

**DATE:** June 2, 1998  
**TO:** All Departments  
**FROM:** City Clerks  
**RE:** PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES

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***SUMMARY OF DECISIONS***



FOR THE ***REGULAR MEETING OF RED DEER CITY COUNCIL***

HELD IN THE COUNCIL CHAMBERS, CITY HALL

***MONDAY, JUNE 1, 1998***

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



- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday, May 19, 1998

**DECISION - Confirmed as transcribed**

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

- (4) **REPORTS**

1. Parkland Community Planning Services - Re: Anders East (Victoria Park) Outline Plan Amendment / Undeveloped Eastern Portion of Anders East between Allan Street and 30<sup>th</sup> Avenue / Request for Approval

. . 1

**DECISION - Council approved the Anders East (Victoria Park) Outline Plan Amendment**

2. City Clerk - Re: Bylaws 2156/63 and 2353/71 Respecting the Pasteurization and Sale of Milk / Repeal of Bylaws . . 6

**DECISION - Bylaw Nos. 2156/63 and 2353/71 were repealed with the passing of Bylaw Nos. 2156/A-98 and 2353/A-98**

3. Recreation, Parks & Culture Board - Re: Normandeau School Playground Expansion / Alberta Community Facility Enhancement Program (C.F.E.P.) Application / Request for Approval of Grant Application . . 13

**DECISION - Council gave support to the application by Normandeau School for a Community Facility Enhancement Grant in the amount of \$11,476.00**

4. Parkland Community Planning Services - Re: Oriole Park West Outline Plan Amendment / Redesignation of Church Site and Single Family/Semi-Detached Residential Area to Medium Density Multi-Family Site / Request for Approval . . 20

**DECISION - Council approved the Oriole Park West Outline Plan Amendment as presented**

5. Parkland Community Planning Services - Re: Draft Deer Park Northeast (Ratzke) Outline Plan and the Deer Park Northeast Neighbourhood Park Plan / Request for Approval . . 26

**DECISION - Council approved the Deer Park Northeast (Ratzke) Outline Plan and the Deer Park Northeast Neighbourhood Park Plan as presented**

6. Transportation Advisory Board - Re: Department to Administer Special Transportation . . 32

**DECISION - Council agreed that special transportation services are to remain under the umbrella of the Social Planning Department**

7. Finance & Audit Committee - Re: Tender of Banking Services / Cancellation of Council Policy 5302 / Re-Appointment of Bank of Montreal to Provide Banking Services . . 50

**DECISION - It was agreed that a review of Council Policy 5302 - Banking Services - Tendering, be undertaken and a report presented back to Council in due course. It was also agreed that further consideration of this matter be tabled until such time as said report is presented back to Council. Council agreed to extend the current banking services contract, between The City and the Bank of Montreal, for one year**

8. Finance & Audit Committee - Re: 1997 Annual Audited Financial Statements / Request for Approval . . 59

**DECISION - Approved the 1997 Annual Audited Financial Statements as presented to Council**

(5) **CORRESPONDENCE**

1. Pierre & Jeanne Touchette - Re: 5813 - 52 Avenue / Condition of Lane / Request for Additional Maintenance on Unimproved Lane / Council Policy No. 4604 . . 60

**DECISION - Council directed the Administration to prepare a Local Improvement Bylaw to upgrade the unimproved lane at 5813 - 52 Avenue to a constructed lane, for presentation to Council at a future meeting**

2. Stanley Consulting Group Ltd. - Re: Madge ¼ Section / Devonshire in Deer Park Development / Request for Rezoning / Land Use Bylaw 3156/Q-98 . . 64

**DECISION - See Bylaw Section for Bylaw Readings**

3. County of Red Deer - Re: County Appointment to City of Red Deer Recreation Board . . 68

**DECISION - Appointed Gary Buchanan, Director of Community and Planning Services for the County, as the County's Representative to the City of Red Deer's Recreation, Parks and Culture Board**

4. Red Deer Downtown Business Association - Re: Board Appointment to Fill Vacancy . . 70

**DECISION - Appointed John Anderson as the Downtown Business Association's Representative to the Downtown Planning Committee to fill the unexpired term of Tim MacNeill, said term to expire October 1999**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 2156/A-98 - Re: Repeal of Bylaw 2156/63 the Milk Pasteurization Bylaw / 3 Readings . . 72  
.. 6

**DECISION - Bylaw given 3 Readings**

2. 2353/A-98 - Re: Repeal of Bylaw 2353/71 Respecting the Issuance of Licenses Under the Milk Control Act / 3 Readings . . 73  
.. 6

**DECISION - Bylaw given 3 Readings**

3. 3156/Q-98 - Re: Land Use Bylaw Amendment / Madge ¼ Section, Devonshire in Deer Park Development / Redesignation from A1 Future Urban Development to R1 Residential (Low Density) District, R1A Residential (Semi Detached) District, R2 Residential (Medium Density) District and P1 Parks and Recreation District / 1<sup>st</sup> Reading . . 74  
.. 64

**DECISION - Bylaw given 1<sup>st</sup> Reading**



## **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, JUNE 1, 1998**

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- |    |   |       |
|----|---|-------|
| 1. | Parkland Community Planning Services - Re: Anders East (Victoria Park) Outline Plan Amendment / Undeveloped Eastern Portion of Anders East between Allan Street and 30 <sup>th</sup> Avenue / Request for Approval            | .. 1  |
| 2. | City Clerk - Re: Bylaws 2156/63 and 2353/71 Respecting the Pasteurization and Sale of Milk / Repeal of Bylaws   | .. 6  |
| 3. | Recreation, Parks & Culture Board - Re: Normandeau School Playground Expansion / Alberta Community Facility Enhancement Program (C.F.E.P.) Application / Request for Approval of Grant Application                            | .. 13 |
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4. Red Deer Downtown Business Association - Re: Board Appointment to Fill Vacancy . . 70

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

*Request for information on non-Tendered Service  
Councillor Dawson*

(9) **BYLAWS**

1. 2156/A-98 - Re: Repeal of Bylaw 2156/63 the Milk Pasteurization Bylaw / 3 Readings . . 72  
.. 6

2. 2353/A-98 - Re: Repeal of Bylaw 2353/71 Respecting the Issuance of Licenses Under the Milk Control Act / 3 Readings . . 73  
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.. 64



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4803 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcpps@telurplanet.net

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**DATE:** May 21, 1998

**TO:** City Council

**RE:** ANDERS EAST (VICTORIA PARK) OUTLINE PLAN AMENDMENT

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The City of Red Deer has received a proposal to amend the existing Outline Plan for the Anders East neighbourhood. This amendment affects the currently undeveloped eastern portion of Anders East between Allan Street and 30<sup>th</sup> Avenue. It involves various changes to the existing Outline Plan including modification to the road pattern, permission for the construction of two storey residences with walkout basements in select locations, and redesign of public utility easements as a result of adjustments in the proposed roadways.

The proposed amendment to the Anders East Outline Plan was prepared for Melcor Developments Ltd. by Al Terra Engineering. It has been processed in a manner consistent with the City of Red Deer's *Planning and Subdivision Guidelines (1996)*. All Outline Plans/Outline Plan amendments must be forwarded to City Council for consideration of approval. Because Outline Plans form the basis for future development decisions including zoning and subdivision within a specified area, the amendment process is significant as it serves to modify the existing Outline Plan.

**Background**

Upon receipt of the current proposed amendment it was referred to all applicable City Departments and relevant outside agencies for comment and identification of concerns. Through this referral process, it was determined that some minor modifications were required in order to address concerns held by City of Red Deer departments. Staff from the concerned City departments met with representatives of Melcor Developments and Al Terra Engineering to discuss possible modifications on April 30, 1998. Consultation produced a revised Outline Plan Amendment that was then prepared for presentation at a neighbourhood meeting for public review and input. The plan amendment was then referred to the City's Municipal Planning Commission.

**Neighbourhood Public Meeting**

A neighbourhood meeting was held on the evening of May 12, 1998 at St. Elizabeth Seton School. The meeting, hosted by Parkland Community Planning Services, was advertised to area residents via a neighbourhood newsletter delivered door to door. Aside from the developer (Melcor) and their planning consultant, two staff of Parkland Community Planning Services, and one Councilor, no member of the public attended this meeting.

Parkland Community Planning Services did receive a telephone call on the morning of May 13, 1998 from a resident of Allan Street who was unable to attend the meeting. He is concerned with the proposed road pattern off Allan Street into the east portion of the Anders East


development (the area to be amended). He feels the traffic is already extremely heavy on Allan Street and two entrances to the east part of the development – Phases 4 and 7 specifically - are insufficient. This resident sees the need for an additional entrance/feeder road off Allan Street to help break up the traffic flow. He was advised that the amendment would not remove any feeder entrances from Allan but simply shifted the road in the existing plan to the north. Staff faxed a copy of the existing Outline Plan and the proposed amendment to the caller and provided a comment sheet for any further comments he wished to submit.

### **Summary**

The proposed amendment to the existing Anders East Outline Plan has attracted little public input or concern, with the exception of one phone call relating to traffic flow in the neighbourhood. The Municipal Planning Commission has supported the approval of the amendment and has recommended Council approval of the amendment.

### **Recommendation**

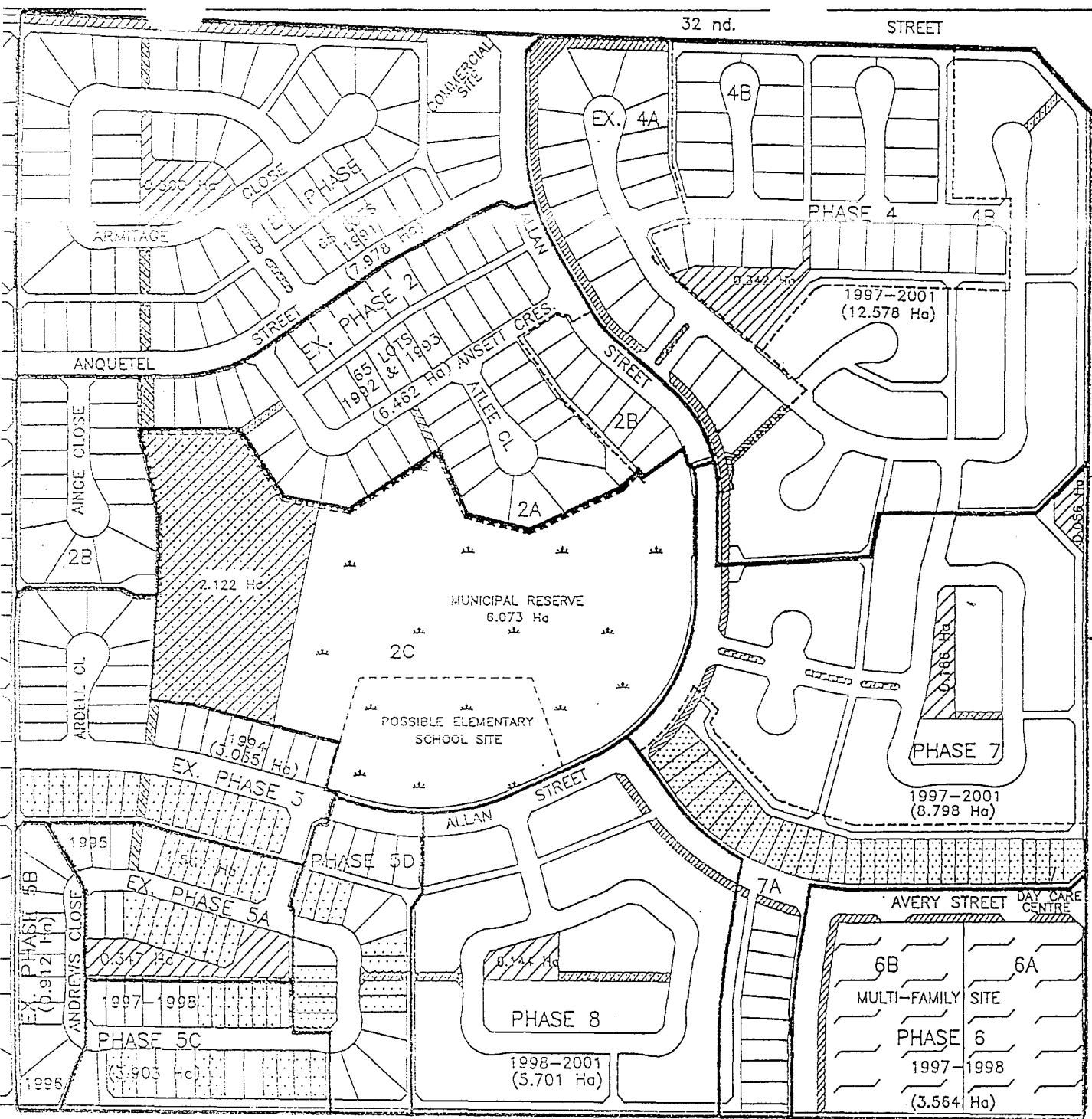
Planning staff recommends that the Council of the City of Red Deer approve the Anders East (Victoria Park) Outline Plan amendment.

  
 Nancy C. Hackett, B.E.S, M.R.M.  
 PLANNER

### **Attachments**

- c. Lowell Hodgson, Director of Community Services  
 Al Terra Engineering Ltd. (Red Deer Office, Attn: Martin Broks)  
 Melcor Developments Ltd. (Red Deer Office, Attn: Guy Pelletier)

*Existing Plan*



RED DEER  
ANDERS EAST  
OUTLINE PLAN  
SHOWING  
SUBDIVISION  
OF THE  
S.E.1/4, 10-38-27-W4  
FOR  
ANDERS EAST  
DEVELOPMENTS LTD.

SCALE: 1:4000m  
PLAN SHOWING:  
• EXISTING AND  
PROPOSED PHASING  
• EXPECTED YEAR  
OF DEVELOPMENT  
• PHASE DEVELOPMENT  
AREA ± (WITH APPLICABLE  
M.R. INCLUDED)

Council Adoption:  
July 9, 1990  
May 29, 1995  
September 25, 1995  
March 10, 1997

LEGEND  
WALKWAYS AND LOCAL PARKS:  
SCHOOL/PARK SITE:  
DUPLEX LOTS:  
MULTI-FAMILY RESIDENTIAL:  
MINOR COLLECTOR MEDIANS:  
P.U.L. LOTS:  
PHASE BOUNDARIES:

AL-TERRA  
ENGINEERING LTD.

REVISED FFR 18/97. APR. 2/97

Single Family Detached – R1  
Walkways and Local Parks  
Neighbourhood Commercial  
School/Park Site  
Duplex – R1A  
Multi-Family Residential – R3  
Minor Collector Medians  
P.U.L. lots  
Two Story Walkouts  
Existing Phase Boundaries

\* NEW Plan

PREPARED MAR 8, 1970  
 REVISIONS: JUNE 01, 1990  
 JUNE 24, 1993  
 JUNE 27, 1990  
 JULY 31, 1990  
 APR 12, 1995  
 APR 20, 1995  
 SEP 1 24, 1995  
 JAN 28, 1997  
 FEB 18, 1997  
 APR 08, 1998  
 APR 30, 1998  
 MAY 15, 1998

PMIN110

CANDICE A. PROFF AND -PIA AND -ROS

PREPARED BY:

**AL-TEFA**  
ENGINEERING LTD.  
LONDON AND NEW YORK

IN ASSOCIATION with:

**Blackenzie Associates**  
Consulting Group Limited

***Comments:***

I concur with the recommendation of the Parkland Community Planning Services.

“N. Van Wyk”  
City Manager



**FILE**

## **Council Decision - June 1, 1998 Meeting**

**DATE:** June 2, 1998  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** *Anders East (Victoria Park) Outline Plan Amendment / Undeveloped Eastern Portion of Anders East between Allan Street and 30<sup>th</sup> Avenue / Request for Approval*

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**Reference Report:** Nancy Hackett, Planner, dated May 21, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Parkland Community Planning Services dated May 21, 1998, re: Anders East (Victoria Park) Outline Plan Amendment, hereby approves said Outline Plan Amendment as presented to Council June 1, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**

Please provide this office with a copy of the revised Outline Plan.



Kelly Kloss  
City Clerk

/clr

c     Director of Community Services  
       Director of Development Services  
       Land and Economic Development Manager  
       Inspections & Licensing Manager

# FILE

## Office of the City Clerk

June 2, 1998

Al-Terra Engineering Ltd.  
502, 5000 Gaetz Avenue  
Red Deer, AB T4N 4B1

Faxed To: 340-3038

Att: Mr. Martin Broks

Dear Sir:

**Re: *Anders East (Victoria Park) Outline Plan Amendment / Undeveloped  
Eastern Portion of Anders East between Allan Street and 30<sup>th</sup> Avenue /  
Request for Approval***

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At the City of Red Deer's Council Meeting held Monday, June 1, 1998, consideration was given to correspondence from Ms. Nancy Hackett, Planner, Parkland Community Planning Services, regarding the above.

At that meeting, Council passed the following resolution approving the amended Outline Plan:

"RESOLVED that Council of The City of Red Deer, having considered report from the Parkland Community Planning Services dated May 21, 1998, re: Anders East (Victoria Park) Outline Plan Amendment, hereby approves said Outline Plan Amendment as presented to Council June 1, 1998."

Please do not hesitate to contact myself at 342-8134 or Parkland Community Planning Services should you require any further information or clarification in this regard.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c Principal Planner

Mr. Guy Pelletier  
Melcor Developments Ltd.  
#502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



**DATE:** May 25, 1998

**TO:** City Council

**FROM:** City Clerk

**RE:** Bylaws 2156/63 and 2353/71 Respecting the Pasteurization and Sale of Milk

During our ongoing review of the City's Bylaws, it has become apparent that the above noted bylaws are quite outdated.

In 1963 Council held a plebiscite on the pasteurization of milk which resulted in the passage of Bylaw 2156/63, requiring that milk sold, offered for sale or delivered within the limits of said City to be pasteurized before being sold, offered for sale or delivered.

Subsequent to this 1963 bylaw, Council passed Bylaw 2353/71 respecting the applications for approval of issue of licenses under the Milk Control Act and Regulations.

Upon review of these bylaws it has been found that both the Federal and Provincial Governments now fully regulate the pasteurization and sale of milk, thus making our bylaws redundant.

***Recommendation***

That Bylaws No. 2156/63 and Bylaw No. 2353/71 be repealed.



Kelly Kloss  
City Clerk's

/clr

attchs.

**OFFICE CONSOLIDATION**

**BYLAW 2156**

**MILK PASTEURIZATION**

**BYLAW NO. 2156**

Being a Bylaw of The City of Red Deer requiring milk sold, offered for sale or delivered within the limits of said City to be pasteurized before being sold, offered for sale or delivered.

WHEREAS it is provided by Section 10 of The Public Health Act, R.S.A. 1955, Chapter 255, that the Council of any City of a population of three hundred or over may, subject to a plebiscite as provide for in the said Section, require milk sold, offered for sale or delivered within the limits of the City to be pasteurized before being sold, offered for sale or delivered; and

WHEREAS the population of the City of Red Deer exceeds three hundred;

NOW THEREFORE THE COUNCIL OF THE CITY OF RED DEER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

- 1           For the purpose of this bylaw, "pasteurization" and "pasteurized" shall have the meaning given to these words in Section 10 of The Public Health Act.
- 2           No person shall sell, offer for sale or deliver within the limits of the City of Red Deer, milk which has not been pasteurized by a method approved by the Provincial Board of Health.
- 3           Section 2 of this bylaw shall not apply to milk brought into the City by the producer and sold by wholesale to a distributor, a milk processing plant, a creamery or a cheese factory, nor to products of milk prepared in a plant and by methods approved by the Provincial Board of Health.
- 4           This bylaw shall take effect on the date of the final passing thereof.

- 5 Any person who contravenes any of the provisions of this bylaw shall be guilty of an offence and liable on summary conviction to a fine not exceeding One Hundred (\$100.00) Dollars exclusive of costs, and in default of payment of the fine and costs, to imprisonment for a term not exceeding sixty (60) days with or without hard labour.

READ A FIRST TIME and passed provisionally in OPEN COUNCIL this 16th day of September, A.D. 1963

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1963

\_\_\_\_\_  
CHAIRMAN, Provincial Board of Health

READ A SECOND TIME and passed provisionally in OPEN COUNCIL this 2nd day of December A.D. 1963

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 2nd day of December A.D. 1963

\_\_\_\_\_  
"E. Newman"

Mayor

\_\_\_\_\_  
"F. A. Amy"

City Clerk

BY-LAW NO. 2353

Being a By-law of the City of Red Deer respecting applications for approval of the issue of licenses under the Milk Control Act and regulations.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:-

1. In this By-law,
  - a) "Person" has the meaning ascribed to it in the Interpretation Act.
  - b) "Regulations" means Milk Control regulations made under the Milk Control Act of the Province of Alberta.
  - c) "City" means the City of Red Deer.
  - d) "Council" means the council of the City of Red Deer.
  - e) "Milk Board" means the Alberta Milk Control Board established under the Milk Control Act.
2. Every person who is, by virtue of Section 6 (1) (b) of the Regulations, required to furnish evidence of approval by the City for the issue of a licence under the Regulations, shall apply to Council in the manner hereinafter provided.
3. An application for the approval referred to in Section 2. hereof, shall be in writing, signed by the applicant and shall contain such information as council may from time to time require and in particular, shall contain the following:

Name and address of applicant, the nature of the application, the type of license applied for, and such applicant shall also produce a copy of the written application filed or to be filed with the Alberta Milk Board for the purpose of obtaining a license.
4. After considering the application referred to in Section 3. hereof and the public interest, council shall by resolution approve or disapprove the application and cause the applicant and the Milk Board to be notified accordingly.
5. This By-law shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of March


A.D., 1971.

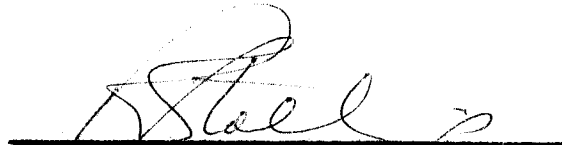
READ A SECOND TIME IN OPEN COUNCIL this 15th day of March

A.D., 1971.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 15th day of

March, A.D., 1971.

  
MAYOR

  
CITY CLERK



***Comments:***

I concur with the recommendation of the City Clerk.

"N. Van Wyk"  
City Manager

# CHAPMAN RIEBEEK

Barristers, Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN\*  
GARY W. WANLESS\*  
LORNE E. GODDARD  
GERI M. CHRISTMAN  
NANCY A. BERGSTROM

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

101, 5020 - 50 A Street  
Sylvan Lake, Alberta T4S 1R2  
**TELEPHONE (403) 887-2024**  
TELECOPIER (403) 887-2036

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\* Denotes Professional Corporation

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Your file:  
Our file: GEN 05/98 THC

May 19, 1998

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

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**ATTENTION: Mr. Kelly Kloss**  
**City Clerk**

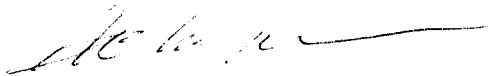
Dear Sir:

**RE: Bylaws respecting the Pasteurization and Sale of Milk**

Under section 240(1)(c) of the *Municipal Government Act*, a bylaw that council was required to pass as a result of a vote of the electors may be repealed if 10 years have passed from the date the bylaw or resolution was passed.

This would authorize the repeal of Bylaw 2156/63. It does not appear that Bylaw 2353 was passed pursuant to a plebiscite and, in any event, even if it were, it could be repealed pursuant to section 240(1)(c).

Yours truly,



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

# FILE

**DATE:** May 14, 1998

**TO:** City Solicitor

**FROM:** City Clerk

**RE:** *Request to Review Bylaws Respecting the Pasteurization and Sale of Milk*

During our continual review of the City's Bylaws, it become apparent that the following bylaws are quite outdated.

Following is some history of the City's Bylaws relating to the pasteurization and sale of milk within the city. I have attached copies of the following bylaws for your information and perusal:

1. 2156/63 - Given 3<sup>rd</sup> Reading December 2, 1963: "A bylaw requiring milk sold, offered for sale or delivered within the limits of said City to be pasteurized before being sold, offered for sale or delivered."
2. 2157/63 - Given 3<sup>rd</sup> Reading September 16, 1963: "A bylaw providing for the submitting to a vote of the electors Bylaw No. 2156/63 regulating the pasteurization of milk". Bylaw 2157/63 repeals Bylaw No. 2155/63;
3. 2353/71 - Given 3<sup>rd</sup> Reading March 15, 1971: "A bylaw respecting the applications for approval of issue of licenses under the Milk Control Act and Regulations."

As noted above, In 1963 Council held a plebiscite on requiring the pasteurization of milk, please see attached Bylaw 2157/63. As a result of this plebiscite, Bylaw 2156/63 was passed.

Both the Federal and Provincial Governments provide regulations respecting the pasteurization and sale of milk. The only reference to the involvement of a municipality in this industry is in the Provincial Dairy Industry Act, an excerpt of which is attached hereto.

### ***Request for Comments***

As the noted bylaws are outdated, not enforced by the City and are regulated federally and provincially, do we have the authority to repeal Bylaw No. 2156/63 and Bylaw No. 2353/71 as they were established by plebiscite?

  
Kelly Kloss  
City Clerk

/clr  
attchs.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Being a by-law of the City of Red Deer providing for the submitting to a vote of the electors, By-law No. 2156 requiring the pasteurization of milk.

WHEREAS By-law No. 2156 hereto attached and entitled by-law of the City of Red Deer requiring milk sold, offered for sale or delivered within the limits of said City to be pasteurized before being sold, offered for sale or delivered, has been introduced in the Council and read a first time; and

WHEREAS it is provided by Section 10 of The Public Health Act that before such a by-law is finally passed by the Council it shall be submitted to a vote of the electors of the City and shall be finally passed by the Council if it receives the approval of sixty-five percent (65%) of the electors voting thereon;

NOW THEREFORE THE COUNCIL OF THE CITY OF RED DEER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. In this by-law "elector" shall have the meaning given it in Section 10 of The Public Health Act.
2. By-law No. 2156 entitled a by-law of the City of Red Deer requiring milk sold, offered for sale or delivered within the limits of said City to be pasteurized before being sold, offered for sale or delivered, and hereto attached, shall be submitted to a vote of the electors of the City and the votes of the electors shall be taken on the 16th day of October, 1963 in the following Polling places:


POLL No. 1 - North Red Deer School - 60 Street and 57 Avenue  
 POLL No. 2 - Columbus Hall - 45 Avenue and 55 Street  
 POLL No. 3 - South School - 44 Street Crescent and 48 Avenue  
 POLL No. 4 - West Park Recreation Centre - 39 Street and 57 Avenue  
 POLL No. 5 - B.P.O.E. Hall - Gaetz Avenue and 38 Street  
 POLL No. 6 - South Mountview School - 43A Avenue and 34 Street  
 POLL No. 7 - St. Leonard's Anglican Church - 43 Avenue and 44 Street  
 POLL No. 8 - Joseph Welsh School - 44 Street and 37 Avenue

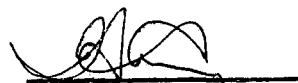
from the hour of ten o'clock in the forenoon until the hour of eight o'clock in the afternoon of the same day, which day shall be not less than three nor more than five weeks after the publication of the notice of the introduction of the by-law.

3. The City Clerk shall be the Returning Officer for the purpose of taking the votes of the electors and he shall have and be subject to the like powers, authorities, duties, and liabilities as Returning Officers in the case of an election under The City Act.
4. Notice of the Poll shall be posted for fourteen clear days before the date of voting in at least fifteen conspicuous places within the City.
5. The Returning Officer shall, at the City Office immediately following the count of the votes for and against the by-law, sum up the number of votes given for and against the by-law and declare the result thereof and certify the same to the Council.
6. By-law No. 2155 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of September, A.D. 1963  
 READ A SECOND TIME IN OPEN COUNCIL this 16th day of September, A.D. 1963  
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 16th day of September, A.D. 1963

BACK-UP INFORMATION  
 NOT SUBMITTED TO COUNCIL

  
 Mayor

  
 City Clerk

GOVERNMENT OF CANADA

GOUVERNEMENT DU CANADA

CANADIAN FOOD

AGENCE CANADIENNE

INSPECTION AGENCY

D'INSPECTION DES ALIMENTS

Food Inspection

Inspection des aliments

#840, 9700 Jasper Avenue

9700 avenue Jasper, bureau 840

Edmonton, AB T5J 4C3

Edmonton, AB T5J 4C3

## FAX TRANSMITTAL SHEET - BORDEREAU D'ENVOIE DE TÉLÉCOPIE

CFIA PROTECTED/ACIA PROTÉGÉ

YES/OUI

NO/NON

URGENT/URGENT

YES/OUI

NO/NON

TO/À Charlene Red Deer. Fax 346-6195FROM/DE Constance Ng.DATE/DATE May 12/98.

MESSAGE/MESSAGE

Attached copy of B.08.002.2 dealing with sale  
of pasteurized milk - from Food and Drug  
Regulations.

2 PAGES INCLUDING COVER/PAGES (Y COMPRIS LE BORDEREAU D'ENVOI)

RETURN FAX PHONE NUMBER/NO. DE TÉL. DU TÉLÉCOPIER: (403) 495-2624

PROBLEMS/PROBLÈMES: (403) 495-6703

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

## DIVISION 8

**Dairy Products**

4-10-65 **B.08.001.** The foods referred to in this DIVISION are dairy products.

**B.08.001.1** In this Division, "milk product" means

- 18-6-92
- (a) with respect to butter, whey butter or cheese, any of the following products, namely,
    - (i) partly skimmed milk, skim milk, cream, buttermilk and whey cream, and
    - (ii) milk in concentrated, dried or reconstituted form and any product referred to in subparagraph (i) in concentrated, dried or reconstituted form,
  - (b) with respect to cream cheese spread, cream cheese spread with named added ingredients, processed cheese food, processed cheese food with named added ingredients, processed cheese spread, processed cheese spread with named added ingredients, cold-pack cheese food or cold-pack cheese food with named added ingredients, any of the following products, namely,
    - (i) butter, whey butter and whey, and
    - (ii) any product referred to in subparagraph (i) in concentrated or dried form, including whey protein concentrate, and
  - (c) with respect to ice milk mix, ice cream mix or sherbet, any of the products referred to in subparagraph (a)(i) or (ii) or (b)(i) or (ii). (*produit du lait*)

**B.08.002.** Except as provided in these regulations, a dairy product that contains a fat other than milk fat is adulterated.

27-6-85 **B.08.002.1** Sections B.08.003 to B.08.028 do not apply to a lacteal secretion obtained from the mammary gland of any animal other than a cow, genus *Bos*, or a product or derivative of such secretion.

17-10-95 **B.08.002.2** (1) Subject to subsection (2), no person shall sell the normal lacteal secretion obtained from the mammary gland of the cow, genus *Bos*, or of any other animal, or sell a dairy product made with any such secretion, unless the secretion or dairy product has been pasteurized by being held at a temperature and for a period that ensure the reduction of the alkaline phosphatase activity so as to meet the tolerances specified in official method MFO-3, *Determination of Phosphatase Activity in Dairy Products*, dated November 30, 1981.

19-9-91 (2) Subsection (1) does not apply to

- (a) cheese; or
- (b) any food that is sold for further manufacturing or processing in order to pasteurize it in the manner described in subsection (1).

**Milk**

**B.08.003. [S]. Milk or Whole Milk**

- 17-10-95 (a) shall be the normal lacteal secretion obtained from the mammary gland of the cow, genus *Bos*; and
- 25-11-75 (b) shall contain added vitamin D in such an amount that a reasonable daily intake of the milk contains not less than 300 International Units and not more than 400 International Units of vitamin D.

**B.08.004. [S]. Skim Milk**

- 16-8-78 (a) shall be milk that contains not more than 0.3 per cent milk fat;
- 25-11-75 (b) shall, notwithstanding sections D.01.009 and D.01.010, contain added vitamin A in such an amount that a reasonable daily intake of the milk contains not less than 1200 International Units and not more than 2500 International Units of vitamin A; and
- (c) shall contain vitamin D in such an amount that a reasonable daily intake of the milk contains not less than 300 International Units and not more than 400 International Units of vitamin D.

Pasteurization by-laws

57.1(1) In this section pasteurization has the meaning ascribed to it in the regulations.

(2) A council of a city, town, village, summer village or municipal district may not pass a by-law requiring the pasteurization of

(a)  
milk brought into the municipality by a producer and sold to a dairy manufacturing plant, or

(b)  
products of milk manufactured, processed, reprocessed, packed or repacked in a dairy manufacturing plant in accordance with the requirements of this Act and the regulations.

(2.1) Repealed 1994 cM-26.1 s642(18).

(3) A council of a city, town, village, summer village or municipal district that passes or amends a by-law requiring the pasteurization of milk sold, offered for sale or delivered within the limits of the municipality before the milk is sold, offered for sale or delivered must provide the Minister with a copy of the by-law or amendment within 30 days after it is passed.

1984 cP-27.1 s91;1987 c18 s29;1994 cM-26.1 s642(18);

1995 c24 s99(39)

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**DATE:** May 11, 1998

**TO:** City Clerk

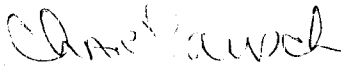
**FROM:** City Clerk

**RE:** *Milk Pasteurization Bylaw No. 2156/63 - Request to Repeal*

As part of the ongoing review of the City's Bylaws, I recently did some research into Milk Pasteurization Bylaw No. 2156/63. This bylaw appears to be quite outdated.

Upon speaking to Mr. Bob Moore, Health Inspector, David Thompson Health Region, he directed me to the Health Protection Branch at 495-2626. That office forwarded me to the Canadian Food Inspection Agency at 495-6703, Mr. Larry Trottier. According to Mr. Trottier, the pasteurization of milk is covered under the federal Food & Drugs Act, B08.002.2. The pasteurization of cheese and other milk products is also covered federally under separate legislation.

It is therefore respectfully requested that this bylaw be repealed.



Charlaine Rausch  
City Clerk's Office

/clr  
attchs.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL



Kelly,

I really think that Tom Chapman should be the one to quote the actual legislation regarding the licensing for milk sales.

I phoned the Canadian Food Inspection Agency but no one called me back.

I researched the minutes and found many appeals regarding the licensing, pricing and sale of milk and milk products however, found no record of either bylaw being repealed, alone or in conjunction with another bylaw.

I can't be certain this hasn't been dealt with prior, however, do not seem to be able to find anything too pertinent. Frieda says she possibly remembers something about this bylaw too, however, can't find anything in that regard.

*Char R.*

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

march 29/1971

Council minutes

- 4 -

Mr. R. Schnell, Solicitor, appeared before Council on behalf of 4 separate clients who had retained him to oppose the proposal by Canada West to alter the original plans for development of the site in question. Mr. Schnell stated that his clients were of the opinion that Council should consider the total concept of the development and not individual conventional type construction. If the site had originally been set aside for a conventional type of development, other developers would have been interested in same.

In conclusion, Mr. Schnell suggested that if changes are proposed in respect of this development, the land should be made available to any and all developers.

Following further discussion, Council agreed the Director of Engineering and Utilities and Mr. Hansum adjourn from the Chambers and recalculate the various implications of the variances between the original proposal and the submission now before Council by Canada West. It was agreed the matter would be discussed later in the meeting.

#### REPORTS:

The information submitted to Council by the City Clerk in respect of Milk Control By-law 2353 was considered by Council after which it was moved by Alderman Dale and seconded by Alderman McGregor that this matter be referred to the By-laws Committee for examination and recommendations to Council.

CARRIED

\*

\*

The following resolution was passed authorizing an increase in the Social Assistance portion of the Social Service Budget for 1971.

Moved by Alderman Parkinson, Seconded by Alderman Parsons

"Council of the City of Red Deer do hereby resolve and agree that the 1971 Social Service Budget be amended to increase the amounts allocated for Social Assistance for the City of Red Deer from \$30,000 to \$50,000, the County of Red Deer from \$5,000 to \$10,000, and the Province from \$500. to \$1,000."

Alderman Dale registered a dissenting vote.

CARRIED

Alderman Dale advised that in his opinion certain individuals were abusing Social Service privileges which have been extended to them. He stated that during the absence of the Mayor, he had authorized release of certain payments which he felt were not justified.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

UNFINISHED BUSINESS

The following lifting from table motion was introduced and passed relative the **St. John's Ambulance/ Grant Request**.

Moved by Alderman McGregor, seconded by Alderman Moffat

"RESOLVED that Council of The City of Red Deer hereby agree to lift from the table consideration of the Grant request for St. John's Ambulance."

MOTION CARRIED

Consideration was given to the report from the Director of Finance dated February 16, 1988 re: St. John's Ambulance. Following discussion, Alderman McGregor agreed to withdraw his original resolution to not approve a grant for the St. John's Ambulance and introduced the following resolution relative this matter:

Moved by Alderman McGregor, seconded by Alderman Moffat

"RESOLVED that Council of The City of Red Deer agree that a grant of \$3,000.00 be given to St. John's Ambulance."

MOTION CARRIED

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

CORRESPONDENCE

Consideration was given to correspondence dated February 10, 1988 from Joni Psikla re: **Bylaw 2156 - The Milk Bylaw/ Pasturization of Goat's Milk**. Ms. Joni Psikla was present to speak to Council relative this matter. Mr. Sam Dymianiw, representing the Red Deer Health Unit, was also present to speak relative this matter. Following discussion, the motion as set out hereunder was passed.

Moved by Alderman McGregor, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer having considered request from Joni Psikla that Bylaw 2156 be amended to read, 'no unpasturized milk may be sold in the City of Red Deer without proper license' hereby agree that said request be not approved, and as recommended to Council February 22, 1988."

Alderman Campbell registered a dissenting vote.

MOTION CARRIED

*This is the last instance we  
deal with this Bylaw, R.  
as far as I know.*

Rep Book  
List no 31 d  
1

to provide for the pasteurization of all milk sold within the

364, Subsection (1) Clause (j) of The City Act reads as

subject to the Public Health Act, may pass by-laws requiring

all milk and cream that is to be offered for sale or is to be

ity."

COUNCIL OF THE CITY OF RED DEER JULY ASSEMBLED ENACTS AS FOLLOWS:

shall have in his possession milk or cream which is to be offered

City unless the same shall have been pasteurized.

shall have in his possession milk or cream which is to be consumed

less the same shall have been pasteurized.

"means the process of

raising every particle of milk to a temperature of not less than 143

Fahrenheit or to such other temperature as may be set by the

Provincial Board,

holding it at such temperature for not less than thirty minutes or

other time as may be set by the Provincial Board, and

cooling it immediately thereafter to 50 degrees Fahrenheit or less,

"pasteurized" has a corresponding meaning.

TIME IN OPEN COUNCIL this 3rd day of September, A.D.1963

TIME IN OPEN COUNCIL this            day of            A.D.1963

TIME AND FINALLY PASSED IN OPEN COUNCIL this            day of            A.D.1963

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Being a Procedure By-law in respect of The City of Red Deer

R by R4-Law 2155/63

y-law No. 2154.

WHEREAS the Council of The City of Red Deer have given a reading to  
y-law No. 2154 requiring the pasteurization of all milk sold or offered for  
ale within the City of Red Deer

AND WHEREAS the Public Health Act of the Province of Alberta requires  
at a by-law requiring the pasteurizing of milk shall be submitted to a vote  
the electors of the City before the final passing of same,

THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

A poll of the electors of the City of Red Deer will be held  
on Wednesday the 16th day of October, A.D. 1963 between the hours of  
10:00 o'clock in the forenoon and 8:00 o'clock in the afternoon for and  
against the Council of the City of Red Deer giving second and third reading  
to By-law No. 2154.

The location of the above mentioned polls shall be as follows:

- POLL NO. 1 - North Red Deer School - 60 Street and 57 Ave.
- POLL NO. 2 - Columbus Hall - 45 Ave. and 55 Street
- POLL No. 3 - South School - 44 Street Cresc. and 48 Ave.
- POLL NO. 4 - West Park Recreation Centre - 39 Street and 57 Ave.
- POLL NO. 5 - B.P.O.E. Hall - Gaetz Ave. and 38 Street
- POLL NO. 6 - South Mountview School - 43A Ave. and 34 Street
- POLL NO. 7 - St. Leonards Anglican Church - 43 Ave. and 44 Street
- POLL NO. 8 - Joseph Welsh School - 44 Street and 37 Ave.

An Advance Poll in respect of the above will be held in the City Hall,  
Ross Street, Red Deer, Alberta as follows:

Thursday, the 10th day of October, A.D. 1963 between the hours of  
10:00 and 12:00 o'clock in the forenoon and between 2:00 and 4:00;  
and 7:00 and 9:00 o'clock in the afternoon.  
Friday, the 11th day of October, A.D. 1963 between the hours of 10:00  
and 12:00 o'clock in the forenoon and between 2:00 and 4:00; and  
7:00 and 9:00 o'clock in the afternoon.  
Saturday, the 12th day of October, A.D. 1963 between the hours of  
10:00 and 12:00 o'clock in the forenoon and 2:00 and 5:00 o'clock in  
the afternoon.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

BY-LAW 2155/63  
Electors who have reason to believe that they will be absent from their place of residence during the whole of the time fixed for voting on the By-law who by reason of physical disability find it impossible or extremely difficult to attend at the regular polling place, may apply to vote at the Advance Polling places during the time and dates above mentioned.

The City Clerk shall be Returning Officer for the by-law.

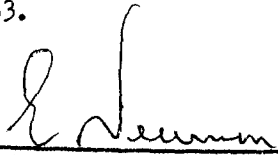
At the City Hall at 12:00 o'clock noon on Thursday the 17th day of October, 1963, the Returning Officer shall sum up the number of votes for and against the said by-law.

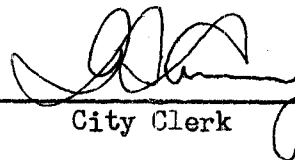
The Mayor will be in his office at the City Hall on Wednesday, the 9th day of October, A.D. 1963 between the hours of 10:00 o'clock in the forenoon and 12:00 o'clock noon for the appointment of agents to attend at the polling places and at the final summing up of the votes by the Returning Officer.

READ A FIRST TIME IN OPEN COUNCIL THIS 3rd day of September, A.D. 1963.

READ A SECOND TIME IN OPEN COUNCIL THIS 3rd day of September, A.D. 1963.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL THIS 3rd day of September, A.D. 1963.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

Being a by-law of the City of Red Deer providing for the submitting to a vote of the electors, By-law No.2156 requiring the pasteurization of milk.

WHEREAS By-law No.2156 hereto attached and entitled by-law of the City of Red Deer requiring milk sold, offered for sale or delivered within the limits of said City to be pasteurized before being sold, offered for sale or delivered, has been introduced in the Council and read a first time; and

WHEREAS it is provided by Section 10 of The Public Health Act that before such a by-law is finally passed by the Council it shall be submitted to a vote of the electors of the City and shall be finally passed by the Council if it receives the approval of sixty-five percent (65%) of the electors voting thereon;

NOW THEREFORE THE COUNCIL OF THE CITY OF RED DEER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

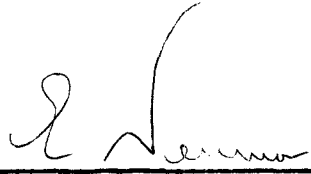
1. In this by-law "elector" shall have the meaning given it in Section 10 of The Public Health Act.
2. By-law No.2156 entitled a by-law of the City of Red Deer requiring milk sold, offered for sale or delivered within the limits of said City to be pasteurized before being sold, offered for sale or delivered, and hereto attached, shall be submitted to a vote of the electors of the City and the votes of the electors shall be taken on the 16th day of October, 1963 in the following Polling places:

- POLL No.1 - North Red Deer School - 60 Street and 57 Avenue
- POLL No.2 - Columbus Hall - 45 Avenue and 55 Street
- POLL No.3 - South School - 44 Street Crescent and 48 Avenue
- POLL No.4 - West Park Recreation Centre - 39 Street and 57 Avenue
- POLL No.5 - B.P.O.E. Hall - Gaetz Avenue and 38 Street
- POLL No.6 - South Mountview School - 43A Avenue and 34 Street
- POLL No.7 - St. Leonard's Anglican Church - 43 Avenue and 44 Street
- POLL No.8 - Joseph Welsh School - 44 Street and 37 Avenue

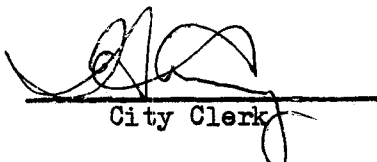
from the hour of ten o'clock in the forenoon until the hour of eight o'clock in the afternoon of the same day, which day shall be not less than three nor more than five weeks after the publication of the notice of the introduction of the by-law.

3. The City Clerk shall be the Returning Officer for the purpose of taking the votes of the electors and he shall have and be subject to the like powers, authorities, duties, and liabilities as Returning Officers in the case of an election under The City Act.
4. Notice of the Poll shall be posted for fourteen clear days before the date of voting in at least fifteen conspicuous places within the City.
5. The Returning Officer shall, at the City Office immediately following the count of the votes for and against the by-law, sum up the number of votes given for and against the by-law and declare the result thereof and certify the same to the Council.
6. By-law No.2155 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of September, A.D.1963  
 READ A SECOND TIME IN OPEN COUNCIL this 16th day of September, A.D.1963  
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 16th day of September, A.D.1963

  
 \_\_\_\_\_  
 Mayor

BACKUP INFORMATION  
 NOT SUBMITTED TO COUNCIL

  
 \_\_\_\_\_  
 City Clerk

Dr. Rue Schroder

427-40~~0~~  
54

Provincial



**FILE**

**DATE:** May 11, 1998

**TO:** City Clerk

**FROM:** City Clerk

**RE:** *Milk Pasteurization Bylaw No. 2156/63 - Request to Repeal*

As part of the ongoing review of the City's Bylaws, I recently did some research into Milk Pasteurization Bylaw No. 2156/63. This bylaw appears to be quite outdated.

Upon speaking to Mr. Bob Moore, Health Inspector, David Thompson Health Region, he directed me to the Health Protection Branch at 495-2626. That office forwarded me to the Canadian Food Inspection Agency at 495-6703, Mr. Larry Trottier. According to Mr. Trottier, the pasteurization of milk is covered under the federal Food & Drugs Act, B08.002.2. The pasteurization of cheese and other milk products is also covered federally under separate legislation.

It is therefore respectfully requested that this bylaw be repealed.



Charlene Rausch  
City Clerk's Office

/clr  
attchs.

**FILE**

## **Council Decision - June 1, 1998 Meeting**

**DATE:** June 2, 1998

**TO:** Council File

**FROM:** City Clerk

**RE:** *Repeal of Bylaws 2156/63 and 2353/71 Respecting the Pasteurization and Sale of Milk / Repealing Bylaws No. 2156/A-98 and 2353/A-98*

---

**Reference Report:**

City Clerk dated May 25, 1998

**Bylaw Readings:**

Bylaw No. 2156/A-98 and Bylaw No. 2353/A-98 were both given three Readings.

**Report Back to Council Required:** No

**Comments/Further Action:**

Bylaw No. 2156/A-98 repeals Bylaw No. 2156/63 which required that milk sold, offered for sale or delivered within the limits of the Town of Red Deer be pasteurized before being sold, offered for sale or delivered.

Bylaw No. 2353/A-98 repeals Bylaw No. 2353/71 respecting applications for approval of issue of licenses under the Milk Control Act.



Kelly Kloss  
City Clerk

/clr

**DATE:** May 13, 1998  
**TO:** City Clerk  
**FROM:** Natalie Schnell, Chairperson  
Recreation, Parks & Culture Board  
**RE:** NORMANDEAU SCHOOL SITE EXPANSION

---

In accordance with the regulations of the Province of Alberta Community Facility Enhancement Program (C.F.E.P.), the Recreation, Parks, & Culture Board considered the above application, and during their regular meeting of May 12, 1998 passed the following resolution:

"That the Recreation, Parks & Culture Board recommend to City Council that the Normandeau Playground Expansion project be supported for a C.F.E.P. application of \$11,476.00."

RECOMMENDATION

That Council support the C.F.E.P. application for the Normandeau Playground Expansion project.

  
NATALIE SCHNELL  
Chairperson  
Recreation, Parks & Culture Board

DB:nb

Enc.

DATE: April 20, 1998

TO: RECREATION, PARKS & CULTURE BOARD

FROM: DON BATCHELOR  
Recreation, Parks & Culture Manager

RE: NORMANDEAU SCHOOL PLAYGROUND EXPANSION - C.F.E.P.

---

The Normandeau School is planning the expansion of the existing playground at the southeast corner of the school. Department staff have worked with Normandeau School to ensure that the proposal meets all safety requirements and Canadian Standards Association specifications. The Joint Use Planning Committee supported this project during their meeting of April 20, 1998. The project will be funded by cash generated by the School, donated labour and a proposed Community Facility Enhancement Grant (C.F.E.P.).

RECOMMENDATION

That the Recreation, Parks & Culture Board recommend to City Council that the Normandeau Playground Expansion project be supported for a C.F.E.P. application of \$11,476.



DON BATCHELOR

:ad



## 15 APPLICATION FORM

MUNICIPALITY/ORGANIZATION

Please ensure all information outlined on the back of the form is submitted with the application.

LEGAL NAME: NORMANDEAU SCHOOL and PLAYGROUND SOCIETY

INCORPORATION/ACT

REGISTERED UNDER: ALBERTA REGISTRIES CORPORATE REGISTRATION NO.: 50419189CONTACT PERSON: BILL WOTHERSPON PHONE NO. (WORK): 342-0727 (HOME): 346-6894

## LIST OF EXECUTIVES:

On a separate piece of paper, provide a list of your current executive and/or board of directors, complete with names, positions/titles, addresses and phone numbers (home and work).

## FACILITY

NAME OF FACILITY:

NORMANDEAU SCHOOL PLAYGROUND

YEAR BUILT:

TYPE:

STREET ADDRESS OR LEGAL DESCRIPTION:

61 NOBLE AVE, RED DEER, ALBERTA

REGISTERED HOLDER OF LAND TITLE:

RED DEER PUBLIC SCHOOL BOARD and CITY OF RED DEER

FACILITY OPERATOR/LEASEHOLDER:

CITY OF RED DEER

## PROJECT INFORMATION

NATURE OF PROJECT: PLAYGROUND EXPANSION and REORGANIZATION

PROJECT START DATE:

1, SEPT, 1998  
Day Month Year

## PROJECT DESCRIPTION/DETAILS:

On a separate piece of paper provide a detailed description of work to be carried out, need for this project, who will use it, and why you believe it should be funded.

TOTAL PROJECT COST ..... \$ 22953.00 (Attach a breakdown of cost estimates for your project.)

## PROPOSED METHOD OF FUNDING:

CFEP III GRANT REQUESTED ..... \$ 11476.50DONATED LABOUR/SERVICES ..... \$ 3252.00

DONATED MATERIAL/EQUIPMENT ..... \$ \_\_\_\_\_

CASH ..... \$ 8224.50

OTHER ALBERTA GOVERNMENT FUNDING ... \$ \_\_\_\_\_

TOTAL PROJECT FUNDING ..... \$ 22953.00

Please note: this includes your matching amount, which must equal or exceed grant request. (Attach a detailed breakdown of donated labour/services, donated material/equipment and source of cash amounts.)

(Attach a detailed list if other Alberta government funding has been applied for or approved for this project.)

(This figure should be the sum of the above figures and be equal to the total project cost.)

HAVE YOU RECEIVED OTHER GRANTS FOR THIS FACILITY UNDER THE COMMUNITY FACILITY ENHANCEMENT PROGRAMS? ☐ YES ☐ NOMUNICIPAL OPINION ATTACHED? ☐ YES ☒ NO (Please attach either opinion or reason why it is not provided.)

## DECLARATION

(Please Read Declaration Before Signing.)

## I DECLARE THAT:

- I AM A DULY AUTHORIZED REPRESENTATIVE HAVING LEGAL AND/OR FINANCIAL SIGNING AUTHORITY FOR THE ABOVE MUNICIPALITY/ORGANIZATION.
- The information contained in this application and supporting documents is true and accurate and endorsed by the above municipality/organization.
- The general public shall have access to this facility for the provision of leisure and/or community services.
- An accounting of spending, declaring both the grant funds and the matching funds spent on the project and indicating compliance with conditions of the grant shall be provided at completion of project or no later than two years from date of the grant cheque.
- The Alberta Gaming and Liquor Commission will be notified if the facility for which a CFEP III grant is received is sold (if owned by the applicant) or the lease/other instrument of occupation is terminated within five years of the cheque date.
- Any grant awarded shall be used solely for the purposes stated within this application and according to program parameters.
- As a condition of accepting financial assistance, access to all financial statements and records having any connection with monies received is hereby granted to the Minister Responsible for the Alberta Gaming and Liquor Commission, and/or the Minister's representatives.

SIGNATURE: Perri-Lynne BawinheimerPRINT NAME: PERRI-LYNNE BAWINHEIMERTITLE: CHAIRPERSONADDRESS: 11 Gregson CrescRed Deer AB POSTAL CODE: T4P2K3PHONE NO. (WORK): 346-8250 (HOME): 346-3601DATE: 18 03 98  
DAY MONTH YEAR

(over)

0.27

March 19, 1998

Mr. Bill Wotherspoon, Vice-Principal,  
Normandeau School,  
Red Deer, Alberta

RE: PLAYGROUND / SITE ENHANCEMENTS

Following is a brief outline of costs associated with the redevelopment of the school site at Normandeau. Also, attached are breakdowns of the cost for the playground enhancements.

As per our conversation of yesterday, I would request that the removal of all necessary equipment and surround be completed by City of Red Deer staff, as this can tend to be a high risk operation. The installation of the Tire Swings in the area east of the rebound wall would be pending approval by the Recreation, Parks & Culture Manager, as this will effect the existing sportsfield.

I have contacted both Childspace Playgrounds & Sunshine Playgrounds to confirm the prices of the respective swing units. I would recommend that you purchase all the swings from Sunshine Playgrounds, as they have the lower price on the tire swings, and offer a different style of belt swings which would fit the available area much better than the tripod style offered by Childspace.

Cost for the project are as follows:

Redevelopment of existing playground areas:	\$6655.00
Installation of Double Tire Swing unit:	\$6105.00
Development of sliding hill	\$5993.00
Installation of chain link fencing.	Quoted by contractor

Please ensure that the Red Deer Public School Board is informed of all developments proposed for this site. Also, as suggested yesterday, please ensure that the City of Red Deer Engineering Department is contacted to approve proper set back from the street in regards to any proposed fencing.

Sincerely,



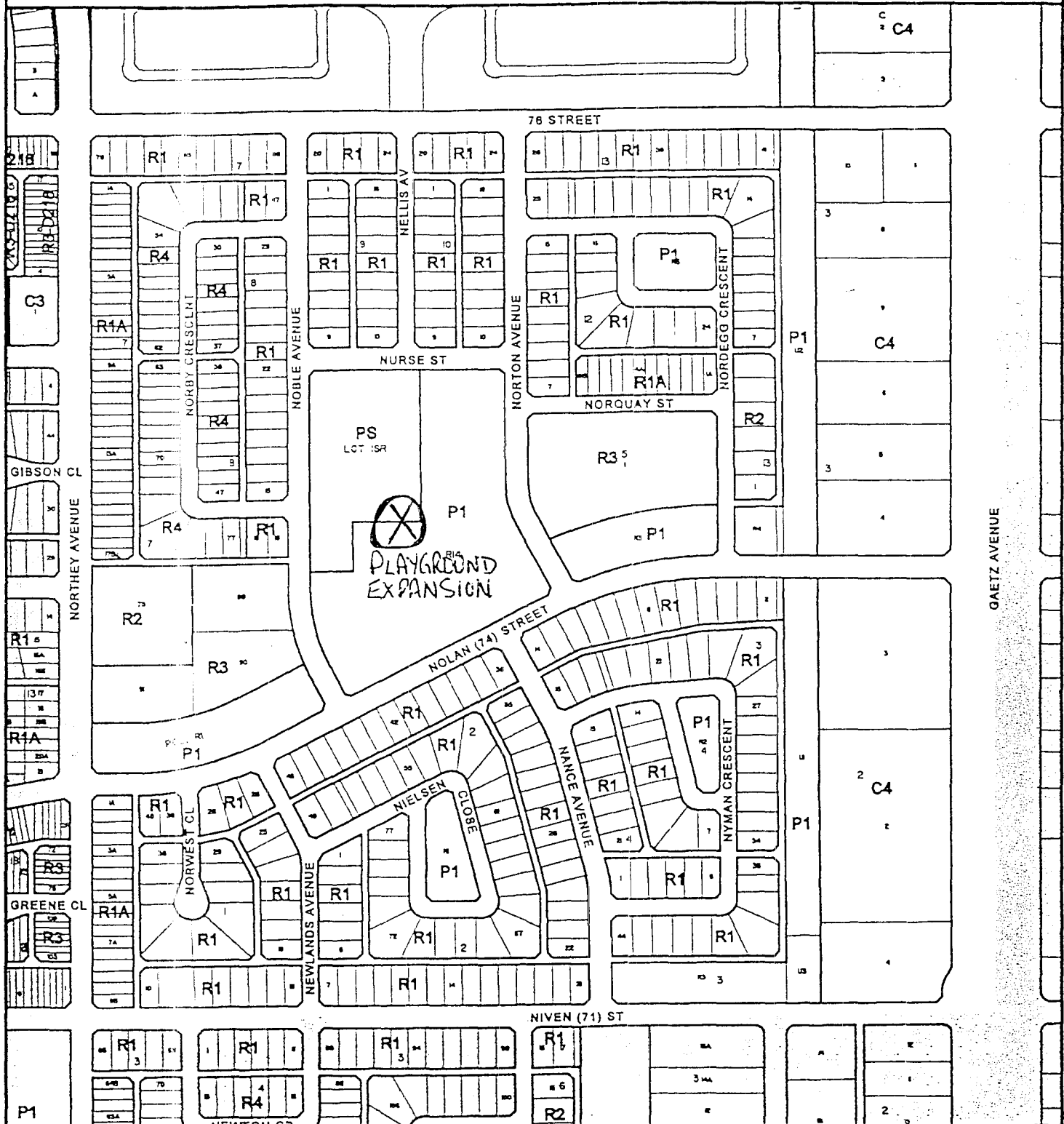
Steve Davison,  
Parks Facilities Foreman

- c. Don Batchelor, RP & C Manager  
Neil Evans, Parks Facilities Supt.  
Ed Morris, Rec Program Supt.

# THE CITY OF RED DEER - LAND USE BYLAW

## LAND USE DISTRICTS

F13



BYLAW NUMBER - 3156/96

AMENDMENTS:



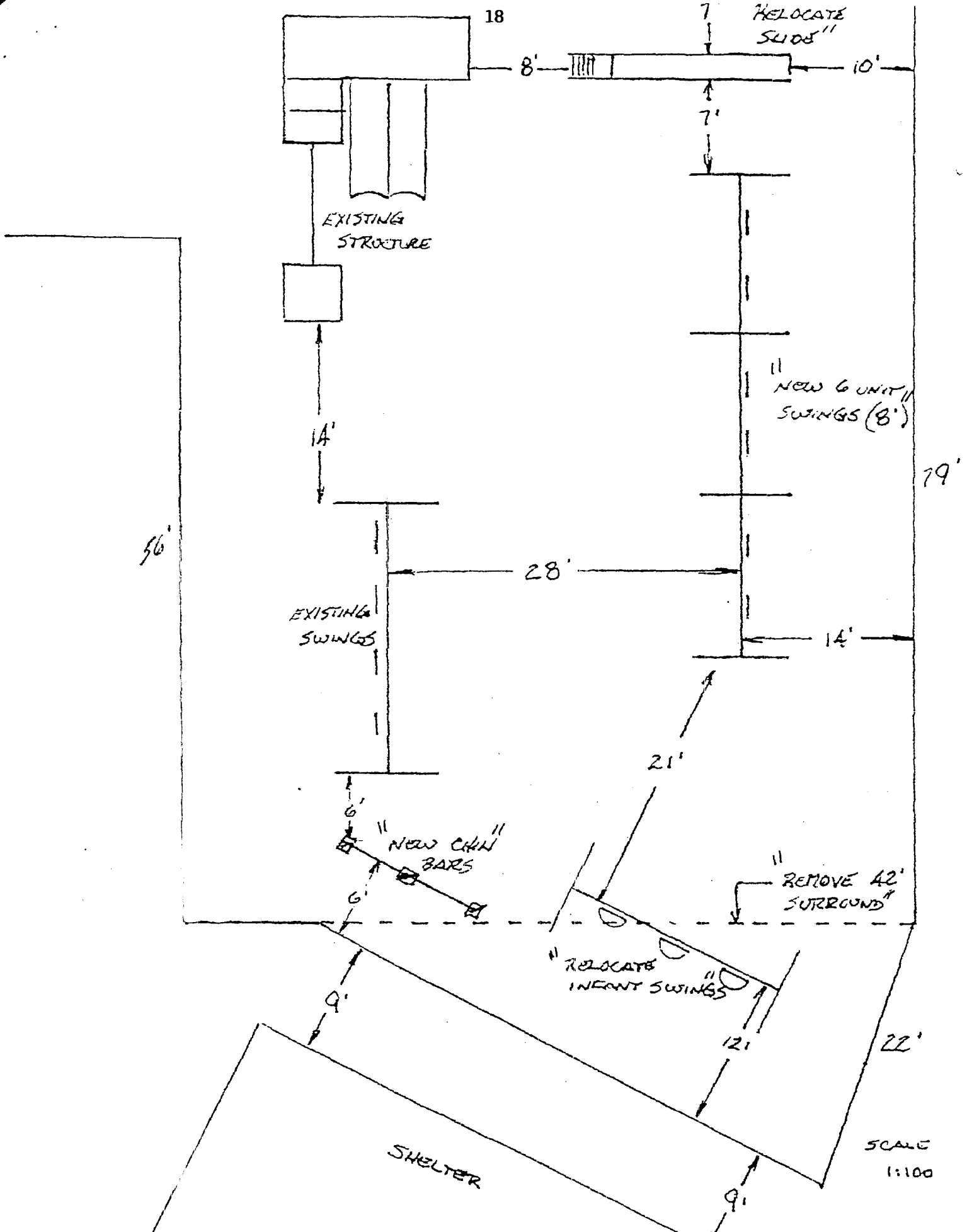
SCALE 1:5000  
10-JAN-1996

SEE SECTION SIX FOR  
LANDUSE DISTRICT DEFINITIONS

E14	F14	G14
E13	F13	G13
E12	F12	G12

P.29

N.E. ¼ -29-38-27-4





***Comments:***

I concur with the recommendation of the Recreation, Parks and Culture Board.

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - June 1, 1998 Meeting**

**DATE:** June 2, 1998  
**TO:** Recreation, Parks and Culture Board  
**FROM:** City Clerk  
**RE:** *Normandeau School Site Expansion*

**Reference Report:** Recreation, Parks and Culture Board dated  
May 13, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated May 13, 1998, re: Normandeau School Playground Expansion / Community Facility Enhancement Program application, hereby supports the application, by the Normandeau School, for a Community Facility Enhancement Grant in the amount of \$11,476.00, and as presented to Council June 1, 1998."

**Report Back to Council Required:** No

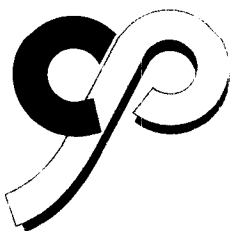
**Comments/Further Action:**



Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Director of Corporate Services  
Recreation, Parks and Culture Manager  
Parks Facilities Superintendent, Neil Evans  
Recreation Development Superintendent, Ed Morris



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4803 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

---

**DATE: MAY 26, 1998**

**TO: CITY COUNCIL**

**RE: ORIOLE PARK WEST OUTLINE PLAN AMENDMENT**

---

All new Outline Plans and/or Outline Plan amendments must be forwarded to City Council for consideration of approval. Outline Plans, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area.

**Background**

This proposed amendment to the Oriole Park West Outline Plan, prepared for Avalon Industries by UMA Engineering Ltd., has been processed in accordance with the City's ***Planning and Subdivision Guidelines***. The proposed amendment to the current Outline Plan is summarized as follows:

- deletion of a proposed 0.69 ha (1.7 acre) church site and an adjoining proposed 0.58 ha (1.4 acre) single family/semi-detached residential area,
- replacement of the above area with a single 1.27 ha (3.1 acre) medium density multi-family site,
- the existing Outline Plan pre-identified the church site as an alternative multiple family site,
- this amendment affects lands which are currently undeveloped, and
- the proposed multiple family site is to be developed as a townhouse condominium project.

Upon receipt of the outline plan amendment it was referred to all applicable City Departments and outside agencies for comment and identification of issues. No concerns were received from any of the referral agencies/departments. The outline plan amendment fully conforms to the following applicable City statutory and/or other planning documents:

- Municipal Development Plan
- Joint General Municipal Plan
- Northwest Area Structure Plan
- Community Services Master Plan

**Neighbourhood Public Meeting**

Following circulation of a neighbourhood newsletter delivered door to door, a public community meeting was held May 20<sup>th</sup>, 1998. Hosted by Parkland Community Planning Services and attended by 4 community residents, the proposed outline plan amendment was presented at this meeting for community input and public consultation. There were no objections expressed regarding the proposed amendment. Residents indicated acceptance of the proposed amendment on the basis that the site would be developed for townhouses

as indicated by the developer. Residents would oppose any form of rental type units such as four-plex or apartment development.

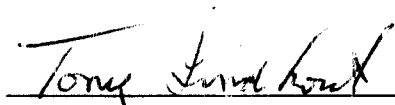
The Municipal Planning Commission, pursuant to the City's ***Planning and Subdivision Guidelines***, has recommended Council approval of the Outline Plan amendment.

### **Analysis/Summary**

As the church site was already pre-identified as a possible multiple family site in the existing outline plan, the proposed amendment to increase this multiple family site by 1.4 acres will not significantly alter the original land use concept previously approved for the area. No other multiple family sites are designated within the remainder of the 193-acre outline plan area. Neither this site nor any of the immediate surrounding areas are developed. The proposed multiple family site forms part of the 3<sup>rd</sup> phase of development of this new Oriole Park West neighbourhood. A portion of Phase 2, consisting of 43 single-family parcels and located further to the east, is currently under construction. The commercial parcels at the north end of the Outline Plan area, being adjacent to 67<sup>th</sup> Street, is Phase 1.

### **Recommendation**

THAT Council of the City of Red Deer approve the Oriole Park West Outline Plan amendment.



Tony J. Lindhout, ACP, MCIP  
 PLANNER

### **Attachments**

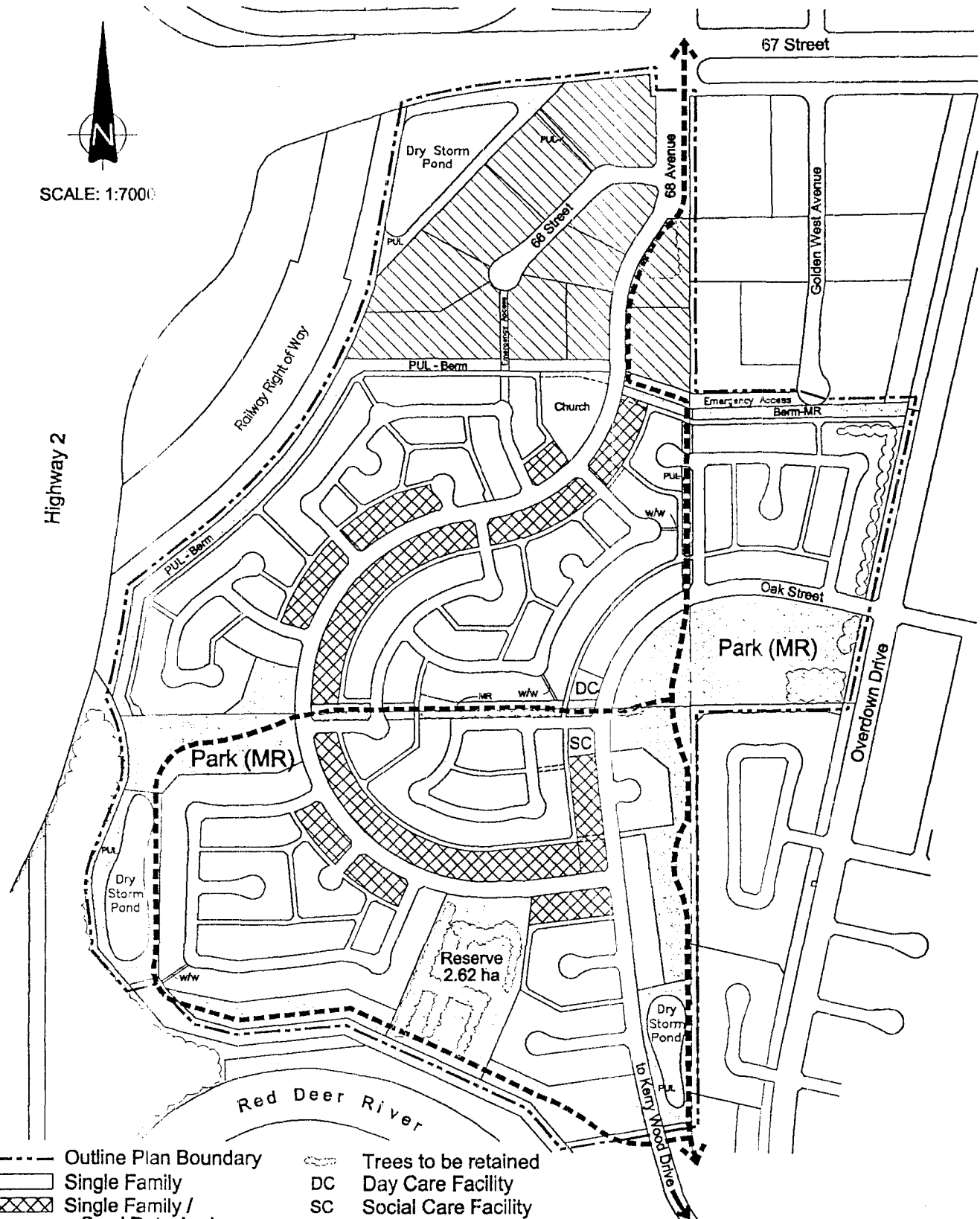
- c. Lowell Hodgson, Director of Community Services
- Alan Scott, Land & Economic Development Manager
- UMA Engineering Ltd. (Attn: Dan Young)
- TimCon Construction (Attn: Uli Wunsch)

# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2



- |                               |                                    |
|-------------------------------|------------------------------------|
| --- Outline Plan Boundary     | Trees to be retained               |
| Single Family                 | DC Day Care Facility               |
| Single Family / Semi Detached | SC Social Care Facility            |
| Commercial                    | --- Major pedestrian / bike trails |
| Open Space                    | w/w Walkway                        |

Note: A multi-family development is an alternative use for the church site

mapping by:



Plan prepared by:



September 1997

## Development Concept

**Figure 3**

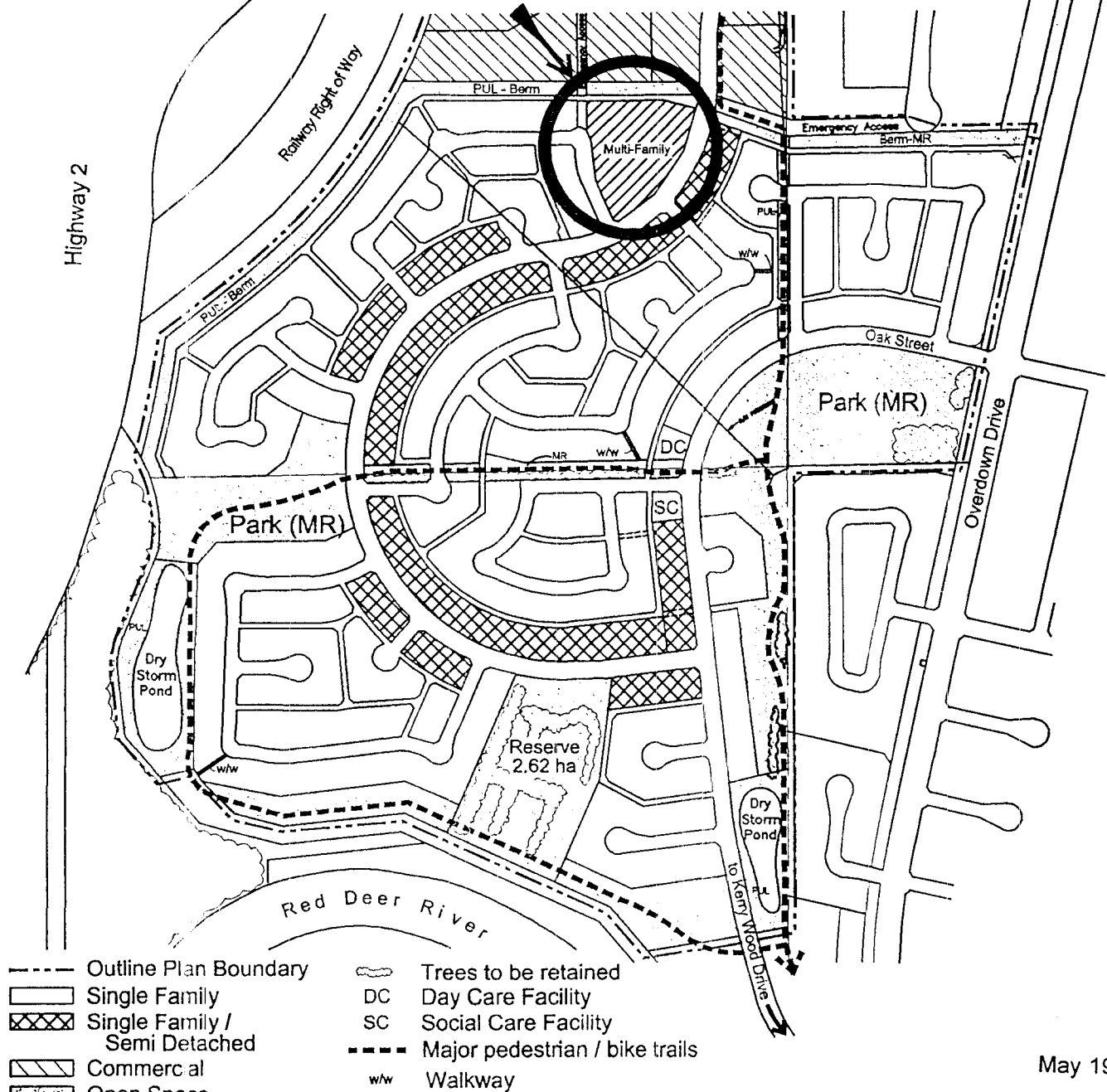
# 23 Oriole Park West Outline Plan



SCALE: 1:7000

## PROPOSED OUTLINE PLAN AMENDMENT (creation of a 3.14 acre multiple family site)

Highway 2



May 1998

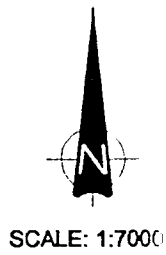
## Development Concept

mapping by:

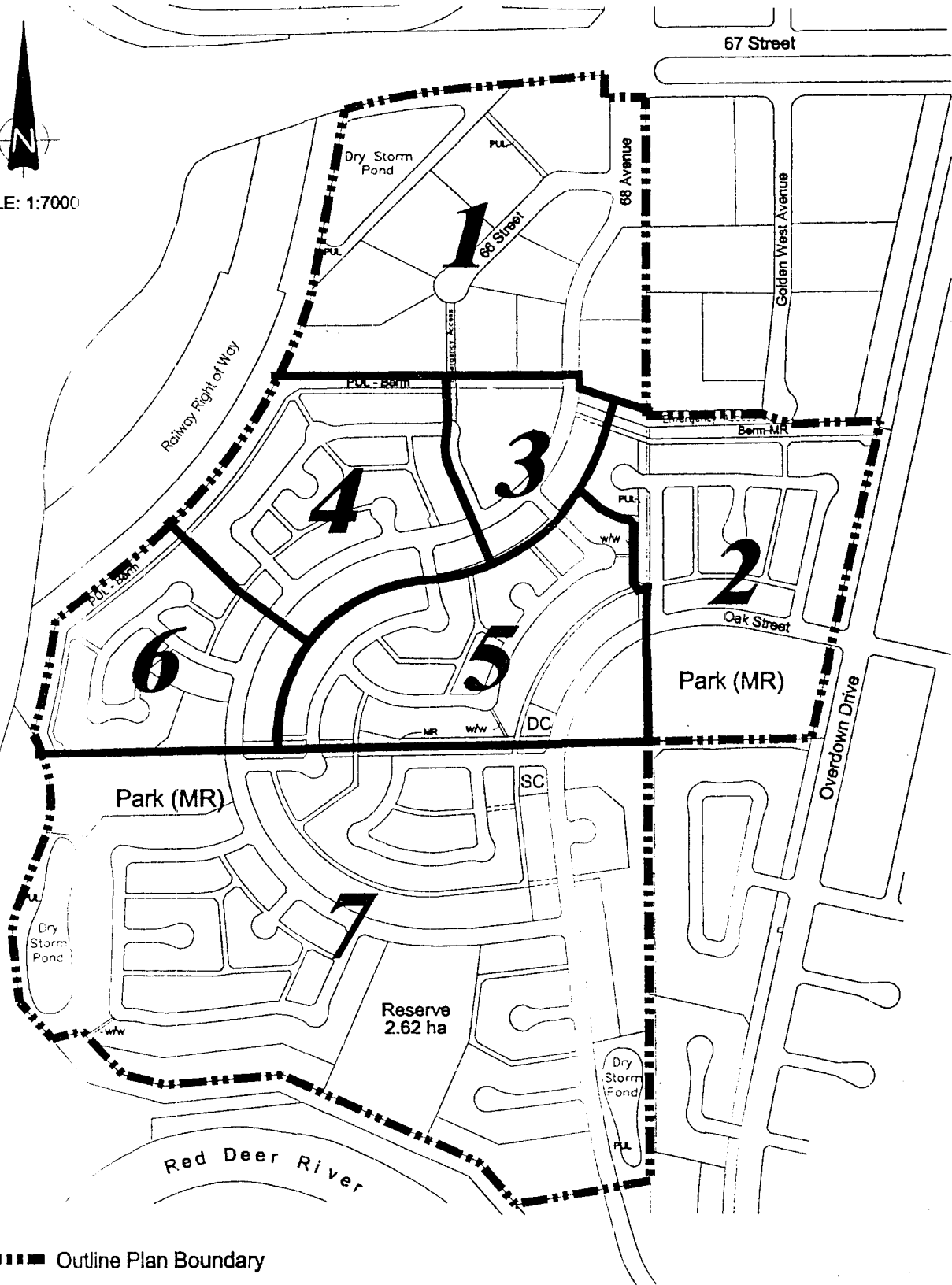


PARKLAND COMMUNITY PLANNING SERVICES

# Oriole Park West Outline Plan



Highway 2



--- Outline Plan Boundary

## Staging Concept

mapping by:



PARKLAND COMMUNITY PLANNING SERVICES

**Figure 9**

***Comments:***

I concur with the recommendation of the Parkland Community Planning Services. It should be noted that at the Municipal Planning Commission meeting, staff were requested to consider means of communicating with churches and church groups when a church site is altered or deleted from an area. The multi family site that is proposed in the Oriole Park West Outline Plan does replace an existing church site and a number of inquiries were dealt with by staff with respect to this site and were referred to the land owner. The Municipal Planning Commission hopes to see in the future a process whereby all church groups are advised in advance of any changes in church sites so that they may have appropriate input prior to consideration of removing a designated site from an outline plan.

"N. Van Wyk"  
City Manager



**FILE**

## **Council Decision - June 1, 1998 Meeting**

**DATE:** June 2, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** *Oriole Park West Outline Plan Amendment - Request for Approval*

**Reference Report:**

T. Lindhout, Planner, dated May 26, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Parkland Community Planning Services dated May 26, 1998 re: Oriole Park West Outline Plan Amendment, hereby approves said Outline Plan Amendment as presented to Council June 1, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**

Please provide this office with a copy of the Revised Outline Plan.



Kelly Kloss  
City Clerk

/clr

c     Director of Community Services  
      Director of Development Services  
      Land and Economic Development Manager  
      Inspections & Licensing Manager

# FILE

## Office of the City Clerk

June 2, 1998

Box 5008  
Red Deer, Alberta  
T4N 3T4

UMA Engineering Ltd.  
4920 - 54 Street  
Red Deer, AB T4N 2G8

Faxed To: 342-6863

Att: Mr. Dan Young

Dear Sir:

**Re: Oriole Park West Outline Plan Amendment - Request for Approval**

At the City of Red Deer's Council Meeting held Monday, June 1, 1998, consideration was given to correspondence from Mr. Tony Lindhout, Planner, Parkland Community Planning Services, regarding the above.

At that meeting, Council passed the following resolution approving the amended Outline Plan:

"RESOLVED that Council of The City of Red Deer, having considered report from the Parkland Community Planning Services dated May 26, 1998 re: Oriole Park West Outline Plan Amendment, hereby approves said Outline Plan Amendment as presented to Council June 1, 1998."

Please do not hesitate to contact myself at 342-8134 or Parkland Community Planning Services should you require any further information or clarification in this regard.

Sincerely,



Kelly Kloss  
City Clerk

/clr

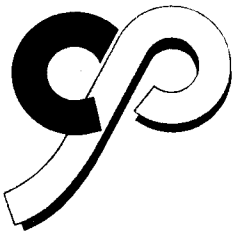
c Principal Planner

Mr. Uli Wunsch  
Timcon Construction  
Suite 204, 7803 - 50 Avenue  
Red Deer, AB T4P 1M8  
Faxed To: 347-1970

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>

*The City of Red Deer*



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

**DATE:** July 20, 1998

**TO:** Norbert Van Wyk, City Manager  
Kelly Kloss, City Clerk  
Don Batchelor, Manager, Recreation, Parks & Culture  
Paul Goranson, Manager, Public Works Department  
Ken Haslop, Manager, Engineering Services Department  
Kevin Joll, Manager, Transit Department  
Al Roth, Manager, Electric Light & Power  
Alan Scott, Manager, Land & Economic Development  
Joyce Boon, Development Permit Clerk, Inspections & Licensing  
Northwestern Utilities Limited, Edmonton  
Telus Communications Inc., Red Deer

**FROM:** Tony Lindhout, Planner

**RE:** Revised Oriole Park West Outline Plan

*To Char*

Attached for your records, please find a final copy(s) of the revised Oriole Park West Outline Plan as approved by City Council on June 1<sup>st</sup>, 1998.

If you have any questions or require clarification, please contact this office.

Sincerely,

Tony Lindhout, ACP, MCIP  
PLANNER

TJLtlj  
Enclosures

---

# ORIOLE PARK WEST


## Outline Plan

### Technical Report

---

Original Outline Plan  
Approved by City Council  
October 20, 1997

Amended Outline Plan  
(Creation of multiple family site)  
Approved by Council  
June 1, 1998

 Lovatt  
Planning Consultants

**uma**

 Infrastructure  
Systems Ltd.  
ENGINEERS & PLANNERS



PARKLAND COMMUNITY PLANNING SERVICES

## TABLE OF CONTENTS

	<u>Page Nos.</u>
TABLE OF CONTENTS	(1) - (2)
1. INTRODUCTION	1.1 - 1.3
1 1 Location and Land Ownership	1.1
1 2 Natural Features	1.2
1 3 Policy Context	1.3
2. LAND USE	2.1 - 2.3
2 1 Commercial Area	2.1
2 2 Residential Area	2.2
3. NATURAL AND CULTURAL FEATURES	3.1
4. ENVIRONMENTAL HAZARDS	4.1
5. TRANSPORTATION	5.1 - 5.2
5 1 Proposed Circulation Pattern	5.1
5 2 Pedestrian Circulation and Bike Trails	5.2
6. PUBLIC FACILITIES	6.1 - 6.2
7. SOCIAL FACILITIES	7.1
8. SERVICING	8.1 - 8.2
8 1 Water Mains	8.1
8 2 Sanitary Sewers	8.1
8 3 Storm System	8.2
8 4 Power, Telephone and Cablevision	8.2
8 5 Natural Gas	8.2
9. STAGING	9.1

## LIST OF FIGURES

	<u>Following Page No.</u>
Figure 1 Land Ownership	1.1
Figure 2 Natural Features	1.2
Figure 3 Development Concept	2.1
Figure 4 Water Distribution	8.1
Figure 5 Sanitary Servicing (Option A)	8.1
Figure 6 Sanitary Servicing (Option B)	8.1
Figure 7 Storm Water System (Piped)	8.2
Figure 8 Storm Water System (Overland)	8.2
Figure 9 Staging Concept	9.1

## **TABLE OF CONTENTS**

(Continued)

### **LIST OF APPENDICES**

Appendix A	Sample Restrictive Covenant
Appendix B	Reclamation Certificate

# **1. INTRODUCTION**

This Outline Plan was prepared on behalf of Conwood Construction Ltd. and the City of Red Deer in accordance with the City of Red Deer's 1996 Planning and Subdivision Guidelines and subsequently amended in May 1998. The plan document also recognizes the requirements of, and input provided by, City Administration and Parkland Community Planning Services (City's Planning Department). Parkland Planning Services has provided direct input by preparing the maps contained in this document.

## **1.1 Location and Land Ownership**

The plan area includes lands owned by both Conwood and the City, and is generally bordered by 67 Street on the north, Highway 2 and the CP mainline on west, the top-of-the-bank of the Red Deer River on the south, and section lines on the east. The east boundary has been extended to encompass some nine hectares of City owned land located east of the section line and west of Overdown Drive.

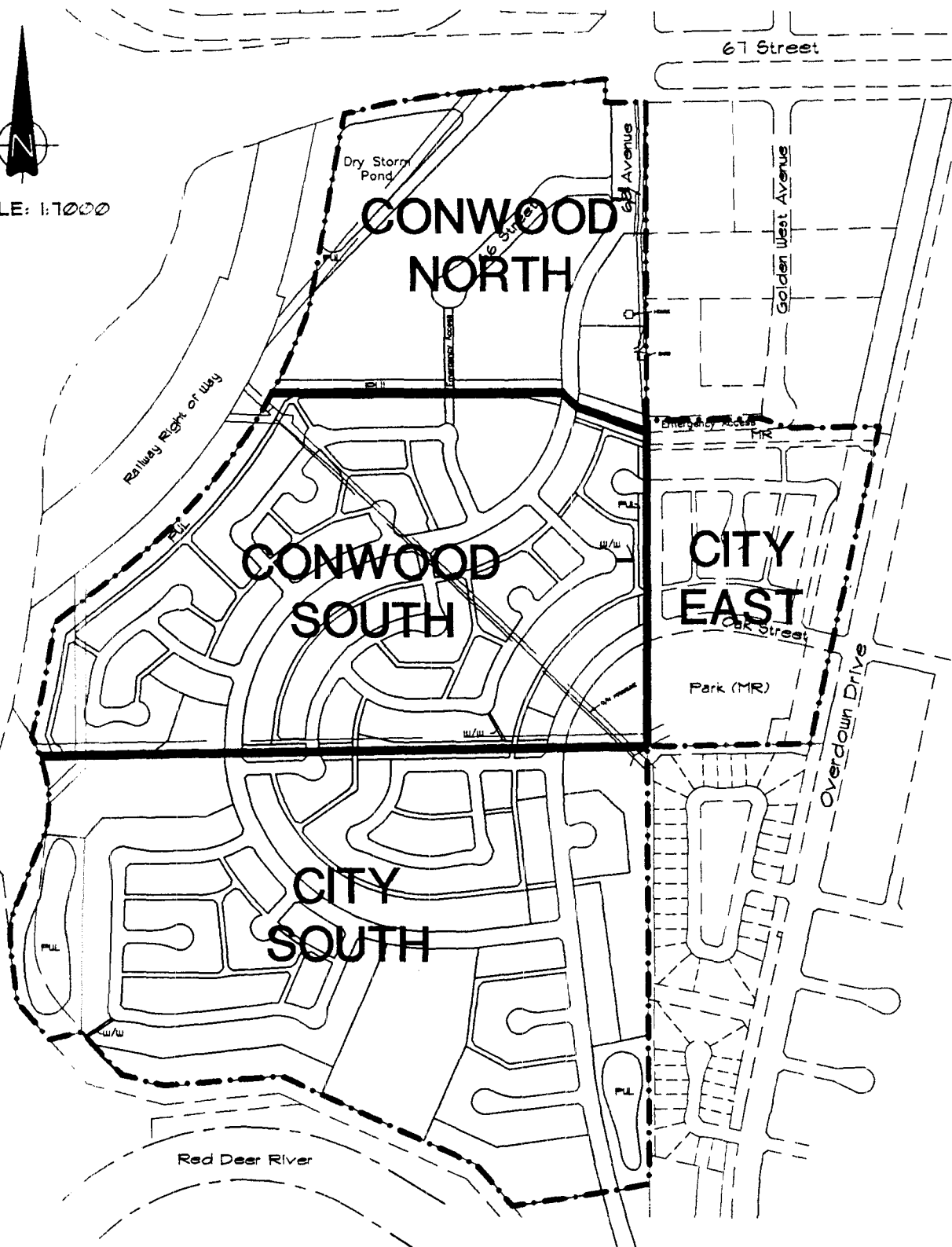
The existing land ownership pattern is shown on Figure 1 and summarized by Table 1. The Conwood land holdings comprise the north 39 hectares of the plan area, while the south 40 hectares (more or less) are under City ownership. The total plan area, including the nine hectares located directly west of Overdown Drive is some 79 hectares, 49 percent (39 hectares) of which is owned by Conwood. The remaining 51 percent (40 hectares) is owned by the City. Conwood and the City are currently negotiating the possible land swap of much of the nine hectare, City owned easterly extension.

# Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



## LEGEND

— · — Outline Plan Boundary

Conwood North	14.02 ha
Conwood South	25.00 ha
City East	8.97 ha
City South	30.68 ha
<b>TOTAL</b>	<b>78.67 ha</b>

September 1997  
Revised May 1998

**Land Ownership**

**Figure 1**



**Table 1**  
**Summary of Current Ownership & Land Use Breakdown\***

Land Use	Conwood North	Conwood South	City East	City South	Total (Ha)
Commercial	9.15				9.15
Single Family/ Semi Detached		14.20	3.74	14.35	32.29
Multiple Family		1.27			1.27
Day Care		0.12			0.12
Social Services				0.12	0.12
Circulation **	2.11	6.17	2.14	5.31	15.73
Park (MR) ***		1.57	3.04	8.29	12.90
PUL's	2.76	1.67	0.05	2.61	7.09
<b>TOTAL (ha)</b>	<b>14.02</b>	<b>25.00</b>	<b>8.97</b>	<b>30.68</b>	<b>78.67</b>

\* The land areas (hectares) are estimates only and subject to change at the time of subdivision.

\*\* Circulation includes collectors, local roads, lanes, and emergency access.

\*\*\* Includes a 2.62 ha abandoned historic farmstead located within City south lands.

## 1.2 Natural Features

Existing natural features located within the plan area are illustrated by Figure 2. The escarpment of the Red Deer River is the most significant such feature, and requires a subdivision setback to protect both its integrity, and the integrity of future development.

A large, well treed natural area, comprising a portion of the River Valley system below the escarpment, is located directly southwest of the plan area.

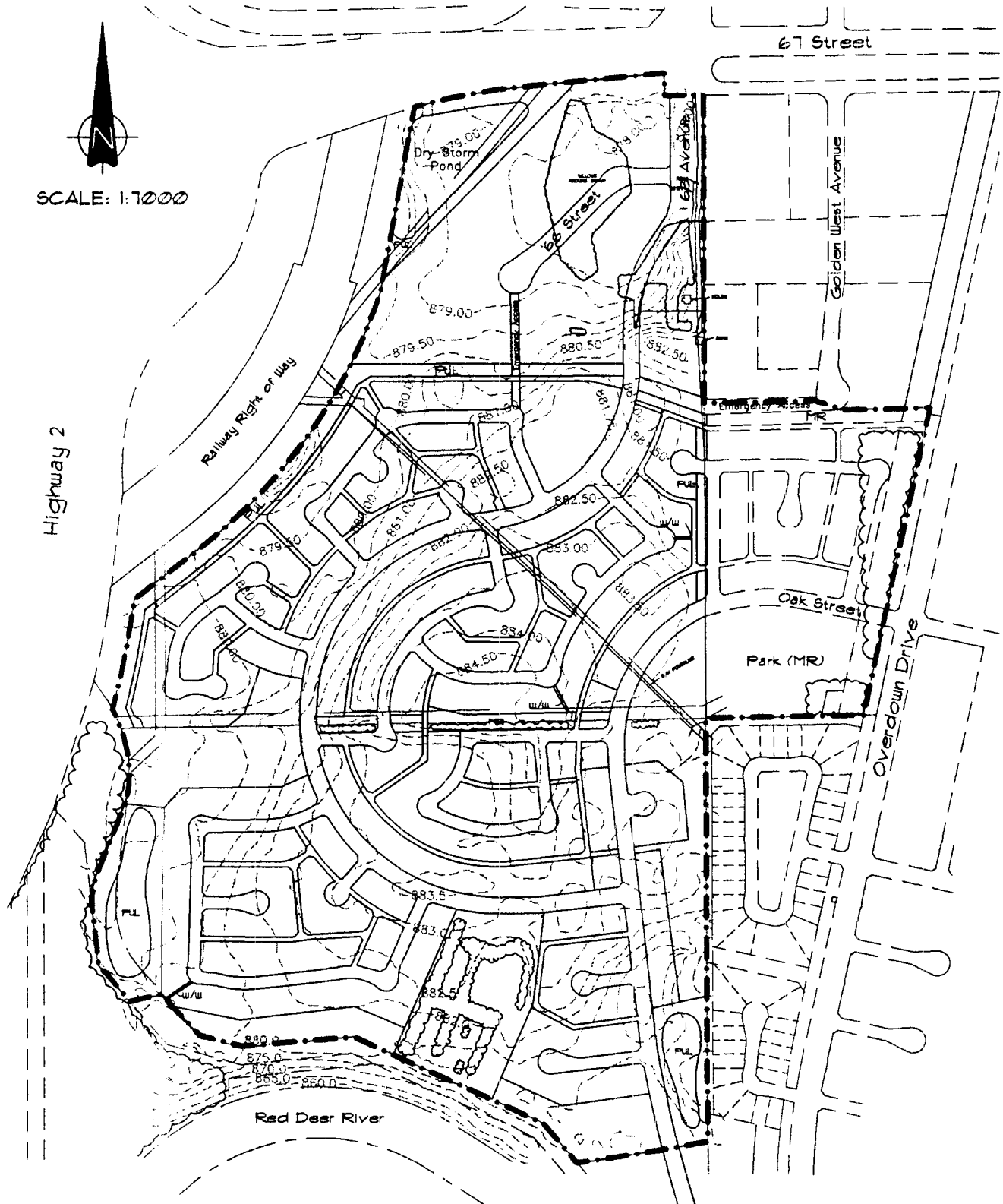
Within the Oriole Park West plan area itself, significant concentrations of trees are evident:

- in the northeast segment, surrounding an existing (leased) residence;
- along the east boundary, adjacent to Overdown Drive; and

# Oriole Park West Outline Plan



SCALE: 1:1000



## LEGEND

- Outline Plan Boundary
- Existing Trees
- Contours - 0.5 m Intervals

September 1997  
Revised May 1998

## Natural Features

**Figure 2**

- along the south boundary adjacent to the valley escarpment, as part of an abandoned farmstead.

A wind row made up of poplars and willows also extends along the south side of the section line in the centre of the plan area.

The contour intervals shown on Figure 2 indicate a high point located approximately central to the plan area. This high point slopes relatively sharply towards the west/northwest. The slopes toward the southwest and southeast are less evident. A low, seasonally wet area exists in the southeast corner of the plan area. Low areas are also evident in the northwest and southwest corners. All three such areas provide opportunities for storm retention facilities.

### **1.3 Policy Context**

The Oriole Park West Outline Plan area is part of the Northwest Area Structure Plan Bylaw No. 3071/92. The proposed commercial and residential uses proposed for the Oriole Park lands conform to the future land use pattern approved under the Area Structure Plan. This future pattern also conforms to the 1996 City of Red Deer Community Services Master Plan.

## **2. LAND USE**

The land use and development concept proposed for Oriole Park West is shown on Figure 3. The primary use proposed for the most northerly portion of the plan area, located in close proximity to 67 Street, is commercial, while the balance of the area is proposed for residential development ranging from single family to semi-detached and medium density multiple family. These two areas, which are currently zoned C4 - Commercial (Major Arterial) District and A1 - Future Urban Development District under the City of Red Deer's Land Use Bylaw, are described below. The concept also proposes that a significant portion of the plan area be used for parks and open space as per the Facilities and Open Space Action Plan. The land use breakdown is summarized on Table 1.

### **2.1 Commercial Area**

The 14 hectares comprising the north segment of the plan area, north of the east/west 15 metre wide Public Utility Lot (PUL), are designated for commercial development. That portion of this north segment located west of 68 Avenue has recently been subdivided into nine lots, ranging in size from 1.21 hectares (3.0 acres) to 0.51 hectares (1.51 acres). As noted above, the lots are zoned C4 - Commercial (Major Arterial) District.

A dry storm pond is planned within a 2.03 hectare (5.07 acre) PUL in the north-east corner of the subdivided lands. A second PUL extends in an east/west alignment along the entire length of the commercial lands. This 15 metre wide PUL will contain a berm to buffer residential development proposed to the south from future commercial development to the north. The berm will be extended within a Municipal Reserve parcel further east to buffer future residential development on the City owned nine hectare parcel from existing industrial uses located outside the plan area. All linear PULs and Municipal Reserves in the Outline Plan area, which are proposed to contain berms, will incorporate naturalized landscaping techniques, as opposed to decorative landscaping. The natural grasses and shrubs used in naturalized landscaping reduce maintenance requirements, and are typical of new growth areas in the City.

# Oriole Park West Outline Plan

SCALE: 1:7000

Highway 2

67 Street

66 Avenue

66 Street

Golden West Avenue

Railway Right of Way

Emergency Access  
Barr-Mt

Oak Street

Park (MR)

Overdown Drive

Park (MR)

DC

SC

Reserve  
2.62 ha

Dry Storm  
Pond

Dry Storm  
Pond

Red Deer River

to Kerry Wood Drive

- |                               |                                    |
|-------------------------------|------------------------------------|
| --- Outline Plan Boundary     | Trees to be retained               |
| Single Family                 | DC Day Care Facility               |
| Single Family / Semi Detached | SC Social Care Facility            |
| Commercial                    | --- Major pedestrian / bike trails |
| Open Space                    | w/w Walkway                        |
| Medium Density Multi-Family   |                                    |

June 1998

## Development Concept

mapping by:

PARKLAND COMMUNITY PLANNING SERVICES

Plan prepared by:

Lovatt  
Planning Consultants

### Figure 3

Two commercial lots also are proposed for the lands located east of 68 Avenue, directly across from the recently subdivided area. The south lot is some 0.73 hectares (1.8 acres) in size. The north 0.61 hectare (1.5 acre) lot includes a mature poplar tree stand which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood has expressed a desire to retain these trees and will register a caveat to that effect at the time of registration of the subdivision instrument. A sample caveat is contained in Appendix A. No access linkage is being contemplated through these lots to the industrial parcels lying directly east of the plan area.

East of 68 Street, a 10 metre wide lane is proposed to parallel, and abut, the PUL on its north side. This lane is required to provide emergency access from the cul-de-sac head proposed under this plan for Golden West Avenue. Although a road plan is registered to allow for the extension of Golden West to connect with the Conwood lands just south of the proposed PUL berm (see Figure 3), the City has agreed to cul-de-sac this roadway as shown, thereby separating future residential and industrial traffic.

An existing 138 kV power line, extending along the east boundary of the north segment of the plan area, is proposed to be accommodated within a 9.0 metre wide easement.

## **2.2 Residential Area**

The residential lands located south of the east/west PUL are proposed to be primarily R1 Residential Low Density (single family) with a small area of R2 - Residential (Medium Density) District. The Development Concept recognizes the Land Use Bylaw regulations for these Districts and respects the topography of the area as discussed in Section 5 - Transportation. In total, some 32.29 hectares are proposed for single family development and 1.27 hectares proposed for multiple family. Assuming a density of 13.5 units per net hectare, and 46 units per net hectare for single family and multiple family, respectively, the plan area will result in 493 units. Based on 3.4 persons per unit, the population yield is estimated at 1,678 persons. This population results in a population density of 21 persons per gross hectare for all of Oriole Park West, and 24 persons per gross hectare exclusive of the commercial lands. The density figure is well below

the requirements of the City's Planning and Subdivision Guidelines which allow for a maximum density of 45 persons per gross hectare.

Depending on future housing demand and market conditions at the time of subdivision, a portion of the single family lots fronting onto the 68 Avenue collector extension may be converted to semi-detached lots and designated R1A - Residential (Semi-Detached Dwelling) District. The Development Concept allows for the flexibility needed to meet such changes in market demand.

The residential lots backing onto the west boundary of the plan area are proposed to be well buffered from any adverse impacts resulting from the CP/Highway 2 Corridor. In the north portion of the residential area (the Conwood lands), a 17.5 metre wide PUL is proposed to contain a combined berm and noise attenuation device. The required width of this PUL is based on the Report on Noise Measurements with Predictions and Barrier Design for Oriole Park West Subdivision, prepared by the City of Red Deer Engineering Department in September of 1994. Fencing may also be included in this PUL.

In the south portion of the residential area (City lands), future lots are proposed to be buffered from the Corridor through a combination of park and PUL. The PUL is proposed to contain a storm retention pond (see Section 8 - Servicing) and, therefore, is sufficiently wide to accommodate any required buffer facility. By virtue of its size, the PUL in itself may provide an effective buffer.

The lots backing onto the Red Deer River valley, and the previously noted farmstead feature, are set back 50 metres from the valley escarpment in accordance with the AGRA River Bank Slope Stability Report. The AGRA report also notes that certain development restrictions, including limits on automatic sprinkler systems and swimming pools, may be required within 150 metres of the valley escarpment (top-of-the-bank). Detailed geotechnical studies will be undertaken at the time of subdivision and development to identify specific limitations. Depending on the findings of these studies, restrictive covenants may be required to be registered against some of the lots backing onto the valley.

### **3. NATURAL AND CULTURAL FEATURES**

The Red Deer River valley and the historic abandoned farmstead located adjacent to the valley form the south boundary of Oriole Park West, and are the most significant natural and cultural features in the general vicinity of the plan area. The farmstead comprises a 2.62 hectare (6.47 acre) parcel and contains a considerable treed area. The Development Concept shown on Figure 3 protects the integrity of these features. The concept also ensures that park and pedestrian linkages allow for future resident access to both.

Significant tree cover in the plan area is proposed to be preserved as part of the 0.61 hectare commercial site located in the north segment of Oriole Park West and the 2.62 hectare historic farmstead. The park site proposed in the east segment of the plan area will also allow for preservation of a significant tree concentration. The length of all the lots backing onto Overdown Drive has been extended to allow for the retention of the existing trees in this segment of the plan area. Finally, the trees comprising the east/west wind row extending through the centre of the plan area will be incorporated into a linear Municipal Reserve parcel. This parcel will provide an important pedestrian and bike trail linkage between the two major parks proposed for Oriole Park West.



#### **4. ENVIRONMENTAL HAZARDS**

As was noted in Section 2.2, the Development Concept recognizes the set back requirements from the top-of-the-bank of the Red Deer River as defined by the AGRA report. The river valley slope is by far the most significant hazard in the vicinity of the plan area. Although not considered a hazard, low lying lands are found along the west and east boundaries of the plan area, and in the south portion of the easterly City owned segment. These low areas are proposed to be contained in PULs and park land, and are well suited for such uses.

Four abandoned gas wells have also been incorporated into the park proposed in the south portion of the easterly City owned segment. These wells have been reclaimed and a copy of Reclamation Certificate No. 31203 is contained in Appendix B.

## **5. TRANSPORTATION**

### **5.1 Proposed Circulation Pattern**

The proposed circulation pattern recognizes the existing roadways surrounding the plan area, the two collectors proposed by the Northwest Area Structure Plan, and the City of Red Deer's transportation guidelines. The topography of the area, which includes a high point central to the Outline Plan area, is also recognized. The lands generally slope towards the northwest, southeast and southwest from this high point.

The major features of the circulation pattern shown on Figure 3 are as follows:

- 68 Avenue is proposed to extend as a collector roadway through the west central portion of the plan area. A 185 metre radius curve is maintained as per the City's requirements.
- Oak Street is proposed to extend as a collector through the east segment of the plan area. The required curve radius has once again been applied. In the longer term, Oak Street will be extended to link with Kerry Wood Drive. This linkage will provide direct access to the south from Oriole Park West to Taylor Drive and the Downtown.
- No four-way intersection is proposed within the plan area.
- The City's 45 metre spacing requirement between intersections is maintained throughout.
- The east/west alignment of the registered road plan for Golden West Avenue is recognized by the circulation pattern. As was noted previously, Golden West is proposed to cul-de-sac at the south end of the existing industrial area, and a 10 metre wide emergency access will be provided to link with 68 Street to the west, within the future commercial segment of the plan area. This emergency access will ensure separation of industrial and residential traffic.

No direct linkages are provided between Oak Street and the 68 Avenue collector, thereby discouraging the potential for cross-cutting through the residential area from Overdown Drive to the commercial lands in the north segment of the plan area, and further north to 67 Street.

A focal point will be created by an entry feature proposed directly north of the multiple family site, within the 68 Avenue right-of-way. The 68 Avenue collector will function as the major entry into the residential area. As such, the entry feature will include enhanced landscaping combined with a community identification sign.

## **5.2 Pedestrian Circulation and Bike Trails**

The sidewalks proposed to be developed within the road rights-of-way, combined with the:

- perimeter PULs to the north and west,
- the north/south linear PUL/Municipal Reserve strip extending along the east side of the plan area;
- an exiting trail along the top-of-the-bank of the Red Deer River valley; and
- the east/west linear Municipal Reserve through the centre of the plan area,

provide an integrated walkway system within Oriole Park West. This system links the residential lands to all the major park features proposed for the plan area, as well as the River lands. The linkage to the River lands ensures access from Oriole Park West to the City wide River Valley parks and trail system.

The bike trails shown on Figure 3 generally conform with the City of Red Deer Bicycle Master Plan and allow for integration with the City wide bike trail system. The location of these trails have been defined in concert with Red Deer's Recreation, Parks and Culture Department.

## **6. PUBLIC FACILITIES**

Although no school sites are contemplated for the plan area as per the Northwest Area Structure Plan, considerable park and open space is proposed by the development concept. Two major park sites are proposed to be designated as Municipal Reserve, including a site in the east portion of the plan area, and a smaller site in the west. Combined with the open space features surrounding the south segment of Oriole Park West, some 13 hectares of park and open space are provided (see Table 1). Both the parks sites are located along collector roadways.

The east park site will serve as a central park facility for the lands to the east and south of the Oriole Park West area, as well as for the plan area itself. Representatives of the City of Red Deer's Recreation, Parks and Culture Department indicate that this central park site should be some eight to nine acres in size to allow proper facility development, as per that Department's guidelines and the Community Services Master Plan. That portion of the site located on the Conwood lands and the City owned east segment comprises 3.5 hectares (8.7 acres), thereby meeting the City's size requirement. This portion of the east park site has been cleared and is shaped to allow for appropriate sizing and configuration of recreation facilities. The site is proposed to extend in a linear configuration to the south, on City owned land, to encompass existing tree cover.

The west park site straddles the boundary between the Conwood and City owned lands, and extends eastward into the proposed residential area. This park is linked to the east park site by the 13.0 metre wide Municipal Reserve strip which encompasses the wind row extending through the centre of the plan area.

The allocation of Municipal Reserve park and open space assumes that the present ongoing negotiations between Conwood Construction Ltd. and the City will result in Conwood taking ownership of at least the south half of the easterly City owned segment of Oriole Park West. As such, that portion of this segment dedicated as park, combined with the park land proposed on Conwood's current holdings, exceed the requirement of Deferred Reserve Caveat (DRC) #892 040 780. This DRC is registered on the title for Conwood's holdings and is for 4.165 hectares (10.29 acres). Conwood's total reserve dedication as proposed by the development concept is 4.61 hectares (11.39 acres). Regardless, precise Municipal Reserve land dedication is best determined at the time of detailed subdivision.

As was noted in Section 5.2, the two park sites and the open space lands are integrated into the overall pedestrian circulation system proposed by the development concept.

## **7. SOCIAL FACILITIES**

Two community/social facility sites, each of which is 0.12 hectare (0.3 acre) in size, are identified by the development concept. One site is proposed for a day-care facility and the second for a social care residence. These sites (and the size) are proposed in accordance with the City of Red Deer Planning and Subdivision Guidelines. Both sites are located across from the east park and along a future collector roadway. If the sites are not sold for their intended use within a reasonable time frame, they may be converted to either single family or semi-detached lots.

## **8. SERVICING**

An existing power transmission line extends along the east side of the lands presently owned by Conwood and the south City owned lands. This line is accommodated within a combination of easement, PUL and municipal park reserve. A bike trail is proposed to extend along nearly the entire length of the transmission line. The PUL component of this linear feature extends between the emergency access to the north and Oak Street to the south and is proposed to be some 14 metres wide to allow for municipal services, as well as the bike trail and the power line.

### **8.1 Water Mains**

Oriole Park will be serviced by water by extending the existing 350 mm diameter water main at the intersection of 68 Avenue and 67 Street. The water distribution network will be designed to accommodate all future development areas in Oriole Park West, with looping of mains and cross connections to existing developed areas as necessary to provide an efficient system with adequate fire flows. Figure 4 schematically shows the network of proposed water mains. The water mains may be located in lanes rather than the road rights-of-way, depending on functional and geotechnical considerations.

### **8.2 Sanitary Sewers**

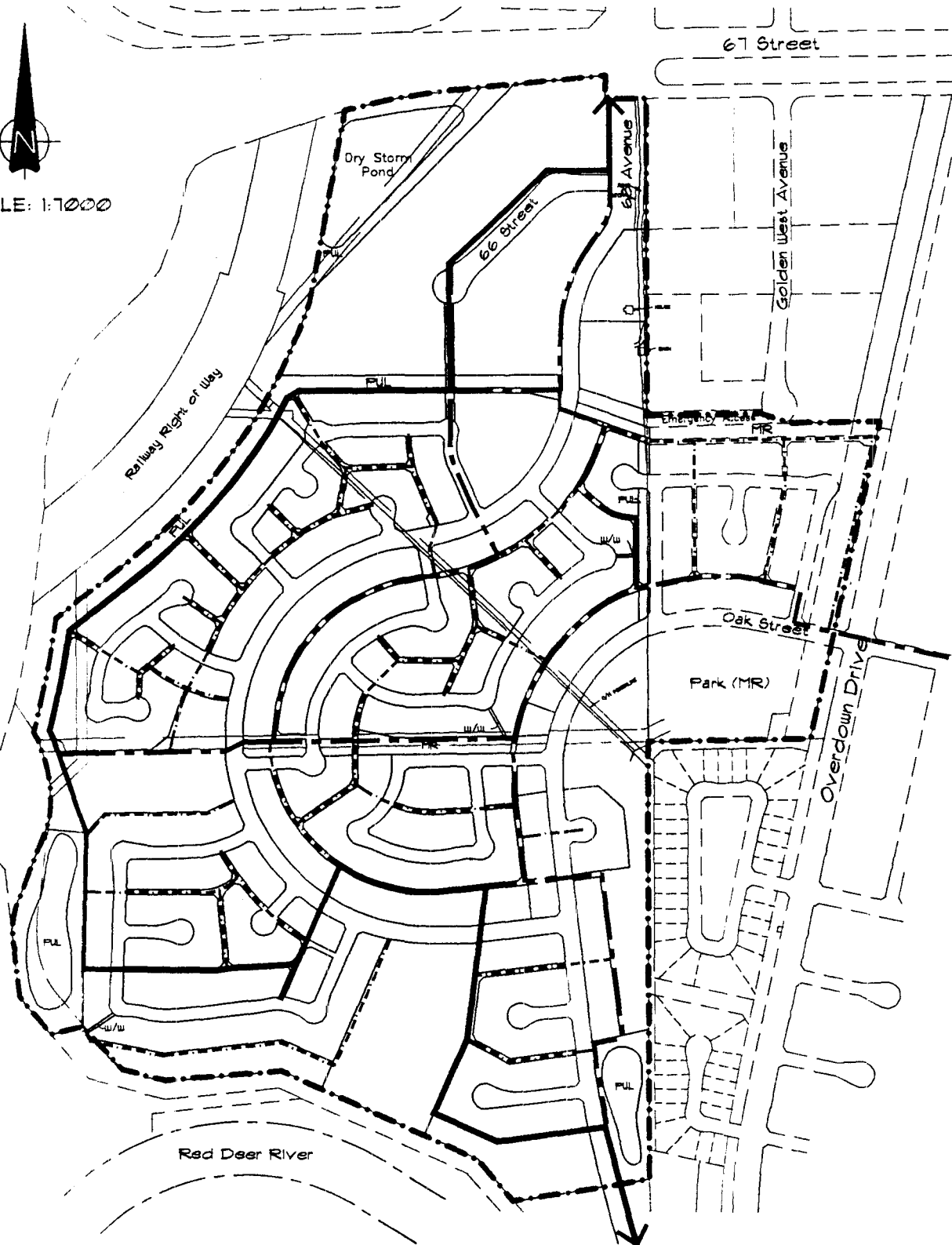
Oriole Park West will be serviced by the extension of the existing 250 mm diameter sanitary sewer located at the intersection of 68 Avenue and 67 Street. This sewer has the capacity to serve the entire catchment area, although some fill will have to be placed in the western areas of the site to ensure adequate depth of cover. Figures 5 and 6 schematically show the routing of the sanitary system. The gravity option (Figure 5) will require deep cuts through the high point in the middle of the plan area. As such, the lift station option (Figure 6) may be more appropriate. The two options will be reviewed in detail at the time of subdivision. It should be noted that design considerations may dictate that the sewers be located in the lanes rather than within the road rights-of-way.

# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2



## LEGEND

- Outline Plan Boundary
- - - 150 mm diameter
- - - 200 mm diameter
- 300 mm diameter

September 1997  
Revised May 1998

Water Distribution

Figure 4

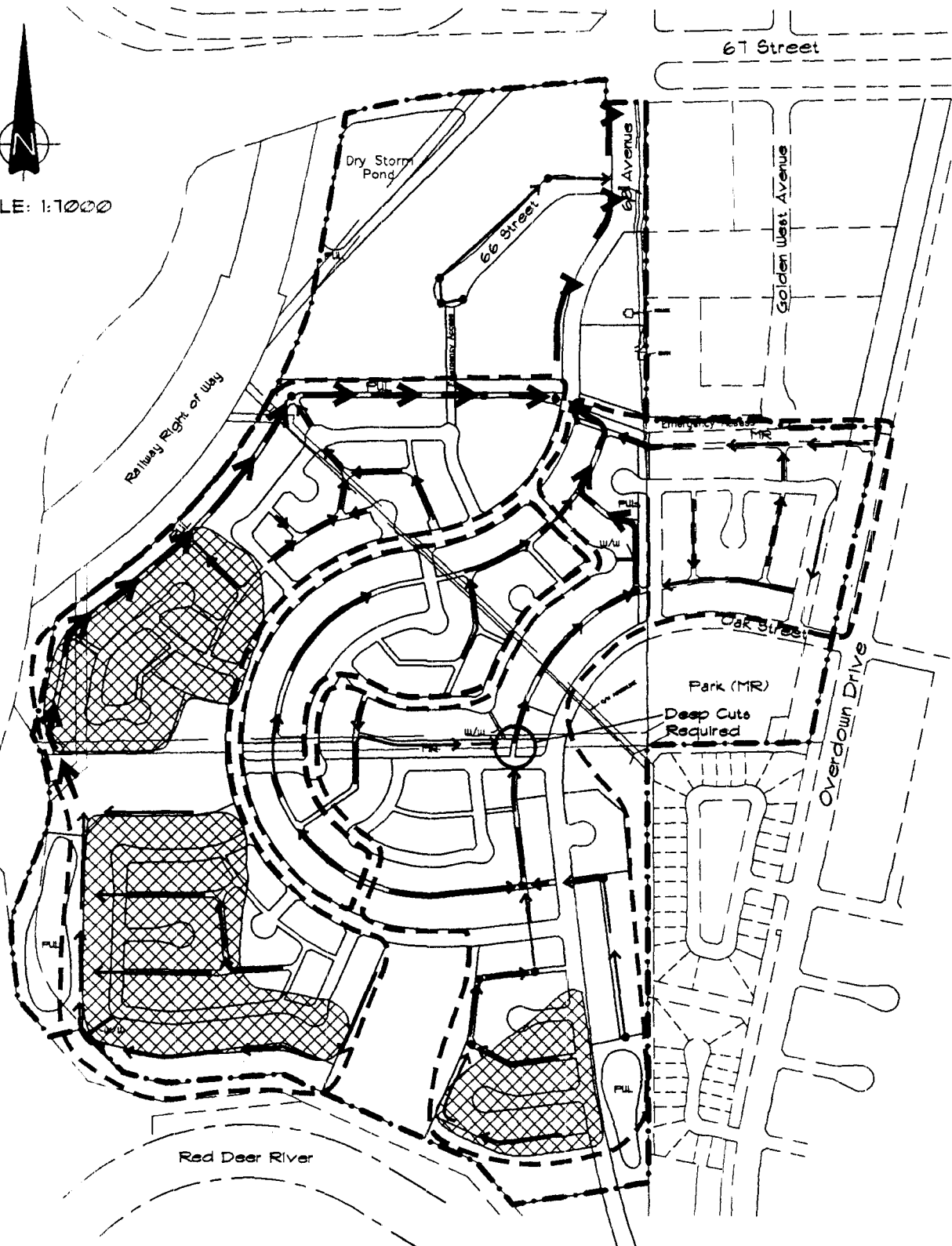


# Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



## LEGEND

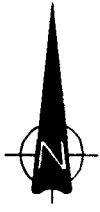
- Outline Plan Boundary
- Service Area
- 200 mm diameter pipes
- 250 mm diameter pipes
- Fill required for sanitary

September 1997  
Revised May 1998

**Sanitary Servicing**  
Option A - Gravity System

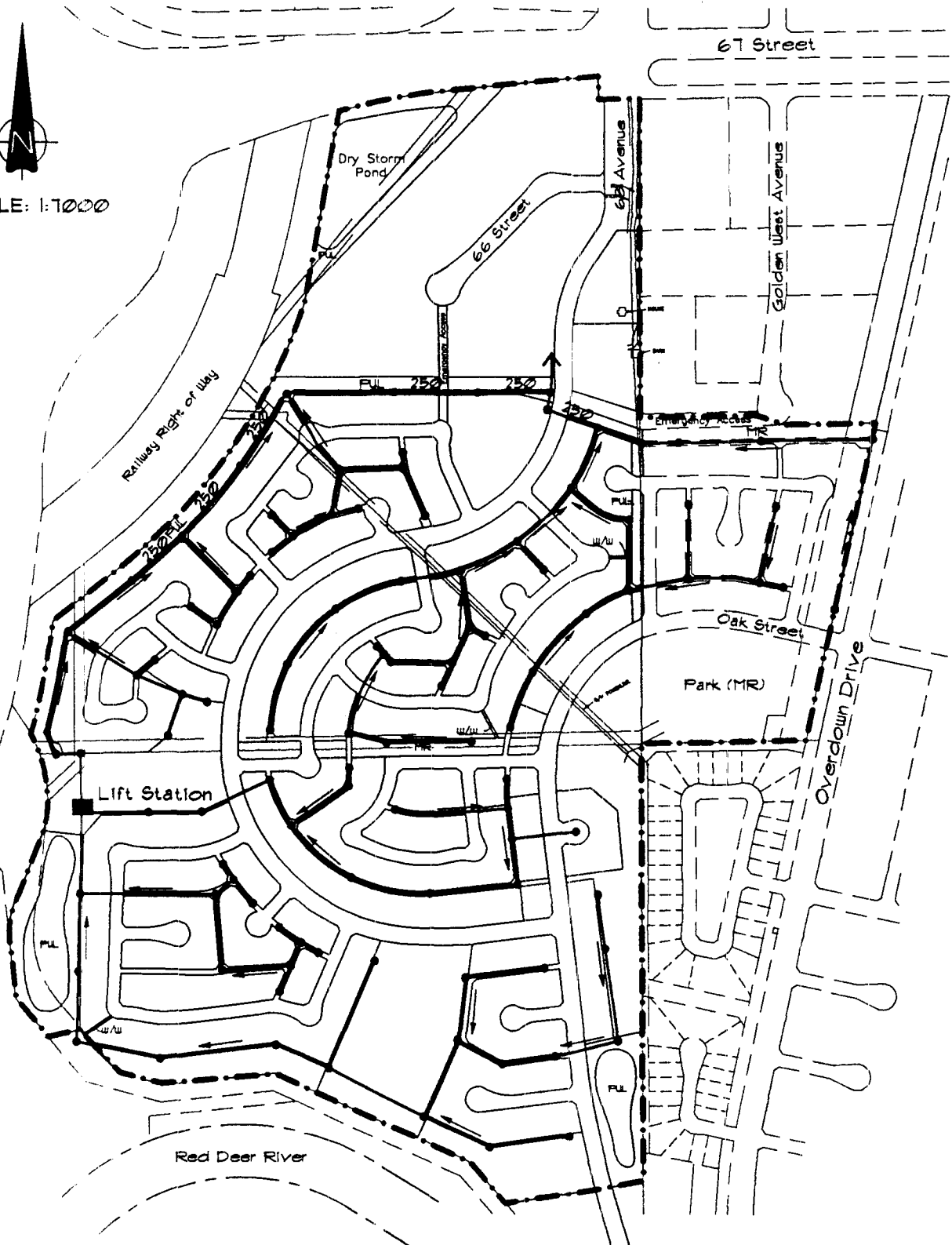
**Figure 5**

# Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



## LEGEND

- Outline Plan Boundary
- 200 diameter pipes (except where shown)
- Direction of Flow
- Manhole

September 1997  
Revised May 1998

**Sanitary Servicing**  
Option B - Lift Station

**Figure 6**

All sanitary sewers will be seated and installed in a suitable bedding material in order to provide long term stability to the pipe, and a pipe type will be specified to prevent ingress of groundwater to the system.

### **8.3 Storm System**

#### **8.3.1 Minor System**

Runoff from storms up to the 1 in 5 year event will be conveyed by gravity via a piped system to two storm water ponds located in the extreme northwest, and the west side of the plan area (see Figure 7). Pipe sizes and materials will be designed in accordance with City of Red Deer guidelines.

#### **8.3.2 Major System**

For storm events in excess of the 1 in 5 year event, roads and laneways will be designed to convey overland flows to the storm water ponds outlined in Section 8.3.1. Ponding within roadways or lanes will be permitted in strict accordance with the City of Red Deer guidelines. The major overland flow routing is indicated schematically on Figure 8.

### **8.4 Power, Telephone and Cablevision**

Red Deer Electric Light and Power, Telus and Shaw Cable advise that their networks have sufficient capacity to provide service to the fully developed Oriole Park West.

### **8.5 Natural Gas**

Northwestern Utilities advise that they will be able to service the proposed development by extending their existing distribution facilities.

# Oriole Park West Outline Plan



SCALE: 1:1000

67 Street

Dry Storm Pond

66 Street

65 Avenue

Golden West Avenue

Emergency Access

Oak Street

Park (MR)

Overdown Drive

Red Deer River

Discharge to River

Highway 2

Right of Way

## LEGEND

- . — . — . Outline Plan Boundary
- Direction of Flow
- Manhole

September 1997  
Revised May 1998

**Storm Water System**  
Piped - up to a 15 year storm

**Figure 7**

# Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2

Railway Right of Way

Dry Storm Pond

67 Street

Golden West Avenue




Emergency Access

Park (MR)

Overdown Drive

Red Deer River

## LEGEND

-  Outline Plan Boundary
-  Approximate Catchment Areas
-  Direction of Flow

September 1997  
Revised May 1998

**Storm Water System**  
Overland - 11:5 year storm

**Figure 8**

## **9. STAGING**

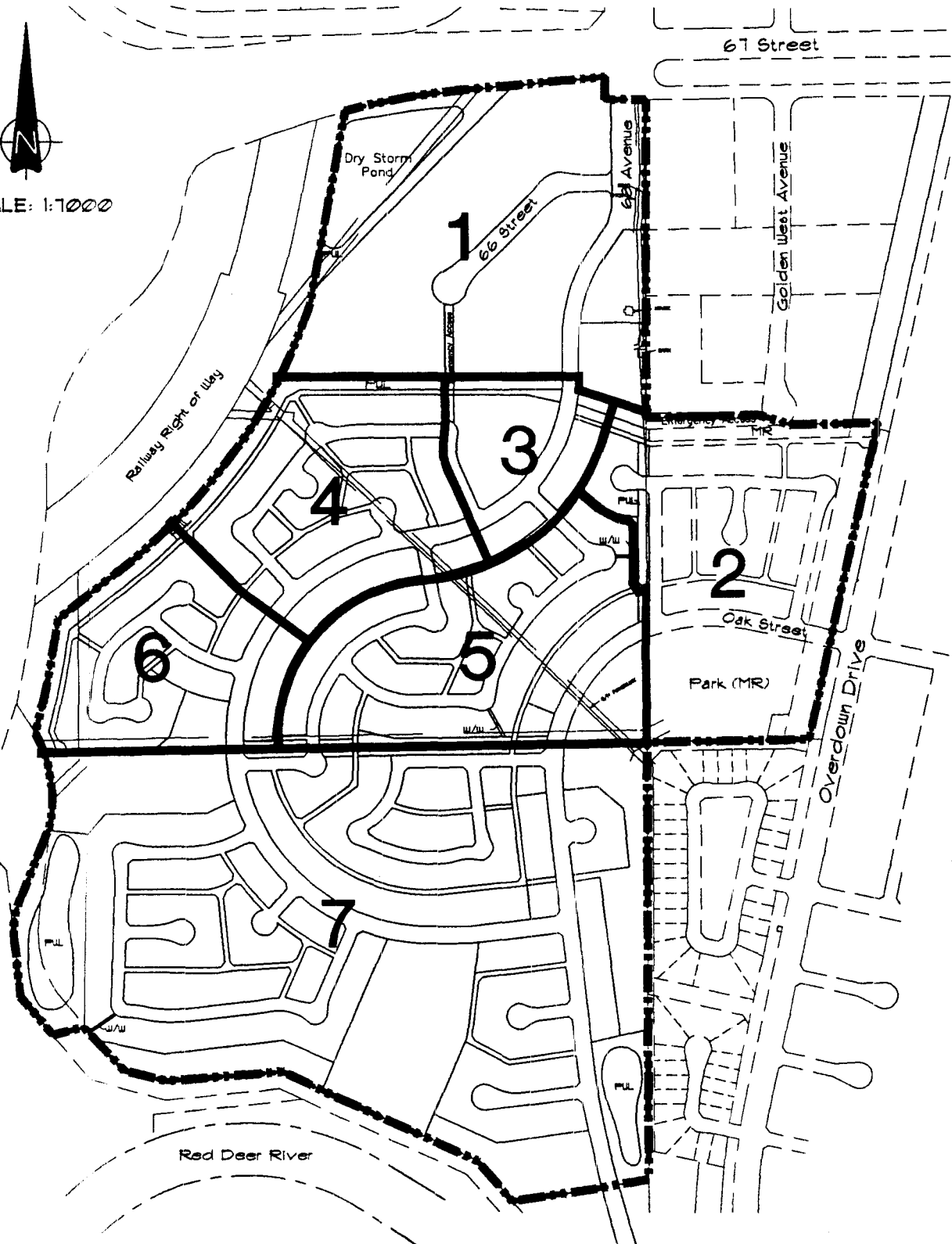
Staging of development within Oriole Park West is generally dictated by the availability of existing services. Staging will be dictated by the logical extension of storm and sanitary sewers, water mains, and shallow utilities. The proposed Staging Concept is exhibited in general terms on Figure 9.

# Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



## LEGEND

— · — Outline Plan Boundary

September 1997  
Revised May 1998

Staging Concept

Figure 9

## **APPENDIX A**

### **Sample Restrictive Covenant**



RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 1997.

BETWEEN:

CONWOOD CONSTRUCTION LTD.  
a body corporate having its head office  
at the City of Red Deer, in the Province  
of Alberta;  
(hereinafter referred to as "the Grantor")

OF THE FIRST PART

- and -

THE CITY OF RED DEER  
^^  
^^  
(hereinafter referred to as "the Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner of the lands in the City of Red Deer legally described as:

PLAN ^^  
BLOCK ^^  
LOTS ^^  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
(hereinafter referred to as "the Servient Lands")

AND WHEREAS the Grantee, a municipal corporation established pursuant to the laws of the Province of Alberta is the registered owner of those lands located in the City of Red Deer, in the Province of Alberta, the legal description of which is:

^^  
^^

(hereinafter referred to as the "Dominant Lands");

AND WHEREAS the Grantee has the control and management of the public highways, parks, roads, streets, lanes and alleys within the City of Red Deer adjacent to the Servient Lands;

AND WHEREAS the Grantor is entering into this Agreement with the Grantee in order to assure to the Grantee and each successor or transferee in title of the Servient Lands the continuation of the restrictive covenant hereinafter described;

AND WHEREAS it is intended by the parties hereto that the Restrictive Covenant hereinafter set forth restricts the development of the Lands and that such covenant shall also constitute a covenant running with or capable of being legally annexed to the Lands pursuant to Section 52 of the Land Titles Act, being Chapter L-5 of the Revised Statutes of Alberta, 1980, as amended;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, the Grantor and the Grantee hereby covenant and agree as follows:

1. The Grantor, as registered owner of the Servient Lands, does for itself and its successors, assigns and successors in title to each of the parcels of land comprising the Servient Lands, hereby covenants and agrees to observe and be bound by the hereinafter mentioned covenants as the same affect the Servient Lands, provided that the said covenants shall be personally binding upon Grantor and its respective successors in title and assigns only while and so long as it or they are or remain the owner or owners of any part of the Servient Lands and then only in respect or such portion which may be so affected by any such covenants and as is owned by them or any one or more of them, inasmuch as the said covenants shall be construed to be and shall be covenants running with the land and shall be appurtenant thereto for the benefit of and may be enforced by Grantee as owner of the Dominant Lands and by virtue of its control and management of the public highways, parks, roads, streets, lanes and alleys adjacent to the Servient Lands namely:

(a) No living tree shall be cut down or removed within the subject Lands without first obtaining the written permission of the Grantee.

(b) Permission to remove trees shall only be considered after a site development plan is prepared showing the impact of the proposed development on the existing trees. A site inspection shall be arranged with the Grantor and Grantee to identify, on site by flagging, the trees that will be permitted to be removed to allow the development to proceed.

2. The Grantee may enforce the provisions of this Restrictive Covenant with respect to any breach of any of the obligations hereby imposed on the owner or owners of the Servient Lands and may, in addition to any other remedy that may be available at law, in equity or otherwise, apply to a court of competent jurisdiction to restrain such breach by injunction.

3. If any provision of this Restrictive Covenant or its application to any parcel of land shall be determined by a court of

competent jurisdiction to be invalid or unenforceable to any extent, the remainder of this Restrictive Covenant shall not be affected thereby and each provision hereof shall be enforced to the fullest extent permitted by law.

4. The above mentioned restrictions shall continue in force in perpetuity and shall operate as covenants running with lands, for the benefit of the Grantee as owner of the Dominant Lands and by virtue of the Grantee's control and management of the public highways, parks, roads, streets, lanes and alleys adjacent to the Servient Lands.

IN WITNESS WHEREOF the parties hereto have hereunto set their corporate seals, attested to by the proper officer in that behalf the day and year first above written.

CONWOOD CONSTRUCTION LTD.

Per: \_\_\_\_\_

THE CITY OF RED DEER

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**APPENDIX B**

Reclamation Certificate



ENVIRONMENTAL PROTECTION

Land Reclamation Division

3rd Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta  
Canada T5K 2J6

Telephone (403)427-6212  
Fax (403)422-0080

RECLAMATION CERTIFICATE NO. 31203

This reclamation certificate is issued pursuant to section 123 of the Environmental Protection and Enhancement Act, following an inquiry on

August 21, 1997. (Date)

This certifies that the surface of the land held by Westridge Petroleum Corp.

within NE Sec. 19 Tp. 38 Rge. 27 W4M

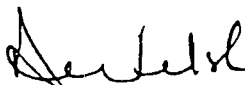
in connection with or incidental to Westridge Cygnet 6,8,14,16-19-38-27 wells, drilled from a surface point in Lsd 10 of Sec. 19 Tp. 38 Rge. 27 W4M, as shown outlined in yellow on the attached plan, complies with the conservation and reclamation requirements of Part 5 of the Act.


Issued this

21

day of August

, 1997

  
Inspector (s)



Operator/Agent:

Westridge Petroleum Corp.  
12TH FLOOR, 630 6TH AVE SW  
CALGARY AB T2P 0S8

Owners/Occupants:

City of Red Deer  
Dave Dampsey

Section 84 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information, please contact the Executive Director of the Environmental Appeal Board at 11th Floor, Pacific Plaza, 10900 Jasper Avenue, Edmonton, Alberta T5J 3L9; telephone 427-6207; fax 427-4693.

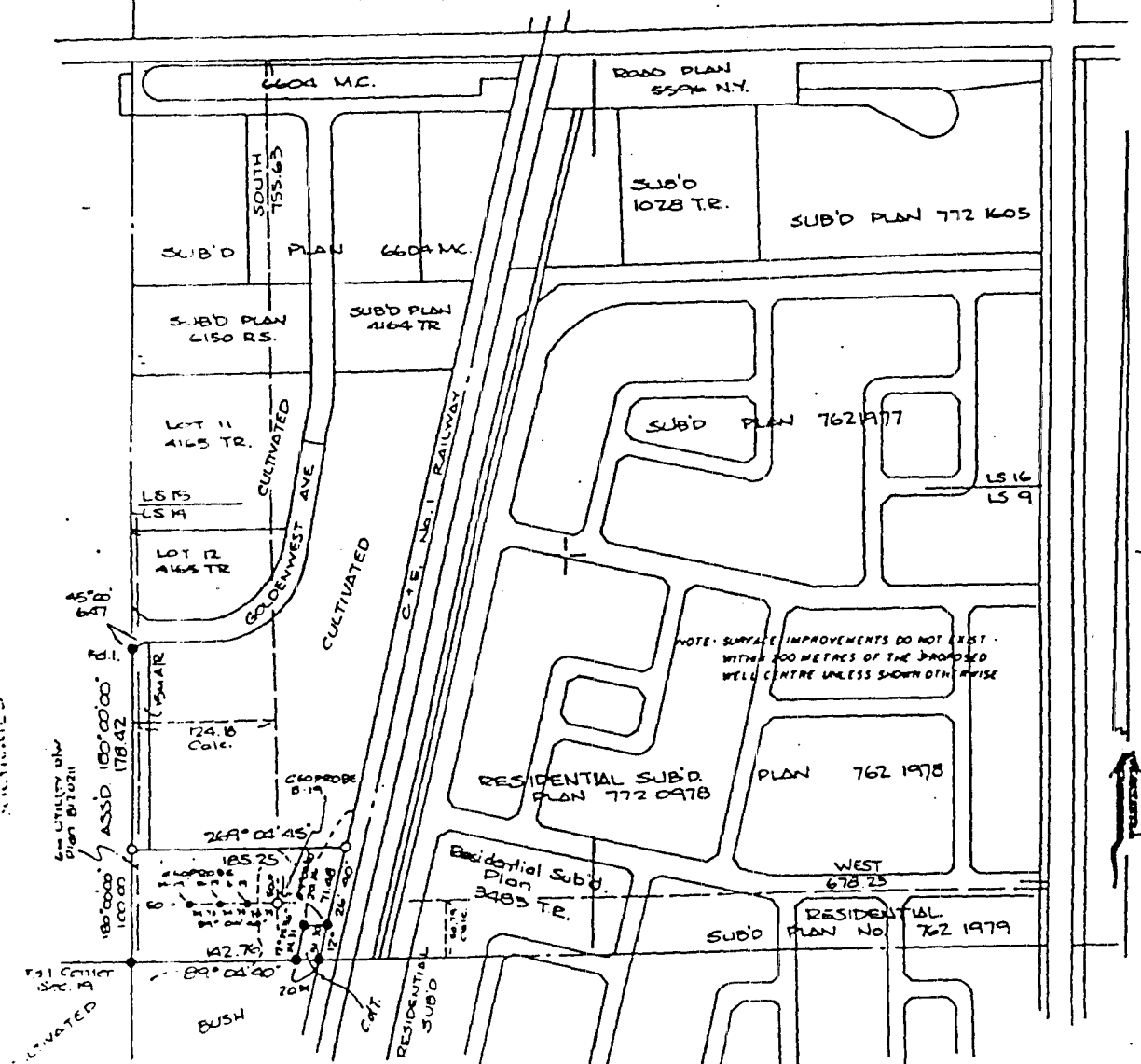
ADDENDUM ATTACHED: ☐ YES ☒ NO

# GEOPROBE ET AL CYGNET 8-19-38-27

Directional Drilled from Surface Location

L.S. 10 Sec. 19 Tp. 38 Rge. 27 W 4 M.

Well Site and Access Road



I certify that the survey represented by this plan is correct to the best of my knowledge and was completed on the 6<sup>th</sup> day of June A.D. 1985

CO-ORDS: 755.63 South of North boundary } Sec. 19  
678.23 West of East boundary }



*Alberta Land Surveyor*  
Witness  
**MIDWEST SURVEYS & SERVICES LTD.**

ELEVATION: 882.27 Ground  
Well Site Corner Elevations  
N.W. 882.58 N.E. 883.27  
S.W. 882.10 S.E. 881.91

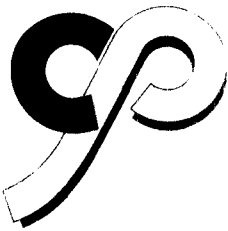
AREAS: Well Site 1.680 ha. ( 4.15 acres )  
Access Road 0.273 ha. ( 0.68 acres )  
Total 1.953 ha. ( 4.83 acres )

GEOPROBE EXPLORATION AND RESOURCES LTD.

SCALE - 1:5000  
Survey monuments found shown thus: ●  
Survey monuments planted shown thus: ○  
Portions referred to outlined  
Distances are in metres and decimals



C-331-85-3



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (+03) 343-3394  
FAX: (+03) 346-1570  
e-mail: pops@terra.planet.net

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**DATE: MAY 26, 1998**

**TO: CITY COUNCIL**

**RE: DRAFT DEER PARK NORTHEAST "RATZKE" OUTLINE PLAN**

---

The draft Deer Park Northeast Outline Plan, prepared for Parkside Holdings Ltd. (Mr. John Ratzke) by Al-Terra Engineering Ltd., has been processed in accordance with the City's ***Planning and Subdivision Guidelines***. All new Outline Plans and neighbourhood park plans must be forwarded to City Council for consideration of approval. Outline Plans, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area.

### **Background**

This Outline Plan proposal is unique in that it contains provision for a manufactured housing park. The initial Outline Plan submission had the manufactured housing park located immediately adjacent to the east boundary of the existing Deer Park Estates neighbourhood. Due to planning and land use concerns identified early in the planning process, and subsequent negative reaction from the Deer Park community, Mr. Ratzke revised his initial Outline Plan submission by relocating the proposed manufactured housing park to the northeast corner of the quarter. This revised location separates the proposed manufactured housing park from all existing development.

The proposed manufactured housing park will contain 172 units on 11.7 ha (29 acres) of land bounded on two sides by arterial roadways which will contain landscaped berms. It will be a gated community marketed as an adult (over 40) housing project. The park will be enclosed by a 1.83 metre (6 ft.) high sculptured stucco fence, accented with large decorative pillars. It is proposed that at least 50% of the total park development will be landscaped and/or be common amenity areas. The park will contain 5.93 units per acre with an average of 1.7 persons per unit. The projected park population of ±300 persons results in a density of approximately 25 persons per hectare – less than many traditional single family neighbourhoods in the City. The park will contain a high level of detailed landscaping features. All manufactured housing units must meet current building code standards and will be clustered in groups of 4 with all of the park's perimeter units being of the larger multi-unit variety. A total of 641 parking spaces will be provided within the park area including 3 on-site parking stalls per dwelling unit.

The draft Outline Plan document was referred to all applicable City Departments and outside agencies for comment and identification of issues. Subsequent City consultation with the developer produced a final draft Outline Plan that was presented at several neighbourhood meetings for public input. The Outline Plan fully conforms to the following applicable City statutory and/or other planning documents:

- Municipal Development Plan
- Joint General Municipal Plan
- East Hill Area Structure Plan
- Community Services Master Plan

### **Neighbourhood Public Meetings**

The Deer Park Community Association, in November 1997 and April 1998, hosted community information meetings to inform the existing Deer Park communities of pending new adjoining development proposals. These meetings allowed area residents to review and discuss area Outline Plan proposals including this tentative Deer Park Northeast (Ratzke) Outline Plan.

Following advertisement in the Red Deer Advocate and a neighbourhood newsletter delivered door to door, the official "City" public meeting for this Plan was held May 5<sup>th</sup>, 1998 at Holy Family School. This meeting, hosted by Parkland Community Planning Services, was attended by 16 community residents, City, planning and Council representatives, the landowner/developer (Mr. Ratzke) and his consultant, Al-Terra Engineering Ltd. The proposed Deer Park Northeast Outline Plan was presented by Mr. Ratzke and his consultant for community discussion and input. The Recreation, Parks and Culture Department presented the neighbourhood park plan.

The proposed neighbourhood park plan was fully supported as presented. While overall the draft Outline Plan was well received by most in attendance at the public meeting, some adjoining area residents expressed concerns regarding the following two components of the Outline Plan:

- 1) the proposed manufactured home park use, and
- 2) the need for architectural controls for the entire area.

The following is a summary of the 10 written comment sheets received following the May 5<sup>th</sup> public meeting (comment sheets attached under separate cover for Council members):

- negative views and/or perceptions expressed towards manufactured housing park developments and their operation (still referred to as trailer parks by some),
- concerns dealing with pricing and quality of manufactured housing units, and concerns that many will end up as rental units,
- concern with proposed location of a manufactured housing park in the City's east hill area,
- support for the manufactured housing park development,
- need for guarantees from the developer regarding details of architectural controls, lot sizes types of housing and assurances that certain areas be developed as "adult only" housing,
- deletion of the neighbourhood commercial site,
- increase the size of the neighbourhood commercial site, and
- concerned with on-street parking problems related to users of the central park site.

### **Summary & Planning Analysis**

While the overall community consensus towards the Outline Plan is one of approval and support, some area residents remain opposed to the concept of any type of manufactured housing park in this part of the City. Much of this negative attitude appears based on older mobile home park developments which were poorly planned, haphazardly maintained and catered to a significantly more mobile type of resident.

Mr. John Ratzke, the developer of the proposed manufactured housing park, has an excellent proven track record in the development of upscale comprehensively planned manufactured housing



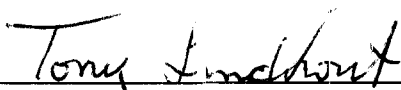
communities that are fully integrated within existing and/or emerging new neighbourhoods. His manufactured housing projects in other Alberta locations are award-winning communities that have been recognized by Canada Mortgage and Housing Corporation. This development project is viewed as an asset to the City's east hill area as well as an asset to the entire community.

From a planning and land use perspective, the proposed manufactured housing development is well integrated into what will be a new City neighbourhood. The proposed neighbourhood commercial site is identified in the City's updated East Hill Area Structure Plan. The manufactured housing park will form part of the first phase of development in this quarter section and therefore will precede all other new development in the area. The development of the manufactured housing park will complement the City's community structure as the City of Red Deer strives to offer its citizens a range of alternative housing forms, sites and price ranges in emerging new neighbourhoods. The City, in its Pines subdivision, has already successfully integrated manufactured housing with conventional housing forms.

The Municipal Planning Commission, pursuant to the City's ***Planning and Subdivision Guidelines***, has recommended Council approval of the Outline Plan. Furthermore, both the Joint Use Planning Committee and the Recreation, Parks & Culture Board have approved the neighbourhood park plan.

#### **Planning Staff Recommendation**

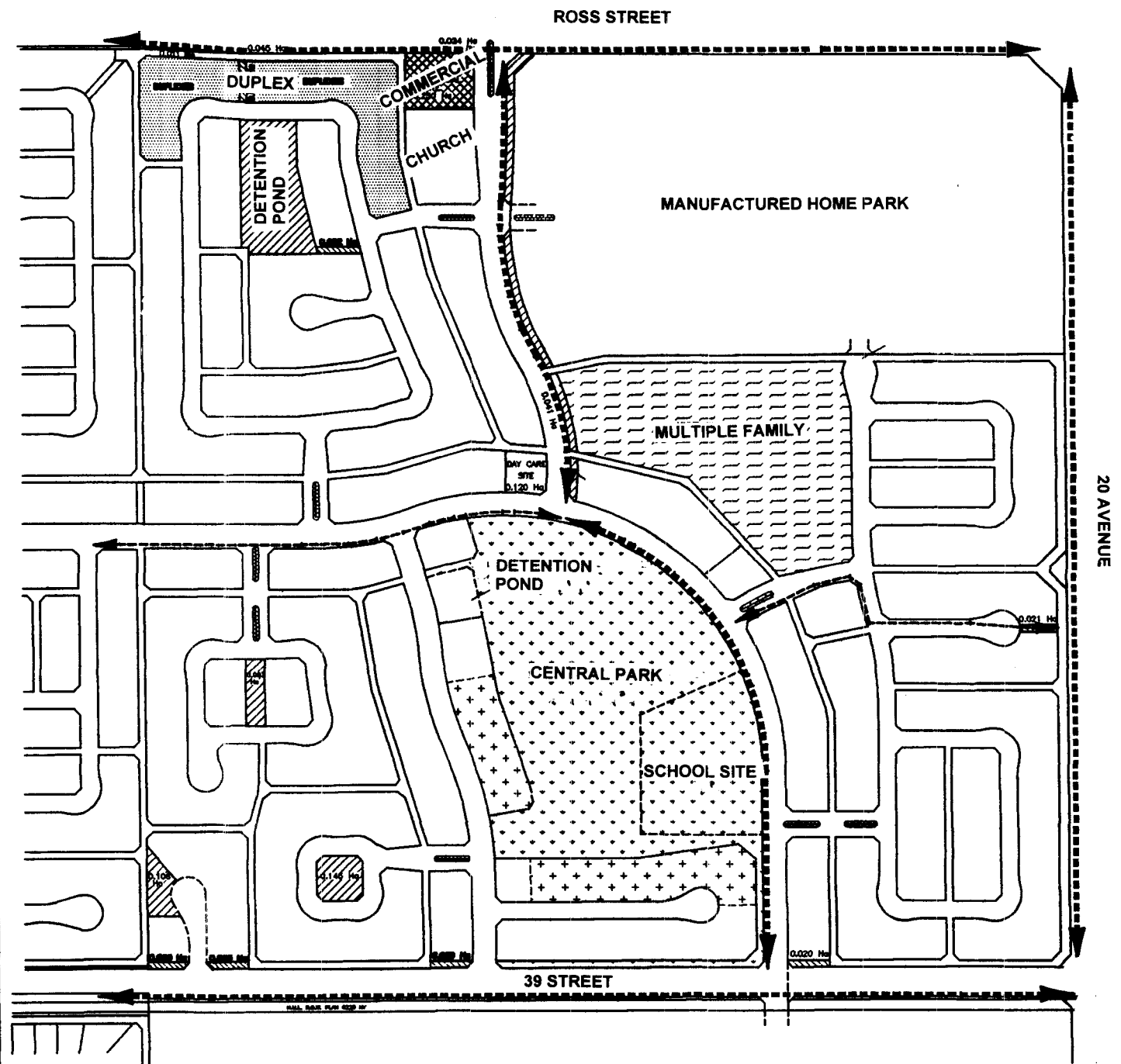
THAT Council of the City of Red Deer approve the Deer Park Northeast (Ratzke) Outline Plan and the Deer Park Northeast neighbourhood park plan (attachment 1).

  
\_\_\_\_\_  
Tony J. Lindhout, ACP, MCIP  
PLANNER

#### **Attachments**

- c. Lowell Hodgson, Director of Community Services  
Parkside Holdings Ltd. (Attn: John Ratzke)  
Al-Terra Engineering Ltd. (Attn: Martin Broks)

# DEER PARK EAST OUTLINE PLAN



## DEVELOPMENT CONCEPT

- LEGEND:
- SINGLE FAMILY - DETACHED
  - SEMI-DETACHED (DUPLEXES)
  - MULTI-FAMILY (R3)
  - WALKOUT BASEMENTS (2 storey homes)
  - CENTRAL PARK
  - COMMERCIAL
  - PUBLIC UTILITY LOTS
  - WALKWAYS AND LOCAL PARKS
  - MAJOR WALKWAYS AND BIKE PATHS
  - MINOR WALKWAYS AND BIKE PATHS

CONCEPT BY:  
INTERPLAN STRATEGIES INC.

PREPARED BY:

**AL-TERRA**  
ENGINEERING LTD.

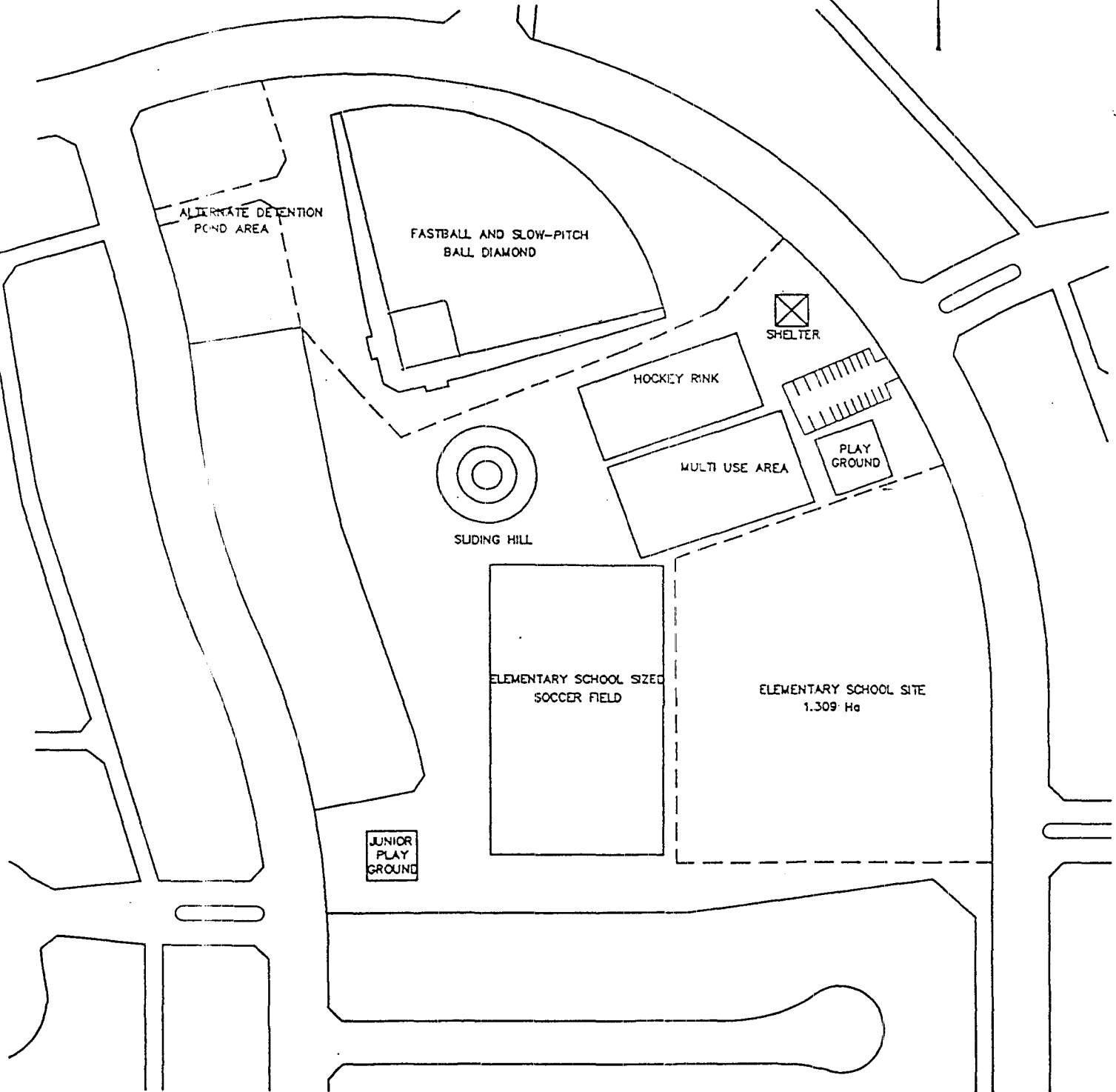
SCALE 1:5000

REVISED MAY 20/98

EDMONTON

RED DEER

# DEER PARK EAST OUTLINE PLAN



## CENTRAL PARK

SCALE 1:2000

PREPARED MAR 26/98  
REVISED APRIL 14/98

PREPARED BY:

**AL-TERRA**

***Comments:***

I concur with the recommendation of the Parkland Community Planning Services. The full Outline Plan report submitted is provided as an attachment to the Council Agenda.

"N. Van Wyk"  
City Manager

COPY

Kelly Kloss

FYI

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

# Deer Park Neighbourhood

## Community Planning Newsletter

### Proposed Deer Park East Outline Plan

September 8<sup>th</sup>, 1997

This initial community newsletter is being sent to those Deer Park residents and home builders east of Davison Drive as part of the City's commitment to keep a neighbourhood informed of matters that may interest them. An application has been submitted to the City for approval of the **Deer Park East Outline Plan** for those vacant lands lying east of the existing (Melcor) Deer Park neighbourhood. Included in the Outline Plan proposal is a concept to incorporate a planned manufactured housing park into this new neighbourhood. Outline Plans are long range development concept plans for large vacant land areas illustrating how these areas will be developed in the future, including among other things, all future land uses, proposed road network, public and social facilities, and staging and servicing information. Outline Plans require adoption by City Council and are a pre-condition to the consideration of any zoning or subdivision applications. Included in the Outline Plan adoption process, is the requirement of a public participation component.

### Original Outline Plan Submission

The initial Outline Plan, submitted July 1997, included a proposal that a manufactured home park be located in the area immediately east of Doran Crescent. Planning staff felt the proposal to locate manufactured homes immediately adjacent to existing conventional housing was contrary to the City's Planning and Subdivision Guidelines and therefore requested that the developer examine alternatives to change the location. In the mean time, some area residents and homebuilders became aware of the tentative Outline Plan proposal to include a manufactured home park site east of Doran Crescent within the new Deer Park East area. This has created a great deal of concern with residents on the east side of the existing Deer Park neighbourhood.

### Revised Outline Plan

Ongoing discussions between planning staff and the developer have now resulted in a proposal to redesign the draft Outline Plan. The proposed manufactured housing park, while still being incorporated into the overall development concept, has now been **relocated** to the north-east corner of the site (see sketch on the back side of this page). This new site, located approximately ¼ mile (300 meters) east of the existing developed Deer Park area, will be bordered on the north by an extended Ross Street, and bordered on the east by the new 20<sup>th</sup> Avenue. Construction in this new development area is proposed to commence in 1998 starting with the proposed manufactured home park. The lands between existing Deer Park and the future manufactured home park are proposed to be developed with a conventional mix of residential housing types.

### Proposed Manufactured Home Park

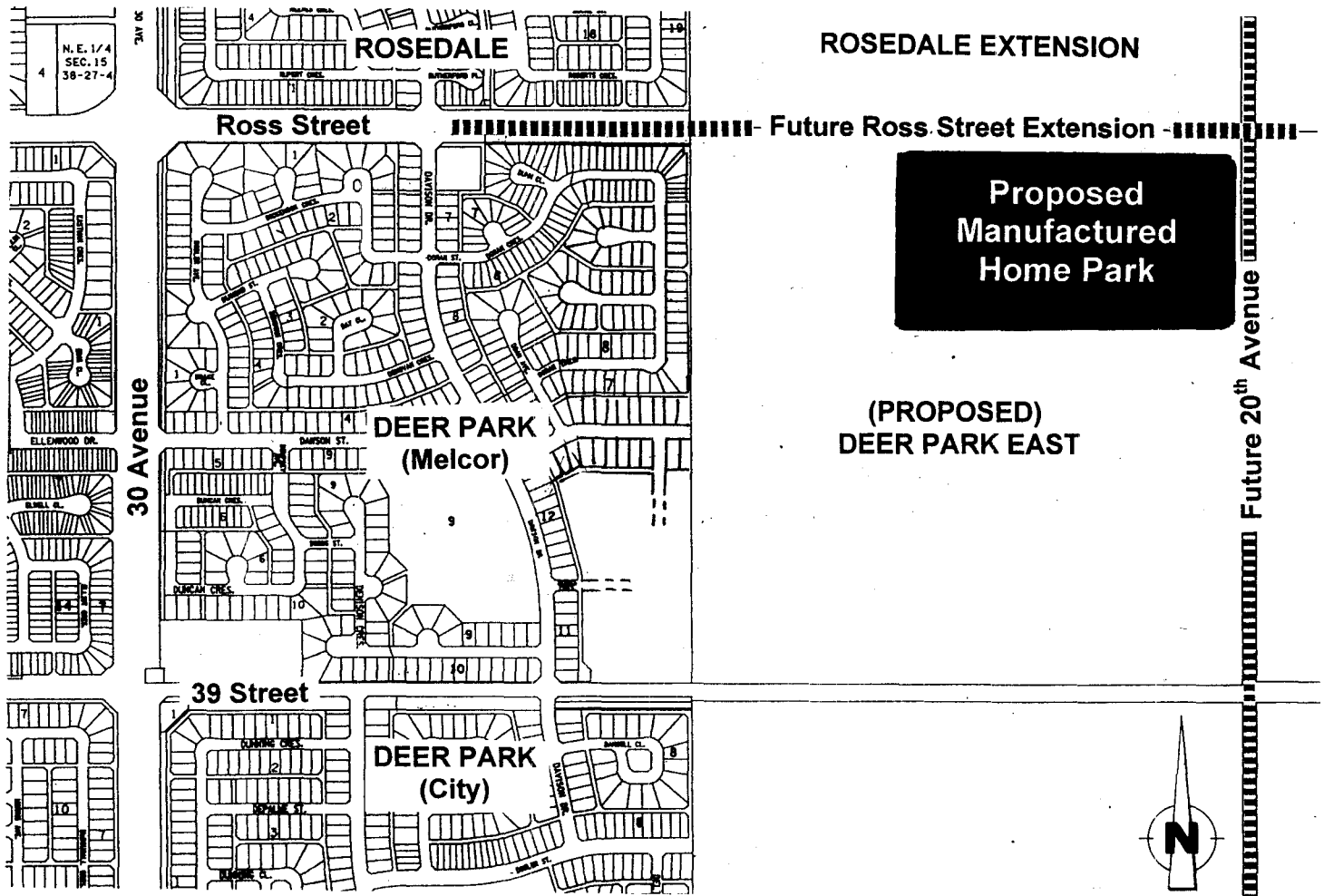
The developer indicates that the proposed manufactured home park will be a planned "adults only" (over age 40) community. The development will feature architectural controls, high ratio of grassed and landscaped areas complete with the planting of hundreds of mature trees, community centre, stucco type solid perimeter fencing, card-lock entry system, underground utilities, ample recreation and trail areas and a full-time on-site manager. All homes will be either single or doublewide manufactured homes with sufficient lot space to attach decks and/or single and doublewide garages. This proposed manufactured home park would bear little resemblance to any of the existing "trailer parks" that are presently located throughout the City.

(over)

## WHERE ARE WE AT NOW AND WHAT WILL HAPPEN NEXT?

Following ongoing consultations with the developer, a revised Outline Plan submission which meets all City requirements will be presented at a public meeting for community input, including the Deer Park neighbourhood. This public meeting, anticipated to occur in November, would be advertised through a door to door community newsletter in addition to a citywide advertisement in the Red Deer Advocate. The Deer Park Community Association and the Red Deer Builders Association will also be notified. At that time you will have opportunity to view the Outline Plan and to provide comments to the City. Ultimately, the draft Outline Plan will be submitted to City Council for their consideration. Planning staff will submit a simultaneous planning report to Council providing background information, a summary and analysis of your input and a planning recommendation concerning adoption of the Outline Plan.

The initial Outline Plan proposal was never complete enough to advance it to the public input stage. Through public inquiries to this office and City Hall we know that concerns surfaced within your neighbourhood regarding the proposed manufactured housing park. Our purpose in writing this community newsletter is to share with you all of the information that is available to date. If you have any questions, concerns or require further clarification, you may contact Tony Lindhout or Paul Meyette at Parkland Community Planning Services at 343-3394.



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

### Who Are We?

Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone (403) 343-3394  
FAX: (403) 346-1570

Parkland Community Planning Services, under contract and part of the City's Community Services Division, are your City of Red Deer Planning Department.

**DATE:** September 10, 1997

**TO:** KELLY KLOSS  
City Clerk

**FROM:** MONICA BAST, Chair  
Recreation, Parks & Culture Board

**RE:** PROPOSED NEIGHBOURHOOD PARK PLANS:  
1. Deer Park East (Ratzke) School & Park Site  
2. Anders South Neighbourhood Park Site

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

The Recreation, Parks & Culture Board reviewed the proposed Neighbourhood Outline Plans and respective School and Park Plans for the above two new residential areas. The Board supports the Plans as drafted, as they conform to the Community Services Master Plan's Neighbourhood Park Standards. In addition, the Deer Park School and Park Plan, which will include a site for a public elementary school, has been approved by the Public School Board.

Appreciating that both of these Plans are to be presented to the public through a public participation process, the Board passed the following resolution at their regular meeting of September 9, 1997:

"That the Recreation, Parks & Culture Board, having considered the proposed Neighbourhood Park Plans for Deer Park East School and Park Site, and the Anders south Park Site, hereby recommend to Council of the City of Red Deer that the proposed Plans be approved subject to any revisions that may be necessary as a result of the respective public meetings."



MONICA BAST

DB/ad

- c. Lowell R. Hodgson, Community Services Director  
Paul Meyette, Principal Planner, P.C.P.S.  
Ray Congdon, Red Deer Public School District #104

# **COUNCIL MEETING OF JUNE 1, 1998**

## **ATTACHMENT TO REPORT APPEARING ON THE OPEN AGENDA**

**RE:**

**Deer Park East Outline Plan  
(Ratzke Quarter)**





**OUTLINE PLAN REPORT  
FOR  
DEER PARK EAST**

**SE ¼ SEC. 14-38-27-W4**

(John & Alida Ratzke Quarter)

PREPARED FOR:

PARKSIDE HOLDINGS LTD.

PREPARED BY:

AL-TERRA ENGINEERING LTD.

MAY, 1998



## **TABLE OF CONTENTS**

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
<b>2.0</b>	<b>SITE LOCATION AND LAND OWNERSHIP.....</b>	<b>1</b>
2.1	Site Location and Adjacent Development.....	1
2.2	Land Ownership.....	2
<b>3.0</b>	<b>POLICY FRAMEWORK; CONFORMANCE TO GUIDELINES.....</b>	<b>3</b>
<b>4.0</b>	<b>SITE CHARACTERISTICS.....</b>	<b>3</b>
4.1	Site Features and Access to the Quarter Section.....	3
4.2	Existing Acreage.....	4
4.3	Ecological Profile of the Quarter Section.....	5
	4.3.1. 20th Avenue Tree Band.....	5
	4.3.2. Planted Trees Along the North Boundary of the Quarter Section.....	5
<b>5.0</b>	<b>DEVELOPMENT PROPOSAL.....</b>	<b>6</b>
5.1	Road Widening.....	6
5.2	Development Concept.....	6
	5.2.1. Manufactured Home Park.....	7
	5.2.2. Local Convenience Commercial Site (C3).....	10
	5.2.3. Duplex Lots - RI-A.....	10
	5.2.4. Central Park Site; Tot Lots.....	10
5.3	Land Use Distribution.....	12
<b>6.0</b>	<b>TRANSPORTATION.....</b>	<b>13</b>
6.1	Transportation Circulation Pattern.....	13
6.2	Collector Road Cross Sections.....	14
6.3	Pedestrian Circulation Patterns.....	15



## **TABLE OF CONTENTS**

<b>7.0</b>	<b>MUNICIPAL SERVICING CONSIDERATIONS.....</b>	<b>15</b>
7.1	Storm Sewer System.....	16
	7.1.1. Minor Drainage System.....	16
	7.1.2. Major Overland Drainage System.....	16
7.2	Sanitary Sewer System.....	17
7.3	Water Distribution System.....	18
7.4	Shallow Utilities.....	19
<b>8.0</b>	<b>REPORTS FROM SPECIALIZED CONSULTANTS.....</b>	<b>19</b>
8.1	Geotechnical Investigation.....	19
8.2	Phase I Environmental Site Assessment.....	19
<b>9.0</b>	<b>PHASING OF DEVELOPMENT.....</b>	<b>19</b>
<b>10.0</b>	<b>CLOSURE.....</b>	<b>20</b>
<b>APPENDICES.....</b>		<b>21</b>
	APPENDIX "A"	
*	Certificate of Title	
*	Remote Land Title Search	



## **LIST OF FIGURES**

FIGURE 1 - LOCATION PLAN.....	Following Page.....	1
FIGURE 2 - EXISTING ACREAGE, SOUTHWEST CORNER OF QUARTER SECTION.....	Following Page.....	2
FIGURE 3 - SITE FEATURES.....	Following Page.....	5
FIGURE 4 - DEVELOPMENT CONCEPT.....	Following Page.....	6
FIGURE 4A - DEVELOPMENT CONCEPT - MANUFACTURED HOME PARK AREA.....	Following Page .....	7
FIGURE 4B - CENTRAL PARK LAYOUT.....	Following Page .....	11
FIGURE 5 - DIVIDED AND UNDIVIDED COLLECTOR ROADWAY DETAIL.....	Following Page.....	14
FIGURE 5A - DIVIDED AND UNDIVIDED LOCAL ROAD DETAILS.....	Following Page.....	14
FIGURE 6 - STORM SEWERS.....	Following Page.....	16
FIGURE 7 - OVERLAND DRAINAGE.....	Following Page.....	17
FIGURE 8 - SANITARY SEWERS.....	Following Page.....	17
FIGURE 9 - WATER DISTRIBUTION.....	Following Page.....	18
FIGURE 10 - PHASING PLAN.....	Following Page.....	19





## **1.0 INTRODUCTION:**

This outline plan has been prepared on behalf of Parkside Holdings Ltd. This plan has been prepared so it complies with the East Hill Area Structure Plan, and the City of Red Deer Design Guidelines. The one feature which differentiates the development from others is the proposal, by Parkside Holdings Ltd., to install an upscale manufactured home park in the north east corner of the quarter section, for retirement aged residents. Mr. John Ratzke, the President of Parkside Holdings Ltd., has a world wide reputation for developing these upscale, and very innovative manufactured home parks. His intent is to make this manufactured home park his best project to date.

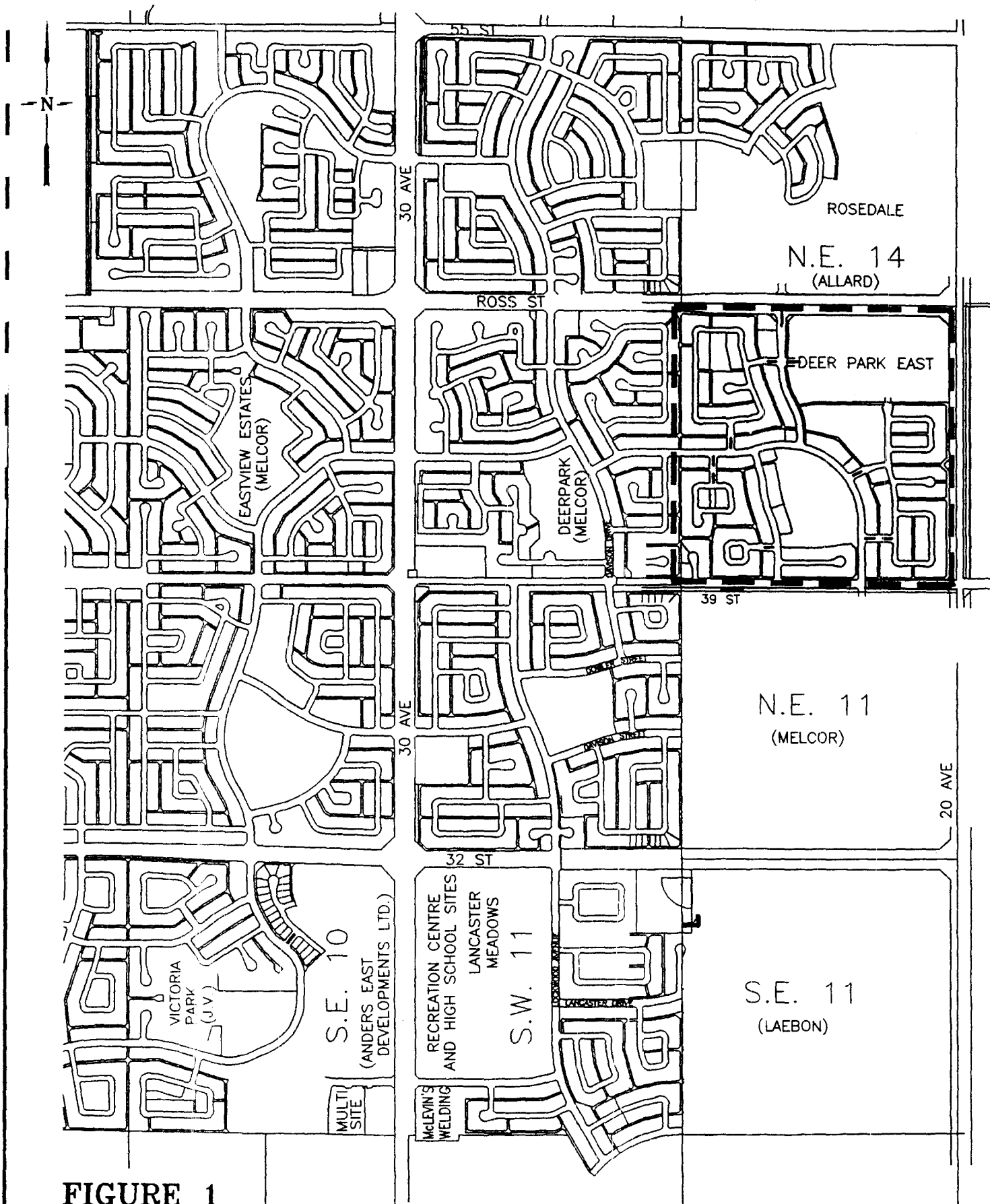
The overall intent is to surround the manufactured home park with neighborhoods which are typical for south east Red Deer, so as to blend in well with the existing area developments.

## **2.0 SITE LOCATION AND LAND OWNERSHIP:**

### **2.1 Site Location and Adjacent Development:**

The subject quarter section is located within the south east quadrant of the City of Red Deer, and is legally described as the SE ¼ SEC. 14-38-27-W4. Most commonly, it is known as the Ratzke quarter section. Figure 1 illustrates the location of this quarter section. Ross Street abutts the north boundary, 20th Avenue abutts the east boundary, 39th Street abutts the south boundary, and Melcor's Deer Park quarter section abutts the west boundary of this quarter section. Development is occurring, or will proceed to occur shortly, on three sides of the subject land. Melcor Developments Ltd. has only one small phase of 17 residential lots left to develop in their quarter section. The Rosedale Meadows quarter section, located to the north, has development completed on approximately one third of its area. The N.E. ¼ SEC. 11-38-27-W4, located to the south (by Laebon Developments Ltd.) is currently also at the outline plan development stage.

# DEER PARK EAST OUTLINE PLAN



**FIGURE 1**  
**LOCATION**

SCALE 1:15000

REVISED MAY 21/98

PREPARED BY: **AL-TERRA**  
ENGINEERING LTD.

EDMONTON

RED DEER

## **2.1 Site Location and Adjacent Development (continued)**

The lands located to the east of the subject quarter section and east of 20th Avenue will not be developed for some time. Major sanitary and storm trunk system extensions are required before development can proceed east of 20th Avenue.

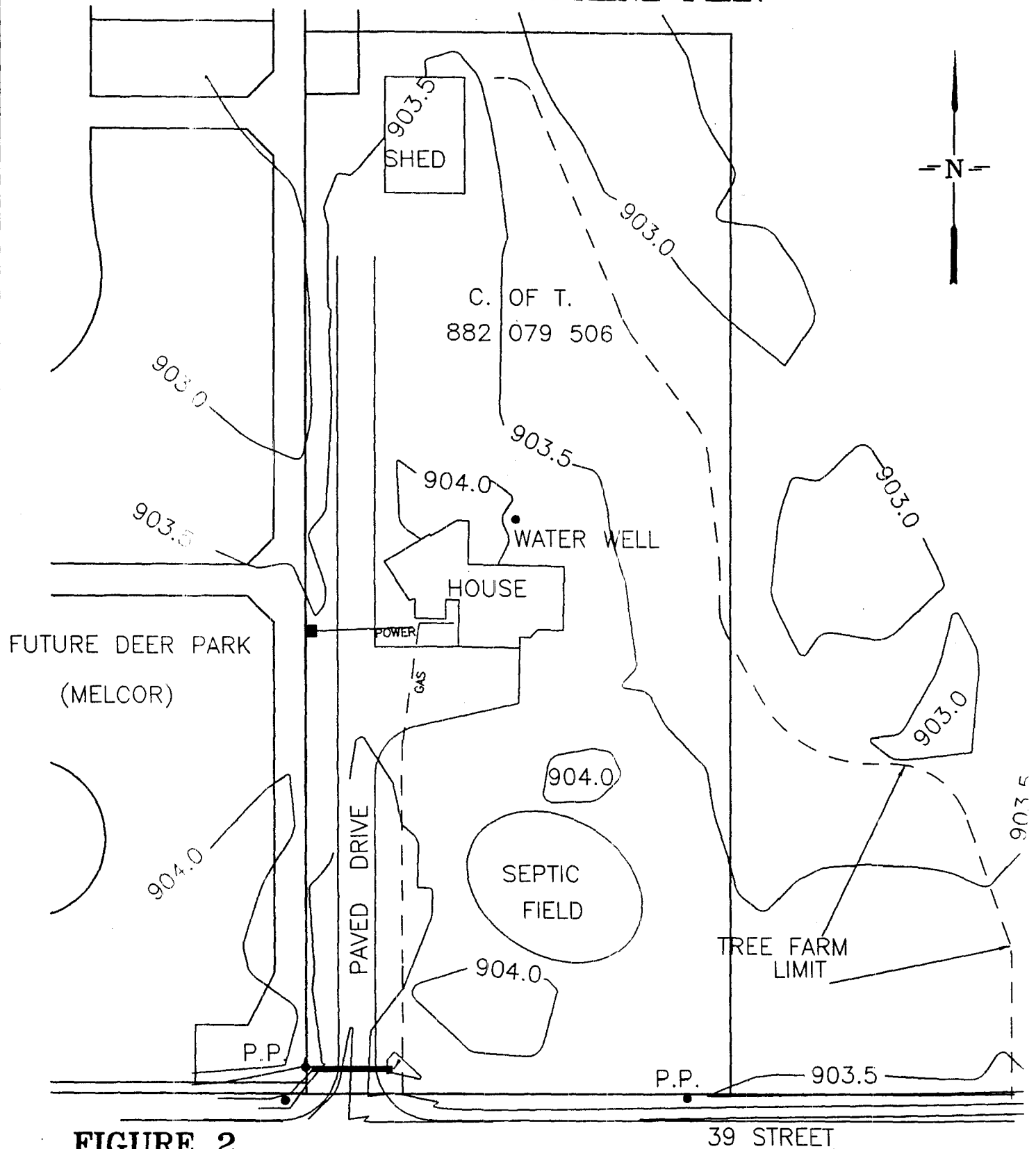
Accordingly, this quarter section is situated at an ideal location for development to proceed .

## **2.2 Land Ownership:**

The quarter section contains 65.026 hectares (160.68 acres). Parkside Holdings Ltd. owns all but 1.62 hectares (4.0 acres) of this quarter section. The remaining 1.62 hectares are owned by John and Alida Ratzke personally.

Figure 2 illustrates the 1.62 hectare parcel owned by John and Alida Ratzke. Certificate of Title 882 079 506 describes the limits of this land parcel. A house and shed occupy this property. John and Alida Ratzke maintain their residence on this acreage. The outline plan for the overall quarter section addresses how this 1.62 hectare land parcel could be incorporated into the total development scheme. Copies of remote land title searches, and the Certificates of Title are included in Appendix "A".

# DEER PARK EAST OUTLINE PLAN



**FIGURE 2**  
**EXISTING ACREAGE**  
**SOUTH WEST CORNER**  
**OF QUARTER SECTION**

SCALE 1:1000

REVISED FEB 24/98

LEGEND:

— 901 — ORIGINAL GROUND CONTOURS

**AL-TERRA**  
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### **3.0 POLICY FRAMEWORK; CONFORMANCE TO GUIDELINES:**

The City of Red Deer adopted the East Hill Area Structure Plan on September 14, 1992 via Bylaw 3075/92. Subsequent revisions were made to the plan via Bylaw 3075/A-93, on April 26, 1993 and Bylaw 3075/B-93 on November 22, 1993. Further revisions to this plan are being reviewed at this time. All revisions to the ASP made during the current review will be adopted (as applicable), within the planning framework of this quarter section. As defined in the area structure plan, the principal purpose of the land is for residential purposes. An elementary school site is proposed within the central park site. A 0.25 hectare local convenience commercial site is proposed along Ross Street, at the north entrance to the quarter section.

Some of the other City of Red Deer documents consulted for reference in the preparation of this outline plan included the City of Red Deer Design Guidelines, the Ecological Profiles of the Ratzke/Deer Park Natural Areas, the Community Services Master Plan, and the City of Red Deer Planning And Subdivision Guidelines. The outline plan, as prepared, is generally in accordance with the direction provided in these documents.

### **4.0 SITE CHARACTERISTICS:**

#### **4.1 Site Features And Access To The Quarter Section:**

With the exception of the 1.62 hectare acreage located at the south west corner of the property, the remaining lands within the quarter section are farmed, and are currently in a cultivated state.

The site generally slopes from east to west, with an elevation difference across the quarter section of approximately 7.0 to 8.0 metres.

#### **4.1 Site Features And Access To The Quarter Section** (continued)

39th Street exists as a cold mix asphalt road along the south boundary of the quarter section. 20th Avenue exists as a 5.0 metre wide graveled road along the east boundary of the quarter section. Ross Street exists in a cultivated state, with no road development on it, along the north boundary of the quarter section.

No trees exist within the actual limits of the quarter section except for the ones located within the 1.62 hectare acreage.

#### **4.2 Existing Acreage**

Figure 2 illustrates the existing acreage on which the residence of John and Alida Ratzke is located. The acreage is very nicely landscaped, with mature trees planted throughout, and with mature shrub beds. A row of mature popular trees exists along most of the west boundary of the acreage. We expect this row of trees can be saved and incorporated into lots, if this acreage parcel is subdivided. The remaining trees on this acreage may or may not be salvageable, if development occurs, depending on where they would be located in a development scheme for this acreage.

The south east corner of the acreage is planted with a number of rows of young spruce trees.

Figure 2 also illustrates the location of the paved driveway, the storage shed and work shop, the septic field, the water well, and where the power and gas services are located, to service the existing residence. Access from the existing residence is onto 39th Street.

#### **4.3 Ecological Profile Of The Quarter Section:**

##### **4.3.1. 20th Avenue Tree Band:**

The City of Red Deer Recreation Parks & Culture Department, and Community Services, have produced a report dated September, 1997, which provides ecological profiles of south east Red Deer, including the Ratzke/Deer Park natural area. This report illustrates an existing band of trees, located along the east property line, and within the Ratzke quarter section. These trees however, are not located within the boundaries of the subject property. Figure 3, site features, illustrates where these trees actually exist, within the existing 20.12 metre (66 foot) right of way for 20th Avenue. The trees exist between the east property line of the Ratzke quarter section and the west edge of the existing 5.0 metre wide graveled road. The width of this band of trees varies from 6.0 metres to 8.0 metres. The trees principally consist of old and dying poplars, mature poplars, young poplars and undergrowth, including some dogwood and willow species, and wild flowering plants.

An overhead power line is located along the east side of the existing 20th Avenue graveled road. As a result any mature trees which may have existed there were removed. At present, only some sporadic brush exists along the east side of 20th Avenue, within the existing 20.12 metre right of way.

##### **4.3.2. Planted Trees Along The North Boundary Of The Quarter Section**

Just north of the north property line of the Ratzke quarter section, a single row of poplar trees has been planted. They are not located on the Ratzke quarter section as illustrated in the City of Red Deer Ecological Profile report. They are spaced fairly sparsely and are still relatively young. At their present location they are in the middle of the future 60 metre wide Ross Street right of way. No other ecological features of any interest exist on this quarter section.

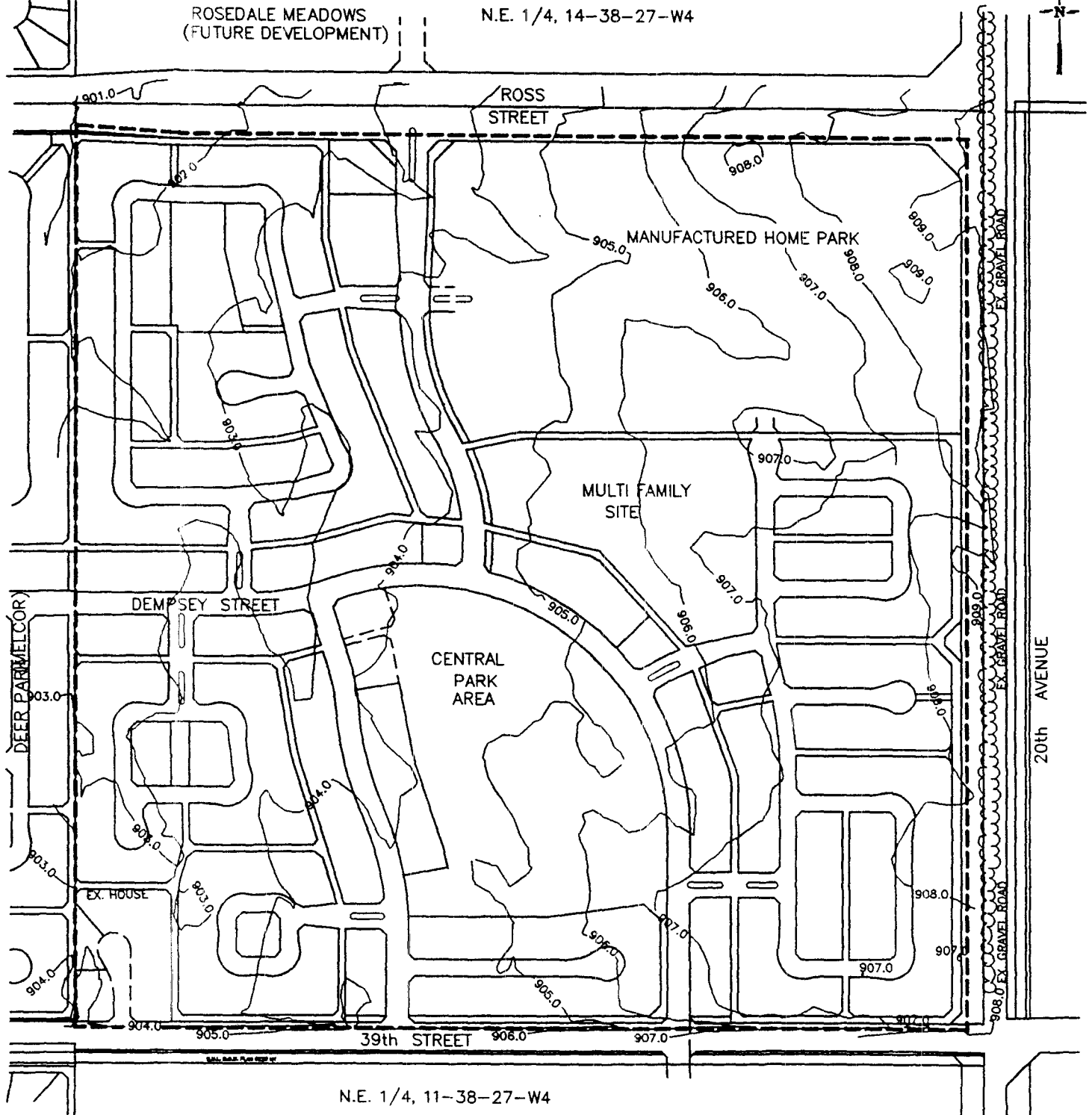


# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



N.E. 1/4, 11-38-27-W4

## FIGURE 3 SITE FEATURES

SCALE 1:5000

### LEGEND:

- OUTLINE PLAN BOUNDARY
- 901 — ORIGINAL GROUND CONTOURS
- ~ ORIGINAL TREELINE

**AL-TERRA**  
ENGINEERING LTD.

REVISED MAY 22/98

EDMONTON

RED DEER

## **5.0 DEVELOPMENT PROPOSAL**

### **5.1 Road Widening:**

Based on the outline plan as proposed, road widening will have to be provided on two sides of the quarter section, namely:

- \* Along the east side of the quarter section for the future development of an arterial roadway, namely 20th Avenue.
- \* Along the north side of the quarter section for the future extension of an arterial roadway, namely Ross Street.

The land area required for these two road widenings, as proposed, is 3.985 hectares (9.85 acres).











As clarified in section 4.3.1. of this report, the  $\pm$  8.0 metre wide band of trees exists within the existing 20.12 metre (66 foot) road right of way. It is assumed that these particular trees will not be preserved and that the 20<sup>th</sup> Avenue road widening will be required.

### **5.2 Development Concept:**

Figure 4 illustrates the proposed development concept for this subdivision. The principal concept for this outline plan was to create neighborhoods within the community, with an emphasis on integrating land uses, and addressing the market trends presently existing in Red Deer. With this in mind, we created a plan which includes cul de sac's, P-Loops, and crescent road systems. The internal road system design typically discourages through traffic, thus creating the desirable quiet neighborhoods. The internal roadway system then ties into collector roads, and collector roads tie into arterial roads, thus addressing the typical hierarchy of roadway systems for the City of Red Deer.

REVISÉD MAY 20/98

LEGEND:

-  SINGLE FAMILY - DETACHED
-  SEMI-DETACHED (DUPLEXES)
-  MULTI-FAMILY (R3)
-  WALKOUT BASEMENTS (2 storey homes)
-  CENTRAL PARK
-  COMMERCIAL
-  PUBLIC UTILITY LOTS
-  WALKWAYS AND LOCAL PARKS
-  MAJOR WALKWAYS AND BIKE PATHS
-  MINOR WALKWAYS AND BIKE PATHS

CONCEPT BY:  
INTERPLAN STRATEGIES INC.

PREPARED BY:

## AL-TERRA

**ENGINEERING LTD.**

**EDMONTON**

**RED DEER**

## **5.2 Development Concept:** (continued)

The concept, as proposed, provides for a variety of housing types and a local convenience commercial site to service the daily needs of residents in this area.

### **5.2.1. Manufactured Home Park (R4):**

The primary element which will make this quarter section unique in Red Deer is the proposed 11.805 hectare (29.16 acre) manufactured home park to be located in the north east corner of the subject property. Parkside Holdings Ltd. have won awards and numerous compliments for similar parks in other locations. The most recent of these is nearing completion in Lethbridge, Alberta. Their intent is to make this manufactured home park their best yet.. It will be major asset to the community.

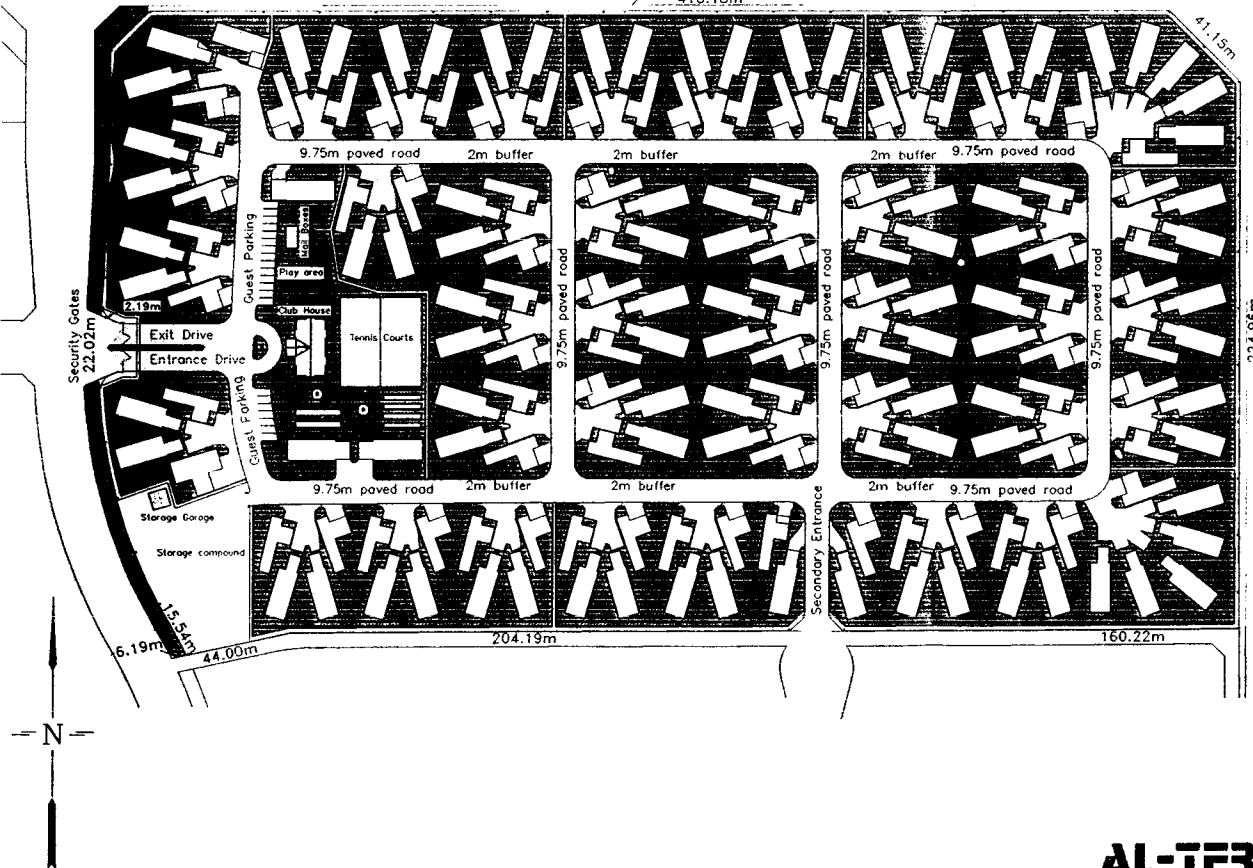
The general intent of this portion of the development is to provide a safe and attractive community for retirement aged residents and empty nesters, reasonably 'protected' from the rest of the surrounding neighborhoods. The park will be enclosed by a 1.83 metre (6 foot) high, sculptured stucco fence, accented with large decorative pillars. Security gates with access cards will provide access to owners and guests. Emergency service vehicles will also be provided with access codes and keys. A total of 172 manufactured home units are proposed for the park, providing a site density of only 14.57 units per hectare (5.90 units per acre). Given the traditionally low 'per unit' occupancy population of these parks (average of 1.7 persons per unit), the population density of the park is approximately 25 persons per hectare - substantially less than even traditional single family detached residential land uses. The proposed layout of the park is noted in Figure 4A.

The manufactured home park will be detailed with a variety of landscaping features, including: rock gardens, flower beds, shrub beds, shale walkways, accent berms and flowering trees.

ROSS  
STREET

2m walking trail around perimeter and 1.2m internal walks  
418.18m

20th AVENUE



OUTLINE PLAN  
SHOWING  
MANUFACTURED HOME PARK  
OF THE  
S.E. 1/4, 14-38-27-W4  
(RATZKE QUARTER)  
FOR  
PARKSIDE HOLDINGS LTD.  
SCALE: 1:2000 METRIC  
MANUFACTURED HOME  
PARK AREA=11.739 Ha

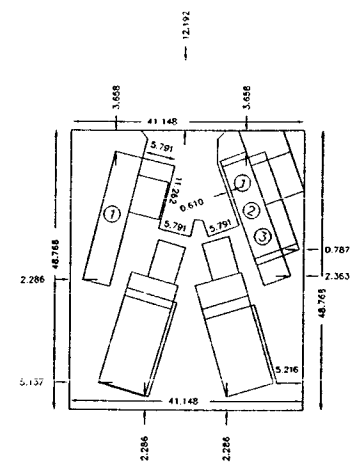
STRUCTURES

GRASSED AREA

RECREATIONAL/STORAGE

BUILDING POCKET

ROADWAYS/ LANES



**AL-TERRA**  
ENGINEERING LTD.  
EDMONTON RED DEER

FIGURE 4a

#### 5.2.1. **Manufactured Home Park (R4):** (continued)

Traditional grassed areas will be utilized throughout the unit locations, which will be arranged in planning 'clusters'. Typical clusters consist of four (4) units, but the east side corners will have seven (7) and six (6) units in the north and south portions respectively. Each cluster will have a minimum of 42% 'green' space with that percentage potentially increasing up to 62% depending on the size of the particular units involved. Planning calls for the homes to vary in size from 16' x 76' (4.88 m x 23.16m) to 29' x 76' (8.84m x 23.16m), with 12 variations in between. Each cluster will also provide parking for up to 3 cars per unit (1 in each garage and 2 in driveways). Additional parking of some 70 spaces is provided along the street adjacent to the buffer zones, 34 spaces on the roads in front of grassed areas and a further 21 off street spaces at the site amenities complex. As proposed, as many as 641 spaces are available within the manufactured home park site.

In its entirety, the manufactured home park (as noted in Figure 4A) has a total landscaped and amenity area of just under 60,500 m<sup>2</sup> or 51.1% of the useable space. If smaller units are used, this proportion will increase. When taking into account the 'usefulness ratios' of 4:1 for the Club House, 3:1 for the tennis courts and shuffleboard areas and 2:1 for the playground and horseshoe pits, the numbers suggest an equivalent 52.7% . Again, this represents a general minimum given the residential unit sizes indicated on Figure 4A.

Other site amenities will include a storage compound and shed for the residents, occupying some 2435 m<sup>2</sup> which will provide an average of 14.15m<sup>2</sup> per unit - far above minimum requirements, and linkage walkways set amongst the detailed landscaping. Maintenance of the 'public' areas (which total a further 9.0% of the Manufactured Home Park site - over and above the previous

5.2.1. **Manufactured Home Park (R4):** (continued)

municipal reserve allowance for the quarter section) will be closely monitored and controlled.

Undoubtedly, the site will be a quality development which will set a new standard.

A detailed area breakdown for the site is as follows:

Total Manufactured Home Park	118,049 m <sup>2</sup> .....	100%
'Public' Areas: Roads	14,189 m <sup>2</sup> .....	12.0%
Amenities (1)	4,297 m <sup>2</sup> .....	3.6%
Landscaped (2)	6,819 m <sup>2</sup> .....	5.7%
'Private' Areas: Driveways:	11,902 m <sup>2</sup> .....	10.0%
Landscaped	49,297 m <sup>2</sup> .....	41.9%
Units	31,548 m <sup>2</sup> .....	26.8%

( 1 ) Indicates Club House, tennis courts, storage compound, playgrounds etc.

( 2 ) Includes walkways, grasses buffer zones, flower beds etc.

Servicing elements for the manufactured home park are noted in section 7.0 following.

**5.2.2. Local Convenience Commercial Site (C3):**

The 0.25 hectare local convenience commercial site will be a major asset to this community, particularly since some of the retired residents of the manufactured home park will no longer be driving. Accordingly, items they require on a daily basis, such as a carton of milk, or renting a video, will be easy to access.

Similarly the commuter coming home from a day's work can stop by the local convenience outlet and pick up what is needed, without going out of their way to complete this shopping.

The local convenience commercial site will be a significant asset to this community, since it will provide what the name implies, "convenience" for the adjacent residents.

**5.2.3. Duplex Lots - RI-A:**

The duplex lots for this subdivision have been located in the northwest corner of the quarter section, adjacent to the Deer Park (Melcor) duplex lots, thus creating compatible land uses.

**5.2.4. Central Park Site; Tot Lots; Detention Pond:**

A 5.059 hectare (12.5 acre) central park site is provided within this outline plan. The site is designated to include an elementary school and the required neighborhood recreation facilities.

There is good road exposure for this park site along Dempsey Street. The central location of the park site makes it so all residents within the quarter section require only a short walk to use the central park facilities. Figure 4b indicates the proposed park layout.

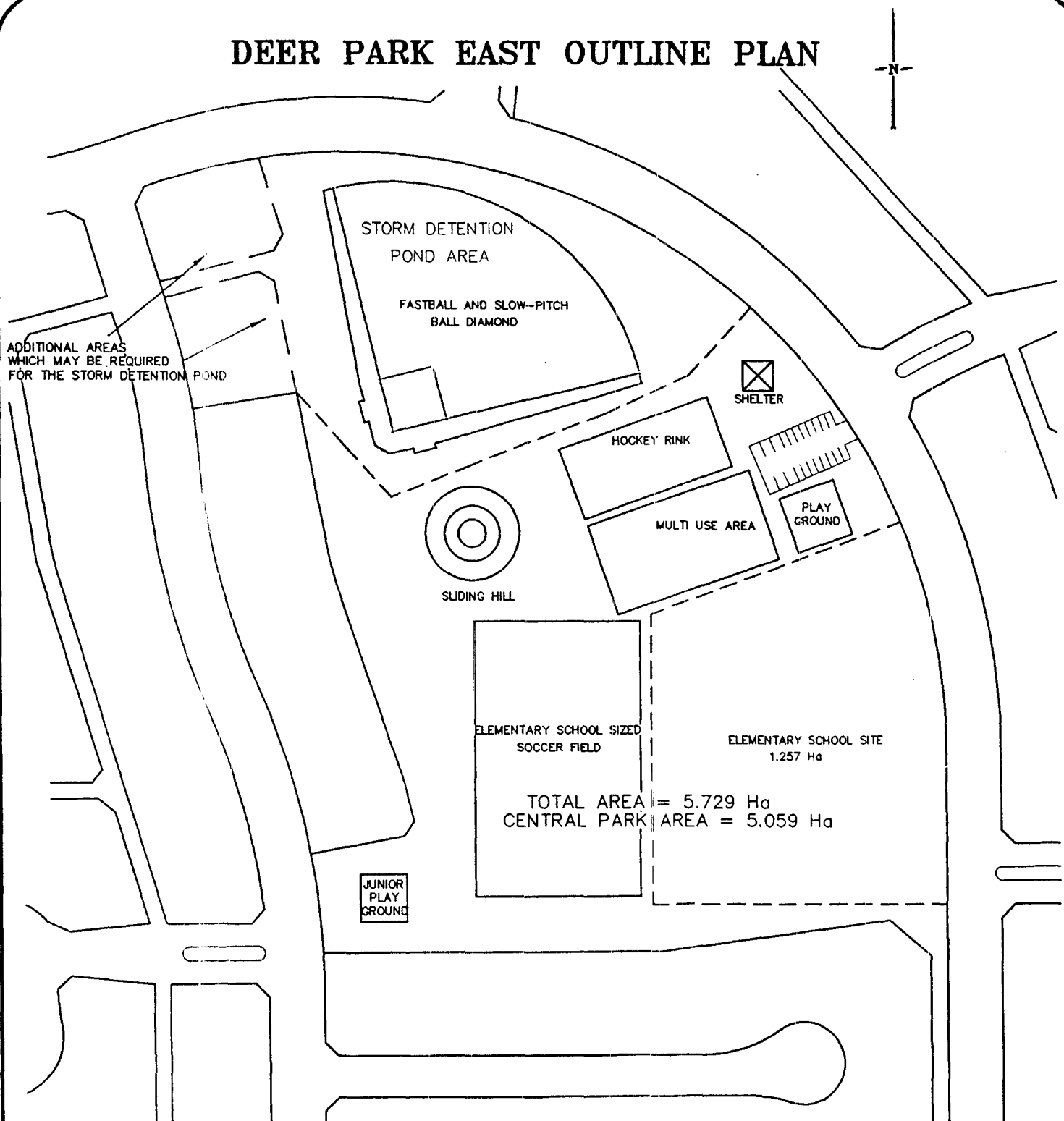
Four tot lots, strategically located within the quarter section, will provide park facilities, and a neighborhood gathering focal point for particular neighborhoods.



5.2.4. **Central Park Site; Tot Lots; Detention Pond:** (continued)

The primary storm detention pond will be located in the north west corner of the Central Park. As is now typical in Red Deer, this storm detention pond will be public utility lot, and part municipal reserve. Section 7.1.1 and 7.1.2 of this report clarify the engineering circumstances with respect to this storm detention pond. A second smaller detention pond, needed as a result of the site topography, is to be located in an area park located in the north west portion of the quarter section. The actual sizes of both ponds required will be resolved with the City of Red Deer Engineering Department.

# DEER PARK EAST OUTLINE PLAN



**FIGURE 4b**  
**CENTRAL PARK**

SCALE 1:2000

PREPARED MAR 26/98  
REVISED MAY 25/98

PREPARED BY:

**AL-TERRA**  
ENGINEERING LTD.

EDMONTON

RED DEER

### 5.3 Land Use Distribution:

Table 1 illustrates the land use distribution for the outline plan area.

**TABLE 1. OUTLINE PLAN STATISTICS:**

<b>TOTAL AREA OF ORIGINAL ¼ SECTION</b>	65.026 Ha	160.68 Ac	
Ross Street and 20th Avenue Widening	3.987 Ha	9.85 Ac	
<b>DEVELOPABLE AREA</b>	61.039 Ha	150.83 Ac	100%
Single Family (R1)	24.992 Ha	61.75 Ac	40.9%
Manufactured Home Park (R4)	11.805 Ha	29.17 Ac	19.3%
Multiple Family (R2/R3)	3.055 Ha	7.55 Ac	5.0%
Duplex Lots (R1-A)	1.277 Ha	3.16 Ac	2.1%
Neighborhood Commercial (C3)	0.250 Ha	0.62 Ac	0.4%
Day Care Site (R1)	0.120 Ha	0.30 Ac	0.2%
Social Care Sites (R1)	0.133 Ha	0.33 Ac	0.2%
Church Site (R1)	0.478 Ha	1.18 Ac	0.8%
Central Park (P1)	5.059 Ha	12.50 Ac	8.3%
Detention Pond	0.670 Ha	1.66 Ac	1.1%
Local Parks and Walkways (P1)	1.240 Ha	3.06 Ac	2.0%
Public Utility Lots (PS)	0.154 Ha	0.38 Ac	0.3%
Roads	11.806 Ha	29.17 Ac	19.4%
Collector	3.296 Ha	8.14 Ac	
Residential	6.100 Ha	15.07 Ac	
Lanes	2.410 Ha	5.96 Ac	

The total municipal reserve area, including the central park site, and excluding the main detention pond area is approximately 6.299 hectares (15.57 acres). This represents some 10.32% of the developable land area. As addressed in Section 5.2.1, there will also be a significant amount of landscaped area within the manufactured home park.

### 5.3 Land Use Distribution: (continued)

We believe the land use distribution, as proposed, illustrates a well balanced development, with sufficient duplex and multifamily area (7.10% percent of the developable land area) to create some density, for the quarter section. Meanwhile the single family component is 40.9 percent of the developable land area. Actual lot sizes and land uses will determine final densities. An approximate dwelling unit and population density for the quarter section is as follows:

Residential Uses:

ITEM	No. of Units	Persons/Unit	Population	Population Density
Single Family	450 - 480	3.4	1530 - 1632	61 - 65/Ha
Duplex	25 - 30	3.3	82 - 99	64 - 77/Ha
Multi Family	110 - 140	2.8	308 - 392	102 - 130/Ha
Manufactured Home	172	1.7	292	25/Ha
Total Site	757 - 822	-----	2212 - 2415	36 - 40/Ha

The outline plan also provides for the following required facilities and alternative usage sites:

- \* Day Care Site: 0.120 Hectares (single family)
- \* Social Care Site: 0.133 Hectares (single family)
- \* Church Site: 0.478 Hectares ( single family)

## 6.0 TRANSPORTATION:

### 6.1 Transportation Circulation Pattern

The traffic circulation pattern proposed in the outline plan conforms to the East Hill Area Structure Plan. At some point in the future, there will be two arterial roadways adjacent to the quarter section:

- \* Ross Street along the northern boundary of the quarter section, and
- \* 20th Avenue along the eastern boundary of the quarter section.

## **6.1 Transportation Circulation Pattern (continued)**

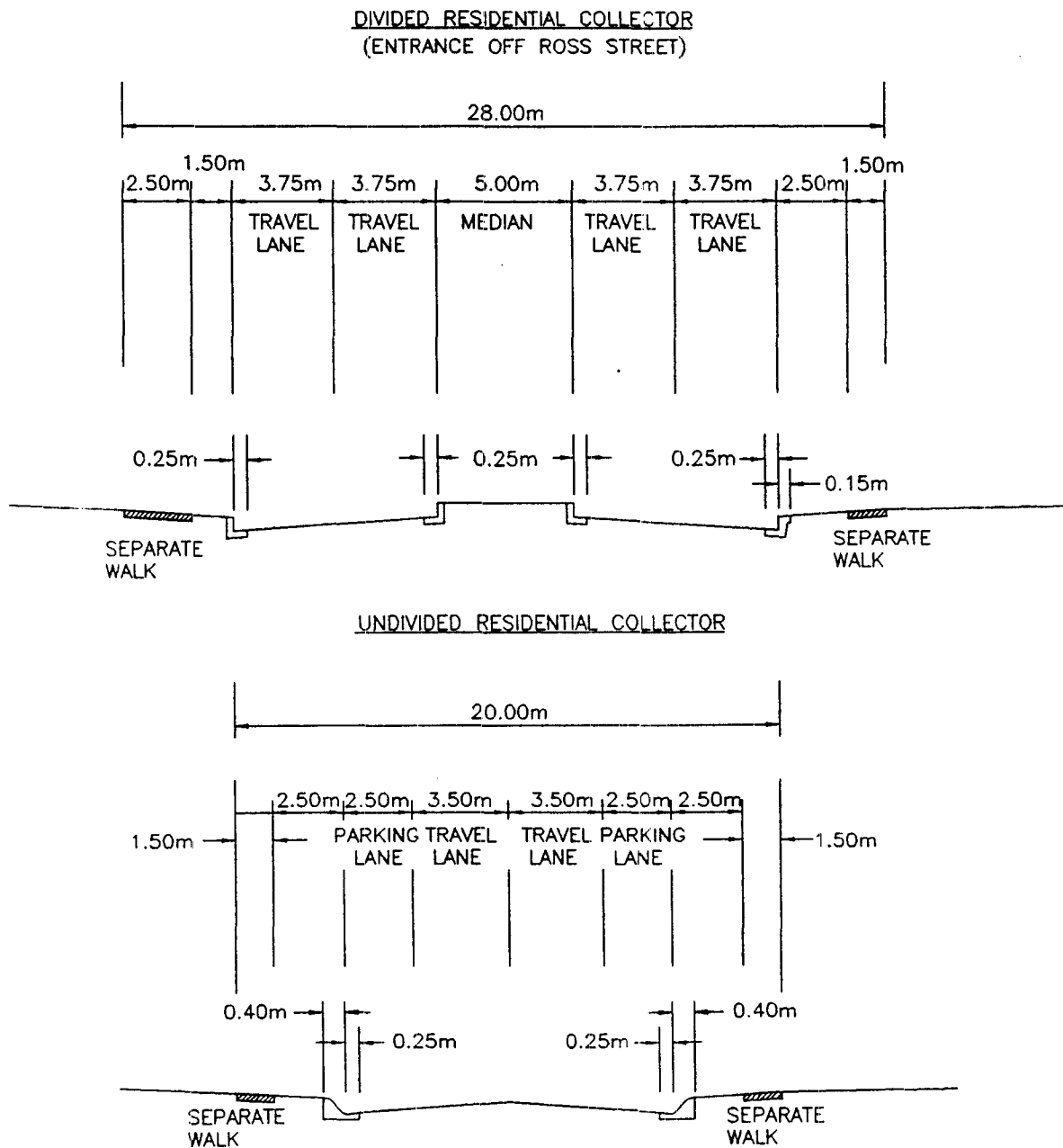
The internal transportation system will ultimately tie into Ross Street and 39<sup>th</sup> Street. There is no collector road connection proposed to 20<sup>th</sup> Avenue.

An internal collector loop street will tie into the existing Dempsey Street along the west boundary of the quarter section, and into 39<sup>th</sup> Street at the south limit of the quarter section.

It is anticipated that Ross Street will be extended to the midpoint of the Ratzke quarter section in 1998, and, as a result, provide the principal access to the quarter section. This, of course, is at the discretion of the City of Red Deer. If Ross Street is not extended in 1998, Dempsey Street would be extended to provide this principal access until Ross Street is extended. 39<sup>th</sup> Street is also expected to extend easterly to tie into 20<sup>th</sup> Avenue some time in the near future.

## **6.2 Collector Road Cross Sections:**

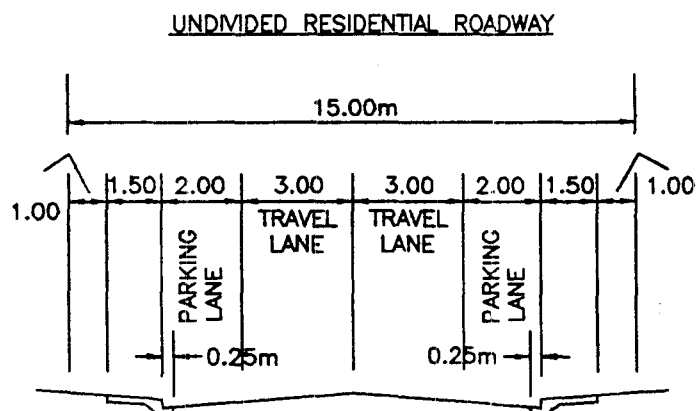
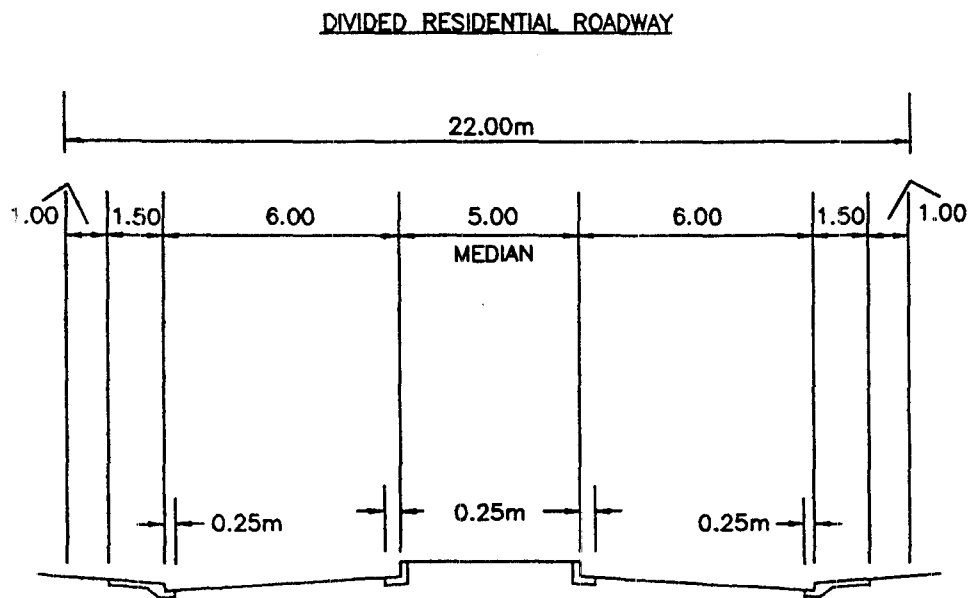
Figures 5 and 5a illustrate the cross sections proposed for the divided and undivided residential roads. Figure 5 illustrates the typical collector road cross sections for a 28.0 m wide divided right-of-way (applicable at site access from Ross Street only) and the 20.0m typical undivided collector. These cross sections conform to the City of Red Deer Design Guidelines drawing B5 and B6. The intent is that the 2.5 metre wide separate sidewalk, or paved walkway, would be located on the same side of the collector road as the 6.0 metre wide municipal reserve strip. This would apply to the collector road from Ross Street to Dempsey Street, and, along Dempsey Street, from 39<sup>th</sup> Street. Figure 5a illustrates the typical divided 22.0m wide local road and standard 15.0m undivided local road within the interior sections of the development.



**FIGURE 5**  
**DIVIDED AND UNDIVIDED RESIDENTIAL**  
**COLLECTOR ROADWAY DETAIL**

PREPARED BY:

**AL-TERRA**  
ENGINEERING LTD.



**FIGURE 5a**  
**DIVIDED AND UNDIVIDED RESIDENTIAL**  
**LOCAL ROADWAY DETAIL**

PREPARED BY:

**AL-TERRA**  
 ENGINEERING LTD.

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### **6.3 Pedestrian Circulation Patterns:**

Figure 4 illustrates a continuous integrated pedestrian system throughout the quarter section. As assumed for this report, and as illustrated on Figure 4 and, for cross sectional details, on Figure 5:

- \* We assume the City of Red Deer will provide a pedestrian walkway system along 39th Street, along Ross Street, and along 20th Avenue as these roads are upgraded.
- \* The pedestrian linkage will be continued, along Dempsey street, from Melcor's Deer Park Subdivision.
- \* A 2.5 metre wide pedestrian linkage will be provided from Ross Street to Dempsey Street, and along Dempsey Street, to 39th Street.
- \* We propose to provide a pedestrian linkage from Dempsey Street to 20th Avenue, toward the mid point of the quarter section.

The pedestrian linkage system on the outline plan connects the key neighborhood elements and will enable residents to walk, run, or ride bicycles through the community on a system of walkways, or sidewalks. The pedestrian movement patterns are designed for both internal and external pedestrian flows.

### **7.0 MUNICIPAL SERVICING CONSIDERATIONS:**

The municipal services required to service this subdivision are existing, and are located directly along the west boundary of the subject quarter section, within the lane that runs all along the east boundary of the Deer Park Melcor quarter section. Accordingly, to service the Ratzke quarter section requires only a direct extension of these services.



## **7.1 Storm Sewer System:**

### **7.1.1. Minor Drainage System:**

The existing storm sewer trunk line downstream from this quarter section is undersized to handle any significant storm events. Our preliminary findings suggest a maximum capacity based on a 1 in 2 to 3 year storm for the area is available. Actual capacities, based on the City of Red Deer's computer model analysis, provided a 1 in 3 year event, and will be used to complete detailed design work. Connection locations to the existing trunk system are provided within the east-most lane of the Deer Park (Melcor) quarter section, as follows:

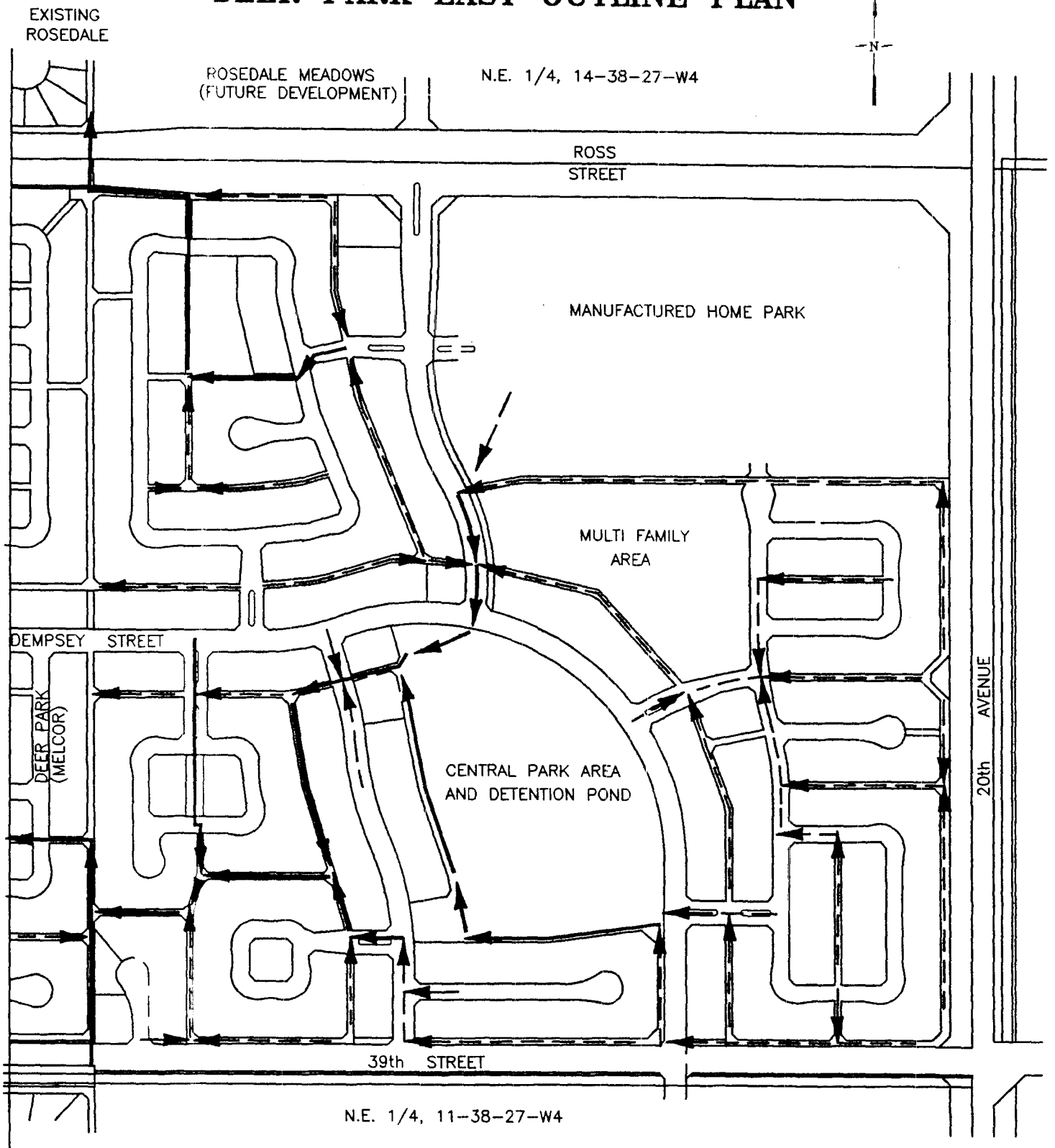
- \* At the north west corner of the Ratzke quarter section.
- \* In the lane located just north of Dempsey Street, at approximately the mid point of the quarter section, and
- \* Toward the south end of the quarter section.

Figure 6 illustrates the conceptual layout for the minor, piped storm sewer system. A weeping tile drainage system will be provided for all lots. Mr. John Ratzke of Parkside Holdings Ltd. advises that weeping tile drainage systems are also installed under his manufactured home units. The storm sewer design will be completed in accordance with the City of Red Deer design guidelines.

### **7.1.2. Major Overland Drainage System**

Major overland drainage exists in all areas where an inadequate (or no) underground storm sewer system is in place to handle the particular storm intensity. As was noted earlier, the existing trunk line does not have ample capacity to handle a storm event of one in five years. The actual capacity of the system is one in three years as determined by the City of Red Deer's modeling study.

# DEER PARK EAST OUTLINE PLAN



**FIGURE 6**  
**STORM SEWERS**

SCALE 1:5000

REVISED MAY 25/98

**AL-TERRA**  
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#### 7.1.2. Major Overland Drainage System (continued)

To accommodate the inevitable runoff over and above the system's capacity, roads and lanes will be designed to route the excess storm runoff to a storm detention pond located within the central park system. This pond will be designed to accommodate the necessary quantities of water directed to it from a 1 in 100 year storm event.

Figure 7 illustrates the major overland flow routes for this quarter section. As illustrated, approximately 80% of the storm runoff from a major storm event can be directed towards the central park site. A further 16% will drain to the secondary site in the north west corner of the quarter section. The topography of the quarter section dictates what can and cannot be drained to the central park area. The remaining overland flow runoff would drain northward, onto Ross Street, southward, onto 39th Street, or eastward, onto Dempsey Street.

Minor detention facilities will be incorporated into the manufactured home park area. These will be formed by a "V" section profile roadways set at about 3%, producing 'collection bowls' for ponding within the roads themselves. Unit clusters will be graded to maintain elevations over that required for the 1 in 100 year storm events. City of Red Deer Guidelines will be followed throughout the design work where applicable.

#### 7.2 Sanitary Sewer System:

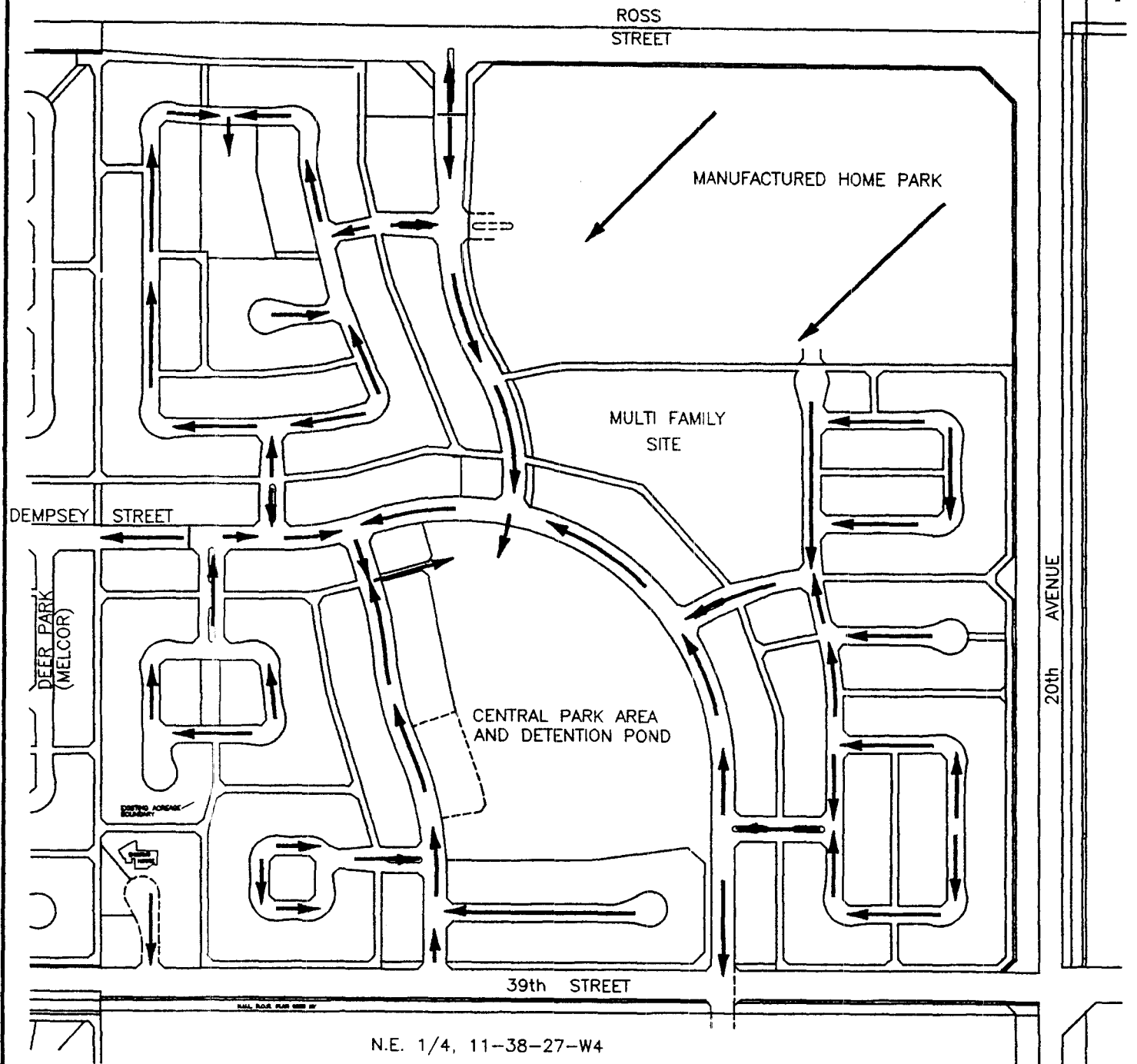
The sanitary sewer system required to service the subject quarter section is a direct extension of the existing sanitary sewer system located in the Deer Park (Melcor) quarter section. Figure 8 conceptually illustrates the proposed tie-in points into the existing sanitary sewer system. Figure 8 also conceptually illustrates the proposed routing of the sanitary sewer system within the subject quarter section, and the proposed pipe sizes.

# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



**FIGURE 7**  
**OVERLAND DRAINAGE**

GREATER THAN 1:5  
YEAR STORM EVENT

LEGEND:

← DIRECTION OF FLOW

SCALE 1:5000

REVISED MAY 21/98

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# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
AREA

DEMPSEY STREET

DEER PARK  
(MELCOR)

CENTRAL PARK AREA

20th AVENUE

39th STREET

N.E. 1/4, 11-38-27-W4

**FIGURE 8**  
**SANITARY SEWERS**

LEGEND:

← 250mm SAN  
← 200mm SAN

SCALE 1:5000

REVISED MAY 25/98

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## **7.2 Sanitary Sewer System:** (continued)

Sanitary system modeling, to the sanitary trunk tie-in points, will be completed as part of the preliminary engineering analysis for this quarter section.

All facilities required for the sanitary sewer system, which will become the responsibility of the City of Red Deer to maintain, will be designed in accordance with the City of Red Deer design guidelines.

## **7.3 Water Distribution System:**

The water distribution system required to service the subject quarter section is a direct extension of the existing water distribution system located in the Deer Park (Melcor) quarter section. Figure 9 conceptually illustrates the proposed tie-in points into the existing water distribution system. Figure 9 also conceptually illustrates the proposed routing of the water distribution system within the subject quarter section, and the proposed pipe sizes.

Water supplies within the manufactured home park will consist of 150mm feeds to hydrants and 50mm sub-feeds to residential units tapped from a 200mm main from Ross Street. Individual homes will have a standard 20m (3/4") domestic feed, while the Club House facility will be supplied by 25mm (1") line.

All facilities required for the water distribution system, which will become the responsibility of the City of Red Deer to maintain, will be designed in accordance with the City of Red Deer Design Guidelines.

# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

N

ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
SITE

DEMPSEY STREET

CENTRAL PARK AREA

20th AVENUE

39th STREET

N.E. 1/4, 11-38-27-W4

**FIGURE 9  
WATER DISTRIBUTION**

SCALE 1:5000

REVISED MAY 25/98

**LEGEND:**

- 300mm WATER
- 250mm WATER
- 200mm WATER
- 150mm WATER
- o HYDRANT

**AL-TERRA**

ENGINEERING LTD.

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RED DEER

#### **7.4 Shallow Utilities**

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and Northwestern Utilities have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Outline Plan.

### **8.0 REPORTS FROM SPECIALIZED CONSULTANTS:**

#### **8.1 Geotechnical Investigation:**

The geotechnical report for this quarter section was prepared by HBT Agra Limited in August of 1993. Copies of this report have been submitted to the City of Red Deer Engineering Department on December 17, 1997.

#### **8.2 Phase 1 Environmental Site Assessment:**

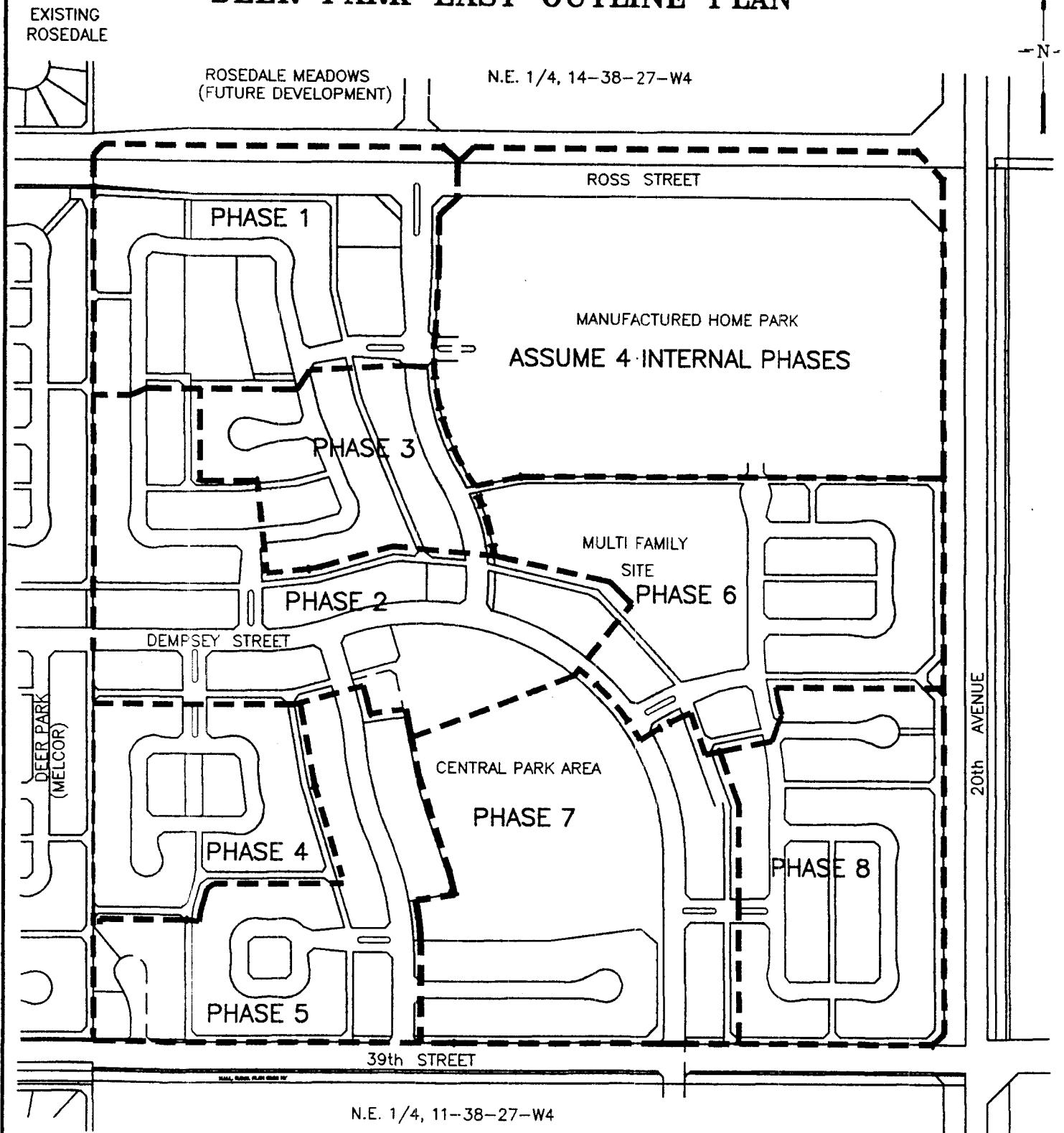
A Phase 1 Environmental site assessment was completed for this quarter section, by Agra Earth & Environmental Ltd. in September of 1997. A copy of this report was submitted to Parkland Community Planning Services on October 22, 1997.

### **9.0 PHASING OF DEVELOPMENT:**

Figure 10 illustrates the proposed phasing of development. The present location of utilities dictates the initial few phases of development. Market conditions or trends will influence the actual phasing of later development.



# DEER PARK EAST OUTLINE PLAN



**FIGURE 10**  
**PHASING PLAN**

PREPARED BY:

**AL-TERRA**  
ENGINEERING LTD.

SCALE 1:5000

REVISED MAY 21/98

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## **9.0 PHASING OF DEVELOPMENT:**

Parkside Holdings Ltd. proposes to develop a first phase of the manufactured home park in 1998. As indicated on Figure 10, Mr. John Ratzke has assumed that development of the manufactured home park will occur in four phases. Development will proceed from west to east.

## **10.0 CLOSURE**

This report addresses the key component of the Deer Park East (Ratzke) quarter section outline plan. The concept, as proposed, should create another novel community within the City of Red Deer. We expect that, following the completion of the development of the manufactured home park, by Parkside Holdings Ltd., the expectation for these facilities, in Central Alberta, will change.

# **CONFIDENTIAL**

**COUNCIL MEETING OF JUNE 1, 1998**

**ATTACHMENT TO REPORT  
APPEARING ON THE OPEN AGENDA**

**RE:**

**Public Comments  
Deer Park East Outline Plan (Ratzke Quarter)**

# Deer Park Estates Public Meeting

Proposed Deer Park Northeast "Ratzke" Outline Plan

May 5<sup>th</sup>, 1998

## MEETING ATTENDANCE (Please Print)

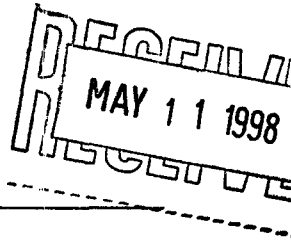
NAME	ADDRESS	PHONE
ALVIN CRAIG	143 DOUGLAS AVE	340-1288
JERRY MOORE	60 DUFFY CLOSE	3474614
LENORE MACLEOD	137 DORAN CRES	346-5198
JACK	"	"
Gary Martz	82 Dunning Cres	3472154
Darrell McClement	95 Doran	343 0842
Bruce Olson	4921 4957 Red Deer	347-0925
BEN RATH	123 DAVIDSON DR	340-0182
Charlene Genovese	129 Doran Cres.	343-8358
Syl Zazula	125 Doran Cres.	309-4224
Ted Demchuk	127 Doran Crescent	343-3908
Doug Holliman	133 Doran Cres.	342-7947
Darlene Holliman	133 Doran Cres.	"
Burb Van der Voort	220 Drever Close.	
Anne Marie Bootsman	64 Drever Close	
GARY GORSE	88 DAWSON ST	340-8682

# Neighbourhood Comment Sheet

for the

Proposed Deer Park Northeast "Ratzke" Outline Plan

Deer Park Public Meeting May 5<sup>th</sup>, 1998



Name:

Helen Craig

Mailing Address:

143 Douglas Ave Red Deer

## Comments / Suggestions:

- I don't want to see a 'manufactured home' park - that's a very large scale rental property. The owner/developer gives no guarantees that the ~~wise~~ <sup>wise</sup> property will be kept up, should the property change owners or should the property <sup>to standard</sup> not <sup>live</sup> up the way he anticipated. Not in keeping with existing homes.
- There should not be any commercial area in this subdivision - that also violates the East Hill development plan.
- Developer is mis-representing the facts regarding ownership - although private individuals will purchase their own homes they will continue to RENT the lot. This is an incredibly large rental property. Way too large!
- I have tried to investigate (with impartiality) whether the manufactured home park will have a detrimental effect on property values. To this end, I phoned two appraisers - one refused to comment on any question I had (it makes me wonder why!?) and the other thought in all likelihood this park would have a detrimental effect on property values of nearby ~~the~~ homes. This appraiser declined to give permission for me to ~~be~~ name him also.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your written comments by returning this sheet to Parkland Community Planning Services at #500, 4808 Ross Street (north across from City Hall) or fax to: 346-1570 or E-mail to: pcps@telusplanet.net **by 4:00 p.m. May 7<sup>th</sup>, 1998.**

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## **Parkland Community Planning Services**

---

From: Jerry Moore <JMoore@atsi.com>  
To: 'pcps@telusplanet.net'  
Subject: Deer Park Public meeting May 5th, 8:00 P.M.  
Date: May 7, 1998 9:10 AM

I came to the Deer Park meeting expecting an information session, and I was pleased with what I heard. The new trailer park ( and yes I know you hate that name) seems to well planned, and should be an asset to the community. I believe in the Red Deer decision to have mixed communities is the correct one, and I support the concept.

I was also rather surprized at the rather harsh tone of some of the people attending the meeting. They seemed to want iron clad guarantees that nothing would ever affect their house prices. They seem not to understand that developers are part of the free enterprise system, with the emphasize on the free. Market forces will dictate the price of the lots developed, as this is as it should be. We were aware when we purchased our lot of all the plans with the section we were buying. If they did not want to live near a modular housing park, they should not have bought in the area to begin with. I only get upset with government when they change the rules and I don't believe this is the case in this instance.

Thank you for the excellent information presented at the meeting presented in a reasonable manner. Good luck on your project.

Jerry E. Moore

home phone 347 4614

# Neighbourhood Comment Sheet

for the

Proposed Deer Park Northeast "Ratzke" Outline Plan

Deer Park Public Meeting May 5<sup>th</sup>, 1998

Name:

Lerone Macleod

Mailing Address:

137 Doran Cres. Red Deer AB T4R 2M8

Comments / Suggestions:

As residents in the adult duplexes on Doran,  
we are concerned with the type of duplexes  
planned east of us. Will it be executive?  
The housing will it be upscale?  
We have a fear of rental units which would  
lower our house value.

The manufactured home park is quite  
impressive. Have no fears with this.

PARKLAND COMMUNITY PLANNING SERVICES

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# Neighbourhood Comment Sheet

for the

Proposed Deer Park Northeast "Ratzke" Outline Plan

Deer Park Public Meeting May 5<sup>th</sup>, 1998

Name:

DOUG HOLLMAN

Mailing Address:

133 DORAN CRES.

## Comments / Suggestions:

We moved to our present address with  
the understanding the area would be kept exclusive.  
Low cost duplex housing would very much detract  
from this area. Adult housing should not be  
surrounded by low cost duplexes, this would attract  
low income young families.

PARKLAND COMMUNITY PLANNING SERVICES

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# Neighbourhood Comment Sheet

for the

Proposed Deer Park Northeast "Ratzke" Outline Plan

Deer Park Public Meeting May 5<sup>th</sup>, 1998

Name: Cory Martz

Mailing Address: 82 Dunning Crest. Red Deer AB. T4R 2G3

Comments / Suggestions:

I am opposed to the Ratzke project

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your written comments by returning this sheet to Parkland Community Planning Services at #500, 4808 Ross Street (north across from City Hall) or fax to: 346-1570 or E-mail to: [pcps@telusplanet.net](mailto:pcps@telusplanet.net) by 4:00 p.m. May 7<sup>th</sup>, 1998.

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# Neighbourhood Comment Sheet

for the

Proposed Deer Park Northeast "Ratzke" Outline Plan

Deer Park Public Meeting May 5<sup>th</sup>, 1998

Name: AMANDA GIGLIOTTI

Mailing Address: 23 DETLOR CLOSE

## Comments / Suggestions:

I'd like to say "NO" to the proposed manufactured home park. - residents of Deer Park have purchased homes in this area of the city on the basis that it has a higher-based property level. - property values do not need to go down for a majority of people so that a corporation can make a few extra \$\$\$

- I'm concerned that Red Deer's market may change. If the proposed 8-10 years to fill this trailer park is not met - how can Deer Park residents be sure that this community will not be filled with more transient residents. A proposed retirement sounds like a good idea on paper. - but it's sugar-coating the real issue - take away the sugar & a trailer park is a trailer park. I did not buy a home in this area for no reason. If I had wanted trailer park - I would have looked near Mustang Acres.

- 20 years down the road even the most pristine looking lots may lose their appeal. - Good intentions on Mr. Ratzke's behalf or not!

PARKLAND COMMUNITY PLANNING SERVICES

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# Neighbourhood Comment Sheet

for the

Proposed Deer Park Northeast "Ratzke" Outline Plan

Deer Park Public Meeting May 5<sup>th</sup>, 1998

Name: Ben Rath

Mailing Address: 123 Davison Drive

Red Deer, AB T4R 2E8

## Comments / Suggestions:

The commercial site on the outline plan should be increased in size to 3-4 acres to accomodate a grocery store facility, as this commercial site is within walking distance of adult housing projects in the Deer Park North (Doran Crescent), Rosedale East and Deer Park North-East (Mfg. Home Park) subdivisions. A grocery store in the area would be convenient for the senior residents in this immediate area. This could address the concerns that were voiced at the meeting regarding what type of duplexes will be built in the R1A zoning at the north end of the subdivision, as this could encourage the development of another adult housing project in the area, which would be adjacent to a similar development on Doran Crescent. This could be used as a model for future outline planning. If the developer has difficulty in promoting commercial development in the area, it could be rezoned back to R1.

In the park/recreational/school area, there is always a parking problem, as has been discussed at previous outline plan reviews. To alleviate the problem, angle parking should be made available along the park side of Dempsey Street. This will be a restricted speed zone area and therefore should not create a problem for entering or exiting the parking stalls. Angle parking would reduce the incidences where people have to cross a main feeder street to get to the park facility; this will also reduce the parking in front of the area residences which at times becomes very congested and results in people parking illegally in front of residential driveways.

PARKLAND COMMUNITY PLANNING SERVICES

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# Neighbourhood Comment Sheet

for the

**Proposed Deer Park Northeast "Ratzke" Outline Plan**

**Deer Park Public Meeting May 5<sup>th</sup>, 1998**

Name:

Syl Zarula

Mailing Address:

125 Doran Cres

Red Deer AB T4R2M8

Comments/Suggestions: As the existing adult duplexes on Doran Crescent backing onto the Ratzke proposed development have relaxed rear and side yards, which were approved by the City of Red Deer and the Municipal Planning Commission, our rear yard consists of less than 18 feet between the back of the house and the lane. If the proposed duplexes across the alley were to be built with off lane parking, any traffic down the lane would create a dust bowl in our back yards. This arrangement would be a nightmare for us.

If these proposed duplexes are not of the same calibre as ours, our property value would decline dramatically. Our purchase was made after consultation and recommendations from the planning department that any future development behind us would be of equivalent or better value than ours. We don't necessarily object to the duplexes, as we live in one, but ask that they be of equal value and have front drive garages as a requirement of the development.

After attending both meetings, I have a problem with no direction from the developer as to what calibre of housing he proposes for the area to the west of the adult mobile home park and the lane behind Doran Crescent. What I hear him saying is trust me, which tells us nothing. I feel the developer should go back to the drawing board and provide us with more detailed plans for this area. Simply seeing a plan with duplexes on it really tells us nothing. We shouldn't have to play a wait and see game after we have invested a considerable amount of money in order to achieve a life style in our adult community.

Please take into account that your Planning Commission approved the rearyard and size relaxation of our property when approving any development of adjacent lands behind us.

*S. Zarula*

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your written comments by returning this sheet to Parkland Community Planning Services at #500, 4808 Ross Street (north across from City Hall) or fax to: 346-1570 or E-mail to: [pcps@telusplanet.net](mailto:pcps@telusplanet.net) **by 4:00 p.m. May 7<sup>th</sup>, 1998.**

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# Neighbourhood Comment Sheet

for the

Proposed Deer Park Northeast "Ratzke" Outline Plan

Deer Park Public Meeting May 5<sup>th</sup>, 1998

Name:

CHARLENE BENOISSE + ART TALLMADGE

Mailing Address:

129 DORAN CRESCENT

RED DEER, AB. T4R 2M8

Comments / Suggestions: WE WERE LOOKING FOR PEACE, PRIVACY +

TRANQUILITY WHEN WE PURCHASED OUR HOME IN AN "ADULT COMMUNITY".  
IT WAS OUR UNDERSTANDING FROM MASON MARTIN HOMES THAT THE EXISTING  
"RATZKE" 1/4 SECTION WOULD NOT BE DEVELOPED FOR AT LEAST 5-10 YEARS.  
IT SEEMS THAT WAS NOT TRUE, + NOW WE ARE FACING A DEVELOPMENT THAT  
MAY VERY WELL JEOPARDIZE THE QUALITY OF LIFESTYLE + ENVIRONMENT THAT  
WE HAVE BEEN ENJOYING FOR THE PAST 2 YEARS. WE UNDERSTAND THAT WE  
CANNOT STAND IN THE WAY OF RED DEER'S GROWTH, HOWEVER WE WOULD  
LIKE TO POINT OUT THE FOLLOWING FACTS + CONCERNS, RELATING TO THE  
DEVELOPMENT OF THE PROPOSED DEER PARK N.E. SECTION.

- 1) THE DISTANCE FROM THE BACK OF OUR HOME TO THE ALLEY IS ONLY  
19 FT; THEREFORE AN INCREASE IN TRAFFIC WILL CREATE EXCESSIVE  
DUST IN OUR LIVING AREA (i.e.) KITCHEN, BEDROOM, DECK + BACKYARD.
- 2) THE PLANNED COMMERCIAL SITE WILL CREATE AN INCREASE IN  
TRAFFIC FLOW IN OUR BACK ALLEY, THEREBY SIGNIFICANTLY CREATING  
MORE NOISE + ENVIRONMENTAL DISTURBANCE.
- 3) AS FAR AS THE PLANNED DUPLEXES, IT WOULD BE APPROPRIATE  
FOR THE SAME TYPE OF "ADULT COMMUNITY" TO BE DUPLICATED  
TO THE SAME LEVEL OF QUALITY AS REFLECTED IN THE DUPLEXES  
ON DORAN CRESCENT.
- 4) IN ORDER FOR US TO MAKE AN INFORMED DECISION ON THE DEVELOPMENT  
OF THE MANUFACTURED HOME PARK, WE NEED TO KNOW THE TYPE OF  
COMMUNITY THAT IS PLANNED, + THE LOT SIZES OF THE  
PLANNED DUPLEXES.
- 5) WE TRUST THAT OUR COMMENTS + SUGGESTION WILL BE HEARD AND  
IMPLEMENTED IN THE FORTHCOMING PROPOSAL.

PARKLAND COMMUNITY PLANNING SERVICES

Please provide us with your written comments by returning this sheet to Parkland Community Planning Services at #500, 4808 Ross Street (north across from City Hall) or fax to: 346-1570 or E-mail to: pcps@telusplanet.net by 4:00 p.m. May 7<sup>th</sup>, 1998.

FORM 610

- 6) HAS ANY THOUGHT BEEN GIVEN TO SWITCHING THE LOCATION  
OF THE PROPOSED DUPLEXES WITH THE PROPOSED MANUFACTURED  
HOME PARK? WHAT...



MANUFACTURED  
H O U S I N G  
A S S O C I A T I O N  

---

ALBERTA AND SASKATCHEWAN

Parkland Community Planning Services  
#500, 4808 Ross Street  
Red Deer, AB.

Via Fax: (403)346-1570

RE: Proposed Deer Park Northeast "Ratzke" Outline Plan  
Deer Park Public Meeting May 5<sup>th</sup>, 1998

Our Association supports the development proposal as described at the above noted public meeting. Mr. Ratzke has a reputation of developing award winning communities and has been recognized by Canada Mortgage and Housing (CMHC) for his developments.

The proposed manufactured housing community will integrate well into the development in the area and the overall community structure of the City of Red Deer.

Many of the concerns expressed by those attending the meeting seem to have been emotional issues rather than issues related to the plan or structure. Much of the emphasis was placed on concerns with R1 and R2 development rather than concerns with the Manufactured Housing Community.

The City of Red Deer has allowed Manufactured Housing as part of previous development in the Pines subdivision. This has not created any value concerns in this area related to the adjacent properties.

The development of the Manufactured Housing Community complements the community structure of the City of Red Deer and will offer citizens another form of housing and community living within the City's boundaries. The City of Red Deer provides for a wide range of housing types, sites and price ranges in most subdivision developments. This project will be consistent with this objective.

The Manufactured Housing Association fully endorses the proposed development. If we may be of assistance in answering any questions or concerns arising from the feedback you receive, please do not hesitate to contact our office at 347-8925.

Sincerely,

Bruce Olson  
Executive Director

#18, 7895 - 49 Ave.  
Red Deer, AB T4P 2B4  
Phone: (403) 342-5045  
Fax: (403) 342-5022

Submitted To City Council  
Date: June 1, 1998

## LETTER FROM THE PRESIDENT

April 27, 1998

To Whom it May Concern,

Parkside Holdings Ltd., once again, takes pride in proposing another exclusive Adult living community, to be located in Red Deer, in the proposed Deer Park subdivision

Parkside Holdings Ltd. has been developing such communities for the past 25+ years and has received, during this time, several awards and recognitions for exceeding the required "Manufactured Housing Living" expectations.

Enclosed you will find letters of recommendation and support for the new proposed development in Red Deer, from such people as:

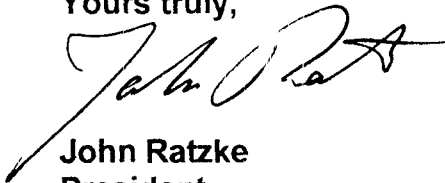
- MLA Yvonne Fritz, being the MLA for Calgary Cross, representing the riding of Parkridge Estates, our Adult community, in her riding.
- Calgary Police Services, Const. J.A. Bell, who is responsible for Parkridge Estates in Calgary, as well.
- City of Lethbridge, Mayor Carpenter, responding with regard to our Adult development in Lethbridge, AB., Parkbridge Estates.
- Lethbridge Police Service, Chief of Police, J.D. LaHamme, with regard to our Lethbridge development, Parkbridge Estates.
- City of Lethbridge, Development Services and Planning, General Manager, Felix Michna, regarding Parkbridge Estates in Lethbridge, AB.,
- Town of Peace River, Mayor Procter, regarding another of our developments in Peace River, AB.
- McKenzie Regional Planning Commission, Director Gerald Thomas, regarding our Peace River development as well.
- Canadian Manufactured Housing Institute, Executive Vice President, Henry G. Starno, regarding our development, Parkbridge Estates, Lethbridge, AB.

In addition to the above, you will find a detailed summary of our proposed Red Deer development from Al-Terra Engineering, which in a brief form, explains our intentions.

The enclosed testimonies and recommendation letters, plus the track record of Parkside Holdings Ltd., with their constant striving to improve and modernize, definitely puts Parkside Holdings Ltd. as a leader in the development of Adult Manufacturing Housing Communities in Canada.

We hope that we have answered all of your questions. However, should you need further information, please do not hesitate to contact our office at (403) 342-5045 at your convenience.

Yours truly,

A handwritten signature in black ink, appearing to read 'John Ratzke', with a stylized flourish at the end.

John Ratzke  
President  
PARKSIDE HOLDINGS LTD.

JR/cb



FACTS RE: RED DEER DEVELOPMENT

: TOTAL ACRES = 29  
: TOTAL HOMES = 172  
= 5.93 HOMES PER ACRE

1.74 persons per home  
5.93 homes per acre  
10.32 persons per acre  
25.49 persons per hectare

This is well below the single detached housing allowance.

Also, assuming that the facts for Red Deer are similar to those facts compiled from Lethbridge, there should be 68% of the total development being made up of new people coming into the community, which will add to the City of Red Deer tax base.

Parkbridge Estates "Fact Sheet" on opposite side.

RE: PARKBRIDGE ESTATES, LETHBRIDGE, ALBERTA

- : TOTAL NUMBER OF SITES = 168 - PHASE I ONLY (Already expanded to 328 homes on approx 52 Acres.)
- : TOTAL NUMBER OF HOMES = 150 (TO MAR 01, 1995)  
(2 homes are spec homes only, nobody residing in them)
- : Deposits on hand for incoming homes (Mar 31/95): 2  
(3 people incoming for these two homes)

Of the 148 homes in the park, with persons residing in the homes, our statistics show the following:

- \* Number of persons residing in the park: 261 people in 148 homes
- \* Residents that came from:

The City of Lethbridge:	86	32%
Within 80km of Lethbridge:	98	37%
Beyond 80km of Lethbridge:	51	21%
Out of Province:	25	9%
Out of Canada:	2	1%

Therefore, 68% of the total development were new people; adding to the City of Lethbridge's taxpayers base, due to this development. As the trend goes, one would assume that this trend will continue.

This development does not add a burden to the City of Lethbridge schools, playgrounds or recreational facilities, as this development is an adult only development and the tenants are provided with recreational & playground facilities by the developer.

FACTS: 1.74 persons per home  
6.30 homes per acre  
10.96 persons per acre.  
26 persons per hectare.



LEGISLATIVE ASSEMBLY

ALBERTA

**YVONNE FRITZ, MLA**  
Calgary Cross Constituency

April 9, 1998

John Ratzke, President  
Parkside Holdings Ltd.  
18, 7895 - 49 Avenue  
Red Deer, Alberta T4P 2B4  
Fax: 403-342-5022

Dear John;

Thank you for the opportunity to share my appreciation of the Parkridge Estates Mobile Home Community in the Calgary Cross Constituency in north east Calgary. The Parkridge Estates Park is a very vital and active part of this area of the city of Calgary.

Parkridge Estates is a wonderful well kept community. It is beautifully landscaped with lawns, shrubs, and larger trees; and is always kept meticulously clean. The roadways are always clean and in top shape. You know that the residents are proud of their community because they take such loving care of their homes and yards.

Over the past 10+ years, I have attended many functions and met with many of the residents of this community. These are always special events for me, whether going door-to-door or meeting with them at the busy Community Hall. The annual meetings of the Community Association always have a larger attendance than any of the other community associations in the area, and yet the actual population is less than 10% of the other communities. Crime within the park is almost non existent.

John, I wish you success in your endeavour to build more of these communities throughout Alberta. I am truly thankful to have Parkridge Estates within my constituency.

Sincerely,

A handwritten signature in cursive script that reads "Yvonne Fritz".

Yvonne Fritz, MLA  
Calgary Cross



CALGARY  
POLICE  
SERVICE

Community and Police  
Working Together

1998 April 17

Mr. John Ratzke  
President, Parkside Holdings Ltd.  
#18, 7895 - 49 Avenue  
Red Deer, Alberta

Dear Mr. Ratzke:

As per your request for information on crime statistics regarding the community of Parkridge Estates, I can inform you the park experiences an extremely minimal amount of reported criminal incidents.

Our records indicate that since January of 1997 to March 31, 1998 one report of housebreaking and two incidents of thefts from vehicles were reported to the Calgary Police Service.

As you are aware, since March of 1995, as the Community Liaison Officer I have worked closely with park management and the community association established within Parkridge Estates and have received tremendous cooperation from both.

If you have any further questions, please contact me at 1-403-273-1888.

Thank you.

Constable J.A. Bell  
Community Liaison Officer  
District 4, Calgary Police Service

JB/mm

cc Al & Judy Curtis, Park Managers

Liaison.4-2\crimesta.par.2

# *City of Lethbridge*

OFFICE OF  
THE MAYOR

April 21, 1998

Mr. John Ratzke  
Parkside Holdings Ltd.  
#18, 7895 - 49 Avenue  
Red Deer, AB  
T4P 2B4


Dear Mr. Ratzke:

It has come to my attention that you are proposing the development of a mobile home community in the City of Red Deer, and that you are collecting letters from Lethbridge regarding your project here.

If your Red Deer development is to be of the same caliber as Parkbridge Estates in Lethbridge, the people of Red Deer would do well to support your proposal. Parkbridge Estates has attracted a stable, responsible group of home owners who take pride in their residences and neighborhood. Parkbridge Estates has boasts a strong visual appeal, and its central facilities serve to bring the residents together to create a strong community atmosphere. I believe this development meets a real need in our residential marketplace, and that it is indeed an asset to our community.

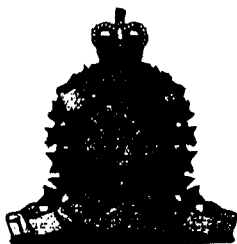
I hope to hear that Red Deer has welcomed this option for residential living, and wish you every success with your plans for this project.

Yours faithfully,



David B. Carpenter, FCA  
Mayor

/dgs



"In partnership, proudly serving our community"

April 22, 1998

Mr. John Ratzke  
Parkside Holdings Ltd.  
#18 7895-49 Ave.  
Red Deer AB T4P 2B4

Dear Mr. Ratzke:

I have been requested to provide comments on the Lethbridge Police Service experience in responding to Calls for Service to the area known as Park Bridge Estates.

I am advised that Park Bridge Estates is an area of the City which generates a relatively low demand for Calls for Service as compared to other single detached residential neighborhoods.

We do not consider Park Bridge Estates to be problematic for the Police Service. I personally toured this neighborhood and found it to be in a very clean condition and access to Park Bridge Estates is very well secured through appropriate fencing.

Yours truly,

J.D. LaFlamme  
Chief of Police  
Lethbridge Police Service

/ns

Address all correspondence to "Chief of Police"

135 - 1 Avenue South • Lethbridge, Alberta • T1J 0A1 • Administration (403) 327-2210 • Fax (403) 328-6999



# City of Lethbridge

LAND DEVELOPMENT AND SALES

TELEPHONE NO: (403) 320-3905  
FAX NO: (403) 327-6571

April 27, 1998

File No.

## To Whom it May Concern:

It is my pleasure to write this letter on behalf of Mr. John Ratzke, President of Parkside Holdings Ltd. of Red Deer. Mr. Ratzke has been involved in mobile home developments in the City of Lethbridge for approximately 15 years. His first project entailed the purchase, upgrading and expansion of an existing mobile home park on the east side of the City. His work on this project markedly improved the quality and appearance of this park. His efforts earned the praise of both the City Administration and our political members of the Municipal Planning Commission.

In May, 1990, Mr. Ratzke applied and received approval for a 164 unit adult community mobile home development in the southern part of Lethbridge. In 1996, a second phase was added to Parkbridge Estates bringing the total size of the project to approximately 320 units. In addition to a community recreation hall and other amenities that Mr. Ratzke provided in the first stage of his project, this most recent phase will include a pond stocked with trout, as well as other related water amenity features such as fountain and waterfall.

The City has been extremely pleased with Mr. Ratzke's work. In our view he has set a new standard for excellence and quality for mobile home projects. Perhaps more importantly from an administrative point of view, Mr. Ratzke has been faithful in all that he has promised to do in making this a project that the City would be proud of. Feedback from the residents of this mobile home park clearly indicates that they are pleased with the community that has been created there. In our view, Mr. Ratzke's calibre as a superior developer has been unequivocally proven in this City.

I would be pleased to respond to any questions relating to this matter.

Yours truly,

F. W. Michna  
General Manager  
Development Services

OFFICE OF THE MAYOR



PEACE RIVER, ALBERTA

50/9300

September 15, 1989

Mr. John Ratzke,  
Parkside Holdings Ltd.,  
12, 7429 - 49 Avenue,  
RED DEER, Alberta  
T4P 1N2

Dear John:

Re: Peace River Mobile Home Park

I am in receipt of a letter dated September 7, 1989, from the MacKenzie Regional Planning Commission in regards to the quality of your mobile home park development.

I would like to take this opportunity to add my congratulations to you, for this has to be considered an excellent residential development for the Town of Peace River. With this development you have transformed people's ideas in regards to mobile home parks. In the past, they have been considered to be very second class developments. With your development you have brought them into line with any first class residential development in town.

We thank you for working with the Town, on this development and would be delighted to do further business with you in the future.

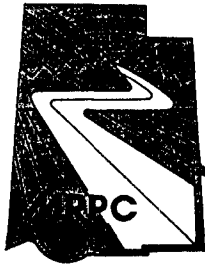
Sincerely,

Michael C. Procter,  
Mayor.

MCP/mgl

cc MacKenzie Regional Planning  
Commission,  
The Alberta Municipal Affairs  
Mobile Home Study Committee,  
The Manufactured Housing  
Association of Alberta.





Mackenzie  
Regional  
Planning  
Commission

Box 450, Berwyn, Alberta T0H 0E0

Phone: (403) 338-3862

September 7, 1989  
File: RES-8 Peace River

John Ratzke  
Parkside Holdings Ltd.  
12 - 7429 - 49 Avenue  
Red Deer, Alberta

Re: Peace River Mobile Home Park

I would like to take this opportunity to congratulate you on the quality of the mobile home development you have undertaken in Peace River. Your development in Peace River can certainly be held as a model to mobile home development across Alberta if not Western Canada.

It is this quality of development which will make it easier for community planners like myself to illustrate to Councils and the general public that mobile home development is a residential land use. Although the location is not fully within a residential neighbourhood it is in my opinion a significant step forward has been made compared to the stereotype mobile home development of the past.

Your development will also illustrate to local developers the importance of paying attention to design details and landscaping.

Again let me congratulate you on your high quality standards of development and wish you every success.

Respectfully submitted,

Gerald Thomas, Director  
MACKENZIE REGIONAL PLANNING  
COMMISSION

cc. Mayor Procter and Council  
Alberta Municipal Affairs Mobile Home Study Committee  
Manufactured Housing Association of Alberta

Municipalities within Commission Area

Town of Fairview - Town of Grimshaw - Town of Manning - Town of Peace River - Town of High Level - New Town of Rainbow Lake  
M.D. of Peace River No. 135 - M.D. of Fairview No. 136 - I.D. No. 17 West - I.D. No. 21 - I.D. No. 22 - I.D. No. 23 - I.D. No. 17 Central



CANADIAN MANUFACTURED HOUSING INSTITUTE  
INSTITUT CANADIEN DE L'HABITATION USINEE

---

Suite 702, 200 Elgin Street  
Ottawa, Ontario K2P 1L5  
Ph. (613) 563-3520  
Fax. (613) 232-4635

May 17, 1991

Mr. John Ratzke  
Parkside Holdings Ltd.  
#18 - 7895 - 49 Avenue  
Red Deer, Alberta  
T4P 2B4

Dear John:


While in Alberta last week I visited your new Lethbridge park. Although I am sure others have said it, allow me to congratulate you for developing one of the finest parks to date in Canada.

The mature landscaping, combined with the prominent community complex and premium perimeter fencing create a bold upmarket feeling from the moment the park is entered. Your foundation design which lowers the profile of the housing unit and minimizes the need for skirting, dramatically reduces the most negative visual aspects of single-wide housing units.

I speak for the entire CMHI Board when I say we are proud and fortunate to have you as a part of our industry. Your contribution in the form of high quality housing communities effectively deals with the industry's perennial weak link, that being numerous existing poor quality communities.

Keep up the good work.

Sincerely,

  
Henry G. Starno  
Executive Vice President

cc: Blair Turner - MHA of Alberta

#### 5.2.1. Manufactured Home Park (R4):

The primary element which will make this quarter section unique in Red Deer is the proposed 11.739 hectare (29.01 acre) manufactured home park to be located in the north east corner of the subject property. Parkside Holdings Ltd. have won awards and numerous compliments for similar parks in other locations. The most recent of these is nearing completion in Lethbridge, Alberta. Their intent is to make this manufactured home park their best yet.. It will be major asset to the community.

The general intent of this portion of the development is to provide a safe and attractive community for retirement aged residents and empty nesters, reasonably 'protected' from the rest of the surrounding neighborhoods. The park will be enclosed by a 1.83 metre (6 foot) high, sculptured stucco fence, accented with large decorative pillars. Security gates with access cards will provide access to owners and guests. Emergency service vehicles will also be provided with access codes and keys. A total of 172 manufactured home units are proposed for the park, providing a site density of only 14.65 units per hectare (5.93 units per acre). Given the traditionally low 'per unit' occupancy population of these parks (average of 1.7 persons per unit), the population density of the park is approximately 25 persons per hectare - substantially less than even traditional single family detached residential land uses. The proposed layout of the park is noted in Figure 4A.

The manufactured home park will be detailed with a variety of landscaping features, including: rock gardens, flower beds, shrub beds, shale walkways, accent berms and flowering trees.

#### 5.2.1. Manufactured Home Park (R4): (continued)

Traditional grassed areas will be utilized throughout the unit locations, which will be arranged in planning 'clusters'. Typical clusters consist of four (4) units, but the east side corners will have seven (7) and six (6) units in the north and south portions respectively. Each cluster will have a minimum of 42% 'green' space with that percentage potentially increasing up to 62% depending on the size of the particular units involved. Planning calls for the homes to vary in size from 16' x 76' (4.88 m x 23.16m) to 29' x 76' (8.84m x 23.16m), with 12 variations in between. Each cluster will also provide parking for up to 3 cars per unit (1 in each garage and 2 in driveways). Additional parking of some 70 spaces is provided along the street adjacent to the buffer zones, 34 spaces on the roads in front of grassed areas and a further 21 off street spaces at the site amenities complex. As proposed, as many as 641 spaces are available within the manufactured home park site.

In its entirety, the manufactured home park (as noted in Figure 4A) has a total landscaped and amenity area of just under 59,800 m<sup>2</sup> or 50.9% of the useable space. If smaller units are used, this proportion will increase. When taking into account the 'usefulness ratios' of 4:1 for the Club House, 3:1 for the tennis courts and shuffleboard areas and 2:1 for the playground and horseshoe pits, the numbers suggest an equivalent 52.4% . Again, this represents a general minimum given the residential unit sizes indicated on Figure 4A.

Other site amenities will include a storage compound and shed for the residents, occupying some 2435 m<sup>2</sup> which will provide an average of 14.15m<sup>2</sup> per unit - far above minimum requirements, and linkage walkways set amongst the detailed landscaping. Maintenance of the 'public' areas (which total a further 9.0% of the Manufactured Home Park site - over and above the previous

5.2.1. Manufactured Home Park (R4): (continued)

municipal reserve allowance for the quarter section) will be closely monitored and controlled.

Undoubtedly, the site will be a quality development which will set a new standard.

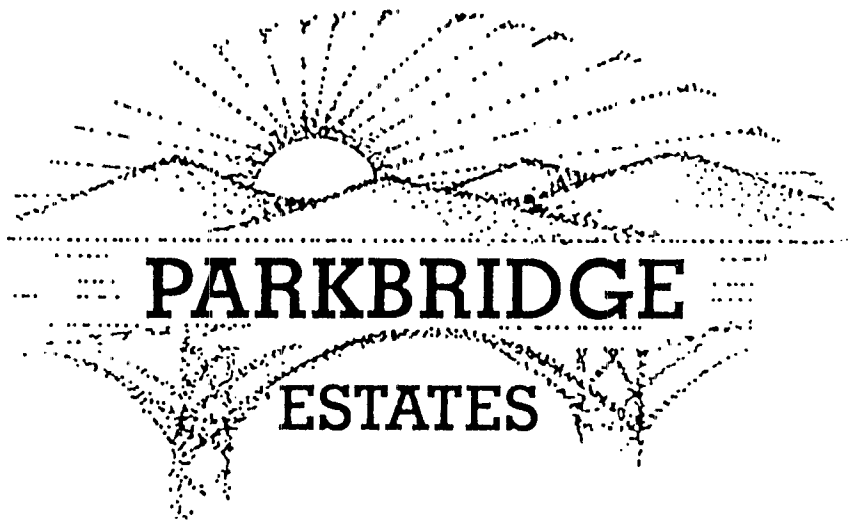
A detailed area breakdown for the site is as follows:

Total Manufactured Home Park	117,392 m <sup>2</sup> .....	100%
'Public' Areas: Roads	14,189 m <sup>2</sup> .....	12.1%
Amenities (1)	4,297 m <sup>2</sup> .....	3.7%
Landscaped (2)	6,219 m <sup>2</sup> .....	5.3%
'Private' Areas: Driveways:	11,902 m <sup>2</sup> .....	10.1%
Landscaped	49,237 m <sup>2</sup> .....	41.9%
Units	31,548 m <sup>2</sup> .....	26.9%

(1) Indicates Club House, tennis courts, storage compound, playgrounds etc.

(2) Includes walkways, grasses buffer zones, flower beds etc.

Servicing elements for the manufactured home park are noted in section 7.0 following.



PARKBRIDGE ESTATES management has set out the following responsibilities of the residents for the community care, to insure your enjoyment and protection of the "finest manufactured home living anywhere". Full co-operation in maintaining these "Rules and Regulations" will undoubtedly enhance the security of your investment as well as that of the management. Further suggestions from you, the residents, which will help but not hinder your enjoyment of living in this community, will be most welcome by the MANAGEMENT at any time. PARKBRIDGE ESTATES reserves the right to make changes or additions to these Rules and Regulations at any time by way of written notice to all residents. PARKBRIDGE ESTATES is run under the strict guidelines of the "Mobile Home Sites Tenancies Act," which became law in Alberta on January 1, 1981 and amended on April 1, 1996. **WHERE IN CONFLICT TO THESE RULES AND REGULATIONS THE "ACT" WILL SUPERCEDE IN ALL CASES.**

#### 1. LEASE

Now therefore witness that in consideration of the rents, covenants and agreements hereinafter reserved on the part of the Resident to be paid, kept, observed, and performed by the Resident, PARKBRIDGE ESTATES does hereby demise and lease unto the Resident, the leased premises, the area where the home and all approved additions are located, for a term of one year to be completed from the date of possession as hereinafter set out. All surrounding land is dedicated for your enjoyment but is however, communal property and **does not** form part of this lease. Possession of the

leased premises of the Resident shall take place on the \_\_\_\_ day of \_\_\_\_\_, A.D.

19\_\_\_\_ upon which day the rentals due hereunder shall commence and be payable by the Resident. MANAGEMENT requests **post-dated cheques for one calendar year**

from and including the \_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, up to and including the

\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_ upon which day the rentals due, **be submitted to the MANAGEMENT prior to the possession** of the leased premises. In order to renew the said lease for a subsequent ONE year term, the **resident shall give the MANAGEMENT notice of such renewal, two (2) full rental months prior to the expire date** stated above. Such notice shall be given in writing and be accompanied by a series of post-dated cheques, as requested, for the applicable term and a new lease shall at that time be executed, or the old one shall be executed with the additions and/or deletions, and shall therefore become a new lease.

#### 2. RENTS

All rentals are monthly and are due on the **first** of each month. Overdue rental payments **after 12:00 noon on the first day** of each month, regardless of whether the **first day** of the month is a Saturday, Sunday, or banking institution holiday, shall be subject to a charge of **two dollars (\$2.00) per day, per month**, for each day the rent remains

outstanding. Rent shall be \$\_\_\_\_\_ **per month** plus utilities. We request that post-dated cheques for one calendar year be submitted to this office before occupancy. All charges to the Resident, regardless of the nature of the charge, shall be forthwith deemed as rent. The issuing of N.S.F. cheques may constitute a criminal offence. Returned cheques (regardless of the nature) will be subject to a charge of **twenty dollars (\$20.00)** to be paid immediately upon the MANagements' receipt of the cheque. In the event of any default by the Resident of the terms of this agreement, including default of payment of rent or other charges, the Resident shall be liable to pay to the Landlord, all costs and charges incurred by the Landlord to rectify such default, including the costs of any legal action against the Resident or other parties on a solicitor-client basis and all such costs shall be payable on demand as additional rent. In this sense, the Landlord is PARKSIDE HOLDINGS LTD.

**SECURITY DEPOSITS:** The Resident hereby pays to the Landlord the sum of \$\_\_\_\_\_.00, equal to one month's rent, as security deposit. The Security Deposit may be applied, by the Landlord, in such amounts as may be necessary, to provide for:

- Repair of any damage done to the site, including that of contractors and Maintenance/Service Personnel working for the Resident
- Repair of any damage done to any other facilities of Parkbridge Estates caused by the Resident or any guests and/or visitors of the Resident.
- Cleaning of the site upon the Resident vacating.
- Payment of rent arrears, if any, and/or any charges levied as per the confines of this Lease.

Upon the termination of this Lease and the vacating of the site by the Resident, the Landlord shall pay to the Resident such portion of the security deposit having not been

# COMMUNITY RESPONSIBILITIES AND AGREEMENTS OF RESIDENTS

## M A N A G E R

3013-33 Ave., South

Lethbridge, Alberta T1K 6S9

(403) 320-5517

applied as set out above. The Resident(s) and the Landlord agree that interest on the security deposit shall be paid yearly, to the Resident. The Resident(s) and the Landlord further agree that under no circumstances will the security deposit be applied in lieu of the last months rent, or part thereof, by the Resident.

### 3. HOME SET-UP ON SITE

All homes shall meet with at least, the 1978 CSA Z-240 codes in effect at that time or present code under which the home was constructed. All homes shall have **asphalt roof, eavestroughing**, with downspouts placed at the direction of MANAGEMENT, and must be skirted with the same material as the mobile home. Exterior of the home shall be kept clean and in a state of good repair. The manufactured home shall have a **twenty inch (20")** clearance from crawl space floor to the home, not taking into consideration beams, on the low side. Exceptions to this may be obtained from MANAGEMENT in writing. Wheels and hitches must be removed. All mechanical and electrical connections must be done by qualified, licensed tradesmen. A weather tight inspection access will be installed by MANAGEMENT in front of main water supply. As concerns the foregoing, all material is subject to approval by the MANAGEMENT. **ALL OF THE ABOVE MUST BE COMPLETED WITHIN A THIRTY (30) DAY PERIOD INITIATED UPON ARRIVAL TO THE SITE IN QUESTION.** The MANAGEMENT reserves the right to request written verification that these procedures have been strictly followed. If work has not been done within the stated thirty (30) day period, or is not to the proper standards, the MANAGEMENT shall proceed as necessary to see that such work is completed, and any charges incurred by the MANAGEMENT in doing so, shall be charged back to the Resident and be payable on demand as additional rent. (See Section 2). If the Resident fails to maintain the premises which he occupies, as specified in these Rules and Regulations, the Landlord reserves the right to have whatever work done that is necessary, in his opinion, in order to maintain the premises in a proper manner. Such work will be done at the expense of the Resident and be forthwith deemed as rent, as per Section 2. Clotheslines are **NOT permitted in the community**. Mini satellite dishes, and antennas will be allowed with written approval on an individual basis, and under MANAGEMENT approved guidelines ONLY. Antennas approved are done so at the sole discretion of PARKSIDE HOLDINGS LTD. and/or the MANAGEMENT.

Approved mini satellite dishes or antennas shall not be in view from the road and shall not encumber the operation of the park maintenance in any way. The antenna **may not** extend more than six (6) feet above the peak of the roof of the building that it is attached to, and shall be of a single rod construction, or a single rod going into a small "Y", but in all cases must not exceed the height limit of six (6) feet. As concerns the above, all mini satellite dishes and antennas must be installed in a safe and approved manner, so as to not encumber or harm any person within the park. Any other antenna installation that is done without the written approval from the MANAGEMENT, will be removed and/or dismantled at the Resident's sole expense. PARKSIDE HOLDINGS LTD. and/or PARKBRIDGE ESTATES assumes no responsibility or liability of any kind.

### 4. HOME ADDITIONS

All additions must meet with governing authorities. Any patios, cabanas, awnings, porches, carports, permanent structures, etc. must be of the same material as the manufactured home itself, and must enhance the general appearance of the manufactured home and its site. Requests for additions must be in **writing and be accompanied by specific drawings**, and a description of the alterations. **Prior to commencement** of any work, additions must receive **written approval from the MANAGEMENT**. Portable umbrella or drying racks may be permitted upon approval from MANAGEMENT in writing. **Eavestrough downspout locations to be determined by the MANAGER in writing**, and clearly marked on the sketch, supplied to Manager by home owner. It is the responsibility of the Resident to pay the amount of any taxes assessed on an approved addition or free standing structure, which may be deemed as a permanent structure by the taxation authorities, of which the taxes are charged to the property of the Landlord.

Such taxation fees shall become due and payable to the Landlord as additional rent, and shall be paid immediately upon receipt of the tax notice, in accordance with Section 2. In this regard, the Landlord is PARKSIDE HOLDINGS LTD. IT IS FURTHER AGREED by the parties hereto, that all **approved additions/structures** will be completed within Thirty (30) days from the date of commencement. Any and all additions constructed WITHOUT prior written approval from MANAGEMENT, will be the responsibility of the Resident to take down and/or remove, at no cost or obligation to PARKSIDE HOLDINGS LTD.

### 5. LOT STORAGE

Manufactured storage sheds may be used with a suggested size being 10 ft. x 8 ft. x 6 ft. These sheds must be of the same material as the manufactured home itself, or be constructed with material of such nature as to enhance the general appearance of the

manufactured home and its site. Boxes, junk etc. **is not allowed** to be piled or stored around the home at any time. Prior to installing shed, approval in writing must be obtained from management.

## 6. STORAGE COMPOUND

Items permitted to be stored within the specified compound(s) are **current licensed recreational vehicles** and are at the discretion of the MANAGEMENT, which may change from time to time in order to accommodate all Residents that may be in need or this service.

Storage Compound(s) may **NOT** be used for storage of vehicles that are under repair, or vehicles for which there is not current license and/or registration. All items stored in the Compound(s) have to be registered with the Park Manager. Failure to do so will result in Park Manager removing same at Resident's expense. Items to be stored in the Compound(s) **MUST** belong to the registered Residents only. Relatives and friends do not qualify for same. There is a limit of ONE ITEM per Home site. If additional space is available, it may be used upon obtaining **written** approval from MANAGEMENT, but will have to be removed within 24 hours if requested by MANAGEMENT. **Keys** for the Storage Compound(s) are available from the MANAGER OF PARKBRIDGE ESTATES for a **refundable deposit of Fifteen dollars (\$15.00)**. Upon receipt of such key(s) from the MANAGEMENT, the following guarantee applies to its use:

The Resident saves harmless and indemnifies both the owners and/or operators of PARKBRIDGE ESTATES against any damages to persons, vehicles, or other stored objects within the Storage Compound(s). While PARKBRIDGE ESTATES will maintain such compound(s) to the best of its ability, the Resident is personally responsible to keep the **gates locked at all times**, including those times when the Resident is in the compound. Damages of any nature caused directly or indirectly, by the Resident failing to lock the gates upon entry and exit, or by improper personal conduct or improper movement of vehicles within the compound(s), is solely the responsibility of the **Resident**. There is a **fifteen dollar (\$15.00) monthly** charge for the use of the storage compound(s).

## 7. PARKING

**Two (2)** paved parking areas are supplied and allow parking for two (2) vehicles **ONLY** for each manufactured home site. Parking is not permitted on PARKBRIDGE ESTATES streets and roadways or any other no parking areas. The streets **must be kept clear** at all times for unobstructed travel for all service vehicles such as Fire Truck, Ambulance, and snow removal vehicles. In no event shall vehicles be parked on the lawn area of a site. Residents **SHALL NOT** repair or overhaul vehicles on their manufactured home site(s) or on the streets. Boats, travel trailers, etc., **shall not** be stored around the manufactured home site or on the streets. Storage areas are provided for this purpose. (See Section 6).

Parking area damage and/or oil spots caused by Resident's vehicles will be repaired by MANAGEMENT and charged back to the Resident responsible for same, as per Section #2.

Unlicensed, oversized, or inoperative vehicles are **not** permitted in PARKBRIDGE ESTATES.

Operating snowmobiles on PARKBRIDGE ESTATES property is prohibited. **NO VEHICLES OVER THREE-QUARTER (3/4) TON ARE ALLOWED** except for service vehicles used for the park.

Recreational vehicles shall be permitted to be parked at the manufactured home site or on the street adjacent, for the purpose of loading and unloading **only** and for a maximum period of Twenty-four (24) hours to load, and a maximum period of Twenty-four (24) hours to unload **ONLY**. The Recreation Vehicle must be removed for a minimum period of Forty-eight (48) hours prior to using up another Twenty-four (24) hour loading or unloading period. Such units shall at no time encroach on any neighboring parking areas or be placed on grass sections anywhere in the park. Any damage by the Resident, their heirs, executor, administrators, successors, assigns and associates, to the parking pads, streets or grassed areas will be repaired by the Landlord, and billed to the Resident and be forthwith deemed as rent, and shall be payable on demand as per Section 2.

## 8. FUELS

All manufactured homes must be heated by natural gas. Other types of home heating fuels (i.e. Fuel Oil or Propane) are prohibited.

## 9. SANITATION & GARBAGE

Individual garbage pickup is provided for the convenience of the Resident. Contact the Manager for pick-up day. All refuse must be placed in **plastic bags** and **tied securely** before depositing. **NO LOOSE DEBRIS** is permitted at any time. Any Resident who places garbage out early and finds that an animal has torn open the bag is required to immediately clean any refuse left on the street and/or lawns. It is not the responsibility of MANAGEMENT to clean up a Resident's garbage. If the management has to clean such debris, a fee of **fifteen dollars (\$15.00) per visit** will be imposed and shall be due and payable immediately upon completion, as additional rent, in accordance with Section 2. The Resident is responsible to ensure that the manufactured home site and its perimeters, are kept **clear of all litter**. It is the MANAGEMENT'S right to serve notice to the Resident to clean such areas immediately. Should clean-up not take place, the MANAGEMENT shall take steps to restore such areas to their original condition. The Resident shall be responsible for the cost of such proceedings. Such charges shall immediately be deemed as additional rent and subject to the guidelines in Section 2. A special refuse "pick-up" will be provided for seasonal cleanups and shall be posted by the MANAGEMENT prior to same.

## 10. GUESTS & VISITORS

Guests and visitors of a Resident are the personal responsibility of that Resident for the duration that the former is within the PARKBRIDGE ESTATES community. The Resident must inform such persons, of the Rules and Regulations governing the community and its facilities. In the case of visiting children, it is the responsibility of the Resident to supervise their visiting children. Remember, they are your guests, **not** your neighbors, and **MUST NOT BE ALLOWED TO ENCROACH ON YOUR NEIGHBORS PROPERTY.** Resident supervision is required when using any of the recreational facilities.



Roller Blades and Skateboards are **STRICTLY PROHIBITED** without adult supervision. Residents are required to notify the office of guests visiting for more than 24 hours. Any individual(s) staying more than thirty (30) accumulated days in a Sixty (60) day period **must be approved by MANAGEMENT and must register at the office.** This clause is for the purpose of protecting the Residents of the community and is in no way to be construed as "Infringements" on the rights of the Resident. **NO VISITING PETS ALLOWED.**

#### 11. PETS

The Resident is permitted to have ONE PET per site. In the instance of being a dog, the animal must be no larger than fifteen (15) inches [REDACTED] to shoulder height and may **not** be tied on a lead without a handler. No chaining or tethering of dogs will be permitted. Cats must be contained within the manufactured home itself. **Regardless of the type of pets, all must be tagged, have proper shots and comply totally with local bylaws.** **ALL** pets must be spayed or neutered. It is the Resident's responsibility to **care properly** for the animal and to **clean and restore** any areas where there has been mess or damages permitted to occur. Any animal found running loose will be removed immediately **without notice** to the Resident. Any Resident, whose animal is found contributing to an unacceptable noise level or displaying behavior that infringes upon the rights of others, will be given notice to remove the animal. Action to do so must take place immediately or the MANAGEMENT will have the option of terminating residency based upon a substantial breach of this residency agreement. (See Section 27 - Mobile Home Sites Tenancy Act). Seeing-eye dogs or other animals whose purpose it is to provide special aid to a Resident shall not be deemed a pet but will be subject to the above, with specified waiving of some of the foregoing. Such animals must receive written approval from the MANAGEMENT prior to purchase or occupancy in the community. MANAGEMENT'S decision is final. As regards all of the above, verification on issues concerning pets, may be requested by the MANAGEMENT at any time and it is the Resident's responsibility to supply whatever information is being asked for. **Refusal to do so will result in termination of residency according to the foregoing.** As regards the above, any charges incurred by the MANAGEMENT as a result of damages by a Resident's pet, will be charged to the Resident and immediately be deemed payable as additional rent, subject to Section 2. PARKBRIDGE ESTATES has given permission to the City of Lethbridge to strictly enforce regulations as regards to pets. No pets are permitted to be roaming at large at any time. No fences, of any nature, are permitted. NO DOG RUNS, rabbit cages, cat runs or cages, etc., or any container or restricted area that may contain an animal at any time, of any nature, are permitted in PARKBRIDGE ESTATES.

#### 12. LAWN CARE & MAINTENANCE OF SITE AND HOMES

The MANAGEMENT will maintain the landscaping within the park, and will fertilize the lawns with a regular lawn fertilizer in the Spring of each year and will cut lawns once per week, weather permitting. However, the Resident shall:

- 1) Water, trim and keep orderly, the two (2) foot grassed perimeter surrounding the manufactured home.
- 2) Water trees, shrubs and grass of total allocated Manufactured Home Site as per time of rental.

Any Resident not maintaining their perimeter accordingly will be charged for this maintenance which will be done by the MANAGEMENT at the latter's discretion, and charged to the Resident at the rate of:

- 1) \$25.00 per grass trim
- 2) \$15.00 per hour for watering trees, shrubs and grass.

Seasonal maintenance checks entailing any repairs will be assessed in the spring. Repairs, etc. must not exceed thirty (30) days from the date the notice of items to be rectified is delivered. Failure to proceed with such repairs etc. will allow the MANAGEMENT the option of terminating residency based upon a substantial breach of this residency agreement (Section 27 - Mobile Home Sites Tenancy Act).

The Resident shall keep all walkways and driveways on his/her demised premises cleared at all times. Any excessive snow blocking the walkways or driveways must be cleared by the Resident as soon as is reasonably practical. Any lot changes (ie: trees, sewer lines, gas lines, etc.) made to suit the desire of the Resident shall be done by qualified licensed personnel only. Such changes **shall not** take place without the **written approval** from the MANAGEMENT. These approved changes shall not infringe upon your neighbors rights and property, and shall not violate any safety and/or traffic rules. Once approved, all expenses incurred in so doing, as well as any damage to lawns, driveways, structures, etc. shall be the sole responsibility of the resident and shall be **repaired within seven (7) days** from the date of commencement of the action and any monies due to PARKSIDE HOLDINGS LTD. shall be deemed payable in excess of rent, in accordance with Section 2.

#### 13. SUBLETTING, SALE & MOVING OF MANUFACTURED HOMES

The new owner or renter **must be approved, in writing,** by the MANAGEMENT **PRIOR** to entering into any contract and must enter into a Lease Agreement and comply with all of the Rules and Regulations governing PARKBRIDGE ESTATES, and **sign** an agreement acknowledging such **prior** to moving into the community. It is **the current Resident's responsibility** to supply this information in either case. MANAGEMENT reserves the right to approve any Resident having a live-in attendant. **Prior** to approval, Resident must provide management with a **written** statement of requirement from Resident's physician. The live-in attendant must enter into a Lease Agreement and live peaceably under the Rules and Regulations governing PARKBRIDGE ESTATES. Failure to do so will result in a substantial breach of this contract, as per Section 27 of the Mobile Home Sites Tenancy Act and a fourteen (14) day notice will be issued. All **renters of manufactured homes** in PARKBRIDGE ESTATES must pay a damage deposit of **\$200.00 PRIOR to occupancy.** Since renters are also subject to the Rules and Regulations of PARKBRIDGE ESTATES, if for whatever reason the MANAGEMENT requests eviction, it is the responsibility of the renter to inform the said owner of the manufactured home. PARKBRIDGE ESTATES is **not responsible for any loss of rent** or other charges incurred by the owner or renter of the manufactured home, due to negligence or violation of these Rules and Regulations by the renter. Deposits of the above nature will, upon the change over of one renter to another, be paid back to the

renter, regardless of the source of the deposit. Should additional charges be incurred (ex: lawn trimming, littering fines, etc.) it is the responsibility of the renter first to see that these monies are paid. Any failure to do so on the part of the renter, then deems the owner responsible for payment of charges incurred. Any collection procedures that must be enforced are subject to the guidelines in Section 2. It is **ultimately the responsibility of the owner of the manufactured home** to see that regulations are followed and monies are paid. Homes for sale within PARKBRIDGE ESTATES may be listed by the Resident with any REAL ESTATE FIRM or LISTING AGENT of his/her choosing, provided that signs are displayed on the Resident's home only. Any further signage must receive **written approval** from the MANAGEMENT.

Sales of homes within PARKBRIDGE ESTATES Park Limit may be done by way of a registered OPEN HOUSE. All OPEN HOUSES shall have **written** permission from MANAGEMENT prior to any show. Permission for such Showings shall be on a first come basis and shall not be refused to any Resident, providing there is no previous booking for that date. Advance bookings shall not exceed seven (7) days. Manufactured Homes that have been sold on a lot must be moved off the premises at time of sale, unless the purchaser is accepted by the MANAGEMENT. All Manufactured Homes can only be moved by properly licensed movers with proper equipment.

Section 13. Subletting, Sale & Moving of Manufactured Homes cont'd...

Management reserves the right to collect a **\$500.00 cash** damage deposit from the Manufactured Home moving company prior to the firm having the right to enter the park, if the mover is not known to the park manager or if mover has had previous problems in the park. This **cash** damage deposit will be returned to the mover after the home is moved in or out of the park and no damage has occurred due to the moving process and the Manufactured Home site is left clean.

Boarders are not permitted unless by **written** permission from the MANAGEMENT.

#### 14. SIGNS

Manufactured home numbers and/or street addresses etc. that are printed onto or somewhere affixed to the manufactured home site, shall be of a color in **direct contrast** to that of the manufactured home or background upon which such is placed. Each site and unit must be **easily identifiable** in this way and yet done in such a way to enhance the general appearance of the manufactured home and its site.

**NO FOR SALE SIGNS OF ANY KIND WILL BE ALLOWED AT PARKBRIDGE ESTATES,** except those allowed under the following specifications:

- Signs may be used for the purpose of "open house" on the show day only. These signs must be registered on a Permission Letter from MANAGEMENT, describing type, size, amount and location. A maximum of signs shall be dictated by the MANAGEMENT at the time of approval.

- Permission for such showings shall be on a first come basis and shall not be refused to any Resident, providing there is no previous booking for that date. Advance bookings shall not exceed seven (7) days.

#### 15. SOCIAL HALL, LAUNDROMAT & RECREATIONAL FACILITIES

**Social Hall:** Use of the Social Hall is available to all residents and will be designated by the Directors of PARKBRIDGE ESTATES TENANTS ASSOCIATION. The MANAGEMENT requests however, that this facility be **locked when not in use**. No loitering shall be allowed in or around the Social Hall premises. No unnecessary noise shall be permitted after eleven (11) p.m. The Resident hereby agrees to join the Association, with all privileges and obligations, and shall be responsible for the assessment by way of dues, which will be assessed from time to time by the Association.

**Laundromat:** This will be available to Residents for use twelve (12) hours each day. Residents may request a key to the laundromat section and must keep the area locked and orderly after each use. Keys may be obtained from the MANAGEMENT for a **refundable deposit of \$15.00**. Upon receipt of such key(s) from the MANAGEMENT, the following guarantee applies to its use:

The Resident save harmless and indemnifies both the owners and/or the operators of PARKBRIDGE ESTATES against any damages to persons, or loss of articles etc., from the laundromat facility.

While PARKBRIDGE ESTATES will maintain the equipment contained therein, to the best of its ability, the Resident is personally responsible to keep the doors of the building **locked**.

**Recreational Facilities (TENNIS COURT):** Rules of the courts are posted at the gate. These rules **must be strictly adhered to**. Failure to do so may result in a specified fine, legal action, eviction, or all three, to the Resident, or the Resident of whom any guests are visiting. Any fine or expense incurred in the process shall be immediately deemed payable as additional rent, in accordance with Section 2. **Gate keys and/or lock combinations are not to be given out to any person other than a registered resident.** Damages of any nature caused directly or indirectly; by the Resident failing to keep the facilities locked, or by improper personal conduct while in the facility, is solely the responsibility of the Resident. The owners and/or operators of PARKBRIDGE ESTATES does **not** accept liability of any nature that may resulting from the use of any equipment or any of the recreational areas.

#### 16. VANDALISM

Any vandalism or damages incurred to any of the properties of PARKBRIDGE ESTATES is deemed the responsibility of those who inflicted it. In the case of vandalism or damages done by those **(under the age of 18), the parent or guardian is responsible**. If vandalism and/or damages are inflicted by visitors to the park, it is the responsibility of the **Resident** where the visitors are staying. If vandalism and/or damages are inflicted by a renter of a manufactured home, it is first the responsibility of the renter, but ultimately the responsibility of the **owner** of the manufactured home. Responsibility here, is given to mean full rectification of whatever property(s) incurred damages. Such events would allow the MANAGEMENT the option of terminating residency based upon a substantial breach of the residency agreement. (See Section 27 - Mobile Home Sites Tenancy Act). The MANAGEMENT RESERVES the right to rectify such damages should the responsible party fail to do so. Such costs would be charged to the Resident in question and immediately deemed payable as additional rent, subject to Section 2.

## 17. INSURANCE

The MANAGEMENT will not be responsible for loss by theft, fire or other destruction around and in the home. **Residents shall be responsible for their own home and contents insurance**, and must provide verification of the same if requested to do so by the MANAGEMENT.

## 18. VACATING & TERMINATING OF LEASE & TENANCY

The MANAGEMENT reserves the right to demand vacating or removal of the Resident's manufactured home from PARKBRIDGE ESTATES within **fourteen (14) days**, should the Resident (or renter) refuse to comply with the Rules and Regulations as set out within this agreement. Any residency, therefore, would immediately terminate at the end of the notice period. **Two (2) full rental months written notice** must be given to the MANAGEMENT prior to vacating the premises, as per the Mobile Home Sites Tenancy Act. Notices of this nature do not imply termination of residency.

Under no circumstances shall a Resident leave his/her home vacant or unattended. Nor shall the owner of the home sublet or re-rent the said home unless approved by the MANAGEMENT in writing PRIOR to finalizing any agreement.

## 19. APPROVALS

All approvals (additions to home, special permission for storage etc.) must be in writing as to be legal and binding. All submissions for approval shall have Management's immediate attention and shall not exceed ten (10) working days, providing that management has been informed of the Resident's initial intention in writing.

## 20. SPEED LIMITS

**SPEED LIMIT IN THE PARK IS 30 Km per hour WITHIN THE TOTAL PARK AREA.**

Traffic signs posted in full view, must be adhered to and will be enforced at all times by the MANAGEMENT and by the local law enforcement agency.

## 21. ACKNOWLEDGEMENT

The Resident is held responsible for the terms of this agreement on the **date of signature**. Failure of a Resident to comply with the Rules and Regulations will, after due warning, result in a written notice of eviction. The Resident acknowledges that the demised premises are leased to and held by him/her solely for the placement thereon of one (1) manufactured home of which the Resident is the owner, for his personal use only - **not for any commercial use**; including child care. The owners and/or operators hold forth their responsibilities only inasmuch as PARKBRIDGE ESTATES has reached completion.

The owner and/or operators of PARKBRIDGE ESTATES do not accept any responsibility for the "settlement of land" and subsequent damages either directly or indirectly. Further the same does not accept any responsibility for damages that may occur due to the failure of utility services. In the event of utility failure, PARKSIDE HOLDINGS LTD. will cause utility services to be renewed/repared as soon as possible.

## 22. AGE LIMITATION

The Resident further understands and agrees that PARKBRIDGE ESTATES caters only to registered Residents 40 years of age and over. All occupants of the manufactured homes in PARKBRIDGE ESTATES will have to be registered.

## 23. PERMANENT STRUCTURES

Should the owner or renter of the manufactured home so desire to construct a structure, with **prior written approval from the MANAGEMENT**, and such structure be deemed a permanent structure by the taxation authorities, and the taxes are charged to the property of the Landlord, the owner/renter of the structure will be billed the amount of taxes, if any. Such fees shall become due and payable, to the Landlord, as additional rent, immediately upon receipt of Tax invoice, in accordance with Section 2. In this regard the Landlord is PARKSIDE HOLDINGS LTD. IT IS FURTHER AGREED by the Parties hereto that any addition or structure **will be completed within thirty (30) days from the date of commencement**. Any patios, cabanas, awnings, porches, carports, etc. must be of the same material as the manufactured home and must meet with governing authorities.

## 24. PILINGS

Pilings under the home are required on all homes installed after September 1, 1996. Any expense incurred for re-leveling etc. will be solely the responsibility of the Resident and/or Dealer. Further, before any holes are dug, utility locates **must** be performed and co-ordinated through the Park Manager. Any expense incurred relative to this paragraph will be the sole responsibility of the Resident and/or Dealer (in the instance of a "Turn-Key" package).

## 25. TAXES

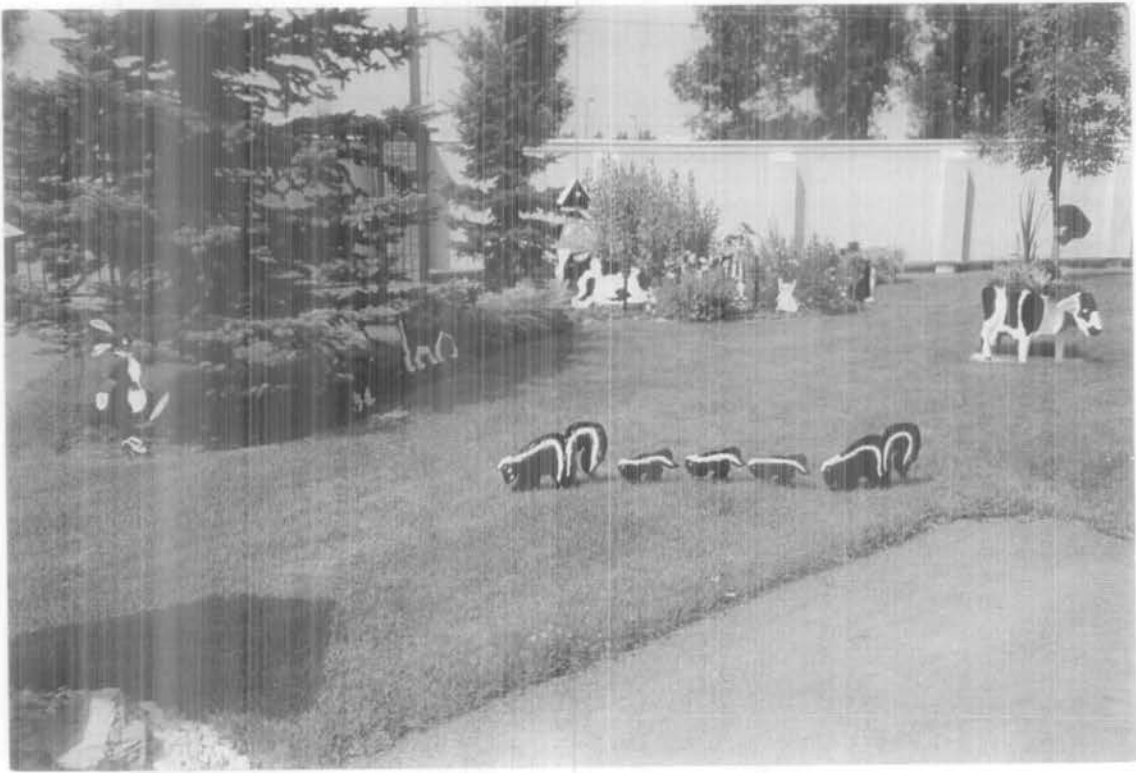
In the event that the Landlord is forced to collect any taxes on Manufactured Homes and all approved additions, in PARKBRIDGE ESTATES; due to Government and/or Municipality directives, there will be an additional fee plus G.S.T. to collect said taxes. The taxes, additional fees and G.S.T. will be collected in such a manner that they are fully paid by the tax due date. Any outstanding taxes and fees shall be payable on demand as additional rent, and subject to the same terms as stated in Section 2.

## 26. INSPECTION REPORTS

This Lease Agreement is subject to an INSPECTION REPORT having been completed and signed within twenty-four (24) hours of possession date of the home &/or site in Parkbridge Estates after April 1, 1996. In the event that the Inspection Report has not, or is not signed within twenty-four (24) hours of possession, I/We hereby agree to remove, or have Parkside Holdings Ltd. remove the home from Parkbridge Estates at my/our sole expense, and hereby waive any right to further claim against Parkbridge Estates, Parkside Holdings Ltd., or any of their agents.

















## FEEL SECURE IN AN ADULT ONLY COMMUNITY DESIGNED TO BE ACTIVE OR AS LEISURE AS YOU PLEASE.

Lethbridge or Western Canada for that matter has never experienced the luxury of a manufactured housing community quite like Parkbridge Estates. We have managed to combine the special qualities of an "adult's only" community with a lifestyle you want. The many advantages and features of this development are simply unmatched.

Parkbridge Estates is a totally planned community. We've taken the time and effort through years of development experience to think of everything one could reasonably expect in an adult community (40+). Standard features like 2 off street paved parking pads plus additional on street space for visitors. All streets are 32 ft. wide with beautifully landscaped entrance boulevards. All lawns (public or tenants') are constantly maintained by the resident manager. All utilities are hidden underground. We've also incorporated mandatory lowering of each home for easier access as well as Parkside's guidelines for the building of carports, garages and storage sheds to ensure that all homes stay as lovely as yours. In short we have kept you in mind – making Parkbridge Estates a neighborhood you'll be proud to call home!



## EXTRAORDINARY COMMITMENT TO GREENSPACE AND LANDSCAPING

Architectural design of Parkbridge Estates allows for a very low density (less than 6.3 homes per acre) which means over 55% of the entire community is grassed or landscaped. – Read that again – over 55% landscaped – complete with over 700 mature trees of various shapes and types, as well as, over 1200 multi-coloured shrubs. Parkbridge Estates will maintain approximately 80% of the property with only the 2 ft. perimeter around the home the responsibility of each homeowner. We're also building many attractive rock gardens throughout the community to add to the beauty of the neighborhood. Need bedding plants? Every spring the management is proud to provide a limited selection of bedding plants to all residents who request them. "Free of charge." A tradition maintained for years throughout all Parkside developments.





## “ENJOY ALL THE AMMENITIES OF A LUXURIOUS COMMUNITY CENTRE!”

The devleopment includes an attractive community centre exlusive to you and your Parkbridge neighbors'. We are committed to seeing the centre prosper for the benefit of the tenants, therefore, the centre will be organized and run by a self-elected association with all profits of various functions going directly to the community.

We didn't leave out anything either! That's right – all reasonable ammenities have been encorporated into the building. Things like; a dance hall complete with band stand and microphone jacks, full kitchen facilities including 4 appliances, a lounge, games room area complete with built-in oak bar, laundry facilities, cloak area, a P.A. System wired throughout with AM/FM tuning, state of the art security alarm, capacity for 200, as well as wheelchair access from the outside.

## FEEL CONFIDENT KNOWING YOU AND YOUR PROPERTY ARE SAFE!

We've started with an attractive perimetre fence around the entire area; made out of sturdy and durable materials. We've encorporated a card-lock entry system at the front gate area to control non-resident traffic. Each home has been wired for a panic-button to be installed in each home in case of a medical, fire or police emergency. There is also a fenced compound area complete with padlocking for R.V., boat and motorhome storage. And if all that weren't enough; the park is also manned with on-site resident park managers to deal with unforeseen situations that may arise. At home or away your worries are lessened.



## ENJOY THE SUNSHINE WITH PARKBRIDGES MANY OUTDOOR ACTIVITIES

Go for a leisurely stroll on the red shale pathway system that runs around the entire project or enjoy the acres and acres of open grassed area. We also have a “central green area” complete with a lawn bowling pitch – try your hand at a relaxing game of horseshoes or shuffleboard. Compete with your friends or enjoy watching on one of the tennis spectator benches.



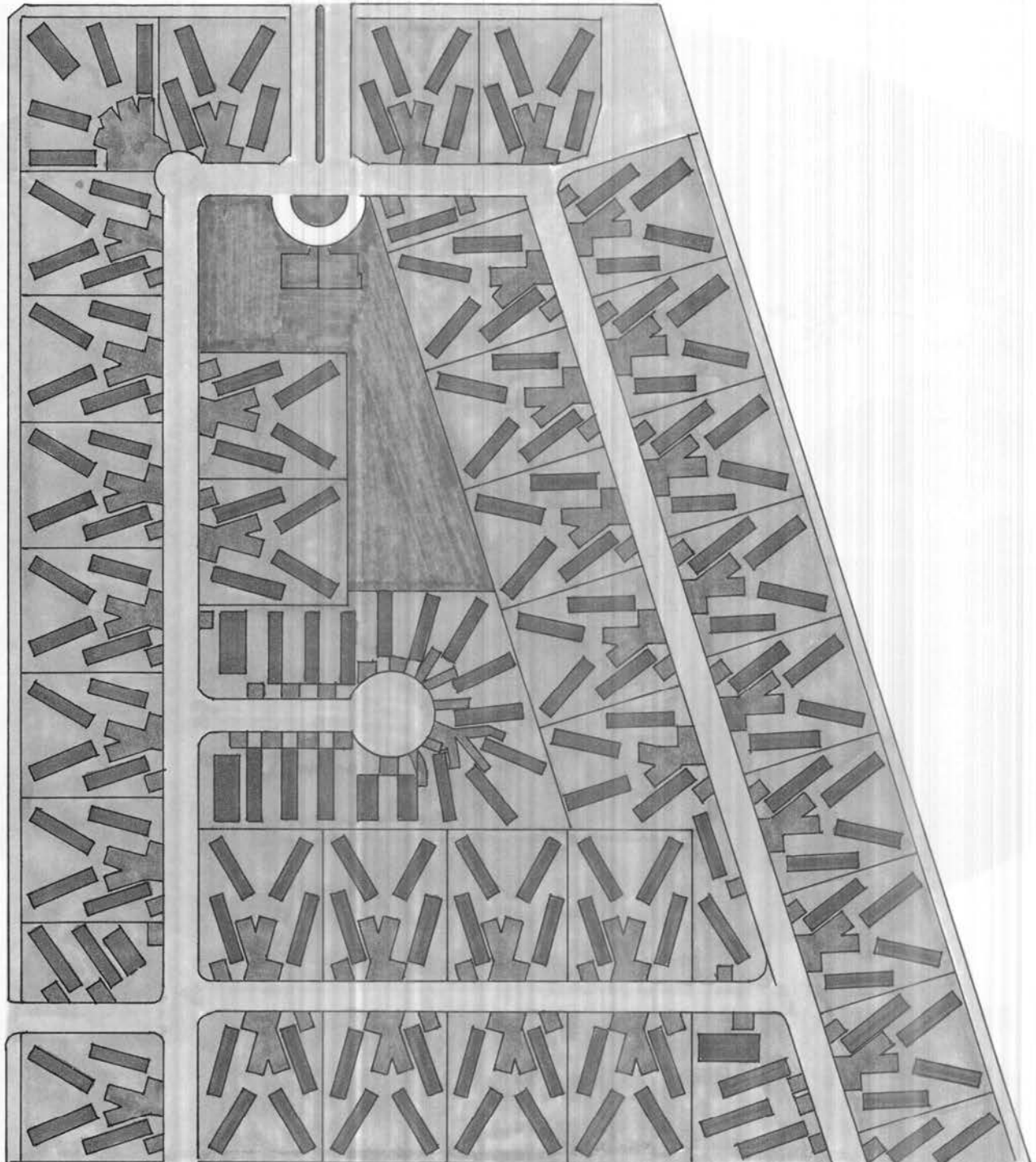
# A COMPLETE ACCESS TO A PRIVATE COMMUNITY CENTRE

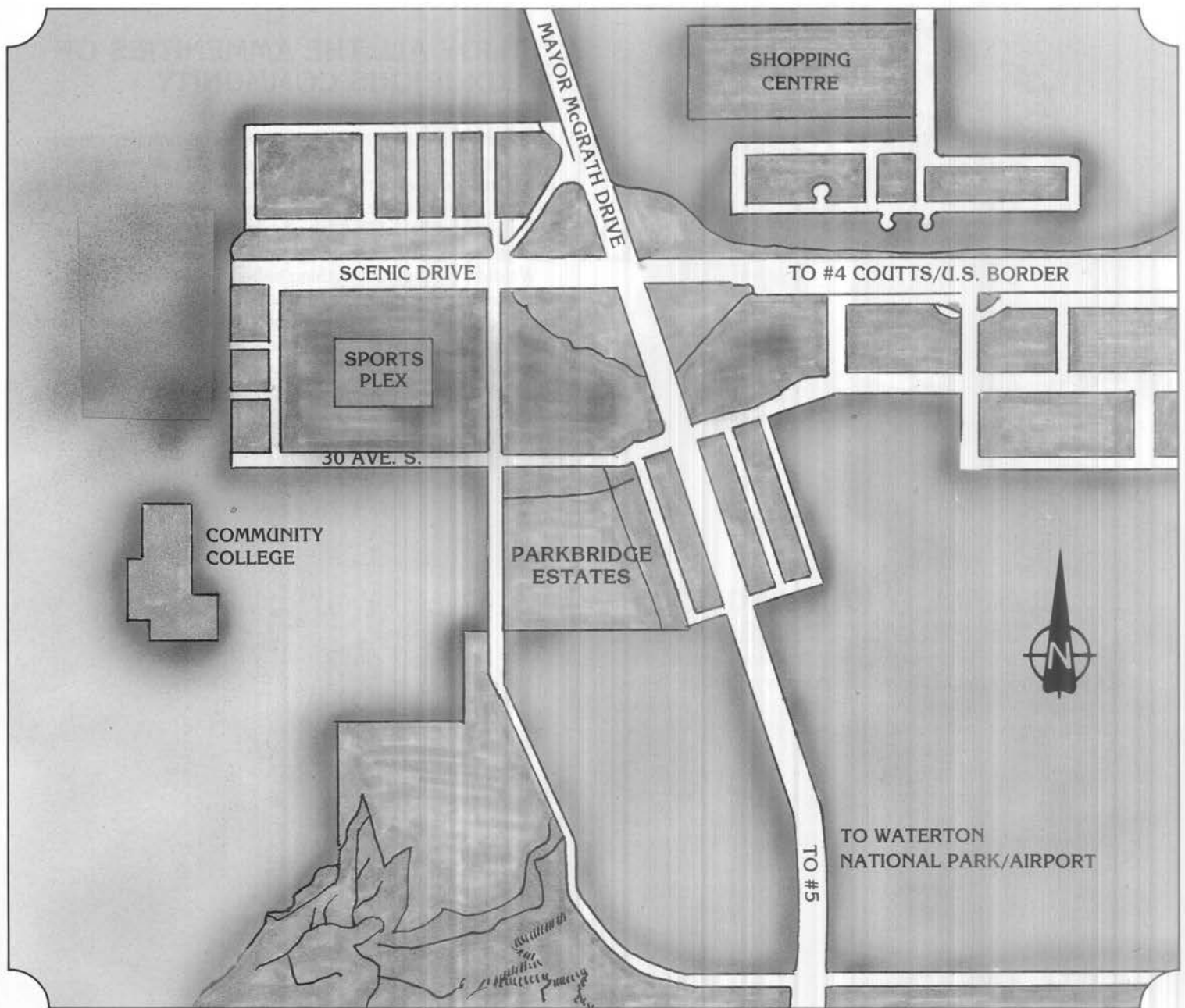




# PARKBRIDGE ESTATES

"A Friendly neighborhood with acres and  
acres of landscaped green space"





## PARKBRIDGE ESTATES IS A FIRST IN LETHBRIDGE

Parkbridge Estates is a totally planned development, designed for comfort in a special kind of home setting. You'll quickly see the obvious advantages of this lifestyle alternative.

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LETHBRIDGE, ALBERTA T1K 6S9  
PHONE: (403) 320-5517  
FAX: (403) 320-2920



***Parkside Holdings Ltd.***  
RED DEER, ALBERTA

A tradition of excellence serving the mobile home industry  
for over 20 years.



ROSS  
STREET

2m walking trail around perimeter and 1.2m internal walks  
418.18m

20th AVENUE



OUTLINE PLAN  
SHOWING  
MANUFACTURED HOME PARK  
OF THE  
S.E. 1/4, 14-38-27-W4  
(RATZKE QUARTER)  
FOR

PARKSIDE HOLDINGS LTD.  
SCALE: 1:1000 METRIC

MANUFACTURED HOME  
PARK AREA=11.739 Ha

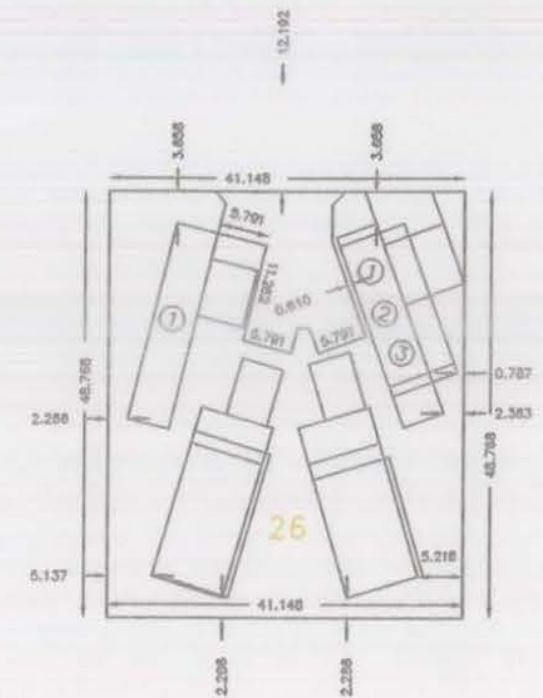
STRUCTURES

GRASSED AREA

RECREATIONAL/STORAGE

BUILDING POCKET

ROADWAYS/ LANES

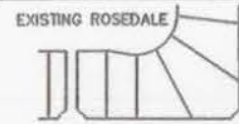


**AL-TERRA**

ENGINEERING LTD.  
EDMONTON RED DEER

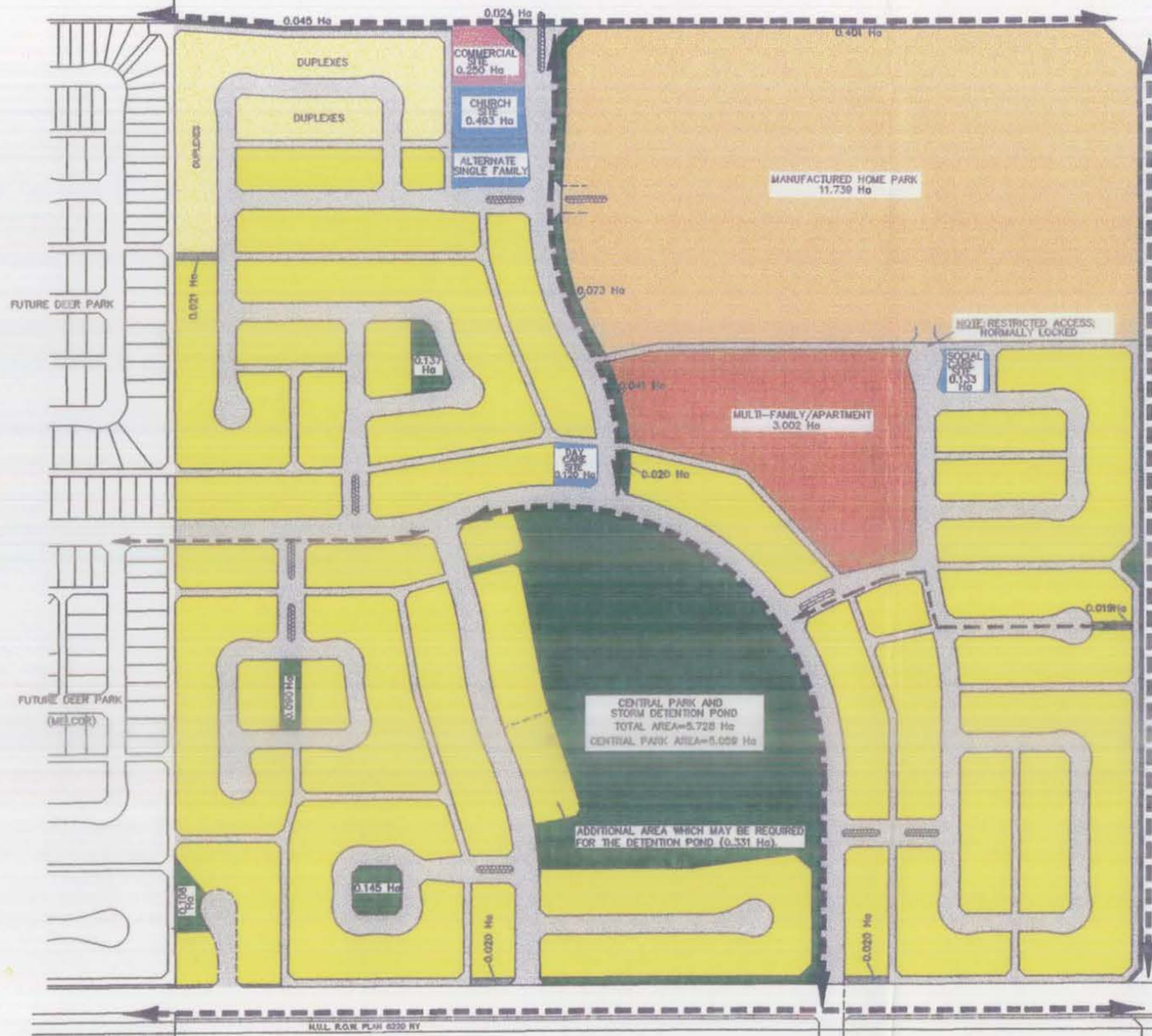
FIGURE 4a





ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



N.E. 1/4, 11-38-27-W4

## RATZKE QUARTER

(S.E. 1/4 14-38-27-4)

## CONCEPT PLAN

## OUTLINE PLAN FOR DEER PARK EAST S.E. 1/4, 14-38-27-W4 (RATZKE QUARTER) FOR PARKSIDE HOLDINGS LTD. SCALE: 1:4000 METRIC

NOTE: ROAD RIGHT OF WAY WIDTHS ARE 15m  
UNLESS OTHERWISE NOTED.

- SINGLE FAMILY (R1)
- MANUFACTURED HOME
- DAYCARE, CHURCH, &  
SOCIAL CARE FACILITY
- MULTI-FAMILY/APARTMENT (R3)
- DUPLEX LOTS (R1-A)
- PUBLIC UTILITY LOTS
- WALKWAYS AND LOCAL PARKS  
AND CENTRAL PARK
- NEIGHBOURHOOD COMMERCIAL
- ROADWAYS/ LANES
- MEDIANS FOR COLLECTOR  
OR RESIDENTIAL ROADS
- MINOR PEDESTRIAN LINKAGE
- MAIN PEDESTRIAN LINKAGE

TOTAL AREA OF ORIGINAL 1/4 SECTION	65.026 Ha	160.68 Ac
ROSS STREET AND 20th AVENUE WIDENING	3.905 Ha	9.65 Ac
DEVELOPABLE AREA	61.041 Ha	150.77 Ac
SINGLE FAMILY (R1)	24.222 Ha	59.83 Ac
MANUFACTURED HOME PARK (R4)	11.739 Ha	29.00 Ac
MULTIPLE FAMILY (R3)	3.003 Ha	7.42 Ac
DUPLEX LOTS (R1-A)	1.827 Ha	4.51 Ac
NEIGHBOURHOOD COMMERCIAL (C3)	0.260 Ha	0.62 Ac
DAY CARE SITE (R1A)	0.120 Ha	0.30 Ac
SOCIAL CARE SITE (R1A)	0.133 Ha	0.33 Ac
CHURCH SITE (R1)	0.463 Ha	1.12 Ac
CENTRAL PARK (P1)	5.009 Ha	12.36 Ac
LOCAL PARKS AND WALKWAYS (P1)	1.008 Ha	2.71 Ac
STORM DETENTION POND (P5)	0.889 Ha	2.18 Ac
PUBLIC UTILITY LOTS (P6)	0.001 Ha	0.00 Ac
ROADS	12.348 Ha	30.60 Ac
COLLECTOR	3.297 Ha	8.14 Ac
RESIDENTIAL	6.164 Ha	15.27 Ac
LANES	2.885 Ha	7.08 Ac

ORIGINAL PREPARED: JANUARY 28, 1993  
 REVISIONS: MARCH 11, 1993  
 DECEMBER 09, 1997  
 DECEMBER 22, 1997  
 FEBRUARY 10, 1998  
 FEBRUARY 17, 1998  
 MARCH 26, 1998

ACAD: D:\PROJ\RATZKE\OUTLINES

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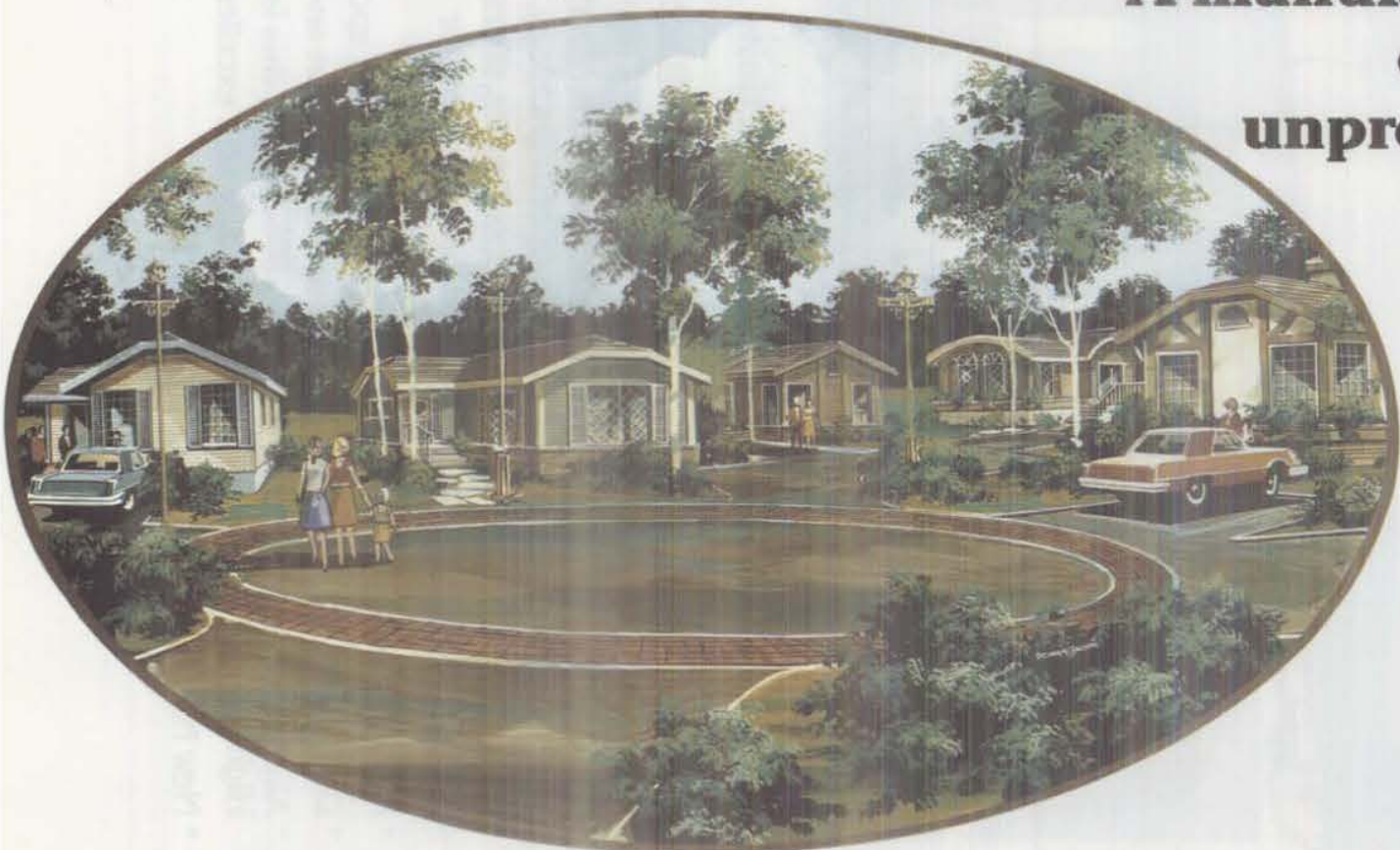
EDMONTON

RED DEER

FIGURE 4



# A manufactured housing community with unprecedented style!



Calgary has never seen a manufactured housing community quite like Parkridge Estates. Never. Others have tried - but no other development, past or present, has managed to combine all the economical advantages of this leisurely lifestyle with the special qualities that give a sense of place and belonging.

Perhaps that's because no other development has been planned with such exhaustive care - or has been founded on such extensive experience. You'll see what we mean as you watch Parkridge Estates mature into a community you'll be proud to call home.



## A first for Calgary

It's fair to say that we've been planning Parkridge Estates for over twenty years. That's how long Parkside Holdings have been perfecting the design and operation of manufactured housing communities. As firm believers in the merits of modern manufactured homes, we've evolved a special kind of home setting whose advantages will quickly become obvious.

We started by incorporating all the most popular features of the developments we've undertaken over the years. Basics - like accessibility and services and general environment. Then we included the most preferred requirements of homeowners we've spoken to in other locations - things like generous recreational space and superior Clubhouse facilities. Finally, we added some new and unconventional wrinkles of our own.

We used mature trees and shrubs to baffle sound. We emphasized exclusivity

with two formal entrances and landscaped boulevards. And - most significantly - we included in our plan an average of only 6.9 homes per acre compared to the typical figure of 10.9 and higher.

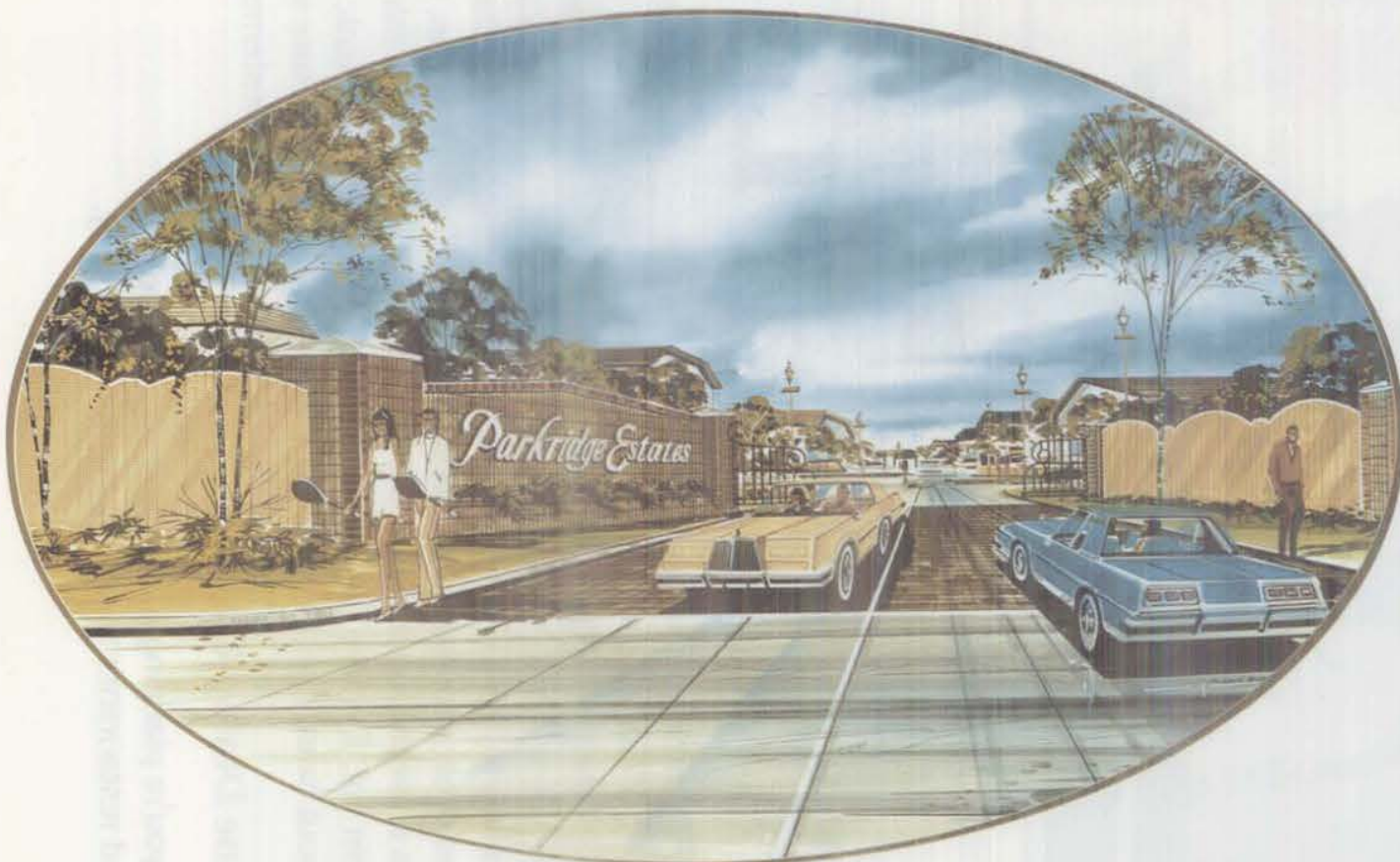
It's all an indication of our commitment to this - Calgary's first long-term registered manufactured housing park.

Was it worth it? WE think so. Because we're confident that, when you see just how attractive this alternative way of life can be, you'll want to make your home here for a long, long time.

Another proud development by

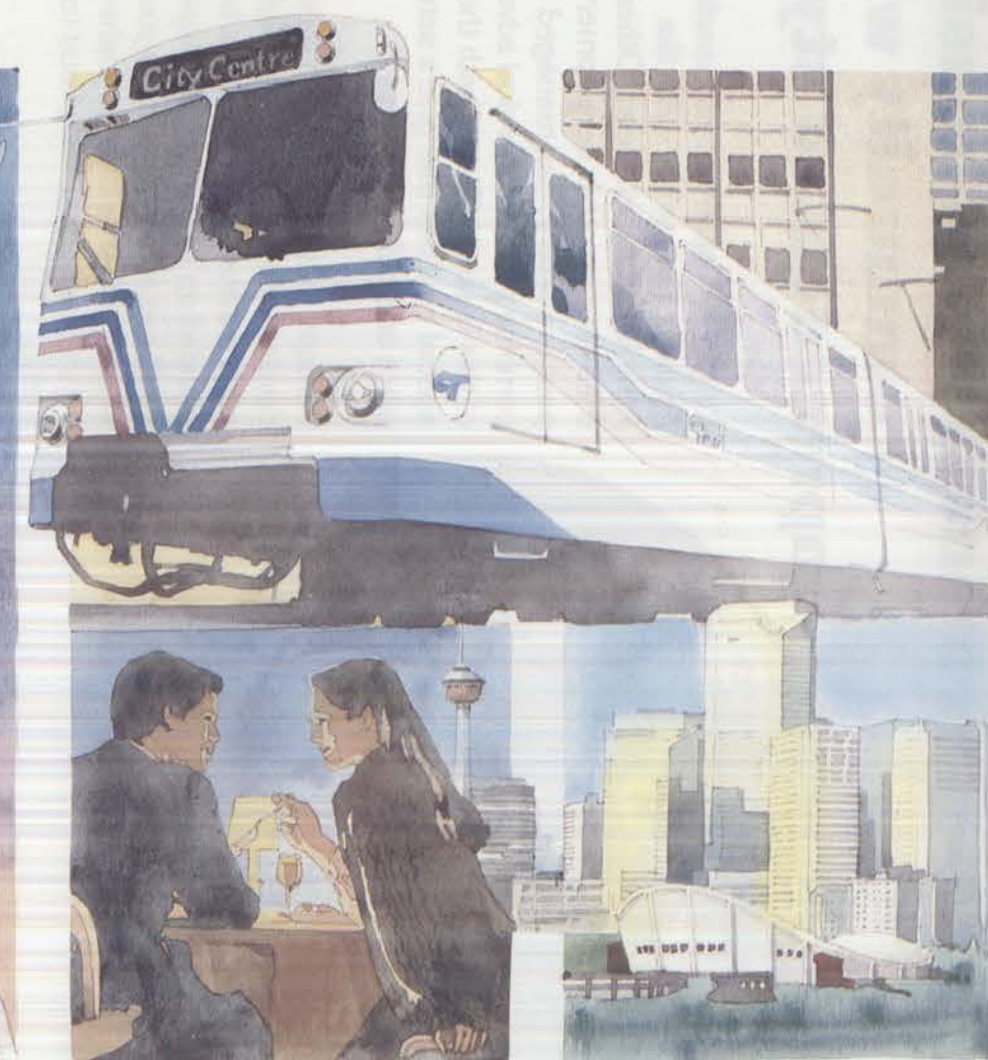
**Parkside Holdings Ltd.**

#12, 7429 - 49 Avenue,  
Red Deer, Alberta T4P 1M3  
Telephone: 1-800-662-7133



**A community that dares to be different**





# An Ideal Location

**P**arkridge Estates is located at 7725 - 32nd Avenue N.E. That means it has instant access to the major 32nd Avenue east-west artery leading to the LRT line, Sunridge Mall and other prestigious shopping centres. It's a five-minute drive to the commuter train - or, if you're driving downtown, about twenty minutes to the city centre.

## Fine Dining Closeby

If you're planning an evening out, fine hotels and restaurants are in the immediate vicinity.

Marlborough Inn, for example, is just seven minutes west on the Trans-Canada Highway. And in the opposite direction, you're about fifteen minutes away from the picnic sites and pleasure spots of Chestermere Lake.



Attractions within easy distance include:

### \* Village Square Leisure Centre

With giant wave pool, gymnasium, racquet courts and ice rink. 2 kms.

### \* Stockmen's Memorial Foundation

A fascinating museum, gallery and library recording Alberta's ranching history. 5½ kms.

### \* McCall Lake Golf Course

Just 6 kms away. Plus 3 other golf courses nearby.

### \* Major Hotels

The Chateau Airport, Port o' Call, Sheraton Cavalier and Marlborough Inn are all just within 6 kms.

Parkridge Estates enjoys fast routes to:

- \* Churches
- \* Libraries
- \* Schools & Community Support Services
- \* Superior Shopping Malls
- \* Major Parks
- \* Downtown
- \* Airport and N/S, E/W Highways
- \* New N.E. Hospital

## Great connections

Because of its ready access to the University of Calgary and the Southern Alberta Institute of Technology, Parkridge Estates offers an affordable location for mature students and teachers alike. From sports and recreation to art and cultural activities, this is a community with excellent connections.







# PARKBRIDGE ESTATES ...

*A First in Lethbridge*



Parkbridge Estates is a totally planned development, designed for comfort in a special kind of home setting. You'll quickly see the obvious advantages of this lifestyle alternative.



Lethbridge, Calgary nor Western Canada for that matter has never experienced the luxury of a manufactured housing community quite like **Parkbridge Estates**. We have managed



to combine the special qualities of an “adults only” community with a lifestyle you want. The many advantages and features of this development are simply unmatched.

We've taken the time and effort through years of development experience to think of everything one could reasonably expect in an adult community (40+). We have started with an attractive perimeter fence around the entire area



constructed from sturdy and durable materials. We then incorporated a card-lock entry system at the front gate to control non-resident traffic. Each home will be furnished with a portable panic-button in case of a medical, fire or police emergency. In addition to the perimeter fence, there is also a secure, padlocked compound area for R.V., boat and motorhome storage. And if that were not enough; **Parkbridge Estates** is also manned with on-site resident managers. *At home or away your worries are lessened!*

**Parkbridge Estates** standard features include:

- two off-street paved parking pads plus additional street parking space for visitors,
- all streets are 32 ft. wide with beautifully landscaped entrance boulevards,
- all lawns (public or residents) are constantly maintained by the resident manager,
- utilities are hidden underground.

**Parkbridge Estates** architectural design ensures you'll be proud of your neighborhood by:

- incorporating mandatory lowering of each home for easier access,
- providing guidelines/codes for the building of carports, garages and storage sheds,
- ensuring no more than 6.3 homes per acre,
- maintaining a 55% ratio of grassed and landscaped areas complete with 700 mature trees and over 1,200 multi-colored shrubs,
- maintaining (lawn care, snow removal, etc) approximately 80% of the entire community by the resident managers,
- providing any resident with bedding out plants “free of charge” for their own personal gardens surrounding their homes.



**Parkbridge Estates** also boasts an attractive Community Centre exclusively for you and your neighbors. We did not leave out anything either! All reasonable amenities have been incorporated into the building such as:

- a dance hall complete with band stand and microphone jacks,
- full kitchen facilities including four appliances,
- a lounge, games room area complete with a built-in oak bar,
- laundry facilities,



- cloak area,



- a P.A. System wired throughout with AM/FM tuning,
- a state of the art security alarm,
- capacity for 200,
- wheelchair access from the outside.

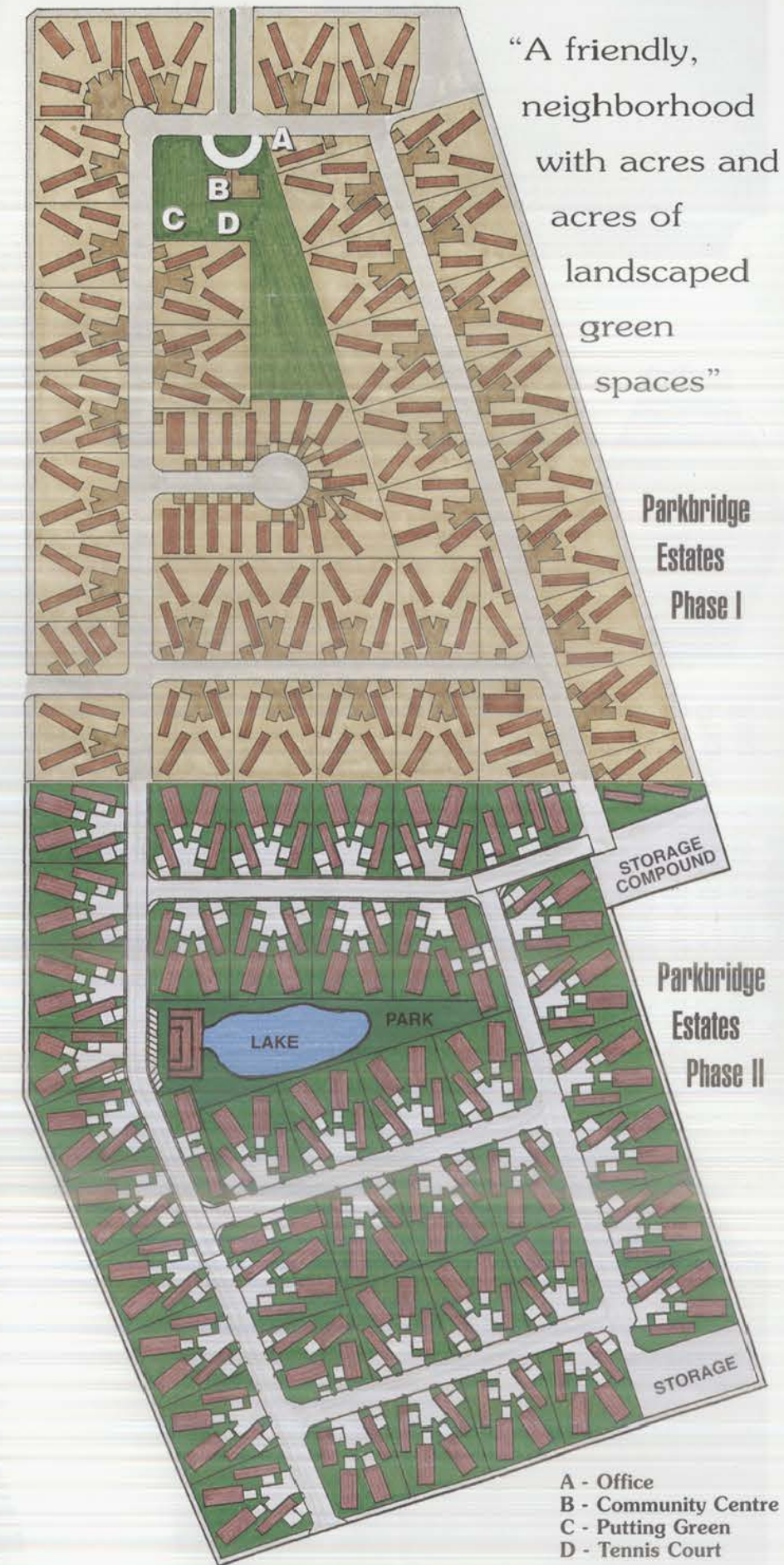
Even though **Parkbridge Estates** is a developed community, we are committed to

seeing the Centre organized and run by a self-elected association with all profits of various functions going directly back to the Community Centre.

**F**eel confident knowing you and your property are safe! Take a leisurely stroll on the red shale pathway system that circuits the entire project and enjoy the acres and acres of open grassed areas or try your hand at a relaxing game of horse-shoes, shuffleboard, practice your putting, or play a game of tennis. Whatever you choose, enjoy all the amenities that only the luxurious **Parkbridge Estates** will provide!



# PARKBRIDGE ESTATES





Another Proud Development By:



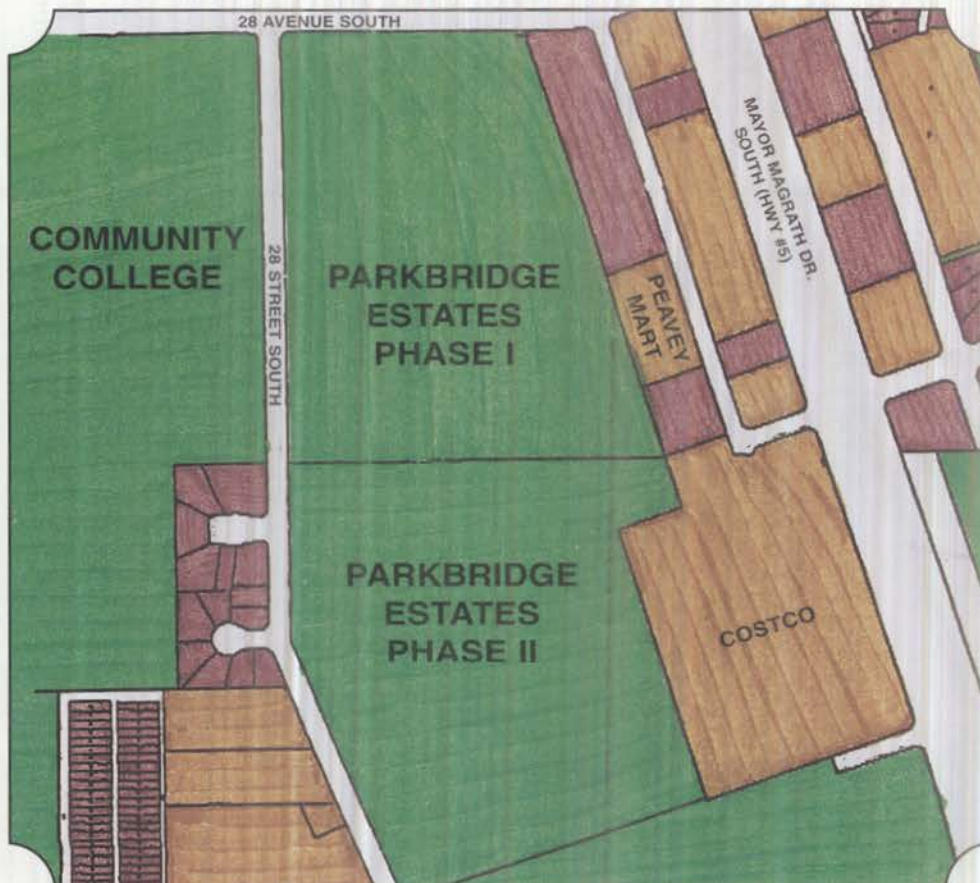
## *Parkside Holdings Ltd.*

#18, 7895 - 49 Avenue, Red Deer, Alberta T4P 2B4

P (403) 342-5045 F (403) 342-5022

**Call For More Information 1-888-446-6350**

*A tradition of excellence serving the manufactured housing industry for over 30 years*



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Fax: (403) 320-2920 or  
**1-888-446-6350**

**AL-TERRA**  
**Engineering Ltd.**

**Consulting Engineers**

**Edmonton • Red Deer**

**OUTLINE PLAN REPORT  
FOR  
DEER PARK EAST**

**SE ¼ SEC. 14-38-27-W4**

**(John & Alida Ratzke Quarter)**

**PREPARED FOR:**

**PARKSIDE HOLDINGS LTD.**

**PREPARED BY:**

**AL-TERRA ENGINEERING LTD.**

**MAY, 1998**



## **TABLE OF CONTENTS**

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
<b>2.0</b>	<b>SITE LOCATION AND LAND OWNERSHIP.....</b>	<b>1</b>
2.1	Site Location and Adjacent Development.....	1
2.2	Land Ownership.....	2
<b>3.0</b>	<b>POLICY FRAMEWORK; CONFORMANCE TO GUIDELINES.....</b>	<b>3</b>
<b>4.0</b>	<b>SITE CHARACTERISTICS.....</b>	<b>3</b>
4.1	Site Features and Access to the Quarter Section.....	3
4.2	Existing Acreage.....	4
4.3	Ecological Profile of the Quarter Section.....	5
	4.3.1. 20th Avenue Tree Band.....	5
	4.3.2. Planted Trees Along the North Boundary of the Quarter Section.....	5
<b>5.0</b>	<b>DEVELOPMENT PROPOSAL.....</b>	<b>6</b>
5.1	Road Widening.....	6
5.2	Development Concept.....	6
	5.2.1. Manufactured Home Park.....	7
	5.2.2. Local Convenience Commercial Site (C3).....	10
	5.2.3. Duplex Lots - RI-A.....	10
	5.2.4. Central Park Site; Tot Lots.....	10
5.3	Land Use Distribution.....	12
<b>6.0</b>	<b>TRANSPORTATION.....</b>	<b>13</b>
6.1	Transportation Circulation Pattern.....	13
6.2	Collector Road Cross Sections.....	14
6.3	Pedestrian Circulation Patterns.....	15

## **TABLE OF CONTENTS**

<b>7.0</b>	<b>MUNICIPAL SERVICING CONSIDERATIONS.....</b>	<b>15</b>
7.1	Storm Sewer System.....	16
	7.1.1. Minor Drainage System.....	16
	7.1.2. Major Overland Drainage System.....	16
7.2	Sanitary Sewer System.....	17
7.3	Water Distribution System.....	18
7.4	Shallow Utilities.....	19
<b>8.0</b>	<b>REPORTS FROM SPECIALIZED CONSULTANTS.....</b>	<b>19</b>
8.1	Geotechnical Investigation.....	19
8.2	Phase 1 Environmental Site Assessment.....	19
<b>9.0</b>	<b>PHASING OF DEVELOPMENT.....</b>	<b>19</b>
<b>10.0</b>	<b>CLOSURE.....</b>	<b>20</b>
<b>APPENDICES.....</b>		<b>21</b>
	APPENDIX "A"	
*	Certificate of Title	
*	Remote Land Title Search	

## **LIST OF FIGURES**

FIGURE 1 - LOCATION PLAN.....	Following Page.....	1
FIGURE 2 - EXISTING ACREAGE, SOUTHWEST CORNER OF QUARTER SECTION.....	Following Page.....	2
FIGURE 3 - SITE FEATURES.....	Following Page.....	5
FIGURE 4 - DEVELOPMENT CONCEPT.....	Following Page.....	6
FIGURE 4A - DEVELOPMENT CONCEPT - MANUFACTURED HOME PARK AREA.....	Following Page .....	7
FIGURE 4B - CENTRAL PARK LAYOUT.....	Following Page .....	11
FIGURE 5 - DIVIDED AND UNDIVIDED COLLECTOR ROADWAY DETAIL.....	Following Page.....	14
FIGURE 5A - DIVIDED AND UNDIVIDED LOCAL ROAD DETAILS.....	Following Page.....	14
FIGURE 6 - STORM SEWERS.....	Following Page.....	16
FIGURE 7 - OVERLAND DRAINAGE.....	Following Page.....	17
FIGURE 8 - SANITARY SEWERS.....	Following Page.....	17
FIGURE 9 - WATER DISTRIBUTION.....	Following Page.....	18
FIGURE 10 - PHASING PLAN.....	Following Page.....	19

## **1.0 INTRODUCTION:**

This outline plan has been prepared on behalf of Parkside Holdings Ltd. This plan has been prepared so it complies with the East Hill Area Structure Plan, and the City of Red Deer Design Guidelines. The one feature which differentiates the development from others is the proposal, by Parkside Holdings Ltd., to install an upscale manufactured home park in the north east corner of the quarter section, for retirement aged residents. Mr. John Ratzke, the President of Parkside Holdings Ltd., has a world wide reputation for developing these upscale, and very innovative manufactured home parks. His intent is to make this manufactured home park his best project to date.

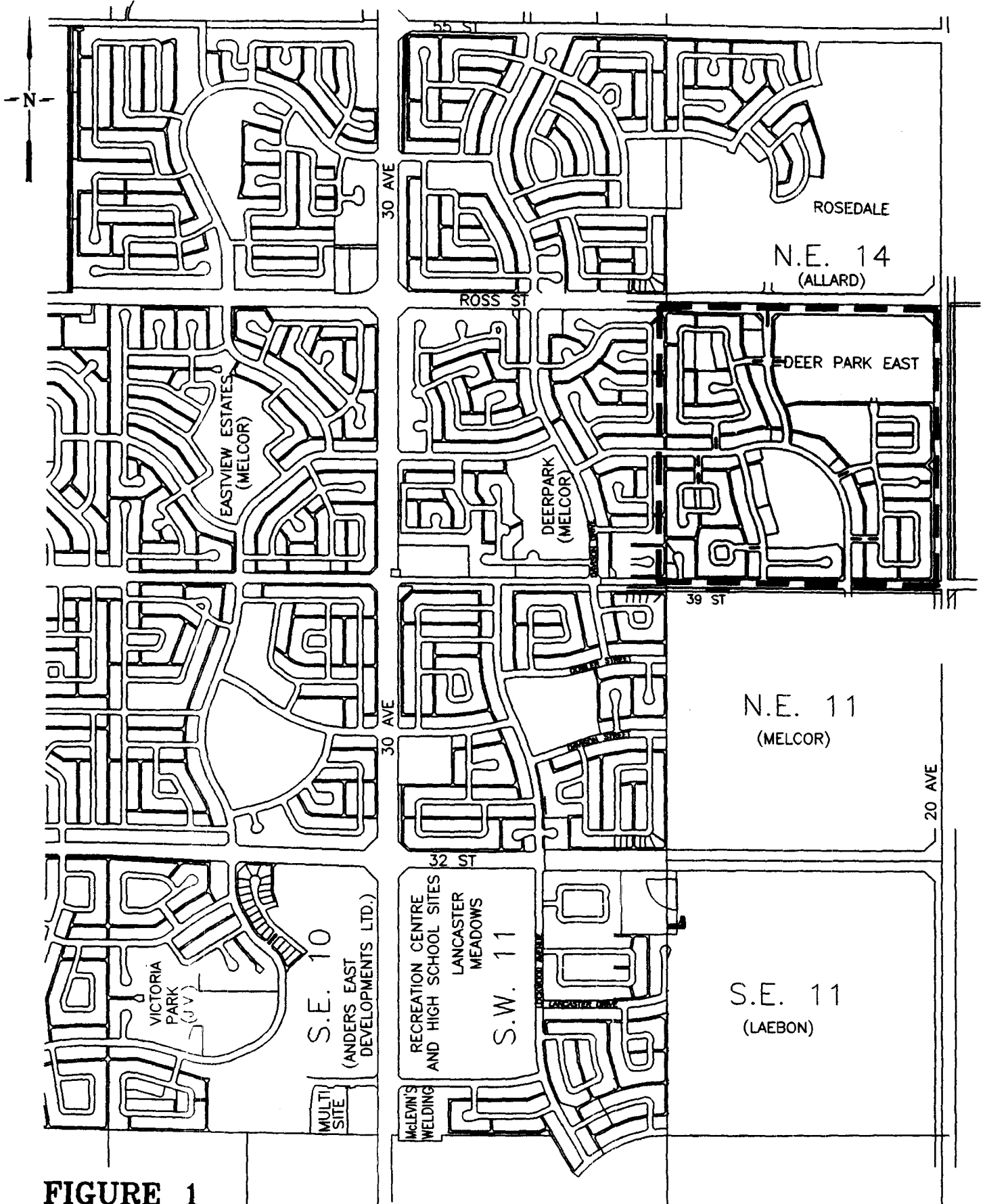
The overall intent is to surround the manufactured home park with neighborhoods which are typical for south east Red Deer, so as to blend in well with the existing area developments.

## **2.0 SITE LOCATION AND LAND OWNERSHIP:**

### **2.1 Site Location and Adjacent Development:**

The subject quarter section is located within the south east quadrant of the City of Red Deer, and is legally described as the SE ¼ SEC. 14-38-27-W4. Most commonly, it is known as the Ratzke quarter section. Figure 1 illustrates the location of this quarter section. Ross Street abutts the north boundary, 20th Avenue abutts the east boundary, 39th Street abutts the south boundary, and Melcor's Deer Park quarter section abutts the west boundary of this quarter section. Development is occurring, or will proceed to occur shortly, on three sides of the subject land. Melcor Developments Ltd. has only one small phase of 17 residential lots left to develop in their quarter section. The Rosedale Meadows quarter section, located to the north, has development completed on approximately one third of its area. The N.E. ¼ SEC. 11-38-27-W4, located to the south, (by Laebon Developments Ltd.) is currently also at the outline plan development stage.

# DEER PARK EAST OUTLINE PLAN



**FIGURE 1  
LOCATION**

SCALE 1:15000

REVISED MAY 21/98

PREPARED BY: **AL-TERRA**  
ENGINEERING LTD.

## **2.1 Site Location and Adjacent Development (continued)**

The lands located to the east of the subject quarter section and east of 20th Avenue will not be developed for some time. Major sanitary and storm trunk system extensions are required before development can proceed east of 20th Avenue.

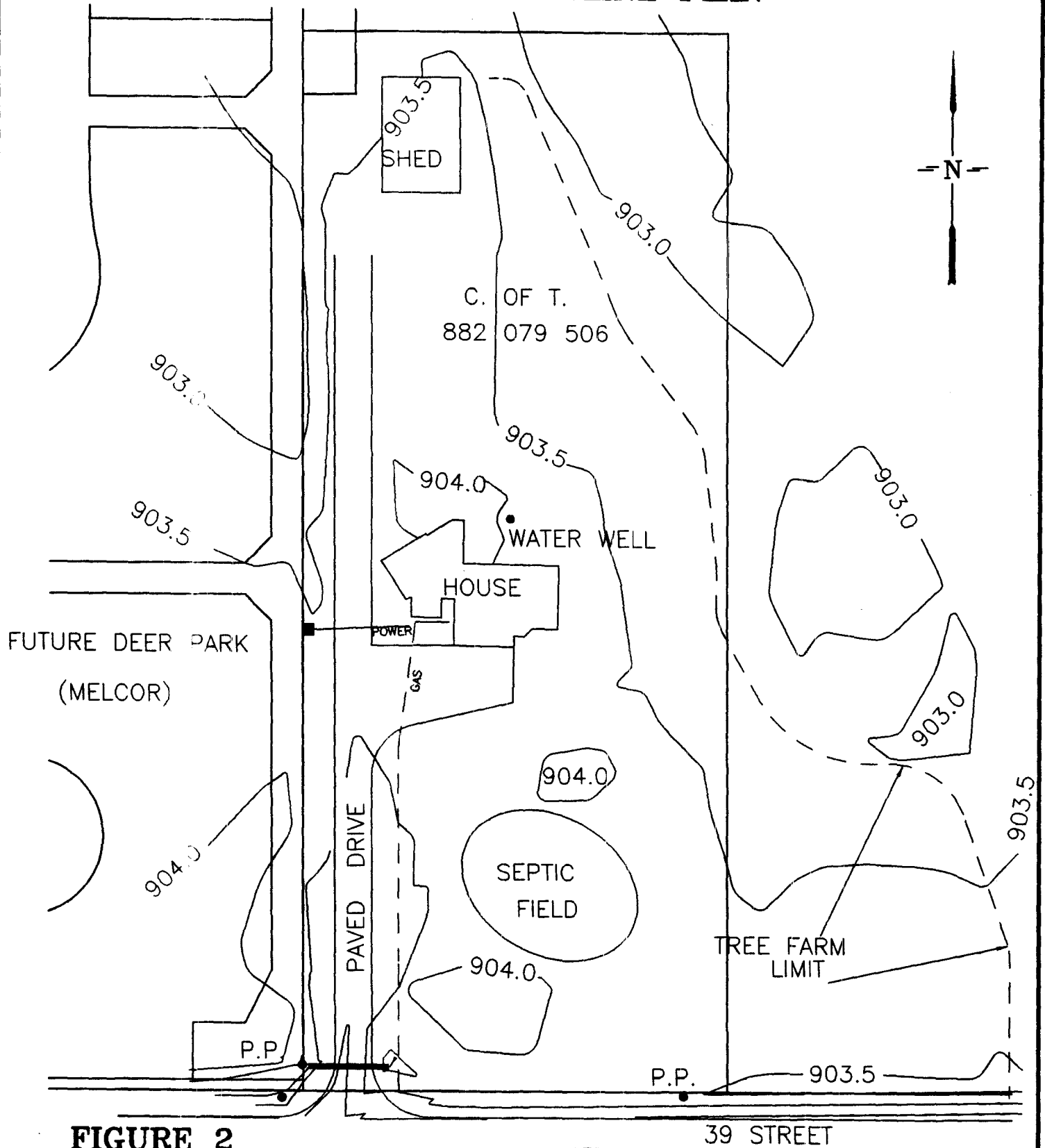
Accordingly, this quarter section is situated at an ideal location for development to proceed .

## **2.2 Land Ownership:**

The quarter section contains 65.026 hectares (160.68 acres). Parkside Holdings Ltd. owns all but 1.62 hectares (4.0 acres) of this quarter section. The remaining 1.62 hectares are owned by John and Alida Ratzke personally.

Figure 2 illustrates the 1.62 hectare parcel owned by John and Alida Ratzke. Certificate of Title 882 079 506 describes the limits of this land parcel. A house and shed occupy this property. John and Alida Ratzke maintain their residence on this acreage. The outline plan for the overall quarter section addresses how this 1.62 hectare land parcel could be incorporated into the total development scheme. Copies of remote land title searches, and the Certificates of Title are included in Appendix "A".

# DEER PARK EAST OUTLINE PLAN



**FIGURE 2**  
**EXISTING ACREAGE**  
**SOUTH WEST CORNER**  
**OF QUARTER SECTION**

SCALE 1:1000

REVISED FEB 24/98

**LEGEND:**

— 901 — ORIGINAL GROUND CONTOURS

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**ENGINEERING LTD.**

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RED DEER

### **3.0 POLICY FRAMEWORK; CONFORMANCE TO GUIDELINES:**

The City of Red Deer adopted the East Hill Area Structure Plan on September 14, 1992 via Bylaw 3075/92. Subsequent revisions were made to the plan via Bylaw 3075/A-93, on April 26, 1993 and Bylaw 3075/B-93 on November 22, 1993. Further revisions to this plan are being reviewed at this time. All revisions to the ASP made during the current review will be adopted (as applicable), within the planning framework of this quarter section. As defined in the area structure plan, the principal purpose of the land is for residential purposes. An elementary school site is proposed within the central park site. A 0.25 hectare local convenience commercial site is proposed along Ross Street, at the north entrance to the quarter section.

Some of the other City of Red Deer documents consulted for reference in the preparation of this outline plan included the City of Red Deer Design Guidelines, the Ecological Profiles of the Ratzke/Deer Park Natural Areas, the Community Services Master Plan, and the City of Red Deer Planning And Subdivision Guidelines. The outline plan, as prepared, is generally in accordance with the direction provided in these documents.

### **4.0 SITE CHARACTERISTICS:**

#### **4.1 Site Features And Access To The Quarter Section:**

With the exception of the 1.62 hectare acreage located at the south west corner of the property, the remaining lands within the quarter section are farmed, and are currently in a cultivated state.

The site generally slopes from east to west, with an elevation difference across the quarter section of approximately 7.0 to 8.0 metres.



#### **4.1 Site Features And Access To The Quarter Section (continued)**

39th Street exists as a cold mix asphalt road along the south boundary of the quarter section. 20th Avenue exists as a 5.0 metre wide graveled road along the east boundary of the quarter section. Ross Street exists in a cultivated state, with no road development on it, along the north boundary of the quarter section.

No trees exist within the actual limits of the quarter section except for the ones located within the 1.62 hectare acreage.

#### **4.2 Existing Acreage**

Figure 2 illustrates the existing acreage on which the residence of John and Alida Ratzke is located. The acreage is very nicely landscaped, with mature trees planted throughout, and with mature shrub beds. A row of mature popular trees exists along most of the west boundary of the acreage. We expect this row of trees can be saved and incorporated into lots, if this acreage parcel is subdivided. The remaining trees on this acreage may or may not be salvageable, if development occurs, depending on where they would be located in a development scheme for this acreage.

The south east corner of the acreage is planted with a number of rows of young spruce trees.

Figure 2 also illustrates the location of the paved driveway, the storage shed and work shop, the septic field, the water well, and where the power and gas services are located, to service the existing residence. Access from the existing residence is onto 39th Street.

#### **4.3 Ecological Profile Of The Quarter Section:**

##### **4.3.1. 20th Avenue Tree Band:**

The City of Red Deer Recreation Parks & Culture Department, and Community Services, have produced a report dated September, 1997, which provides ecological profiles of south east Red Deer, including the Ratzke/Deer Park natural area. This report illustrates an existing band of trees, located along the east property line, and within the Ratzke quarter section. These trees however, are not located within the boundaries of the subject property. Figure 3, site features, illustrates where these trees actually exist, within the existing 20.12 metre (66 foot) right of way for 20th Avenue. The trees exist between the east property line of the Ratzke quarter section and the west edge of the existing 5.0 metre wide graveled road. The width of this band of trees varies from 6.0 metres to 8.0 metres. The trees principally consist of old and dying poplars, mature poplars, young poplars and undergrowth, including some dogwood and willow species, and wild flowering plants.

An overhead power line is located along the east side of the existing 20th Avenue graveled road. As a result any mature trees which may have existed there were removed. At present, only some sporadic brush exists along the east side of 20th Avenue, within the existing 20.12 metre right of way.

##### **4.3.2. Planted Trees Along The North Boundary Of The Quarter Section**

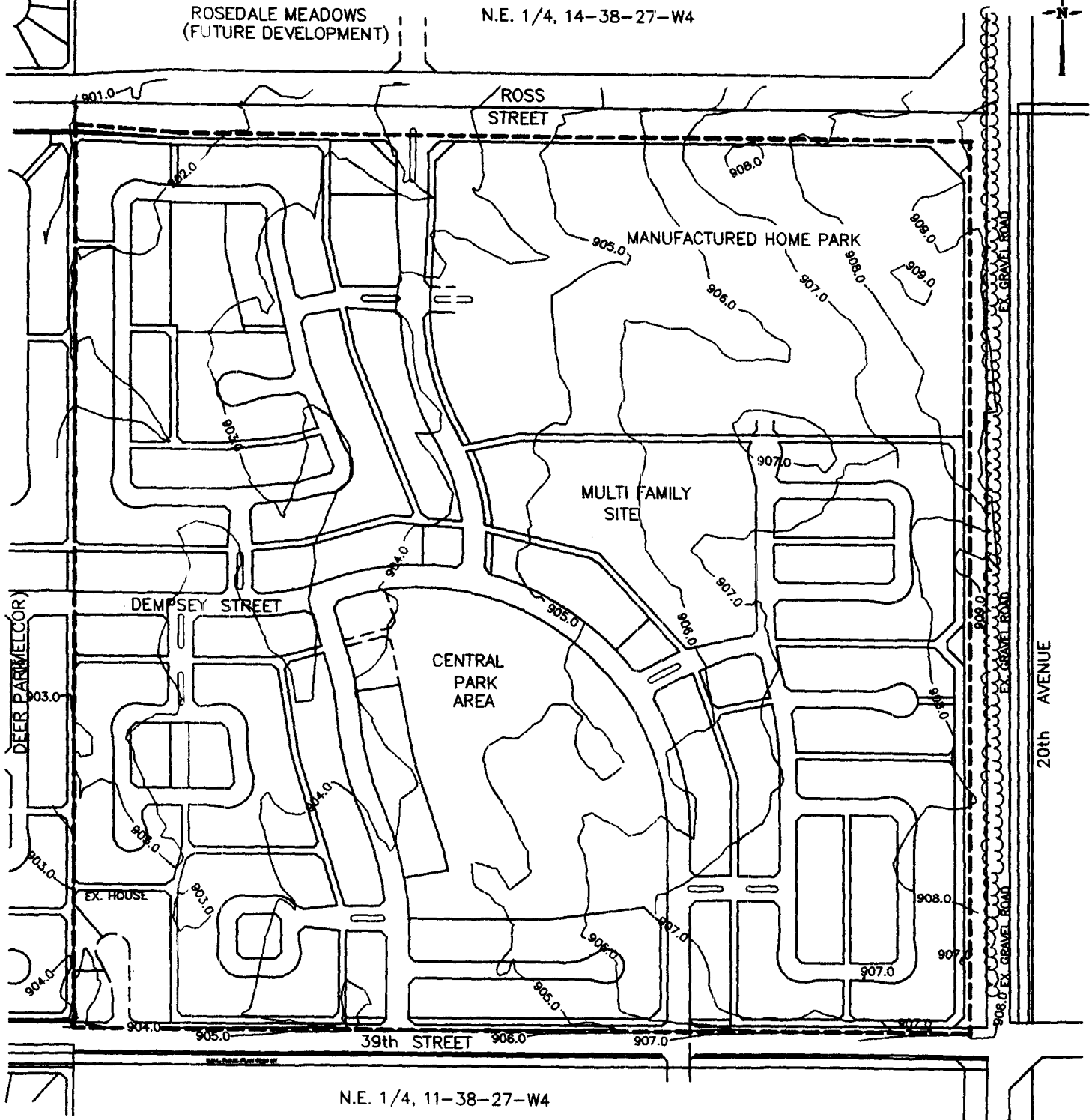
Just north of the north property line of the Ratzke quarter section, a single row of poplar trees has been planted. They are not located on the Ratzke quarter section as illustrated in the City of Red Deer Ecological Profile report. They are spaced fairly sparsely and are still relatively young. At their present location they are in the middle of the future 60 metre wide Ross Street right of way. No other ecological features of any interest exist on this quarter section.

# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



**FIGURE 3**  
**SITE FEATURES**

SCALE 1:5000

**LEGEND:**

- OUTLINE PLAN BOUNDARY
- 901 ~ ORIGINAL GROUND CONTOURS
- ~~~~~ ORIGINAL TREELINE

**AL-TERRA**  
ENGINEERING LTD.

REVISED MAY 22/98

EDMONTON

RED DEER

## **5.0 DEVELOPMENT PROPOSAL**

### **5.1 Road Widening:**

Based on the outline plan as proposed, road widening will have to be provided on two sides of the quarter section, namely:

- \* Along the east side of the quarter section for the future development of an arterial roadway, namely 20th Avenue.
- \* Along the north side of the quarter section for the future extension of an arterial roadway, namely Ross Street.

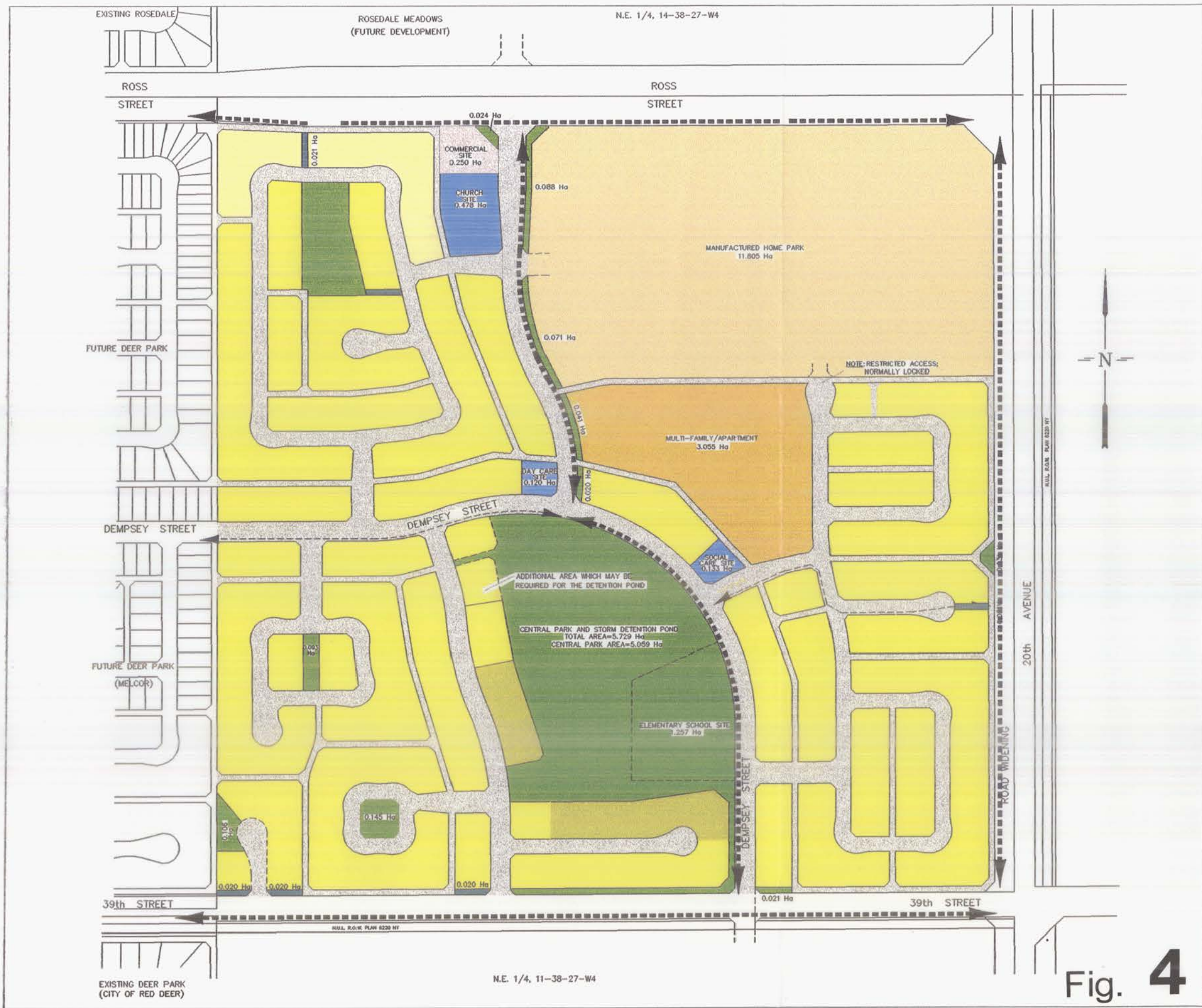
The land area required for these two road widenings, as proposed, is 3.985 hectares (9.85 acres).

As clarified in section 4.3.1. of this report, the  $\pm$  8.0 metre wide band of trees exists within the existing 20.12 metre (66 foot) road right of way. It is assumed that these particular trees will not be preserved and that the 20<sup>th</sup> Avenue road widening will be required.

### **5.2 Development Concept:**

Figure 4 illustrates the proposed development concept for this subdivision. The principal concept for this outline plan was to create neighborhoods within the community, with an emphasis on integrating land uses, and addressing the market trends presently existing in Red Deer. With this in mind, we created a plan which includes cul de sac's, P-Loops, and crescent road systems. The internal road system design typically discourages through traffic, thus creating the desirable quiet neighborhoods. The internal roadway system then ties into collector roads, and collector roads tie into arterial roads, thus addressing the typical hierarchy of roadway systems for the City of Red Deer.





OUTLINE PLAN  
FOR  
DEER PARK EAST  
S.E. 1/4, 14-38-27-W4  
(RATZKE QUARTER)  
FOR  
PARKSIDE HOLDINGS LTD.  
SCALE: 1:4000 METRIC  
NOTE: ROAD RIGHT OF WAY WIDTHS ARE 15m  
UNLESS OTHERWISE NOTED.

- SINGLE FAMILY (R1)
- MULTI-FAMILY/APARTMENT (R3)
- DUPLEX LOTS (R1-A)
- TWO STOREY HOUSES W/  
WALKOUT BASEMENTS
- PUBLIC UTILITY LOTS
- WALKWAYS, LOCAL PARKS  
AND CENTRAL PARK
- NEIGHBOURHOOD COMMERCIAL
- SPECIAL USES
- ROADS AND LANES
- MEDIANS FOR COLLECTOR  
OR RESIDENTIAL ROADS
- MAIN PEDESTRIAN LINKAGE
- MINOR PEDESTRIAN LINKAGE
- TOTAL MUNICIPAL RESERVE  
(INCLUDING CENTRAL PARK SITE) 6.781 Ha

TOTAL AREA OF ORIGINAL 1/4 SECTION	65.026 Ha	160.68 Ac
ROSS STREET AND 20th AVENUE WIDENING	3.987 Ha	9.85 Ac
DEVELOPABLE AREA	61.039 Ha	150.77 Ac 100%
SINGLE FAMILY (R1)	24.987 Ha	61.66 Ac 40.9%
MANUFACTURED HOME PARK (R4)	11.805 Ha	29.16 Ac 19.3%
MULTIPLE FAMILY (R3)	3.055 Ha	7.55 Ac 5.0%
DUPLEX LOTS (R1-A)	1.280 Ha	3.18 Ac 2.1%
NEIGHBOURHOOD COMMERCIAL (C3)	0.250 Ha	0.62 Ac 0.4%
DAY CARE SITE (R1A)	0.120 Ha	0.30 Ac 0.2%
SOCIAL CARE SITE (R1A)	0.133 Ha	0.33 Ac 0.2%
CHURCH SITE (R1)	0.478 Ha	1.18 Ac 0.8%
CENTRAL PARK (P1)	5.729 Ha	14.15 Ac 9.4%
LOCAL PARKS AND WALKWAYS (P1)	1.251 Ha	3.09 Ac 2.0%
STORM DETENTION POND (P5)	0.669 Ha	1.65 Ac 1.1%
PUBLIC UTILITY LOTS (P6)	0.146 Ha	0.36 Ac 0.2%
ROADS	11.806 Ha	29.22 Ac 19.4%
COLLECTOR	3.296 Ha	8.14 Ac
RESIDENTIAL	6.100 Ha	15.07 Ac
LANES	2.410 Ha	6.01 Ac

ORIGINAL PREPARED: JANUARY 28, 1993  
REVISIONS: MARCH 11, 1993  
DECEMBER 09, 1997  
DECEMBER 22, 1997  
FEBRUARY 10, 1998  
FEBRUARY 17, 1998  
MARCH 28, 1998  
MAY 20, 1998

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Fig. 4



## **5.2 Development Concept: (continued)**

The concept, as proposed, provides for a variety of housing types and a local convenience commercial site to service the daily needs of residents in this area.

### **5.2.1. Manufactured Home Park (R4):**

The primary element which will make this quarter section unique in Red Deer is the proposed 11.805 hectare (29.16 acre) manufactured home park to be located in the north east corner of the subject property. Parkside Holdings Ltd. have won awards and numerous compliments for similar parks in other locations. The most recent of these is nearing completion in Lethbridge, Alberta. Their intent is to make this manufactured home park their best yet.. It will be major asset to the community.

The general intent of this portion of the development is to provide a safe and attractive community for retirement aged residents and empty nesters, reasonably 'protected' from the rest of the surrounding neighborhoods. The park will be enclosed by a 1.83 metre (6 foot) high, sculptured stucco fence, accented with large decorative pillars. Security gates with access cards will provide access to owners and guests. Emergency service vehicles will also be provided with access codes and keys. A total of 172 manufactured home units are proposed for the park, providing a site density of only 14.57 units per hectare (5.90 units per acre). Given the traditionally low 'per unit' occupancy population of these parks (average of 1.7 persons per unit), the population density of the park is approximately 25 persons per hectare - substantially less than even traditional single family detached residential land uses. The proposed layout of the park is noted in Figure 4A.

The manufactured home park will be detailed with a variety of landscaping features, including: rock gardens, flower beds, shrub beds, shale walkways, accent berms and flowering trees.

MANUFACTURED HOME  
PARK AREA=11.739 Ha

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



5.2.1. **Manufactured Home Park (R4):** (continued)

Traditional grassed areas will be utilized throughout the unit locations, which will be arranged in planning 'clusters'. Typical clusters consist of four (4) units, but the east side corners will have seven (7) and six (6) units in the north and south portions respectively. Each cluster will have a minimum of 42% 'green' space with that percentage potentially increasing up to 62% depending on the size of the particular units involved. Planning calls for the homes to vary in size from 16' x 76' (4.88 m x 23.16m) to 29' x 76' (8.84m x 23.16m), with 12 variations in between. Each cluster will also provide parking for up to 3 cars per unit (1 in each garage and 2 in driveways). Additional parking of some 70 spaces is provided along the street adjacent to the buffer zones, 34 spaces on the roads in front of grassed areas and a further 21 off street spaces at the site amenities complex. As proposed, as many as 641 spaces are available within the manufactured home park site.

In its entirety, the manufactured home park (as noted in Figure 4A) has a total landscaped and amenity area of just under 60,500 m<sup>2</sup> or 51.1% of the useable space. If smaller units are used, this proportion will increase. When taking into account the 'usefulness ratios' of 4:1 for the Club House, 3:1 for the tennis courts and shuffleboard areas and 2:1 for the playground and horseshoe pits, the numbers suggest an equivalent 52.7% . Again, this represents a general minimum given the residential unit sizes indicated on Figure 4A.

Other site amenities will include a storage compound and shed for the residents, occupying some 2435 m<sup>2</sup> which will provide an average of 14.15m<sup>2</sup> per unit - far above minimum requirements, and linkage walkways set amongst the detailed landscaping. Maintenance of the 'public' areas (which total a further 9.0% of the Manufactured Home Park site - over and above the previous



5.2.1. **Manufactured Home Park (R4):** (continued)

municipal reserve allowance for the quarter section) will be closely monitored and controlled.

Undoubtedly, the site will be a quality development which will set a new standard.

A detailed area breakdown for the site is as follows:

Total Manufactured Home Park	118,049 m <sup>2</sup> .....	100%
‘Public’ Areas: Roads	14,189 m <sup>2</sup> .....	12.0%
Amenities (1)	4,297 m <sup>2</sup> .....	3.6%
Landscaped (2)	6,819 m <sup>2</sup> .....	5.7%
‘Private’ Areas: Driveways:	11,902 m <sup>2</sup> .....	10.0%
Landscaped	49,297 m <sup>2</sup> .....	41.9%
Units	31,548 m <sup>2</sup> .....	26.8%

(1) Indicates Club House, tennis courts, storage compound, playgrounds etc.

(2) Includes walkways, grasses buffer zones, flower beds etc.

Servicing elements for the manufactured home park are noted in section 7.0 following.

5.2.2. **Local Convenience Commercial Site (C3):**

The 0.25 hectare local convenience commercial site will be a major asset to this community, particularly since some of the retired residents of the manufactured home park will no longer be driving. Accordingly, items they require on a daily basis, such as a carton of milk, or renting a video, will be easy to access.

Similarly the commuter coming home from a day's work can stop by the local convenience outlet and pick up what is needed, without going out of their way to complete this shopping.

The local convenience commercial site will be a significant asset to this community, since it will provide what the name implies, "convenience" for the adjacent residents.

5.2.3. **Duplex Lots - RI-A:**

The duplex lots for this subdivision have been located in the northwest corner of the quarter section, adjacent to the Deer Park (Melcor) duplex lots, thus creating compatible land uses.

5.2.4. **Central Park Site; Tot Lots; Detention Pond:**

A 5.059 hectare (12.5 acre) central park site is provided within this outline plan. The site is designated to include an elementary school and the required neighborhood recreation facilities.

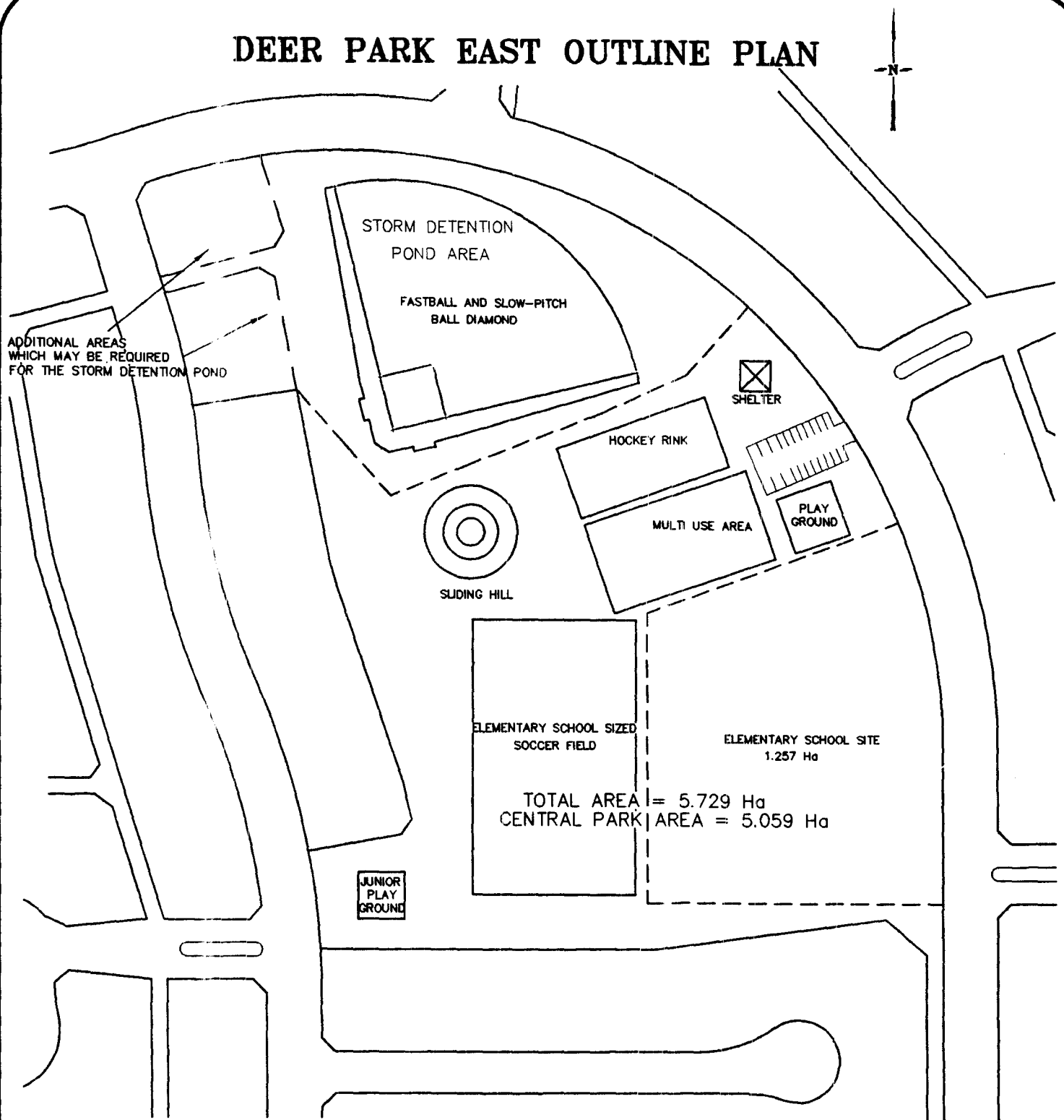
There is good road exposure for this park site along Dempsey Street. The central location of the park site makes it so all residents within the quarter section require only a short walk to use the central park facilities. Figure 4b indicates the proposed park layout.

Four tot lots, strategically located within the quarter section, will provide park facilities, and a neighborhood gathering focal point for particular neighborhoods.

5.2.4. **Central Park Site; Tot Lots; Detention Pond;** (continued)

The primary storm detention pond will be located in the north west corner of the Central Park. As is now typical in Red Deer, this storm detention pond will be public utility lot, and part municipal reserve. Section 7.1.1 and 7.1.2 of this report clarify the engineering circumstances with respect to this storm detention pond. A second smaller detention pond, needed as a result of the site topography, is to be located in an area park located in the north west portion of the quarter section. The actual sizes of both ponds required will be resolved with the City of Red Deer Engineering Department.

# DEER PARK EAST OUTLINE PLAN



**FIGURE 4b**  
**CENTRAL PARK**

SCALE 1:2000

PREPARED MAR 26/98  
REVISED MAY 25/98

PREPARED BY:

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### 5.3 Land Use Distribution:

Table 1 illustrates the land use distribution for the outline plan area.

**TABLE 1. OUTLINE PLAN STATISTICS:**

<b>TOTAL AREA OF ORIGINAL ¼ SECTION</b>	65.026 Ha	160.68 Ac	
Ross Street and 20th Avenue Widening	3.987 Ha	9.85 Ac	
<b>DEVELOPABLE AREA</b>	61.039 Ha	150.83 Ac	100%
Single Family (R1)	24.992 Ha	61.75 Ac	40.9%
Manufactured Home Park (R4)	11.805 Ha	29.17 Ac	19.3%
Multiple Family (R2/R3)	3.055 Ha	7.55 Ac	5.0%
Duplex Lots (R1-A)	1.277 Ha	3.16 Ac	2.1%
Neighborhood Commercial (C3)	0.250 Ha	0.62 Ac	0.4%
Day Care Site (R1)	0.120 Ha	0.30 Ac	0.2%
Social Care Sites (R1)	0.133 Ha	0.33 Ac	0.2%
Church Site (R1)	0.478 Ha	1.18 Ac	0.8%
Central Park (P1)	5.059 Ha	12.50 Ac	8.3%
Detention Pond	0.670 Ha	1.66 Ac	1.1%
Local Parks and Walkways (P1)	1.240 Ha	3.06 Ac	2.0%
Public Utility Lots (PS)	0.154 Ha	0.38 Ac	0.3%
Roads	11.806 Ha	29.17 Ac	19.4%
Collector	3.296 Ha	8.14 Ac	
Residential	6.100 Ha	15.07 Ac	
Lanes	2.410 Ha	5.96 Ac	

The total municipal reserve area, including the central park site, and excluding the main detention pond area is approximately 6.299 hectares (15.57 acres). This represents some 10.32% of the developable land area. As addressed in Section 5.2.1, there will also be a significant amount of landscaped area within the manufactured home park.

### 5.3 Land Use Distribution: (continued)

We believe the land use distribution, as proposed, illustrates a well balanced development, with sufficient duplex and multifamily area (7.10% percent of the developable land area) to create some density, for the quarter section. Meanwhile the single family component is 40.9 percent of the developable land area. Actual lot sizes and land uses will determine final densities. An approximate dwelling unit and population density for the quarter section is as follows:

#### Residential Uses:

ITEM	No. of Units	Persons/Unit	Population	Population Density
Single Family	450 - 480	3.4	1530 - 1632	61 - 65/Ha
Duplex	25 - 30	3.3	82 - 99	64 - 77/Ha
Multi Family	110 - 140	2.8	308 - 392	102 - 130/Ha
Manufactured Home	172	1.7	292	25/Ha
Total Site	757 - 822	-----	2212 - 2415	36 - 40/Ha

The outline plan also provides for the following required facilities and alternative usage sites:

- \* Day Care Site: 0.120 Hectares (single family)
- \* Social Care Site: 0.133 Hectares (single family)
- \* Church Site: 0.478 Hectares ( single family)

## 6.0 TRANSPORTATION:

### 6.1 Transportation Circulation Pattern

The traffic circulation pattern proposed in the outline plan conforms to the East Hill Area Structure Plan. At some point in the future, there will be two arterial roadways adjacent to the quarter section:

- \* Ross Street along the northern boundary of the quarter section, and
- \* 20th Avenue along the eastern boundary of the quarter section.

## **6.1 Transportation Circulation Pattern (continued)**

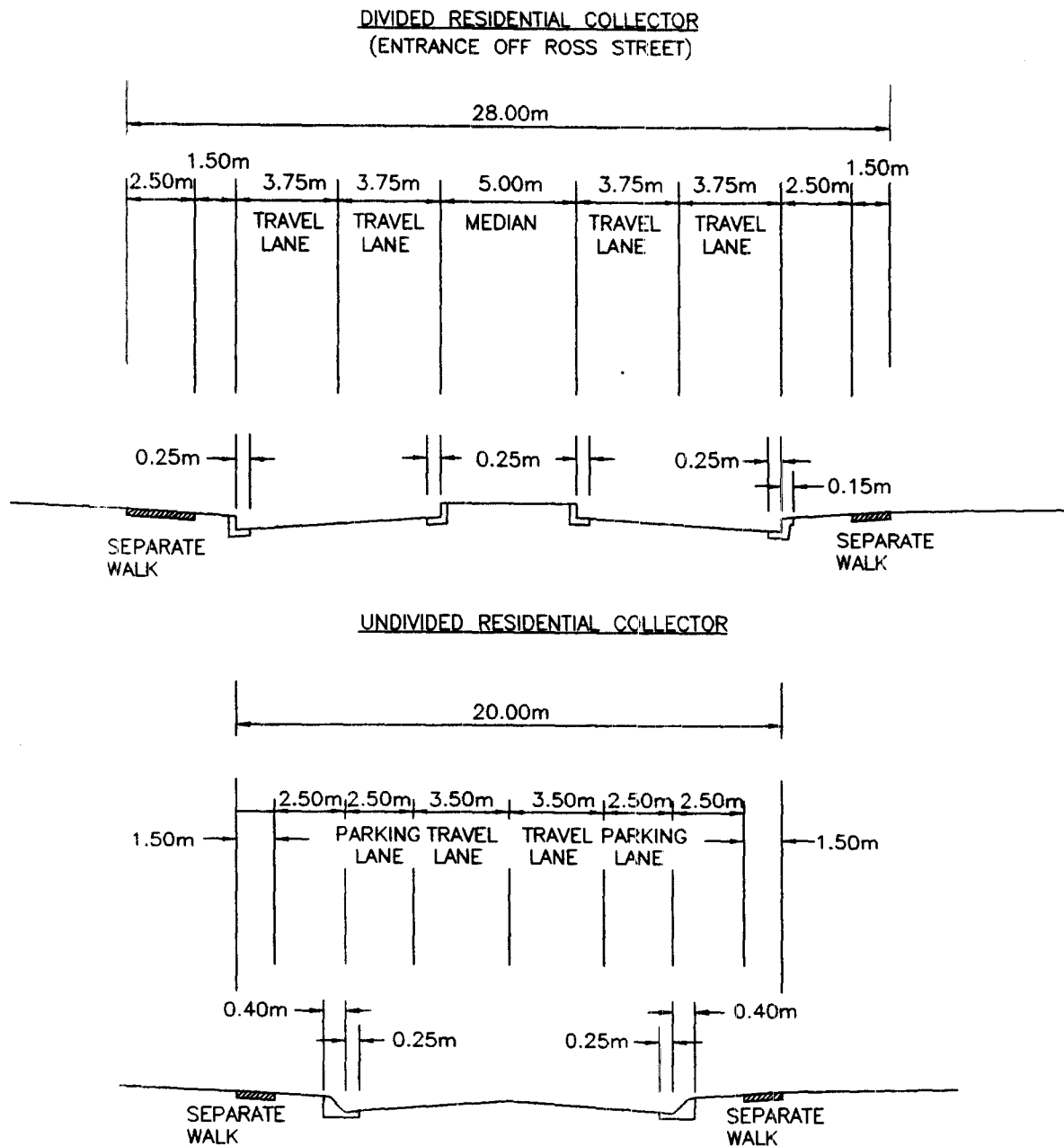
The internal transportation system will ultimately tie into Ross Street and 39<sup>th</sup> Street. There is no collector road connection proposed to 20<sup>th</sup> Avenue.

An internal collector loop street will tie into the existing Dempsey Street along the west boundary of the quarter section, and into 39<sup>th</sup> Street at the south limit of the quarter section.

It is anticipated that Ross Street will be extended to the midpoint of the Ratzke quarter section in 1998, and, as a result, provide the principal access to the quarter section. This, of course, is at the discretion of the City of Red Deer. If Ross Street is not extended in 1998, Dempsey Street would be extended to provide this principal access until Ross Street is extended. 39<sup>th</sup> Street is also expected to extend easterly to tie into 20<sup>th</sup> Avenue some time in the near future.

## **6.2 Collector Road Cross Sections:**

Figures 5 and 5a illustrate the cross sections proposed for the divided and undivided residential roads. Figure 5 illustrates the typical collector road cross sections for a 28.0 m wide divided right- of-way (applicable at site access from Ross Street only) and the 20.0m typical undivided collector. These cross sections conform to the City of Red Deer Design Guidelines drawing B5 and B6. The intent is that the 2.5 metre wide separate sidewalk, or paved walkway, would be located on the same side of the collector road as the 6.0 metre wide municipal reserve strip. This would apply to the collector road from Ross Street to Dempsey Street, and, along Dempsey Street, from 39<sup>th</sup> Street. Figure 5a illustrates the typical divided 22.0m wide local road and standard 15.0m undivided local road within the interior sections of the development.



**FIGURE 5**  
**DIVIDED AND UNDIVIDED RESIDENTIAL**  
**COLLECTOR ROADWAY DETAIL**

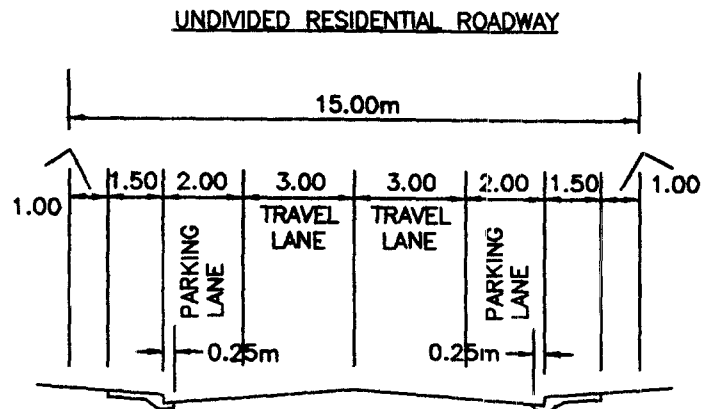
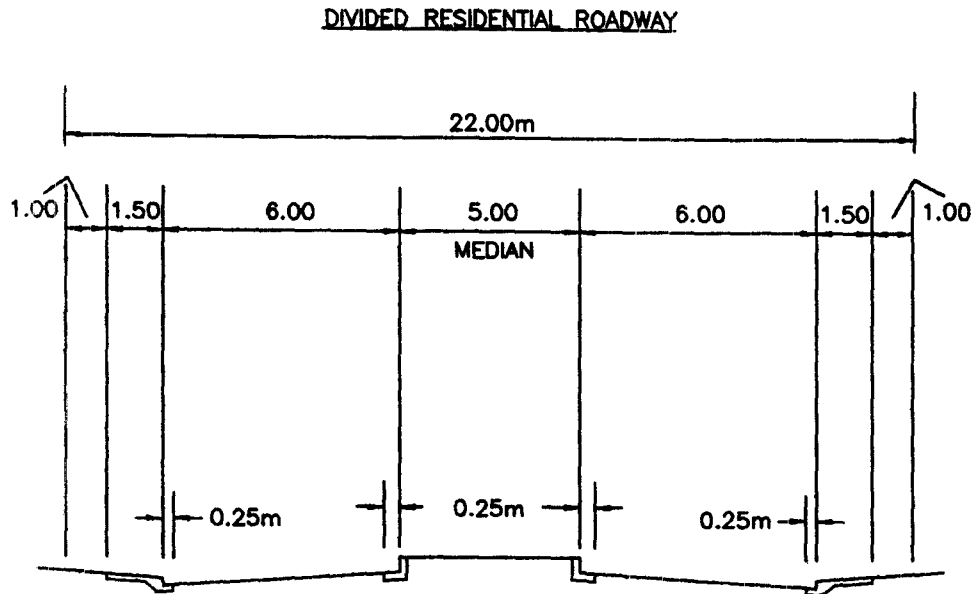
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**FIGURE 5a**  
**DIVIDED AND UNDIVIDED RESIDENTIAL**  
**LOCAL ROADWAY DETAIL**

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### **6.3 Pedestrian Circulation Patterns:**

Figure 4 illustrates a continuous integrated pedestrian system throughout the quarter section. As assumed for this report, and as illustrated on Figure 4 and, for cross sectional details, on Figure 5:

- \* We assume the City of Red Deer will provide a pedestrian walkway system along 39th Street, along Ross Street, and along 20th Avenue as these roads are upgraded.
- \* The pedestrian linkage will be continued, along Dempsey street, from Melcor's Deer Park Subdivision.
- \* A 2.5 metre wide pedestrian linkage will be provided from Ross Street to Dempsey Street, and along Dempsey Street, to 39th Street.
- \* We propose to provide a pedestrian linkage from Dempsey Street to 20th Avenue, toward the mid point of the quarter section.

The pedestrian linkage system on the outline plan connects the key neighborhood elements and will enable residents to walk, run, or ride bicycles through the community on a system of walkways, or sidewalks. The pedestrian movement patterns are designed for both internal and external pedestrian flows.

### **7.0 MUNICIPAL SERVICING CONSIDERATIONS:**

The municipal services required to service this subdivision are existing, and are located directly along the west boundary of the subject quarter section, within the lane that runs all along the east boundary of the Deer Park Melcor quarter section. Accordingly, to service the Ratzke quarter section requires only a direct extension of these services.

## **7.1 Storm Sewer System:**

### **7.1.1. Minor Drainage System:**

The existing storm sewer trunk line downstream from this quarter section is undersized to handle any significant storm events. Our preliminary findings suggest a maximum capacity based on a 1 in 2 to 3 year storm for the area is available. Actual capacities, based on the City of Red Deer's computer model analysis, provided a 1 in 3 year event, and will be used to complete detailed design work. Connection locations to the existing trunk system are provided within the east-most lane of the Deer Park (Melcor) quarter section, as follows:

- \* At the north west corner of the Ratzke quarter section.
- \* In the lane located just north of Dempsey Street, at approximately the mid point of the quarter section, and
- \* Toward the south end of the quarter section.

Figure 6 illustrates the conceptual layout for the minor, piped storm sewer system. A weeping tile drainage system will be provided for all lots. Mr. John Ratzke of Parkside Holdings Ltd. advises that weeping tile drainage systems are also installed under his manufactured home units. The storm sewer design will be completed in accordance with the City of Red Deer design guidelines.

### **7.1.2. Major Overland Drainage System**

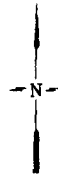
Major overland drainage exists in all areas where an inadequate (or no) underground storm sewer system is in place to handle the particular storm intensity. As was noted earlier, the existing trunk line does not have ample capacity to handle a storm event of one in five years. The actual capacity of the system is one in three years as determined by the City of Red Deer's modeling study.

# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
AREA

CENTRAL PARK AREA  
AND DETENTION POND

DEMPSEY STREET

DEER PARK  
(MELCOR)

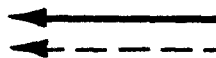
20th AVENUE

39th STREET

N.E. 1/4, 11-38-27-W4

**FIGURE 6**  
**STORM SEWERS**

LEGEND:



STORM TRUNK  
STORM LINE

SCALE 1:5000

REVISED MAY 25/98

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#### 7.1.2. **Major Overland Drainage System** (continued)

To accommodate the inevitable runoff over and above the system's capacity, roads and lanes will be designed to route the excess storm runoff to a storm detention pond located within the central park system. This pond will be designed to accommodate the necessary quantities of water directed to it from a 1 in 100 year storm event.

Figure 7 illustrates the major overland flow routes for this quarter section. As illustrated, approximately 80% of the storm runoff from a major storm event can be directed towards the central park site. A further 16% will drain to the secondary site in the north west corner of the quarter section. The topography of the quarter section dictates what can and cannot be drained to the central park area. The remaining overland flow runoff would drain northward, onto Ross Street, southward, onto 39th Street, or eastward, onto Dempsey Street.

Minor detention facilities will be incorporated into the manufactured home park area. These will be formed by a "V" section profile roadways set at about 3%, producing 'collection bowls' for ponding within the roads themselves. Unit clusters will be graded to maintain elevations over that required for the 1 in 100 year storm events. City of Red Deer Guidelines will be followed throughout the design work where applicable.

#### 7.2 **Sanitary Sewer System:**

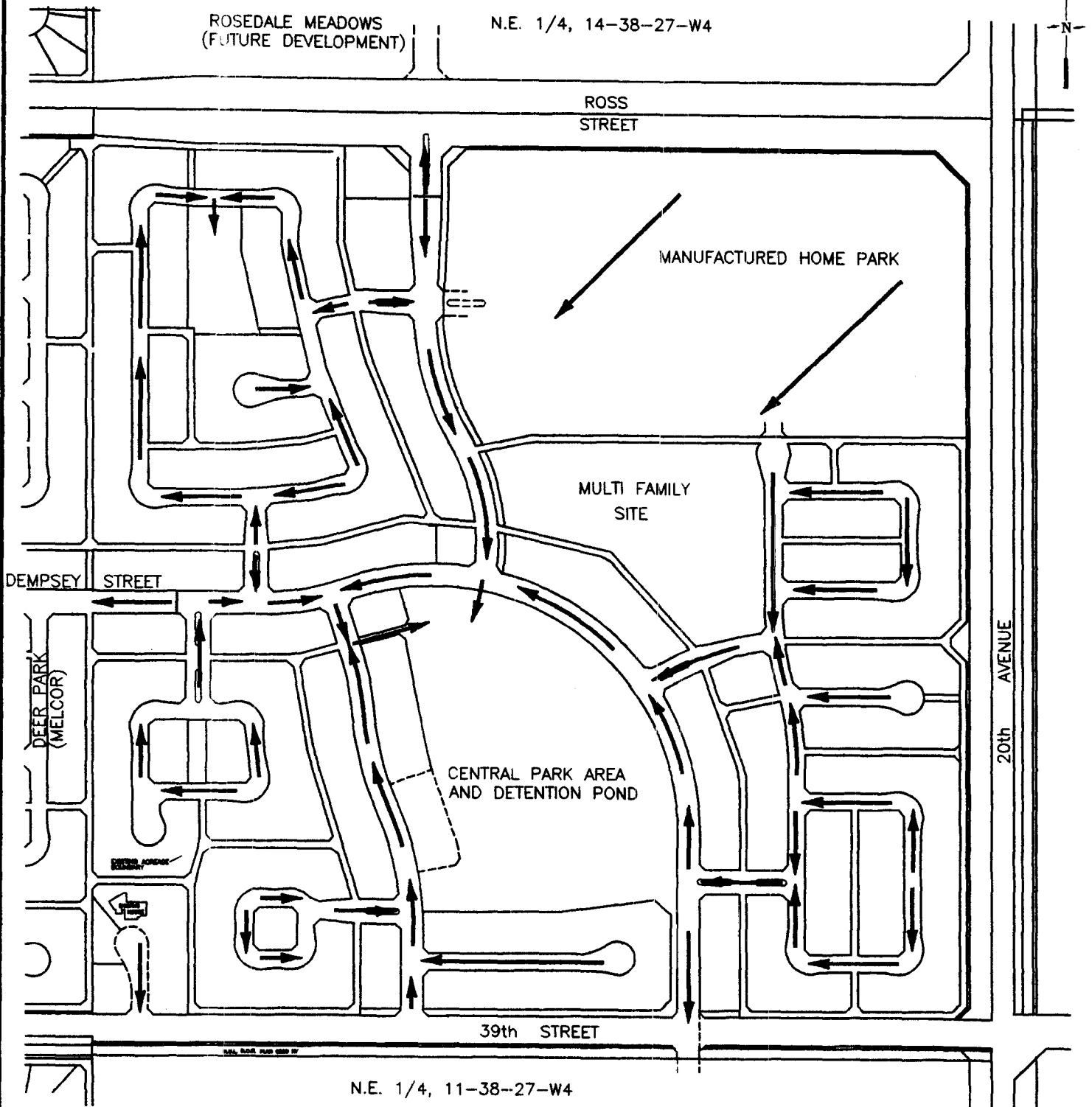
The sanitary sewer system required to service the subject quarter section is a direct extension of the existing sanitary sewer system located in the Deer Park (Melcor) quarter section. Figure 8 conceptually illustrates the proposed tie-in points into the existing sanitary sewer system. Figure 8 also conceptually illustrates the proposed routing of the sanitary sewer system within the subject quarter section, and the proposed pipe sizes.

# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



## FIGURE 7 OVERLAND DRAINAGE

GREATER THAN 1:5  
YEAR STORM EVENT

### LEGEND:

← DIRECTION OF FLOW

SCALE 1:5000

REVISED MAY 21/98

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# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
AREA

DEMPSEY STREET

DEER PARK  
(MELCOR)

CENTRAL PARK AREA

20th  
AVENUE

39th STREET

N.E. 1/4, 11-38-27-W4

**FIGURE 8**  
**SANITARY SEWERS**

LEGEND:

- 250mm SAN
- - - 200mm SAN

SCALE 1:5000

REVISED MAY 25/98

**AL-TERRA**  
ENGINEERING LTD.

EDMONTON

RED DEER

## **7.2 Sanitary Sewer System:** (continued)

Sanitary system modeling, to the sanitary trunk tie-in points, will be completed as part of the preliminary engineering analysis for this quarter section.

All facilities required for the sanitary sewer system, which will become the responsibility of the City of Red Deer to maintain, will be designed in accordance with the City of Red Deer design guidelines.

## **7.3 Water Distribution System:**

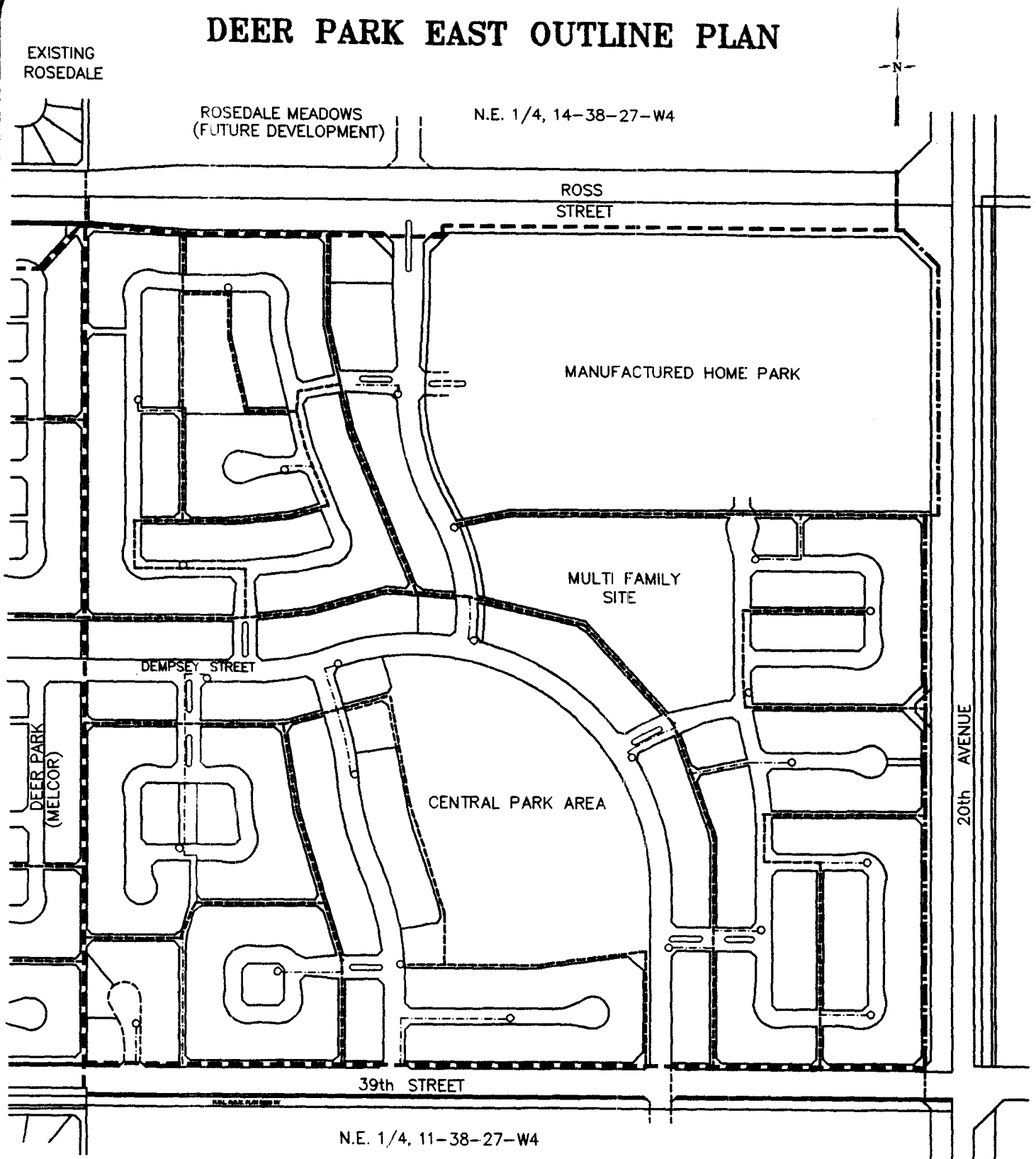
The water distribution system required to service the subject quarter section is a direct extension of the existing water distribution system located in the Deer Park (Melcor) quarter section. Figure 9 conceptually illustrates the proposed tie-in points into the existing water distribution system. Figure 9 also conceptually illustrates the proposed routing of the water distribution system within the subject quarter section, and the proposed pipe sizes.

Water supplies within the manufactured home park will consist of 150mm feeds to hydrants and 50mm sub-feeds to residential units tapped from a 200mm main from Ross Street. Individual homes will have a standard 20m (3/4") domestic feed, while the Club House facility will be supplied by 25mm (1") line.

All facilities required for the water distribution system, which will become the responsibility of the City of Red Deer to maintain, will be designed in accordance with the City of Red Deer Design Guidelines.



# DEER PARK EAST OUTLINE PLAN



**FIGURE 9**  
**WATER DISTRIBUTION**

**LEGEND:**

-----	300mm WATER
-----	250mm WATER
-----	200mm WATER
-----	150mm WATER
o	HYDRANT

SCALE 1:5000

REVISED MAY 25/98

**AL-TERRA**  
ENGINEERING LTD.

EDMONTON

RED DEER

#### **7.4 Shallow Utilities**

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and Northwestern Utilities have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Outline Plan.

### **8.0 REPORTS FROM SPECIALIZED CONSULTANTS:**

#### **8.1 Geotechnical Investigation:**

The geotechnical report for this quarter section was prepared by HBT Agra Limited in August of 1993. Copies of this report have been submitted to the City of Red Deer Engineering Department on December 17, 1997.

#### **8.2 Phase 1 Environmental Site Assessment:**

A Phase 1 Environmental site assessment was completed for this quarter section, by Agra Earth & Environmental Ltd. in September of 1997. A copy of this report was submitted to Parkland Community Planning Services on October 22, 1997.

### **9.0 PHASING OF DEVELOPMENT:**

Figure 10 illustrates the proposed phasing of development. The present location of utilities dictates the initial few phases of development. Market conditions or trends will influence the actual phasing of later development.

# DEER PARK EAST OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

N

ROSS STREET

PHASE 1

MANUFACTURED HOME PARK

ASSUME 4 INTERNAL PHASES

PHASE 3

MULTI FAMILY

SITE

PHASE 6

PHASE 2

DEMPSEY STREET

CENTRAL PARK AREA

PHASE 7

PHASE 4

PHASE 8

PHASE 5

39th STREET

N.E. 1/4, 11-38-27-W4

20th AVENUE

**FIGURE 10**  
**PHASING PLAN**

SCALE 1:5000

REVISED MAY 21/98

PREPARED BY:

**AL-TERRA**  
ENGINEERING LTD.

EDMONTON

RED DEER

## **9.0 PHASING OF DEVELOPMENT:**

Parkside Holdings Ltd. proposes to develop a first phase of the manufactured home park in 1998. As indicated on Figure 10, Mr. John Ratzke has assumed that development of the manufactured home park will occur in four phases. Development will proceed from west to east.

## **10.0 CLOSURE**

This report addresses the key component of the Deer Park East (Ratzke) quarter section outline plan. The concept, as proposed, should create another novel community within the City of Red Deer. We expect that, following the completion of the development of the manufactured home park, by Parkside Holdings Ltd., the expectation for these facilities, in Central Alberta, will change.

**APPENDICES:**

**APPENDIX "A"**

- \* Certificate of Title**
- \* Remote Land Title Search**

**APPENDIX "A":**

**Certificate of Title**

**Remote Land Title Search**

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

CERTIFIED COPY OF

R E M O T E   L A N D   T I T L E   S E A R C H

S  
LTNC                      SHORT LEGAL  
0 16 093 494            4;27;38;14;SE

TITLE NUMBER  
932 394 813  
TRANSFER OF LAND  
DATE: 17/12/1993

AT THE TIME OF THIS CERTIFICATION

PARKSIDE HOLDINGS LTD.  
OF R.R. 3  
R D DEER  
ALBERTA T4N 5E3

I    THE OWNER OF AN ESTATE IN FEE SIMPLE  
C    AND IN

THE SOUTH EAST QUARTER OF SECTION FOURTEEN (14)  
TOWNSHIP THIRTY EIGHT (38)  
RANGE TWENTY SEVEN (27)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT: ALL THAT PORTION OF THE WESTERLY EIGHTY AND  
FORTY SEVEN HUNDREDTHS (80.47) METRES IN PERPENDICULAR WIDTH  
THROUGHOUT OF THE SAID QUARTER SECTION WHICH LIES TO THE SOUTH OF  
A LINE WHICH IS PARALLEL TO AND TWO HUNDRED AND ONE AND SEVENTEEN  
HUNDREDTHS (201.17) METRES NORTHERLY THEREFROM THE SOUTH BOUNDARY  
OF THE SAID QUARTER SECTION CONTAINING 1.62 HECTARES (4.00 ACRES)  
MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-  
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 932 394 813

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS

912 105 791 03/05/1991 UTILITY RIGHT OF WAY  
GRANTEE - THE CITY OF RED DEER.  
AS TO PORTION OR PLAN:9121347

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE  
PRESENTED HEREIN. IN WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED  
MY OFFICIAL SEAL THIS 16 DAY OF DECEMBER ,1997

\_\_\_\_\_  
REGISTRY AGENT

PER: \_\_\_\_\_

\*SUPPLEMENTARY INFORMATION\*

I.C.T. ISSUED: NO VALUE: \$1,300,000

CONSIDERATION: \$1,300,000

MUNICIPALITY: CITY OF RED DEER

PREFERENCE NUMBER:

32 079 506 A

SEARCH NBR: J714673 /AR0367 /TOTAL INSTS.: 001



A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

CERTIFIED COPY OF

R E M O T E   L A N D   T I T L E   S E A R C H

S  
L<sup>T</sup>NC                      SHORT LEGAL  
0 16 093 502            4;27;38;14;SE

TITLE NUMBER  
882 079 506  
DATE: 18/04/1988

AT THE TIME OF THIS CERTIFICATION

J HN RATZKE (PLUMBER)  
OF R.R. 3  
F<sup>ED</sup> DEER  
A BERTA

AND  
F IDA RATZKE  
C<sup>ED</sup> R.R. #3  
RED DEER  
F BERTA T4N 5E3  
F : JOINT TENANTS  
(DATA UPDATED BY: CHANGE OF NAME 912105789)

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE  
OF AND IN

ALL THAT PORTION OF THE WESTERLY EIGHTY AND FORTY SEVEN HUNDREDTHS  
(30.47) METRES IN PERPENDICULAR WIDTH THROUGHOUT OF THE  
SOUTH EAST QUARTER OF SECTION FOURTEEN (14)  
TOWNSHIP THIRTY EIGHT (38)  
RANGE TWENTY SEVEN (27)  
WEST OF THE FOURTH MERIDIAN  
WHICH LIES TO THE SOUTH OF A LINE WHICH IS PARALLEL TO AND TWO  
HUNDRED AND ONE AND SEVENTEEN HUNDREDTHS (201.17) METRES NORTHERLY  
THEREFROM THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION  
CONTAINING 1.62 HECTARES MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-  
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

912 105 791 03/05/1991 UTILITY RIGHT OF WAY  
GRANTEE - THE CITY OF RED DEER.  
AS TO PORTION OR PLAN:9121347

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE  
R PRESENTED HEREIN. IN WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED  
M OFFICIAL SEAL THIS 16 DAY OF DECEMBER ,1997

\_\_\_\_\_  
REGISTRY AGENT

PER: \_\_\_\_\_

\*SUPPLEMENTARY INFORMATION\*

Γ C.T. ISSUED: NO  
( )NSIDERATION: SEPARATION  
MUNICIPALITY: CITY OF RED DEER  
SEARCH NBR: J714679 /AR0367 /TOTAL INSTS.: 001

A. L. T. A.

## NORTH ALBERTA LAND REGISTRATION DISTRICT

## REMOTE LAND TITLE SEARCH

SEARCH DATE: 16/12/1997

S

INC	SHORT LEGAL	TITLE NUMBER
016 092 494	4;27;38;14;32	932 394 813

## LEGAL DESCRIPTION

THE SOUTH EAST QUARTER OF SECTION FOURTEEN (14)  
TOWNSHIP THIRTY EIGHT (38)  
RANGE TWENTY SEVEN (27)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT: ALL THAT PORTION OF THE WESTERLY EIGHTY AND  
FORTY SEVEN HUNDREDTHS (80.47) METRES IN PERPENDICULAR WIDTH  
THROUGHOUT OF THE SAID QUARTER SECTION WHICH LIES TO THE SOUTH OF  
A LINE WHICH IS PARALLEL TO AND TWO HUNDRED AND ONE AND SEVENTEEN  
HUNDREDTHS (201.17) METRES NORTHERLY THEREFROM THE SOUTH BOUNDARY  
OF THE SAID QUARTER SECTION CONTAINING 1.62 HECTARES (4.00 ACRES)  
MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

D.C.T. ISSUED: NO

REFERENCE NUMBER: 882 079 506 A

-----  
REGISTERED OWNER(S)

REGISTRATION	DATE (MMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
--------------	------------	---------------	-------	---------------

  
-----

932 394 813	17/12/1993	TRANSFER OF LAND	\$1,300,000	\$1,300,000
-------------	------------	------------------	-------------	-------------

## OWNERS

PARKSIDE HOLDINGS LTD.

OF R.R. 3

RED DEER

ALBERTA T4N 5E3

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

## REGISTRATION

# 932 394 813

NUMBER	DATE (D M/Y)	PARTICULARS
--------	--------------	-------------

-----

912 105 791	03/09 1991	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AS TO PORTION OR PLAN: 9121347
-------------	------------	---

TOTAL INSTRUMENTS: 101 \*END OF SEARCH \*

SR# - 0713201 /XLTIMLT1

YOUR FILE #: DMM-82563

TOTAL SR FEES: \$10.00

A. L. T. A.

## NORTH ALBERTA LAND REGISTRATION DISTRICT

## REMOTE LAND TITLE SEARCH

SEARCH DATE: 16/12/1997

S

LINE	SORT LEGAL	TITLE NUMBER
0016 093 502	4/17/88/14;SE	882 079 506

## LEGAL DESCRIPTION

ALL THAT PORTION OF THE WESTERLY EIGHTY AND FORTY SEVEN HUNDREDTHS  
(80.47) METRES IN PERPENDICULAR WIDTH THROUGHOUT OF THE  
SOUTH EAST QUARTER OF SECTION FOURTEEN (14)  
TOWNSHIP THIRTY EIGHT (38)  
RANGE TWENTY SEVEN (27)  
WEST OF THE FOURTH MERIDIAN  
WHICH LIES TO THE SOUTH OF A LINE WHICH IS PARALLEL TO AND TWO  
HUNDRED AND ONE AND SEVENTEEN HUNDREDTHS (201.17) METRES NORTHERLY  
THEREFROM THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION  
CONTAINING 1.62 HECTARES MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

D.C.T. ISSUED: NO

## REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
--------------	-----------	---------------	-------	---------------

882 079 506	16/12/1988			SEPARATION
-------------	------------	--	--	------------

## OWNERS

JOHN RATZKE (PLUMBER)  
OF R.R. 3  
RED DEER  
ALBERTA

AND

ALIDA RATZKE  
OF R.R. #3  
RED DEER  
ALBERTA T4N 5E3  
AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF NAME 912105789)

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

## REGISTRATION

# 882 079 506

-----  
NUMBER DATE (D/M/Y) PARTICULARS  
-----

912 105 791 03/05/1991 UTILITY RIGHT OF WAY  
GRANTEES - THE CITY OF RED DEER.  
AS TO PORTION OR PLAN: 9121347

TOTAL INSTRUMENTS: 001 \*END OF SEARCH \* SR# - J713201 /XLTIMLT1  
YOUR FILE #: DMM-82563 TOTAL SR FEES: \$10.00

## Council Decision - June 1, 1998 Meeting

**DATE:** June 2, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/Q-98 / Request For Rezoning  
Madge ¼ Section, Devonshire in Deer Park Development  
Part of NE ¼ 11-38-27-4, Stage 1, Deer Park Southeast (Madge Quarter)  
Melcor Developments Ltd./Stanley Consulting Group Ltd.*

---

### **Reference Report:**

Correspondence from Stanley Consulting Group Ltd. dated May 22, 1998 and report from Parkland Community Planning Services dated May 26, 1998.

### **Bylaw Readings:**

Land Use Bylaw Amendment 3156/Q-98 was given 1<sup>st</sup> Reading, a copy of which is attached hereto.

### **Report Back to Council Required:**

Yes, a Public Hearing will be held Monday,  
June 29, 1998 at 7:00 p.m.

### **Comments/Further Action:**

Land Use Bylaw Amendment 3156/Q-98 will facilitate the first stage of Melcor's Deer Park Southeast Neighborhood. Applicable lands are proposed to be redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached) District, R2 Residential (Medium Density) District and P1 Parks and Recreation District.

Principal Planner  
June 2, 1998  
Page 2

This office will now proceed with advertising for a Public Hearing. Our office has advised Melcor Developments, via letter, that they will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/clr  
attchs.

- c     Director of Development Services
- Director of Community Services
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- Council and Committee Secretary, S. Ladwig



# FILE



## Office of the City Clerk

June 2, 1998

Box 5008

Red Deer, Alberta  
T4N 3T4

Al-Terra Engineering Ltd.  
502, 5000 Gaetz Avenue  
Red Deer, AB T4N 4B1

Faxed To: 340-3038

Att: Mr. Martin Broks

Dear Sir:

**RE: Draft Deer Park Northeast (Ratzke) Outline Plan and the Deer Park  
Northeast Neighborhood Park Plan - Request for Approval**

At the City of Red Deer's Council Meeting held Monday, June 1, 1998, consideration was given to correspondence from Mr. Tony Lindhout, Planner, Parkland Community Planning Services, regarding the above.

At that meeting, Council passed the following resolution approving the amended Outline Plan:

"RESOLVED that Council of The City of Red Deer, having considered report from the Parkland Community Planning Services dated May 26, 1998, re: Deer Park Northeast (Ratzke) Outline Plan and the Deer Park Northeast Neighbourhood Park Plan, hereby approves said Plans as presented to Council June 1, 1998."

Please do not hesitate to contact myself at 342-8134 or Parkland Community Planning Services should you require any further information or clarification in this regard.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c Principal Planner

Mr. John Ratzke  
Parkside Holdings Ltd.  
18, 7895 - 49 Avenue  
Red Deer, AB T4P 2B4

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>

The City of Red Deer

**FILE**

## **Council Decision - June 1, 1998 Meeting**

**DATE:** June 2, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** *Draft Deer Park Northeast (Ratzke) Outline Plan and the Deer Park Northeast Neighborhood Park Plan - Request for Approval*

---

**Reference Report:** Tony Lindhout, Planner, dated May 26, 1998


**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Parkland Community Planning Services dated May 26, 1998, re: Deer Park Northeast (Ratzke) Outline Plan and the Deer Park Northeast Neighbourhood Park Plan, hereby approves said Plans as presented to Council June 1, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**

Please provide this office with a copy of the amended Outline Plan and Deer Park Northeast Neighborhood Park Plan.



Kelly Kloss  
City Clerk

/clr

c     Director of Community Services  
       Director of Development Services  
       Land and Economic Development Manager  
       Inspections and Licensing Manager

**DATE:** May 25, 1998

**TO:** Kelly Kloss  
City Clerk

**FROM:** Teresa Chase  
Chairperson, Transportation Advisory Board

**RE:** Department to Administer Special Transportation

---

At the May 21, 1998 meeting of the Transportation Advisory Board, the Board approved the enclosed report of a sub-committee that examined which department should administer special transportation.

The 1997 Review of the Role of the Social Planning Department recommended that the Social Planning Department initiate discussion on which Department would best administer special transportation:

*a) That Council mandate the Social Planning Department to initiate discussion with The City of Red Deer Transit Department, Transportation Advisory Board and Citizens Action Group to explore transferring Special Transportation from being a Social Planning Department function to a Transit Department function. This discussion should include the upgrading of, and decisions about, who should be the most appropriate operator for such functions as scheduling and dispatch*

*b) That the Citizens Action Group remain the contracted principal operator.*

The Implementation Plan for the Social Planning Review stated:

*"Follow-up: This [the discussion] will be initiated in early 1998 with the Projects Supervisor taking the primary responsibility. A report will be prepared and brought to Council late in 1998, with any implementation necessary to begin in 1999.*

Special transportation has been seen as a social service to this point in its evolution. When the Red Deer Action Group For The Physically Disabled requested funding to operate a Citizen's Action Bus in 1976, the Social Planning Department (Preventive Social Services as it was known then) handled the request and has since been involved in the administration of the budget to the service.

In 1998, however, many citizens want public services offered to all citizens, with full integration for persons who must deal with disabilities. The move by the Transit Department to eventually replace all vehicles with low floor buses is part of this trend.

The sub-committee which examined this issue was mindful of the philosophy of integration of services when it examined the best department to administer special transportation. However, several other factors became obvious during the discussions.

- the current management functions are operating smoothly and a change, at this time, would have financial implications and cause some unnecessary disruption.
- Social Planning, and Transit, as part of the Community Services Division, allows opportunities for planning that includes attention to all social needs and provides an opportunity for continued development of public education and awareness, especially through the Transportation Advisory Board.

The Transportation Advisory Board feels that, as society's needs, attitudes and resource allocation changes, the question of which department would best administer specialized transportation will need to be revisited.

#### **RECOMMENDATION**

**"That the Transportation Advisory Board, having considered the report from the subcommittee re: issues relating to changing the department which administers special transportation (Social Planning or Transit), hereby agrees to forward said report to City Council, with the recommendation that special transportation remain under the umbrella of the Social Planning Department."**



Teresa Chase  
Chairperson, Transportation Advisory Board

:CS

**DATE:** May 26, 1998

**TO:** KELLY KLOSS  
City Clerk

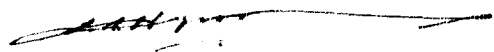
**FROM:** LOWELL R. HODGSON  
Community Services Director

**RE:** DEPARTMENT TO ADMINISTER SPECIAL TRANSPORTATION

---

I would first like to commend the Transportation Advisory Board and its sub-committee for an excellent piece of work in considering the pros and cons for administering Special Transportation through either the Social Planning Department or the Transit Department. I am supportive of the recommendation to leave Special Transportation as a service of the Social Planning Department for the following reasons:

1. The management of the Transit Department is very heavily stretched at this time, accommodating city growth and an ever-increasing use of transit services. Administering Special Transportation would only add to that current workload and would require additional help.
2. The service, as currently delivered, is working very well and the majority of users of this service prefer it to stay as it is. The Red Deer Action Group for the Physically Disabled operates as an arms-length service from the Social Planning Department and this independence can be an advantage in soliciting service club and corporate sponsorship and in managing the service more independently.
3. With both the Social Planning Department and the Transit Department under the Community Services Division, we have, from a Division perspective, the benefit of overall coordination, communication and planning for the full range of transportation services. Both departments support this recommendation, and both departments provide staff support to the Transportation Advisory Board.



LOWELL R. HODGSON

:dmg

- c. Kevin Joll, Transit Manager  
Barbara Jeffrey, Projects Supervisor, Social Planning Dept.  
Transportation Advisory Board

## TRANSPORTATION ADVISORY BOARD SUB-COMMITTEE RE: RESPONSIBILITY FOR SPECIAL TRANSPORTATION

The 1997 Review of the Role of the Social Planning Department (Red Deer) contained the following recommendations:

### RESPONSIBILITY/OPERATION:

- a) *That Council mandate the Social Planning Department to initiate discussion with The City of Red Deer Transit Department, Transportation Advisory Board and Citizens Action Group to explore transferring Special Transportation from being a Social Planning Department function to a Transit Department function. This discussion should include the upgrading of, and decisions about, who should be the most appropriate operator for such functions as scheduling and dispatch.*
- b) *That the Citizens Action Group remain the contracted principal operator.*  
The Implementation Plan for the Social Planning Review stated:  
*"Follow-up: This [the discussion] will be initiated in early 1998 with the Projects Supervisor taking the primary responsibility. A report will be prepared and brought to Council late in 1998, with any implementation necessary to begin in 1999."*

### COMMITTEE MEMBERS:

Jason Volk, City Council representative on Transportation Advisory Board  
Teresa Chase, Chair, Transportation Advisory Board  
Bob Greig, Vice-Chair, Transportation Advisory Board  
Marlin Styner, Citizen at large (and former Transportation Advisory Board member)

### STAFF:

Kevin Joll, Manager, Transit Department  
Howard Maki, Red Deer Action Group (Citizens Action Bus)  
Barbara Jeffrey, Social Planning Department

### A. BACKGROUND:

The consultants who facilitated the Review of the Role of the Social Planning Department (1997) conducted focus groups and individual interviews with many persons interested in special transportation. The Transportation Advisory Board devoted a meeting to the review and the Red Deer Action Group for the Physically Disabled was represented by board and staff in the discussions.

Special transportation has been seen as a social service to this point in its evolution. When the Red Deer (previously called Parkland) Action Group for the Physically Disabled was formed, in 1976, as a non-profit society, they were among the few interested in special transportation. The group soon convinced Family and Community Support Services (as Social Planning was then known) and City Council to

provide operating dollars for an accessible vehicle and the Citizens Action Bus service was born.

Two decades later, a new debate about the philosophy of special transportation, and more particularly, transit, is on the agenda. Some people, including people interviewed for the review, feel that transit services should be offered for all people, including those who need accessible vehicles. Public transit is seen as a right, not a "social service". Slowly, many services previously denied to persons with disabilities are being adjusted to allow for full integration. Transit, itself, began that process as all replacement buses are required to be low floor, to make boarding easier for all people. On the other hand, the Social Planning Department has had responsibility for special transportation and is fully aware of the issues and concerns of users of the service. In light of these changes, the sub-committee of the Transportation Advisory Board is being asked to *"initiate discussion with The City of Red Deer Transit Department, Transportation Advisory Board and Citizens Action Group to explore transferring Special Transportation from being a Social Planning Department function to a Transit Department function"*.

The last part of Recommendation 13 b) *"This discussion should include the upgrading of, and decisions about, who should be the appropriate operator for such functions as scheduling and dispatch"* seems to conflict with Recommendation 13 c) which unequivocally states: *"That the Citizens Action Group remain the contracted principal operator"*.

The quality of service provided by the Red Deer Action Group is not being questioned. Interviewees reported the service to be of excellent quality but in short supply because of inadequate funding and vehicles. (The report strongly supported the need for funding to provide extra hours and another vehicle to increase service. City Council agreed and assigned those funds in the 1998 budget.)

In suggesting that functions such as scheduling and dispatch could be reviewed to ascertain "who should be the appropriate operator", the consultants felt that if Transit were to assume responsibility for special transportation, some of the functions Transit normally carries out (functions peculiar to Transit and not Social Planning, i.e., dispatch or scheduling) could be of assistance to the Red Deer Action Group. In the future, dovetailing of parts of the two services could make economic and service sense. However, the Red Deer Action Group would still be the principal operator with their own drivers, vehicles and administration.

## **B. PROCESS**

The sub-committee decided early in the review to contract with WB Consultants, the company which had conducted the Social Planning Review, to:

- obtain from Calgary, Edmonton, Lethbridge and Medicine Hat information about their model of delivery of special transportation, and the advantages and disadvantages of each as seen by administration and consumer.
- facilitate the decision making meeting of the sub-committee as the advantages and disadvantages of each Department's administration were discussed and a recommendation(s) made.

The sub-committee examined the issues from the perspective of the short-terms (1999-2000) and examined the consideration when projecting transportation needs to 2010.

### C. ISSUES

The sub-committee reviewed the following issues in coming to a recommendation regarding the department to administer special transportation.

#### Cost

Moving responsibility for special transportation from Social Planning would have cost implications. The Social Planning department has administered the program since its inception (1978) and has structured the staffing to accommodate this. Relieving the department of the responsibility would free a portion of one position for other duties. Conversely, the Transit Department would need to assign this responsibility or hire to meet the responsibilities.

The consultants had suggested that scheduling and dispatch now handled by the Red Deer Action Group (Citizen's Action Bus) could be integrated into Transit administration. The Transit Department could not assume this responsibility without added staff time.

#### Volunteer Services

The Red Deer Action Group has been successful in obtaining partnerships with Red Deer service clubs to defray the costs of vehicles. Some concern was expressed that clubs would be less likely to support a service administered by Transit because the responsibility for providing vehicles would be seen as a City responsibility. With the Social Planning Department, the donations to the vehicles are seen as a 'social cause'.

#### Designated Funding for Special Transportation

With the Social Planning Department, funds for special transportation are clearly designated and discrete from other budget items. Would special transportation under Transit lose its status and be slowly eroded by competing transit needs?

#### Transit as a Social Service

A light-hearted but interesting discussion on considering Transit as a social service was predicated by a presentation to the Transportation Advisory Board by new Canadians who consider transit vital to their participation in education, recreation and employment. The committee felt that positioning both Social Planning and Transit in the Community Services Division allowed for considering the continuum of transportation services in planning.

#### The Language of Special Transportation

The committee wished to normalize the provision of special transportation to persons with disabilities so that *special* transportation wasn't considered an expectation that was over and above the services provided to any citizen ie. the ability to travel around their own community. The committee preferred the term *specialized* or *customized* or *assisted*. Upon further reflection by the consultants, they were



concerned that customized could suggest that each individual could expect a service designed and delivered for them, an obviously unrealistic expectation. Similarly, using the word *assisted* may accurately describe most of the service known as "special" but there may be concerns about the expectations of assistance.

#### "If It Ain't Broke"

The committee asked itself what was happening now that things need to change. The Red Deer Action Group Board wishes to remain responsible to the Social Planning Department. The system now in place seems to work efficiently and effectively.

#### Other Cities' Experiences

Three of the four cities contacted by the consultants are examining or moving on the issue of who should administer special transportation. Only Lethbridge did not report being engaged in the discussion.

The City of Medicine Hat has totally integrated all forms of transportation services. Their advisory group was disbanded and individual agencies are consulted on policy development. As with any new system, people reported problems and concerns but the guiding principle is that transportation should be a universal service.

Medicine Hat Transit operates the lift-equipped vehicles and handles all dispatch and administrative support.

Difficulties mentioned by respondents include union issues, capital costs, scheduling issues because of loading times, Sunday services, clients with behavioral issues integrated with general public and associated human dignity issues, special skills required of drivers, public education regarding one system for all, etc..

The City of Edmonton's Transportation and Streets Department administers transportation for persons with disabilities but the service is delivered through a branch of the department Disabled Adult Transit Service (DATS) which acts as broker for the service. The City owns no vehicles but contracts to vendors who may own single vehicles or fleets.

DATS has an Advisory Working Group, members of which sit on the Edmonton Transit System Advisory Board. Membership on this board includes representation from the Advisory Board on Services to Persons With Disabilities.

Edmonton respondents report that they feel transportation is a universal issue with special transportation a market niche. However people are aware that special transportation has social implications. The service in Edmonton receives mixed reviews from users.

Calgary is presently conducting a Special Transportation study with one item for discussion, the moving of special transportation from the Social Development Department to Transit. A major consideration is that Transit is concerned with moving large groups of people while Special Transportation is concerned with individuals.

Please see the attached Appendix for a more complete discussion of the systems in the four cities.

## **D. PRINCIPLES FOR THE DELIVERY OF SPECIAL TRANSPORTATION**

The sub-committee examining the best department to administer Special Transportation was concerned that several basic principles be maintained in the delivery of special transportation.

1. That the terminology for transportation for persons with disabilities focus on the service rather than the customer, therefore the service is *specialized*.

2. That there will be continued need for ongoing communication and planning for the City to deliver a full range of transportation services for its citizens. Planning in transportation currently includes a number of stakeholders: the Transportation Advisory Board, the Red Deer Action Group For The Physically Disabled, the Social Planning Department and the Transit Department. The role of the Transportation Advisory Board is vital in facilitating the planning for all citizens.

3. That there will continue to be a continuum of transportation services to match the continuum of needs of users of the services.

4. That the number of citizens who need the service, and the kinds of services they will need will continue to grow as our population ages and as persons with disabilities remain in the community.

5. That public education and awareness are important to the effective operation of the transportation system in Red Deer:

- education of the general public about the operation of the transportation systems including the existence and purpose of the Transportation Advisory Board.
- education of the users of specialized transportation as to the criteria for its use
- education of the general public as to the issues surrounding public transit in Red Deer.

6. That public input in transportation ( and transit) planning is a necessity.

#### **E. RECOMMENDATION**

**That the Transportation Advisory Board recommends to City Council that responsibility for the delivery of special transportation remain, for the immediate future, with the Social Planning Department.**

The Subcommittee Transportation Advisory Board, having considered the issues relating to changing the department which administers special transportation, recommends that the Social Planning Department maintain responsibility for specialized transportation. The Committee ascertained that:

- the current management functions are operating smoothly and a change could create costly and unnecessary disruption.
- Social Planning and Transit, as part of the Community Services Division, allows opportunities for planning that includes attention to all social needs and provides an opportunity for continued development of public education and awareness, especially through the Transportation Advisory Board.
- the question needs to be revisited as society's needs, attitudes and resource allocation changes.

**Report to the**  
**Transportation Advisory Board Sub-committee**  
**April, 1998**

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**WB CONSULTANTS**

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Wendy Klassen  
Buzz Vander Vliet  
phone: 343-6942  
fax: 342-0326

128 Pamelly Avenue  
Red Deer, AB  
T4P 1J1

## Survey of Special Transportation in Four Cities at a Glance

System	Budget	Size	Structure	Comments
<b>Lethbridge Handibus Association</b>	Total -\$650,000 Tax - \$323,000 \$15,000 inc. 1998 annual budget to City Community Services Depart.	1,500 registered 15 vehicles staff- 20, including 3 office	Incorporated Nonprofit society - Board, 9-13 individuals meeting monthly. owns all vehicles booked services but also demand service 20 drivers - split shifted, each responsible for vehicles	It works. City maintains a hands-off policy in day-to-day management. Should be kept separate from transit. Some glitches in bookings. Demand higher than service available.
<b>Calgary Special Needs Taxi</b>	Total - \$4,452,000 Tax - \$4,341,00	Contract with Taxi company	Unit of Social Development Department, for ambulatory users. Funding represents part of City contribution to FCSS.	Whole area of Special Transport. is under study. One option is all of this may be come Transit Dept.
<b>Calgary Handibus Association</b>	Total - \$9,969,000 Tax- \$8,626,000 annual operating budget to Social Development Dept.	6,500 registered 123 vehicles	Association Board - nonprofit society - 2 city appointees - closely connected to official Family of Services Committee.	The system works. May be some system abuse because of criteria for demand bookings. Scheduling remains a problem. Demand higher than service available.
<b>Edmonton Disabled Adult Transit Service (DATS)</b>	Total - \$9,523,958 Tax - \$8,153,855 annual operating budget of City's Transportation and Streets Department - Edmonton Transit Branch	17,670 registered (March year to date) 110 vehicles	Section of Edmonton Transit (a branch of the Transportation and Streets Department). Acts as a broker of services.  Contracted out to multiple vendors who may own single vehicles or fleets. No city owned vehicles.	Service is good given resources available. Users feel they have a voice. Drivers very good generally. Demand higher than service available.
<b>Medicine Hat Transit</b>	Totally integrated into Transit	700-900 registered 10 vehicles	Advisory group disbanded, consult agencies on policy development. City owns all vehicles	Serious attempt to make this work. Guiding principle is that transportation should be universally available. Everyone feels that there will always be a need for some separate transportation system. Lots of problems, glitches cited.

## **SPECIAL TRANSPORTATION**

The consultants spoke to people about special transportation issues in four cities in Alberta.

Lethbridge	Lethbridge Handibus Association	Ph. 329-6464
	Consumer	
Calgary	Calgary Handibus Association	Ph. 276-8028
	Consumer	
	Calgary Special Needs Taxi	Ph. 268-6451
Edmonton	Disabled Adult Transit Service (DATS)	Ph. 496-1008
	Consumer	
Medicine Hat	Medicine Hat Transit	Ph. 529-8214
	Consumer	
	Consumer	

Original contact names and phone numbers were received from the Social Planning Department. While not all the original contacts were spoken to, people such as a coordinator of Customer Services were sufficiently knowledgeable about their respective systems that accurate information was obtained. Names are not provided to respect confidentiality.

The data collection instrument used as a basis for the interview is attached.

### **Consumers**

Each contact was requested to arrange for a knowledgeable consumer to phone the consultants collect to provide user information on their service.

Although they are identified as such, not all of these people were consumers. Three were service providers to consumers. They either sit on an advisory board or are being consulted by the transportation managing organization.

Consumers were realistic in their assessment of services available. While all had some reservations and concerns, they thought the system in their city was as good as possible given the financial, technical and personnel resources available. Common to all consumers was the feeling that it was necessary to educate other consumers to the limitations of resources and the criteria for use of their particular system. This was considered important to ensure that the people who found the system absolutely necessary had adequate access to it.

April 2, 1998

At its March 23, 1998 subcommittee meeting, the Transportation Advisory Board asked for some clarification regarding the Medicine Hat situation and Calgary Special Needs Taxi. Answers to these questions are included in this report.

### **Narrative Descriptions**

There are commonalities to the operations of all four systems. They all operate with subscription bookings, 24 hour bookings and limited demand services. There was high praise for the drivers generally. Consumers felt that drivers were caring, competent and had special skills and training in dealing with handicapped individuals.

**LETHBRIDGE**

Lethbridge Community Services Department funds the Lethbridge Handibus Association. The Association owns and operates 15 vehicles with 20 personnel on an annual budget of \$650,000. It has a Board composed of between 9 -13 members including consumers. The Board seems to act primarily in an advisory capacity with strong control exercised by the Association Manager.

The Handibus is operated by a working manager and two other personnel. Everyone is involved in dispatch and scheduling to some degree, but there is a dispatcher position.

The office is open from 6:30 am till 5:00 p.m. Mondays through Fridays. The service operates 7 days a week from 7:00 am to 10:30 p.m.. Two buses are available on weekends.

Buses are split shifted to accommodate demand valleys and peaks. Scheduling operates on 20 minute increments. A subscription booking system is maintained. While 24 hour bookings are preferred, unwritten priority demand policy allows for demand booking from 10:00 am to 2:00 p.m. seven days per week.

There are approximately 1500 registered users, with perhaps an additional 150 school and mentally handicapped users .

Capital purchases are made with donations from the community. Of the fleet of 15 vehicles, 13 are in constant service. Drivers are completely responsible for the maintenance and cleanliness of their own vehicles to the point where they take them home when they are off shift. The system has arrangements with various local garages for service requirements based on cost and quality of service provided. City Transit provides 2 annual inspections per vehicle per year.

**Opinions**

Handibus works well. As with all the systems, there are scheduling and booking glitches but it works very efficiently.

The system has worked hard to keep politics to a minimum, being restricted mostly to the budgeting process, and this has been instrumental in keeping the system operating fairly smoothly.

There was no support from the interviewees for integrating the system with Transit. It was felt that the care required for many special users would be lost. It was thought that there would be very little financial efficiencies by moving to Transit.

**CALGARY****Calgary Handi-Bus Association**

Special Transportation is operated by a nonprofit society known as the Calgary Handi-Bus Association. The Board of Directors includes citizens at large and two official city appointed representatives - one from Community and Social Development, the special transportation governing agency, and one from Calgary Transit. The Chair of the Board sits on another official city committee - the Transportation Family of Services Committee which is a joint committee of Transit and Community and Social Development.

The Handi-Bus Association has 235 employees of whom 206 are unionized, managed by a General Manager and Chief Executive Officer. The Handi-Bus Association subcontracts annually to the City Community and Social Development Department with a total budget of \$9,000,000. It operates 123 vehicles and has 175 drivers. Operational hours are from 6:00 am till midnight 5 days per week and 7:00 am to midnight on weekends.

Six booking agents accept reservations from 9:00 am to 6:00 PM. Four or 5 schedulers at computer terminals work on scheduling maximum 75 minute rides. They organize drivers' trip sheets, manage some demand bookings, cancellations, vehicle breakdowns and shared rides.

Some demand bookings are available, but most trips are booked 24 hours in advance. "Timed" trips, those that require a special arrival and departure time should be booked 7 days in advance and subscription trips are available after a 2 week processing time.

The 6500 users must register with a medical certificate. They may be ambulatory or wheelchair users. User costs are tied to Transit fares - \$1.60 per trip compared to an average real cost of \$19.60. Capital funds are raised by donations. \$1,000,000 for capital purchases was raised last year.

**Special Needs Taxi**

Calgary also has a Special Needs Taxi system which is a separate organization with no formal direct connection to the Calgary Handi-Bus Association. Medicine Hat, Lethbridge, and Red Deer have all experimented with privately owned accessible taxi, but it seems that there needs to be a certain level of usage in order to make economies of scale profitable. None of the three smaller cities appear to have the population base to support this.

Special Needs Taxi was created as a Unit of the Calgary Community Social Development Department in 1984. Total budget is \$4,452,048. Funded amount is \$4,340,540. \$111,500 is raised from user registration fees of 7600 registered clients. Funding is accessed through the FCSS process through a subcommittee of City Council. It represents part of the 20% tax funding required by the province to meet the criteria for provincial FCSS funding. (See table below)

The only capital funds required is for computer hardware which is supplied by the City. They are in the process of implementing a debit card swipe system in each car. Presently each user has an "account" and uses their registration card like a charge card. The taxi company does its own dispatch. Checker Cabs also operates 2 wheelchair vans and charges users \$4.50 per trip.

Criteria for registration includes a medical certificate and a means test. People must be able to walk to and from the taxi. \$2.25 is charged for each of the user and any accompanying person over 12. The Taxi Company discounts 10% and bills the City for the balance. Average bill to the city is \$7.92 per trip.

### **1998 Operating Budget Summaries - Special Needs Taxi & Calgary Handi-Bus Association**

	<u><b>Handi-Bus</b></u>		<u><b>Special Needs Taxi</b></u>
Administration			836,681
Payment to Taxi Companies			<u>3,615,367</u>
Gross Budget	9,968,912		4,452,048
City Grant	8,626,000	(Net Mill Rate)	4,340,540
Revenues	1,342,912	(Recoveries)	111,500

### **Opinions**

Handi-Bus is more than transportation. It has developed working relations with the Regional Health Authority and other significant agencies. It focuses more on care of passengers. Handibus dispatch has a much different role requiring flexibility and creativity.

Calgary's, much like Edmonton's system, is in a technical and logistics crunch. Both systems are at a point where scheduling and dispatch are becoming so complex that they are both seeking new software.

There is some fear that donations for capital acquisitions will dry up in the future.

Again, demand outstrips the resources available. Users have difficulty taking more than one trip per day unless there is very careful planning around combinations of booked, subscription and demand trips. Serious discussion needs to happen around user criteria, user screening, and public education. Demand bookings have a medical priority that may be being misused by some people. The Calgary system may be top heavy in administration. Union issues may create higher staffing costs and other problems.

Calgary is presently conducting a Special Transportation study. One of the items under discussion is moving from the Social Development Department to Transit. A major consideration is that Transit is concerned with moving large groups of people while Special Transportation is concerned with individuals.

They say that one reason their budget is so much higher than Edmonton's is that between Handibus and Special Needs Taxi, for a total of 987,000 they do over 200,000 more trips annually.



## **EDMONTON**

Edmonton special transportation is managed by Disabled Adult Transit Services - DATS. DATS is a city department that contracts out to privately owned fleets and owner-operators. DATS has an Advisory Working Group, members of which sit on the Edmonton Transit System (ETS) Advisory Board. Membership of the ETS Advisory Board also includes someone from the Advisory Board on Services to Persons with Disabilities.

It operates on a budget of \$9,500,000 which is 85-87% tax supported and submitted annually to City Council via the city Transit and Streets Department - Edmonton Transit. Since 1997 there have been no more city owned vehicles.

DATS provides some 750,000 trips annually to 17,500 registered ambulatory and wheel chair users with a fleet of 91 vehicles. Operating hours are 6:00 am to 10:00 pm Monday to Thursday, Friday - 6:00 am to midnight, Saturdays 7:00 am to midnight, Sundays and statutory holidays - 7:00 am to 10:30 pm.

33.8 Full time equivalent staff manage and operate the system. Reservation trips are booked 1 to 2 days in advance, subscription trips are accepted for a minimum 6 week period and prioritized urgent demand trips are available. Schedulers book the system on 15 minute intervals by manually entering bookings based on a daily time budget. A computer run is done at 5:30 daily for the next day's schedule when dispatchers deal with cancellations, vehicle breakdowns, and economies of runs.

Contractors are paid a flat rate, regardless of distance, per customer. Group rates are available.

### **Opinions**

DATS works well for the City of Edmonton. There is a belief that specialized transportation is a transportation issue and it needs to integrate with the conventional transportation system. It needs to be viewed as a market niche rather than a transportation problem. There is a move to full integration with Edmonton Transit to the point that it is already included in Edmonton Transit business plans.

Balanced with this is the feeling that specialized transportation has many social implications and transit authorities are not especially good at social policy. As a result, close attention is paid to hearing from the disabled community through a number of advisory capacities. Users feel that they do have a voice.

Because of a high cancellation rate, the system has a tendency to overbook and this causes problems for users. There has been a 25% increase in ridership over the last 6 years and although there has been increases in funding, including a 2.9% increase last year, the system is financially and technically stressed.

One of the issues is the life of vehicles. Regular buses have a life cycle of up to 30 years compared to a maximum of 15 years (and more likely 10 depending on mileage) for smaller

vehicles. The operating costs remain relatively constant because the most significant cost is driver's salary.

Deviated fixed routes is a possibility that could be more fully explored with integration. DATS is required to have extra capacity on in the evenings which might be significantly reduced with more complete integration.

### **MEDICINE HAT**

Medicine Hat Special Transit is in the process of completely integrating with the Transit System. 700 - 900 registered users book 24 hours to a week in advance, have subscription bookings and have a possibility of some demand bookings. The system operates from 6:45 am to 9:45 PM with limited demand service on Sundays at \$6.00 per trip. It operates under a Transit Superintendent, who reports to a Community Development Manager, who reports to a Commissioner of Public Services. The budget is completely integrated with Medicine Hat Transit.

The system operates 9 special transportation vehicles which are purchased by the City. The City is replacing all its buses with low-floor. Administrative support and dispatch is handled by City Transit. Training for special needs consumers is offered to transit drivers.

### **Opinion**

Movement to transit began some 8 or 9 years ago and official integration began 2 years ago. The goal is to have complete integration in 3-5 years. There seems to be agreement on the fundamental principle that special transportation is a transit issue and that while consumers should not necessarily receive extra consideration, they should have the same access to public transportation as anyone else. It has been determined that 60% of special transportation consumers are ambulatory. There is also agreement that for reasons of extreme disability or behavioral issues, there will always be a need for some separate special transportation system.

The Advisory Board has been disbanded because of its inability to move past a lobbying function, but a community committee has recently been formed to deal with integration issues. There have been a number of problems but there is a serious attempt to smooth out the glitches.

Glitches include union issues, capital costs, scheduling issues with loading disabled people, Sunday services, evenings and weekends, behavioral clients integrated with regular users and associated human dignity issues, special skills required of drivers, public education around criteria for use of special transit and education of regular users to help. Transportation is the biggest source of complaints for people working with the disabled.

Two interviewees raised the question, "while efficiency and cost effectiveness are critical, what are the costs of social isolation to society and the health care system?"

## 7

**Curb to curb.** This literally means from the curb in front of a person's house to the curb in front of their destination. There is no waiting for the person to get ready to leave, no assistance to the door.

**Ambulatory.** Ambulatory means able to walk including with a cane or a walker. Anyone with a wheelchair will still be eligible for special transportation with a lift van vehicle.

Two routes are presently being integrated into the Transit system on a trial basis for area bussing. Area bussing allows for more flexible routing for stops, and thus curb to curb delivery. Integration of these two routes will be completed by the end of May.

**Computerization -** Computer software has been purchased but it is not yet installed or in use. This is a Teleride program from I.R.D Software. A database of registered users is created. Reservations are word processed into the computer and it runs a hard copy for trip sheets. In the event of a breakdown or some other problem, trips can be rebatched at any time during the day.

***Comments:***

I concur with the recommendation of the Transportation Advisory Board.

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - June 1, 1998 Meeting**

**DATE:** June 2, 1998  
**TO:** Transportation Advisory Board  
**FROM:** City Clerk  
**RE:** Department to Administer Special Transportation


**Reference Report:** Transportation Advisory Board, dated  
May 25, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Transportation Advisory Board dated May 25, 1998, re: Department to Administer Special Transportation, hereby agrees that special transportation services remain under the umbrella of the Social Planning Department, and as presented to Council June 1, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**



Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Transit Manager  
Projects Supervisor, Social Planning Department

Item No. 7

DATE: May 27, 1998  
TO: City Council  
FROM: Finance & Audit Committee

**RE: BANKING TENDER/SERVICES**

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The Finance & Audit Committee met on April 8<sup>th</sup> to consider tendering for proposals for banking services. The present contract with the Bank of Montreal expires August 31, 1998. The following motion was passed, recommending negotiating with the present contractor for an acceptable rate (report attached).

"That the Finance & Audit Committee, having considered report from the Director of Corporate Services dated March 20, 1998 re: Banking Tender, hereby recommends to Council of the City of Red Deer, continuation of the banking services provided by the Bank of Montreal, subject to negotiation of an acceptable rate."

Following negotiations with the Bank of Montreal, the Finance & Audit Committee meet again to consider the outcome of such negotiations, detailed in the report from the Director of Corporate Services dated May 1<sup>st</sup> (attached). The following motion was passed by the Committee at their May 26<sup>th</sup> meeting.

"That the Finance & Audit Committee, having considered report from the Director of Corporate Services dated May 1, 1998 re: Banking Services, hereby recommends to Council of the City of Red Deer that:

1. policy 5302 be cancelled
2. the Bank of Montreal be appointed to provide services for the year ending August 31, 1999."

**RECOMMENDATION:**

That Council of the City of Red Deer approve the continuation of banking services with the Bank of Montreal to August 31, 1999 for the same charge as paid in the fifth year of the present contract, and further that policy 5302 be dissolved.

  
N. VAN WYK, Acting Chair  
Finance & Audit Committee

CGA\  
Att.

**DATE: March 20, 1998**

**TO: Finance and Audit Committee**

**FROM: Director of Corporate Services**

**RE: BANKING TENDER**

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The Treasury Services Manager is recommending we ask for proposals for providing banking services when the current 5 year contract with the Bank of Montreal expires on August 31, 1998. Rather than ask for proposals for another 5 year term, he is recommending we ask for proposals based on an indefinite term. The intent is we enter into a long term arrangement.

The City would appear to have two alternatives to consider for banking services:

1. Continue with the Bank of Montreal for an indefinite (or a 5 year period) subject to negotiation of an acceptable rate.
2. Ask for proposals from all major financial institutions with the intent it be a long term relationship (or a 5 year period).

When banking services were last tendered in 1993, the projected five year costs of the banking proposals received were:

<u>Institution</u>	<u>Five Year Cost Projected</u>
Treasury Branch	\$ 267,897
Royal	256,932
CIBC	190,515
Bank of Montreal	87,136
Toronto Dominion	86,112

....2

Finance and Audit Committee  
March 20, 1998

p.2

The Bank of Montreal proposal was selected because their prices were fixed for most of the contract period whereas the Toronto Dominion proposal was subject to inflation and/or growth.

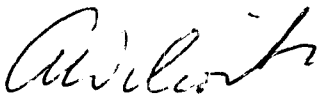
Prior to 1993, the City had received banking services from the CIBC for a number of decades.

The Treasury Services Manager has indicated a number of reasons why the City should consider entering into a long term banking arrangement. Because of the staff reductions that have occurred in Treasury Services since 1992, the staff are continually trying to identify work that can be deleted to provide more time for necessary work.

Subject to negotiation of a satisfactory rate, it is my recommendation the City continue to obtain banking services from the Bank of Montreal. The committee should be aware, however, that some banking institutions may be anticipating banking services being tendered and may express concern.

### **Recommendation**

The Finance and Audit Committee recommend to Council the City continue to have banking services provided by the Bank of Montreal subject to negotiation of an acceptable rate.



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

Att.



Date: March 20, 1998

To: A. Wilcock  
Director of Corporate Services

From: Treasury Services Manager

**Re: Banking Tender**

As you are aware, our current banking agreement with the Bank of Montreal was for a five year term and expires on August 31, 1998. Council Policy 5302 states that the City will tender for banking services at approximate five year intervals.

I think it may be appropriate to re-evaluate this practice as it may not be in the City's best interest. The primary reason for tendering the service, of course, is to ensure that we receive the banking services that we require at the best possible fee. However, some reasons why tendering may not be in the best interest of the City are as follows:

(1) Cost of changing banks

The cost of having new cheques printed upon a change of banks is significant because of the safety features designed into the cheques and the stringent requirements imposed by the Canadian Payments Association for the quality of the magnetic ink encoding required on cheques to facilitate automatic processing by the banks' data centres. If we were to change banks, we would expect to be left with some inventory of cheque forms for the old bank that would not be used and therefore would constitute a 'write-off', although it is possible that the successful bidder for the banking contract would reimburse us for this cost.

More important, perhaps, is the time that our staff would need to invest to achieve a smooth transfer from one bank to another. There are forms to change, authorizations to change over, procedural changes to make and instructions to revise.

(2) Customer Service

I think it could be argued that better customer service can be obtained through a long term business relationship than through agreements that are based on five year terms. It is important to have access to good contact people that are knowledgeable and reliable.

(3) Electronic Payments, Transfer of Funds & Direct Deposits

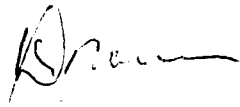
This is becoming an ever increasingly popular form of carrying out banking transactions in today's world and we must be prepared to meet the customer service requirements of this evolving method of moving funds from one party to another. This payment method is very fast and efficient, however, there is a great deal of set up work involved and ongoing maintenance procedures required to ensure that payments are proper, accurate and timely. This type of payment usually involves some form of authorization from the customer, vendor or supplier and a change of banks would entail a great deal of work and care to ensure that proper authorizations are in place and that payments got redirected from/to one bank to/from another.

A change of banks would also mean a change of PC software that we use (but is supplied by the bank) to obtain on-line banking information and to effect these electronic transfers as well, so there is a learning curve associated with getting familiar with the 'system' in addition to the set up work involved.

Our current agreement was signed with the Bank of Montreal because they offered all the required services for a very competitive fee. As you know, the City had a very good banking relationship with CIBC over many, many years until the services were tendered in 1993 and were awarded to the Bank of Montreal. There was obviously a lot of value in that long term relationship.

It is true though that a lot of our banking procedures were improved as a result of moving to the Bank of Montreal in 1993. There are some drawbacks to not tendering, and another consideration would be to tender our banking services on the basis that we are looking for a longer term relationship. This may have some impact on the ways that the banks bid. Also, it must be pointed out that there is some risk that the chosen bank in a longer term relationship might not keep up with technological advances and therefore the services offered to the City might not be as good as those that another bank could offer at some time in the future. There is nothing to say, however, that we can't initiate a bank services tender at any time if we don't feel that we are getting good value for the fee being paid (if it's written into the agreement).

I believe that we should consider requesting proposals for a longer term business relationship. Submitted for your consideration.



D. G. Norris  
Treasury Services Manager

**DATE:** May 1, 1998  
**TO:** Finance and Audit Committee  
**FROM:** Director of Corporate Services  
**RE:** BANKING SERVICES

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The City of Red Deer has for at least the last ten years tendered Banking Services for five year periods.

Banking Services were last tendered in 1993. The projected five year costs to August 31, 1998 were:

<u>Institution</u>	<u>Five Year Projected Cost</u>
Treasury Branch	\$ 267,897
Royal	256,932
CIBC	190,515
Bank of Montreal	87,136
Toronto Dominion	86,112

The Bank of Montreal was selected because their price was fixed for most of the contract period. The Toronto Dominion proposal was subject to cost increases due to inflation and growth. Prior to 1993 the CIBC had provided banking services for a number of decades.

Council policy 5302 states the City will tender for banking services at approximate five year intervals. I think this policy should be reconsidered because:

- Treasury Services staff have been reduced by 12.5% since 1993.
- there is a substantial amount of work for Treasury Services staff if a different bank was selected.

When a different bank is selected the work involved by Treasury Services staff is significant to:

- prepare requests for proposals to provide banking services
- review and recommend a proposal
- arrange for appropriate cheques to be printed. This can be time consuming because of the stringent requirements imposed by the Canadian Payments Association
- changing forms and authorizations
- training for new electronic banking systems
- getting bank staff trained in the City's requirements.

The Bank of Montreal has agreed to extend the existing contract for one year for the same charge as paid for the fifth year of the current contract.

Finance and Audit Committee  
RE: Banking Services  
May 1, 1998

p.2

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Treasury Services staff are satisfied with the services provided by the Bank of Montreal.

**Recommended Action**

That the Finance and Audit Committee agree to recommend to Council:

- policy 5302 be cancelled.
- the Bank of Montreal be appointed to provide services for the year ending August 31, 1999.



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

*fcs\op\banking\fa banking services may1 98*



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

**POLICY NO.**

**5302**

**Page 1 of 1**

**TITLE:**

**Banking Services - Tendering**

**Date of Approval:  
September 9, 1996**

**SECTION:**

**Corporate Services  
(Treasury)**

**Dates of Revision:**

---

**POLICY STATEMENT**

*The purpose of this policy is to provide a procedure for the acquisition of banking services.*

The City shall tender its banking services at approximate 5 year intervals.

**FILE**

## **Council Decision - June 1, 1998 Meeting**

**DATE:** June 2, 1998  
**TO:** Finance & Audit Committee  
**FROM:** City Clerk  
**RE:** *Banking Tender/Services,  
Request to Repeal Council Policy No. 5302*

---

**Reference Report:** Finance & Audit Committee dated May 27, 1998

**Resolutions Carried:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Finance & Audit Committee dated May 27, 1998, re: Banking Tender / Services, hereby agrees that the Bank of Montreal be appointed to provide banking services for the year ending August 31, 1999."

"RESOLVED that Council of The City of Red Deer, having considered report from the Finance & Audit Committee dated May 27, 1998, re: Banking Tender / Services, hereby agrees that Council Policy No. 5302 Banking Services - Tendering, be reviewed and a proposal be presented to Council considering the process in which banking services are tendered."

**Resolution Tabled:**

"RESOLVED that Council of The City of Red Deer, hereby agrees that banking services for The City of Red Deer be tendered for the period beginning September 1, 1999."

Council agreed that the above resolution be tabled until after Council's consideration of the report dealing with the process in which banking services are tendered.

**Report Back to Council Required:** Yes

Finance and Audit Committee  
June 2, 1998  
Page 2

***Comments/Further Action:***

Council looks forward to your report being submitted to Council in due course, as directed above.

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

Kelly Kloss  
City Clerk

/clr

c     Director of Corporate Services  
      Treasury Services Manager  
      C. Rausch, Council Policy Manual



**FILE**

**Council Decision - June 1, 1998 Meeting**

**DATE:** June 2, 1998  
**TO:** Finance & Audit Committee  
**FROM:** City Clerk  
**RE:** Annual Audited Financial Statement

**Reference Report:** Finance & Audit Committee dated May 27, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Finance & Audit Committee dated May 27, 1998, re: 1997 Annual Audited Financial Statement, hereby agrees that the 1997 Annual Audited Financial Statements be approved, and as presented to Council June 1, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**



Kelly Kloss  
City Clerk

/clr

c Director of Corporate Services  
Treasury Services Manager

DATE: May 27, 1998

TO: City Council

FROM: Finance & Audit Committee

**RE: ANNUAL AUDITED FINANCIAL STATEMENT**

---

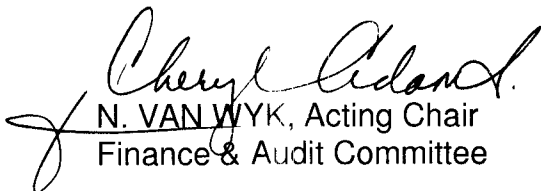
The Finance & Audit Committee met on May 26<sup>th</sup> to review the 1997 Annual Audited Financial Statement. Following is the motion passed by the Committee

"That the Finance & Audit Committee, having considered the 1997 Annual Audited Financial Statement for the City of Red Deer, hereby recommend to Council of the City of Red Deer approval of said financial statement."

Enclosed is a copy of the Annual Audited Financial Statement for Council's consideration.

RECOMMENDATION:

That Council of the City of Red Deer accept the 1997 Annual Audited Financial Statement.

  
N. VAN WYK, Acting Chair  
Finance & Audit Committee

CGA\  
Att.

**Note: The 1997 Annual Audited Financial Statement is provided as an attachment to the Council Agenda.**

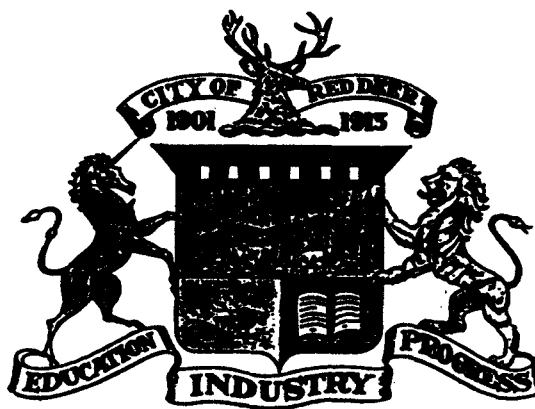
## **COUNCIL MEETING OF JUNE 1, 1998**

**ATTACHMENT TO REPORT  
APPEARING ON THE OPEN AGENDA**

**RE:**

**1997 Financial Statement**

The Corporation of  
**THE CITY OF RED DEER**  
Alberta, Canada



ANNUAL REPORT  
For the year ended December 31, 1997

The Corporation of

# THE CITY OF RED DEER

Alberta, Canada



ANNUAL REPORT

For the year ended December 31, 1997

Prepared by CORPORATE SERVICES

## TABLE OF CONTENTS

	<u>Page</u>
<b>INTRODUCTORY SECTION</b>	
City Council, Directors and Department Heads	5
Organization Chart	6
City Profile	7-8
Report of the Corporate Services Director	9-15
Canadian Award for Financial Reporting	16-17
<b>FINANCIAL SECTION</b>	
<b>FINANCIAL STATEMENTS</b>	
Management Report	21
Auditors' Report	21
Consolidated Statement of Financial Position	23
Consolidated Statement of Financial Activities	24-25
Consolidated Statement of Changes in Financial Position	26
Schedule of Capital Fund Activities	27
Schedule of Operating Fund Activities	28
Consolidated Statement of Reserves	29
Schedule of Property Taxes Levied	30
Schedule of Government Transfers	31
Schedule of Other Revenue	32
Schedule of Consolidated Expenditures By Object	33
Notes to Financial Statements	34-43
 <b>OPERATING REVENUE &amp; EXPENDITURE DETAIL - GENERAL FUND</b>	
Schedule A - General	48-49
Schedule B - Tax & Other Revenue Detail	50
 <b>OPERATING REVENUE &amp; EXPENDITURE DETAIL - UTILITY FUNDS</b>	
Schedule C - Parking	53
Schedule D - Equipment	54
Schedule E - Water	55
Schedule F - Wastewater	56
Schedule G - Solid Waste Collection	57
Schedule H - Solid Waste Disposal	58
Schedule I - Recycling	59
Schedule J - Subdivisions	60
Schedule K - Electric Light & Power	61
Schedule L - Internal Operating Charges & Transfers	62-63
 <b>OPERATING REVENUE &amp; EXPENDITURES SUMMARY</b>	
<b>- GENERAL &amp; UTILITY FUNDS</b>	
Operating Surplus (Deficit) - By Function 1993-1997	66-67
Operating Revenues - By Function 1993-1997	68-69
Operating Expenditures - By Function 1993-1997	70-71
Operating Revenues & Expenditures By Source of Revenue & Object of Expenditure 1993-1997	72-73
 <b>CAPITAL REVENUE &amp; EXPENDITURE DETAILS</b>	
Capital Sources and Expenditures 1993-1997	76-77
 <b>GOVERNMENT GRANTS 1993-1997</b>	 78-79
 <b>STATISTICAL &amp; SUPPLEMENTARY INFORMATION</b>	
Tax and Other Statistics 1993-1997	82-83
General Statistics 1993-1997	84-85

# **INTRODUCTORY SECTION**

## **CITY COUNCIL**

### **MAYOR G. SURKAN**

**Councillor J. Dawson**  
**Councillor M. Flewwelling**  
**Councillor W. Hull**  
**Councillor B. Hughes**

**Councillor D. Moffat**  
**Councillor R. Schnell**  
**Councillor J. Volk**  
**Councillor L. Watkinson-Zimmer**

### **CITY MANAGER**

**M. Day**

#### **CORPORATE SERVICES DIRECTOR**

**A. Wilcock**

#### **Treasury Services Manager**

**D. Norris**

#### **City Assessor**

**A. Knight**

#### **Information Technology Manager**

**D. Smith**

#### **City Clerk**

**K. Kloss**

#### **COMMUNITY SERVICES DIRECTOR**

**L. Hodgson**

#### **Social Planning Manager**

**C. Jensen**

#### **Recreation, Parks & Culture Manager**

**D. Batchelor**

#### **Transit Manager**

**K. Joll**

#### **Officer in Charge**

#### **(R.C.M.P.) - City Detachment**

**Insp. S. Sutton**

#### **DEVELOPMENT SERVICES DIRECTOR**

**B. Jeffers**

#### **Engineering Manager**

**K. Haslop**

#### **Public Works Manager**

**P. Goranson**

#### **Fire Chief / Manager**

**G. Stewart**

#### **Electric Light & Power Manager**

**A. Roth**

#### **Land & Economic Development Manager**

**A. Scott**

#### **Inspections & Licensing Manager**

**R. Strader**

#### **Personnel Manager**

**G. Howell**

#### **City Solicitor**

**Chapman Riebeek**

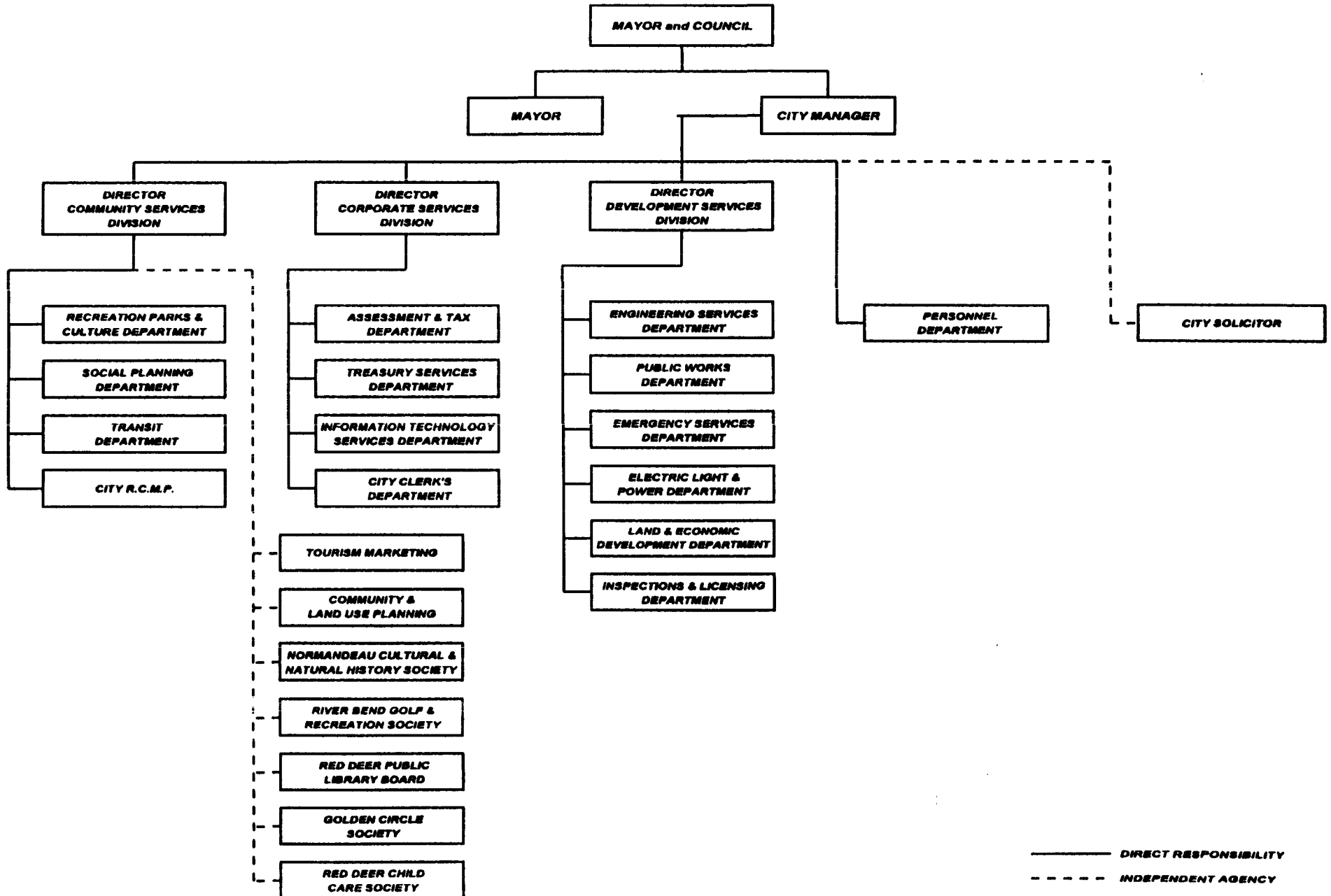
\*\*\*\*\*

#### **City Auditor**

**Craig Davies Collins**



# THE CITY OF RED DEER ORGANIZATIONAL CHART



## **CITY PROFILE**

The City of Red Deer is a thriving, modern city of 60,000 situated between Calgary and Edmonton. The City provides for its citizens through a wide range of services, some funded primarily by property taxes, and others operating as self funding utilities.

**GENERAL OPERATIONS** - The City's GENERAL OPERATIONS, funded primarily through property taxes, include:

**COMMUNITY SERVICES** - The Community Services Division coordinates the delivery of recreation, culture, parks, and social services in the City through the Parks, Recreation & Culture, and Social Planning departments. Services include development and maintenance of the City's extensive parks and open space system, playground and rink maintenance, operation of the City's two cemeteries, operation of a wide variety of recreational and cultural activities and facilities, and the coordination of day care, special transportation, and family and community support services.

**TRANSIT SERVICES** - include fixed transit routes throughout the City, an after hours Dial-A-Bus system, and some charter services.

**POLICE SERVICES** - The RCMP, under contract to the City, provide police services including general investigation, traffic, community policing and victim services. The City provides a building, furnishings, and a number of municipal employees to support the RCMP in providing these police services.

**PLANNING SERVICES** - Planning services are provided by the Parkland Community Planning Services.

**CORPORATE SERVICES** - The Corporate Services Division provides financial and information services to the City, through the Assessment and Tax, Information Technology, Treasury Services and City Clerk's departments. Services include administering and coordinating City budgets, the City's insurance program, long term borrowing, accounting, accounts payable and receivable, utility billing, purchasing & stores, information systems operations & support, assessing and levying property and business taxes, and many other financial and administrative services.

**DEVELOPMENT SERVICES** - The Development Services Division includes the Engineering, Public Works, Land & Economic Development, Inspections and Licensing, and Electric Light & Power departments. In addition to providing engineering services and such services as roadway and bridge maintenance, sidewalk repair, meter maintenance, and the operation of the Red Deer Industrial Airport, the division is also responsible for the operation of the water, wastewater, and solid waste utilities, and the operation of the City's Equipment Pool.

**EMERGENCY SERVICES** - The Fire Department provides a number of services including Fire Suppression, Emergency Medical Services and Fire Prevention. The department operates out of three fire stations located in the City.

**OTHER** - The City also has a Personnel department which provides service to all departments. Legal services are provided to the City by a local law firm.

**SELF FUNDING UTILITIES - The City operates a number of self funding utilities.**

**WATER UTILITY** - The City obtains water from the Red Deer River, and provides water treatment and distribution services through a system of water treatment plants, water reservoirs, booster stations and a water distribution system. Services include, among others, water main maintenance, hydrant & valve inspection & repair, and water meter maintenance. The utility is funded primarily through utility charges to customers.

**WASTEWATER UTILITY** - The City provides a wastewater collection and treatment system through a series of wastewater lines and mains, and the operation of a wastewater treatment plant. The utility is funded through utility charges to customers.

**PARKING UTILITY** - The City provides for much of the parking in the downtown area, by providing on-street metered parking, and by providing both metered parking lots and manned parking lots in a number of locations. The parking utility is administered by the Bylaws & Inspections Department, and is funded primarily through meter and lot revenues.

**SUBDIVISIONS** - The City's Subdivision Fund provides extension of major services to new areas of the City, and recovers such costs through charges to developers connecting to these services. The City is also involved in the development and marketing of commercial, industrial and residential land in the City of Red Deer. The Land & Economic Development Department is responsible for the coordination of the City's land development activities. Funding of the Subdivision Fund is primarily through the sale of commercial, industrial and residential land.

**EQUIPMENT POOL** - City equipment, such as trucks, sweepers, buses and graders are the responsibility of the City's Equipment Pool. Operating and maintenance costs are charged to the equipment pool, with such costs being recovered through user fees charged to departments using the equipment. These user fees include a surcharge to help provide for the eventual replacement of the equipment. These funds are held in an equipment replacement reserve.

**SOLID WASTE** - The City operates three separate solid waste utilities; GARBAGE COLLECTION, LANDFILL, and RECYCLING. The services are provided primarily by private operators under contracts administered by the Public Works Departments. The City also provides other waste services, including the Hazardous Waste Blitz carried out each year. All three solid waste utilities are funded through utility charges to customers. Funds are being set aside for the eventual replacement of the existing landfill site.

**ELECTRICAL DISTRIBUTION** - The City purchases power from the Power Pool of Alberta and is an entitled electric distribution system which is subject to the obligations and entitled to the entitlements set out in Part 4 of the Electric Utilities Act of the Province of Alberta. The City distributes the power to the citizens of Red Deer through its distribution system comprised of substations, transformers, and overhead and underground distribution lines. This utility is operated by the Electric Light & Power (E. L. & P.) department, and is funded through utility charges to customers.



## THE CITY OF RED DEER

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

### REPORT FROM THE DIRECTOR OF CORPORATE SERVICES

I am pleased to submit The City of Red Deer's Consolidated Annual Financial Statements for the fiscal year ended December 31, 1997, in accordance with Section 276(1) of the Municipal Government Act of the Province of Alberta.

The accounting firm of Craig Davies Collins has been appointed auditors by City Council and is responsible to report directly to Council with their audit results.

Operating results for 1997 were again favourable in both General Municipal Operations and Self Supported Utility Operations. The City Utility Operations are independent of any relationships with other local or regional governments.

In 1996 the City decided to initiate stabilization reserves for each of the operating funds and transfer any accumulated surpluses from prior years to these reserves. The purpose of the stabilization reserves is to maintain stability in future tax and utility rates. Any surplus from the year's operations will be transferred to the stabilization reserves.

### OPERATING RESULTS - GENERAL MUNICIPAL OPERATION STABILIZATION RESERVE

There was a reduction of \$117,212 in the Tax Rate Stabilization Reserve in 1997.

	1996 Balance	1997 Changes	1997 Balance
Tax Rate Stabilization Reserve	\$5,553,345	\$ (117,212)	\$ 5,436,133

The decrease of \$117,212 occurred primarily because of budgeted transfers to operations to finance:

- an \$800,000 reduction in single family residential property taxes
- a \$200,000 City Hall Renovation Subsidy
- a budget subsidy for 1997 of \$300,000
- an Infrastructure Maintenance contribution of \$674,000
- use of 1997 surplus \$75,000

The transfers from the reserve were partly offset by:

- a General Operating Surplus of \$660,000.
- cancellation of a \$228,000 reserve for assessment losses
- an adjustment of \$1,045,000 for the accrual of interest charges in the prior year

Details of tax supported operations for the year are provided in Schedule A of the financial statements.



*a delight  
to discover!*

## **OPERATING RESULTS - SELF SUPPORTING UTILITY OPERATIONS**

In 1997 the accumulated surplus for each self supporting Utility operation was transferred to a Utility stabilization reserve. Annual operating surpluses will be transferred to these stabilization reserves. The following chart discloses the net change in 1997 for the combined Utility accumulated surpluses and stabilization reserves.

<b>SUMMARY OF COMBINED ACCUMULATED SURPLUS AND STABILIZATION RESERVES FOR SELF SUPPORTING UTILITY OPERATIONS FOR 1997</b>			
<b>Utility</b>	<b>1996 Balance</b>	<b>Net Additions (Reductions)</b>	<b>1997 Balance</b>
Equipment Pool	\$ 4,653,514	\$ (378,733)	\$ 4,274,781
Parking Fund	1,071,916	519,184	1,591,100
Water Supply	1,641,616	(508,192)	1,133,424
Wastewater	1,421,547	2,055,686	3,477,233
Solid Waste Disposal	3,525,946	(196,555)	3,329,391
Solid Waste Collection	396,394	88,696	485,090
Recycling	763,460	208,317	971,777
Electrical Distribution	3,000,000	3,550,323	6,550,323
	<b>\$ 16,474,393</b>	<b>\$ 5,338,726</b>	<b>\$ 21,813,119</b>

Details of the utility operations for the year are provided in Schedules C to K of the financial statements.

## **RESERVES**

Reserves are established at the discretion of Council to set aside funds for future expenditures. Reserves increased in 1997 by \$9 million to a total of \$52 million.

	<b>1996 Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>1997 Balance</b>
Debt Reduction	\$ 1,025,127	\$ 74,597	\$ 917,566	\$ 182,158
Cemetery Perpetual Care	468,949	39,905	-	508,854
Future Expenditures	3,929,782	2,451,264	3,057,685	3,323,361
Red Deer Heritage Fund	287,678	10,459	10,000	288,137
Airport	359,868	27,582	27,031	360,419
Waskasoo Park	1,644,583	119,968	90,000	1,674,551
Facility Maintenance	4,504,792	1,327,734	270,000	5,562,526
Capital Projects	8,490,069	6,532,868	2,916,734	12,106,203
Public Reserve	402,358	331,088	54,338	679,108
Stabilization Reserves (refer previous tables):				
General Municipal Operations	5,553,345	2,060,658	2,177,870	5,436,133
Self Supporting Utilities	16,474,393	18,126,720	12,787,994	21,813,119
	<b>\$ 43,140,944</b>	<b>\$ 31,102,843</b>	<b>\$ 22,309,218</b>	<b>\$ 51,934,569</b>

## **LOCAL ECONOMIC CONDITIONS**

The City of Red Deer's economy continued to grow in 1997.

- the number of manufacturing firms operating in the City increased from 155 in 1996 to 162 in 1997. Manufacturing jobs increased from 3,888 to 4,450 (up 14%)
- the number of building permits issued in 1997 was 642 (479 in 1996), and the value of the building permits issued was \$87.2 million (\$45.0 in 1996).
- unemployment was down from 6.1% at the end of 1996 to 4.3% at the end of 1997.

## **PROPERTY AND BUSINESS TAXES**

All levels of government are faced with the requirement to control expenditures while maintaining services. The City reacted by not increasing the municipal tax rates in 1997. Municipal taxes represented 45% of the total 1997 residential property tax bill.

For the fifth consecutive year, in 1997, the City held the municipal portion of property taxes to a 0% increase or less.

In 1997 the City implemented market value assessment. The implications of this change on the number of assessment appeals was not known so a \$1,400,000 provision was made in setting the 1997 tax rates for possible assessment losses due to appeals. It was subsequently determined the reserve was not needed due to small numbers of assessment appeals. As a result, the \$1,400,000 reserve will be refunded to taxpayers in 1998. Business tax rates were held to a 0% increase for the fifth consecutive year.

## **CAPITAL EXPENDITURES**

There was an increase of \$6.8 million in capital expenditure for 1997 as detailed in the following table:

<b>SUMMARY OF CAPITAL EXPENDITURE FOR 1997</b> <b>(In Thousands of Dollars)</b>		
<b>DESCRIPTION</b>	<b>1997</b>	<b>1996</b>
Subdivision Servicing	\$ 7,003	\$ 3,000
Roads and Bridges	1,413	1,300
Water & Wastewater	2,187	2,500
Recreation & Parks Facilities	1,425	900
Electrical Distribution System	2,213	1,500
City Hall Renovation	1,294	549
Purchase of Equipment	1,382	1,700
Landfill Site	593	-
All Other	2,284	1,551
	<b>\$ 19,794</b>	<b>\$ 13,000</b>

The capital expenditures were funded from the following sources:

<b>FUNDING SOURCES FOR CAPITAL EXPENDITURE</b> (In Thousands of Dollars)		
<b>DESCRIPTION</b>	<b>1997</b>	<b>1996</b>
Debentures Issued	\$ 0	\$ 0
Government Grants	3,020	3,000
Operating Budget Contributions	16,447	16,700
Developer Contributions	4,029	1,300
Other	2,438	1,000
	<b>\$ 25,934</b>	<b>\$ 22,000</b>

### **SUBDIVISION INVESTMENT**

The City's net investment in subdivisions (net of recoveries) is shown below:

<b>NET SUBDIVISION INVESTMENT</b> (In Thousands of Dollars)						
	<b>1997</b>	<b>1996</b>	<b>1995</b>	<b>1994</b>	<b>1993</b>	<b>1992</b>
Net Subdivision Investment	\$ 1,398	\$ 5,444	\$ 5,300	\$ 4,434	\$ 4,388	\$ 7,217
Reduction (Increase) from Prior Year	\$ 4,046	\$ (144)	\$ (866)	\$ (46)	\$ 2,829	\$ 3,313

There was a decrease in net subdivision investment for 1997 due to increased sale of industrial and residential property.

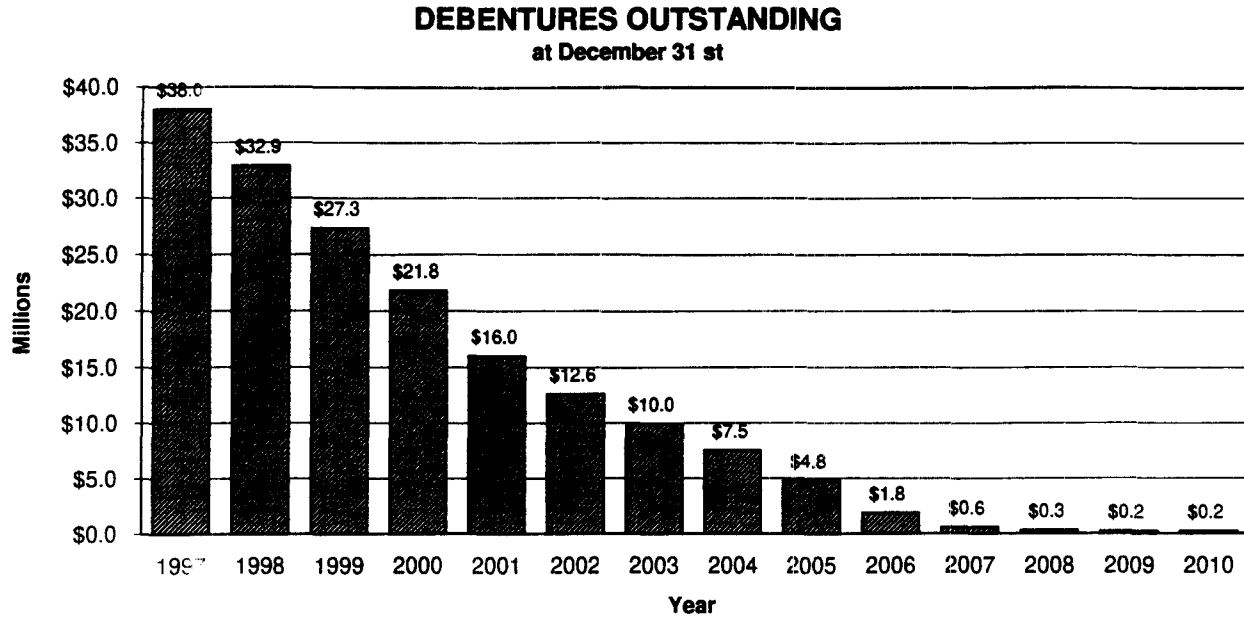
### **DEBT REDUCTION**

Since 1991, the City has had a policy of not incurring additional long term debt. As a result of repayments, long term debt decreased by \$4.7 million in 1997, as detailed below:

<b>SUMMARY OF CHANGES IN LONG TERM DEBT FOR 1997 (\$,000's)</b>				
<b>Purpose of Borrowing</b>	<b>1997 Debt Balance</b>	<b>Per Capita Debt</b>	<b>1996 Debt Balance</b>	<b>Per Capita Debt</b>
General	\$ 19,196	\$ 321	\$ 21,780	\$ 364
Water Supply	5,480	92	6,295	105
Wastewater	6,920	115	7,391	124
Subdivision Development	6,409	107	7,255	121
	<b>\$ 38,005</b>	<b>\$ 635</b>	<b>\$ 42,721</b>	<b>\$ 714</b>

No new long term debt was incurred in 1997. At December 31, 1997, there were reserves of \$182,000 or \$3 per capita to repay a portion of the debt.

Based on the City's long term capital plan, the forecasted change in total debt outstanding is shown on the following graph.



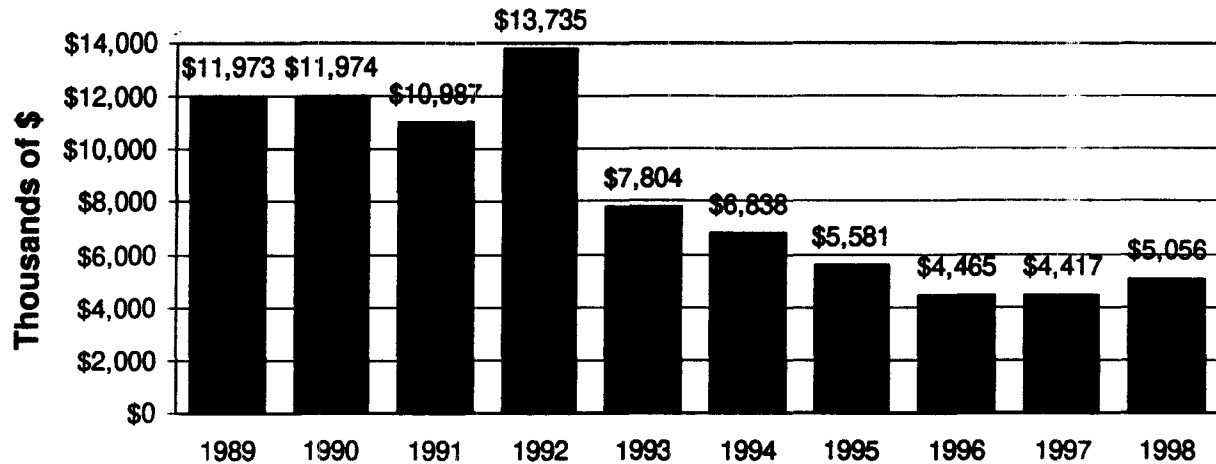
In 1983 the total debenture debt was \$78 million or \$1,559 per capita. Today it is \$38 million or \$634 per capita. By the year 2000, based on the long term capital plan, it is projected to have reduced to \$22 million, or \$359 per capita. The projected reduction in long term debt will significantly increase the City's ability to maintain existing services while holding municipal tax increases at a low level.

### **PROVINCIAL GRANT REDUCTION**

The Provincial government has reduced Provincial operating grants to the City by \$6.9 million since 1990. The impact of these grant reductions is summarized on the following graph:



## PROVINCIAL OPERATING AND CAPITAL GRANTS



The grant reductions have required reductions in expenditures and increases in other revenue sources. The expenditure reductions have been accomplished with a minimal impact on services provided.

### **LONG TERM FINANCIAL PLANS AND OUTLOOK**

Long term plans have been developed to achieve the following objectives:

- no new long term debt and repayment of existing debt
- an increase of 1.6% in the Municipal property tax rates for 1998
- significant restrictions on additional major capital construction and increases in operating expenditures
- maintaining existing service levels.
- discontinuing the levy of business tax

The City of Red Deer will no doubt experience continued demands to provide quality services in the face of a small increase in municipal tax rates. Continuation of long term capital and operational budgeting will provide the framework for the decisions that have to be made. Council has in place Corporate Plans as part of this long term planning, consisting of a:

- Strategic Plan
- Three Year Business Plan for 1998-2000
- Three Year Operating Budget for 1998-2000
- Five Year Major Capital Budget for 1998-2002.

Based on the City's policy of long term planning and budgeting, the City is well positioned to continue supporting existing services to its citizens while maintaining Municipal tax increases at low levels. This should create a climate to make it attractive for existing businesses in Red Deer to expand and also attract new businesses.

## **YEAR 2000**

The City of Red Deer purchased and implemented solutions to make most of its major corporate financial systems Y2000 compliant. The remaining two systems, property tax billing and utility billing, will have Y2000 solutions incorporated by the end of 1998.

- a new property tax billing system is being purchased and will be implemented by July, 1998.
- utility billing is being outsourced to Canadian Utilities Limited in December, 1998.

Operations within each City department are being reviewed in 1998 to ensure Year 2000 compliance. This review includes, but is not limited to, such items as:

- computer hardware including microcomputers
- operating control systems in individual City departments such as for the:
  - Electric Utility i.e. SCADA (Supervisory Control and Data Acquisition)
  - Public Works i.e. Water and Wastewater Treatment plants
  - Emergency Services response systems
  - elevators and building control systems
- Y2000 compliance by critical City suppliers

By the end of 1998 The City of Red Deer should have identified and corrected most, if not all, Y2000 areas of concern. A plan will be in place to ensure any remaining areas of concern will be dealt with in a timely manner.

## **CONCLUSION**

The financial condition of The City of Red Deer continued to improve in 1997 and a significant reduction in long term debt was achieved.

Respectfully submitted,



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

Red Deer, Alberta  
April 30, 1998

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to Corporation of The City of Red Deer for our annual financial report for the fiscal year ended December 31, 1996. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA.

# Canadian Award for Financial Reporting

Presented to

City of Red Deer,  
Alberta

For its Annual  
Financial Report  
for the Year Ended  
December 31, 1996

A Canadian Award for Financial Reporting  
is presented by the Government Finance Officers  
Association of the United States and Canada  
to municipalities whose annual financial reports  
achieve the high program standards for Canadian  
Government accounting and financial reporting.



*Linda H. Savitsky*  
President

*Jeffrey L. Essler*  
Executive Director

# **FINANCIAL STATEMENTS**

## MANAGEMENT REPORT

The accompanying consolidated financial statements and all information in this annual report are the responsibility of Management. The financial statements have been prepared by Management in accordance with Canadian generally accepted accounting principles for municipalities and include certain estimates that reflect Management's best judgements. Financial information contained throughout this annual report is consistent with these financial statements.

Management has developed and maintains an extensive system of internal control that provides reasonable assurance that all transactions are accurately recorded, that the financial statements realistically report the City's operating and financial results and that the City's assets are safeguarded. As well, it is the policy of the City to maintain the highest standard of ethics in all its activities.

City Council has approved the information contained in the financial statements. Council fulfills its responsibility regarding the financial statements mainly through its Finance and Audit Committee.

Craig Davies Collins, an independent firm of chartered accountants, was appointed by a vote of City Council to examine the consolidated financial statements and provide an independent professional opinion.



G. Surkan  
Mayor

A. Wilcock  
Director of Corporate Services

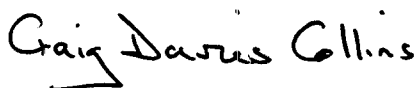
## AUDITORS' REPORT

Her Worship the Mayor and Council  
The City of Red Deer  
Red Deer, Alberta

We have audited the consolidated statement of financial position of The City of Red Deer as at December 31, 1997 and 1996 and the consolidated statements of financial activities and changes in financial position for the years then ended. These financial statements are the responsibility of the City's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of The City of Red Deer as at December 31, 1997 and 1996 and the results of its financial activities and the changes in its financial position for the years then ended in accordance with accounting principles for municipal governments established by the Canadian Institute of Chartered Accountants.



Red Deer, Alberta  
March 27, 1998

Chartered Accountants

## THE CITY OF RED DEER

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

DECEMBER 31, 1997

**ASSETS**

	<u>1997</u>	<u>1996</u>
Financial Assets		
Cash and Temporary Investments (Note 3)	\$ 16,646,782	\$ 6,341,434
Accounts Receivable (Note 4)	19,053,783	12,710,548
Land Held for Resale (Note 5)	8,282,970	8,745,343
Long Term Investments (Note 6)	58,122,363	47,310,926
Deferred Expense	945,736	851,841
Loan Receivable (Note 7)	91,407	107,700
	<u>103,143,041</u>	<u>76,067,792</u>
Physical Assets (Note 8)		
Fixed Assets	454,313,754	438,913,652
Inventories	2,702,204	2,236,752
	<u>457,015,958</u>	<u>441,150,404</u>
	<u>\$ 560,158,999</u>	<u>\$ 517,218,196</u>

**LIABILITIES**

Short Term Borrowing	\$ 10,740,484	\$ 1,153,220
Accounts Payable and Accrued Liabilities	16,560,769	10,839,867
Deposits	1,388,920	1,278,127
Deferred Revenue (Note 9)	6,561,998	5,612,245
Long Term Debt (Note 10)	38,005,477	42,721,282
	<u>73,257,648</u>	<u>61,604,741</u>

**EQUITY**

Equity in Fixed Assets	424,683,588	405,046,346
Capital Fund - Schedule 1	9,869,283	7,147,608
	<u>434,552,871</u>	<u>412,193,954</u>
Operating Fund - Schedule 2	413,911	278,557
Reserves - Schedule 3	51,934,569	43,140,944
	<u>486,901,351</u>	<u>455,613,455</u>
	<u>\$ 560,158,999</u>	<u>\$ 517,218,196</u>

The accompanying notes form an integral part of these Financial Statements

## STATEMENT 2

THE CITY OF RED DEER  
**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES**  
 FOR THE YEAR ENDED DECEMBER 31, 1997

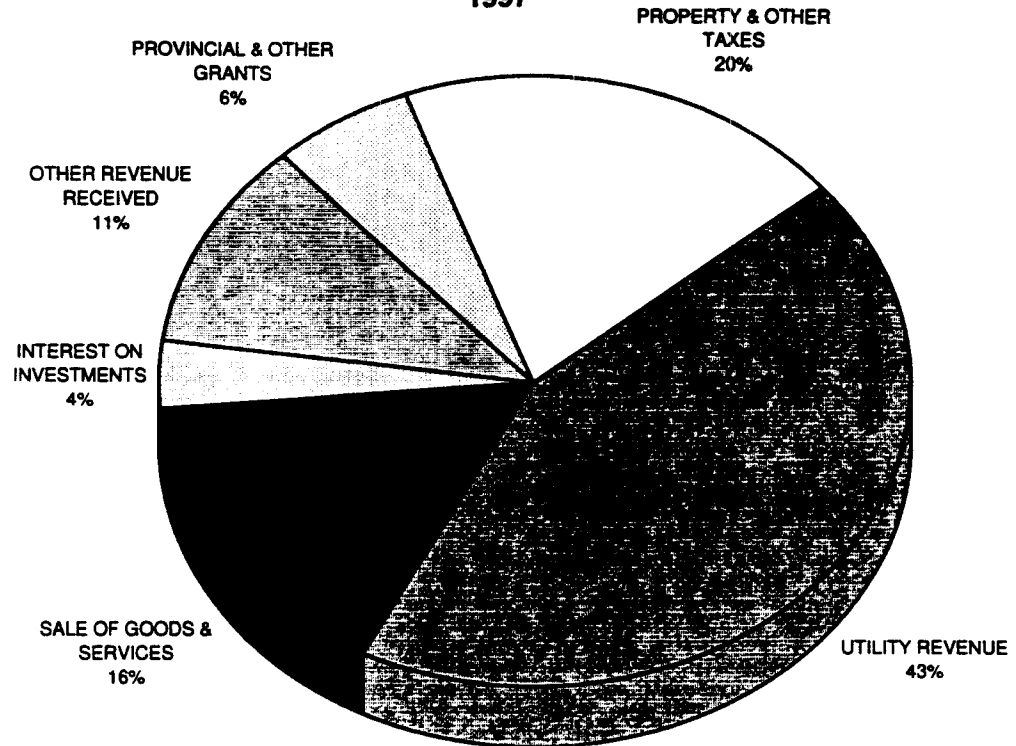
	1997 Budget	1997 Actual	1996 Actual
<b>REVENUES</b>			
Property and Other Taxes - Schedule 4	\$ 44,541,568	\$ 44,592,882	\$ 44,483,595
Less: Education Requisitions	22,065,770	21,993,693	22,617,858
Net Municipal Property Taxes	22,475,798	22,599,189	21,865,737
Utility User Fees	49,932,551	50,386,419	49,563,950
Sale of Goods & Services	12,137,342	18,605,534	11,659,973
Government Transfers - Schedule 5	6,194,318	7,056,020	8,521,382
Other Revenues - Schedule 6	8,804,016	12,937,940	11,489,108
Investment Earnings	4,140,980	4,164,751	4,212,215
Total Revenues	103,685,005	115,749,853	107,312,365
<b>EXPENDITURES - Schedule 7</b>			
Operating			
Legislative & Administrative	8,863,296	7,635,902	7,300,669
Police & Other Protective	8,386,360	7,915,195	8,095,331
Fire & Ambulance	6,300,508	6,497,771	6,081,076
Public Transit	1,838,257	1,890,313	1,753,778
Transportation	8,062,645	7,162,865	7,893,236
Social Planning	1,428,614	1,425,052	1,377,716
Community	1,521,138	1,517,898	1,500,259
Recreation, Parks and Culture	9,068,597	9,950,946	10,908,889
Parking	355,296	318,909	335,335
Equipment Pool	3,427,074	2,906,400	2,763,988
Water	3,502,383	3,070,832	3,205,934
Wastewater	2,571,782	2,380,154	2,395,125
Solid Waste Collection	2,342,141	2,285,844	2,704,217
Solid Waste Disposal	595,232	607,228	474,189
Recycling	653,244	573,229	702,866
Subdivisions	984,790	964,167	1,019,417
Electric Light & Power	26,939,332	22,486,437	27,101,471
Total Operating Expenditures	86,840,689	79,589,142	85,613,496
Total Capital Expenditures	21,461,864	19,794,252	12,988,381
Total Expenditures	108,302,553	99,383,394	98,601,877
Excess (Deficiency) of Revenue Over Expenditures	(4,617,548)	16,366,459	8,710,488
Less: Debt Repayments	4,715,795	4,715,805	4,647,669
<b>CHANGE IN FUND BALANCES</b>	\$ (9,333,343)	\$ 11,650,654	\$ 4,062,819

The accompanying notes form an integral part of these Financial Statements.



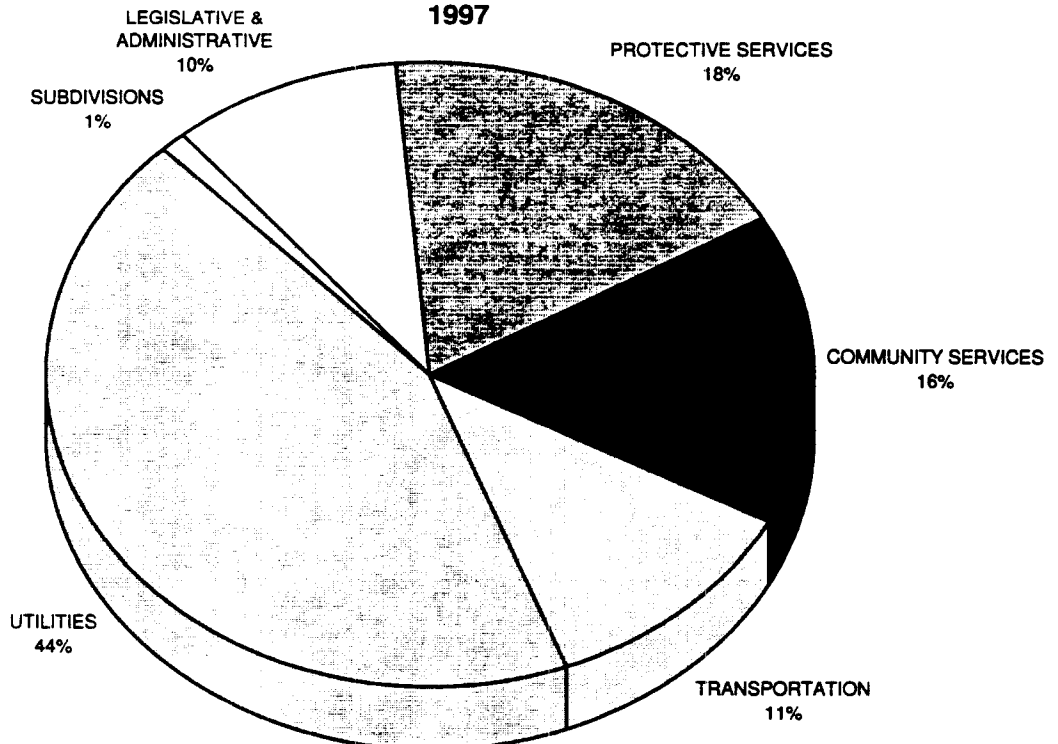
## OPERATING REVENUE

1997



## OPERATING EXPENDITURES

1997



## STATEMENT 3

THE CITY OF RED DEER

**CONSOLIDATED STATEMENT OF CHANGES IN FINANCIAL POSITION**

FOR THE YEAR ENDED DECEMBER 31, 1997

	<u>1997</u>	<u>1996</u>
<b>Cash provided by (used for)</b>		
<b>Operating Activities</b>		
Excess of Revenue Over Expenditures	\$ 16,366,459	\$ 8,710,488
Net Changes in Non-Cash Working Capital		
Receivables	(6,343,235)	(167,429)
Inventories	(465,452)	(168,914)
Deferred Expense	(93,895)	531,477
Payables	5,720,902	(6,956,594)
Other Liabilities	1,060,547	2,222,187
	<u>16,245,326</u>	<u>4,171,215</u>
<b>Investing Activities</b>		
Investments Purchased	(20,863,660)	(33,034,712)
Proceeds on Disposals	10,052,223	15,252,475
	<u>(10,811,437)</u>	<u>(17,782,237)</u>
<b>Financing Activities</b>		
Long-term Debt Repayment	(4,715,805)	(4,647,669)
	<u>(4,715,805)</u>	<u>(4,647,669)</u>
Change in Cash Position	718,084	(18,258,691)
Cash Position, Beginning of Year	<u>5,188,214</u>	<u>23,446,905</u>
Cash Position, End of Year	<u>5,906,298</u>	<u>5,188,214</u>
<b>Cash Comprised of:</b>		
Cash and Temporary Investments	16,646,782	6,341,434
Short Term Borrowing	(10,740,484)	(1,153,220)
	<u>\$ 5,906,298</u>	<u>\$ 5,188,214</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER  
**SCHEDULE OF CAPITAL FUND ACTIVITIES**  
 FOR THE YEAR ENDED DECEMBER 31, 1997

	1997 <u>Budget</u>	1997 <u>Actual</u>	1996 <u>Actual</u>
<b>REVENUE</b>			
Government Transfers	\$ 2,013,000	\$ 3,019,889	\$ 3,041,720
Return on Investments	0	27,117	25,437
Developer Contributions	779,000	4,028,736	1,296,621
Other Revenues - Schedule 6	97,000	2,411,205	1,349,709
	<u>2,889,000</u>	<u>9,486,947</u>	<u>5,713,487</u>
<b>CAPITAL EXPENDITURES</b>			
Subdivision Servicing	3,838,000	7,002,728	3,008,639
Roads and Bridges	3,589,300	1,413,416	1,254,624
Water and Wastewater	6,782,780	2,187,384	2,514,394
Recreation, Culture & Parks Facilities	821,524	1,424,501	894,147
Electrical Distribution	1,902,800	2,213,723	1,454,421
Major Corridor	0	0	(14,547)
Fire Training Facility	0	436,033	0
Equipment Purchases	2,222,500	1,381,787	1,729,298
Landfill Site	1,080,000	593,120	0
City Hall Renovations	0	1,294,142	549,098
Computerization Upgrade	432,000	12,186	367,598
Telephone Upgrade	0	678,598	0
Other	792,960	1,156,634	1,230,709
	<u>21,461,864</u>	<u>19,794,252</u>	<u>12,988,381</u>
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<u>(18,572,864)</u>	<u>(10,307,305)</u>	<u>(7,274,894)</u>
<b>INTERFUND TRANSFERS</b>			
From (to) Reserves	2,006,000	(3,513,117)	(9,557,185)
From Operations	14,683,845	16,542,097	16,734,182
	<u>16,689,845</u>	<u>13,028,980</u>	<u>7,176,997</u>
<b>CHANGE IN FUND BALANCE</b>	<u>(1,883,019)</u>	<u>2,721,675</u>	<u>(97,897)</u>
<b>CAPITAL FUNDS, BEGINNING OF YEAR</b>	<u>7,147,608</u>	<u>7,147,608</u>	<u>7,245,505</u>
<b>CAPITAL FUNDS, END OF YEAR</b>	<u>\$ 5,264,589</u>	<u>\$ 9,869,283</u>	<u>\$ 7,147,608</u>

THE CITY OF RED DEER  
**SCHEDULE OF OPERATING FUND ACTIVITIES**  
 FOR THE YEAR ENDED DECEMBER 31, 1997

	1997 Budget	1997 Actual	1996 Actual
<b>REVENUES</b>			
Net Taxes for General Municipal Purposes - Schedule 4	\$ 22,475,798	\$ 22,599,189	\$ 21,865,737
Utility User Fees	49,932,551	50,386,419	49,563,950
Sale of Goods & Services	11,358,342	14,576,427	10,458,656
Government Transfers	4,181,318	4,036,131	5,479,662
Other Revenues - Schedule 6	8,707,016	10,526,735	10,139,399
Investment Earnings	4,140,980	4,137,634	4,186,163
Total Revenues	<u>100,796,005</u>	<u>106,262,535</u>	<u>101,693,567</u>
<b>EXPENDITURES</b>			
Legislative & Administrative	8,863,296	7,635,902	7,300,669
Police & Other Protective	8,386,360	7,915,195	8,095,331
Fire & Ambulance	6,300,508	6,497,771	6,081,076
Public Transit	1,838,257	1,890,313	1,753,778
Transportation	8,062,645	7,162,865	7,893,236
Social Planning	1,428,614	1,425,052	1,377,716
Community	1,521,138	1,517,529	1,483,328
Recreation, Parks and Culture	9,068,597	9,950,946	10,908,889
Parking	355,296	318,909	335,335
Equipment Pool	3,427,074	2,906,400	2,763,988
Water	3,502,383	3,070,832	3,205,934
Wastewater	2,571,782	2,380,154	2,395,125
Solid Waste Collection	2,342,141	2,285,844	2,704,217
Solid Waste Disposal	595,232	607,228	474,189
Recycling	653,244	573,229	702,866
Subdivisions	984,790	964,167	1,019,417
Electric Light & Power	26,939,332	22,486,435	27,101,471
Total Expenditures	<u>86,840,689</u>	<u>79,588,771</u>	<u>85,596,565</u>
Excess of Revenue over Expenditures	13,955,316	26,673,764	16,097,002
Less: Debt Repayment	<u>4,715,795</u>	<u>4,715,805</u>	<u>4,647,669</u>
<b>SURPLUS BEFORE TRANSFERS</b>	9,239,521	21,957,959	11,449,333
<b>Interfund Transfers</b>			
Transfers from(to) Capital	(14,683,845)	(16,542,097)	(16,734,182)
Transfers from(to) Reserves	5,742,662	(5,280,508)	3,440,855
<b>CHANGE IN FUND BALANCE</b>	<u>298,338</u>	<u>135,354</u>	<u>(1,843,994)</u>
<b>FUND BALANCE, BEGINNING OF YEAR</b>	0	278,557	2,384,216
<b>PRIOR PERIOD ADJUSTMENT (Note 2)</b>	<u>0</u>	<u>0</u>	<u>(261,665)</u>
<b>FUND BALANCE, BEGINNING OF PERIOD - RESTATED</b>	0	278,557	2,122,551
<b>FUND BALANCE, END OF YEAR</b>	<u>\$ 298,338</u>	<u>\$ 413,911</u>	<u>\$ 278,557</u>

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER  
**CONSOLIDATED STATEMENT OF RESERVES**  
 FOR THE YEAR ENDED DECEMBER 31, 1997

	1997 Budget	1997 Actual	1996 Actual
<b>BALANCE, BEGINNING OF YEAR (Note 2)</b>	<u>\$ 43,140,944</u>	<u>\$ 43,140,944</u>	<u>\$ 37,024,613</u>
Add / (Deduct)			
Transfer from Operating Fund	4,161,918	16,908,643	11,975,620
Transfer to Operating Fund	<u>(9,904,580)</u>	<u>(11,628,135)</u>	<u>(15,416,475)</u>
Net Transfers (to) from Operating Fund	<u>(5,742,662)</u>	<u>5,280,508</u>	<u>(3,440,855)</u>
Transfer from Capital Fund	0	6,748,471	9,946,751
Transfer to Capital Fund	<u>(2,006,000)</u>	<u>(3,235,354)</u>	<u>(389,565)</u>
Net Transfer (to) from Capital Fund	<u>(2,006,000)</u>	<u>3,513,117</u>	<u>9,557,186</u>
Change in Reserve Balance	<u>(7,748,662)</u>	<u>8,793,625</u>	<u>6,116,331</u>
<b>BALANCE, END OF YEAR (Note 11)</b>	<u>\$ 35,392,282</u>	<u>\$ 51,934,569</u>	<u>\$ 43,140,944</u>

THE CITY OF RED DEER  
**SCHEDULE OF PROPERTY TAXES LEVIED**  
 FOR THE YEAR ENDED DECEMBER 31, 1997

	<u>1997 Budget</u>	<u>1997 Actual</u>	<u>1996 Actual</u>
<b>TAXATION</b>			
Real Property Taxes	\$ 39,268,163	\$ 39,667,193	\$ 39,815,268
Grants in Lieu of Taxes			
- Provincial Government	1,916,335	1,415,796	1,407,162
- Federal Government	108,105	125,190	126,124
Business Taxes	1,782,000	1,793,903	1,716,241
Local Improvement Levies	363,800	424,950	358,059
Power, Pipelines, Cable TV and Other Taxes	1,103,165	1,165,850	1,060,741
	<u>44,541,568</u>	<u>44,592,882</u>	<u>44,483,595</u>
<b>REQUISITIONS</b>			
- School Boards	<u>22,065,770</u>	<u>21,993,693</u>	<u>22,617,858</u>
Net Municipal Property Taxes	<u>\$ 22,475,798</u>	<u>\$ 22,599,189</u>	<u>\$ 21,865,737</u>

## THE CITY OF RED DEER

**SCHEDULE OF GOVERNMENT TRANSFERS**

FOR THE YEAR ENDED DECEMBER 31, 1997

	<b>1997 Budget</b>	<b>1997 Actual</b>	<b>1996 Actual</b>
<b>FEDERAL TRANSFERS</b>			
Capital Infrastructure Grants	\$ 282,825	\$ 352,620	\$ 1,892,648
Other Grants	0	4,100	4,300
	<u>282,825</u>	<u>356,720</u>	<u>1,896,948</u>
<b>PROVINCIAL TRANSFERS</b>			
Capital Infrastructure Grants	2,165,825	2,542,296	1,892,648
Debenture Interest Grants	362,018	362,028	401,628
Other Grants	3,041,089	3,352,143	3,876,773
	<u>5,568,932</u>	<u>6,256,467</u>	<u>6,171,049</u>
<b>LOCAL GOVERNMENT TRANSFERS</b>			
Shared Cost Agreements and Grants	<u>342,561</u>	<u>442,833</u>	<u>453,385</u>
<b>TOTAL GOVERNMENT TRANSFERS</b>	<u>\$ 6,194,318</u>	<u>\$ 7,056,020</u>	<u>\$ 8,521,382</u>

THE CITY OF RED DEER  
**SCHEDULE OF CONSOLIDATED OTHER REVENUE**  
 FOR THE YEAR ENDED DECEMBER 31, 1997

	1997 <u>Budget</u>	1997 <u>Actual</u>	1996 <u>Actual</u>
<b>OPERATING</b>			
Equipment and Facility Rental	\$ 1,926,651	\$ 3,197,182	\$ 1,831,698
Electrical Transmission Recovery	1,800,000	1,974,100	1,974,100
Franchise fees	1,306,040	1,351,272	1,342,477
Licenses and Permits	900,200	1,275,614	813,193
Parking and Traffic Fines	990,700	1,061,021	1,099,631
Penalties and Service Charges	880,250	898,873	983,697
Income Tax Rebate on Power	0	0	387,719
Other	903,175	768,673	1,706,884
	<u>8,707,016</u>	<u>10,526,735</u>	<u>10,139,399</u>
<b>CAPITAL</b>			
Proceeds on Disposal of Fixed Assets	97,000	948,039	529,216
Other		1,463,166	820,493
	<u>97,000</u>	<u>2,411,205</u>	<u>1,349,709</u>
<b>TOTAL OTHER REVENUE</b>	<u>\$ 8,804,016</u>	<u>\$ 12,937,940</u>	<u>\$ 11,489,108</u>



## THE CITY OF RED DEER

**SCHEDULE OF CONSOLIDATED EXPENDITURES BY OBJECT**  
**FOR THE YEAR ENDED DECEMBER 31, 1997**

	1997 <u>Budget</u>	1997 <u>Actual</u>	1996 <u>Actual</u>
<b>EXPENDITURES</b>			
Salaries, Wages & Benefits	\$ 30,742,772	\$ 30,113,022	\$ 29,303,565
Contracted Services	12,613,718	10,883,233	11,311,276
Purchases From Other Governments	5,912,602	5,471,149	7,002,691
Purchases of Materials & Supplies	5,174,221	5,659,640	5,643,200
Purchase of Power for Resale	24,596,900	20,390,415	24,274,118
Contributions to Municipal Agencies	1,151,368	1,152,569	1,285,232
Grants to Organizations	348,971	336,992	385,665
Financial Charges	5,143,531	4,949,830	5,446,016
Other Expenses	1,156,606	632,292	961,733
	<u>86,840,689</u>	<u>79,589,142</u>	<u>85,613,496</u>
Capital Assets Acquired	21,461,864	19,794,252	12,988,381
Total Expenditures	<u>\$ 108,302,553</u>	<u>\$ 99,383,394</u>	<u>\$ 98,601,877</u>

## 1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared in accordance with local government accounting standards established by the Public Sector Accounting and Auditing Board of the Canadian Institute of Chartered Accountants. Significant aspects of the accounting policies adopted by The City of Red Deer are as follows:

### a) **Reporting Entity**

The consolidated financial statements reflect the assets, liabilities, revenues and expenditures, changes in fund balances and in financial position of the reporting entity which comprises all the organizations that are accountable for the administration of their financial affairs and resources to the Council and are owned or controlled by the municipality. The entities included are as follows:

#### City Municipal and Utility Operations

- General municipal operations
- Water supply
- Wastewater treatment
- Parking services
- Subdivision development
- Equipment pool
- Solid waste collection and disposal
- Electric power distribution

#### Societies and Boards

- Red Deer Public Library
- River Bend Golf Course
- Red Deer Downtown Business Association
- Normandeau Cultural and Natural History Society

The schedule of taxes levied includes requisitions for education organizations that are not part of the municipal reporting entity.

The City owns certain assets funded by debenture debt that relate to Boards and Societies that are not considered to be under the City's control. The assets and debenture debt are reflected in the financial statements.

Interdepartmental and organizational transactions and balances are eliminated.

### b) **Basis of Accounting**

#### i) **Revenues**

The accrual basis of accounting is followed for revenues except for:

- Parking fines which are recorded on a cash basis and
- Government transfers are recognized in the financial statements as revenues or capital finances acquired in the period that the events giving rise to the transfer occurred providing the transfers are authorized, any eligibility criteria has been met by the City, and reasonable estimates of the amounts can be made.

Proceeds from land held for resale are recorded as operating fund revenues.

b) **Basis of Accounting (continued)**

ii) **Expenditures**

Expenditures are recognized in the period the goods and services are acquired and a liability is incurred as transfers are due, with the exception of pension expenditures as noted below:

Contributions for current and past service pension benefits are recorded as expenditures in the year they become due.

c) **Fund Accounting**

Management funds consist of the operating, capital and reserve funds. Transfers between funds are recorded as adjustments to the appropriate equity account.

d) **Investments**

Investments are recorded at cost. Investment premiums and discounts are amortized proportionately over the term of the respective investments.

e) **Inventories**

Inventories of materials and supplies are valued at the lower of cost or net realizable value with cost determined by the average cost method.

Land held for resale is recorded at the lower of cost or net realizable value. Costs include the acquisition costs of the land and the improvements required to prepare the land for servicing such as clearing, stripping and levelling. Related development costs incurred to provide infrastructure such as water and wastewater services, roads, sidewalks and street lighting are recorded as fixed assets under their respective function.

f) **Fixed Assets**

Fixed assets are reported as expenditures in the period they are acquired. Fixed assets are capitalized in the capital fund at cost except for donated assets which are reported at estimated fair market value.

Government contributions for the acquisition of fixed assets are reported as capital revenue and do not reduce the related fixed asset costs.

Fixed assets consist of general municipal and utility fixed assets recorded at cost. Utility fixed assets used in production of a service for resale are depreciated at rates designed to amortize the cost of the assets over their useful lives. The depreciation as calculated is reported as a reduction of equity in fixed assets rather than as a charge to operations. General purpose fixed assets, not related to a direct fee for service activity, are not depreciated.

Depreciation rates, on a straight line basis, are as follows:

Engineering Structures	2% to 5%
Buildings	1% to 2.5%
Equipment	10% to 100%
Mobile Equipment	3.3% to 14.3%

g) **Equity in Fixed Assets**

Equity in fixed assets represents the City's net investment in its total fixed assets, land held for resale, and other capital assets, after deducting the portion financed by third parties through debenture debts or other long term capital borrowing.

h) **Reserves for Future Expenditures**

Reserves are established at the discretion of Council to set aside funds for future operating and capital expenditures. Transfers to and/or from reserves are reflected as an adjustment to the respective fund.

i) **Prepaid Local Improvement Charges**

Construction and borrowing costs associated with local improvement projects are recovered through annual special assessments during the period of the related borrowings. These levies are collectible from property owners for work performed by the city.

Taxpayers may elect to prepay outstanding local improvement charges and in such cases the amounts are recorded as deferred revenue and amortized to revenue on a straight line basis over the remaining term of the related borrowings.

j) **Over and Under Levies**

Over and under levies arise from the difference between the actual levy made to cover each requisition and the actual amount requisitioned. If the actual levy exceeds the requisition, the over levy is accrued as a liability and the property tax revenue is reduced. If the actual levy is less than the requisition amount, the under levy is accrued as a receivable and as property tax revenue.

Requisition tax rates are adjusted in the subsequent year for any over or under levies of the prior year.

## 2. CHANGE IN ACCOUNTING POLICY

The City has changed its accounting policy with respect to recording interest on long-term debt to the accrual basis. Previously interest on long-term debt was recorded on the cash basis.

All changes have been applied retroactively as follows:

Accounts Payable and Accrued Liability	
1996 Original Balance	\$ 8,970,844
Accrued Interest	1,869,023
1996 Adjusted Balance	<u>\$ 10,839,867</u>
Reserves	
1996 Opening Balance	\$ 39,137,747
Interest Accrual	(2,069,132)
Agency Reserves Treated as Equity	(44,002)
1996 Revised Opening Balance	<u>\$ 37,024,613</u>

The City of Red Deer  
NOTES TO FINANCIAL STATEMENTS  
December 31, 1997

Equity - Operating Fund	
1996 Opening Balance	\$ 2,384,216
Transfer to Equity in Fixed Assets	(305,665)
Reclassify Reserves	44,000
1996 Revised Opening Balance	<u>\$ 2,122,551</u>

### 3. CASH AND TEMPORARY INVESTMENTS

	<u>1997</u>	<u>1996</u>
Cash	\$ 5,120	\$ 4,705
Temporary Investments (Note 6)	<u>16,641,662</u>	<u>6,336,729</u>
	<u>\$ 16,646,782</u>	<u>\$ 6,341,434</u>

### 4. ACCOUNTS RECEIVABLE

Accounts Receivable are net of allowances of \$175,761 for 1997 (1996 - \$299,710) and are represented by the following:

	<u>1997</u>	<u>1996</u>
Utilities	\$ 5,974,074	\$ 6,223,261
Power Pool Adjustment	3,502,641	0
Land Sales	2,071,239	1,339,145
Property Taxes & Grants In Lieu of Taxes	1,698,831	993,967
Business Taxes	48,159	31,957
Other Governments	826,136	1,264,721
Interest on Investments	2,517,060	1,230,028
Other	<u>2,415,643</u>	<u>1,627,469</u>
	<u>\$ 19,053,783</u>	<u>\$ 12,710,548</u>

### 5. LAND HELD FOR RESALE

Land held for resale is categorized as follows:

	<u>1997</u>		<u>1996</u>	
	<u>Cost</u>	<u>Market Value</u>	<u>Cost</u>	<u>Market Value</u>
Undeveloped Land				
Residential	\$ 3,649,474	\$ 11,891,884	\$ 3,744,423	\$ 12,063,521
Industrial	<u>4,321,925</u>	<u>3,612,724</u>	<u>4,704,593</u>	<u>5,757,675</u>
	<u>7,971,399</u>	<u>15,504,608</u>	<u>8,449,016</u>	<u>17,821,196</u>
Developed				
Residential	224,950	4,821,391	132,123	3,762,440
Industrial	<u>86,621</u>	<u>3,986,514</u>	<u>164,204</u>	<u>3,163,454</u>
	<u>311,571</u>	<u>8,807,905</u>	<u>296,327</u>	<u>6,925,894</u>
	<u>\$ 8,282,970</u>	<u>\$ 24,312,513</u>	<u>\$ 8,745,343</u>	<u>\$ 24,747,090</u>

## 6. LONG TERM INVESTMENTS

<u>Type of Investment</u>	<u>1997</u>		<u>1996</u>	
	<u>Cost</u>	<u>Market Value</u>	<u>Cost</u>	<u>Market Value</u>
Federal Government & Agencies	\$ 49,262,051	\$ 54,016,392	\$ 38,773,885	\$ 41,540,501
Provincial Government & Agencies	9,496,174	9,978,238	10,734,762	11,103,837
Canadian Banks	<u>16,005,800</u>	<u>16,005,900</u>	<u>4,139,008</u>	<u>4,000,000</u>
	74,764,025	80,000,530	53,647,655	56,644,338
Less Temporary Investments (Note 3)	<u>16,641,662</u>	<u>16,861,963</u>	<u>6,336,729</u>	<u>6,113,075</u>
	<u>\$ 58,122,363</u>	<u>\$ 63,138,567</u>	<u>\$ 47,310,926</u>	<u>\$ 50,531,263</u>

## 7. LOAN RECEIVABLE

The Loan Receivable of \$91,407 represents the outstanding portion of a loan made by the City to the Red Deer Curling Club for plant improvements, the funds for which were obtained by the issuance of a \$200,000 debenture on October 1, 1981 for a period of 20 years.

## 8. PHYSICAL ASSETS

Details of Physical Assets recorded are as follows:

	<u>1997</u>	<u>1997</u>	<u>1997</u>
	<u>Cost</u>	<u>Accumulated Depreciation</u>	<u>Net Book Value</u>
Engineering Structure	\$ 368,987,925	\$ 30,659,168	\$ 338,328,757
Buildings	71,421,102	10,386,400	61,034,702
Machinery and Equipment	46,520,626	15,802,307	30,718,319
Land	<u>24,231,976</u>	<u>0</u>	<u>24,231,976</u>
<b>Total Fixed Assets</b>	<b>511,161,629</b>	<b>56,847,875</b>	<b>454,313,754</b>
<b>Inventories</b>	<u><b>2,702,204</b></u>	<u><b>0</b></u>	<u><b>2,702,204</b></u>
<b>Total Physical Assets</b>	<u><b>\$ 513,863,833</b></u>	<u><b>\$ 56,847,875</b></u>	<u><b>\$ 457,015,958</b></u>
	<u>1996</u>	<u>1996</u>	<u>1996</u>
	<u>Cost</u>	<u>Accumulated Depreciation</u>	<u>Net Book Value</u>
Engineering Structure	\$ 355,900,559	\$ 28,170,201	\$ 327,730,358
Buildings	68,464,849	9,730,062	58,734,787
Machinery and Equipment	43,567,885	15,045,617	28,522,268
Land	<u>23,926,239</u>	<u>0</u>	<u>23,926,239</u>
<b>Total Fixed Assets</b>	<b>491,859,532</b>	<b>52,945,880</b>	<b>438,913,652</b>
<b>Inventories</b>	<u><b>2,236,752</b></u>	<u><b>0</b></u>	<u><b>2,236,752</b></u>
<b>Total Physical Assets</b>	<u><b>\$ 494,096,284</b></u>	<u><b>\$ 52,945,880</b></u>	<u><b>\$ 441,150,404</b></u>

## 9. DEFERRED REVENUE

Deferred Revenue consists of funds received which relate to future periods, as follows:

	<u>1997</u>	<u>1996</u>
Advances from the Province of Alberta		
Urban Transportation	\$ 929,845	\$ 1,756,787
FCSS and Recreation	149,880	81,569
Federal Provincial Infrastructure	802,837	0
Prepaid Taxes	3,028,180	2,801,358
Prepaid Local Improvements	474,536	280,701
Power Supply Stabilization Advances	905,557	460,128
Other	271,163	231,702
	<u>\$ 6,561,998</u>	<u>\$ 5,612,245</u>

## 10. LONG TERM DEBT

Long Term Debt consists of debentures payable primarily to the Alberta Municipal Financing Corporation (AMFC) and a loan payable to Canada Mortgage and Housing (CMHC) for the construction of public housing units. Principal and interest amounts due are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
1998	\$ 5,098,410	\$ 4,410,352	\$ 9,508,762
1999	5,565,823	3,826,540	9,392,363
2000	5,522,649	3,185,253	8,707,902
2001	5,801,295	2,541,385	8,342,680
2002	3,386,226	1,866,011	5,252,237
Balance	<u>12,631,074</u>	<u>4,453,426</u>	<u>17,084,500</u>
	<u>\$ 38,005,477</u>	<u>\$ 20,282,967</u>	<u>\$ 58,288,444</u>

Debentures are payable in annual amounts to the year 2008. Interest rates on these debentures range from 6.69% to 12.00%. The Province of Alberta provides an interest subsidy grant on debenture issues as follows:

<u>Debenture Issue</u>	<u>Subsidized Rate</u>
January 1, 1974 - March 31, 1980	8%
April 1, 1980 - March 31, 1981	9%
April 1, 1981 - March 31, 1982	11%
April 1, 1982 - March 31, 1983	11% for five years only

Debentures approved after March 31, 1983 are not eligible for subsidy. Effective May, 1993 the Interest Subsidy Grant was reduced by 40%.

The loan payable to CMHC was issued January 1, 1972 for a term of 50 years at an interest rate of 8.25%, with an annual repayment of interest and principal of \$26,925. Included in long term debt is the debt incurred by the City on behalf of the Red Deer Curling Club as referred to in Note 7.

# 10. LONG TERM DEBT (Continued)

Details of long term debt by function are as follows:

<u>Function</u>	<u>Outstanding Beginning of Year</u>	<u>1997 Reductions</u>	<u>Outstanding End of Year</u>
General Administration	\$ 1,065,906	\$ 248,885	\$ 817,021
Fire	212,625	46,935	165,690
Equipment	16,840	3,007	13,833
Roads, Walks and Lighting	13,139,835	1,265,073	11,874,762
Airport	8,424	408	8,016
Public Transit	26,765	5,600	21,165
Water Supply	6,294,829	815,840	5,478,989
Wastewater	7,391,229	471,114	6,920,115
Day Care	344,919	39,746	305,173
Cemeteries	32,460	5,109	27,351
Community Services	4,315,110	691,646	3,623,464
Public Housing	280,690	3,291	277,399
Subdivisions	7,254,790	845,636	6,409,154
Recreation	<u>2,336,860</u>	<u>273,515</u>	<u>2,063,345</u>
	<u>\$ 42,721,282</u>	<u>\$ 4,715,805</u>	<u>\$ 38,005,477</u>

## Debt Limits

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 375/94 for The City of Red Deer be disclosed as follows:

	<u>1997</u>	<u>1996</u>
Total Debt Limit	\$ 163,041,000	\$ 148,186,000
Total Debt	<u>38,005,000</u>	<u>42,721,000</u>
Debt Limit Available	<u>125,036,000</u>	<u>105,465,000</u>
Service on Debt Limit	20,208,000	18,252,000
Service on Debt	<u>4,949,000</u>	<u>5,446,000</u>
Service on Debt Limit Available	<u>\$ 15,259,000</u>	<u>\$ 12,806,000</u>



## 11. RESERVES

Details of Reserves by function are as follows:

<b>Operating Reserves</b>	<b>Balance Beginning of Year</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance End of Year</b>
Debt Reduction	\$ 1,025,127	\$ 74,597	\$ 917,566	\$ 182,158
Perpetual Care	468,949	39,905	0	508,854
Future Expenditures	3,929,782	2,451,264	3,057,685	3,323,361
Red Deer Heritage	287,678	10,459	10,000	288,137
Airport	359,868	27,582	27,031	360,419
Parking	1,071,916	716,905	197,721	1,591,100
Waskasoo Park	1,644,583	119,968	90,000	1,674,551
Landfill Replacement	3,525,946	509,155	705,710	3,329,391
Facility Maintenance	4,504,792	1,327,734	270,000	5,562,526
Power Utility Stabilization	3,000,000	7,481,819	3,931,496	6,550,323
Water Utility Stabilization	1,641,616	1,347,947	1,856,139	1,133,424
Sewer Utility Stabilization	1,421,547	7,165,877	5,110,191	3,477,233
Garbage Utility Stabilization	396,394	119,251	30,555	485,090
Recycling Utility Stabilization	763,460	234,879	26,562	971,777
Mill Rate Stabilization	<u>5,553,345</u>	<u>2,060,658</u>	<u>2,177,870</u>	<u>5,436,133</u>
Total Operating Reserves	<u>29,595,003</u>	<u>23,688,000</u>	<u>18,408,526</u>	<u>34,874,477</u>
<b>Capital Reserves</b>				
Equipment Replacement	4,653,514	550,887	929,620	4,274,781
Capital Projects	8,490,069	6,532,868	2,916,734	12,106,203
Public	<u>402,358</u>	<u>331,088</u>	<u>54,338</u>	<u>679,108</u>
Total Capital Reserves	<u>13,545,941</u>	<u>7,414,843</u>	<u>3,900,692</u>	<u>17,060,092</u>
<b>Total Reserves</b>	<u>\$ 43,140,944</u>	<u>\$ 31,102,843</u>	<u>\$ 22,309,218</u>	<u>\$ 51,934,569</u>

## 12. CONTINGENCIES

### Insurance Agreement

The City is a member of a reciprocal insurance agreement known as the Alberta Local Authorities Reciprocal Insurance Exchange (ALARIE), licensed by the Superintendent of Insurance of Alberta on October 1, 1990 and governed by Section 15 of the Insurance Act of Alberta.

The City is committed to making a contribution of \$112,000 to ALARIE in 1998. A portion of this payment, in excess of the cost of purchasing liability insurance, is being accumulated in a self insurance fund administered by ALARIE. The City's liability insurance coverage will continue to be purchased through ALARIE.

Under the terms of membership, the City could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. ALARIE has set aside a pool of funds to satisfy probable losses.

### 13. UNFUNDED PENSION LIABILITY

Employees of The City of Red Deer participate in the Local Authorities Pension Plan, which is one of the plans covered by the Public Sector Pension Plans Act. The Plan covers approximately 89,000 employees of approximately 500 non-government employer organizations such as municipalities, hospitals, and schools (non-teachers).

The City of Red Deer is required to make current service contributions to the Plan of 5.550% of pensionable payroll up to the year's maximum pensionable earnings under the Canada Pension Plan, and 7.425% on pensionable earnings above this amount. Included in the above rates are past service contributions to the Plan of 0.87% of pensionable payroll required to eliminate an unfunded liability related to service prior to 1992.

Employees of The City of Red Deer are required to make current service contributions of 4.550% of pensionable salary up to the year's maximum pensionable earnings under the Canada Pension Plan, and 6.425% on pensionable salary above this amount. Included in the above rates, the employees are required to make past service contributions to the Plan of 0.087% of pensionable salary to eliminate the unfunded liability related to service prior to 1992.

Total current and past service contributions by The City of Red Deer to the Local Authorities Pension Plan in 1997 were \$1,256,284 (1996 - \$1,193,514). Total current and past service contributions by the employees of The City of Red Deer to the Local Authorities Pension Plan in 1997 were \$1,043,431 (1996 - \$991,093).

During 1993, the Alberta Legislature passed the Public Sector Pension Plans Act which established the basis for meeting the unfunded liabilities under defined benefit pension plans for employees of the provincial government, post-secondary educational institutions and employees of local authorities. The provisions of the legislation relating to the Plan required that the unfunded liability in the Plan must be eliminated on or before December 31, 2036. Additional contributions are to be paid annually by the Crown in the aggregate amount of 30% of the total required and 35% each by the employers and employees based on the pensionable salaries of the employees to eliminate the unfunded liability. The most recent actuarial valuation of the Local Authorities Pension Plan, carried out at December 31, 1997, indicates an unfunded liability in the Plan of \$86.3 million.

### 14. SALARY AND BENEFITS DISCLOSURE

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officers as required by provincial regulations is as follows:

	1997			1996	
	No. of Persons	Salary (1)	Benefits & Allowances (2)	Total	No. of Persons      Total
Mayor	1	\$ 62,400	\$ 10,725	<b>\$ 73,125</b>	1      \$ 68,530
Councillors	8	131,892	8,327	<b>140,219</b>	8      135,663
City Manager	1	112,143	16,604	<b>128,747</b>	1      117,663
Designated Officers	4	330,770	39,975	<b>370,745</b>	4      361,753

- (1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.
- (2) Employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, group life insurance, long and short term disability plans, professional memberships, tuition and car allowance.

## 15. COMPARATIVE FIGURES

The City has restated the prior year comparative figures to conform to the current year presentation. Two major changes are as follows:

- i) Debenture principal payments have been removed from the functional presentation of expenditures and shown as a separate item after total expenditures on the consolidated statement of financial activities.
- ii) Capital expenditures have been included on the consolidated statement of financial activities as part of total expenditures but disclosed separately from operating expenditures. This has resulted in a capital surplus of \$9,869,283 (1996 \$7,147,608) segregated from equity in physical assets and shown separately as disclosed on Schedule 1.

## **Supplementary Financial Statements**

## **Operating Revenue and Expenditure Detail**

### **General Fund**

**GENERAL****STATEMENT OF REVENUE & EXPENDITURE  
FOR THE YEAR ENDED DECEMBER 31, 1997**

	<u>Legislative &amp; Administrative</u>	<u>Police &amp; Protective</u>	<u>Fire &amp; Ambulance</u>	<u>Public Transit</u>
<b>REVENUES</b>				
Sales of Goods & Services	\$ 72,930	\$ 48,390	\$ 585,771	\$ 1,839,346
Other Revenue from Own Sources	2,213,176	1,906,940	253,348	1,937
Provincial Government Transfers	24,730	26,377	3,841	565
Other Government Transfers Received	0	24,750	65,360	0
Transfer from Operating (Schedule L)	12,256,974	102,434	4,700	800
	<u>14,567,810</u>	<u>2,108,891</u>	<u>913,020</u>	<u>1,842,648</u>
<b>EXPENDITURES</b>				
Salaries, Wages & Benefits	4,644,565	2,027,067	5,862,102	1,769,529
Contracted Services	2,043,291	359,412	386,972	91,741
Purchases from Other Governments	0	5,466,556	0	0
Purchases of Materials & Supplies	166,475	49,132	229,029	25,861
Contribution to Municipal Agencies	0	0	0	0
Grants to Organizations	60,964	12,400	0	0
Financial Charges	311,548	0	19,669	3,182
Other	411,537	626	0	0
Transfer to Operating (Schedule L)	2,387,228	187,744	348,167	1,828,852
Net Transfer to Capital	5,835,816	59,702	372,771	7,995
	<u>15,861,424</u>	<u>8,162,639</u>	<u>7,218,710</u>	<u>3,727,160</u>
	(1,293,614)	(6,053,748)	(6,305,690)	(1,884,512)
Less: Debt Repayment	<u>248,885</u>	<u>0</u>	<u>46,935</u>	<u>5,600</u>
<b>OPERATING SURPLUS (DEFICIT) BEFORE TAXES &amp; OTHER REVENUE</b>	<b>\$ <u>(1,542,499)</u></b>	<b>\$ <u>(6,053,748)</u></b>	<b>\$ <u>(6,352,625)</u></b>	<b>\$ <u>(1,890,112)</u></b>
<b>TAXES AND OTHER MUNICIPAL REVENUE</b>				
Net Taxes for General Purposes (Schedule B)				
General Municipal Revenue (Schedule B)				
<b>OPERATING SURPLUS (DEFICIT)</b>				
Net Transfer (to) from Reserves				
<b>SURPLUS AFTER TRANSFERS</b>				

Note: Interfund transactions have not been eliminated.

**SCHEDULE A**

<u>Transportation</u>	<u>Social Planning</u>	<u>Community</u>	<u>Recreation Parks &amp; Culture</u>	<u>1997 Totals</u>	<u>1996 Totals</u>
\$ 493,750	\$ 0	\$ 206,923	\$ 2,249,107	\$ 5,496,217	\$ 5,266,743
476,487	98,777	111,507	1,885,426	6,947,598	7,961,685
314,459	1,114,151	53,568	409,908	1,947,599	1,641,951
249,383	27,073	12,504	223,650	602,720	851,510
878,938		126,677	1,218,552	14,589,075	12,932,924
<u>2,413,017</u>	<u>1,240,001</u>	<u>511,179</u>	<u>5,986,643</u>	<u>29,583,209</u>	<u>28,654,813</u>
3,845,273	241,068	384,827	6,072,908	24,847,339	24,021,766
852,482	72,410	489,383	1,778,665	6,074,356	6,048,907
4,593	0	0	0	5,471,149	6,998,943
801,237	3,574	87,838	1,713,646	3,076,792	2,648,381
0	0	0	300	300	12,623
286,055	1,075,696	232,800	(56,619)	1,611,296	3,307,615
1,388,262	32,305	440,769	307,343	2,503,078	2,797,638
(15,037)	0	0	16,614	413,740	204,991
1,814,493	35,926	45,765	1,266,770	7,914,945	6,510,032
230,875	22,272	0	366,227	6,895,658	9,237,449
<u>9,208,233</u>	<u>1,483,251</u>	<u>1,681,382</u>	<u>11,465,854</u>	<u>58,808,653</u>	<u>61,788,345</u>
(6,795,216)	(243,250)	(1,170,203)	(5,479,211)	(29,225,444)	(33,133,532)
<u>1,204,600</u>	<u>39,746</u>	<u>700,046</u>	<u>273,515</u>	<u>2,519,327</u>	<u>2,305,581</u>
<u>\$ (7,999,816)</u>	<u>\$ (282,996)</u>	<u>\$ (1,870,249)</u>	<u>\$ (5,752,726)</u>	(31,744,771)	(35,439,113)
				23,163,305	22,334,263
				<u>5,684,837</u>	<u>6,040,100</u>
				(2,896,629)	(7,064,750)
				3,031,983	5,220,756
				<u>\$ 135,354</u>	<u>\$ (1,843,994)</u>

Note: Interfund transactions have not been eliminated.

**GENERAL TAX & OTHER REVENUES - DETAILS**

FOR THE YEAR ENDED DECEMBER 31, 1997

**NET TAXES FOR GENERAL MUNICIPAL PURPOSES**

	<u>1997 Actual</u>	<u>1996 Actual</u>
Net Property Taxes (Schedule 4)	\$ 20,380,339	\$ 19,791,437
Business Taxes	1,793,903	1,715,292
Mobile Home License Fees	0	949
Local Improvement Levies	<u>424,950</u>	<u>259,749</u>
Net Taxes for General Municipal Purposes	22,599,192	21,767,427
Transfer of Local Improvement Levies to Utilities	(212,960)	(135,221)
Transfer from Electric Light & Power in Lieu of Taxes	<u>777,073</u>	<u>702,057</u>
Net Taxes for General Municipal Purposes (Schedule A)	<u>\$ 23,163,305</u>	<u>\$ 22,334,263</u>

**GENERAL MUNICIPAL REVENUES**

	<u>1997 Actual</u>	<u>1996 Actual</u>
Penalties and Costs on Taxes	\$ 261,517	\$ 255,403
Franchises	1,306,463	1,342,477
Return on Investments	2,567,228	2,041,751
Other Revenue from Own Sources	39,762	890,602
Provincial Unconditional Grants	<u>1,509,867</u>	<u>1,509,867</u>
General Municipal Revenues (Schedule A)	<u>\$ 5,684,837</u>	<u>\$ 6,040,100</u>

Note: Interfund transactions have not been eliminated.



## **Operating Revenue and Expenditure Detail**

### **Utility Funds**

## THE CITY OF RED DEER

## SCHEDULE C

**PARKING**

## STATEMENT OF REVENUE &amp; EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 1997

	<u>1997</u>	<u>1996</u>
<b>REVENUES</b>		
Fees	\$ 376,304	\$ 314,487
Fines	413,052	329,478
Provincial Grants	3,854	4,625
Other	306,433	55,214
	<u>1,099,643</u>	<u>703,804</u>
<b>EXPENSES</b>		
Administration	207,886	205,406
Meter & Lot Maintenance	81,610	94,050
Transfers to Operating (Schedule L)	218,416	218,729
Debt Charges	29,413	35,879
Transfer to Capital	1,121	54,787
	<u>538,446</u>	<u>608,851</u>
	561,197	94,953
Less: Debt Repayment	<u>60,881</u>	<u>54,711</u>
<b>OPERATING SURPLUS</b>	500,316	40,242
Surplus Transfer to Reserve	<u>(500,316)</u>	<u>(40,242)</u>
<b>DEFICIT AFTER RESERVE TRANSFERS</b>	\$ <u>0</u>	\$ <u>0</u>

Note: Interfund transactions have been eliminated.

## THE CITY OF RED DEER

## SCHEDULE D

**EQUIPMENT**STATEMENT OF REVENUE & EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 1997

	<u>1997</u>	<u>1996</u>
<b>REVENUES</b>		
Transfers from Operating (Schedule L)	\$ 4,998,979	\$ 5,216,596
Other Rentals & Recoveries	416,296	537,463
Provincial Grants	355	441,818
Other	78,326	44,995
	<u>5,493,956</u>	<u>6,240,872</u>
<b>EXPENSES</b>		
Salaries, Wages & Benefits	920,625	869,213
Parts & Supplies	909,938	871,088
Fuel & Oil	542,513	557,968
Radio Rental	288,769	274,568
Insurance	101,231	99,030
Other Operating Costs	141,468	89,925
Debt charges	1,856	2,197
Transfers to Operating (Schedule L)	1,667,327	1,605,571
Transfer to Capital - Depreciation	625,226	552,635
Transfer to Capital - Minor Capital	284,173	302,651
	<u>5,483,126</u>	<u>5,224,846</u>
	10,830	1,016,026
Less: Debt Repayment	<u>3,008</u>	<u>2,685</u>
<b>OPERATING SURPLUS</b>	<b>7,822</b>	<b>1,013,341</b>
Surplus Transfer to Capital Fund	0	(1,013,177)
Net Transfer to Reserves	(7,822)	(164)
<b>SURPLUS AFTER TRANSFERS</b>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>

Note: Interfund transactions have been eliminated.

## THE CITY OF RED DEER

## SCHEDULE E

**WATER**STATEMENT OF REVENUE & EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 1997

	<u>1997</u>	<u>1996</u>
<b>REVENUES</b>		
Residential	\$ 3,448,103	\$ 3,431,712
Commercial	2,978,903	2,900,917
Service Connection Fees	13,060	12,166
Penalties & charges	54,969	65,212
Provincial grants	63,277	67,250
Local Improvement Levies	141,217	106,232
Other	177,680	78,379
Transfers from Operating (Schedule L)	436,543	416,207
	<u>7,313,752</u>	<u>7,078,075</u>
<b>EXPENSES</b>		
Administration	84,304	83,571
Purification & Treatment	1,378,436	1,387,983
Distribution	913,655	917,291
Pumping	10,673	24,443
Debt charges	683,763	792,645
Transfers to Operating (Schedule L)	2,500,774	1,973,128
Net Transfer to Capital	1,340,712	645,680
	<u>6,912,317</u>	<u>5,824,741</u>
<b>OPERATING SURPLUS</b>	401,435	1,253,334
Less: Debt Repayment	815,840	728,688
	<u>(414,405)</u>	<u>524,646</u>
Net Transfer from (to) Reserve	414,405	(524,646)
<b>SURPLUS AFTER RESERVE TRANSFERS</b>	<u>\$ 0</u>	<u>\$ 0</u>

Note: Interfund transactions have not been eliminated.

## THE CITY OF RED DEER

## SCHEDULE F

**WASTEWATER**

## STATEMENT OF REVENUE &amp; EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 1997

	<u>1997</u>	<u>1996</u>
<b>REVENUES</b>		
Residential	\$ 2,761,133	\$ 2,685,715
Commercial	2,477,329	2,314,367
Penalties & Charges	44,465	51,055
Provincial Grants	86,432	90,649
Local Improvement Levies	39,342	971
Other	404,018	182,744
Transfers from Operating (Schedule L)	534,273	31,845
	<u>6,346,992</u>	<u>5,357,346</u>
<b>EXPENSES</b>		
Administration Costs	88,124	101,075
Collection	1,044,347	1,049,585
Treatment and disposal	343,724	316,662
Debt charges	903,961	927,803
Transfers to Operating (Schedule L)	1,849,538	1,747,806
Net Transfer to Capital	564,621	858,496
	<u>4,794,315</u>	<u>5,001,427</u>
	1,552,677	355,919
Less: Debt Repayment	471,113	794,566
<b>OPERATING SURPLUS (DEFICIT)</b>	1,081,564	(438,647)
Net Transfer (to) from Reserve	<u>(1,081,564)</u>	<u>275,387</u>
<b>DEFICIT AFTER RESERVE TRANSFERS</b>	0	(163,260)
Budgeted Transfer from Accumulated Surplus	0	163,260
<b>SURPLUS AFTER TRANSFERS</b>	<u>\$ 0</u>	<u>\$ 0</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER  
**SOLID WASTE COLLECTION**  
 STATEMENT OF REVENUE & EXPENSES  
 FOR THE YEAR ENDED DECEMBER 31, 1997

SCHEDULE G

	<u>1997</u>	<u>1996</u>
<b>REVENUES</b>		
Residential	\$ 1,249,149	\$ 1,276,028
Commercial	1,533,895	1,957,454
Penalties & charges	23,687	33,280
Other	0	3,281
Transfers from Operating (Schedule L)	88,830	94,516
	<u>2,895,561</u>	<u>3,364,559</u>
<b>EXPENSES</b>		
Administration	29,103	17,568
Collection	2,256,741	2,686,650
Transfers to Operating (Schedule L)	536,231	581,498
	<u>2,822,075</u>	<u>3,285,716</u>
<b>OPERATING SURPLUS</b>	73,486	78,843
Net Transfer To Reserves	<u>(73,486)</u>	<u>(50,599)</u>
<b>SURPLUS AFTER RESERVE TRANSFERS</b>	0	28,244
Budgeted Transfer From Accumulated Surplus	<u>0</u>	<u>(28,244)</u>
<b>SURPLUS AFTER TRANSFERS</b>	<u>\$ 0</u>	<u>\$ 0</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER  
**SOLID WASTE DISPOSAL**  
 STATEMENT OF REVENUE & EXPENSES  
 FOR THE YEAR ENDED DECEMBER 31, 1997

SCHEDULE H

	<u>1997</u>	<u>1996</u>
<b>REVENUE</b>		
Fees	<u>\$ 1,809,240</u>	<u>\$ 1,490,274</u>
<b>EXPENSES</b>		
Disposal Costs	607,229	474,190
Transfers to Operating (Schedule L)	376,459	392,868
Transfer to Capital	<u>1,082,045</u>	<u>300,000</u>
	<u>2,065,733</u>	<u>1,167,058</u>
<b>OPERATING SURPLUS (DEFICIT)</b>	(256,493)	323,216
Surplus Transfer (to) from Reserve	<u>256,493</u>	<u>(323,216)</u>
<b>DEFICIT AFTER TRANSFERS</b>	<u>\$ 0</u>	<u>\$ 0</u>

Note: Interfund transactions have not been eliminated.

**RECYCLING**STATEMENT OF REVENUE & EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 1997

	<u>1997</u>	<u>1996</u>
<b>REVENUES</b>		
Residential	\$ 507,299	\$ 579,133
Multi-Family Residential	181,341	215,558
Penalties & charges	5,790	8,073
Other	100,145	59,892
Transfers from Operating (Schedule L)	55,000	55,000
	<u>849,575</u>	<u>917,656</u>
<b>EXPENSES</b>		
Recycling Costs	573,229	702,866
Transfers to Operating (Schedule L)	101,866	111,299
Transfer to Capital	0	0
	<u>675,095</u>	<u>814,165</u>
<b>OPERATING SURPLUS</b>	174,480	103,491
Surplus Transfers to Reserve	<u>(174,480)</u>	<u>(121,167)</u>
<b>SURPLUS AFTER RESERVE TRANSFER</b>	0	(17,676)
Budgeted Transfer from Accumulated Surplus	0	17,676
<b>SURPLUS AFTER TRANSFERS</b>	<u>\$ 0</u>	<u>\$ 0</u>

Note: Interfund transactions have not been eliminated.



## THE CITY OF RED DEER

## SCHEDULE J

**SUBDIVISIONS****STATEMENT OF REVENUE & EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 1997**

	<u>1997</u>	<u>1996</u>
<b>REVENUES</b>		
Lot sales	\$ 8,472,949	\$ 4,690,801
Debenture interest subsidy	71,411	79,073
Other	10,374	5,527
Transfers from Operating (Schedule L)	240,000	240,000
	<u>8,794,734</u>	<u>5,015,401</u>
<b>EXPENSES</b>		
Administration	136,776	129,563
Debt charges	827,391	889,854
Transfer to Operating (Schedule L)	982,469	945,732
Transfer to Capital	5,730,272	2,256,548
	<u>7,676,908</u>	<u>4,221,697</u>
	1,117,826	793,704
Less: Debt Repayment	<u>845,636</u>	<u>761,438</u>
<b>OPERATING SURPLUS</b>	272,190	32,266
Surplus Transfer to Reserve	<u>(272,190)</u>	<u>(32,266)</u>
<b>SURPLUS AFTER TRANSFERS</b>	<u>\$ 0</u>	<u>\$ 0</u>

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER  
**ELECTRIC LIGHT & POWER**  
 STATEMENT OF REVENUE & EXPENSES  
 FOR THE YEAR ENDED DECEMBER 31, 1997

SCHEDULE K

	<u>1997</u>	<u>1996</u>
<b>REVENUES</b>		
Residential	\$ 11,863,480	\$ 11,849,968
Commercial	21,560,322	20,867,903
Penalties & charges	476,829	532,559
Provincial grants	0	0
Income tax rebates	0	387,719
Transmission Cost Recovery	1,974,100	1,974,100
Other	305,053	311,016
Transfers from Operating (Schedule L)	2,099,264	2,100,614
	<u>38,279,048</u>	<u>38,023,879</u>
<b>EXPENSES</b>		
Purchase of Power for Resale	20,390,413	24,274,118
Income tax rebates	0	602,569
Administration	1,180,508	1,204,119
Customer billing & collection	242,531	326,169
Distribution & maintenance	686,839	726,986
Transfers to Operating (Schedule L)	7,314,754	7,306,894
Transfer in Lieu of Taxes	777,073	702,057
Net Transfer to Capital	813,398	1,765,289
	<u>31,405,516</u>	<u>36,908,201</u>
<b>OPERATING SURPLUS</b>	6,873,532	1,115,678
Surplus Transfer to Reserve	<u>(6,873,532)</u>	<u>(1,115,678)</u>
<b>SURPLUS AFTER TRANSFERS</b>	\$ <u>0</u>	\$ <u>0</u>

Note: Interfund transactions have not been eliminated.

## CITY OF RED DEER

**SCHEDULE OF INTERNAL OPERATING CHARGES & TRANSFERS**

FOR THE YEAR ENDED DECEMBER 31, 1997

	<u>GENERAL</u>	<u>PARKING</u>	<u>EQUIPMENT FUND</u>	<u>WATER</u>	<u>WASTE WATER</u>
<b>TRANSFERS FROM OPERATING</b>					
<b>TRANSFERS</b>					
Administration Charges	\$ 9,005,390	\$ 0	\$ 88,880	\$ 0	\$ 0
Hydrant Rental	0	0	0	181,500	0
Meter Maintenance	0	0	0	135,484	0
Meter Readers	0	0	0	0	0
Interest - Subdivisions	228,540	0	0	0	0
Interest - Inventory	144,000	0	0	0	0
E.L. & P. Building Debenture	116,750	0	0	0	0
Prepaid Debentures	183,599	0	0	0	0
Utility Billing	1,160,239	0	0	0	0
Other	3,750,557	0	0	0	500,000
	<u>14,589,075</u>	<u>0</u>	<u>88,880</u>	<u>316,984</u>	<u>500,000</u>
<b>INTERNAL COST RECOVERIES</b>					
Equipment Rental	0	0	5,244,414	0	0
Utilities	0	0	0	119,559	34,272
Facility Rental	86,502	0	0	0	0
	<u>86,502</u>	<u>0</u>	<u>5,244,414</u>	<u>119,559</u>	<u>34,272</u>
<b>TOTAL</b>	<b>\$ <u>14,675,577</u></b>	<b>\$ <u>0</u></b>	<b>\$ <u>5,333,294</u></b>	<b>\$ <u>436,543</u></b>	<b>\$ <u>534,272</u></b>
<b>TRANSFER TO OPERATING</b>					
<b>TRANSFERS</b>					
Administration Charges					
- General	\$ 299,554	\$ 0	\$ 27130	\$ 1,346,191	\$ 845,714
- Engineering	0	0	0	15,390	15,390
- Public Works	0	0	0	130,250	130,250
- Meter Readers	0	0	0	42,125	52,125
- Utility Billing	0	0	0	255,252	255,252
Prepaid Debentures	1,695	27798	46,314	29,187	0
Hydrant Rental	181,500	0	0	0	0
Meter Maintenance	0	0	0	0	0
Interest - Subdivisions	0	0	0	0	0
E.L. & P. Building Debenture	0	0	0	0	0
Interest - Inventory	0	0	0	0	0
Other	3,035,379	173043	0	0	0
	<u>3,518,128</u>	<u>200,841</u>	<u>73,444</u>	<u>1,818,395</u>	<u>1,298,731</u>
<b>INTERNAL CHARGES</b>					
Equipment Rental	3,012,703	16732	1,574,250	225,106	207,185
Utilities	1,297,612	843	19633	457,273	343,622
Facility Rental	86,502	0	0	0	0
	<u>4,396,817</u>	<u>17,575</u>	<u>1,593,883</u>	<u>682,379</u>	<u>550,807</u>
<b>TOTAL</b>	<b>\$ <u>7,914,945</u></b>	<b>\$ <u>218,416</u></b>	<b>\$ <u>1,667,327</u></b>	<b>\$ <u>2,500,774</u></b>	<b>\$ <u>1,849,538</u></b>

## SCHEDULE L

<u>SOLID WASTE COLLECTION</u>	<u>SOLID WASTE DISPOSAL</u>	<u>RECYCLING</u>	<u>SUBDIVISIONS</u>	<u>ELECTRIC LIGHT &amp; POWER</u>	<u>TOTAL</u>
\$ 0	\$ 0	\$ 0	\$ 0	0	\$ 9,094,270
0	0	0	0	0	181,500
0	0	0	0	0	135,484
0	0	0	0	104,250	104,250
0	0	0	240,000	0	468,540
0	0	0	0	0	144,000
0	0	0	0	0	116,750
0	0	0	0	0	183,599
60,000	0	0	0	0	1,220,239
0	0	55,000	0	0	4,305,557
<u>60,000</u>	<u>0</u>	<u>55,000</u>	<u>240,000</u>	<u>104,250</u>	<u>15,954,189</u>
0	0	0	0	0	5,244,414
28,829	0	0	0	1,995,014	2,177,674
0	0	0	0	0	86,502
<u>28,829</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,995,014</u>	<u>7,508,590</u>
\$ <u>88,829</u>	\$ <u>0</u>	\$ <u>55,000</u>	\$ <u>240,000</u>	\$ <u>2,099,264</u>	\$ <u>23,462,779</u>
\$ 282,104	\$ 154,000	\$ 68,874	\$ 641,216	\$ 6,453,476	\$ 10,118,259
0	0	0	0	0	30,780
10,433	115,000	0	0	0	385,933
0	0	0	0	0	94,250
243,652	42,380	25,537	0	406,083	1,228,156
0	0	0	78,605	0	183,599
0	0	0	0	0	181,500
0	0	0	0	0	0
0	0	0	228,540	0	228,540
0	0	0	0	116,750	116,750
0	0	0	0	144,000	144,000
0	0	0	34,000	0	3,242,422
<u>536,189</u>	<u>311,380</u>	<u>94,411</u>	<u>982,361</u>	<u>7,120,309</u>	<u>15,954,189</u>
42	65,079	7,455	108	135,749	5,244,409
0	0	0	0	58,696	2,177,679
0	0	0	0	0	86,502
<u>42</u>	<u>65,079</u>	<u>7,455</u>	<u>108</u>	<u>194,445</u>	<u>7,508,590</u>
\$ <u>536,231</u>	\$ <u>376,459</u>	\$ <u>101,866</u>	\$ <u>982,469</u>	\$ <u>7,314,754</u>	\$ <u>23,462,779</u>

# **Operating Revenue and Expenditure Summary**

## **General and Utility Funds**

Comparative figures for 1995-1993 have not been restated.

**THE CITY OF RED DEER**  
**OPERATING SURPLUS (DEFICIT) - BY FUNCTION**  
1993-1997

	1997 Budget	1997 Actual
Legislative & Administrative		
Council and Legislative	\$ (301,608)	\$ (275,718)
General Administration	(6,703,648)	(10,887,640)
Police & Protective		
Police	(6,385,733)	(5,948,617)
Disaster Services	(10,320)	(1,547)
Inspection	(306,639)	(18,274)
Fire & Ambulance		
Fire Fighting and Prevention	(5,185,336)	(5,408,681)
Ambulance Services	(635,281)	(553,542)
Public Transit	(193,602)	(56,459)
Transportation		
Roads, Streets, Walks and Lighting	(6,250,668)	(5,740,968)
Airport	(176,014)	(118,694)
Social Planning		
Social Planning	(295,859)	(71,829)
Day Care	(137,800)	(141,333)
Community		
Community	(622,099)	(607,124)
Cemeteries	6,362	54,356
Economic Development	(477,694)	(490,208)
Public Housing	(122,515)	(116,740)
Recreation Parks & Culture		
Recreation and Parks	(4,717,536)	(5,163,725)
Cultural	(467,621)	(439,327)
Parking	142,406	747,213
Equipment Pool	(4,064,248)	(3,655,137)
Water	1,960,775	2,444,008
Wastewater	(2,874,608)	2,862,874
Solid Waste Collection	524,258	549,716
Solid Waste Disposal	(127,084)	119,966
Recycling	71,668	221,346
Subdivision	1,588,277	1,860,295
Electric Light & Power	7,545,982	12,683,430
	(28,216,185)	(18,152,359)
Net Taxes for General Purposes	22,475,798	22,599,189
Other General Revenues	5,011,858	5,684,837
<b>OPERATING SURPLUS (Deficit)</b>	(728,529)	10,131,667
Less: Debt Repayment	(4,715,795)	(4,715,805)
<b>SURPLUS (DEFICIT) BEFORE TRANSFERS</b>	(5,444,324)	5,415,862
Net Transfer (to) from Reserves	5,742,662	(5,280,508)
Net Transfer from Prior Year's Surplus	0	0
<b>SURPLUS AFTER TRANSFERS</b>	<u>\$ 298,338</u>	<u>\$ 135,354</u>

1996 Actual	1995 Actual	1994 Actual	1993 Actual
\$ (271,226) (13,062,915)	\$ (290,872) (9,342,684)	\$ (248,700) (7,431,167)	\$ (260,895) (6,020,940)
(6,178,505) (460) (254,281)	(6,042,202) (4,184) (133,575)	(5,993,475) (3,720) (202,731)	(5,876,598) 0 (258,933)
(5,238,099) (503,063) (115,735)	(4,970,861) (679,910) (213,668)	(5,207,453) (591,489) (275,187)	(5,364,519) (746,776) (472,942)
(6,022,913) (135,503)	(5,735,342) (29,789)	(6,336,650) (113,530)	(6,668,012) (91,742)
(215,828) (149,682)	(232,532) (83,103)	(163,499) (108,592)	(223,059) (113,022)
(667,924) 79,758 (351,714) (122,014)	(740,610) 68,164 (350,220) (121,749)	(842,426) 23,648 (203,691) (104,306)	(917,589) 19,177 (222,144) (130,660)
(4,744,755) (1,727,895) 313,682 (3,914,031) 2,704,023 2,070,910 565,825 716,085 159,790 1,499,437 7,024,015	(3,454,559) (1,741,297) 351,198 (3,286,571) 2,587,014 1,903,265 520,701 (967,430) 249,361 1,393,740 9,469,412	(3,655,475) (1,664,315) 333,078 (3,232,643) 2,801,484 2,473,072 519,186 920,088 251,872 1,298,092 9,559,162	(2,931,976) (1,556,567) 359,406 (3,189,481) 1,686,837 2,326,001 537,363 731,655 209,720 1,069,462 7,746,797
(28,543,018)	(21,878,303)	(18,199,367)	(20,359,437)
21,865,737 6,040,101	22,161,119 6,156,783	22,807,941 6,876,226	21,698,451 6,672,243
(637,180)	6,439,599	11,484,800	8,011,257
(4,647,669)	(3,958,866)	(3,673,886)	(3,285,084)
(5,284,849)	2,480,733	7,810,914	4,726,173
3,440,855 0	(10,501,689) 8,353,766	(4,179,991) 393,874	(4,169,228) 655,267
\$ (1,843,994)	\$ 332,810	\$ 4,024,797	\$ 1,212,212

THE CITY OF RED DEER  
**OPERATING REVENUES - BY FUNCTION**  
1993-1997

	<u>1997 Budget</u>	<u>1997 Actual</u>
Legislative & Administrative		
Council and Legislative	\$ 0	\$ 451
General Administration	2,314,610	2,307,911
Police & Protective		
Police	796,468	694,314
Disaster Services	0	0
Inspection	933,700	1,312,143
Fire & Ambulance		
Fire Fighting and Prevention	350,341	257,188
Ambulance Services	525,000	651,131
Public Transit	1,645,555	1,841,848
Transportation		
Roads, Streets, Walks and Lighting	1,567,674	1,372,477
Airport	156,289	161,602
Social Planning		
Social Planning	922,719	1,140,932
Day Care	99,236	99,069
Community		
Community	24,368	17,163
Cemeteries	238,684	270,742
Economic Development	600	52,074
Public Housing	36,540	44,523
Recreation Parks & Culture		
Recreation and Parks	2,378,572	2,547,406
Cultural	1,773,868	2,134,185
Parking	497,702	797,696
Equipment Pool	193,126	160,662
Water	6,590,053	6,691,329
Wastewater	5,446,604	5,549,699
Solid Waste Collection	2,866,399	2,835,560
Solid Waste Disposal	1,548,148	1,809,239
Recycling	724,912	794,574
Subdivision	6,109,067	8,554,734
Electric Light & Power	35,568,114	35,879,852
	<u>73,308,349</u>	<u>77,978,504</u>
Net Taxes for General Purposes	22,475,798	22,599,189
Other General Revenues	5,011,858	5,684,837
<b>OPERATING REVENUES</b>	<u>100,796,005</u>	<u>106,262,530</u>
Net Transfer from Prior Year's Surplus	0	0
<b>REVENUES AFTER TRANSFER</b>	<u><u>100,796,005</u></u>	<u><u>106,262,530</u></u>



<u>1996</u> <u>Actual</u>	<u>1995</u> <u>Actual</u>	<u>1994</u> <u>Actual</u>	<u>1993</u> <u>Actual</u>
\$ 0	\$ 0	\$ 0	\$
2,582,980	2,836,428	1,913,789	1,693,955
777,016	815,140	935,210	749,836
0	0	0	0
895,502	888,138	784,549	735,758
71,842	56,915	55,172	38,617
577,167	542,415	513,449	545,812
1,655,161	1,494,600	1,407,695	1,362,439
1,566,711	1,693,818	1,756,025	1,587,828
154,098	149,111	182,649	163,322
941,805	1,004,438	1,075,616	1,143,731
92,077	217,698	189,436	165,685
37,406	67,949	72,801	64,314
238,975	243,174	189,620	203,597
70,553	769	143	134
31,532	24,285	51,930	3,078
2,650,297	3,399,209	3,144,384	3,796,929
2,105,598	893,286	744,841	637,253
679,104	671,993	807,353	1,045,722
718,420	699,122	1,312,028	756,038
6,524,692	6,522,532	6,541,119	6,313,290
5,324,531	5,252,295	5,357,359	5,211,361
3,269,433	3,169,675	3,098,978	3,051,536
1,490,274	1,507,116	1,637,987	1,501,838
862,282	951,070	920,612	918,607
4,775,401	3,048,191	4,344,854	6,221,835
35,694,872	37,754,403	37,624,857	37,118,623
73,787,729	73,903,770	74,662,456	75,031,138
21,865,737	22,161,119	22,807,941	21,698,451
6,040,101	6,156,783	6,876,226	6,672,243
101,693,567	102,221,672	104,346,623	103,401,832
0	8,353,766	393,874	655,267
101,693,567	110,575,438	104,740,497	104,057,099

**THE CITY OF RED DEER**  
**OPERATING EXPENSES - BY FUNCTION**  
1993-1997

	<u>1997 Budget</u>	<u>1997 Actual</u>
Legislative & Administrative		
Council and Legislative	\$ 301,608	\$ 276,169
General Administration	9,018,258	13,195,551
Police & Protective		
Police	7,182,201	6,642,931
Disaster Services	10,320	1,547
Inspection	1,240,339	1,330,417
Fire & Ambulance		
Fire Fighting and Prevention	5,535,677	5,665,869
Ambulance	1,160,281	1,204,673
Public Transit	1,839,157	1,898,307
Transportation		
Roads, Streets, Walks and Lighting	7,818,342	7,113,445
Airport	332,303	280,296
Social Planning		
Social Planning	1,218,578	1,212,761
Day Care	237,036	240,402
Community		
Community	646,467	624,287
Cemeteries	232,322	216,386
Economic Development	478,294	542,282
Public Housing	159,055	161,263
Recreation, Parks & Culture		
Recreation and Parks	7,096,108	7,711,131
Cultural	2,241,489	2,573,512
Parking	355,296	50,483
Equipment Pool	4,257,374	3,815,799
Water	4,629,278	4,247,321
Wastewater	8,321,212	2,686,825
Solid Waste Collection	2,342,141	2,285,844
Solid Waste Disposal	1,675,232	1,689,273
Recycling	653,244	573,228
Subdivision	4,520,790	6,694,439
Electric Light & Power	28,022,132	23,196,422
<b>OPERATING EXPENDITURES</b>	<b>101,524,534</b>	<b>96,130,863</b>
Add: Debt Repayment	4,715,795	4,715,805
<b>EXPENDITURES BEFORE TRANSFERS</b>	<b>106,240,329</b>	<b>100,846,668</b>
Net Transfer to (from) Reserves	(5,742,662)	5,280,508
<b>EXPENDITURES AFTER TRANSFER</b>	<b>\$ 100,497,667</b>	<b>\$ 106,127,176</b>

<u>1996</u> <u>Actual</u>	<u>1995</u> <u>Actual</u>	<u>1994</u> <u>Actual</u>	<u>1993</u> <u>Actual</u>
\$ 271,226	\$ 290,872	\$ 248,700	\$ 260,895
15,645,895	12,179,112	9,344,956	7,714,895
6,955,521	6,857,342	6,928,685	6,626,434
460	4,184	3,720	0
1,149,783	1,021,713	987,280	994,691
5,309,941	5,027,776	5,262,625	5,403,136
1,080,230	1,222,325	1,104,938	1,292,588
1,770,896	1,708,268	1,682,882	1,835,381
7,589,624	7,429,160	8,092,675	8,255,840
289,601	178,900	296,179	255,064
1,157,633	1,236,970	1,239,115	1,366,790
241,759	300,801	298,028	278,707
705,330	808,559	915,227	981,903
159,217	175,010	165,972	184,420
422,267	350,989	203,834	222,278
153,546	146,034	156,236	133,738
7,395,052	6,853,768	6,799,859	6,728,905
3,833,493	2,634,583	2,409,156	2,193,820
365,422	320,795	474,275	686,316
4,632,451	3,985,693	4,544,671	3,945,519
3,820,669	3,935,518	3,739,635	4,626,453
3,253,621	3,349,030	2,884,287	2,885,360
2,703,608	2,648,974	2,579,792	2,514,173
774,189	2,474,546	717,899	770,183
702,492	701,709	668,740	708,887
3,275,964	1,654,450	3,046,762	5,152,373
28,670,857	28,284,993	28,065,695	29,371,826
102,330,747	95,782,074	92,861,823	95,390,575
4,647,669	3,958,866	3,673,886	3,285,084
106,978,416	99,740,940	96,535,709	98,675,659
(3,440,855)	10,501,689	4,179,991	4,169,228
<u>\$ 103,537,561</u>	<u>\$ 110,242,629</u>	<u>\$ 100,715,700</u>	<u>\$ 102,844,887</u>

**OPERATING REVENUES AND EXPENSES**  
**BY SOURCE OF REVENUE AND OBJECT OF EXPENSE**  
1993-1997

	1997 <u>Budget</u>	1997 <u>Actual</u>
<b>REVENUES</b>		
Property Taxes	\$ 42,395,768	\$ 42,374,029
Less: Taxes Collected for Others		
- School Boards	<u>22,065,770</u>	<u>21,993,693</u>
Net Property Taxes	20,329,998	20,380,336
Business Taxes	1,782,000	1,793,903
Local Improvement Levies	<u>363,800</u>	<u>424,950</u>
Net Taxes for General Municipal Purposes	22,475,798	22,599,189
Utility Revenue	49,932,551	50,386,419
Sale of Goods & Services	11,358,342	14,576,427
Provincial & Other Grants	4,181,318	4,036,131
Other Revenues	8,707,016	10,526,735
Investment Earnings	<u>4,140,980</u>	<u>4,137,634</u>
Total Revenues	<u>100,796,005</u>	<u>106,262,535</u>
<b>EXPENSES</b>		
Salaries, Wages & Benefits	\$ 30,742,772	\$ 30,113,022
Contracted Services	12,613,718	10,883,231
Purchases From Other Governments	5,912,602	5,471,149
Purchases of Materials & Supplies	5,174,221	5,659,272
Purchase of Power for Resale	24,596,900	20,390,415
Contributions to Municipal Agencies	1,151,368	1,152,569
Grants to Organizations	348,971	336,992
Financial Charges	5,143,531	4,949,461
Other Expenses	1,156,606	632,660
Net Contribution to Capital Projects	<u>14,683,845</u>	<u>16,542,097</u>
Total Expenditures	<u>101,524,534</u>	<u>96,130,868</u>
<b>OPERATING SURPLUS</b>	(728,529)	10,131,667
Less: Debt Repayment	<u>(4,715,795)</u>	<u>(4,715,805)</u>
<b>SURPLUS BEFORE TRANSFERS</b>	(5,444,324)	5,415,862
Net Transfer (to) from Reserves	5,742,662	(5,280,508)
Net Transfer from Accumulated Surplus	0	0
<b>SURPLUS AFTER TRANSFERS</b>	<u>\$ 298,338</u>	<u>\$ 135,354</u>

<u>1996</u> <u>Actual</u>	<u>1995</u> <u>Actual</u>	<u>1994</u> <u>Actual</u>	<u>1993</u> <u>Actual</u>
\$ 42,409,295	\$ 41,445,845	\$ 40,617,987	\$ 39,652,328
<u>22,617,858</u>	<u>21,403,192</u>	<u>19,973,409</u>	<u>20,060,202</u>
19,791,437	20,042,653	20,644,578	19,592,126
1,716,241	1,746,442	1,763,897	1,685,870
<u>358,059</u>	<u>372,024</u>	<u>399,466</u>	<u>420,455</u>
21,865,737	22,161,119	22,807,941	21,698,451
49,563,950	49,431,046	50,759,429	50,123,487
10,502,841	9,932,351	9,835,128	11,467,983
5,479,662	7,294,669	8,535,437	8,557,318
10,066,969	9,167,799	9,047,166	9,103,254
<u>4,186,163</u>	<u>4,234,688</u>	<u>3,361,522</u>	<u>2,451,339</u>
<u>101,665,322</u>	<u>102,221,672</u>	<u>104,346,623</u>	<u>103,401,832</u>
\$ 29,303,565	\$ 28,261,303	\$ 28,150,204	\$ 29,951,260
11,311,276	9,999,076	9,504,646	9,333,340
7,002,691	5,733,506	5,902,419	5,557,314
5,235,123	4,948,131	5,051,526	4,913,888
24,274,118	23,332,588	22,723,670	22,591,443
1,285,232	1,351,782	1,378,628	1,610,889
765,497	374,825	526,344	660,966
5,446,016	6,034,854	6,292,241	6,914,419
944,802	2,522,227	2,776,803	2,556,408
<u>16,734,182</u>	<u>13,223,781</u>	<u>10,555,342</u>	<u>11,300,648</u>
<u>102,302,502</u>	<u>95,782,073</u>	<u>92,861,823</u>	<u>95,390,575</u>
(637,180)	6,439,599	11,484,800	8,011,257
<u>(4,647,669)</u>	<u>(3,958,866)</u>	<u>(3,673,886)</u>	<u>(3,285,084)</u>
(5,284,849)	2,480,733	7,810,914	4,726,173
3,440,855	(10,501,689)	(4,179,991)	(4,169,228)
0	8,353,766	393,874	655,267
<u>\$ (1,843,994)</u>	<u>\$ 332,810</u>	<u>\$ 4,024,797</u>	<u>\$ 1,212,212</u>

## **Capital Revenue and Expenditure Summary**

THE CITY OF RED DEER  
**SCHEDULE OF CAPITAL FUND ACTIVITIES**  
1993-1997

	<u>1997 Budget</u>	<u>1997 Actual</u>
<b>REVENUE</b>		
Government Grants	\$ 2,013,000	\$ 3,019,889
Return on Investments	0	27,117
Developer Contributions	779,000	4,028,737
Other	97,000	2,411,204
	<u>2,889,000</u>	<u>9,486,947</u>
<b>CAPITAL EXPENDITURES</b>		
Subdivision Servicing	3,838,000	7,002,728
Roads and Bridges	3,589,300	1,413,416
Water and Wastewater	6,782,780	2,187,384
Recreation, Culture & Parks Facilities	821,524	1,424,501
Electrical Distribution	1,902,800	2,213,723
Major Corridor		0
Fire Training Facility	0	436,033
Equipment Purchases	2,222,500	1,381,787
Landfill Site	1,080,000	593,120
City Hall Renovations		1,294,142
Computerization Upgrade	432,000	12,186
Telephone Upgrade	0	678,598
Other	792,960	1,156,634
	<u>21,461,864</u>	<u>19,794,252</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(18,572,864)</u>	<u>(10,307,305)</u>
<b>INTERFUND TRANSFERS</b>		
From (to) Reserves	2,006,000	(3,513,117)
From Operations	16,566,864	16,542,097
	<u>18,572,864</u>	<u>13,028,980</u>
<b>CHANGE IN FUND BALANCE</b>	0	2,721,675
<b>CAPITAL FUNDS, BEGINNING OF YEAR</b>	<u>7,147,608</u>	<u>7,147,608</u>
<b>CAPITAL FUNDS, END OF YEAR</b>	<u>\$ 7,147,608</u>	<u>\$ 9,869,283</u>

<u>1996</u> <u>Actual</u>	<u>1995</u> <u>Actual</u>	<u>1994</u> <u>Actual</u>	<u>1993</u> <u>Actual</u>
\$ 3,041,720	\$ 2,590,263	\$ 4,255,574	\$ 1,139,279
25,437	0	112,066	44,054
1,296,621	524,003	1,449,287	1,264,676
1,349,709	1,138,853	1,577,696	1,247,127
<u>5,713,487</u>	<u>4,253,119</u>	<u>7,394,623</u>	<u>3,695,136</u>
3,008,639	2,542,314	3,598,676	2,398,538
1,254,624	5,904,726	4,717,829	1,884,034
2,514,394	0	0	0
894,147	3,407,636	3,113,521	1,003,928
1,454,421	1,373,474	3,249,051	2,838,925
(14,547)	132,214	1,082,531	625,248
0	0	0	1,003
1,729,298	5,088,050	2,580,750	2,089,482
0	2,041,558	0	0
549,098	0	0	0
367,598	0	0	0
0	0	0	0
1,230,709	616,813	952,227	985,981
<u>12,988,381</u>	<u>21,106,785</u>	<u>19,294,585</u>	<u>11,827,139</u>
<u>(7,274,894)</u>	<u>(16,853,666)</u>	<u>(11,899,962)</u>	<u>(8,132,003)</u>
(9,557,185)	(1,055,244)	(1,414,290)	(371,081)
<u>16,734,182</u>	<u>13,223,782</u>	<u>10,430,380</u>	<u>11,166,049</u>
<u>7,176,997</u>	<u>12,168,538</u>	<u>9,016,090</u>	<u>10,794,968</u>
(97,897)	(4,685,128)	(2,883,872)	2,662,965
<u>7,245,505</u>	<u>11,930,633</u>	<u>13,564,505</u>	<u>10,901,540</u>
<u>\$ 7,147,608</u>	<u>\$ 7,245,505</u>	<u>\$ 10,680,633</u>	<u>\$ 13,564,505</u>



THE CITY OF RED DEER  
**GOVERNMENT GRANTS**  
1993 - 1997

	<u>Provincial Government</u>	<u>Federal Government</u>	<u>Local Government</u>	<u>Total 1997</u>
<b>OPERATING</b>				
Protective Services	\$ 30,218	\$ 0	\$ 90,110	\$ 120,328
Transportation	314,814	0	0	314,814
Social Planning	1,114,151	0	27,073	1,141,224
Recreation, Parks & Culture	609,908	4,100	19,550	633,558
Utility income tax rebate	0	0	0	0
Debenture interest subsidy	362,027	0	0	362,027
Alberta Partnership	1,147,840	0	0	1,147,840
A.M.P.L.E.	0	0	0	0
Other	303,211	0	13,129	316,340
	<u>3,882,169</u>	<u>4,100</u>	<u>149,862</u>	<u>4,036,131</u>
<b>CAPITAL</b>				
Transportation	2,264,649	0	0	2,264,649
Water & Wastewater	0	0	0	0
Recreation, Parks & Culture	28,976	0	0	28,976
Infrastructure	352,620	352,620	0	705,240
Other	21,024	0	0	21,024
	<u>2,667,269</u>	<u>352,620</u>	<u>0</u>	<u>3,019,889</u>
<b>TOTAL GRANTS</b>	<u>\$ 6,549,438</u>	<u>\$ 356,720</u>	<u>\$ 149,862</u>	<u>\$ 7,056,020</u>

<u>Total 1996</u>	<u>Total 1995</u>	<u>Total 1994</u>	<u>Total 1993</u>
\$ 71,000	\$ 54,743	\$ 65,360	\$ 83,669
901,790	558,034	853,823	692,199
940,348	1,029,008	1,139,998	1,207,303
691,605	487,174	432,348	1,378,593
0	1,854,000	1,561,500	1,060,392
401,628	599,039	596,099	598,806
2,378,415	2,624,606	3,623,070	3,429,400
0	0	0	0
94,876	88,065	263,240	105,461
<u>5,479,662</u>	<u>7,294,669</u>	<u>8,535,438</u>	<u>8,555,823</u>
(783,576)	1,761,862	1,750,561	786,359
0	0	0	82,010
0	24,000	162,950	258,800
3,785,296	786,802	2,302,301	0
40,000	17,599	39,761	12,110
<u>3,041,720</u>	<u>2,590,263</u>	<u>4,255,573</u>	<u>1,139,279</u>
<u>\$ 8,521,382</u>	<u>\$ 9,884,932</u>	<u>\$ 12,791,011</u>	<u>\$ 9,695,102</u>

## **Statistical Information**

## TAX AND OTHER STATISTICS

1993-1997

	1997	1996
Population	60,075	60,075
Assessed Valuation		
Land	\$ 942,914,000	\$ 758,651,700
Improvements, Pipelines and Other	1,771,063,100	1,834,764,910
	<u>2,713,977,100</u>	<u>2,593,416,610</u>
Taxes Paid by the Largest Single Tax Payer *	\$ 969,711	\$ 751,614
Percent of Taxes	2.21%	1.74%
Per Capita Assessed Valuation	\$ 45,176	\$ 43,170
Mill Rates (Commercial):		
Municipal	10.953	8.771
Education Foundation	10.692	3.094
School Supplementary	0.000	7.711
Hospital	0.000	-0.008
Other	0.402	0.431
	<u>22.047</u>	<u>19.999</u>
Property Taxes		
Current Levy	\$ 42,374,029	\$ 43,555,263
Current collected	40,986,614	42,822,775
Percent of Current Levy	96.7%	98.3%
Gross Tax Collections	\$ 41,669,265	\$ 43,790,225
Taxes Outstanding (Note 4)	\$ 1,698,831	\$ 993,967
Surplus or (Deficit):		
General Operating Funds **	\$ (117,212)	\$ (1,204,417)
Utility Operating Funds	5,338,726	1,824,724
Totals	<u>5,221,514</u>	<u>620,307</u>
Reserves (Note 9)	\$ 51,934,569	\$ 43,140,944
Long Term Debt:		
Tax Supported Long Term Debt	\$ 19,197,219	\$ 21,780,435
Self Supported Long Term Debt	18,808,258	20,940,848
Total Gross Long Term Debt (Note 8)	<u>\$ 38,005,477</u>	<u>\$ 42,721,283</u>
Tax Supported Debt as a % of Assessment	0.7%	0.8%
Gross Tax Supported Debt Per Capita	\$ 320	\$ 363
Total Gross Debt Per Capita	\$ 633	\$ 711
Debt Service Costs (Gross)		
Tax Supported Long Term Debt	\$ 4,715,805	\$ 4,994,668
Self Supported Long Term Debt	4,947,493	5,104,913
	<u>\$ 9,663,298</u>	<u>\$ 10,099,581</u>
Operating Debt Costs % of Operating Expenses	11.92%	11.95%

\* This indicates no single tax payer or group of tax payers has a large influence on the City's tax levy.

\*\* In 1995 the General Operating Fund Surplus reflects the actual operating surplus; however in the Financial Statements all Accumulated General Operating Surpluses and the Current Year's Surplus have been transferred to a Mill Rate Stabilization Reserve. Some Utility Surpluses were not transferred until 1996.

<u>1995</u>	<u>1994</u>	<u>1993</u>
59,834	59,826	59,826
\$ 750,749,790	\$ 749,119,100	\$ 746,865,020
1,820,349,030	1,782,461,380	1,792,374,200
<u>2,571,098,820</u>	<u>2,531,580,480</u>	<u>2,539,239,220</u>
\$ 719,255	\$ 764,366	\$ 723,178
1.77%	1.78%	1.72%
\$ 42,971	\$ 42,316	\$ 42,444
8.574	8.232	8.232
3.463	3.738	3.265
8.416	8.413	8.212
0.008	0.000	0.043
0.655	0.750	0.724
<u>21.116</u>	<u>21.133</u>	<u>20.476</u>
\$ 42,555,835	\$ 44,943,993	\$ 43,909,047
41,193,149	42,914,453	41,933,198
96.8%	95.5%	95.5%
\$ 42,090,922	\$ 43,859,947	\$ 42,734,801
\$ 1,635,357	\$ 1,109,431	\$ 1,146,721
\$ 1,372,360	\$ 2,278,549	\$ 180,125
4,262,306	1,352,374	376,300
<u>5,634,666</u>	<u>3,630,923</u>	<u>556,425</u>
\$ 39,137,747	\$ 27,667,393	\$ 22,258,503
\$ 24,143,405	\$ 25,218,563	\$ 27,166,928
23,225,545	26,109,253	27,834,774
<u>\$ 47,368,950</u>	<u>\$ 51,327,816</u>	<u>\$ 55,001,702</u>
0.9%	1.0%	1.1%
\$ 404	\$ 422	\$ 454
\$ 792	\$ 858	\$ 919
\$ 2,924,243	\$ 3,289,766	\$ 3,507,182
7,251,057	7,049,368	6,614,326
<u>\$ 10,175,300</u>	<u>\$ 10,339,134</u>	<u>\$ 10,121,508</u>
16.39%	15.93%	14.61%

**THE CITY OF RED DEER**  
**GENERAL STATISTICS**  
1993-1997

	<u>1997</u>	<u>1996</u>	<u>1995</u>
POPULATION (source: City Census)			
Newborn to Age 19	*	*	18,148
Age 20 to 39			21,001
Age 40 to 64			14,443
Age 65 & Older			5,424
Unclassified			818
TOTAL	<u>60,075</u>	<u>60,075</u>	<u>59,834</u>

RESIDENTIAL HOUSING UNITS (source: City Census)

Single Family			
Owner Occupied	10,121	10,121	10,121
Rented	1,286	1,286	1,286
Vacant	163	163	163
Multi-Family , Semi-Detached & Suites			
Owner Occupied	2,025	2,025	2,025
Rented	8,639	8,639	8,639
Vacant	772	772	772
Mobile Homes			
Owner Occupied	727	727	727
Rented	185	185	185
Vacant	50	50	50
Other	88	88	88
TOTAL	<u>24,056</u>	<u>24,056</u>	<u>24,056</u>

INFRASTRUCTURE

Length of Roads Maintained	365 Km.	365 Km.	360 Km.
Water Mains Length	365 Km.	365 Km.	358 Km.
Sanitary Sewer Length	232 Km.	232 Km.	285 Km.
Area of Municipality	6207 Ha.	6207 Ha.	5,943 Ha.

STAFFING

Total Full Time Staff	496	497	493
Total Part Time Staff	21	20	24

NEW CONSTRUCTION

Total # of Building Permits Issued	642	479	430
Total Value of Building Permits Issued	\$ 87,159,700	\$ 44,588,461	\$ 51,924,707

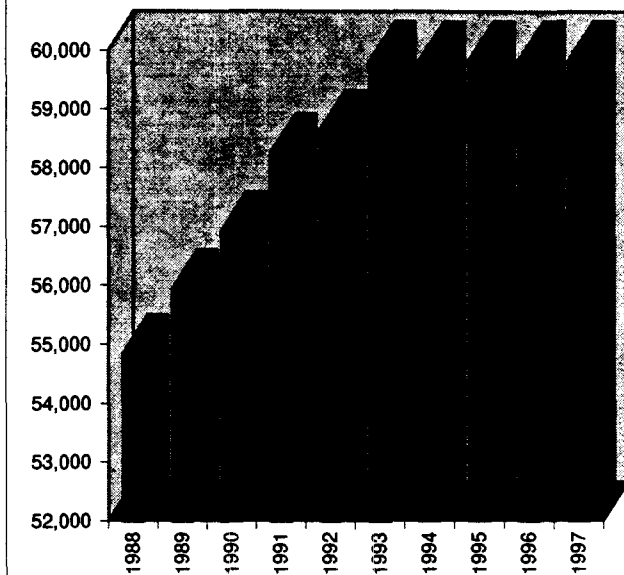
\* A Civic census was not taken in 1996 and 1997. The 1996 Government of Canada census has been used for 1996 and 1997.

<u>1994 *</u>	<u>1993</u>
18,506	18,506
21,887	21,887
13,408	13,408
5,122	5,122
903	903
<u>59,826</u>	<u>59,826</u>

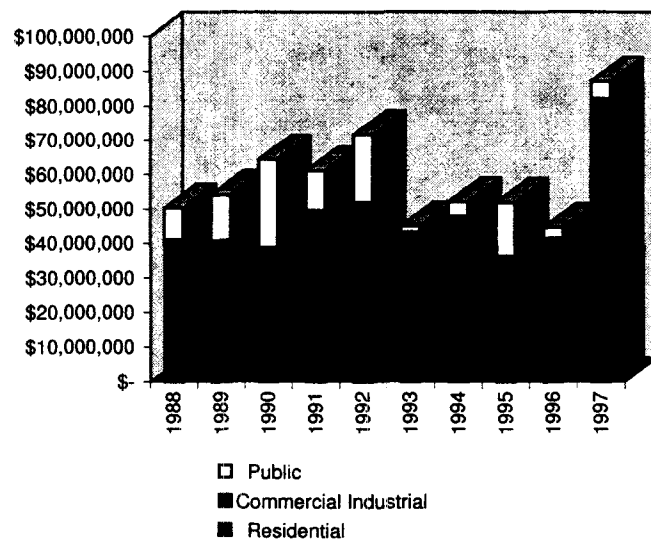
9,918	9,918
1,166	1,166
140	140
1,791	1,791
8,867	8,867
485	485
731	731
179	179
54	54
65	65
<u>23,396</u>	<u>23,396</u>

359 Km.	353 Km.
355 Km.	352 Km.
283 Km.	280 Km.
5,943 Ha.	5,943 Ha.
497	518
24	73
538	530
52,085,131	\$ 45,070,471

POPULATION



VALUE OF BUILDING PERMITS ISSUED



Red Deer Alta  
Pierre/Jeanne Jauchette  
24 Anderson close T4R1E2.

City of Red Deer  
Red Deer Alta.

Complaining : 5813- 52 AVE Back Alley.

We have owned this apartment for 20 years  
& the last 3 years especially, the back alley  
has been a disaster. I'm sure a couple  
loads of gravel & grading a couple of  
times a year would help our situation

That block has a lot of commercial  
buildings such as unit 12 suite apartment  
a duplex a four plex plus homes  
on the other side of the back alley  
is Ferna green Wrights upholstery shop  
plus homes

I'm sure with the taxes you receive  
on this block, you can afford this  
back alley to be in better shape than it is.  
We need your help on this unkempt  
back alley

Pierre/Jeanne Jauchette

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:03 pm
DATE	Apr 22/98
BY	JB



DATE: May 26, 1998  
TO: City Clerk  
FROM: Public Works Manager

**RE: PIERRE & JEANNE TOUCHETTE - CONDITION OF LANE**

---

The lane behind the Touchette's property is what we call an unimproved lane. That is, a lane that, when the area was developed, was not built to an engineered standard. Whatever type of material that was present in the lane location at the time of development was left in place and the lane was used "as is" for a driving surface.

The current standard for lanes is that, when a development occurs, the lanes are constructed to specified engineering standards. The topsoil is removed and granular material is packed in place to create a lane that will stand up to the traffic created by garbage and recycling trucks and other vehicles. When areas are developed today the developer pays for the cost of the lane construction and recovers the costs through the sale of the lots in the subdivision. In areas that have unimproved lanes, such as the Touchette's, neither the developer nor the adjacent property owners ever paid for the cost of constructing the lane.

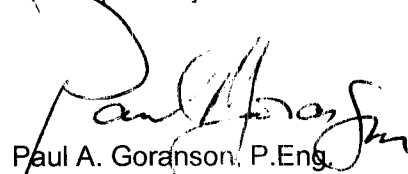
In 1996 Council passed a policy, attached, that specified the amount of maintenance that was required on unimproved lanes. This was recommended by Administration because of the significant amount of maintenance funding that was being spent on maintaining the unimproved lanes, to try to keep them at the same standard as constructed lanes. The Policy also specifies the option of getting the lane constructed as a local improvement by the adjacent property owners. Some property owners have taken the initiative to petition for a local improvement and we have constructed their lanes. The unimproved lanes are a problem and it seems that the local improvement option is not being selected by many property owners. At some point Council may wish to consider other options, such as a partial funding formula for the construction of these lanes.

There currently are approximately 11.2 kilometres of unimproved lanes in the City. If they were all to be improved to an engineered standard the cost would be approximately \$2,000,000.

Although we can concur that the Touchette's lane, and others like it, become in poor driving condition in the spring of most years, the request to add gravel would be a short-term fix that would be required on an on-going basis, and would not be an effective long-term solution.

**RECOMMENDATION**

We respectfully recommend that no further action be taken on the Touchette's lane at this time.



Paul A. Goranson, P.Eng.  
Public Works Manager

/blm

Att.

c Director of Development Services  
Engineering Department Manager

Roads Superintendent



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

**POLICY NO.**

**4604**

**Page 1 of 1**

**TITLE:**

***Unimproved Lanes and  
Streets***

***Date of Approval:  
September 9, 1996***

**SECTION:**

***Development Services  
(Public Works)***

***Dates of Revision:***

---

**POLICY STATEMENT**

1. The City shall not place gravel or other improvements on roads and lanes that have not been properly constructed. Improvement can only be made through petition to City Council as either a local improvement or a general benefit project.
2. The construction of unimproved lanes shall be considered by Council upon receipt of a request or petition for same with each request or petition being considered on its own merits.

***Comments:***

I concur with the recommendation of the Public Works Manager as supported by Council Policy No. 4604 Unimproved Lanes and Streets.

"N. Van Wyk"  
City Manager

DATE: May 11, 1998

TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES

CITY ASSESSOR

E. L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF/MANAGER EMERGENCY SERVICES

INFORMATION TECHNOLOGY SERVICES MANAGER

INSPECTIONS AND LICENSING MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

X PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR - C/O: WENDY

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

346-4317

FROM: CITY CLERK

RE: Pierre Jeanne Touchette - Condition of Lane

---

Please submit comments on the attached to this office by May 25, 1998 for the Council Agenda of Monday, June 1, 1998.

"Kelly Kloss"

City Clerk



Box 5008

Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

May 11, 1998

Pierre & Jeanne Touchette  
24 Anderson Close  
Red Deer, AB T4R 1E2

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Dear Mr. & Mrs. Touchette:

I am in receipt of your letter dated April 22, 1998 re: 5813 - 53 Avenue Back Alley. Your letter will be placed on the Red Deer City Council Agenda of Monday, June 1, 1998.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, May 29, 1998.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, May 29<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council Meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,

Kelly Kloss  
City Clerk

KK/fm

**FILE**

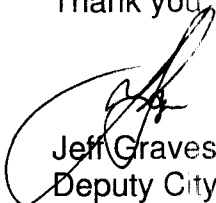
**DATE:** April 23, 1998  
**TO:** Public Works Manager  
**FROM:** Deputy City Clerk  
**RE:** COMPLAINT - PIERRE & JEANNE TOUCHETTE - 5813 - 52  
AVENUE BACK ALLEY

---

I have spoken to Mrs. Touchette in regards to her letter of complaint, attached, and advised her that you would look into this matter and advise her as to whether you are able to rectify the situation.

Please advise our department of your response.

Thank you

  
Jeff Graves  
Deputy City Clerk

JG/fm

attch.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL



## Public Works Department

Box 5008  
Red Deer, Alberta  
T4N 3T4

April 27, 1998

Pierre and Jan Touchette  
24 Anderson Close  
Red Deer AB T4R 1E2

BACK INFORMATION  
NOT SUBMITTED TO COUNCIL

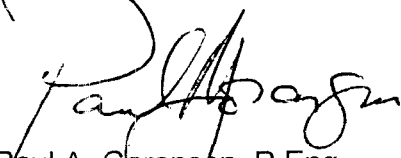
Dear Pierre and Jan Touchette:

**RE: UNIMPROVED LANE  
5813 - 52 AVENUE**

The lane behind your property is what we call an unimproved lane. That means that it was not constructed to an engineered standard when that area was developed. The city made the decision not to add gravel to these areas a number of years ago, as it is somewhat like "throwing good money after bad". We do an annual grading of all unimproved lanes once per year. As mentioned in the enclosed letter, sent to you previously, you can petition, along with the other adjacent property owners, to have the lane constructed as a local improvement. We have enclosed a copy of The City of Red Deer Council Policy 4604, which governs our actions regarding unimproved lanes, for your reference.

If you would like more information on the local improvement process, please call the City Clerk's Department at 342-8132.

Yours truly,

  
Paul A. Goranson, P.Eng.  
Public Works Manager

ES/blm

Enc.

c





## THE CITY OF RED DEER

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

Public Works Department  
(403)342-8238 FAX (403) 343-7074

September 24, 1996

Jan Touchette  
4 Stirling Close  
Red Deer AB T4N 0A8

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

Dear Jan Touchette:

**RE: UNIMPROVED LANE  
5813 - 52 AVENUE**

---

In reply to your recent telephone call to our department, concerning the condition of the lane adjacent to the property above, this lane is considered to be unconstructed. The lane has never been constructed to engineering standards and may lack proper drainage and subgrade provisions.

It is City Council's policy not to place gravel or to carry out other improvements on roads and lanes that have not been properly constructed. In the past, the Public Works Department has been in the practice of grading these lanes once a year.

To have a lane properly constructed and maintained, property owners adjacent to the right of way have to petition City Council for construction as a local improvement. The current unit rate for a lane to be constructed to a gravel standard is \$16.39/assessable metre for 5 years (1) or, if paid outright, \$60.00/assessable metre (2). An example of the cost if the property was 50' (15.24 m) wide would be:

(1)  $\$16.39 \times 15.24 = \$249.78/\text{year}$  (5 years  $\times$  \$249.78 = \$1,248.90)

(2)  $\$60.00 \times 15.24 = \$914.40$

Ed Svederus  
Roads Superintendent

CB/blm





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

June 2, 1998

Pierre & Jeanne Touchette  
24 Anderson Close  
Red Deer, AB T4R 1E2

Dear Mr. & Mrs. Touchette:

**Re: Condition of Lane: 5813 - 52 Avenue, Red Deer, AB**

Thank you for your correspondence regarding the above. At the City of Red Deer's Council Meeting held Monday, June 1, 1998, Council agreed that their policy of not placing gravel or other improvements on lanes that have not been properly constructed, be upheld. This resulted in your request for additional lane maintenance *not being approved*.

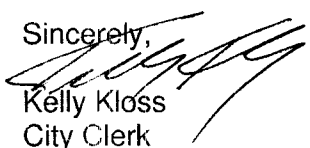
As outlined in the attached report from the City's Public Works Manager, when areas in the city are developed today, the developer pays for the cost of the lane construction and recovers the costs through the sale of lots in that area. Unfortunately, when your area was developed, this was not the case. As Council understood your frustrations with the lane, they directed the City Administration to prepare a Local Improvement Plan for the purposes of upgrading the unimproved lane located along the rear of your property. If the Local Improvement Plan is approved, the properties adjacent to the lane will be responsible for the costs of upgrading.

The Engineering Services Manager will now proceed to establish how much the lane will cost and to notify by mail all those persons who will have to pay the improvement tax should the local improvement proceed. When the notices are received, should enough people along the lane object to the local improvements, they may petition against it proceeding.

Unfortunately, due to the involved nature of this process, the time constraints and work load the City's Engineering Services Department faces at this time of year, we are anticipating that the proposed Local Improvement Plan will be completed in the latter part of 1998 with the construction of the lane to be completed in 1999.

Please do not hesitate to contact me at 342-8132 should you require any additional information regarding Council's decision in this regard or the process for petitioning. If you require further clarification regarding the costs and notification of the public in this regard, please contact Mr. Ken Haslop, Engineering Services Manager, at 342-8167.

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c     Director of Community Services  
       Director of Development Services  
       Public Works Manager

Engineering Services Manager  
Roads Superintendent

# FILE

## Council Decision - June 1, 1998 Meeting

**DATE:** June 2, 1998  
**TO:** Engineering Services Manager  
**FROM:** City Clerk  
**RE:** *Condition of Lane: 5813 - 52 Avenue, Red Deer, AB*  
*Request by Pierre and Jeanne Touchette Refers*

---

### **Reference Report:**

Correspondence from Pierre and Jeanne Touchette and report from Public Works Manager dated May 26, 1998, refers.

### **Resolution:**

Council agreed not to provide extra lane maintenance at the above location, however, passed the following resolution agreeing to consider a Local Improvement Bylaw in this regard.

"RESOLVED that Council of The City of Red Deer, hereby directs the Administration to prepare a Local Improvement Bylaw for the purpose of upgrading the unimproved lane located at the rear of 5813 - 52 Avenue, to a constructed lane."

**Report Back to Council Required:** Yes

### **Comments/Further Action:**

As directed above, please proceed with the process required for the initiation of a Local Improvement Bylaw. Please contact Charlene at 342-8201 to obtain a bylaw number for the Local Improvement Bylaw and advise me as to the intended date that this Local Improvement Bylaw will be presented to Council. I have notified Pierre and Jeanne Touchette of Council's decision in this regard and have attached hereto for your information a copy of that correspondence.

  
Kelly Kloss  
City Clerk

/clr  
attchs.  
c     Director of Development Services  
       Public Works Manager  
       Roads Superintendent

Stanley Consulting Group Ltd.  
605 - 4808 Ross Street  
Red Deer AB  
Canada T4N 1X5  
Ph: (403) 341-3320  
Fax: (403) 342-0969  
e-mail: stanley.rdr@stantech.com  
www.stantech.com



**Stanley**  
Consulting

CITY OF RED DEER  
PLANNING DEPARTMENT

22 May, 1998  
File: 1287012

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

RECEIVED
TIME 3:25
DATE May 22/98
BY J.L.

**Attention: Mr. Kelly Kloss**  
**City Clerk**

Dear Sir:

**Reference: Madge ¼ Section**

The Outline Plan for the Madge Quarter, Devonshire in Deer Park Development was approved by Council on May 19, 1998.

On behalf of Melcor, Stanley formally request the lands for the initial phase in the south west corner of the quarter, be rezoned from the current A1 designation to the land use zonings outlined on the attached plan.

Thank you for your cooperation on this matter. If you have any questions please contact the writer.

Sincerely,

**STANLEY CONSULTING GROUP LTD.**

Russ Wlad, P. Eng.  
Manager, Red Deer Office

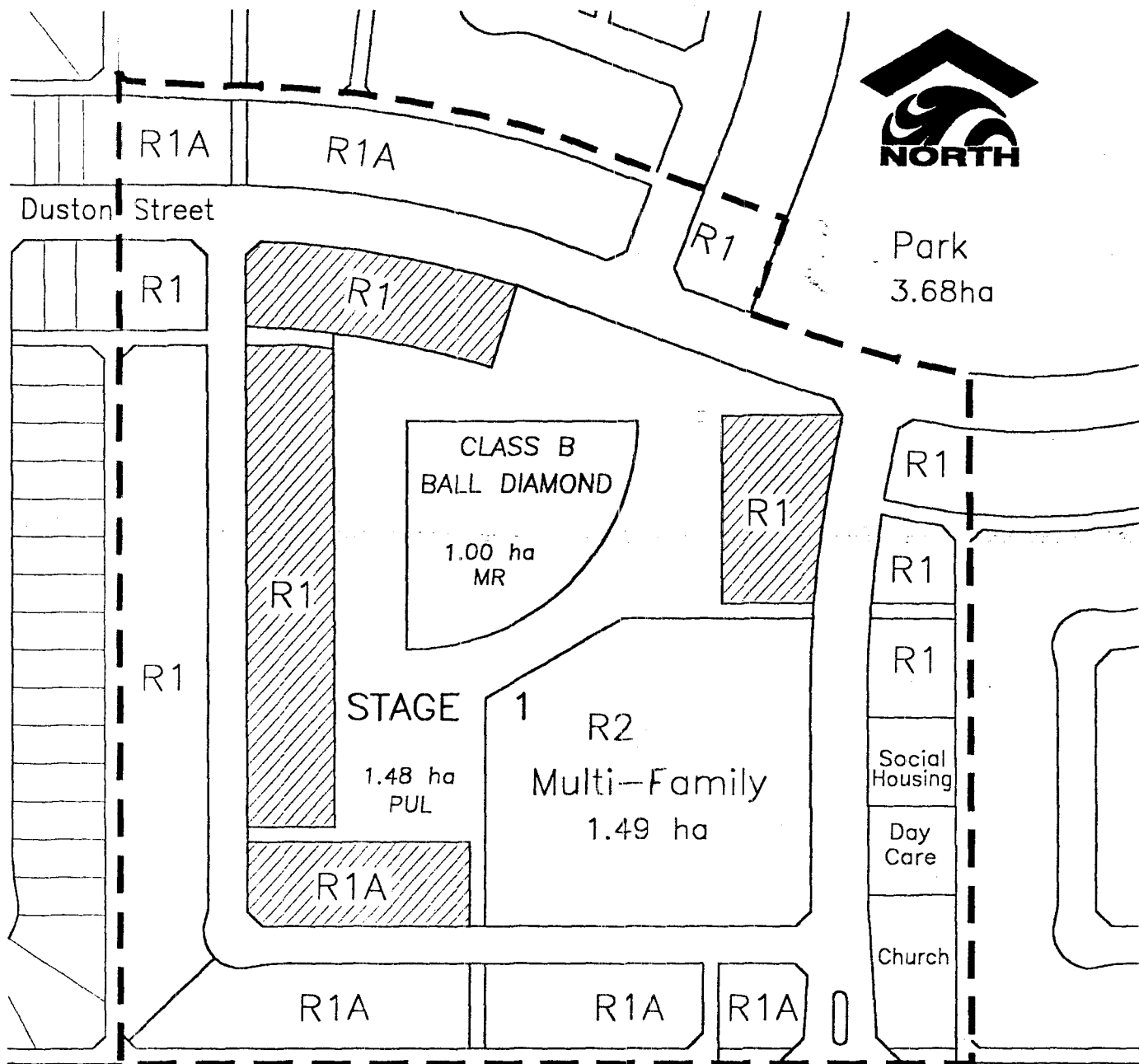
Enclosure

cc: Guy Pelletier, Melcor Developments Ltd.  
Tony Lindhout, Parkland Community Planning

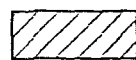
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Stanley Technology Group

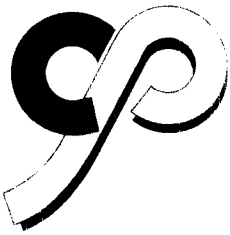


### LEGEND

 Two Storey Walkouts

32 Street

S.E. 1/4 SEC. 11-38-27-W4



**ARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4803 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pps@telusplanet.net

Date: May 26, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/Q-98  
Part of NE ¼ Sec. 11-38-27-4  
Stage 1, Deer Park Southeast (Madge quarter)  
Melcor Developments Ltd./Stanley Consulting Group

---

The Stanley Consulting Group on behalf of Melcor Developments Ltd. has submitted a rezoning application, which will facilitate the first stage of Melcor's Deer Park Southeast Neighbourhood. Applicable lands are proposed to be redesignated from A1 Future Urban Development to R1 Residential (Low Density) District, R1A Residential (Semi-detached) District, R2 Residential (Medium Density) District and P1 Parks and Recreation District as shown on the attached plan.

This proposal complies with the recently approved Deer Park Southeast (Madge) Outline Plan

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/Q-98.

Sincerely,

Frank Wong  
Planning Assistant

Attachment

***Comments:***

I concur that Council proceed with 1<sup>st</sup> Reading of the Bylaw.

"N. Van Wyk"  
City Manager

# FILE



## Office of the City Clerk

May 25, 1998

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Stanley Consulting Group Ltd.  
605, 4808 Ross Street  
Red Deer, AB T4N 1X5

Attention: Mr. Russ Wlad, P. Eng.  
Manager, Red Deer Office

Dear Mr. Wlad:

**Re: Madge Quarter Section / Devonshire in Deer Park Development**

Further to correspondence dated May 22, 1998 which was forwarded to you from this office regarding the above noted matter, please be advised that this item will be placed on the Red Deer City Council Agenda of **Monday, June 1, 1998**, not June 15, 1998 as originally indicated.

A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, May 29, 1998.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, May 29<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council Meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,



Kelly Kloss  
City Clerk

KK/fm

# FILE

## Office of the City Clerk

May 22, 1998

Stanley Consulting Group Ltd.  
605, 4808 Ross Street  
Red Deer, AB T4N 1X5

Att: Mr. Russ Wlad, P. Eng  
Manager, Red Deer Office

Dear Sir:

**Re: Madge Quarter Section / Devonshire in Deer Park Development**

I am in receipt of your letter dated May 22, 1998. Your letter will be placed on the Red Deer City Council Agenda of Monday, June 15, 1998.

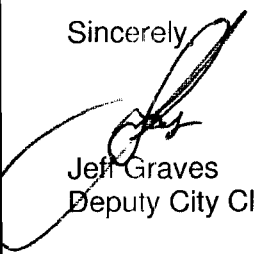
Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, June 12, 1998.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, June 12, 1989 and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

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If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4





DATE: May 22, 1998

TO: X DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
X DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
X E. L. & P. MANAGER  
X ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF/MANAGER EMERGENCY SERVICES  
INFORMATION TECHNOLOGY SERVICES MANAGER  
X INSPECTIONS AND LICENSING MANAGER  
X LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
X PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR - C/O: WENDY  
X RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
X CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: DEPUTY CITY CLERK

RE: REZONING REQUEST - MADGE ¼ SECTION  
DEVONSHIRE IN DEER PARK

---

Please submit comments on the attached to this office by June 8, 1998 for the Council Agenda of Monday, June 15, 1998.

"Jeff Graves"

Deputy City Clerk

# FILE

## Office of the City Clerk

June 2, 1998

Box 5008

Red Deer, Alberta

T4N 3T4

Stanley Consulting Group Ltd.  
605, 4808 Ross Street  
Red Deer, AB T4N 1X5

Att: Mr. Russ Wlad, P. Eng.

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/Q-98 / Request For Rezoning  
Madge Quarter Section, Devonshire in Deer Park Development  
Part of NE ¼ 11-38-27-4, Stage 1, Deer Park Southeast  
Melcor Developments Ltd./Stanley Consulting Group**

---

At the City of Red Deer's Council Meeting held Monday, June 1, 1989, consideration was given to your correspondence dated May 22, 1998. At that meeting first reading was given to Land Use Bylaw Amendment 3156/Q-98, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/Q-98 will facilitate the first stage of Melcor's Deer Park Southeast Neighborhood. Applicable lands are proposed to be redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached) District, R2 Residential (Medium Density) District and P1 Parks and Recreation District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 29, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, June 10, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.



Stanley Consulting Group Ltd.  
June 2, 1998  
Page 2

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

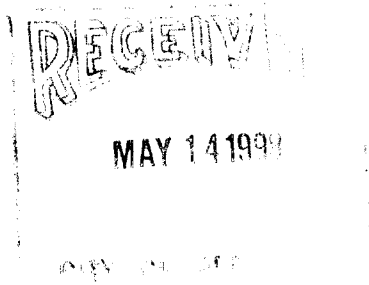
A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

Kelly Kloss  
City Clerk

/clr  
attchs.

c      Director of Development Services  
         Director of Community Services  
         Land and Economic Development Manager  
         E. L. & P. Manager  
         Fire Chief/Manager Emergency Services  
         City Assessor  
         Principal Planner  
         Council and Committee Secretary, S. Ladwig

Mr. Guy Pelletier  
Melcor Developments Ltd.  
#502, 4901 - 48 Street  
Red Deer, AB T4N 6M4



No. 23

**Office of the CAO**

4758 - 32nd Street, Red Deer, AB T4N 0M8

**Phone: 350-2152**

**Fax: 346-9840**

May 11, 1998

Kelly Kloss, City Clerk  
The City of Red Deer  
P.O. Box 5008  
RED DEER, AB T4N 3T4

Dear Mr. Kloss

**Re: County Appointment to City of Red Deer Recreation Board**

The above-mentioned appointment was once again reviewed at the May 5, 1998, regular meeting of County Council.

After discussion, Council passed a resolution appointing Gary Buchanan, Director of Community and Planning Services, as the County representative on this board.

Gary may be contacted through the County office at 4758 - 32nd Street, Red Deer, Alberta T4N 0M8, Phone 350-2150, Fax 346-9840.

Yours truly,

COUNTY OF RED DEER NO. 23

A handwritten signature in black ink, appearing to be "W.A. Stambaugh". The signature is written in a cursive, flowing style.

W.A. (Wes) Stambaugh, P.Eng.  
Chief Administrative Officer

nel

***Comments:***

I recommend that Council proceed with this appointment.

"N. Van Wyk"  
City Manager

# FILE

## Office of the City Clerk

June 2, 1998

Office of the CAO  
County of Red Deer  
4758 - 32 Street  
Red Deer, AB T4N 0M8

Att: W.A. (Wes) Stambaugh, P. Eng  
Chief Administrative Officer

Dear Sir:

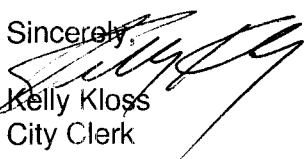
**Re: County Appointment to City of Red Deer Recreation Board**

At the City of Red Deer's Council Meeting held Monday, June 1, 1998, consideration was given to your correspondence dated May 11, 1998. At that meeting Council passed the following resolution agreeing to the appointment of Mr. Gary Buchanan as the County representative to the City of Red Deer's Recreation, Parks and Culture Board:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the County of Red Deer No. 23 dated May 11, 1998, re: County appointment to City of Red Deer Recreation Board, hereby appoints Gary Buchanan, Director of Community and Planning Services for the County as the County's Representative to the City of Red Deer Recreation, Parks and Culture Board, said term to expire October 1999, and as presented to Council June 1, 1998."

Cheryl Adams, Council and Committee Secretary, will contact Mr. Buchanan with respect to upcoming meeting dates, times and agendas. Also, please do not hesitate to contact Ms. Adams or Mr. Don Batchelor, Recreation, Parks and Culture Manager, should you require any additional information regarding this Board or Mr. Buchanan's appointment thereto.

Sincerely,

  
Kelly Kloss  
City Clerk

/clr

c

Director of Community Services  
Recreation, Parks and Culture Manager  
C. Adams, Council & Committee Secretary  
Frieda McDougall, Committee Directory  
Recreation, Parks and Culture Board

Mr. Gary Buchanan, Director of Community and Planning Services  
c/o County of Red Deer  
4758 - 32 Street  
Red Deer, AB T4N 0M8

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Red Deer Downtown Business Association

May 4, 1998  
City of Red Deer  
Downtown Planning Committee

Attn: Chairman Clarence Torgeson  
Re: Committee Positions

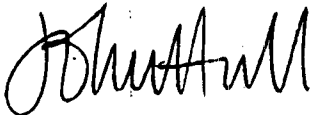
Dear Sir,

On behalf of the Downtown Business Association, I would like to bring the following points to the attention of your committee:

1. The Downtown Business Association recommends the appointment of Board member John Anderson to replace Tim MacNiel who has recently resigned his position on the Downtown Planning Committee. This was approved at our last Board meeting.
2. As you are likely aware, John Ferguson has resigned as our Manager. The Board is expecting to have a replacement hired by November 1998. When we have our new manager, one of his/her responsibilities will be to sit, as John has, as a resource committee member. Until then, the Downtown Business Association will not be providing the committee with anyone to replace John's position.

Both myself and John Anderson will continue to represent the Business Association on the Committee.

Yours truly,



John Hull  
Chair, Red Deer Downtown Planning Committee

***Comments:***

I recommend that Council proceed with this appointment.

"N. Van Wyk"  
City Manager



**FILE**

**Office of the City Clerk**

June 2, 1998

Red Deer Downtown Business Association  
B3, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Faxed to: 340-8699

Att: Mr. John Hull

Dear Sir:

**Re: Appointment of Board Member - Downtown Planning Committee**

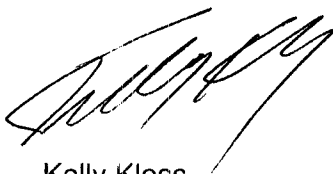
At the City of Red Deer's Council Meeting held Monday, June 1, 1998, consideration was given to correspondence from the Downtown Planning Committee dated May 4, 1998, regarding the above. At that meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Downtown Business Association dated May 4, 1998, re: Committee Appointment, hereby appoints John Anderson as the Downtown Business Association Representative to the Downtown Planning Committee to fill the unexpired term of Tim MacNeill, said term to expire October 1999, and as presented to Council June 1, 1998."

Sandra Ladwig, Council and Committee Secretary, will be contacting Mr. John Anderson with respect to upcoming meeting dates, times and agendas.

Please do not hesitate to contact me should you have any questions or concerns regarding this appointment.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c Downtown Planning Committee  
Sandra Ladwig, Council & Committee Secretary  
Frieda McDougall

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



**FILE**

**DATE:** June 2, 1998

**TO:** Director of Community Services  
Director of Development Services  
Treasury Services Manager  
Personnel Manager

**FROM:** City Clerk

**RE:** Request for Information on Non-Tendered Services: Councillor Dawson

At Council's Meeting held Monday, June 1, 1998, Councillor Dawson submitted the following Request for Written Information regarding non-tendered services:

*"Please provide a report on services or other acquisitions The City is not tendering for and the reasons for not tendering, i.e. Long Distance Telephone Services, Auditing, Legal Services, other."*

Please submit your response to this request, as it applies to your area, to me by Monday, June 8, 1998 so I may include it on the June 15, 1998 Council Agenda.



Kelly Kloss  
City Clerk

/clr

c City Manager

**BYLAW NO. 2156/A-98**

Being a bylaw of The City of Red Deer to repeal Bylaw No. 2156/63, the Milk Pasteurization Bylaw.

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

1                   That Milk Pasteurization Bylaw No. 2156/63 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this                   day of                   A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                   day of                   A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                   day of                   A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this                   day of                   A.D. 1998.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 2353/A-98**

Being a bylaw of The City of Red Deer to repeal Bylaw No. 2353/71 respecting the issuance of licenses under the Milk Control Act.

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

- 1 That Bylaw No. 2353/71 respecting the issuance of licenses under the Milk Control Act is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/Q-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 13/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

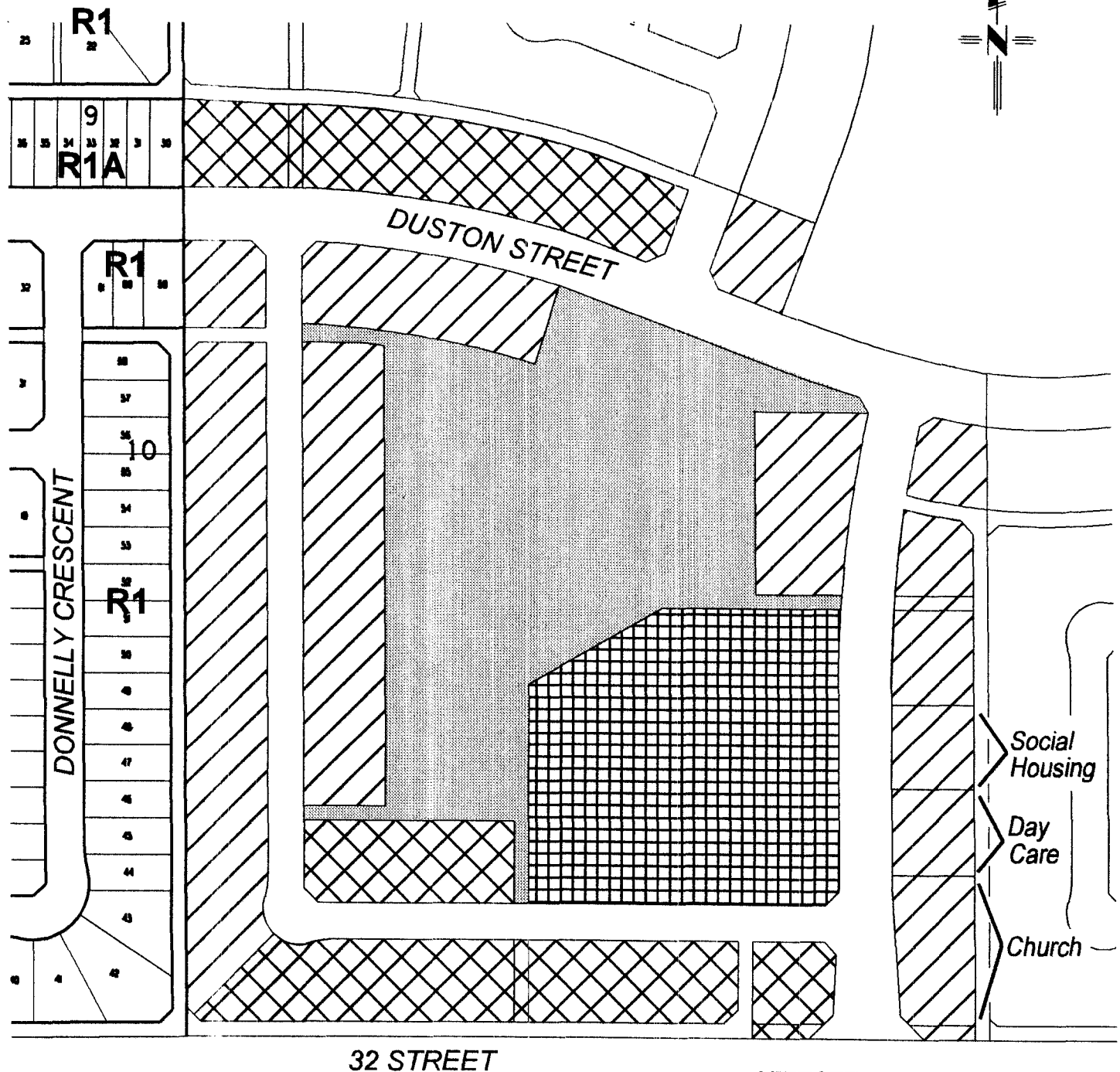
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from: A1 to R1



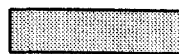
A1 to R1A



A1 to R2



A1 to P1



### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R2 - Residential (Medium Density)
- P1 - Parks & Recreation

MAP No. 13 / 98

BYLAW No. 3156 / Q - 98