

FILE

DATE: October 25, 1994
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

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
HELD IN THE COUNCIL CHAMBERS, CITY HALL,
TUESDAY, OCTOBER 24, 1994
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of October 11, 1994

DECISION - CONFIRMED AS TRANSCRIBED

PAGE

(2) **UNFINISHED BUSINESS**

- 1) Red Deer Regional Planning Commission - Re: Planning
Commission Work Program for 1994/95

.. 1

**DECISION - AGREED TO HOME OCCUPATION REVIEW BEING
INCLUDED IN THE LAND USE BYLAW REVIEW**

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Land Use Bylaw Amendment 2672/K-94/
Canada-Alberta Flood Damage Reduction Program/

development of new buildings or structures in the floodway and development of buildings or structures in the flood fringe	.. 6
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DECISION - BYLAW GIVEN 3RD READING

2) City Clerk - Re: Land Use Bylaw Amendment 2672/W- 94/Uses and Development Standards in the Direct Control No. 1 District (Bremner Avenue)	.. 12
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DECISION - BYLAW GIVEN 3RD READING

3) City Clerk - Re: Road Closure Bylaws: A) 3116/94 - Closure of all that portion of 49 Avenue as shown on Subdivision Plan 5427 RS lying within the limits of Lot 5A, Block 31, Plan 942-	
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DECISION - BYLAW GIVEN 3RD READING

B) 3117/94 - Closure of lane described as Plan 922-1642, Block 1, all that portion of lane and corner cutoffs lying west of the west limit of Robinson Crescent, containing 0.023 hectares more or less, excepting thereout all mines and minerals	.. 19
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DECISION - BYLAW GIVEN 3RD READING

(4) REPORTS

1) Land and Economic Development Manager - Re: City Purchase from Drummond Brewing Co. Ltd./Part of Lot 9, Block A, Plan 922-1625 for Corner Cut-Off and Part of Lot 5 MR, Block A, Plan 942-2275	.. 22
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DECISION - APPROVED DISPOSAL OF MUNICIPAL RESERVE LANDS AND PURCHASE OF LAND FROM DRUMMOND BREWING FOR CORNER CUT-OFF

(5) **CORRESPONDENCE**

- 1) Westerner Exposition Association/Red Deer Visitor & Convention Bureau/Red Deer Chamber of Commerce/Red Deer Games Society - Re: Proposed Bid Organization/Request for Support and Representative to the Board . . 26

DECISION - APPROVED REPRESENTATION TO THE BOARD AND FINANCIAL SUPPORT

- 2) Towne Centre Association - Re: Annual Meeting with Council . . 29

DECISION - SCHEDULED MEETING FOR NOVEMBER

- 3) The City of North Battleford - Re: National Airports Policy . . 30

DECISION - AGREED NOT TO SEND SUPPORTING LETTERS TO THE FEDERAL AND PROVINCIAL GOVERNMENTS

- 4) Jean Smith - Re: Rezoning Request/4010 Ross Street/Expansion of Uses . . 35

DECISION - DENIED SUPPORT OF REQUEST FOR REZONING TO EXPAND ALLOWABLE USES AT 4010 ROSS STREET

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/K-94 - Land Use Bylaw Amendment/Canada-Alberta Flood Damage Reduction Program/development of new buildings or structures in the floodway and development of buildings or structures in the flood fringe - 2nd & 3rd readings . . 6

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

- 2) 2672/W-94 - Land Use Bylaw Amendment/Provides for uses and development standards in the Direct Control No. 1 District (Bremner Avenue) - 2nd & 3 readings . . 12

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

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DECISION - BYLAW GIVEN 2ND & 3RD READINGS

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, OCTOBER 24, 1994,

COMMENCING AT 7:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of October 11, 1994

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Committee of the Whole

- | | |
|----|-----------------------|
| 1) | Administrative Matter |
| 2) | Personnel Matter |



**RED DEER
REGIONAL PLANNING COMMISSION**

1
UNFINISHED BUSINESS

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

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

1

NO. 1

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

MEMORANDUM

TO: City Council

DATE: October 12, 1994

FROM: Paul Meyette, Principal Planner

RE: Planning Commission Work Program for 1994/95

At the October 11, 1994 meeting, City Council requested a copy of the Planning Commission's work program. The intent of the request was to consider adjusting the work program to allow an earlier completion of the Home Occupations Review or alternately to contract out the study to a consultant. I am enclosing a brief overview of our existing priorities and the remaining projects. There are three staff available to carry out City Planning priorities.

Existing Priorities to March 31, 1995

Current Planning:

Approximately 2.5-2.75 staff are assigned to public enquiries, phone responses, subdivision processing, bylaw preparation, plan review, committee meetings, public meetings, presentations, and municipal and Council enquiries. Current issues in this area include the Floodplain Land Use Bylaw Amendment and meetings, the C1B District Land Use Bylaw Amendment and Public Meetings, Dangerous Goods Overlay District, Oriole Park West Outline Plan, land use bylaw setback provisions and review of the Bremner Avenue Direct Control District. Upcoming issues include development guidelines for Michener Centre lands, review of development proposals for the Clearview neighbourhood, Public Meetings to discuss Upper Fairview housing proposal, review of proposals regarding the development of municipal reserve, review and processing of the Ming and Cronquist Outline Plans, adult entertainment controls and a public meeting regarding the multiple family site on the exhibition grounds. In current planning, we are basically responding to proposals put forward by the development community. It is difficult to predict the projects coming forward but there is a tremendous number of enquiries being processed. This work has always taken precedence over the long range planning projects.

Long Range Planning:

Long range planning refers to more extensive planning studies requested by Council. Planning staff have limited capability with only 0.25-0.5 man years devoted to this area.

Downtown Concept Plan - Implementation: City Council adopted the Downtown Concept Plan on July 18, 1994. The Downtown Planning Committee and the Planning Commission believe that the implementation of this plan is critical to the future of the downtown and the future of the city as a whole. In order to implement the plan, planning staff are identifying the lead agency/department for each policy with a view to charging them with the responsibility to implement the various policies within the plan. Once the responsibilities are assigned it is the intent of the Downtown Planning Committee to receive ongoing reports from each agency/department on the progress of implementation.

Joint General Municipal Plan: The City/County Joint General Municipal Plan has been reviewed favourably by the public at a meeting in June. The plan is currently on hold pending an agreement to proceed to first reading by the City and the County. The plan adoption process will likely include a joint public hearing.

West Park Extension Area Structure Plan: The West Park Extension A.S.P. (G. Cronquist) is currently in draft form. The plan deals with access to the Sports Hall of Fame site and the development of the Cronquist lands. The landowner is anxious to see the completion of this plan as it will provide the basis for his own outline plan.

College Bower Outline Plan: Council and the Environmental Advisory Board requested the Planning Commission to commence a plan which would ensure the preservation of the Bower Natural Area south of the College. This plan is in a draft stage and we are in discussions with the landowner. Council requested this plan in October 1992.

Landfill Site Plan: Planning, Parks, Engineering, Westerner and Public Works staff are in the final stages of the Landfill Site Plan; this plan proposes the land uses on the existing landfill site. Council requested this study in August 1992.

Priorities after April 1, 1995

Land Use Bylaw Review: The City of Red Deer has the most dated land use bylaw in the Region. The Planning Commission began the process of rewriting the land use bylaw with the commercial, industrial and residential districts reviews. The remaining land use districts need to be updated followed by the administrative section. Many of the land use problems we have had over the past few years relate to the fact that the bylaw is in need of updating. Provincial revisions to the Planning Act and the Municipal Government Act may necessitate some additional administrative changes to the City's land use bylaw.

General Municipal Plan: The City of Red Deer General Municipal Plan is the oldest general municipal plan in the region. While some very minor amendments have been made during the annexation process, the plan has not received a general review for 15 years and is terribly out of date. This plan is intended to be the guide for land use and development in the city.

Kentwood West Outline Plan: The Kentwood West Outline Plan is the only active Outline Plan which does not meet most of the city standards for land use, phasing and social housing. It needs to be upgraded to meet all City standards.

Highland Green Neighbourhood Plan: Council requested on October 26, 1992 that a neighbourhood plan be developed for the Highland Green neighbourhood.

Home Occupations: Council requested a complete review of the approval process and guidelines for home occupations. This review will include the feasibility/desirability of manufacturing and processing in the home, examination of the appropriate land use districts for home occupation uses and include a review of practices in other communities. This study would involve a high degree of public consultation because the broadening of home occupation use could affect the use and enjoyment of existing residential properties; it may also affect commercial and industrial businesses in the area.

Update of the River Corridor Study: The River Corridor Study is the forerunner of the Waskasoo Park Plan. An update of this plan is needed to ensure the protection of the river corridor both north and south of the City. The proposed City/County Joint General Municipal Plan recommends that this plan be updated.

Update of the Area Structure Plans: The proposed environmental master plan includes a request to amend the land use bylaw and the Area Structure Plans to identify environmentally sensitive areas. If any environmentally sensitive areas are to be preserved, they must be identified in advance of development.

Business Park Zone: This issue was identified through the industrial districts review. Part of the committee felt that Business Park Zoning should be explored for the Edgar Industrial Area. The committee recommended immediate action on this, however it has been deferred to 1995.

Additional Projects: Council has requested a number of projects which stem from Vision 2020 including the identification of future heavy industrial sites, identifying measures to increase the attractiveness of north side residential development and examining the balance of commercial use north and south. Other outstanding projects include the potential for joint projects resulting from the City/County Joint Plan, projects related to the Downtown Concept Plan, analysis of the City Census results and area redevelopment plans for older neighbourhoods.

Cost of a Planning Consultant

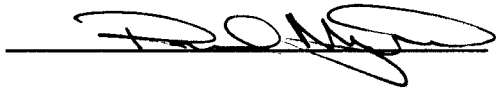
Pursuant to Council's request, I contacted a consultant (Mike Pankiw, IBI Group) to determine the cost of contracting the review of Home Occupations. Based upon the following specifications, IBI estimates the project cost at \$8600.00 plus GST plus travel costs. The project parameters are as follows:

A complete review of the approval process, business license and guidelines for home occupations. This review will include the feasibility/desirability of manufacturing and processing in the home, examination of the appropriate land use districts for home occupation uses and include a review of practices in other communities; a review of home occupation applications in Red Deer over the past five years as well as future trends in business would be done to determine the extent of the demand for revisions to the home occupation guidelines. This study would involve a high degree of public consultation. There would be at least one public meeting held and two appearances in front of Council; there would be a steering group set up from City staff and the public to review the findings and make recommendations on the final product. Attendance at a press conference to release the study for public review is also be included.

IBI indicated that they may be able to reduce costs by limiting the amount of public consultation.

RECOMMENDATION

In order for RDRPC to commence the home occupation review, Council would have to cancel one and possibly two long range planning projects. Planning staff do not advise cancellation of any existing long range planning projects but are open to the direction of Council. An alternative would be to hire a planning consultant who could start the work immediately without affecting the existing planning program.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/pm

Commissioners' Comments

In reviewing the tasks outlined by the Planning Commission, we agree there could be some reprioritization and/or reassignment of a number of those listed. However, we believe that it would be impossible to do anything more than initiate the research and public input required to develop policy with respect to home occupations prior to April 1 of 1995. We further believe that that review should take place in the broader context of our Land Use Bylaw review affecting industrial and residential uses generally.

We recommend that Council either accept a start date of April 1, 1995, for review of the Land Use Bylaw, including home occupations, or agree to spend the amount required to contract a consultant to complete the study prior to that date. Council should be aware that due to the pace of development currently in the community the requirements for day to day planning support are more substantial than they have been for many years and of necessity have taken precedence over long range activities.

"G. SURKAN"
Mayor


"H.M.C. DAY"
City Commissioner

DATE: October 26, 1994
TO: Principal Planner, R.D.R.P.C.
FROM: Assistant City Clerk
RE: PLANNING COMMISSION WORK PROGRAM FOR 1994/95

At the City Council Meeting held October 24, 1994, consideration was given to your report dated October 12, 1994, concerning the Planning Commission work program for 1994/95. At this meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Principal Planner dated October 12, 1994, re: Planning Commission Work Program for 1994/1995, hereby agrees that the Home Occupations Review be included in the review of the Land Use Bylaw which is scheduled to begin April 1, 1995."

The decision of Council in this instance is submitted for your information and we look forward to your report on home occupations as part of the Land Use Bylaw review after April 1, 1995.



Jeff Graves
Assistant City Clerk

JG/ds

PUBLIC HEARINGSNO. 1

DATE: October 18, 1994

TO: City Council

FROM: City Clerk

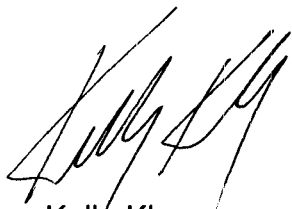
RE: LAND USE BYLAW AMENDMENT 2672/K-94

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, October 24, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/K-94 reflects the intent of the Canada-Alberta Flood Damage Reduction Program which is to prohibit the development of new buildings or structures in the floodway and allow development of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed. The amendment will ensure that new developments are properly floodproofed as well as existing developments will be eligible for federal and provincial financial assistance as well as flood disaster assistance.

Attached is a report from the Planning Commission outlining the results of the Public Meeting regarding this proposed amendment. Also, attached is an updated Map B and original Map B. In the original Map B, portion of County lands were being shown to fall under this Land Use Bylaw Amendment which is incorrect. The updated Map B now only reflects City lands.

Following the Public Hearing, Council may choose to give the Bylaw amendment 2nd & 3rd readings.



Kelly Kloss
City Clerk

KK/ds



**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

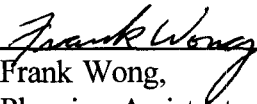
M E M O

DATE: October 17, 1994
TO: City Council
FROM: Frank Wong, Planning Assistant
RE: **PUBLIC MEETING - October 13, 1994**
Canada-Alberta Flood Damage Reduction Program
And Land Use Bylaw Amendment 2672/K-94

A public meeting was held at the Red Deer Lodge on October 13, 1994 to discuss the effects of the designation of flood risk areas under the Canada-Alberta Damage Reduction Program and the proposed Land Use Bylaw Amendment 2672/K-94 which will regulate new development in flood risk areas. Officials from Alberta Environmental Protection and the Red Deer Regional Planning Commission were available to explain the program and bylaw amendment and to answer questions. The meeting was attended by only 3 people out of a list of approximately 70 property owners affected by the proposed bylaw amendment. (Registration and comment sheets attached).

The meeting went quite well and the only concern raised was, what and who is to determine what "redevelopment" is. We agreed that we would rework the wording to allow the Development Officer some discretion regarding the need to floodproof an entire existing building during the redevelopment of a site. This proposed amendment is attached.

Planning staff recommend that City Council proceed with the second and third reading of the Land Use Bylaw Amendment 2672/K-94.



Frank Wong,
Planning Assistant
/cc



**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

MEMORANDUM

TO: City Council **DATE:** October 18, 1994

FROM: Paul Meyette, Principal Planner

RE: Proposed Addition to Land Use Bylaw Amendment 2672/K-94

Following receipt of several telephone calls and comments from the public meeting held on October 13, 1994, and following discussions with Alberta Environment, Planning staff are proposing the following amendment to Bylaw 2672/K-94:

Add the following to section 5.3.4.4:

(4) Exceptions

The Development Officer may permit minor renovations to an existing building(whether structural or not) in the flood fringe without requiring the floodproofing of a building.

The Development Officer may allow additions to an existing building in the flood fringe, providing such additions are adequately floodproofed, without requiring the floodproofing of the existing building(s). The Development Officer shall allow repairs to an existing building without requiring floodproofing to that building.

This change will allow the development officer to exercise the discretion to allow minor alterations as well as additions to a building.

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

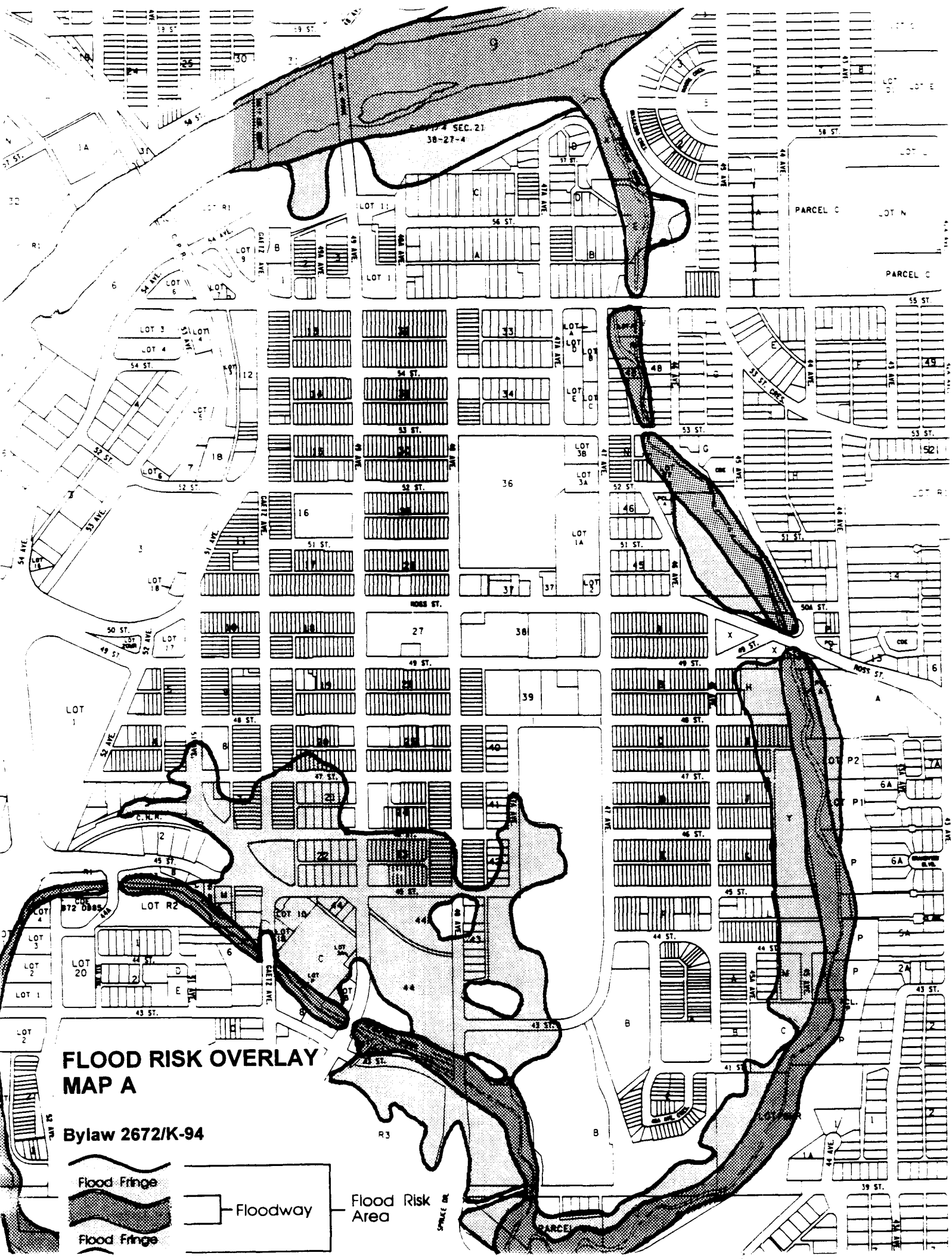
PM/pm
cc B. Jeffers

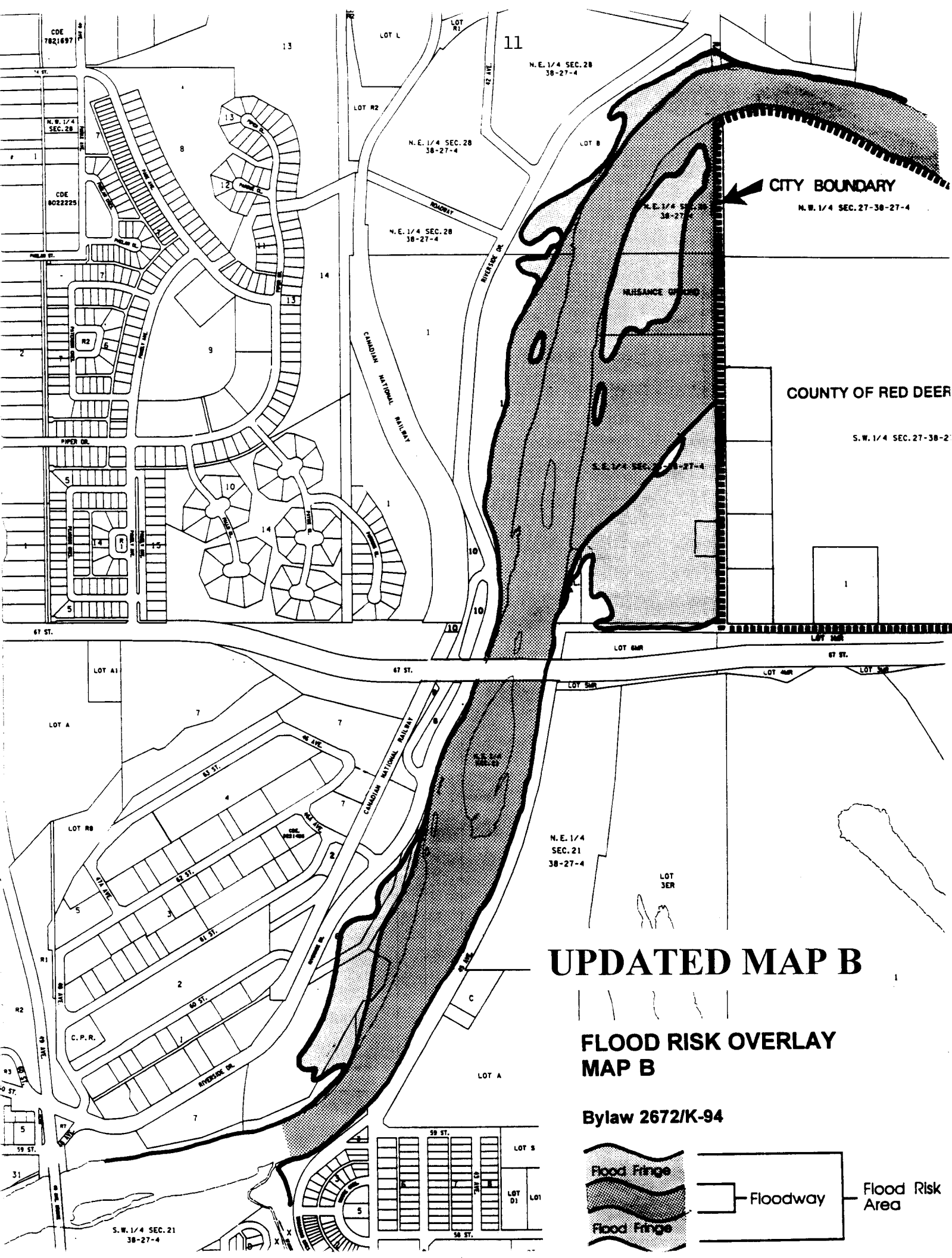
Commissioners' Comments

We recommend that Council amends Land Use Bylaw Amendment 2672/K-94 prior to 2nd reading in accordance with the recommendation of the Administration.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

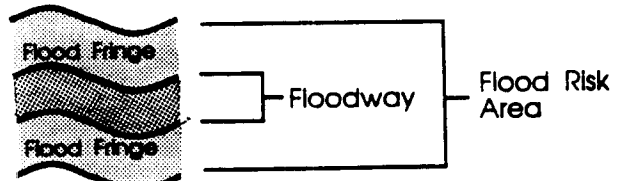




UPDATED MAP B

FLOOD RISK OVERLAY MAP B

Bylaw 2672/K-94



COUNCIL MEETING OF OCTOBER 24, 1994

ATTACHMENT TO REPORT ON OPEN AGENDA

RE:

LANDUSE BYLAW AMENDMENT 2672/K-94

PAGE 6

RED DEER REGIONAL PLANNING COMMISSION AND THE CITY OF RED DEER

PUBLIC MEETING - RED DEER LODGE - 7:30 P.M.

**CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM
AND**

Land Use Bylaw Amendment 2672/K-94

REGISTRATION (PLEASE PRINT)

Name:

Address & Postal Code

Phone No.

LEE R. CORNELSEN

4833-46 St.

347-4224

CLARENCE L. TORGERSON

47 BRETTENSON ST

343-2577

Jack McElroy

139 MATCHLOCK

347-0867

RED DEER REGIONAL PLANNING COMMISSION AND THE CITY OF RED DEER

PUBLIC MEETING - RED DEER LODGE - 7:30 P.M.

CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM
AND
Land Use Bylaw Amendment 2672/K-94

Name: ONE HOUR MARTINIZING (LEE CORNELSEN)
Address: 4833 - 46 ST.
Phone No: 347-4224

Please provide your comments below:

Looks like a good idea for
future buildings. make sure wording
is proper on existing buildings

RED DEER REGIONAL PLANNING COMMISSION AND THE CITY OF RED DEER

PUBLIC MEETING - RED DEER LODGE - 7:30 P.M.

CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM
AND

Land Use Bylaw Amendment 2672/K-94

Name: CLARENCE TORGERSO

Address: 47 BETTENDON ST R.D.

Phone No: BUS 346-0808 RES 343-2577

Please provide your comments below:

In clause 5.3.4.1 of the bylaw there is a
reference to "development and redevelopment".
In new development these provisions can be anticipated,
but they could be a real problem for redevelopment.
- Who will define "redevelopment"?
- Will we have another debate over structural
alterations?

DATE: OCTOBER 25, 1994

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: ASSISTANT CITY CLERK

**RE: LAND USE BYLAW AMENDMENT 2672/K-94,
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM**

At the Council Meeting of October 24, 1994, consideration was given to the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that Land Use Bylaw Amendment 2672/K-94 be amended as follows:

1. That Map "B" be deleted therefrom and substituted with the updated Map "B" as outlined on the Council Agenda of October 24, 1994.
2. That the following section 5.3.4.4(4) be added to the Bylaw:

'(4) Exceptions

The Development Officer shall permit minor renovations to an existing building (whether structural or not) in the flood fringe without requiring the floodproofing of a building.

The Development Officer may allow additions to an existing building in the flood fringe, providing such additions are adequately floodproofed, without requiring the floodproofing of the existing building(s). The Development Officer shall allow repairs to an existing building without requiring floodproofing to that building.'

and as presented to Council October 24, 1994."

Following the passage of the above resolution, Land Use Bylaw Amendment 2672/K-94 was given second and third readings, a copy of which is attached hereto.

Red Deer Regional Planning Commission
October 25, 1994
Page 2

Land Use Bylaw Amendment 2672/K-94 reflects the intent of the Canada-Alberta Flood Damage Reduction Program which is to prohibit the development of new buildings or structures in the floodway and allow development of buildings or structures in the flood fringe, only if these facilities are satisfactorily floodproofed. The amendment will ensure that new developments are properly floodproofed as well as existing developments will be eligible for federal and provincial financial assistance as well as flood disaster assistance.

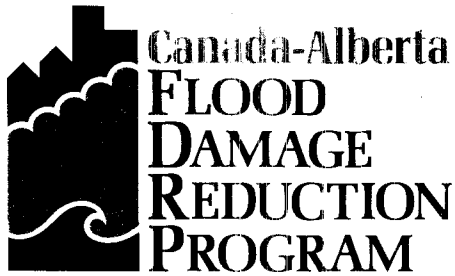
I trust that you will be sending us the revised pages for inclusion in the Office Consolidation Copy of the Land Use Bylaw, at your earliest convenience.



JEFF GRAVES
Assistant City Clerk

JG/clr
attchs.

cc: Director of Community Services
Director of Engineering Services
Bylaws and Inspections Manager
City Assessor
Public Works Manager
E. L. & P. Manager
Land and Economic Development Manager
Fire Chief
Council and Committee Secretary, S. Ladwig



October 2, 1995

Dear : Property Owner

RE: DESIGNATION OF FLOOD RISK AREAS AT RED DEER

Red Deer is one of approximately 60 Alberta communities included in the Canada-Alberta Flood Damage Reduction Program. The aim of this program is to reduce future flood damages in and around these communities. Under the program, areas subject to flooding are identified and municipalities are encouraged to establish bylaws to regulate development in flood prone areas.

Surveys and studies at Red Deer are complete and a map has been prepared to illustrate the flood hazard along the Red Deer River and Waskasoo Creek. The mapped flood risk area consists of two zones; namely, the floodway and the flood fringe. An information package including the Flood Information Map, a Fact Sheet on the designation in your community and a general brochure describing the Canada-Alberta Flood Damage Reduction Program, is enclosed. The City was consulted prior to finalizing the flood risk map and has passed a landuse bylaw amendment which supports the program policies. In addition, the flood risk map was presented at a public meeting held in Red Deer on October 13, 1994.

The flood risk area in Red Deer will be designated under the Canada-Alberta Flood Damage Reduction Program on October 11, 1995. With this designation, the Governments of Canada and Alberta agree to ensure that their departments and agencies will not build, financially assist or support any future developments which are vulnerable to flood damage. In the event of a flood, only those developments existing prior to the date of designation or new developments located in the flood fringe which are flood proofed to an acceptable standard will be eligible for flood damage assistance.

The Flood Information Map indicates that your property may be in, or close to, the designated flood risk area. While this will not affect the present, or possibly even the future use of your property, the enclosed information will explain how designation may affect future undertakings in floodprone areas.

.../2



Environment
Canada

Environnement
Canada

Alberta
ENVIRONMENTAL PROTECTION

If you have any questions regarding the Flood Damage Reduction Program, please contact Bob Quazi or Terry Winhold at:

Alberta Environmental Protection
Technical Services & Monitoring Division
10th Floor, Oxbridge Place
9820 - 106 Street
Edmonton, Alberta
T5K 2J6

Phone: (403) 427-6280

Sincerely yours,

A handwritten signature in cursive script, appearing to read "M. Quazi".

M. E. Quazi, P. Eng.
Member, Technical Committee
Canada-Alberta Flood Damage
Reduction Program

Enclosure

RED DEER

HISTORY OF FLOODING

Records dating back to the early 1900s reveal that flooding in the City of Red Deer has occurred on numerous occasions on both the Red Deer River and along Waskasoo Creek. These floods have resulted from ice jams associated with spring breakup, snowmelt runoff combined with heavy spring rainfall or intense summer rainstorms.

RED DEER RIVER FLOODS

On the Red Deer River, the three largest floods, in terms of river level, all occurred in the month of April as a result of ice jams associated with river breakup. The ice jam flood of April 1943 was by far the worst, causing extensive property damage to homes and feedlot operations located on the river flats. Five people are known to have drowned in an ice jam flood in 1947. No major ice jam floods have occurred on the Red Deer River at Red Deer since the 1950s.

The largest summer floods on the Red Deer River occurred in 1915 and 1954. Both resulted in damage to property and developments located along the river.

WASKASOO CREEK FLOODS

Flooding along Waskasoo Creek, where it flows past the City Centre towards the Red Deer River, has occurred on several occasions during this century. Many of these floods were associated with spring ice jams on the river which backed up, spilling water over the creek banks as far upstream as 45 Street and Gaetz Avenue.

Major spring runoff events occurred in both 1965 and 1969, spilling floodwaters into the south central portion of the City north of Waskasoo Creek between Gaetz Avenue and 48th Avenue. In more recent times, a summer flood in June of 1990 resulted in the closing of park trails between 32nd Street and the Red Deer River, washing out portions of the trails and threatening the safety of pedestrian bridges.

FLOOD DAMAGE REDUCTION IN RED DEER

To ensure the flood damage potential in Red Deer is minimized, the federal and provincial governments have included Red Deer in the Canada-Alberta Flood Damage Reduction Program. This program provides for the mapping and designation of flood prone lands in urban communities and adjoining areas across Alberta.

Surveys, base mapping and technical studies have been conducted and flood risk maps have been prepared, identifying the areas along the Red Deer River and Waskasoo Creek at Red Deer that would be inundated by a 1-in-100 year flood (ie., a flood that has a one percent chance of occurring in any year).

The results of these studies show that construction of the Dickson Dam on the Red Deer River upstream of the City has greatly reduced the potential for spring ice jams to occur in the downstream reaches. The dam can also be operated to reduce the peaks of major summer floods. Consequently, most of the City lands along the Red Deer River

that are still at risk of flooding are undeveloped open space or recreational areas situated within the Waskasoo Park system.

Along Waskasoo Creek, an existing residential-commercial area in the south central portion of the City would be at risk during a 1-in-100 year flood on the creek. In addition, several City parks which border Waskasoo Creek would be inundated.

Flood risk areas are divided into two zones, the floodway and the flood fringe. Within the floodway there is the greatest risk of injury or damage. The floodway includes the river channel and the adjoining floodplain where floodwaters are deepest, fastest and most destructive. Under the Flood Damage Reduction Program, most new development in this area will be discouraged. Exceptions are land uses of a non-obstructing nature (ie., certain types of park and recreational facilities, agricultural land uses, municipal infrastructure and flood control works).

In the flood fringe, the flood waters are shallower, slower and generally less hazardous. Development in the flood fringe may be permitted provided it is adequately floodproofed (ie., protected from flood damage).

DESIGNATION AND GOVERNMENT POLICY

Completion of the flood risk maps for Red Deer allows the floodway and the flood fringe to be designated by the federal and provincial Environment Ministers. These designations ensure that:

1. No new federal or provincial government buildings or structures that are vulnerable to flood damage will be placed in the flood risk area.
2. Financial assistance from federal and provincial government sources will no longer be available for new buildings or

structures placed in the flood risk area that are subject to flood damage.

3. Any buildings or structures vulnerable to flood damage placed in the flood risk area after designation may not be eligible for flood disaster assistance.
4. The federal and provincial governments will encourage the local authorities to adopt land use restrictions to prohibit further development that would be vulnerable to flood damage.

These policies will not apply to buildings constructed within the flood fringe which have adequate floodproofing measures.

These policies will become effective upon designation, October 11, 1995. Buildings which already exist in the flood risk area before designation are not affected by these policies. Any new buildings constructed after designation will be subject to these policies.

The federal, provincial and municipal levels of government are working cooperatively through this program to minimize the potential for flood damages in Red Deer. By controlling development in the flood risk area, a permanent, environmentally sustainable solution to flood damage will be implemented.

For more information on the Canada-Alberta Flood Damage Reduction Program, contact:

Alberta Environmental Protection
Technical Services & Monitoring Division
10th Floor, Oxbridge Place
9820 - 106 Street
EDMONTON, AB T5K 2J6
Phone: (403) 427-6280

Environment Canada
Environmental Services Branch
Room 300, Park Plaza
2365 Albert Street
REGINA, SK S4P 4K1
Phone: (306) 780-5759



Canada-Alberta
**FLOOD
DAMAGE
REDUCTION
PROGRAM**



Environment
Canada

Environnement
Canada



ENVIRONMENTAL PROTECTION



Flooding along 11th Street, SE; Medicine Hat, 1952.
(Source: Medicine Hat Museum)

Flooding in Alberta

Many urban communities in Alberta are located in river valley settings. During spring and summer, these areas are prone to flood damage when rivers overflow their banks.

In recent years, major floods occurred in Slave Lake (1988), Edmonton (1986), Fort McMurray (1977) and Vegreville (1974). Some of these floods caused significant damage, notably the ice jam flood of Fort McMurray in 1977, which resulted in damage claims estimated at \$2.3 million, and the summer, 1988 flood in Slave Lake which resulted in \$1 million in damages.



Ice Jam flooding; Fort McMurray, 1977.
(Source: City of Fort McMurray)

After flood events, the governments of Alberta and Canada are frequently asked to compensate property owners for damages. In 1974 alone, flood disaster payments in Canada totalled well over \$100 million. However, governments can only cover a small portion of the total damages.

In addition to financial losses, there are losses impossible to calculate in dollars and cents. Whole communities and lives of individuals are disrupted during floods, and sometimes for long periods afterwards. Most importantly, the lives of people in a flood hazard area are in danger.



Centre Street Bridge washout; Calgary, 1915.
(Source: Environment Canada)

Until recently, the traditional solution to flooding problems in Alberta has been to construct dams, dykes and channel modifications in an attempt to divert floodwaters away from residences and commercial establishments. Unfortunately, structural measures are expensive to construct and maintain and do not provide complete protection from flooding. They also may promote a false sense of security among floodplain residents and may even attract additional investment to flood prone areas which increases the potential for loss of life and property damage.

In recent years, there has been a shift in government emphasis from expensive structural solutions to flood damage, such as dams and dyking, to less expensive and more environmentally sustainable non-structural solutions.

The Canada-Alberta Flood Damage Reduction Program is an example of a non-structural approach to flood damage reduction. The program will identify urban areas subject to flood damages and by encouraging non-structural solutions such as land use planning, zoning, flood proofing and flood preparedness, future flood damages will be reduced.

The Flood Damage Reduction Program

Canada and Alberta signed "An Agreement Respecting Flood Damage Reduction and Flood Risk Mapping in Alberta" in April 1989. This Agreement initiates the Canada-Alberta Flood Damage Reduction Program which is based on the premise that the best way to reduce the financial toll of flood damage is to discourage inappropriate development in the floodplain.

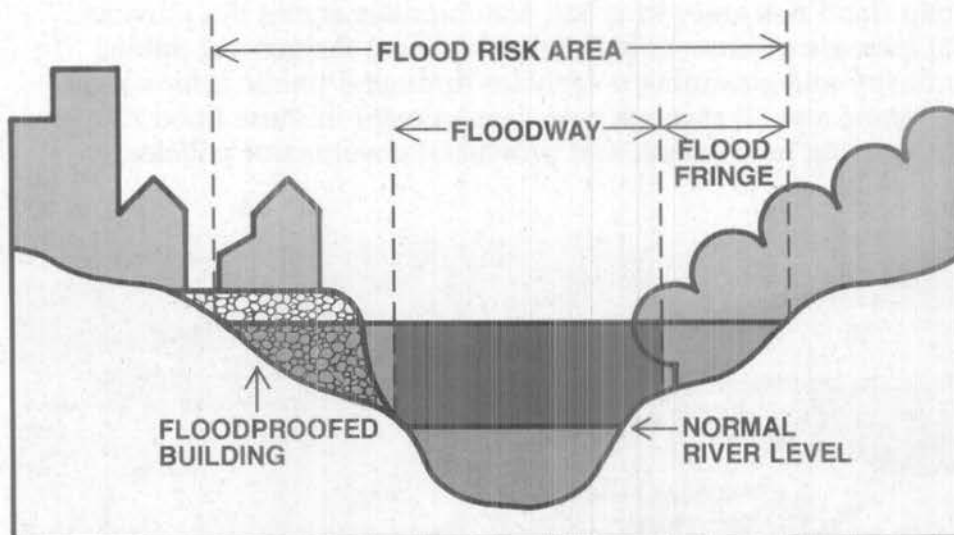
There are three main components to the program: (1) identify and map flood risk areas in urban communities across the province; (2) increase awareness of flood risk among the general public, industry and government agencies through a public information program; and (3) regulate new development in these flood risk areas using new federal and provincial government policies.



St. Joseph's General Hospital; Vegreville, 1974.
(Source: Public Affairs Bureau, Government of Alberta)

The Flood Risk Area

Under the Flood Damage Reduction Program, maps are produced illustrating the flood risk area in each community included in the program. The flood risk area is defined as the area which would be inundated by the design flood. In Alberta, the design flood is a 1 in 100 year flood, or one which has a one percent chance of being equalled or exceeded in any year.



Where local conditions permit, a distinction is made between the floodway and the flood fringe areas of the flood risk zone. The floodway has the greatest risk. Floodway waters are the deepest, fastest, and most destructive and new development in these areas is discouraged. In a flood fringe area, water is shallower and moves more slowly. Development in the flood fringe may be permitted provided that it is adequately floodproofed. In certain cases, the flood risk area may also include an ice hazard zone, which identifies those areas subject to damage from ice movement.

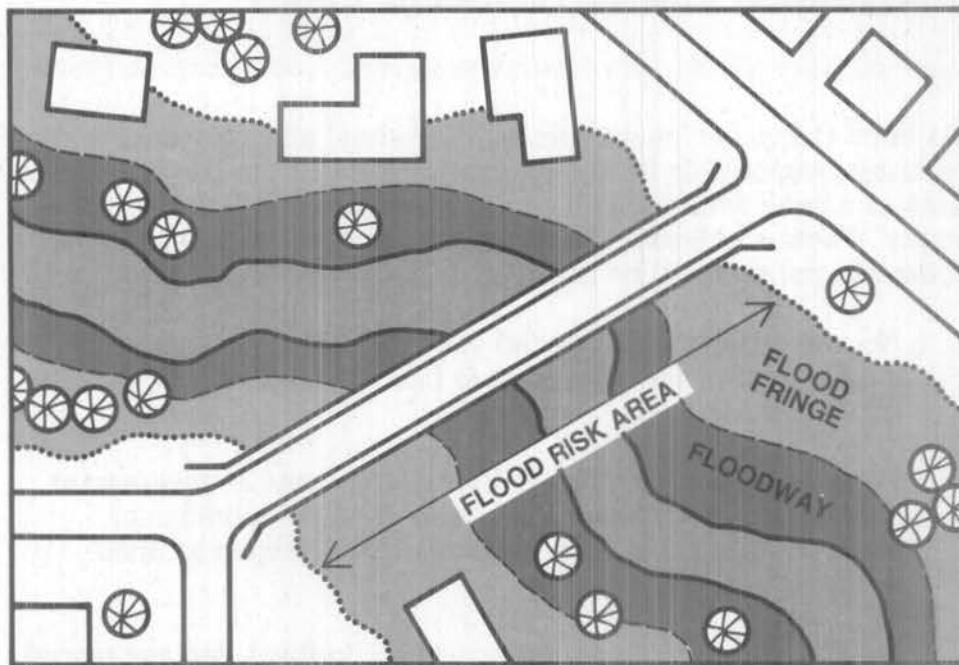
Designation and Government Policy

As flood risk maps are completed, the federal and provincial ministers responsible for the program will designate the flood risk area as a zone within which certain government policies will apply. Where a one-zone flood risk area has been designated, the following policies will be in effect:

1. No new federal or provincial government buildings or structures that are vulnerable to flood damage will be placed in a flood risk area;
2. Financial assistance from federal and provincial government sources, will no longer be available for new buildings or structures placed in a flood risk area and subject to flood damage;
3. Any buildings or structures vulnerable to flood damage placed in a flood risk area after designation will not be eligible for flood disaster assistance; and
4. The federal and provincial governments will encourage local municipalities to adopt land use restrictions to prohibit further development in flood risk areas.



Ice Jam flooding; Calgary, 1950.
(Source: Provincial Archives, Government of Alberta)



Where a two-zone flood risk area (which includes a floodway and flood fringe) has been designated, the above policies will apply to the floodway only. Development will be allowed within the flood fringe, provided it is adequately protected from flood damage. Also, any additions or enlargements made to existing buildings in a flood fringe after designation will require flood proofing to be eligible for future disaster assistance.

Any existing development already in place at the time of designation will continue to be eligible for government flood disaster assistance. Normal maintenance and repair of existing structures will continue as before.

Floodproofing

Floodproofing techniques are measures taken to permanently protect individual buildings or other developments from flood damage. An effective floodproofing measure is to use elevated pads or fill to raise buildings above the design flood level. Floodproofing also includes certain safeguards, such as locating electrical panels and shut-off valves for gas and water lines above the design flood level, and restricting the use of rooms below the flood level.



Flooding in the river valley; Edmonton, 1986.
(Source: Edmonton Journal)

Land Use After Designation

Designation is the formal recognition of flood risk areas by senior governments. Through public awareness and in cooperation with local governments, senior governments will encourage adequate floodproofing of new development in flood fringe areas. Examples of recommended land uses in floodways would include parks, recreational facilities and wetlands which are compatible with the flood risk.

Some Alberta Communities Identified for Flood Risk Mapping

Airdrie	Lethbridge
Athabasca	Medicine Hat
Black Diamond	Okotoks
Bragg Creek	Pincher Creek
Calgary	Ponoka
Cochrane	Red Deer
Drumheller	Slave Lake
Edmonton	St. Albert
Fort MacLeod	Turner Valley
Fort McMurray	Vegreville
High River	Whitecourt

Communities listed are those identified in the agreement for interim or final designation, or where new mapping is required. Additional communities may be mapped as necessary.



Flooding in the South Flats district; Medicine Hat, 1952.
 (Source: Medicine Hat Museum)



Slave Lake flood; 1987.
 (Source: Lakeside Leader, Slave Lake)



Flooded Athletic Park along the South Saskatchewan River; Medicine Hat, 1953.
 (Source: Environment Canada - Calgary Herald Photo)

For more information on the
Canada-Alberta Flood
Damage Reduction Program
contact:

Alberta Environmental Protection
Technical Services & Monitoring Division
Oxbridge Place
9820 - 106 Street
Edmonton, Alberta
T5K 2J6
Phone: (403) 427-6280

Environment Canada
Environmental Services Branch
Room 300, Park Plaza
2365 Albert Street
Regina, Saskatchewan
S4P 4K1
Phone: (306) 780-5759



PRINTED ON RECYCLED PAPER

NO. 2

DATE: October 18, 1994
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/W-94

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, October 24, 1994, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/W-94 provides for uses and development standards in the Direct Control No. 1 District (Bremner Avenue).

Following the Public Hearing, Council may choose to give the Bylaw amendment 2nd & 3rd readings.



Kelly Kloss
City Clerk

KK/ds

BREMNER AVENUE DIRECT CONTROL DISTRICT

Bremner Avenue is presently designated as a direct control district in which Council exercises total control over uses. Recently, land uses along Bremner Avenue have experienced changes with more changes in uses and ownership anticipated in the future. In light of these actual and anticipated changes, Council has requested that the future uses in Direct Control District No. 1 be reviewed by the Red Deer Regional Planning Commission and that the report be available to Council. Accordingly, at its August 2, 1994 meeting, the Council of The City of Red Deer passed the following motion:

RESOLVED that the Council of The City of Red Deer, ..., hereby agrees that the Red Deer Regional Planning Commission review the future uses within this Direct Control Area and that said report be available to Council by September 30, 1994.

This report will examine past and present uses as well as proposed uses and will conclude with staff recommendations regarding future uses.

BACKGROUND

Section 70 of the Alberta Planning Act grants municipal councils the power to create direct control districts and to regulate and control them in any manner considered necessary. Within this broad framework, the City's Land Use Bylaw states that:

The purpose of this district is to provide for innovative developments which in the opinion of Council require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution of any other land use district in this Bylaw that could be used to achieve the same result.

The direct control district exists to provide an area for uses which cannot be accommodated by other traditional land use districts and/or may have certain requirements, such as high parking space requirements. In addition, all developments may be expected to meet special development

standards such as extensive front yard landscaping and parking in side and rear yards only.

Direct Control District No. 1 came into being as part of Land Use Bylaw 2672/80 when it was adopted by Council on August 18, 1980 and replaced the "Special Uses (SU)" designation of the previous bylaw. Presently, the Bylaw does not specify any permitted or discretionary uses for Direct Control District No. 1; the only permissible uses are those that have been approved in the City of Red Deer land sale agreements for this land use district. The Municipal Planning Commission is responsible for determining yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use. The Appendix provides a chronology of uses in this district since the adoption of Land Use Bylaw 2672/80.

PRESENT USES

Table 1 lists existing owners/occupants and primary uses. Typically, users on Bremner Avenue have been single tenant owners situated on large lots which range in size from 0.49 ha± to 1.26 ha± (0.88 ha± average). Over time, there has been some change from single to multiple occupancy. This trend is likely to continue and possibly expand as both the private and public sector adjust to the present economic and political climate. Currently, offices are the primary use in this district followed by retail commercial uses. Thus the majority of uses on Bremner Avenue are conventional in nature and could be accommodated in other existing districts. The uses are not unique in themselves, rather it is the location of the district and its high development standards that are unique.

TABLE 1: PRESENT USES

OCCUPANT (Primary Use)	ADDRESS
Alberta Liquor Control Board Outlet (vacant)	2823
Alberta Motor Association (office)	2965
Classic Keyboard Distributors (sales/lessons)	2811 B
Jordans Carpets Alberta Ltd (sales)	2811 C
RDTV (office/media production)	2840
Radio 7 / CKRD (office/media production)	2840
Red Deer Advocate (office/media production)	2950
Red Deer Regional Health Unit (office)	2845
Red Deer Regional Planning Commission (office)	2830
Royal Canadian Legion (service club)	2810
Sims Furniture Ltd. (sales)	2811
Therapeutic Health Exercise Centre (office/commercial recreation)	2811 D

FUTURE USES

Although the recently adopted Downtown Concept Plan (1994) recommends that the downtown be maintained "as the professional and public sector office centre of Red Deer...", it must be acknowledged that the majority of offices on Bremner Avenue have already existed as approved uses for many years and are likely to continue in office use for many more years. The same can be said for most of the commercial uses.

In regard to development standards, Bremner Avenue has a very high standard. It is desirable to maintain these high standards and apply similar standards to any future redevelopment in order to reflect the existing pattern and scale of development. As tenancies change from time to time,

additional applications for alternative office and commercial uses can be expected. These existing land uses should, therefore, be reflected in more specific zoning.

RECOMMENDATION

Because of the district's existing uses and unique development standards it is the Staff's recommendation that the existing direct control designation remain and that it be further clarified by the inclusion of specific uses and standards. Redesignation to one of the existing commercial districts is not desirable as each of these contains some uses that are not considered suitable for Bremner Avenue. As well, they may not contain sufficient development standards to complement existing development. By providing a specific list of uses and standards, developers and owners will be able to gain approval for listed uses without directly applying to Council. This will facilitate quicker and more predictable approvals for the developers and owners while freeing Council from the task of reviewing each and every proposal. Accordingly, the following is a suggested list of uses and standards which staff believe both reflect and complement existing development:

Proposed Uses on existing lots

- Commercial Recreation Facility
- Financial Institution
- Institutional Services (excluding institutional housing)
- Media and related production services
- Merchandise Sales (indoor only)
- Offices
- Restaurants (no drive through windows)
- Service and Repair of goods traded in the area
- Service Clubs
- Trade/Commercial Schools

Proposed Development Standards

- large landscaped front yards
- parking in rear and side yards only
- no on-street parking
- low profile signage
- no resubdivision

Such a list of uses and standards will clarify the City's overall vision for the future of Bremner Avenue while providing existing and potential users with a basis upon which to plan their respective futures.

If Council agrees with the direction outlined, Planning staff will prepare a land use bylaw amendment to incorporate the uses and standards as contained in this report.

APPENDIX

CHRONOLOGY of USES

November 1980	Approval given to A.L.C.B. outlet including parking in the front of the building.
January 1981	Council approves tennis/racquet/squash club facility. Developer requests time extension and subsequently revises plans to reduce size of recreation facility and include large multi-tenant commercial building. Council denies extension and refunds monies in April 1982.
February 1981	Council denies a request by the Legion to lease out approximately 650.3 sq. m. (7000 sq. ft.) of its facility for commercial use (i.e. clothing, jewellery, fabric/sewing outlets, financial institutions, St. John's Ambulance).
June 1983	Home building supply store with 250 foot frontage located north of A.L.C.B. outlet proposed. Council denies the initial request but later approves a revised plan. Developer does not carry through with plan.
June 1983	Ski and sporting goods store permitted within Sims Furniture building. Land sale agreement amended to reflect change in use.
February 1986	Convenience/Grocery Store with 50 foot frontage proposed north of A.L.C.B. store. Council turns down proposal.
August 1987	Red Deer Regional Health Unit approved. Some parking stalls in front of building.
April 1991	Council approves 210 sq. m. (2260 sq. ft.) addition/renovation proposed by the Royal Canadian Legion.
March 1992	Council approves request for Therapeutic Health and Fitness facility (Fitness and weight loss clients as well as doctor referred clients) in Sims Furniture Building
April 1994	Council approves proposed health and fitness club in former A.L.C.B. building
August 1994	Council approves expansion of uses at Therapeutic Health and Fitness to allow for medical professional office use.

DATE: OCTOBER 25, 1994

TO: RED DEER REGIONAL PLANNING COMMISSION

FROM: ASSISTANT CITY CLERK

RE: LAND USE BYLAW AMENDMENT 2672/W-94

At the Council Meeting of The City of Red Deer held October 24, 1994, Council gave second and third readings to the above noted Land Use Bylaw Amendment, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/W-94 provides for uses and development standards in the Direct Control No. 1 District (Bremner Avenue).

Trusting you will find this satisfactory and that you will be sending us the revised pages for inclusion in the Office Consolidation Copy of the Land Use Bylaw, at your earliest convenience.



JEFF GRAVES
Assistant City Clerk

JG/clr
attch.

cc: Director of Engineering Services
 Director of Community Services
 Bylaws and Inspections Manager
 Land and Economic Development Manager
 Council and Committee Secretary, S. Ladwig

NO. 3

DATE: October 18, 1994
TO: City Council
FROM: City Clerk
RE: PUBLIC HEARING/ROAD CLOSURE BYLAWS 3116/94 AND 3117/94

A Public Hearing has been advertised in regard to Road Closure Bylaw 3116/94 and Road Closure Bylaw 3117/94 to be held in the Council Chambers of City Hall on Monday, October 24, 1994, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

Road Closure Bylaw 3116/94 provides for the closure of all that portion of 49 Avenue as shown on Subdivision Plan 5427 RS lying within the limits of Lot 5A, Block 31, Plan 942-

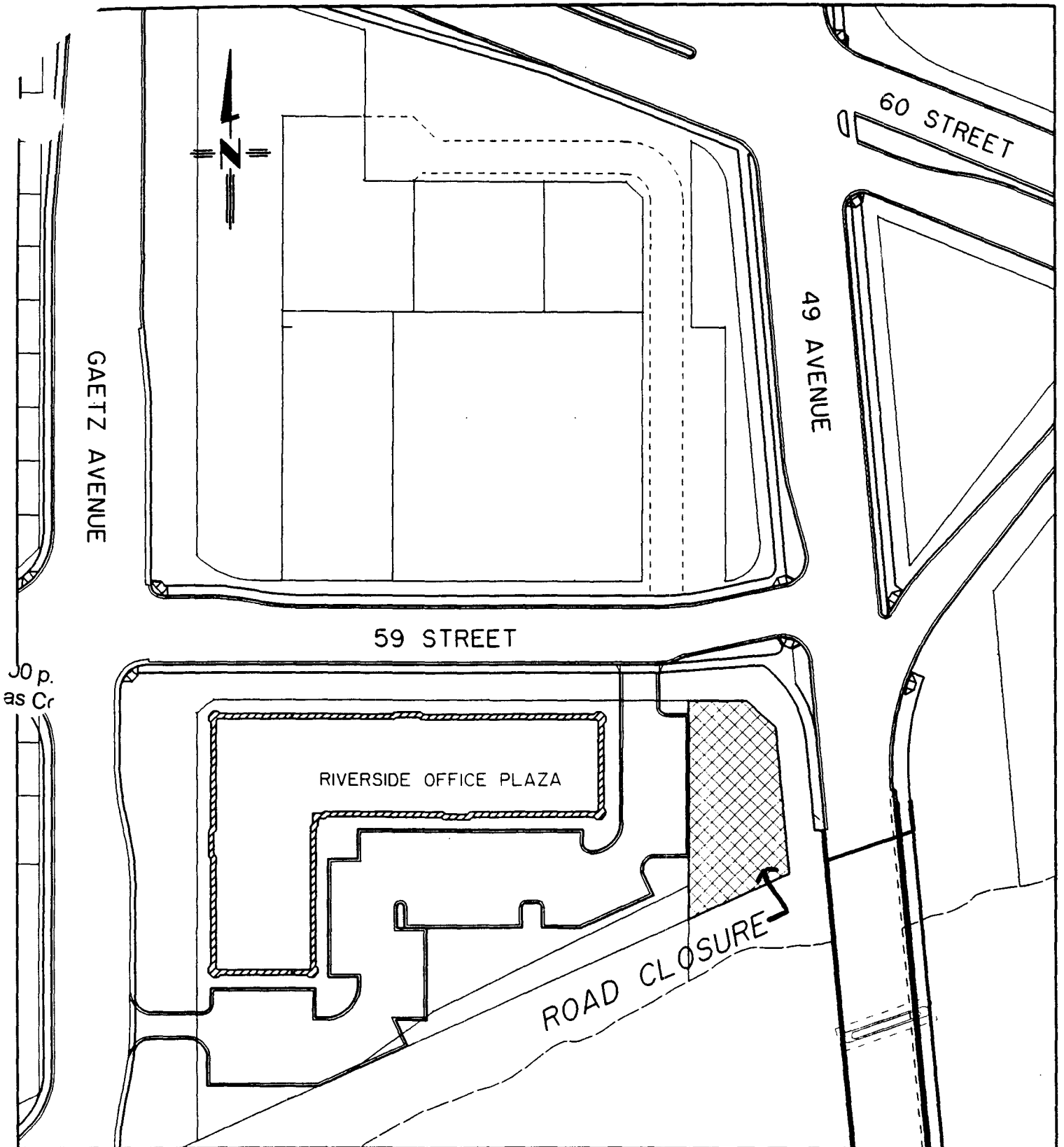
Road Closure Bylaw 3117/94 provides for the closure of lane described as Plan 922-1642, Block 1, all that portion of lane and corner cutoffs lying west of the west limit of Robinson Crescent, containing 0.023 hectares more or less, excepting thereout all mines and minerals.

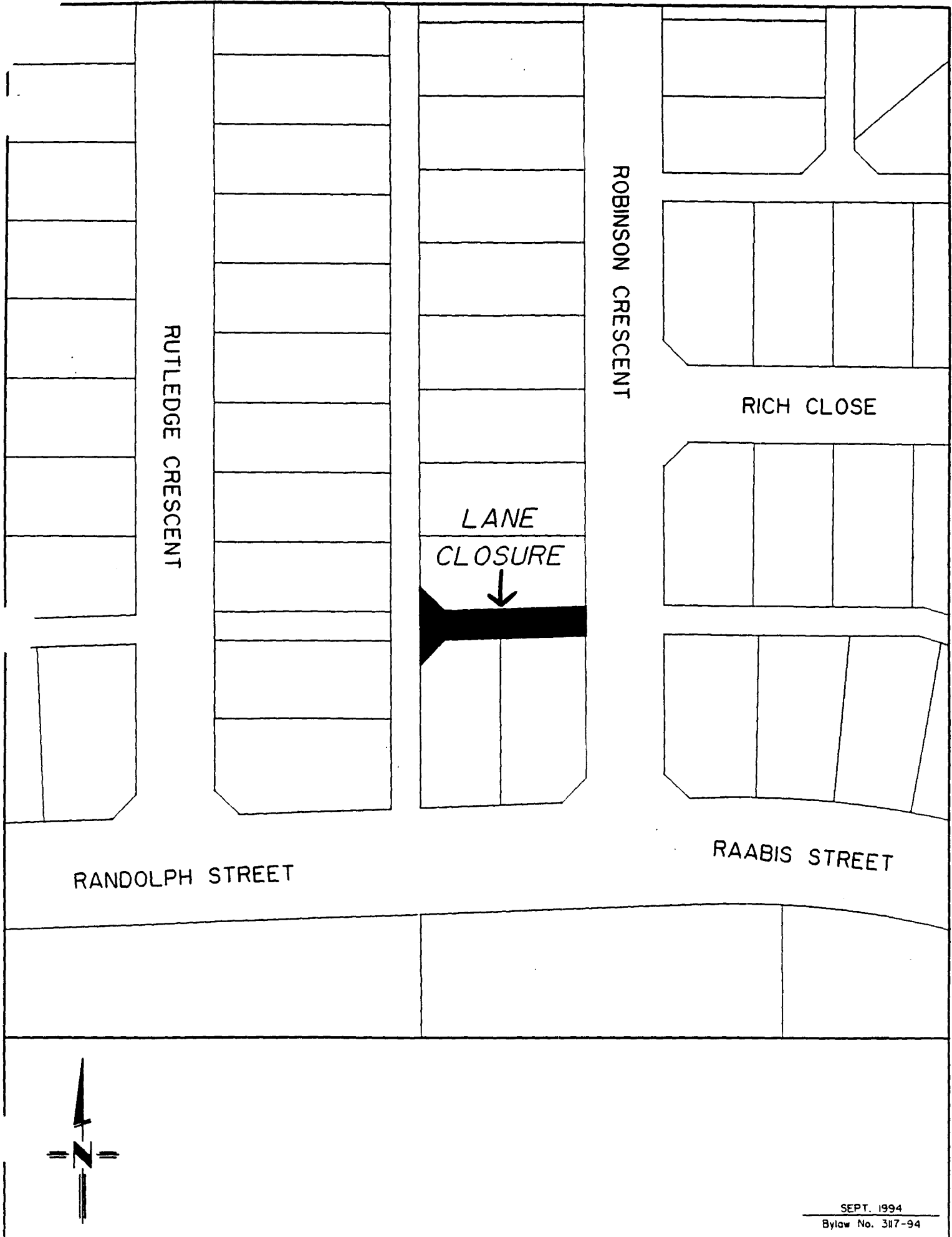
The preceding Bylaws may be given second and third readings following the Public Hearing.



Kelly Kloss
City Clerk

KK/ds





DATE: OCTOBER 25, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: ASSISTANT CITY CLERK

RE: ROAD CLOSURE BYLAW 3116/94

At the Council Meeting of October 24, 1994, Road Closure Bylaw 3116/94 was given second and third readings by Council, following the Public Hearing. Attached hereto is a certified copy of the above noted Road Closure Bylaw.

The decision of Council in this instance is submitted for your information. I trust you will advise Parkland Properties Ltd. of Council's decision.



JEFF GRAVES
Assistant City Clerk

JG/clr
attch.

cc: Director of Community Services
 Director of Engineering Services
 Parks Manager
 City Assessor
 Bylaws and Inspections Manager
 Public Works Manager
 Principal Planner
 Council and Committee, S. Ladwig

DATE: OCTOBER 25, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: ASSISTANT CITY CLERK

RE: ROAD CLOSURE BYLAW 3117/94

At the Council Meeting of October 24, 1994, Road Closure Bylaw 3117/94 was given second and third readings by Council, following the Public Hearing. Attached hereto is a certified copy of the above noted Road Closure Bylaw.

The decision of Council in this instance is submitted for your information. I trust you will advise all parties affected, of Council's decision.



JEFF GRAVES
Assistant City Clerk

JG/clr
attch.

cc: Director of Community Services
 Director of Engineering Services
 Public Works Manager
 City Assessor
 Bylaws and Inspections Manager
 Parks Manager
 Principal Planner
 Council and Committee Secretary, S. Ladwig

NO. 1

DATE: October 13, 1994

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **CITY PURCHASE FROM DRUMMOND BREWING COMPANY LTD.
PART OF LOT 9, BLOCK A, PLAN 922-1625 FOR CORNER CUT OFF
ALSO PART OF LOT 5 MR, BLOCK A, PLAN 942-2275**

This land acquisition is part of the Major Continuous Corridor Land Project to accommodate a road widening link at the north-east corner of 22 Street and Taylor Drive. The purchase is a joint project with The City of Red Deer and Alberta Transportation and Utilities. Alberta Transportation has given us their authorization to proceed with this purchase in their letter dated August 22, 1994.

To finalize this road widening project, it is necessary to include part of a municipal reserve, shown cross-hatched on the attached plan.

RECOMMENDATION

We recommend that City Council approve the following description of that portion of Lot 5MR, Block A, Plan 942-2275 that will be required to be disposed of, to allow the required extension for roadway.

"All that portion of Lot 5 MR, Block A, Plan 942-2275 contained within Plan 942_____, containing 0.034 hectares more or less."



Alan V. Scott

PAR/mm

Att.

B

PLAN 977 R.S.



TAYLOR DRIVE (CHRYSLER AVE.)

LOT 6MR

22 STREET

5MR

AREA REQUIRED FROM LOT 5MR
FOR ROAD = 343.5 sq. m.

A
LOT 9
PLAN 922 1625

LOT 4 PLAN 977 RS

LOT U2

LOT 8

(CHRYSLER AVE.) 22 STREET

LOT A
5326 HW

PLAN
902 1457

PLAN
902 0876

ROAD PLAN 4130 NY

ROAD PLAN 1596 EU

HIGHWAY 2A

ROAD PLAN 1596 EU

PLAN 782 1624

PLAN 802 2790

LOT 5
SCALE =

23

POWER LINE R/W PLAN 5003 NY



Peter Robinson

Urban Transportation Branch

File: RED/MCC

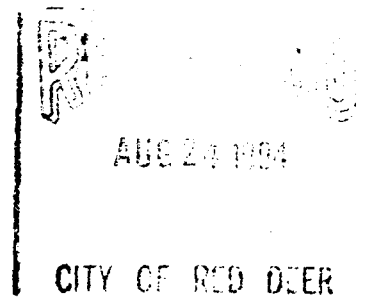
August 22, 1994

1st floor, Twin Atria Building
4999 - 98 Avenue
Edmonton, Alberta
Canada T6B 2X3

Telephone 403/427-4575
Fax 403/427-0783

Mr. Ken Haslop, P.Eng.
Engineering Department Manager
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

AUG 24 1994



Dear Mr. Haslop:

**RE: DRUMMOND BREWERY LAND PURCHASE
FOR FUTURE RELOCATION OF 22 STREET**

We have reviewed your request to include the purchase of a portion of the Drummond Brewery land for the future relocation of 22 Street as a part of the Taylor Drive Corridor project.

I am pleased to advise you that we support your efforts in protecting the right-of-way for the integration of Taylor Drive with the future upgrading of Highway 2 south of Red Deer. This project has now been included in the list of eligible land acquisitions under the city's Major Continuous Corridor Program.

While no further special grants are available for this program, the land acquisition costs may be included in the Major Continuous Corridor Land project which was previously accepted under your 1994 Basic Capital Program. The acceptance of this project at this time is subject to the conditions:

- (a) Any proceeds from the sale of surplus road right-of-way, which will result from the road relocation, are to be credited back to the Basic Capital Grant program at the time of sale, or time of disposition; and
- (b) This eligible land acquisition qualifies as a Right-of-Way Purchased in Advance of construction (work code - RWA). The utilization of this land will depend on Alberta Transportation and Utilities' plans for Highway 2 south of Red Deer. If in the future it is determined that the integration of Taylor Drive with the future upgrading of Highway 2 will not proceed, then Alberta Transportation and Utilities will request that city dispose of the property and the proceeds of Alberta Transportation and Utilities' share will be credited to the Basic Capital Grant; and

Handwritten notes:
✓ Pat
✓ Shore
- please note Annual Property Report!
✓ Eric please send copy to P. Robinson ASAP.

Mr. Ken Haslop

- 2 -

August 22, 1994

- (c) The city will be required to include this parcel in their annual Right-of-Way Purchased in Advance report, as described in the Administrative Procedures Manual Page 1-6 under the heading, 1.3 Project Eligibility Criteria, Right-of-Way and Right-of-Way purchased in Advance of Construction.

It is our mutual cooperation on projects such as this that will ensure the residents of Red Deer will continue to enjoy the benefits of the Taylor Drive Corridor for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to be 'Wayne Brown', written over a horizontal line.

Wayne Brown
Executive Director

JMC/RCR/lms/drummond.red

Commissioners' Comments

We concur with the recommendation of the Land & Economic Development Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: OCTOBER 25, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: ASSISTANT CITY CLERK

**RE: CITY PURCHASE FROM DRUMMOND BREWING COMPANY LTD.,
PART OF LOT 9, BLOCK A, PLAN 922-1625, FOR CORNER CUT OFF,
ALSO PART OF LOT 5 MR, BLOCK A, PLAN 942-2275**

At the Council Meeting of October 24, 1994, consideration was given to your report dated October 13, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated October 13, 1994, re: City Purchase from Drummond Brewing Company Ltd., Part of Lot 9, Block A, Plan 922-1625, for Corner Cut Off, Also Part of Lot 5 MR, Block A, Plan 942-2275, hereby approves the disposal of municipal reserve lands described as follows:

'All that portion of Lot 5 MR, Block A, Plan 942-2275, contained within Plan 942-_____, containing 0.034 hectares more or less, excluding therefrom all mines and minerals'

and as presented to Council October 24, 1994."

This office will now proceed with the necessary advertising for the disposal of municipal reserve. Trusting you will find this satisfactory.



JEFF GRAVES
Assistant City Clerk

JG/clr

cc: Director of Engineering Services
 Director of Community Services
 Parks Manager
 E. L. & P. Manager
 Principal Planner
 Bylaws and Inspections Manager
 Council and Committee Secretary, S. Ladwig

SANDRA: Please provide for the disposal of said reserve.

C O R R E S P O N D E N C E

NO. 1

October 13, 1994

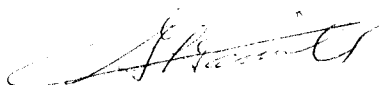
Mayor Surkan
and Members of Council
City of Red Deer

Dear Mayor Surkan and Members of Council:

We request City Council's endorsement of the proposed Bid Red Deer organization. We also ask for Council's support as a founding partner; with the contribution of \$2,000 to a start-up fund and the naming of a representative to the Board.

We look forward to the establishment of this organization, which we feel will play an important role in our community.

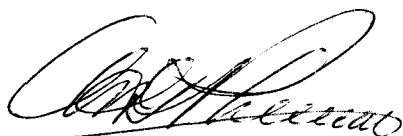
Yours truly,



Gordon Hamill
Westerner Exposition Association



Diana Rowe
Red Deer Visitor and Convention Bureau



Merv Phillips
Red Deer Chamber of Commerce

Lorene Ouellette
Red Deer Games Society

BID RED DEER

BACKGROUND:

Red Deer has successfully bid for and hosted a wide variety of sports tournaments and competitions, including three Alberta Games, regional, provincial and national competitions in many sports disciplines, and most recently the 1994 Labatt Brier and the Canadian Senior Men's Baseball Championships. Red Deer will soon play host to Sun Life Skate Canada International and the World Junior Hockey Championships.

Hosting such events has a variety of benefits to the City, including substantial economic impact, increased profile and community spirit.

Red Deer has a wealth of committed volunteers, and an enviable selection of skilled and experienced event organizers and officials. Jack Pelech, Chairman of the Canada Games Site Evaluation Committee, noted that his own community of Hamilton, with a population of over 300,000, did not have the degree of this expertise evident in Red Deer. With the addition of the Centrium to Red Deer's facility base, and the recent success in hosting the Brier, Red Deer has the opportunity to successfully bid for a greater range of national and international events.

The time is right for Red Deer to establish a group with specific responsibility for bidding to bring national and international events to Red Deer.

Bid Red Deer will be an independent body, which will focus on bidding to bring major events to Red Deer.

RESPONSIBILITIES:

- Maintain a current base of information on which a specific bid can be based.
- Identify opportunities for Red Deer to be the site for major recreation and cultural or sports events, including competitive events at provincial, national, and international levels.
- Assist in the preparation of bids for such events, working with representatives of the specific sports discipline or organization.
- Build and manage a revolving loan fund to provide seed money for bids, and seek contributions from major corporate sponsors (legacy partners).
- As required, the committee may play the primary role in developing and presenting a bid. The committee will not act as a hosting and organizing committee for events, but may assist host organizations through the sharing of knowledge and expertise gained in staging other events.

-2-

FOUNDING PARTNERS:

- Several community organizations have recognized the need for Bid Red Deer and have already agreed to become founding partners:

Red Deer Visitor and Convention Bureau
 Westerner Exposition Association
 Red Deer Chamber of Commerce
 Red Deer Games Society

It is proposed that the City of Red Deer be an additional founding partner.

- Each founding partner will contribute \$2,000 to a start-up fund, as well as representatives to carry forward the organization's work.

STRUCTURE:

The Board will be made up of a representative from each founding partner. It will set broad direction and be responsible for sustaining and directing the organization and its revolving fund. Specific responsibilities will include:

recruiting legacy partners
 establishing operating guidelines
 approving loans to be made to bidding organizations.

OPERATING COMMITTEE:

The operating committee will be made up of a working level representative from each founding partner, plus citizens at large with expertise in areas such as public relations, staging events, sponsorship, and bid making. The maximum committee membership will be ten people. This group will identify bid opportunities, assist in preparation of bids, and provide advice to organizations on how to fund raise and seek sponsors.

HONOURARY CHAIRMAN:

As an indication of support from the City and of the importance of this project to the community, the Mayor will be the Honourary Chairman of Bid Red Deer.

PLAN OF ACTION:

It is proposed that Bid Red Deer be ready to provide assistance with bids by the end of 1994. By that date the Board and Operating Committee will be established and potential legacy partners identified.

Commissioner's Comments

As a member of the Steering Committee, I have been involved with the preparation of this proposal and accepted the position of honourary chair of the Bid Organization should it come into existence. I look forward to Council's direction regarding this proposal.

"G. SURKAN", Mayor

DATE: OCTOBER 25, 1994

TO: RED DEER BID COMMITTEE
Att: Wendy Martindale, Recording Secretary

FROM: ASSISTANT CITY CLERK

RE: RED DEER BID COMMITTEE -
FINANCIAL CONTRIBUTION FROM THE CITY OF RED DEER

At The City of Red Deer Council Meeting held October 24, 1994, consideration was given to your correspondence dated October 13, 1994 concerning the proposed Red Deer Bid Committee. At this meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from various groups relative to the proposed Red Deer Bid Committee dated October 13, 1994, hereby agrees as follows:

1. That Alderman Hull be appointed as The City of Red Deer's representative to the Red Deer Bid Committee;
2. That \$2000.00 be contributed towards the start-up fund of the Red Deer Bid Committee, with said costs to be charged as an over-expenditure to the 1994 Budget,

and as presented to Council October 24, 1994."

The decision of Council in this instance is submitted for your information. By way of a copy of this memo, I will be asking the Director of Financial Services to forward a cheque in the amount of \$2000.00 to the Red Deer Bid Committee. If you have any questions, please do not hesitate to contact the undersigned.

Best wishes in this new endeavour.



JEFF GRAVES
Assistant City Clerk

JG/clr

cc: Director of Financial Services
 Director of Community Services
 Land and Economic Development Manager
 Mayor Gail Surkan, Chairman, Red Deer Bid Committee



• RED DEER'S • ORIGINAL • BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 ST. • RED DEER, ALTA. • T4N 6M4 • (403) 340 TOWN (8696) • FAX (403) 340 8699 •

NO. 2

October 14, 1994

Mayor Surkan

City of Red Deer

RE: Annual Meeting with Council.

Dear Mayor Surkan,

The Board of Directors requests you select a date that is acceptable to Council, for the annual meeting between our Board of Directors and City Council. The meeting has been held between 5:00 and 7:00pm on a mid week day in November previously, and this time frame is again acceptable to our board, with the exception of Thursday nights.

With the new financial challenges faced by the community, the need for even greater co-operation both physically and financially between the City and the Association is vital to the continued growth of the downtown business district and the completion of many recommendations contained in the downtown concept plan.

Fundamental but resolvable problems remain in the downtown, and co-operative efforts by our partnership can provide the solutions. Many major issues will be faced in the next few years, such as the transit transfer site, development of the Plaza concept, effective parking programs, development of rail property and the redevelopment of existing core properties.

The annual meeting between Council and our board is intended to identify common areas of interest that can be realistically achieved in the up coming year, as well as areas where we can begin effective planning and medium range co-operation.

Please advise our office of an appropriate date for the meeting at your earliest convenience. The meeting has been held at City Hall in the past, and we look forward to this years meeting of the minds.

Sincerely yours,
TOWNE CENTRE ASSOCIATION

John P. Ferguson, General Manager.

Commissioners' Comments

Council's direction is requested as to a suitable date. We have contacted the Towne Centre Association and suggested that Monday, Nov. 28, 1994, would be a possible date, with which they concurred.

"G. SURKAN", 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 (403) 342-8132

October 28, 1994

Towne Centre Association
B3, 4901 - 48 Street
Red Deer, Alberta
T4N 6M4

Att: John Ferguson, General Manager

Dear John:

RE: ANNUAL MEETING WITH COUNCIL

Please be advised that the date set for the annual meeting between City Council and the Towne Centre Association is **Monday, November 28, 1994** at 4:30 p.m. in the Council Chambers of City Hall.

The date shown in my previous letter of October 25, 1994 is not correct. Please adjust your records accordingly.

If you have any documents that you would like Council Members to peruse prior to the meeting, please provide same to this office by November 18, 1994 so we can forward them to the Mayor and Aldermen.

I apologize for any inconvenience this may have caused. If you have any questions or concerns please do not hesitate to call me.

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/clr

cc: Mayor
Aldermen
City Commissioner
Director of Community Services
Director of Engineering Services
Director of Financial Services

*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 (403) 342-8132

October 25, 1994

Towne Centre Association
B3, 4901 - 48 Street
Red Deer, Alberta
T4N 6M4

Att: John Ferguson, General Manager

Dear John:

RE: ANNUAL MEETING WITH COUNCIL

At The City of Red Deer's Council Meeting held October 24, 1994, consideration was given to your letter dated October 14, 1994, concerning the above topic.

At the above noted meeting, Council agreed to meet with the Association on Monday, November 24, 1994 at 4:30 p.m. in the Council Chambers of City Hall.

Monday, November 28/94.

If you have any documents that you would like Council Members to peruse prior to the meeting, please provide same to this office by November 18, 1994 so we can forward them to the Mayor and Aldermen.

If you have any questions, or this date is unsatisfactory, please do not hesitate to contact the undersigned.

Sincerely,

[Signature]
JEFF GRAVES
Assistant City Clerk

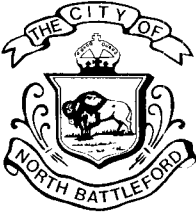
JG/clr

cc: Mayor
Aldermen
City Commissioner
Director of Community Services
Director of Engineering Services
Director of Financial Services



*a delight
to discover!*

OFFICE OF THE MAYOR



NO. 3

September 27, 1994

Mayor and Council Members
City of Red Deer
Box 5008
RED DEER, Alberta
T4N 3T4

Dear Mayor and Council Members:

Re: National Airports Policy

I am sure that you and your Council have been as frustrated and concerned as our City has been with the recently announced National Airports Policy.

I am pleased to enclose copies of letters we have sent to appropriate elected officials in our Federal and Provincial governments in the hopes that you will consider communicating in a similar fashion. (It may be that you have already done so and our action is thus supportive of your initiative.)

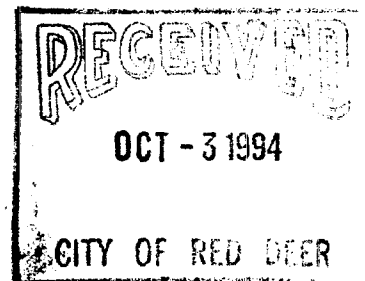
We also urge your support for action of the Federation of Canadian Municipalities (FCM) to act in our collective interests in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Barrie Conkin".

J. Barrie Conkin
MAYOR

Enc/2



OFFICE OF THE MAYOR



September 27, 1994

Honourable Douglas Young
Minister of Transport
Transport Canada
OTTAWA, Ontario
K1A 0N5

Dear Mr. Minister:

Re: National Airports Policy

The City of North Battleford wishes to express, in the strongest possible terms, its concern with the recently released National Airports Policy.

This policy was released having a direct effect on our City and many others with absolutely no advance consultation. The impact on us and others results in blatant "downloading" of federal responsibilities on the backs of property taxpayers.

Moreover, those of us categorized as small airports are told, in advance of any consultation or negotiation, there will be no further capital support funding and that airports in the most difficult financial straits will have our operational subsidies eliminated first. This makes the prospect of "commercializing" such airports next to impossible.

In the case of small airports, the elimination of capital funding support significantly increases the likelihood of deteriorating federal infrastructure at precisely the same time as the federal government has begun an exciting program to renew and enhance infrastructure in municipalities and flies in the face of that intent.

Moreover, the elimination of operation subsidies, with no action to assist cost management, wastes the value of past investment.

Honourable Douglas Young
September 27, 1994
Page 2

We urge your department to withdraw the current policy statement and begin a process of partnership with municipalities and community airport authorities which sees federal costs reduce by enhanced commercial activity rather than by increased municipal taxation.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Barrie Conkin', written over the word 'Sincerely,'.

J. Barrie Conkin
MAYOR

OFFICE OF THE MAYOR



September 27, 1994

Honourable Roy Romanow, Premier
Government of Saskatchewan
Room 226, Legislative Building
REGINA, SASK
S4S 0B3

Dear Mr. Premier:

Re: National Airports Policy

The City of North Battleford is most alarmed with the recent release of a National Airports Policy by the Federal Department of Transport under the Honourable Douglas Young. At least five Saskatchewan airports in major cities are under significant financial pressure and in cases like the City of North Battleford, possibly totally jeopardized.

North Battleford is the home of one of Canada's earliest airport facilities and which for the past thirteen years has been operated efficiently and effectively with operational and capital support funding from the Federal government. With the announcement of the Minister of Transport, all capital support was instantly eliminated and as things stand, operational support will cease within two years. This action is blatant downloading to municipal taxpayers for an airport that, for the moment, is least able to develop commercial viability.

Unless this Federal Government policy is rescinded or significantly changed, we must appeal to the Provincial Government for financial support.

We are working hard with other Canadian municipalities to encourage Transport Canada to withdraw the current Policy Statement and we respectfully request that the Provincial Government join and support this initiative.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Barrie Conkin". The signature is fluid and cursive, with a large initial "J" and "C".

J. Barrie Conkin
MAYOR

DATE: October 17, 1994

TO: City Clerk

FROM: Director of Engineering Services

RE: CITY OF NORTH BATTLEFORD - NATIONAL AIRPORTS POLICY

The Engineering Services Division has reviewed the correspondence from The City of North Battleford.

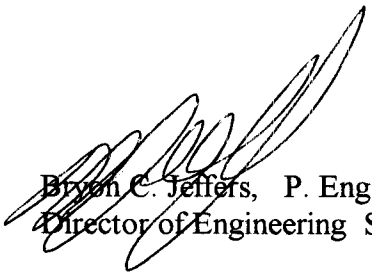
Our situation is considerably different from that of North Battleford and many other cities, in that we receive no ongoing financial assistance from senior governments. The City of Red Deer operates the Red Deer Industrial Airport with no support from the Federal Government. We do, on occasion, receive financial assistance from the Provincial Government for various capital projects. We do not receive any regular operational assistance from the Province.

The National Airports Policy is affecting us in that the Federal Government, who now owns the Airport, wishes to dispose of it. Presently they own the Airport and lease it to the Province. The Province, in turn, leases it to The City of Red Deer. We operate the Airport with no operational assistance from either level of Government.

We have been involved in discussions with the Federal Government for a couple of years, discussing terms for a transfer of the Airport to The City of Red Deer. This matter has been discussed with Council on previous occasions. These discussions have been stalled recently, as The County of Red Deer has expressed an interest in the Red Deer Industrial Airport. We are not certain exactly what their interest might be. The Red Deer Industrial Airport is within County jurisdiction, so they would have first option to acquire the Airport if they so chose. We will be discussing the matter over the next couple weeks to determine what their intent is.

RECOMMENDATION

We would respectfully recommend to Council that as we are not in the same situation as North Battleford or other Canadian cities, that we do not forward a letter to the Federal or Provincial Governments as North Battleford has done. We sympathize with their situation, and correspondence back to them relating that may be appropriate.



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

c.c. Public Works Manager
c.c. Economic Development Manager

Commissioners' Comments

We concur with the recommendation of the Director of Engineering Services and we would want to make it clear to North Battleford that since we have for years basically incurred the full operating cost of the Airport, it is difficult for us to support another community receiving Federal assistance.

"G. SURKAN", Mayor
"M.C. DAY", City Commissioner

DATE: October 4, 1994

TO: DIRECTOR OF COMMUNITY SERVICES
✓ X DIRECTOR OF ENGINEERING SERVICES
DIRECTOR OF FINANCIAL SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
COMPUTER SERVICES MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF

PARKS MANAGER
PERSONNEL MANAGER
X PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: CITY OF NORTH BATTLEFORD NATIONAL AIRPORTS POLICY

Please submit comments on the attached to this office by October 17, for the Council Agenda of October 24, 1994.

"Kelly Kloss"
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 25, 1994

The City of North Battleford
Box 460
North Battleford, Saskatchewan
S9A 2Y6

Att: J. Barrie Conkin, Mayor

Dear Mayor Conkin:

RE: NATIONAL AIRPORTS POLICY

At The City of Red Deer's Council Meeting held October 24, 1994, consideration was given to your correspondence dated September 27, 1994 concerning the above. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from The City of North Battleford dated September 27, 1994, re: National Airports Policy, Request to Forward Letter to the Federal and Provincial Governments, hereby agrees that The City of Red Deer not forward letters to the Federal and Provincial Governments supporting concerns outlined by The City of North Battleford, and as presented to Council October 24, 1994."

For your information, our situation is considerably different from that of North Battleford and the other cities in that we receive no ongoing financial assistance from senior governments. The City of Red Deer operates the Red Deer Industrial Airport with no support from the Federal Government. We do, on occasion, receive financial assistance from the Provincial Government for various capital projects. We do not receive any regular operational assistance from the Province.

The National Airports Policy is affecting us in that the Federal Government, who now own the airport, wishes to dispose of it. We have been involved with discussions with the Federal Government for a couple of years, discussing terms for a transfer of the airport to The City of Red Deer, however, discussions are still preliminary in nature.

Although Council does sympathize with your situation, they were unable to offer support as you had requested.

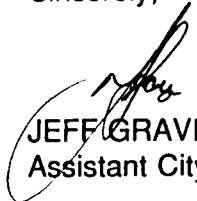
... / 2

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The City of North Battleford
October 25, 1994
Page 2

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/clr

cc: Director of Engineering Services
Public Works Manager
Land and Economic Development Manager

NO. 4

City Clerk
City of Red Deer

Re: 4010 - Ross Street/Lots 21-22 Block 3,
Plan 4516 A.C.

I wrote to Zoning regarding the above property and they have referred me to you.

The above is zoned R2, but I asked if it would be possible to change the use of the above premises in as far as the Main Floor use is concerned.


I would like to consider renting ONLY the Main Floor as professional office space (lawyer, psychologist etc) .. which would mean maybe a total of 8 people crossing the threshold daily. The upstairs and basement suites would remain as living quarters.

Before actually making the change I want to be sure it can be done and what COSTS would be involved .. and what change in my property taxes, if any.

There are 4 stores I believe on the SAME block, plus gas stations all around, so there would be no increase in traffic and no added inconvenience to neighbours.

I would appreciate if you could advise if this change in use could be done.

Thank you.


Jean M. Smith
c/o C. Kotke
4123 47th Street
Red Deer, Alta T4N 1P3



**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

MEMORANDUM

TO: Kelly Kloss, CITY CLERK
FROM: Orlando Toews, PLANNER
DATE: October 17, 1994
RE: Jean Smith - Rezoning Request (4010 Ross Street)

It is staff's understanding that Ms. Smith wishes to rent out the main floor of the above noted residence for professional office space with dwelling units remaining in the basement and upper floor. The property is presently designated R-2, the general purpose of which is to provide for medium density residential use, not commercial office use. However, the Bylaw does allow for "home occupations" as a discretionary use provided the person conducting the home occupation is an occupant of the residential building and has at least a 50% interest in the building. This would preclude renting out the space to another business.

This neighbourhood already contains some C-3 Commercial (Local Convenience) District areas. The south west portion of Block 3 is presently designated C-3 and contains an ice cream shop, a clothing store, and a hair salon. As well, a restaurant and a convenience store are located two blocks east of this location in a C-3 area. Staff believe that sufficient amounts of C-3 already exist in this area and that additional redesignation to C-3 is unnecessary. The C-3 district does not provide for professional offices other than medical offices, as a discretionary use, servicing the neighbourhood only. It should be noted that the Downtown Concept Plan (1994) supports the retention of the downtown as the primary professional office centre of Red Deer. In addition, redesignation to C-3 would make the basement suite a nonconforming use. There is also concern that redesignation of this site to C-3 would encourage similar requests along this portion of Ross Street.

RECOMMENDATION:

1. Planning Staff **do not support** the proposed change in use.

A handwritten signature in cursive script, reading 'Orlando Toews', written over a horizontal line.

ORLANDO TOEWS
PLANNER

DATE: October 17, 1994

TO: City Clerk

FROM: Director of Engineering Services

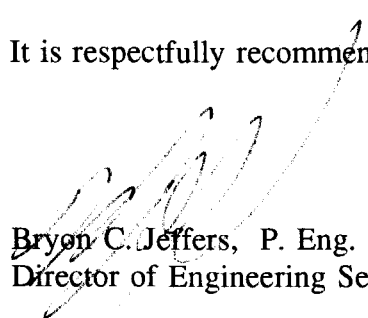
**RE: JEAN SMITH - REZONING REQUEST
LOTS 21 - 22, BLOCK 3, PLAN 4516 A.O.
4010 ROSS STREET**

The Engineering Services Division has reviewed the request from Ms. Smith with respect to the rezoning.

The house in question is situated on the north side of Ross Street, between 40 Avenue and 41 Avenue. The house in question presently provides parking for four or five cars in the backyard. The roadway is a 48 foot wide undivided arterial. There is a bus stop immediately east of the house on the same side of the street. There is presently a parking restriction in this block that prohibits parking between 7:00 a.m. and 9:00 a.m., and between 4:00 p.m. and 6:00 p.m. As traffic intensifies along this street, it is probable that parking will be completely removed in the future. Further development of commercial businesses along this street will accelerate this move.

RECOMMENDATION

It is respectfully recommended that the request for rezoning be denied.



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

BCJ/emg
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. Principal Planner

DATE: 18 October 1994
TO: City Clerk
FROM: Assessment Supervisor
RE: JEAN SMITH - REZONING REQUEST
(4010 ROSS STREET, RED DEER, AB)

Please refer to the attached copy of our letter to Ms. Smith dated October 6, 1994, for our comments regarding the above.



Myron Chilibeck, A.M.A.A.
Assessment Supervisor

MC/ngl

Enc.

c.c. Director of Engineering Services
Bylaws & Inspections Manager
E. L. & P. Manager
Fire Chief
Principal Planner

6 October 1994

Jean M. Smith
c/o Kotke
4123 - 47 St
RED DEER, AB
T4N 1P3

COPY

Dear Ms. Smith:

RE: ROLL NO. 16-4-0520
4010 ROSS STREET

Two issues are pertinent to "Property Tax".

One, the assessment may change due to renovations that may occur to facilitate a use change. If plans are available, they could be brought to our office, and we could do an estimate.

Secondly, the non-residential mill rate would apply to the portion of the assessment that is non-residential. The mill rates in 1994 are:

Non-Residential	-	Public School	-	21.133 Mills
Residential	-	Public School	-	<u>15.842 Mills</u>
		Difference	-	5.291 Mills

If the total property were taxable as non-residential, based on 1994 rates, an increase of 319.52 would occur (Assessment of 60,390 Mill Rate increase 5.291). Of course, if portions are utilized for both, then appropriate mill rates apply to areas in use, and the increase is reduced accordingly.

Please stop by our office to discuss these issues with the writer or Myron Chilibeck, Assessment Supervisor, or Norm Ford, Tax Coordinator.

Sincerely,



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

AK/ngl

c.c. Assessment Supervisor
Tax Coordinator

DATE: October 19, 1994
TO: City Council
FROM: City Clerk
RE: JEAN SMITH/4010 ROSS STREET

In the correspondence from Jean Smith, she inquires as to the cost of rezoning.

The Planning Act requires that any change to zoning must be advertised in 2 issues of a local newspaper. The applicant is responsible for costs associated with the advertisement, said costs to be in the neighborhood of \$450 to \$600 depending on the size of the ad required. This cost is only charged if first reading is given to a Land Use Bylaw Amendment. No charge is levied to an applicant for making the initial request to Council.



Kelly Kloss
City Clerk

KK/ds

DATE: October 12, 1994

TO: City Clerk

FROM: Fire Marshal

RE: 4010 - 50 St.

If this property is rezoned to accommodate office space the building will require extensive renovations to comply with the Alberta Building Code.

A handwritten signature in cursive script, reading "Cliff Robson", followed by a horizontal flourish line.

Cliff Robson
Fire Marshal

CR/ks

DATE: October 17, 1994
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **4010 ROSS STREET**
LOT S 21-22, BLOCK 3, PLAN 4516 A.C.

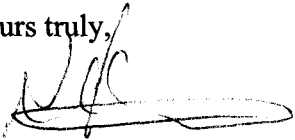
In response to your memo regarding the above, we have the following comments for Council's consideration.

The subject site which is zoned R2, is located near the former Michener Hill Store (C3) across from gasoline stations located on either end of Ross Street at 40 Avenue and 41 Avenue. There are also several apartments in the immediate area.

The C3 zoning is intended to provide a location for local convenience outlets with site and floor area limitations to minimize their effects on residential districts.

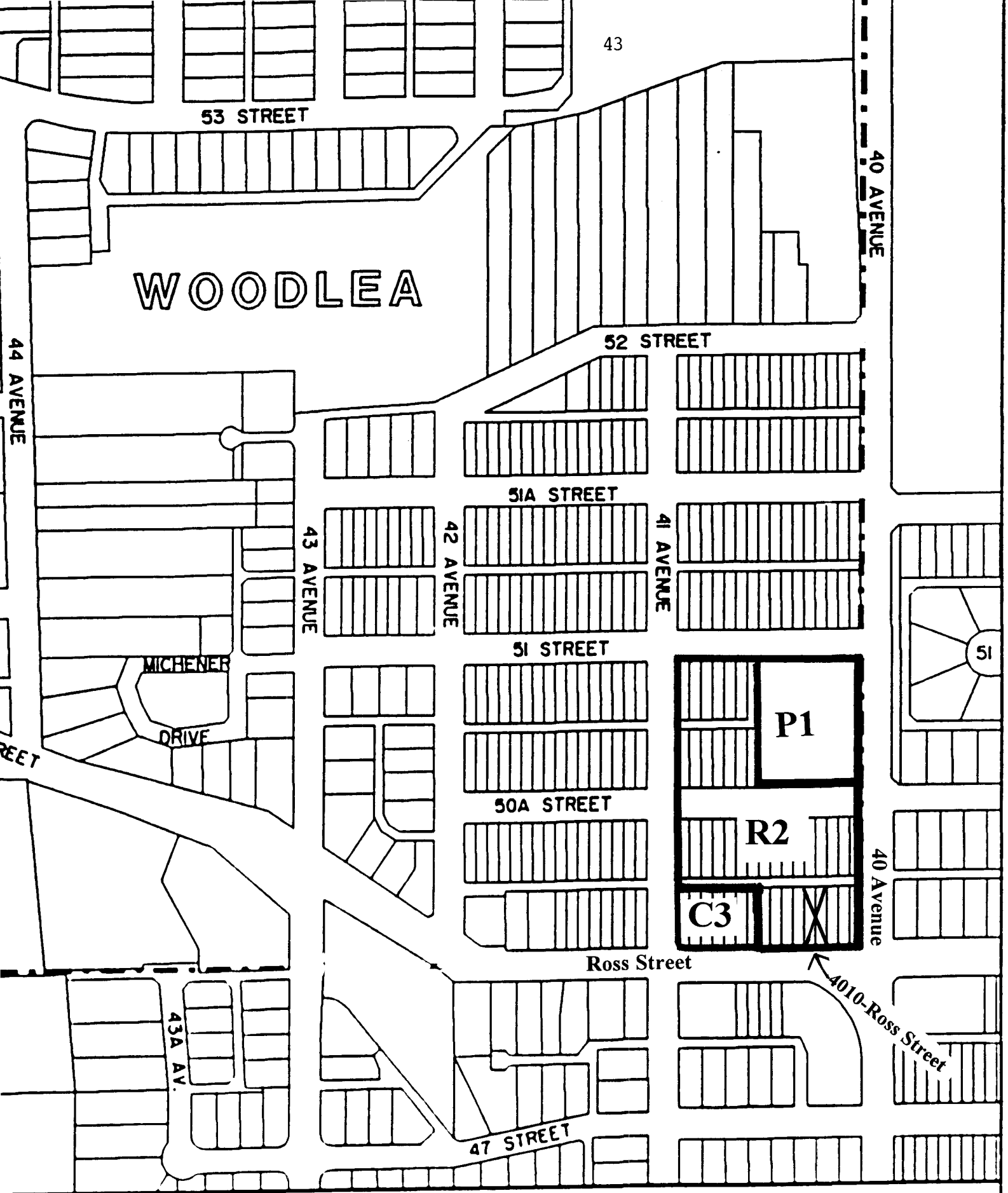
Recommendation: That the site not be rezoned.

Yours truly,



Ryan Strader
Bylaws & Inspections Manager
BUILDING INSPECTIONS DEPARTMENT

RS/cp



Commissioners' Comments

There are commercial uses on this block as a result of long standing business occupations which by and large have been accepted by the community over the years. The possibility of further commercial expansion becomes extremely complicated by lack of parking and awkward traffic movements in the area as well as the expectation of the neighbourhood that their residential amenities will not be negatively impacted. As a result, we recommend that further commercial expansion on this block not be allowed unless all of the issues around parking and traffic flow can be resolved and the abutting residential neighbourhood is in full support. In any event, we could not concur with the expansion of office uses in this area other than those currently allowed under C3 given current policy that professional office use will be concentrated in the downtown area.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

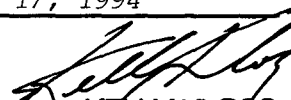
TO:

- ☐ DIRECTOR OF COMMUNITY SERVICES
- ☒ DIRECTOR OF ENGINEERING SERVICES
- ☐ DIRECTOR OF FINANCIAL SERVICES
- ☒ BYLAWS & INSPECTIONS MANAGER
- ☒ CITY ASSESSOR
- ☐ COMPUTER SERVICES MANAGER
- ☐ LAND AND 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
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ _____

FROM:

CITY CLERK

RE: Jean Smith - Rezoning Request(4010 Ross Street, Red Deer, AB)Please submit comments on the attached to this office by October 17, 1994for the Council Agenda of October 24, 1994.


KELLY KLOSS
City Clerk

DATE: October 11, 1994

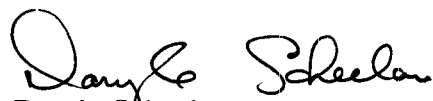
TO: K. Kloss
City Clerk

FROM: Daryle Scheelar
E. L. & P. Dept.

RE: **Jean Smith - Rezoning Request**
4010 Ross Street

E. L. & P. have no objections to the above rezoning.

Should you have any questions please advise.


Daryle Scheelar,
Distribution Engineer

/jjd

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

October 25, 1994

Jean Smith, c/o
C. Kotke
4123 - 47 Street
Red Deer, Alberta
T4N 1P3

Dear Ms. Smith:

At The City of Red Deer's Council Meeting held October 24, 1994, consideration was given to your correspondence concerning a request to expand the uses at 4010 Ross Street (Lots 21 and 22, Block 3, Plan 4516 AO) and at which meeting the following resolution was **defeated**:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Jean Smith, re: Request to Expand the Allowable Uses at 4010 Ross Street, hereby agrees that said request be accepted, and as presented to Council October 24, 1994."

The above resolution was defeated. Council did not support your request and indicated a concern with the restrictive parking on this block and the future parking requirements on this undivided arterial road. The concerns of surrounding residential property owners were also considered by Council. If you have any questions or require additional information, please do not hesitate to call the undersigned.

Sincerely,



JEFF GRAVES
Assistant City Clerk

JG/clr

cc: Director of Engineering Services
Director of Community Services
Bylaws and Inspections Manager
City Assessor
E. L. & P. Manager
Fire Chief
Principal Planner

*a delight
to discover!*