands of people when appearing in parades throughout Alberta to promote Westerner Days and Red Deer.

Use of the logo by groups receiving City grants would be a reasonable requirement, and this use would go far to meet the objective of conveying a consistent image of Red Deer.

Sincerely,

Afzal Rajan  
Chairman

RED DEER TOURIST AND CONVENTION BOARD

WM/mm

RED DEER TOURIST AND CONVENTION BOARD

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4  
Tel.: (403) 342-8279 Fax: (403) 346-6195

DATE: January 9, 1991  
TO: Charlie Sevcik, City Clerk  
FROM: Alan Scott, Manager Economic Development  
RE: **TOURIST BOARD - USE OF LOGO**

---

I would support the Tourist Board's request that it be a requirement of any group seeking City grants, that they agree to utilize The City of Red Deer logo in their promotional material. At the time the logo was developed, there was seen to be a need to standardize the various logos that were being used to identify Red Deer. As a result, The City of Red Deer endorsed the new logo and the next step should be the encouragement of its use in all applicable situation.



Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

CS-3.041

**DATE:** December 27, 1990

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** RED DEER TOURIST & CONVENTION BOARD:  
USE OF LOGO  
Your memo dated December 24, 1990 refers.

---

1. The Red Deer Tourist & Convention Board is requesting City Council to make the use of the Red Deer logo a condition when approving grants to groups sponsoring major events.
2. I agree that the logo assists in conveying a consistent image of Red Deer. Consequently, I support the board's request.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Rick Assinger, Social Planning Manager  
Wendy Martindale, Manager, Tourist & Convention Board  
Afzal Rajan, Chairman, Tourist & Convention Board

FILE: TBRDLOG0

DATE: January 7, 1991  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: TOURIST BOARD - USE OF LOGO

---

It would seem reasonable that we request people receiving grants to use the logo where possible. I am not sure that requiring it be used is reasonable. There may be reasons why it may not be feasible.



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

AW/mrk

Commissioners' Comments

We would recommend that Council concur that this be made a requirement wherever it is feasible.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE DECEMBER 24, 1990

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: TOURIST BOARD - USE OF LOGO

Please submit comments on the attached to this office by JANUARY 11, 1991 for the Council Agenda of JANUARY 21, 1991.

☐

ACKNOWLEDGE

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

December 24, 1990

Red Deer Tourist and Convention Board  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

Attention: Afzal Rajan, Chairman

Dear Mr. Rajan:

**RE: USE OF LOGO**

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 January 21, 1991.

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,

K. Kloss  
Assistant City Clerk

KK/blm

DATE: January 23, 1991  
TO: Red Deer Tourist & Convention Board  
FROM: City Clerk  
RE: USE OF LOGO - GRANT REQUESTS

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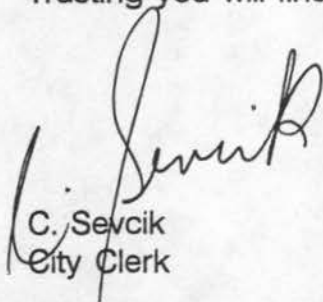
Your letter of December 20, 1990 encouraging Council to make use of the Red Deer logo a condition of any grants to groups sponsoring major events, received consideration at the Council meeting of January 21, 1991.

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

"RESOLVED that Council of The City of Red Deer hereby agrees to make the use of the Red Deer logo a condition when approving grants to groups sponsoring major events wherever it is feasible and as recommended to Council January 21, 1991."

The decision of Council in this instance is submitted for your information. By way of a copy of this memo, we are drawing to the attention of the Director of Financial Services the above noted condition to be conveyed to all relevant grant applications approved.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Financial Services  
Director of Community Services



# RED DEER CHAMBER OF COMMERCE

3017 GAETZ AVENUE  
RED DEER, ALBERTA T4N 5Y6  
TELEPHONE (403) 347-4491  
FAX. (403) 343-6188

January 8, 1991

Mayor Robert McGhee,  
Mayor's Office,  
P.O. Box 5008,  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

RE: TWINNING

The letter sent from your office on November 9th re: Twinning with a Japanese community has been acknowledged by our directors.

You will recall that this matter was discussed with you and council at our joint meeting of December 17th. It was and continues to be our view that any decision to twin must be a joint venture with the City of Red Deer.

Our directors are of the opinion that we could better direct our efforts to communities in the United States of America. To be even more specific we believe there is a great deal to be gained by aligning ourselves with the Pacific Northwest. There is an organization already in place, (PACE) Pacific Corridor Enterprise Council, which may well provide opportunities to expand our market place, should we wish to join.

If there is an interest expressed by city council we would be prepared to pursue this matter further.

Sincerely,

Pat Henry  
Executive Director

PH:jdf

Commissioners' Comments

Direction of Council is requested.

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

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 23, 1991

Red Deer Chamber of Commerce  
3017 - 50 Avenue  
RED DEER, Alberta  
T4N 5Y6

Attention: Mr. Pat Henry  
Executive Director

Dear Sir:

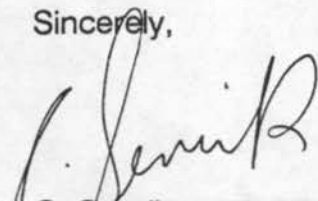
**RE: TWINNING**

Your letter of January 8, 1991 addressed to Mayor McGhee pertaining to the above noted topic was presented on the Council agenda of January 21, 1991 for Council's direction.

In the light of the current budget situation and as there are costs associated with any twinning program, Council agreed not to pursue this matter further at this time and that the matter be filed.

We thank you for your letter in this instance, and trust you will find same satisfactory.

Sincerely,



C. Sevcik  
City Clerk

CS/jt

c.c. City Commissioners  
Economic Development Manager  
Tourist & Convention Board

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

NO. 6

# Ride'n Glide



"YOUR BICYCLE & CROSS COUNTRY SKI SHOP"

January 8, 1991

The City of Red Deer  
Box 5008  
RED DEER, Alberta  
T4N 3T4

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:55
DATE	Jan. 8/91
BY	SP

ATTENTION: THE MAYOR & MEMBERS OF CITY COUNCIL

RE: 5233 - 54 AVENUE (Lot 14, Block 4, Plan 842-0286)

We wish to advise that we have negotiated a lease on the subject property. We intend to relocate our sporting goods establishment in this location to take advantage of its location in relation to the bicycle and cross country ski trails that are prevalent on the banks of the Red Deer river and in the Bower Pond/Heritage Ranch park area.

This property is the former home of Hawk Sheet Metal, and prior to that it was known as Derrick Rentals. The building is adjacent to the property recently purchased for All Sports Replay; it is directly North of Thrifty Rentals and just South East of Ideal Plumbing Supplies.

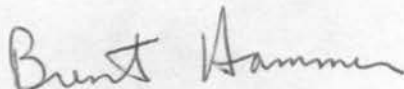
We propose to utilize the 2643 square foot floor area (3448 SqFt including mezzanine) as follows:

Office, Washrooms, Mechanical Rooms	330 SqFt	( 9.5%)
Warehouse, Service & Repair Areas	806 SqFt	(23.3%)
Showroom & Retail Sales	1507 SqFt	(43.7%)
Storage of off season equipment (Mezzanine)	805 SqFt	(23.5%)

Ride'n Glide is a sporting goods firm that specializes in mountain and multi-gear bicycles in the summer months and cross country ski equipment in the winter season. We are well known in Central Alberta for our service department because of the many bike service and cross country ski clinics we participate in.

Your earliest consideration of this matter to accommodate our proposed February 15, 1991 possession date will be most appreciated.

Sincerely,



for/  
RIDE'N GLIDE

DATE: January 14, 1991

TO: City Clerk

FROM: Fire Prevention

RE: 5233 - 54 AVENUE - RIDE'N GLIDE

This department has no objection to this building being occupied by a retail outlet provided all requirements of the Alberta Building and Fire Codes are complied with.

A handwritten signature in dark ink, appearing to read "Cliff Robson", with a long horizontal stroke extending to the right.

Cliff Robson  
Fire Marshal

CR/dd





**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

**TO:** City Clerk  
  
**FROM:** Paul Meyette  
Principal Planner

**DATE:** January 14, 1991

**RE:** Ride 'n Glide - Application to locate at 5233 - 54th Avenue

Ride 'n Glide is proposing to relocate their business from the Co-op Plaza to an industrial building on 54th Avenue. Renovations to the industrial building are proposed to give the building a retail appearance (glass storefront, awning, etc.)

The site to which Ride 'n Glide is proposing to locate is situated in the DC3 District. This District uses the I1 District list of permitted and discretionary uses to guide development in the area. Council is also given authority under this District to approve additional uses. It is in respect of Council's authority to approve additional uses that this request has been brought to Council.

The area in which Ride 'n Glide proposes to locate has been and continues to be used for industrial purposes. With one exception, the retail operations in the area are secondary to a warehousing or manufacturing function.

As Council is aware the area west of the downtown railyards, including Ride 'n Glide's proposed location will be impacted by the removal of the CP trackage and subsequent road realignments and redevelopments. It is the view of Planning staff that Council should carefully consider the issues concerning the introduction of new land uses in this area prior to approving further non-industrial uses. In order to provide an overview of the issues involved the Red Deer Regional Planning Commission has included a study of the area between the downtown railyards and the river (Cronquist and Area Redevelopment Plan) in our work program for the coming year.

. . . 2

MUNICIPALITIES WITHIN COMMISSION AREA

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



### Recommendation

Planning staff recommend that no further non-industrial uses be approved in the industrial area west of the rail yards until such time as the issues involved in the redevelopment of this area are finalized through the Cronquist and Area Redevelopment Plan.



---

Paul Meyette, ACP, MCIP  
Principal Planner

PM/kjc

cc     Director of Community Services  
       Director of Engineering Services  
       Bylaws and Inspections Manager  
       City Assessor  
       E.L. & P Manager  
       Fire Chief

DATE: January 10, 1991  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: RIDE 'N GLIDE  
5233-54 AVENUE  
LOT 14, BLOCK 4, PLAN 842-0286

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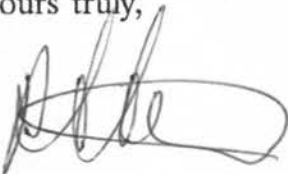
FILE NO.

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

The site in question is designated DC(3), and as the use was neither permitted nor discretionary previously, Council becomes the approving authority.

This use is similar to All Sports Replay, which was recently approved by City Council for an adjacent site. It is our understanding that the surrounding area is intended for commercial uses; therefore, we would recommend approval of this application.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

Council established this area as a Direct Control Area in light of the impending redevelopment of lands. A similar application was considered by Council last fall and approved. The current application is for a site adjacent to the previous approval and is in an existing building and not a new development. We would again recommend that Council approve the use as it is in an existing building. We may not have the same support if it was a new development which could affect the overall development of the area.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE January 9, 1991

TO:

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

---

FROM: CITY CLERK

RE: Ride'n Glide - Application to locate at 5233 - 54 Avenue

Please submit comments on the attached to this office by January 14  
                     for the Council Agenda of January 21/91.

  
C. SEVCIK  
City Clerk



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 9, 1991

Ride'n Glide  
5018 - 47 Ave.  
Red Deer, Alberta  
T4N 3P7

Dear Sirs:

RE: 5233 - 54 AVENUE/RELOCATION/LOT 14, BLOCK 4, PLAN 842-0286

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 January 21, 1991.

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:** January 14, 1991

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** RIDE 'N GLIDE: APPLICATION TO LOCATE AT 5233 - 54 AVENUE  
Your memo dated January 9, 1991 refers.

---

I have discussed the above proposal with the Parks and Recreation & Culture Managers, and we have no objections from a Community Services perspective.



CRAIG CURTIS

CC:dmg

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

DATE: January 10, 1991

TO: City Clerk

FROM: E. L. & P. Manager

RE: Ride'n Glide - Application to locate at 5233 - 54 Avenue

---

E. L. & P. have no objections to the above proposed application.

If you have further questions or comments, please advise.

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

A. Roth,  
Manager

/jjd

DATE: January 14, 1991  
TO: City Clerk  
FROM: City Assessor  
RE: RIDE'N GLIDE - APPLICATION TO LOCATE AT  
5233 - 54 AVENUE

---

The Assessment, Tax & Land Department has no comment on this proposal for relocation.

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

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

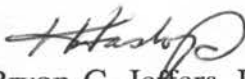
AK/ngl



DATE: January 14, 1991  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: RIDE'N GLIDE  
5233-54 AVENUE  
LOT 14, BLOCK 4, PLAN 842-0286

---

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

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

NPA/emg



RED DEER  
REGIONAL PLANNING COMMISSION

74

*All Sports Replay*

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

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

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

October 22, 1990

Mr. C. Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: Allsports Replay Approval Request  
to locate at 5237 - 54 Avenue

The site under consideration is located on the east side of 54th Avenue opposite the Red Deer Water Treatment Plant. The proposal by Allsports Replay is to renovate the existing building and use it for storage, distribution, rental and sales of used sports equipment. Allsports presently operates from a building at 4924 - 52nd Street in the C-1 District.

In 1988, the City Council established a district known as Direct Control Area (DC-3) in the area occupied by C.P. rail in the downtown area. The areas included in the DC-3 District are the lands expected to be vacated as a result of the railway relocation and a number of adjacent lots to the west, to ensure the area can be developed in a comprehensive manner.

At that time, the site of the proposed sports shop was designated as I-1 or Light Industrial and the proposed use was neither permitted nor discretionary in the I-1 District. In passing the DC-3 District, the bylaw protected all existing and proposed uses which complied with the previous designation in this area (I-1 District in this case).

We feel the proposed sport shop which includes retail sales of sports equipment does not comply with the uses listed for industrial area. Furthermore, one of the intentions of direct control is not to allow new uses into an area which is subject to comprehensive development before the area is fully planned.

We feel permitting new uses in DC-3 is premature before planning of the area is complete and recommend the request be denied.

Yours truly

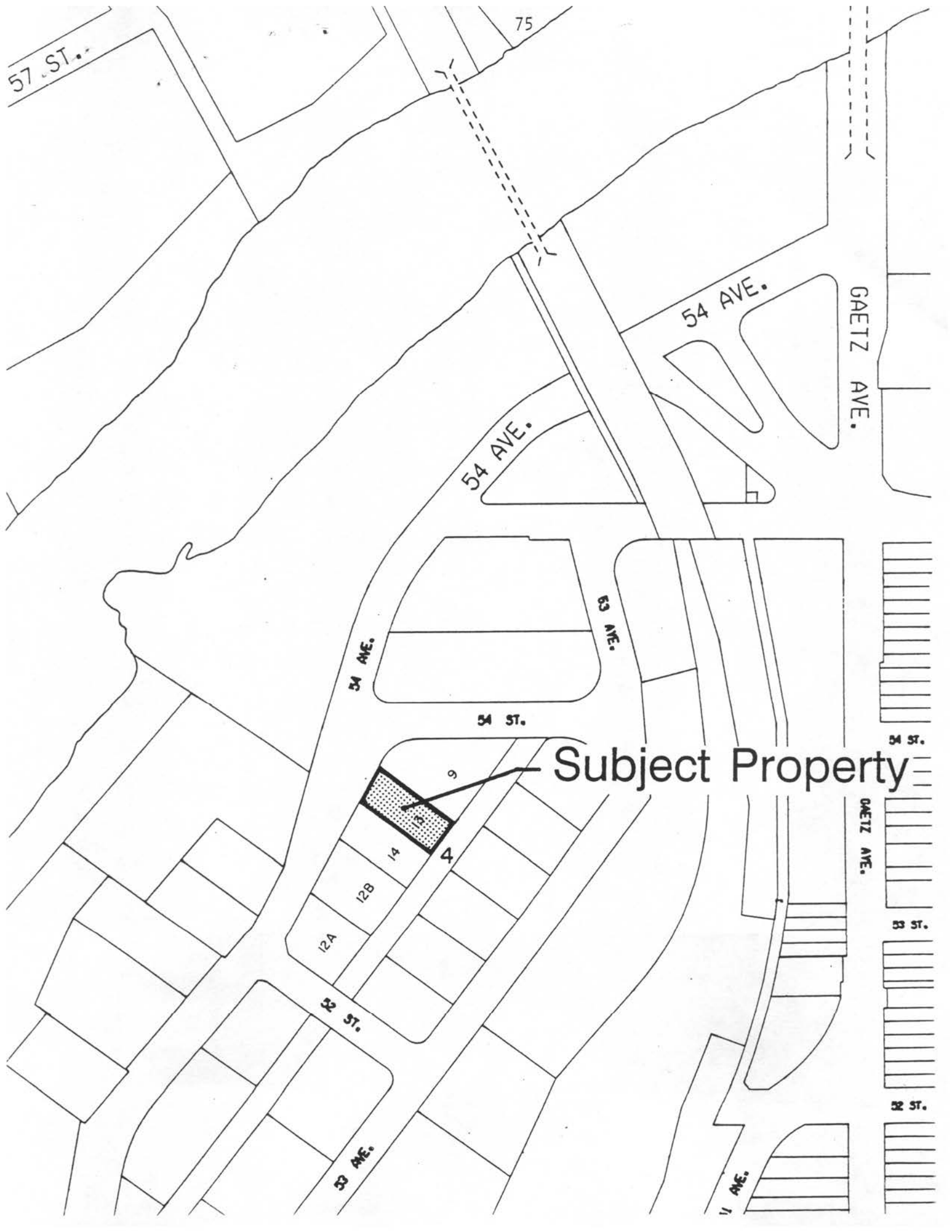
D. ROUHI, ACP, MCIP  
SENIOR PLANNER

DR/pim

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

MUNICIPALITIES WITHIN COMMISSION AREA

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



Subject Property

75

57 ST.

GAETZ AVE.

54 AVE.

54 AVE.

53 AVE.

54 AVE.

54 ST.

54 ST.

GAETZ AVE.

53 ST.

52 ST.

53 AVE.

51 AVE.

53 ST.

9

14

128

124

4

13

DATE: October 18, 1990  
TO: City Clerk  
FROM: Fire Prevention  
RE: ALL SPORTS REPLAY - 5237 - 54 AVENUE

---

This building will require modification to accommodate the change from F-2 to Group E occupancy. All Building and Fire Code requirements shall be complied with and obtaining an Occupancy Permit prior to use.

If any further information is required please contact this office.



Cliff Robson  
Fire Marshal

CR/dd

Commissioners' Comments

We would concur with the comments of the Bylaws & Inspections Manager. As the area is beginning to change character, we do not see a problem with this use in an existing building, though our views may be different if a new development was proposed.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

City Clerk's Department 342-8132

January 23, 1991

Ride'n Glide  
5018 - 47 Avenue  
RED DEER, Alberta  
T4N 3P7

Attention: Mr. Grant Hammer

Dear Sir:

**RE: APPLICATION TO RELOCATE TO 5233 - 54 AVENUE,  
LOT 14, BLOCK 4, PLAN 842-0286**

Your letter of January 8, 1991 requesting approval to locate in the existing building at 5233 - 54 Avenue received consideration at the Council meeting of January 21, 1991.

At the above noted meeting Council passed the following motion approving your request.

"RESOLVED that Council of The City of Red Deer hereby approves the relocation of Ride'n Glide to the existing building at 5233 - 54 Avenue (Lot 14, Block 4, Plan 842-0286) (Direct Control District) and as presented to Council January 21, 1991."

The decision of Council in this instance is submitted for your information. It will be necessary for you to apply to the Bylaws & Inspections Manager for receipt of all permits and necessary approvals prior to occupancy taking place.

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/jt

c.c. Fire Chief  
City Assessor  
Principal Planner



*a delight  
to discover!*

# REMCO

REMCO MEMORIALS LTD.

NO. 7

"Before need, at need and cremation monuments"

Jan. 8;1991

Please Quote  
File No:

The City of Red Deer  
Mayor and Council

Office: Red Deer

RE: Alto-Reste Cemetery Monument by Legion

On behave of the Red Deer Legion, Remco Memorials Ltd. would like to make formal application to relax section 34.1 of the Cemetery By-law to allow a monument in excess of the size limitations.

We would like to place a 8' x 6' Cairn into the Field of Honor with the purpose being, the Legion members could then buy a plaque to install on the cairn for themselves and their spouses. These plaques would be for members who have been cremated and their ashes either interred in the field of honor or scattered as to their wishes.

The reason for the cairn being this height is we would like to keep the bottom row of plaques at least one foot (1') above the ground as anything lower would be to hard for the people visiting the cairn to read. The Legion expressed they wanted to be able to place 500 names on the cairn and to do that we require the eight feet by six feet.

I have enclosed a drawing of the proposed cairn, the grey shaded area at the bottom will be buried in the concrete foundation. The dotted line being the bottom of the last row of plaques and the wording "We Will Remember Them" being in the top 6" thereby leaving 4'6" to place the required number of plates to complete the cairn. These plates will be attached at the time of need by Remco Memorials Ltd.

The cairn will be set with small shrubs around and a walk with a bench or two into an area chosen by the cemetery, and be in keeping with the layout of the cemetery. This cairn would be for the purpose of recognizing the Veterans in the Field of Honor as supplied by the City and the Cemetery.

Yours truly,  
Remco Memorials Ltd.

*Ches Pye*  
Ches Pye  
Manager, Red Deer

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:30 am
DATE	Jan. 8, 1991
BY	C. Smith

Head Office — 611-6th Avenue East, Regina, Saskatchewan S4N 5A3 Phone (306) 569-0621

3106 - 4th Street N.W.  
Calgary, Alberta T2M 3A4  
Phone 276-5649

323-13th Street N.  
Lethbridge, Alberta T1H 2S1  
Phone 329-9434

5017-45th Street  
Red Deer, Alberta T4N 1K8  
Phone 347-2206

465 S. Industrial Drive  
Prince Albert, Sask. S6V 7L9  
Phone 764-0313

721 Caribou Street W.  
Moose Jaw, Sask. S6H 2K8  
Phone 692-4666

210-33rd Street E.  
Saskatoon, Sask. S7K 0S3  
Phone 652-5363

107 Broadway St. W.  
Yorkton, Sask. S3N 0M3  
Phone 783-4212

168 University Park Drive  
Regina, Sask. S4V 1A3  
Phone 789-2199

3619-118th Avenue  
Edmonton, Alberta T5W 0Z3  
Phone 474-1311

10706-101st Street  
Edmonton, Alberta T5H 2S3  
Phone 426-4068







DATE: JANUARY 10, 1991  
TO: CITY CLERK  
FROM: COUNCIL & COMMITTEE SECRETARY  
RE: RELAXATION OF SECTION 34 OF THE CEMETERY BYLAW

---


In response to your request for comments on correspondence from Remco Memorials Limited dated January 8, 1991, I would submit the following.

A meeting was held between Ches Pye of Remco Memorials, Don Batchelor, Parks Manager, Rolf Westra, Cemetery Foreman, and myself, with regard to the Royal Canadian Legion's proposal to place a cairn in the Field of Honour at the Alto Reste Memorial Gardens Cemetery. Following the meeting with Mr. Pye, Mr. Batchelor and I met with Mr. Westra at the cemetery to view the proposed location for the cairn.

The placement of the cairn will be pretty much centred along the west side of the Field of Honour next to the roadway. It will be placed in line with the row of spruce trees in that area, with one or possibly two trees being removed and placed elsewhere in order to accommodate the length of the cairn. The cost of moving the tree(s) will be the responsibility of Remco on behalf of the Legion. This monument to our veterans will not be sitting out in the open where its size would be overbearing in comparison to other monuments in the cemetery.

With Mr. Pye's explanation as to how the lettering, etc. will be set up on the cairn, in order that same is pleasing to the eye and easy to read without crouching down, I would have no major concerns with the allowance of the 1 foot relaxation in height. I do not feel that the relaxation would be setting a precedent, as this is not a personal monument but one that will serve our veterans and their spouses and is a reminder to all of us of what has been sacrificed in the past. The line of spruce trees where the cairn will be situated will reach the 6 foot height and better within the next two years. This will help to eliminate any overpowering feeling that might be gotten from the height of the cairn.

The above is submitted for your consideration.

  
CHERYL G. ADAMS  
Council & Committee Secretary  
Cemetery Records/Information  
CA/sp

DATE: January 16, 1991  
TO: CITY COUNCIL  
FROM: DON BATCHELOR  
Parks Manager  
RE: REMCO - REQUEST TO RELAX SECTION 34 CEMETERY BY-LAW  
8' x 6' CAIRN - ALTO RESTE CEMETERY

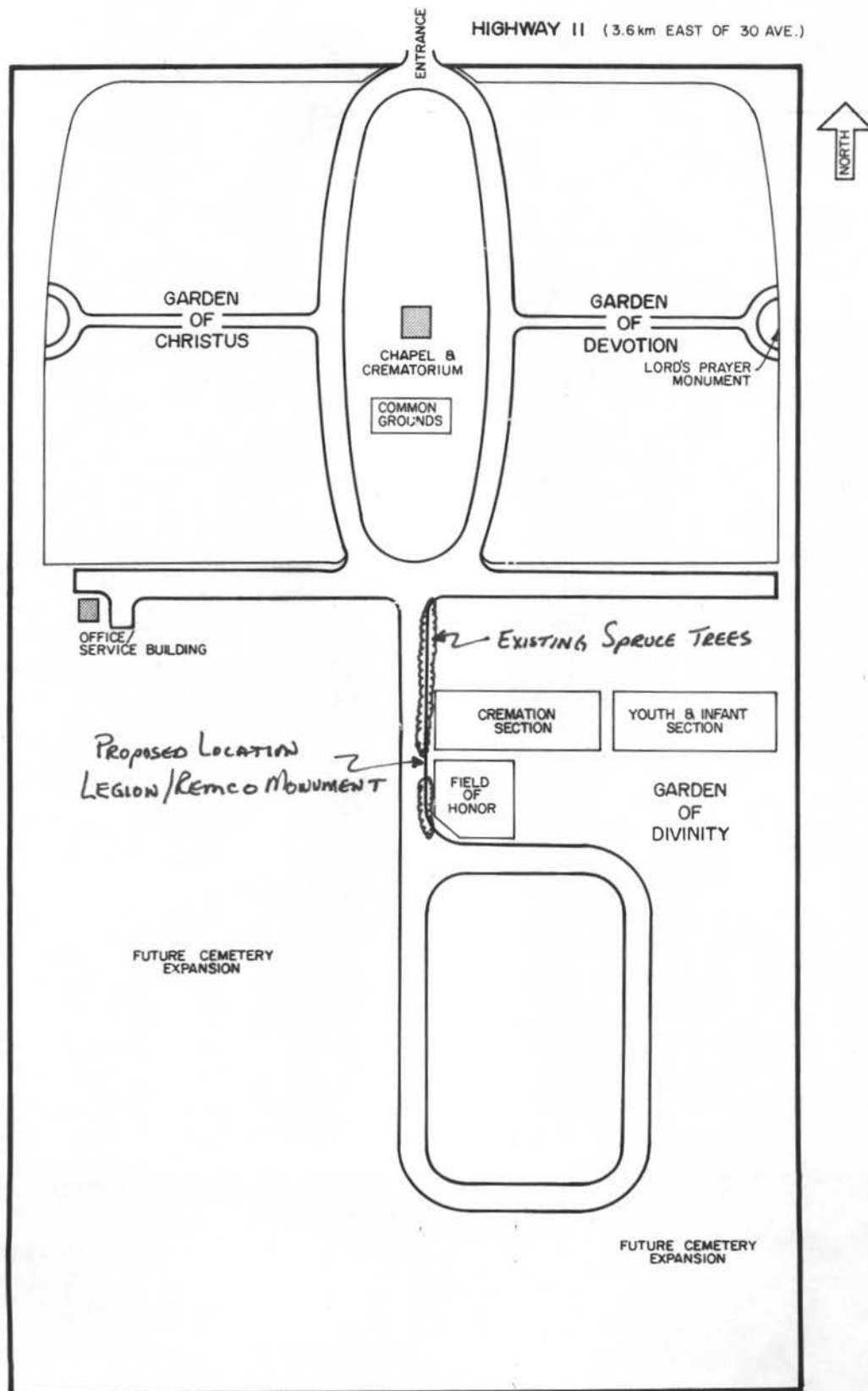
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Remco Memorial Limited has applied, on behalf of the Red Deer Legion, to install a cairn or memorial at the Alto Reste Cemetery for the purposes of recognizing war veterans in the Field of Honour area of the cemetery.

I have had the opportunity to discuss this proposal at length with Remco Memorial prior to their submission. Although I strongly support the concept of their proposal and we have agreed upon a location, I cannot support a monument 8 feet wide and 6 feet tall in the cemetery at this location.

The Cemetery By-law stipulates that a monument shall not exceed 5 feet in height, 7 feet 9 inches in width, and must be placed within the confines of a grave plot. The proposal, as submitted by Remco, requires relaxation of all three factors. A proposal I presented to the Legion/Remco Memorials on December 5, 1990 and recommend to City Council, is as follows:

1. Reduce the height of the monument to 5 feet, to conform to the by-law and make it less intrusive to an area of the cemetery which presently is, and will remain, void of monuments.
2. Increase the length of the monument to  $\pm 10$  feet to accommodate the required number of plaques.
3. Place the monument outside the confines of an existing cemetery grave plot and place it between a row of existing spruce trees along the cemetery access road (see attached plan).
4. The existing spruce tree, which is in conflict with the proposed location of the monument, will be relocated, with all relocation costs being the responsibility of the Legion.
5. That specifications for the cement pad and foundation for the monument be to the satisfaction of the Parks Department.



# ALTO RESTE MEMORIAL GARDENS

6. That landscape enhancement (coniferous shrub planting) be undertaken by the Legion at the base of the cement pad on the monument to the satisfaction of the Parks Department.
7. That a monument permit be submitted in accordance with the Cemetery By-law.

Although I support this monument, I am cautious relative to its size, dimensions and location to ensure that it is compatible with this area of Alto Reste Cemetery. This monument would be placed on City land (not on a grave plot) in a location where other monuments do and do not exist. For these reasons, my recommendation is in support of a revised proposal.

RECOMMENDATION

That City Council relax the Cemetery By-law 2952/A-90 and approve the placement of a cairn/monument at Alto Reste Cemetery in accordance with the recommendations outlined by the Parks Manager.



DON BATCHELOR

DB/ad

Att.

- c. Craig Curtis, Director of Community Services  
Charlie Sevcik, City Clerk

Commissioners' Comments

We would agree with the recommendations of the Parks Manager which supports the request with a slight modification. The request for size of 8' x 6' provides 48 sq. ft. of surface. The recommended 5' x 10' provides 50 sq. ft., so we see no problem with the change in size. We would also recommend that satisfactory arrangement for liability and maintenance be determined through an agreement satisfactory to the City Solicitor.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE January 8, 1991

TO:

<input type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input checked="" type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input checked="" type="checkbox"/>	COUNCIL/COMMITTEE SECY., CHERYL


FROM:

CITY CLERK

RE: REMCO - REQUEST TO RELAX SECTION 34 CEMETERY BYLAW, 8' x 6'  
CAIRN

Please submit comments on the attached to this office by Jan. 14

                     for the Council Agenda of Jan. 21

  
C. SEVCIK  
City Clerk



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 8, 1991

Remco Memorials Ltd.  
5017 - 45 Street  
Red Deer, Alberta  
T4N 1K8

Dear Sir:

RE: REQUEST TO RELAX SECTION 34 CEMETERY BYLAW, 8' X 6' CAIRN

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 January 21, 1991.

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**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

January 23, 1991

Remco Memorials Ltd.  
5017 - 45 Street  
RED DEER, Alberta  
T4N 1K8

Attention: Mr. Ches Pye, Manager

Dear Sir:

**RE: ALTO-RESTE CEMETERY - LEGION MONUMENT**

Your letter of January 8, 1991 requesting amendments to the Cemetery Bylaw with regards to a monument/cairn proposed by the Legion at the Alto-Reste Cemetery received consideration at the Council meeting of January 21, 1991.

Following is the motion which was passed by Council pertaining to this matter.

"RESOLVED that Council of The City of Red Deer hereby agrees to relax the requirements of Cemetery Bylaw 2952/88 as amended, to approve the placement of a cairn/monument at Alto-Reste Cemetery by Remco Memorial Ltd. on behalf of the Red Deer Legion, in accordance with the recommendations outlined in the report dated January 16, 1991 from the Parks Manager, subject to an agreement satisfactory to the City Solicitor with regard to liability and maintenance."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith the report from the Parks Manager dated January 16, 1991 referred to in the above noted resolution.

You will note that the approval is subject to an agreement satisfactory to the City Solicitor with regard to liability and maintenance. In this regard I am requesting the Parks Manager, Mr. Don Batchelor, to pursue this matter further to ensure appropriate legal documentation is prepared and executed by all parties.

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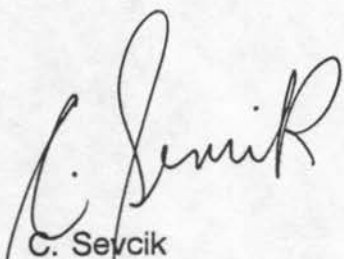
*a delight  
to discover!*



Remco Memorials  
January 23, 1991  
Page 2

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

Sincerely

A handwritten signature in black ink, appearing to read "C. Sevcik". The signature is fluid and cursive, with a large initial "C" and a stylized "S" for the last name.

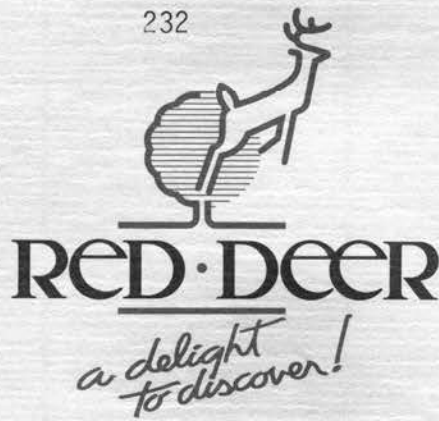
C. Sevcik  
City Clerk

CS/jt

Att.

c.c. Parks Manager  
Cemetery Records - Cheryl  
City Solicitor

NO. 8



November 29, 1990

Mayor and Members of Council  
City of Red Deer  
Red Deer, Alberta

Dear Mayor McGhee and Members of Council:

The Red Deer Tourist and Convention Board is pleased to submit the new agreement between the City and the Tourist Board, for your consideration.

As Council directed, the agreement is for a three year term, with City funding for each year identified. It has been modelled after other agreements currently in effect between the City and non-profit societies which provide services on the City's behalf. The Tourist Board has also provided for its own accounting (to be handled in 1991 by City Treasury on a fee for service basis), its own office space and secretarial support (effective October 1, 1991).

We ask that City Council consider this new agreement, along with the Tourist Board's 1991 budget submission. We look forward to continuing to coordinate tourist promotion and development for Red Deer, with Council's support and encouragement.

Sincerely,

  
FOR A. RAJAN

Afzal Rajan  
Chairman  
RED DEER TOURIST AND CONVENTION BOARD

WM/mm

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, FOR  
THE PROVISION OF SERVICES TO COORDINATE TOURIST PROMOTION AND  
DEVELOPMENT FOR THE CITY OF RED DEER.

**THE CITY OF RED DEER**

a municipal corporation duly incorporated  
under the laws of the Province of Alberta  
(hereinafter called the "City")

OF THE FIRST PART

- and -

**THE RED DEER TOURIST AND CONVENTION ASSOCIATION**

a society duly incorporated under the laws of the Province of Alberta  
and having its head office in Red Deer, Alberta  
(hereinafter called the "Society")

OF THE SECOND PART

**WHEREAS:**

A. The Society has been incorporated with the object of coordinating tourist promotion and development for the City and of administering the establishment of a promotional strategy to ensure that such strategy is implemented and carried out to the benefit of tourism in the City of Red Deer, in the Province of Alberta.

B. The City is prepared to provide certain services, together with an annual grant of funds to assist the Society in carrying out its objects.

C. The Society has been performing and carrying out services for and on behalf of the City with respect to its objects and purposes since its incorporation on the 4th day of March, 1988.

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 term of this agreement shall be for a period of three (3) years commencing upon the 1st day of January, 1991 (the "commencement date") and terminating on the 31st day of December 1993.

**Payment of Grant**

2. The City shall pay to the Society an annual grant for the provision of tourist services herein before described as follows:

- a) in the year 1991, funding of the Red Deer Tourist and Convention Association, One Hundred and Eighty Thousand Nine Hundred and Eight (\$180,980) Dollars.
- b) in the year 1992, funding of the Red Deer Tourist and Convention Association, One Hundred and Forty-eight Thousand Twenty-nine (\$148,029) Dollars.
- c) in the year 1993, funding of the Red Deer Tourist and Convention Association, One Hundred and Fifty-six Thousand Nine Hundred and Eleven (\$156,911) Dollars.

3. The grant payable by the City to the Society shall be paid in advance by way of equal quarterly instalments commencing on the 1st day of January, 1991.

**Society's Covenants**

4. The Society covenants with the City as follows:

- a) to develop a tourism action plan and administer such plan in a manner so as to coordinate the tourist promotion and development for the benefit of tourism in the City of Red Deer, in the Province of Alberta;
- b) to assist and encourage all organizations, whether public or private, within the City to adopt a coordinated approach to tourism promotion and initiatives;

- c) to employ such staff and solicit such volunteer services as may be required to effectively carry out its objects;
- d) to provide to the City an audited financial statement within ninety (90) days following the end of each fiscal year of the Society;
- e) to provide to the City Clerk minutes of all meetings of the Society or its Board of Directors, the annual budget documents and such other documents and information as the City may require, from time to time;
- f) to remain in good standing at all times as a registered society pursuant to the **Societies Act** of Alberta or any replacement legislation;
- g) not to hold itself out as an agent of the City but to, at all times, represent itself as an independent society; and
- h) to observe and comply with all municipal bylaws and regulations.

#### **City's Covenants**

5. The City hereby covenants with the Society that in addition to making payments of the grant as herein before provided, the City shall provide to the Society the following services:

- a) office space, secretarial services, janitorial services and the use of telephone service until September 30, 1991;
- b) access to City audiovisual and display equipment on a loan basis;
- c) the use of City mailing services at cost;
- d) accounting services on a fee for service basis for 1991;
- e) the use of City printing services at cost;
- f) the use of meeting rooms in City Hall;
- g) comprehensive public liability insurance protecting and indemnifying each of the City and the Society against any and all claims for injury or damage to persons or property or for loss of life occurring on, in or about the premises used or occupied by the Society, such insurance to offer immediate protection of the limit of not less than One Million (\$1,000,000) Dollars and which policy shall name the City and the Society as insured.



**Termination**

6. Should any of the Society's covenants herein contained not be performed or observed after thirty (30) days written notice of a default, the grant hereby reserved, or any part thereof be unpaid after fifteen (15) days written notice of such default, or if any of the Society's covenants herein contained shall not be performed or observed after thirty (30) days written notice of the default, by the Society, or if the Society shall be adjudicated a 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 Society should enter into liquidation or receivership either compulsorily or voluntarily, then this agreement at the option of the City may be terminated, and it shall be lawful for the City at any time thereafter to enter upon the premises and there upon this agreement shall be absolutely determined.

7. The City may terminate this agreement without notice if any member of the Board of Directors of the Society shall breach the Conflict of Interest provisions of the by-laws of the society.

**Right to Renew**

8. This agreement shall automatically be renewed sequentially for three further terms of three (3) years each, unless either the Society or the City notifies the other party in writing no later than ninety (90) days prior to the expiration of the then current renewed term of the Society's or the City's intention to terminate. The grant payable for such renewed terms shall be agreed between the parties. All other terms, conditions and provisions of this lease will remain the same for the renewed terms.

**Notice**

9. Any notice may be served under the agreement upon the City 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 City at:

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

or at such address as the Society may be notified of in writing. Any notice required to be given to the Society 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 Society at:

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

or at such address as the City may be notified of in writing. Such notice shall be deemed to have been received by the City or the Society 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 before provided.

#### **Staff Use Policy**

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

#### **General**

11. The City's Manager of Economic Development 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.

12. This agreement shall be binding upon the parties hereto, their heirs, executors, successors and assigns.



13. This agreement, including any schedules hereto, constitutes the entire agreement between the parties. This agreement may not be amended or modified in any respect except by written agreement executed by both parties hereto.

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

**THE CITY OF RED DEER**

PER: \_\_\_\_\_

PER: \_\_\_\_\_

**THE RED DEER TOURIST AND  
CONVENTION ASSOCIATION**

PER: \_\_\_\_\_

PER: \_\_\_\_\_

DATE: December 17, 1990  
TO: City Clerk  
FROM: Manager Economic Development  
RE: **TOURIST AND CONVENTION BOARD AGREEMENT**

---

As directed by Council, the Economic Development Department prepared an agreement for consideration by the Red Deer Tourist and Convention Association. The agreement followed similar lines to those presently in place for similar boards dealing with The City of Red Deer. The draft copy was submitted to the Red Deer Tourist and Convention Board, and they accepted the agreement in principle, with the following alterations and adjustments:

- a) Page 2, section 2 Payment of Grant, the Tourist and Convention Association added the dollar amounts under the three sub-sections.
- b) Page 3, section 5 City's Covenants, the Tourist and Convention Association added item (a) which requests that the City provides office space, secretarial services, etc., until September 30, 1991.

The original agreement drafted, indicated these services would cease to be offered on January 1, 1991. However, as the Tourist and Convention Association will require some time to relocate to other premises, it was necessary to adjust the date.

The remainder of the agreement as submitted for Council's consideration, is as drafted by the Economic Development Department.

Recommendation

We would recommend that Council adopt the agreement in principle, and deal with the dollar amounts contained in section 2 during budget deliberations.

  
Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

CS-3.031

**DATE:** December 18, 1990

**TO:** CHARLIE SEVCIK  
City Clerk

**FROM:** CRAIG CURTIS  
Director of Community Services

**RE:** RED DEER TOURIST & CONVENTION ASSOCIATION:  
THREE-YEAR OPERATING AGREEMENT  
Your memo dated December 17, 1990 refers.

---

1. A proposed two-year operating agreement between the City and the Red Deer Tourist & Convention Association was considered by City Council at its meeting on October 15, 1990, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer having considered correspondence and reports re: Proposed Red Deer Tourist and Convention Association New Agreement hereby agrees as follows:

1. that the draft agreement with the Red Deer Tourist and Convention Association be tabled for consideration during budget deliberations in January
2. that the Administration negotiate a three year operating agreement with the Association, said agreement to be structured along similar lines to the other agencies mentioned in the report from the Director of Community Services, and outlining in detail the services to be provided and funding to be granted on an annual basis
3. that the Association make allowance for the provision of its own secretarial and accounting services in its budget submission

and as recommended to Council October 15, 1990."

.../2

**Charlie Sevcik**

**Page 2**

**December 18, 1990**

**Tourist & Convention Assoc. Agreement**

---

2. A revised three-year operating contract has now been drafted, structured along similar lines to agreements with other community service agencies. I have reviewed the draft contract and my comments are as follows:
- The proposed three-year agreement includes provision for annual funding. This aspect of the agreement can only be finalized once the 1991 budget has been approved.
  - Clause 4(e) indicates that the association must provide the City Clerk with minutes of all meetings and "such other documents and information as the City may require from time to time". It is considered that this clause should be amended to clarify the role of the Economic Development Manager as the liaison with the association.
  - The agreement states that the City will provide the association with "office space, secretarial services, janitorial services and the use of telephone service until September 30, 1991". The agreement, therefore, assumes that the association will move to alternate accommodation. As this may require an increase in the annual grant, this section of the agreement cannot be finalized until the 1991 budget has been adopted.
  - In my view, it is desirable for the Red Deer Tourist & Convention Association to operate, as far as possible, at arm's length from the City administration. The revised agreement is consistent with those approved for other community service agencies, and clearly establishes the relationship between the association and the City.

Charlie Sevcik

Page 3

December 18, 1990

Tourist & Convention Assoc. Agreement

---

3. **RECOMMENDATIONS**

I support the comments of the Red Deer Tourist & Convention Association and recommend that City Council approve the revised three-year operating contract between the City and the Red Deer Tourist & Convention Association, subject to:

- The grant amounts being determined during budget deliberations.
- Clause 4(e) being amended to clarify the role of the Economic Development Manager.
- The issues regarding future office space and secretarial services being clarified prior to finalization of the agreement.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager  
Lowell Hodgson, Recreation & Culture Manager  
Wendy Martindale, Manager, Tourist & Convention Board  
Al Scott, Economic Development Manager  
Afzal Rajan, Chairman, Tourist & Convention Board

FILE: TOURIST.AGM

**DATE:** December 20, 1990

**TO:** City Clerk

**FROM:** Director of Financial Services

**RE:** TOURIST AND CONVENTION BOARD - AGREEMENT

---

The Board is asking for Council to approve an agreement that provides for the following funding from the City:

<u>Year</u>	<u>Amount</u>
1991	\$ 180,980
1992	148,029
1993	156,911

The period of the agreement is January 1, 1991 to December 31, 1993.

Council approved funding for 1990 in the amount of \$125,942. The 1991 request of \$180,980 consists of the following items:

	<u>Description</u>	<u>Amount</u>
1.	City of Red Deer 1990 grant plus 4%	\$ 130,980
2.	Office space and equipment	33,000
3.	Highway 2 sign	7,000
4.	Marketing	10,000
		<hr/>
	<b>Total</b>	<b>\$ 180,980</b>
		<hr/>

The 1991 budget recommended to Council only includes \$129,720 for the Tourist and Convention Board.

If it is assumed that items (2) and (3) are one-time items, the increases in continuing operating costs requested are 4%, 5% and 6% for 1991, 1992 and 1993 respectively.

City Clerk  
December 20, 1990  
Page 2 FILE: TOURIST.AGM

The 1991 budget request is proposed to be considered by Council at the Wednesday, January 16, 1991 special budget meeting.



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

AW/jt

Commissioners' Comments

We would concur with the recommendations of the Administration with respect to the agreement. We are recommending to Council during budget debate a 3% increase over their 1990 budget. To be consistent with the agreements we have with other societies, if Council approves the above budget recommendation the 2nd and 3rd years of the agreement should reflect a 3% increase in each of the 2nd & 3rd years. Council should note that by the time they deal with this item they will already have dealt with the budget during budget deliberations.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



DATE December 17, 1990

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
- ☒ CITY SOLICITOR

FROM:

CITY CLERK

RE: TOURIST & CONVENTION BOARD - AGREEMENT

Please submit comments on the attached to this office by JANUARY  
14 for the Council Agenda of JANUARY 21, 1991.

☐

ACKNOWLEDGE

C. SEVCIK  
City Clerk

DATE: October 17, 1990

TO: Red Deer Tourist and Convention Board  
Attention: Afzal Rajan, Chairman

FROM: City Clerk

RE: PROPOSED AGREEMENT BETWEEN RED DEER TOURIST AND  
CONVENTION ASSOCIATION AND THE CITY OF RED DEER

---

Your letter of September 24, 1990 pertaining to the above topic and draft agreement received consideration at the Council meeting of October 15, 1990 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered correspondence and reports re: Proposed Red Deer Tourist and Convention Association New Agreement hereby agrees as follows:

1. that the draft agreement with the Red Deer Tourist and Convention Association be tabled for consideration during budget deliberations in January
2. that the Administration negotiate a three year operating agreement with the Association, said agreement to be structured along similar lines to the other agencies mentioned in the report from the Director of Community Services, and outlining in detail the services to be provided and funding to be granted on an annual basis
3. that the Association make allowance for the provision of its own secretarial and accounting services in its budget submission

and as recommended to Council October 15, 1990."

October 17, 1990

Red Deer Tourist and Convention Board

Page 2

The decision of Council in this instance is submitted for your information and appropriate action. With regard to point two of the above noted resolution the administrative contact person will be the Economic Development Manager, Mr. A. Scott.

Trusting you will find this satisfactory. If we can be of any further assistance please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk

CS/blm

cc    City Commissioner  
      Director of Community Services  
      Director of Financial Services  
      Economic Development Manager  
      City Solicitor

FILE: TOURIST.D14

**DATE:** December 14, 1990  
**TO:** City Clerk  
**FROM:** Director of Financial Services  
**RE:** RED DEER TOURIST AND CONVENTION BOARD  
PROPOSED AGREEMENT

---

Attached is the above.

As we discussed, the agreement should be held by you until after the budget is considered by Council in January 1991. When the budget has been considered, the agreement may require changes to reflect the approved budget.

You may want to circulate the proposed agreement to City departments for their comments.



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

AW/jt

Att.

c.c. Red Deer Tourist & Convention Board

**CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS**  
Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN  
GARY W. WANLESS\*  
GERI M. CHRISTMAN  
ROBERT M. BLAIN\*\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5  
TELEPHONE (403) 346-6603  
TELECOPIER (403) 340-1280

\* Denotes Professional Corporation

\*\* Denotes Student-at-Law

Your file:

Our file: General 12/90 THC

December 31, 1990

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

**ATTENTION: Charles Sevcik,  
City Clerk**

Dear Sir:

**RE: Tourist & Convention Association Agreement**

I have reviewed the above noted agreement and find the same to be in order.

Yours truly,



THOMAS H. CHAPMAN, Q.C.  
THC/vjh

CHAMBERLAY 15

W-5-11-11-11-11

DATE: January 23, 1991  
TO: Red Deer Tourist and Convention Board  
FROM: City Clerk  
RE: TOURIST AND CONVENTION BOARD AGREEMENT

---

Council of The City of Red Deer at its meeting held on January 21, 1991 gave consideration to the proposed new agreement between the City and the Tourist Board.

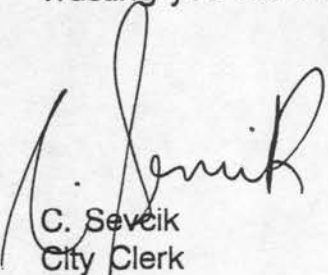
At the above noted meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the revised three year operating agreement between The City of Red Deer and the Red Deer Tourist and Convention Association as presented to Council January 21, 1991, subject to the comments from the administration, and that the 1991 budget be equal to the 1990 budget plus 3%."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith all of the administrative comment which appeared on the agenda pertaining to said matter (pages 239-244).

We trust that the agreement will be revised to take into consideration the comments of the administration and any Council budget decisions yet to come.

Trusting you will find this satisfactory.



C. Seveik  
City Clerk

CS/jt

Att.

c.c. City Commissioners  
Director of Financial Services  
Director of Community Services  
Economic Development Manager  
City Solicitor

**BYLAW NO. 2672/A-91**

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

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in  
accordance with the Use District Map No. 1/91 attached hereto and forming part  
of the Bylaw.
- 2 This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this       day of       A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this       day of       A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this       day of       A.D. 1991.

\_\_\_\_\_  
MAYOR

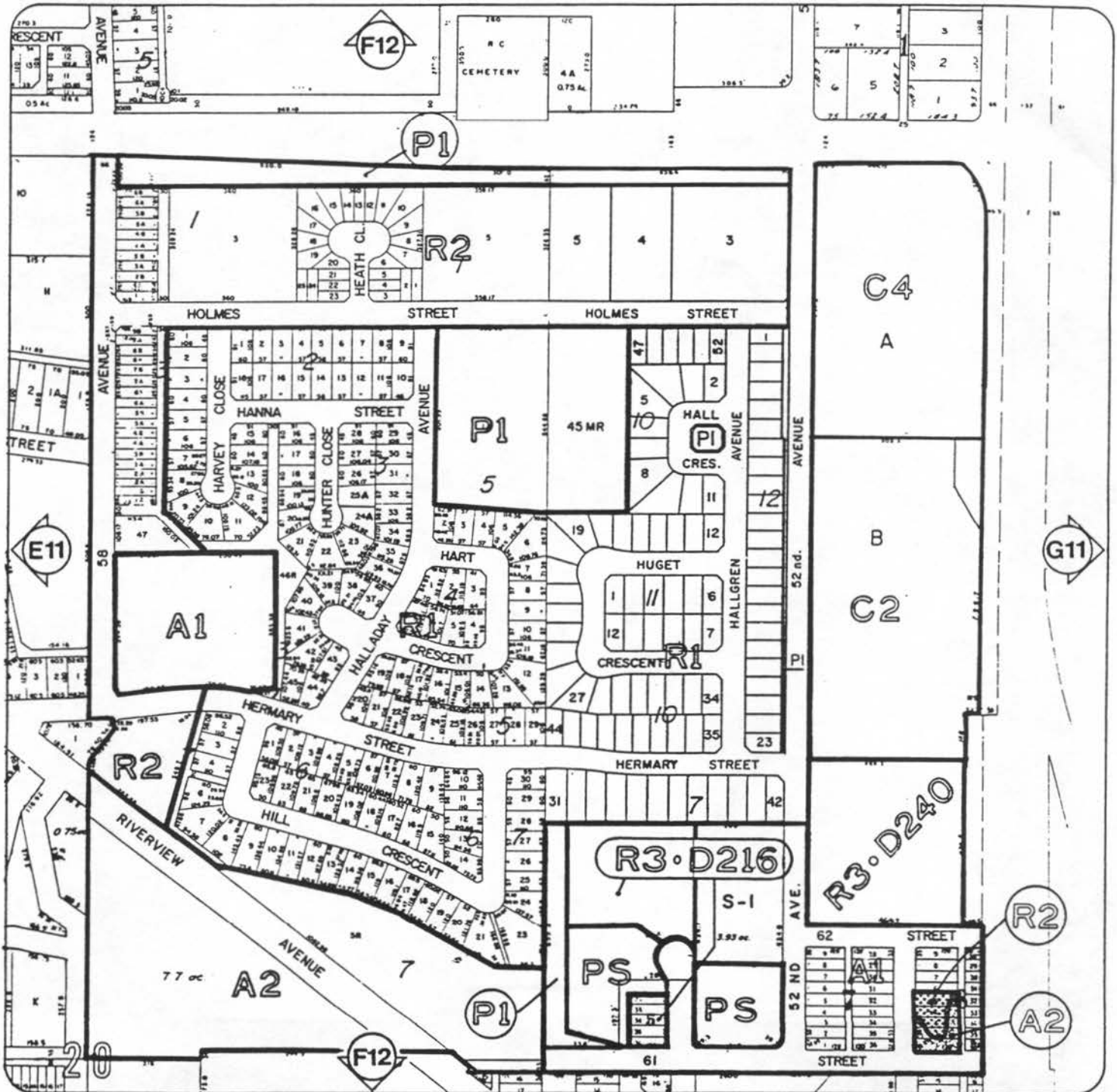
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CITY CLERK



# City of Red Deer --- Land Use Bylaw

## Land Use Districts

F11



### Revisions :

MAP NO. 1/91  
(BYLAW No. 2672/A-91)

Change from A1 to R2  & A2 .

BYLAW 2672/B-91

BEING A BYLAW TO AMEND BYLAW No. 2672/80, THE LAND USE BYLAW OF THE CITY OF RED DEER.

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

1. Section 4.13.1 is amended by adding the following:
  - (37) On those sites, or portions thereof, hereinafter listed,  
"Health Care Offices" is a permitted use  
(a) Lot 10, Block 1, Plan 633 N.Y.
2. This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_, 1991

READ A SECOND TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_, 1991

READ A THIRD TIME IN OPEN COUNCIL this \_\_\_\_ day of \_\_\_\_\_, 1991

---

MAYOR

---

CITY CLERK

**BYLAW NO. 2672/C-91**

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

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in  
accordance with the Use District Map No. 2/91 attached hereto and forming part  
of the Bylaw.
- 2 This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this       day of       A.D. 1991.




READ A SECOND TIME IN OPEN COUNCIL this       day of       A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this       day of       A.D. 1991.

\_\_\_\_\_  
MAYOR

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

MAP NO. 2/91  
(BYLAW NO. 2672 /C-91)

Change from A2 to R1  &  
from R2 to R1  & A2 .

A2

Lot 7

Lot 8

Lot 9

Lot 10

49th AVENUE

R1

R1

Lot 3

3

1:400

LANE

Lot 2

3

Lot 1

LANE

36th STREET

**BYLAW NO. 2439/A-91**

Being a Bylaw to amend Bylaw 2439/74, The Building Permit  
Bylaw of The City of Red Deer

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Page 1 of Schedule "B" is hereby repealed and replaced by the attached new  
page 1.
2. This Bylaw shall come into full force and effect on March 1, 1991.

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1991.

\_\_\_\_\_  
MAYOR

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

## SCHEDULE "B"

For calculating the estimated cost of construction in order to assess the value to be charged for a building permit, the cost factor shall be determined by the use of the "Mean's Square Foot Costs" Construction Handbook, updated yearly.

<u>Residential</u>	<u>Cost Per Square Metre</u>
Single Storey (includes unfinished basement) .....	\$ 658
Two Storey (includes unfinished basement) .....	630
Basement/Other Finished Area .....	158
Attached Garage .....	150
Detached Garage .....	150
Attached Carport .....	130
Apartment - Three storeys and under (e.g. 4-Plex) .....	\$ 590
- Over three storeys and under ten storeys .....	750
Townhouses/Row Housing - Main Floor .....	\$ 535
- Second Floor .....	\$ 535
Fireplace - Masonry (per unit) .....	\$ 3,000
- Built-In (per unit) .....	\$ 2,500
- Free Standing (per unit) .....	\$ 2,500
<u>Commercial</u>	
Single Storey Building - Store (Frame) .....	\$ 425
- Office (Masonry) .....	\$ 710
<u>Industrial</u>	
Warehouse - 929 square metres (Shell Only) .....	\$ 290
- Over 4,645 square metres (Shell Only) .....	\$ 240

## BYLAW NO. 2800/A-91

Being a Bylaw to amend Bylaw No. 2800/82, the Traffic Bylaw  
of The City of Red Deer.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE  
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Schedules A, B, & Q annexed to Bylaw 2800/82 are hereby repealed and new  
Schedules A, B, & Q annexed hereto are substituted in their place and stead.
2. This Bylaw shall shall come into full force and effect on April 1, 1991.

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1991.



## SCHEDULE A

60 km/h

### AVENUES

1. 30 Avenue, between 67 Street and the South City Limits.
2. 40 Avenue, between 32 Street and the South City Limits.
3. 40 Avenue (Riverside Drive), between 77 Street and the north boundary of SE 33-38-27-4.
4. Gaetz (50) Avenue, from Highway 11A to 150 m north of 59 Street.
5. 49 Avenue, between 60 Street and 63 Street.
6. 64 Avenue, between Highway 11A and the south boundary of SE 31-38-27-4.
7. Gaetz (50) Avenue, between 28 Street and South City Limits.

### STREETS

1. Delburne Road, between Gaetz (50) Avenue (Highway 2A) and the east boundary of NW 33-37-27-4.
2. 32 Street, between the West City Limits and 55 Avenue.
3. 55 Street, between 30 Avenue and the quarter mile east of the east boundary of NW 14-38-27-4.
4. 67 Street (Highway 11), from 67 Avenue to 30 Avenue.
5. 77 Street, between Northey Avenue and 40 Avenue (Riverside Drive).
6. 32 Street, between 30 Avenue and 40 Avenue.

## SCHEDULE B

80 km/h

### AVENUES

### STREETS

1. 55 Street (Highway 11), between 20 Avenue and the quarter mile east of the east boundary NW 14-38-27-4.

## SCHEDULE Q

70 km/h

### AVENUES

1. Riverside Drive, between the Lions Campground access and 77 Street.

### STREETS

1. 67 Street (Highway 11), between 67 Avenue and Highway 2.

**BYLAW NO. 2960/B-91**

Being a Bylaw to amend Bylaw 2960/88, the Utility Bylaw.

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED ENACTS AS FOLLOWS:

1. Bylaw 2960/88 is hereby amended by deleting therefrom Schedule "C" and substituting in its place and stead the attached Schedule "C" to this Bylaw.
2. This Bylaw shall come into full force and effect on January 17, 1991.

READ A FIRST TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this      day of      A.D. 1991.

\_\_\_\_\_  
MAYOR

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

SCHEDULE "C"

PART 7

ELECTRIC LIGHT AND POWER RATES

GENERAL

The KVA of Demand with respect to the monthly billing period will be the highest demand recorded for any 15 minute period in the 12 month period including and ending with such monthly billing period.

The KVA of Demand will be re-established on such shorter periods of time as designated by the Electric Light and Power Manager for the individual customer as warranted by that customer's changing load characteristics. In the event that the customer disagrees with the re-established KVA of Demand, the dispute shall be referred to the Council of the City whose decision shall be final and conclusive.

The Federal and Provincial Income Tax Rebate is applied to all billings at the current rate based on the dollar total of the rebates advanced by these Governments.

RESIDENTIAL CONSUMERS

Applied to one family dwelling unit having a separate meter:

0 to 25 KWH per month.....	\$ 7.15
Next 125 KWH per month.....	\$ 0.0953 per KWH
All over 150 KWH per month.....	\$ 0.0440 per KWH

Minimum charge \$ 7.15 per month

NON-RESIDENTIAL - RATE 63

Applies to commercial, business, industrial and most other non-residential type installations plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the KVA of Demand is less than 50 KVA. If the KVA of Demand exceeds 50 KVA, Rate 64 will be applied immediately and will continue to be applied irrespective of future KVA of Demand.

Service to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;  
120/208Y Volts, network, 3 wire;  
120/208Y Volts, three phase, 4 wire;  
347/600Y Volts, three phase, 4 wire;

0 to 25 KWH per month.....	\$ 8.21
Next 425 KWH per month.....	\$ 0.1871 per KWH
Next 1575 KWH per month.....	\$ 0.1039 per KWH
All Additional KWH per month.....	\$ 0.0510 per KWH

Minimum charge \$ 8.21 per month

EFFECTIVE FOR CONSUMPTION AFTER JANUARY 16, 1991.

Bylaw No. 2960/B-91

Page 2 of 2

SCHEDULE "C" (continued)

NON-RESIDENTIAL RATE - 64

Applies to commercial and industrial installations where service is taken at the voltage listed for rate 63 but where the KVA of Demand is 50 KVA or greater.

Customers with a KVA of Demand of 50 KVA or more will be charged with a minimum of 7125 KWH per month.

First 20 hours x KVA of Demand.....\$ 0.1633 per KVAH  
Next 20 hours x KVA of Demand.....\$ 0.1089 per KVAH  
All additional KWH per month.....\$ 0.0477 per KWH

Minimum charge will be the greater of:

50 KVA and 7125 KWH.....\$ 516.66 per month or  
\$7.90 per KVA of Demand per month.

PRIMARY - RATE 76

Applies where customer has supplied all transformers, switchgear, etc. 4160 volt system capacity is available and service is taken at 4160 volts, balanced three phase, and the KVA Demand is not less than 100 KVA.

Customer will be charged with a minimum of 7125 KWH per month.

First 20 hours x KVA of Demand.....\$ 0.1633 per KVAH  
Next 20 hours x KVA of Demand.....\$ 0.0817 per KVAH  
All additional KWH per month.....\$ 0.0440 per KWH

Minimum charge will be the greater of:

100 KVA and 7125 KWH.....\$ 627.50 per month or  
\$7.15 per KVA of Demand per month.

PRIMARY - RATE 77

Applies where 24,940 volts is available and customer has supplied all transformers, switchgear, etc., service is taken at 24,940 volts, balanced three phase and the KVA of Demand is not less than 300 KVA.

Customer will be charged with a minimum of 7125 KWH per month.

First 20 hours x KVA of Demand.....\$ 0.1633 per KVAH  
Next 20 hours x KVA of Demand.....\$ 0.0800 per KVAH  
All additional KWH per month.....\$ 0.0425 per KWH

Minimum charge will be the greater of:

300 KVA and 7125 KWH.....\$ 1,069.80 or  
\$7.15 per KVA of Demand per month.

**BYLAW NO. 3009/A-91**

BEING a By-law to amend the Cat Bylaw Number 3009/90.

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

That Bylaw No. 3009/90, being the Cat Bylaw, be amended as follows:

1. That section 11 shall be amended by deleting the words and numbers "forty (\$40.00) dollars" from subclauses (a) and (b) thereof and substituting in their place and stead the words and numbers " twenty-five (\$25.00) dollars".
2. In all other respects, Bylaw No. 3009/90 is ratified and confirmed.
3. This by-law shall come into full force and effect upon third reading thereof.

READ A FIRST TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1991;

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1991;

READ A THIRD TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1991.

\_\_\_\_\_  
MAYOR

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