

DATE: January 8, 1991

TO: All Departments

FROM: City Clerk

RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

FILE

SUMMARY OF DECISIONS

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, JANUARY 7, 1991,
COMMENCING AT 4:30 P.M.

(1) Confirmation of the Minutes of the Meeting of December 10, 1990.

DECISION - MINUTES CONFIRMED PAGE

(2) UNFINISHED BUSINESS

1) City Clerk - Re: Pines Shopping Centre/Application to Establish a Medical Walk-In Health Clinic .. 1

DECISION - APPROVED APPLICATION No pages 30 & 31

(3) PUBLIC HEARINGS

1) City Clerk - Re: Land Use Bylaw Amendment 2672/FF-90/Prosthetic Services/Permitted Use/Lot 1A, Blk. 2, Plan 862-1950/4926 - 55 Street/Real Estate Office and Toning Salon deleted .. 32

4) REPORTS

1) F.C.S.S. Board - Re: Final Report/Capital Project/Community Services Centre .. 33

DECISION - ACCEPTED AS INFORMATION

- 2) F.C.S.S. Board - Re: Community Services Centre 1991 Budget . . 42

DECISION - APPROVED BUDGET

- 3) Recreation, Parks & Culture Board - Re: Lions Campground Operator Contract/Three Circles Landscaping . . 45

DECISION - AWARDED CONTRACT TO THREE CIRCLES

- 4) Transit Steering Committee - Re: Transit Dept. Route Structure . . 49

DECISION - APPROVED NEW TRANSIT ROUTE STRUCTURE FOR IMPLEMENTATION ON FEBRUARY 18, 1991

- 5) Dir. of Community Services - Re: Invitation to Bid: 1993 Alberta Summer Games . . 52

DECISION - AGREED NOT TO SUBMIT FORMAL BID BUT SEND LETTER TO ADVISE WILLINGNESS TO HOST

- 6) Social Planning Manager - Re: Subsidized Taxi Service Review . . 54

DECISION - AGREED TO TABLE CONSIDERATION OF REVIEW TO NEXT COUNCIL MEETING

- 7) Recreation, Parks & Culture Board - Re: Community Services Facilities Management & Maintenance Plan . . 56

DECISION - ACCEPTED AS INFORMATION

- 8) City Clerk - Re: Disposal of Municipal Reserve/Part of Lot 5 M.R., Block 1, Plan 812-1569/Nowco Site . . 74

DECISION - ACCEPTED AS INFORMATION

(5) WRITTEN ENQUIRIES

- 1) City Clerk - Re: Alderman Guilbault/Rates Paid for Mileage to City Employees Required to use their own Vehicles . . 76

DECISION - ACCEPTED AS INFORMATION

- 2) City Clerk - Re: Alderman Pimm/Future Planned Uses of Neighbouring Lands/Providing Information to the Public . . 81

DECISION - AGREED ADMINISTRATION TO DEVELOP AN INFORMATION SYSTEM ON FUTURE SUBDIVISIONS

(6) CORRESPONDENCE

- 1) FCM - Re: Rebate of Municipal GST Costs/Agreement . . 89

DECISION - ACCEPTED AS INFORMATION

- 2) Snell & Oslund Surveys (1979) Ltd. - Re: Rezoning Request/Lots 1-5, Blk. 8, Plan 2376 A.I./A-1 to R-2/8-plex/6103 - 51 Ave. . . 91

DECISION - APPROVED REQUEST

- 3) John Harvard, M.P. - Re: A Public Campaign for Canada/Allegiance to Canada and its Constitution . . 102

DECISION - ACCEPTED AS INFORMATION

- 4) R.D.R.P.C. Planning Strategy for the 90's - Re: Members' Decisions. . 106

DECISION - AGREED TO SUBMIT ADMINISTRATION'S COMMENTS ON STRATEGY TO R.D.R.P.C.

- 5) Red Deer Child Care Society - Re: Management Agreement . . 119

DECISION - AGREED TO TABLE FOR CONSIDERATION AT BUDGET MEETINGS

- 6) County of Red Deer No. 23 - Re: Amendment to Original Agreement/Centrium Facility/Additional Funding

DECISION - APPROVED AMENDMENT

- 7) Northwestern Utilities Limited - Re: G.S.T./Income Tax Rebates/Amendments to the Gas Utilities Statutes Act . . 131
. . 135

DECISION - ACCEPTED AS INFORMATION

- 8) Chiles Development Corporation Ltd. - Re: 70 Stall Mobile Home Park/Disposal of Wastewater/North of City in Blindman Industrial Area . . 137

DECISION - TABLED DECISION PENDING ADDITIONAL INFORMATION

- 9) Scott Builders - Re: Capri Convention Centre/Development Permit/Commercial Retail Facility/Access to 32 Street . . 146

DECISION - APPROVED ACCESS SUBJECT TO VARIOUS CONDITIONS

- 10) STARS - Re: Helicopter/Funding . . 152

DECISION - AGREED TO TABLE FOR CONSIDERATION AT BUDGET MEETINGS

(7) PETITIONS & DELEGATIONS

(8) NOTICES OF MOTION

(9) BYLAWS

- 1) 2672/FF-90 - Land Use Bylaw Amendment/Prosthetic Services/Permitted Use on the Site/Lot 1A, Blk. 2, Plan 862-1950 (4926 - 55 Street)/ Deletion of Real Estate Office and Toning Salon . . 32

DECISION - 2ND & 3RD READINGS GIVEN

ADDITIONAL AGENDA

- 1) City Assessor - Re: Sale of Hangar #3 to James Dyce/Red Deer Airport/ Request to extend payment date . . 1

DECISION - DENIED EXTENSION

- 2) City Assessor - Re: Lot 58, Blk. 4, Plan 892-1779/20 Douglas Ave./ Multi Family Site/City Deer Park/Siebel Construction Ltd. . . 4

DECISION - DENIED REQUEST TO DEVELOPMENT ROWHOUSING ON APARTMENT (R.3) SITE

- 3) Alarm Bylaw Ad-Hoc Committee Appointments

DECISION - APPROVED APPOINTMENTS TO SAID COMMITTEE

- 4) Red Deer Child Care Society - Parent Representative Appointment

DECISION - APPOINTED MARK BEAVINGTON

- 5) Centrium - Borrowing of Funds

DECISION - AGREED TO UTILIZE E.L. & P. RESERVES UNTIL DEBENTURE BORROWING IS IN PLACE.

A G E N D A

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Committee of the Whole

- 1) Committee Appointments
- 2) Committee Appointment
- 3) Legal Matter
- 4) Legal Matter
- 5) Personal Matter

A D D I T I O N A L A G E N D A

FOR THE REGULAR MEETING OF RED DEER
CITY COUNCIL TO BE HELD ON **MONDAY, JANUARY 7, 1991,**
AT 4:30 P.M., IN THE COUNCIL CHAMBERS OF
CITY HALL, RED DEER

- 1) City Assessor - Re: Hangar #3/Red Deer Airport . . 1
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Multi Family Site/City Deer Park/Siebel Construction Ltd. . . 4

UNFINISHED BUSINESS

NO. 1

DATE: December 13, 1990

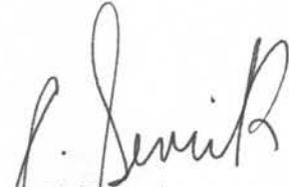
TO: City Council

FROM: City Clerk

RE: PINES SHOPPING CENTRE -
APPLICATION TO ESTABLISH A MEDICAL WALK-IN HEALTH CLINIC

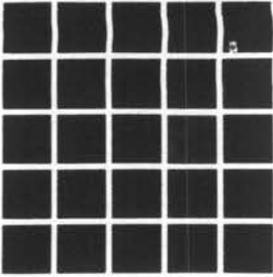
The following material pertaining to the above matter appeared on the Council agenda of December 10, 1990 however said item was tabled at the request of the applicant.

Enclosed hereafter is a further letter from the applicant with further comments from the Administration for Council's information.



C. Sevcik
City Clerk

CS/blm

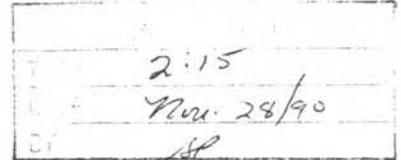


**WEDDELL
MEHLING
PANDER**
& ASSOCIATES REALTY LTD.

November 28, 1990

THE CITY OF RED DEER

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



ATTENTION: MAYOR R. MCGHEE & MEMBERS OF CITY COUNCIL

RE: PINES SHOPPING CENTRE

WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD. has been appointed leasing agent for the Pines Plaza at 6791 Gaetz Avenue. We are attempting to secure business tenants to occupy the 5600 Square Feet of floor area that exists in three vacant commercial units. This vacant area, previously occupied by Parkland Savings & Credit Union, represents 15% of the total 37,590 square feet of net leasable area.

This commercial strip plaza has a good tenant mix which includes a major bank, two restaurants, a convenience store, paint supplies, drug store, dry cleaner, video arcade, a stereo shop, beauty salon, and a delicatessen.

The owner has declined an opportunity to lease the vacant space to a restaurateur on the grounds that it would possibly interfere with the existing food services and that it would overload the parking lot. Other high traffic generating businesses have also been rejected in the hopes that more compatible tenants would be attracted to the Pines Plaza.

We most recently appeared before Council requesting a change in the land use bylaw to permit us to establish a medical walk-in health clinic in this shopping centre. We are now negotiating with a health care service that would include a medical walk-in clinic of approximately 1000 - 1400 square feet. A second health care service that would complement the proposed clinic (dental, optometrist, etc.) is also being sought.

We are now requesting that council consider a "spot" rezoning of this plaza to permit us to establish a 2100 - 3000 square foot health care service in the Pines Plaza. This health care service would cater to the Pines, Kentwood and Normandeau residential areas as well as the Northland, Edgar and Riverside Heavy Industrial Parks. The attached petition signed by businesses and residents alike indicate that health care facilities would be a favourable addition to the tenant list in the Pines Plaza.

... 2

The 1990 civic census revealed that 2,080 people live in the Pines, 4032 in Normandeau and 198 in Kentwood. There are 281 employees in the Edgar Industrial Park, 449 in Riverside Heavy and 1477 in Northland Industrial Park. There are a further 1190 people employed in the commercial strip located on the East and West sides of Gaetz Avenue North of 67 Street. A health care service would therefore have access to a market share of some 9,707 people including residents and employees of this area.

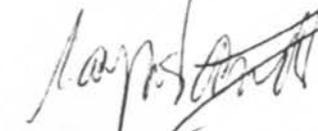
Having a medical office, or clinic established in the Pines Plaza would provide a service to residents in the Pines that is currently enjoyed by people living in West Park, Morrisroe and Deer Park. The extremely large number of business employees will also benefit from the close proximity this health centre will offer.

The trend in the medical profession toward the "walk-in clinic" type of centre lends itself very well to this mixed clientele that the Pines Plaza location offers. And it is especially encouraging to note that, while the provincial health care budget faces increasingly tighter budget restriction, the private sector recognizes the need, and the opportunity to provide more convenient medical offices to service their clientele.

The owner of the Pines Plaza operates a business in downtown Red Deer, and also has a sizeable investment in commercial property in the downtown area. He does not feel that adding "health care services" to the permitted or discretionary use table, or to a "spot" rezoning featuring that use will detract from his downtown portfolio of properties.

Your consideration of this matter will be most appreciated.

WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD.



WAYNE PANDER
Commercial Specialist

WP/db
Attc.

A PETITION TO RED DEER CITY COUNCIL

REQUESTING A CHANGE TO THE LAND USE BYLAW NUMBER 2672/80 TO ALLOW FOR HEALTH CARE OFFICES (MEDICAL/DENTAL OR MEDICAL WALK-IN CLINICS) TO LOCATE IN THE PINES PLAZA AT 6791 - 50 AVENUE.

NAME OF BUSINESS	ADDRESS	SIGNATURE (O:Owner) (E:Employee)	WITNESS
WINROC CORR	7651-49 AVE RD.	Dwayne R Styrum (O)	T.W.
S.T.A.R. Mech.	7667-49 AVE #5	[Signature]	[Signature]
FROSTY'S Overhead Doors	" " #1	[Signature]	T.W.
ANDY BURUMA ENTERPRISES	#1, 7491-49 AVE. RD	Andy Buruma (E)	C.U.
Micro Mkt Shop	*1A 7191-49 AVE	[Signature] (O)	C.U.
Progressive Printing	" "	[Signature] (E)	C.U.
Kidd Construction	7483-49 Ave	[Signature] (E)	[Signature]
FABRIC CITY	3-7667-50 th AVE	[Signature]	C.U.
Cherry Hill Auction	7-7667-69etz	B Randall (E)	C.U.
GLENN SAMPSON	9-7667-50 AVE	[Signature] (E)	C.U.
[Signature] OWNER	" "	[Signature] (O)	C.U.
[Signature] OWNER	" "	[Signature] (O)	C.U.
MEDICHAIR LTD	10-7667-6AETZ.	[Signature] (O)	C.U.
Learning Tree Daycare	16-7667 Gaetz	Debbie Stel (E)	C.U.
Chertom R.D	15-7667 50	[Signature] (O)	C.U.
			15

Fluency

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NAME OF BUSINESS	ADDRESS	SIGNATURE (O:Owner) (E:Employee)	WITNESS
<i>[Signature]</i>	<i>[Signature]</i> Bay 15 7619 Groat	<i>[Signature]</i> E	2.W
Fashions Fabric	"	<i>[Signature]</i> E	2.W.
"	"	R. Martin E	2W
"	"	A. Barta E	2W.
Cidco	8 7619 Groat Ave	Brent Selverton E	2W
"	"	Linda Emery E	2W
"	"	David Domini E	2W
"	"	Glen McDonald E	2W
Leisure Living	7619 50 Ave	Kary Christian E	2W
Bread Bakery low cost Paint Shirley Nelsen	11- 7619-50 Ave	Shirley Nelsen E	S.M. 2W.
<i>[Signature]</i>	7619 50 Ave	<i>[Signature]</i> E	2.W.
Over Country	7619-50 Ave	<i>[Signature]</i> E	2.W.
Local Business Prod	#11 7667-50 Ave.	<i>[Signature]</i> E	2W
Carpet Mart	#12-7667-Groat Ave.	<i>[Signature]</i> E	2W
" 4	#12-7667 Groat	<i>[Signature]</i> E	2W
			15

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NAME OF BUSINESS ADDRESS SIGNATURE (O:Owner) (E:Employee) WITNESS

NAME OF BUSINESS	ADDRESS	SIGNATURE	(O:Owner) (E:Employee)	WITNESS
THE VET	#11 7429 49 AVE	<i>R. Malph...</i>		C.U.
Affonso Consulting	#127429-49 AVE	<i>[Signature]</i>		T.W.
Quinn Contracting	101-7450-49 Ave	<i>Jack Staddon</i>		T.W.
Quinn Contracting	101-7450-49 Ave	<i>Christ. Anita Schelby</i>	E	T.W.
Total Inspection Ltd	#4, 7450-49 Ave	<i>Charles Bond</i>	E	T.W.
LOEWEN RENOVATION	#7652 49 AVE	<i>Doug Lucier</i>	O	C.U.
CENTRAL AB COLLISION	7768-49 Ave	<i>Cathy Lynn</i>	E	T.W.
TWIN PINES LTD.	7476-49 AVE	<i>Janita Soderberg</i>		T.W.
BAR W PETROLEUM	ELECTRIC #4-7476-49 AVE	<i>Bau...</i>	E	T.W.
Bar W Petroleum	Electric #4-7476-49 AVE	<i>M. Miller</i>	E	T.W.
COMOR SALES	#2 7492-49 AVE	<i>K Wagner</i>	E	T.W.
S&W Diesel Repair	#1, 7492-49 Ave	<i>M. Quind...</i>		T.W.
WINDSMIELD WIZARD	#2-4980-76 ST.	<i>B. Theophil...</i>		T.W.
CLASSIC AUTO	#3-4980-76 ST	<i>[Signature]</i>		T.W.
CLASSIC AUTO REPAIRS.	"	<i>Carrie Oberst</i>	E	T.W.
"	"	<i>Merrin Oberst</i>	E	T.W.
"	"	<i>Bob Thiers</i>	E	T.W.
"	"	<i>Darren Thiem</i>	E	T.W.
"	"	<i>[Signature]</i>	E	T.W.
"	"	<i>Dennis Thiem</i>	E	T.W.
"	"	<i>Bid MacDonell</i>	E	T.W.
Pressure Water Pump	4980-76 St	<i>John E. Trem...</i>	E	T.W.

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NAME OF BUSINESS	ADDRESS	SIGNATURE (O:Owner) (E:Employee)	WITNESS
Nov 16/90 PAWSONS Deli	#79 6791-50 Ave	L. Chretien	C.U.
Nov 16/90 Dawson's Deli	"	Jean Prefontaine	C.U.
Nov 16/90 J.M. M... ..	87 Denison Ave	Jim McGRATH	C.U.
Nov 16/90 Sands Fantastic	8 6791 50 Ave	DENNIS SCIPA	C.U.
Utopia Hair	46 - 6791-50 Ave.	Jody Zduin	C.U.
"	"	Sara Blomquist	C.U.
Nov 16/90 Hair "	46 - 6791 - 50 Ave	Paul Berg	C.U.
Nov 16/90 Dark	46 - 6791 - 50 Ave	R. Dykstra	C.U.
Fancy's Paint	#5 6791 50 Ave	Mike ...	C.U.
PINES MARTINIS		Paul ...	C.U.
Nov 16/90 FRANKLIN'S	7101 GAETZ	Frank ...	T.W.
Summit Servicecenter	7111 GAETZ	Greg ...	C.U.
Roland: BRAKECHECK	7147 GAETZ	Roland ...	C.U.
Robert J. ...	7171 - 50 Ave	...	C.U.
Duane Denerin	7429 49 Ave.	Red Deer ...	C.U.
Dyno Vac	9-7429-49 Ave	Mick (E)	C.U.
DYNO-VAC	✓ ✓ ✓	...	C.U.
DYNO-VAC	✓ - ✓	ERN WANDER	C.U.
" "	"	Mark Sch...	C.U.
"	4714A-55 ST	...	C.U.
"		Ray Bens	C.U.
Tire V.E.T.	#11 4729-49 Ave	V. Burchall	C.U.

CITY OF RED DEER RESIDENCE

PETITION TO CITY COUNCIL

TO REQUEST A CHANGE IN ZONING TO ALLOW FOR A MEDICAL WALK IN CLINIC
TO BE LOCATED IN THE PINES PLAZA

NAME	ADDRESS	SIGNATURE	STAFF
JORIS Howe	334 5344 76 St	Red Deer	CK
Starr Howe	334 5344 76 St	✓ ✓	C+
Margaret Kalton	37 Pampely Ave ^{Red Deer}	Margaret Kalton	
Christie Chaffin	7150 B Park Ave	Christie Chaffin	
Thomson	89 Neville ^{Red Deer}	C SKIDMORE	
Yvonne Desaulniers	89 Neville ^{Red Deer}	Y. Desaulniers	
Melinda Erickson	104-7108 PARK AVE SW	M. ERICKSON	
Ximena Wong	120-PIPER DRIVE #316	Red Deer.	
W. Christian	55 Norby Cres.	Red Deer.	
J. Dunn	203 128 Glendale Blvd	Julie Dunn	
Sandra Klatt	52 Nelson Close	Red Deer, Alta	
Laura Murphy	I3-35 Nash St.	Red Deer, Alta	
McMullen	#4 Pines Plaza	Red Deer AB	(12)
Michael Pizik	61 Pampely Ave	Michael Pizik	
Roger Pillsman	99 Page Ave.	Roger Pillsman	
LEON CRESSMAN	64 PAGE AVE	Leo Cressman	
L. Mae Bush	151 Piper Drive	L. Mae Bush	
CARAN KLEVGAAARD	65 PEARSON	C. Klevggaard	
GARY KLEGAARS	65 PEARSON CR	G. Klegaard	
Bob Leashig-Soomias	111 Piper Dr.	Bob Leashig-Soomias	

CITY OF RED DEER RESIDENCE

A PETITION TO CITY COUNCIL

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NAME	ADDRESS	SIGNATURE	STAFF
Santo D.	315-100 Piper Dr. Red Deer	Santo D.	AT
Murray Gillis	47 Green Close	Murray Gillis	C
Patty Casgill	74 Glendale Blvd	Patty Casgill	C
THERESA MCHIBBIU	35 Nash Street	Theresa Mchibbiu	AH
Shanda H. Hirondeille	303 32 Noble Ave	Shanda Hirondeille	AH
Todd Burdick	88 Neal Close	Todd Burdick	AH
SHIRLEY DOUGLAS	5659-76 ST	Shirley Douglas	AT
Theresa McDonald	108-12 Noble	Theresa McDonald	C
Bob Roilung	7453 GARDNER AVE	Bob Roilung	C
Shula LeBlanc	43 Wood Cres	Shula LeBlanc	C
Michelle Leduc	4904-79 ST	Michelle Leduc	C
Bill Bessey	80 P. PERIERE	W.C. Bessey	6
Margaret Prange	208-120 Piper Dr.	Margaret Prange	K
R. Carr	#5-96 Hodges St RD	R. Carr	K
GEORGINA WATSON	104-73 Greenham	G. Watson	AT
Aue Kalmbach	56 Olympic Green	A. Kalmbach	AT
Murray Walper	136 Nash ST.	M. Walper	AT
D. Shacher	12 Noble Ave.	D. Shacher	AT
B. Bryant	R.R. 1 Red Deer	B. Bryant	AH
C.N. Bryant	" "	C.N. Bryant	AH
Trevor Maczuga	35 Patterson Cr.	Trevor Maczuga	AH
Anne Stuart	#45-5425-47 AVE RD.	Anne Stuart	AT
W. Muntean	Red Deer	W. Muntean	AT
Colleen Cazes	R.R.#1 Site 12 Box 10 Red Deer	Colleen Cazes	AT
Jane Leyden	43 Newcombe Cres.	Jane Leyden	AT
Opal Wilson	57 Northwood E St.	Opal Wilson	AT

CITY OF RED DEER RESIDENCE

A PETITION TO CITY COUNCIL

TO REQUEST A CHANGE IN ZONING TO ALLOW FOR A MEDICAL WALK-IN CLINIC
TO BE LOCATED IN THE PINES PLAZA

NAME	ADDRESS	SIGNATURE	STAFF
ITM MCGRATH	67 DENISON CRES	<i>[Signature]</i>	KM
DOUG HIGHAM	104-7108 PARKE AVE	<i>[Signature]</i>	KMB
ROBIN DUFFIN	RRI, LOUSANA	<i>[Signature]</i>	CB
CATHY BECKER	6 GEDGETRES.	<i>[Signature]</i>	CB
NEAL MOLANDER	250 Gilchrist Cres	<i>[Signature]</i>	CB
Karey McGrath	67 Denison Cres	<i>[Signature]</i>	KM
Mark Coughlin	114-120 PIPER DR	<i>[Signature]</i>	KM
Barb Eklund	53 Fairley Ave	<i>[Signature]</i>	KM
Faye M. Brown	18 Page Ave	<i>[Signature]</i>	KM
Ken Co	5 Newton Cr	<i>[Signature]</i>	KM
KEITH SORSDAHL	67 MORRIS CLOSE R.D.	<i>[Signature]</i>	KM
Shirley Schmidt	3810-45 ST RD	<i>[Signature]</i>	CB
Judy Woods	70 Ninewdt.	<i>[Signature]</i>	CB
Juniela Wengert	6711-1-58 Ave	<i>[Signature]</i>	CB
Kim Witt	110 Northrup Cres	<i>[Signature]</i>	CB
Jamie Kolz	#14 80 PIPER DR	<i>[Signature]</i>	CB
Yvette Brigidin	17-7727-50 Ave.	<i>[Signature]</i>	CB
Renee Sinfank	40 Hermans St	<i>[Signature]</i>	CB
Glacia Tacke	5212 Queens Cres	<i>[Signature]</i>	CB
Carman Duchesne	263 Skinkate Blvd	<i>[Signature]</i>	CB
Carman Hata-Bonnie	30 Ninewdt.	<i>[Signature]</i>	CB
Wendy Soloy	48 Parson Cr	<i>[Signature]</i>	CB
Brynn Walkinto.	41 Family Ave	<i>[Signature]</i>	CB
Pam Rindal	17 Oliver St	<i>[Signature]</i>	CB
Robert Okhausen	69 Pearson Ave	<i>[Signature]</i>	CB
R. Z. Lee	32 MURAN CR	<i>[Signature]</i>	CB
RICHARD FORSETH	#52 5935 63ST	<i>[Signature]</i>	CB
SHIRLEY THOMPSON	20-NORTHEY AVE.	<i>[Signature]</i>	CB
Donna Wahaluk	82 Main Ave	<i>[Signature]</i>	CB
Dale Requier	#20 Sylvan or Sylvan lake	<i>[Signature]</i>	CB
Shirley Hines	#102-39 Adelaide Ave.	<i>[Signature]</i>	CB
A Connolly	103 Craig Dr.	<i>[Signature]</i>	CB
Melba Hildebrand	#104 71 Cosgrove Cres	<i>[Signature]</i>	CB
Jeanette Halverson	10 Odysseus Green	<i>[Signature]</i>	KM
BONNIE PENDLE	40 Page Ave	<i>[Signature]</i>	KM
J. Hestvik	38 Nichols Cres.	<i>[Signature]</i>	KM
Mikki Jansen	105 Erickson	<i>[Signature]</i>	KM
R. Olander	43 MacFarlane Ave	<i>[Signature]</i>	KM

CITY OF RED DEER RESIDENCE

A PETITION TO CITY COUNCIL

TO REQUEST A CHANGE IN ZONING TO ALLOW FOR A MEDICAL WALK-IN CLINIC
TO BE LOCATED IN THE PINES PLAZA

NAME	ADDRESS	SIGNATURE	STAFF
Elizabeth Bengtson	# 68 Nash str	Bengtson	
Wayde Cooper	49- Gilbert	Cooper	
Leanne Hilton	302-100 Piper Dr	L Hilton	
LAWRENCE THATE	56 NORTON AVE	Lawrence Thate	
LYDIA SCHULTZ	#5 NICHOLS CR.	Lydia Schultz	
Brenda Kraemer	914 6834-59ave	BKraemer	
SHARON HICKE	R.R. #1	Shicke	
STAN STAFFORD	22- PIPER DR	Stan Stafford	
SHERI WEBER	6817-59 ave	Webber	
Ella Heigle	Box 294 Blackfallo	ELLA HEIGLE	
Glen Beaton	203 Piper Dr	GLEN BEATON	
Tamara Mack	47 Odell Ave	Tamara Mack	
KATHY SEWEHL	102 6755 59 Ave	K Sewell	
Pamela Dubeme	123 Muir Drive	Pamela Dubeme	
Kelvin & Clark			
Doris POKHUSHECHY	32 Park Red Deer	Doris Pokhushchey	
JOANNA HILLS	202178 Norquay St	Red Deer Joanna Hills	
DONNA COLEMAN	#1-47 Nyberg Ave	R.D. Donna Coleman	
Patty Kruger	203 7156 Parke Ave	P Kruger	
R. J. SOREYSEN	317-52- Piper Drive	R. J. Soreyssen	
CHRISTINE WOTHERSPON	#11-80 Piper Dr.	Wotherspon	
Joyce VANDERVELDEN	#216, 120 PIPER DR.	vanderVELDEN	
LYNNE Mac Donald	35 Kirby St.	L. Mac Donald	
KERRI PARKER	#202 131 NORTHVIEW AVE	Kerri Parker	
DWAYNE Hillman	#44 Page Ave	Dwayne Hillman	
Bertrand Weerd	478 Gibson Close	Bertrand Weerd	
Benny White	#3-6322 59 Ave.	Benny White	
EILEEN BRYANT	#112-100 Piper Dr		
ROLAND SLEMP	103 PATTERSON CR.	Roland Slomp	
L Wilson	44-5344-7651 RD	L Wilson	
W Hamilton	5714 71st Red Deer	W Hamilton	
Brenda Zelt	#31 Patterson Cr.	Brenda Zelt	
Bill Kooman	306-5120-625th Red Deer	Bill Kooman	
Stan Taylor	30 Pennington Cr.	Stan Taylor	
John Huttlet	5721 - E. of Red Deer	John Huttlet	
Cheryl Jones	302-5721-56 AVE S	Cheryl Jones	

CITY OF RED DEER RESIDENCE

PETITION TO CITY COUNCIL

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NAME	ADDRESS	SIGNATURE	STAFF
Jim O'Hannon	43 MAZMAN LANE AVE	Jim O'Hannon	KH
Sheri Keil	27 GOODCRESS	Sheri Keil	KH
Linda Lagerway	1166 METCALF AVE	Linda Lagerway	KH
Lynette Willoughby	65 GREGSON CRES	Lynette Willoughby	KH
Dwain Fark	7 GORDON ST. RD	Dwain Fark	KH
George Campbell	207 PIPER DR.	George Campbell	KH
Deanne Yeckie	516 PARKSIDE DR.	Deanne Yeckie	KH
Lynn Lutz	Box 684 Blackfalds	Lynn Lutz	KH
Jayne Biffert	5835-71 AV.	Jayne Biffert	KH
Wally Haege	5821-44 AVE	Wally Haege	KH
Lori Reed	#39A GIBSON CLOSE	Lori Reed	KH
RON HAMPSON	18 GISH ST	RON HAMPSON	KH
Barb Thompson	49 KENNINGS A.	Barb Thompson	KH
Robert Luff	6215 GALESWORTH ST	Robert Luff	KH
Dorcas Trueson	148 LAMELY AVE.	Dorcas Trueson	KH
Geri Christman	#110 5330 71 AVE	Geri Christman	KH
Ken Curtis	17-80 PIPER	Ken Curtis	KH
Shirley Kurman	#203-7108 PARKE AVE SW	Shirley Kurman	KH
Chris Pat	105 KENNING CRES.	Chris Pat	KH
Rob. Schaffer	#403 7121 LAURIE AVE SW	Rob. Schaffer	KH
Randy Neilson	Lacombe, Alta	Randy Neilson	KH
Karen Hansen	#31-120 PIPER DR.	Karen Hansen	KH
Art Haug	#351 Blackfalds	Art Haug	KH
Brace	230 MILDALL RD	Brace	KH
D. Hillier	8 CATHARINE CRES.	D. Hillier	KH
Mary Chamberlain	84 WASH	Mary Chamberlain	KH
Dick Deere	22 NIXON	Dick Deere	KH
Thomas	18 PAGE	Thomas	KH
Rita Leinings	Lacombe	Rita Leinings	KH
Noreen Williams	Blackfalds	Noreen Williams	KH
Mary Orabbs	Blackfalds	Mary Orabbs	KH
Tracy Zemp	218 IJLECHRIST CRES	Tracy Zemp	KH
Shirley Ferguson	#16-80 RPN DR KE	Shirley Ferguson	KH
Hilda Searchin	30 C ORAWAY AVE RD.	Hilda Searchin	KH
Jayne Lyman Allen	360 Springfield Ave	Jayne Lyman Allen	KH
Shirley Harding	87 Parkside Dr	Shirley Harding	KH
Bokenne Dale	230 Northeyave	Bokenne Dale	KH
Jerry Seale	#15 #1 RYDINGORE	Jerry Seale	KH

CITY OF RED DEER RESIDENCE

PETITION TO CITY COUNCIL

TO REQUEST A CHANGE IN ZONING TO ALLOW FOR A MEDICAL WALK IN CLINIC TO BE LOCATED IN THE PINES PLAZA

NAME	Address	SIGNATURE	STAFF
D. Bartman	54 Dunca	D. Bartman	KH
D. Buchanan	#3 Glendale	D. Buchanan	KH
R. Stepanik	7164 Parke AV	R. Stepanik	KH
- Watson	46 Ogden Ave	Watson	KH
L. Boulton	78 Greenham	L. Boulton	KH
B. Stanwick	#6 4809 48 Ave	B. Stanwick	KH
W. Spiers	16 Pardue Cl	W. Spiers	KH
V. Trautmann	71 Sylvan Drive	V. Trautmann	KH
L. Brychuk	152-5140-62 St RL	L. Brychuk	KH
M.A. Holmes	97 Odstone Elm	M.A. Holmes	KH
Jean Dunlop	26 Haringstone Dr.	Jean Dunlop	KH
Jay Schachtel	RR1 Red Deer	Jay Schachtel	KH
L. Turnbull	106 PATTERSON	L. Turnbull	KH
L. Kuhn	5325-42 Ave	L. Kuhn	KH
A. Boudrick	88 Neal Close	A. Boudrick	KH
J.R. Clark	10727 Patterson Cres	J.R. Clark	KH
Robert Jeff	36 Myman CR	Robert Jeff	KH
Pauline Best	59 Troby Cres	PAULINE BEST	KH
Ken Cameron	6248 Hogan St	Ken Cameron	KH
Adriana Wyder-Hewart	192 Cosgrove Cres	Adriana Wyder-Hewart	KH
Jane Jz	164 Penaly Ave	Jane Jz	KH
Sophie Kelts	13 Nichols Cres	Sophie Kelts	KH
E. Smith	7124 GRET DR.	E. Smith	KH
Tim Buschmann	1600 P. RR Dr	Tim Buschmann	KH
Shelly Berggard	4415-48th Ave RD.	Shelly Berggard	KH
Bruce Hicks	75 Hayter St. Penhold	Bruce Hicks	KH
W. B. Ogston	101-32 72nd Ave.	W. B. Ogston	KH
Glen Jackson	6727 59 Ave Red Deer	Glen Jackson	KH
Charmaine Durrant	6727 59 Ave Red Deer	Charmaine Durrant	KH
P. Bissanick	4102-42 AV Red Deer	P. Bissanick	KH
Doug Scheela	60 Diamond ST Red Deer	Doug Scheela	KH
Beck Scheela	" " "	Beck Scheela	KH
LENORE BACHAND	95 NORDEGG CREB Red Deer	Lenore Bachand	KH
Billy FEATHERIN		Billy Featherin	KH
Rick DeZutter	Lacombe	Rick DeZutter	KH
DONNA RADKE	R.R1 Red Deer	Donna Radke	KH
SHARON ANDERSEN	35 NEWCOMBE CR	Sharon Andersen	KH
Bernice P. Phillips	RR4 Red Deer	Bernice P. Phillips	KH

CITY OF RED DEER RESIDENCE

PETITION TO CITY COUNCIL

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TO BE LOCATED IN THE PINES PLAZA

NAME	ADDRESS	SIGNATURE	STAFF
Carrie Robin	307 W. Gilbert Ave	Carrie Robin	KN
PAUL KERKLAAN	69 Card Cres	Paul Kerklaan	KN
Ann Patterson	13 Page Av. RD	A. Patterson	KN
ELAINE MURPHY	76 Glamis Gardens SW Ch	E. Murphy	KN
Madeline Halopka	Sylvan Jacke		KN
Don CLAYTON	#4 Pearson Cres.	Don Clayton	KN
Pauline Mitchell	Highwood Cres	Pauline Mitchell	KH
Bob Kihub	116 Penna Cres.	Bob Kihub	KM
Dolores Jones	R. K. 1 R. 12	Dolores Jones	KM
T Bolster	Red Deer	T. Bolster	KM
Red Kelly	Red Deer	Red Kelly	KN
FERNANDO SCAVO	Red Deer	F. Scavo	KM
K. Duman	96 Holmes H. 29	K. Duman	KM
Ronald S. Lane	#19 Piper Drive	R. S. Lane	KH
Constance Mearns	#205 Overdown Dr.	C. Mearns	KT
Wanda Millard	23 Brigg St	W. Millard	KM
Donna Guelch	21 Page Ave.	Donna Guelch	KM
Elizabeth MacKintosh	#203-49 12-54 St.	E. M. MacKintosh	LL
J. Specker	641-35 NASH	J. Specker	LL
Terry Bone	219 PIPER DRIVE	T. Bone	LL
MILBA WOODS	22 NASH	M. Woods	LL
W. MICHELL	Box 76 Bluefield, N.B.	W. Michell	LL
L. Bollinger	16 Kirby St.	L. Bollinger	LL
Viv Watson	15 Nyberg Ave	V. Watson	LL
Lainy Patterson	171 Piper St.	Lainy Patterson	RA
A. Schuilenberg	10 Good Cres.	A. Schuilenberg	RA
J. Persson	6347-58 Ave.	J. Persson	RA
Carol Persson	6834-59 Ave.	Carol Persson	RA
Patricia D. LYNN O'NEILL	33 Page Ave.	P. D. O'Neill	RA
WARREN SMITH	57 Page Ave	Warren Smith	RA
WARREN SMITH	64 PEARSON Cres	Warren Smith	RA
Julie Mearns	RR#4 Red Deer	Julie Mearns	RA
KAREN PATAK	36 Payne Close	K. Patak	RA
MARGARET REID	19 Mustang Acres	M. Margaret Reid	RA
Fahey Watten	207-7180 B Parke Avenue	Fahey Watten	RA
A. Hager	7109 Gray Dr.	A. HAGER	RA

A PETITION TO CITY COUNCIL

TO REQUEST A CHANGE IN ZONING TO ALLOW FOR A MEDICAL WALK-IN CLINIC
TO BE LOCATED IN THE PINES PLAZA

NAME Print	ADDRESS	SIGNATURE	STAFF
FLORENCE ROOS	Box 105 Lacombe	Florence Roos	AM
Joy Dolan	311-5423-57st R.D.	Joy Dolan	AA
JEANNE BAKER	51-35 NASH ST R.D.	Jeanne Baker	AA
TRACY SANDSTROM	401-5424-57 L10	J Sandstrom	AA
MARY Schultz	Ponoka	Mary Schultz	AA
Gail Smith	#59-Melan Close	Gail Smith	AA
EVELYN CRESSMAN	#220 Halbraut St.	Evelyn Cressman	AA
Judy Bergstrom	RR2 Innowail	J Bergstrom	AA
U. Paszcza	6217 Hamilton Dr.	U Paszcza	AA
J Colton	68 Pogo Ave	J Colton	AA
M. Tuck	180 Family Ave R.D.	M Tuck	AA
R. McDonald	85-Metcalf Ave.	R McDonald	AA
KEVIN BAKER	H-7-35 NASH	K Baker	AA
Sheila Vanberg	19600 59 Ave	Sheila Vanberg	AA
Brenda Schatchnycki	42 Nivon	Brenda Schatchnycki	AA
Dave Wight	Box 1176 Lacombe	Dave Wight	AA
Joe D. Dudas	85 walking ave R.D.	J Dudas	AA
Wayland	B. McKee Cl.	Wayland	AA
Kelly McInnes	67 Oak St	Kelly McInnes	AA
J Holmes	27 Oldstone Glen	J Holmes	AA
Rhonda Knoblauch	171 Norquay St.	Rhonda Knoblauch	AA
Bruce Singer	222 Pine Ave	Bruce Singer	AA
Wendy Singer	1	W Singer	AA
Kath Harmon	#613 6834 59 Ave	K Harmon	AA
Christine Thomas	133 Nash Street	CHRISTINE THOMAS	AA
Carol Setter	45 Overdawn Dr.	CAROL Setter	AA
Fran Mimmagh	9 Nagel Ave R.D.	Fran Mimmagh	LL
Annette Nanas	#305-100 Piper	A Nanas	LL
G. Miloch	30 Anna St	G Miloch	LL
Tracey Moger	220 Glendale Blvd.	Tracey Moger	LL
Kim Browatzke	117 Nash St.	Kim Browatzke	LL
D Langlois	Parke Ave.	D Langlois	LL
B. Sprecher	248 Glendale Blvd	B Sprecher	LL
GAIL MURRAY	15 MCKEE CL.	B Gail Murray	AA
TROY CERSIATTO	71 SYLVAN PR.	Troy Cersiatto	AA
BECK WALD	5008-37 ST. LAKE	Beck Wald	AA
Bob Sainy	63 Patterson Cr	B Sainy	AA
Bil Swanson	103 301 walking ave.	346-9816	AA



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

DATE: December 3, 1990
TO: Mr. C. Sevcik, City Clerk
FROM: D. Rouhi, Senior Planner
RE: Pines Shopping Centre - Rezoning

The application to establish a doctor's office in the Pines Plaza was considered by City Council on September 29, 1986, and the following resolution was passed.

"RESOLVED that Council of the City of Red Deer having considered application by Jim McGrath/Pines Drugs to amend the Land Use Bylaw to allow a small Doctor's Office to be located in the Pines Plaza, hereby agree that said application be denied as recommended to Council September 29, 1986."

On October 31, 1988, 'Personal Services' was added to all C4 Districts, with the following definition:

"Personal Services" means, development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects and includes such uses as barber shops, hairdressers, beauty salons, toning salons, shoe repair shops, dry cleaning establishments and laundromats, but does not include medical offices or general retail businesses."

The above definition excludes 'medical offices'.

A similar application was submitted by Weddell, Mehling, Pander & Associates and the following resolution was passed by City Council on April 30, 1990.

"RESOLVED that Council of The City of Red Deer, having considered application for a Land Use Bylaw Amendment to allow medical offices in the Pines Shopping Plaza, hereby agrees that said application be not approved and as recommended to Council April 30, 1990."

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MUNICIPALITIES WITHIN COMMISSION AREA

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

C. Sevcik, City Clerk

Council has refused similar applications for medical offices in the Pines Plaza over the past 4 years; the most recent refusal was earlier this year.

Planning staff continue to be opposed to allowing medical offices in the Pines Plaza. The addition of medical offices to the Pines Plaza would compromise the intent of the C4 District as stated in the Land Use Bylaw. This is more appropriately located in the C1, C2 and C3 Districts.

Furthermore, granting approval of an office use in the Pines Plaza would set a precedent for similar approvals in the other five plazas within the C4 District. The City has received numerous requests for offices in many of these plazas. Council has been consistent in denying such requests in accordance with the stated intent and zoning principles contained in the Land Use Bylaw. Downtown space cannot compete on a cost basis with C4 District space and approval of office development in the C4 District would lead to the erosion of an established zoning principle in the City.

It is strongly recommended that City Council be consistent with previous decisions on similar requests and that this request for zoning exemption be denied.



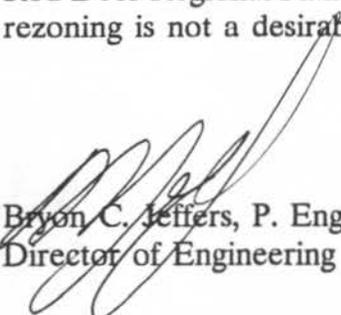
D. Rouhi, MCIP
SENIOR PLANNER
DR/cc

c.c. Director of Community Services
Director of Engineering Services
Bylaw/Inspection Manager
City Assessor

DATE: November 30, 1990
TO: City Clerk
FROM: Director of Engineering Services
RE: PINES SHOPPING CENTRE - SPOT ZONING
HEALTH CARE SERVICE

The Engineering Services Division has reviewed the application submitted.

We have no specific comments to make regarding this application; we would presume that Red Deer Regional Planning Commission will respond in detail. Generally speaking, "spot" rezoning is not a desirable approach to comprehensive land use planning.



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

BCJ/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. Economic Development Manager
c.c. Fire Chief
c.c. Urban Planning Sections Manager

DATE: November 29, 1990
TO: City Clerk
FROM: Fire Marshal
RE: PINES PLAZA REZONING

This department has no objection to a zoning change at 6791-50 Avenue (Pines Plaza).

If the zoning change is approved all Building and Fire Code requirements must be complied with.



Cliff Robson
Fire Marshal

CR/dd

DATE: December 3, 1990
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **PINES PLAZA/REZONING**

FILE NO.

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

The remarks made by this department, regarding the Notice of Motion to permit medical offices to locate in a C4 district, apply to this application as well (copy attached). While this application is for one site only, the arguments made by the applicant could apply to any C4 site, and if this application is approved, will lead to other applications.

Our recommendation is that the Land Use Bylaw not be amended, if the "Downtown Concept Plan" is going to remain a valid concept.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

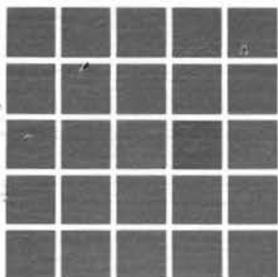
As outlined by the Administration, we would recommend that Council not support the request.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

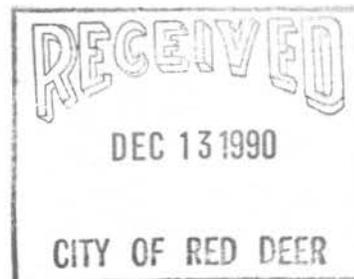
City Commissioner



**WEDDELL
MEHLING
PANDER**
& ASSOCIATES REALTY LTD.

December 11, 1990

City Clerk
The City of Red Deer
Box 5008
RED DEER, Alberta
T4N 3T4



ATTENTION: CHARLES SEVCIK

RE: PINES SHOPPING CENTRE

Further to our earlier telephone conversation I wish to request that our appearance before City Council be tabled until January 7, 1991.

I am also enclosing some correspondence from the Pines Lodge, home to sixty-six senior residents.

It should be noted that the petition attached to the December 10, 1990 agenda was signed by 345 people, including representatives of 45 separate businesses.

I would also like to respond to comments made by D. Rouhi. He says that allowing medical offices in the Pines Plaza would compromise the intent of the C.4 District. I disagree with that comment in that visitors to a regional centre like Red Deer would expect to find health care facilities, hospitals, general medical practitioners and other health services located on major arterial roadways.

The stated general purpose of the C-4 District is to "provide sufficient land for commercial, industrial, and other services for people using major arterial transportation routes; and to provide sites for these services that require locations on major routes, i.e. that require a high degree of visibility and accessibility". The existing businesses in the Pines Plaza serve the needs of the travelling public, the regional service area as well as the neighbouring work force and residential area.

I feel that allowing health care facilities to locate in the Pines Plaza would not compromise the intent of the C-4 District, but would in fact enable the district to fulfil its role as defined by the General Purpose of the District. I do not believe that health care facilities will compromise the strength of the downtown business district. Most of the doctors we have talked to have indicated a desire to stay in the downtown area where the medical profession is currently concentrated. But some have indicated there is a need to fill an existing market niche in the Pines, similar to opportunities that previously existed and have since been filled in the Morrisroe, West Park, Deer Park and Highland Green areas. They feel that an area having a population of 4,000 to 7,000 people would certainly provide a viable base for a practitioner, but once a doctor was located in such an area, a further practitioner would not identify the same area as suitable until the population doubled or tripled in size.

... 2

In other words, there is room for one general health care office in the Pines area. Once established it will serve a specific market area. It won't affect the practices of the existing medical profession located downtown and therefore would not lead to an exodus of medical offices from the downtown to the C-4 areas. It would not lead to the erosion of an established zoning principle.

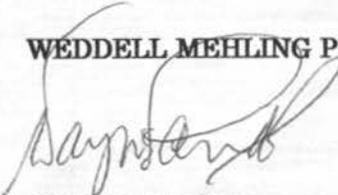
The downtown area, by the way, is now more than able to compete on a cost basis with the shopping plazas in the C-4 District. For instance the vacant space in the Pines Plaza is listed for lease at \$13.00 per square foot per year. The monthly rent of a 1400 square foot bay would be \$1517.00. The same amount of space in Centre 5010 (5010 - 43 Street) or the Professional Building (4808 - 50 Street) would rent for \$8.00 per square foot per year or \$933.00 per month. Existing downtown businesses will not likely leave a downtown location for a C-4 address for a rent-cost factor; that decision will be based on a free-market principle.

The City Administration has used the same arguments as contained in the December 10, 1990 agenda for years to keep medical health care offices from the Pines Plaza. Those same arguments were noticeably absent when the property at 5920 - 50 Avenue was rezoned from C-4 to C-1! Similar arguments could have been used when a developer requested medical offices to be included for the mall in Heritage Business Park but again Council granted the request.

The time has come for Council to agree to our request for a spot zoning to allow health care offices to be established in the Pines Plaza. A drug store is already located there if its okay to purchase drugs to fight an illness surely it makes sense that you should be able to first identify the ailment.

Your consideration of this request and early approval will be most appreciated.

WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD.



WAYNE PANDER
Commercial Specialist

WP/db



PIPER · CREEK · FOUNDATION

4277 - 46A AVENUE, RED DEER, ALBERTA T4N 6T6 PHONE 343-1077

December 6, 1990

Mayor Mcghee & City Aldermen
C/O City of Red Deer
4914 48 Avenue
Red Deer, Alberta
T4N 3T4

Dear Mayor Mcghee & City Aldermen:

It is our understanding that the owners of the Pines Plaza are attempting to have this shopping centre rezoned in such a way as to include a health care service. We wish to advise you that the Pines Lodge Management support this move as it would certainly afford our seniors easy accessibility to medical/dental and other health related care within walking distance rather than having the added expense of taxi or bus service.

We trust, at this time, you will give the go ahead for this to happen.

Sincerely,

Molly K. Johnston
Manager,
Pines Lodge

ADMINISTRATORS FOR

PARKVALE LODGE, 4277 - 46A Avenue, Red Deer, Alberta, T4N 6T6 343-0688
PINES LODGE, 52 Piper Dr., Red Deer, Alta., T4P 1H8 343-0656
PIPER CREEK LODGE, 4820 - 33 St., Red Deer, Alta., T4N 0N5 343-1066

DATE: December 17, 1990
TO: City Clerk
FROM: Manager Economic Development
RE: **PINES SHOPPING CENTRE MEDICAL OFFICES**

It was Economic Development's understanding that the Pines Shopping Centre was designated as the convenience centre to serve the Pines subdivision. That designation would imply that services normally available from a C-3 site would be considered for the Pines Shopping Centre. I would therefore have no objection to the location of a medical clinic within the Pines Shopping Centre.


Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

DATE: December 18, 1990

TO: City Clerk

FROM: Fire Marshal

RE: PINES SHOPPING CENTRE

This department has no objection to a Health Care Service being located in the Pines Shopping Centre.

All Alberta Building and Fire Code requirements must be complied with prior to occupancy.

A handwritten signature in black ink, appearing to read "Cliff Robson", with a long horizontal stroke extending to the right.

Cliff Robson
Fire Marshal

CR/dd

DATE: December 15, 1990

FILE NO.

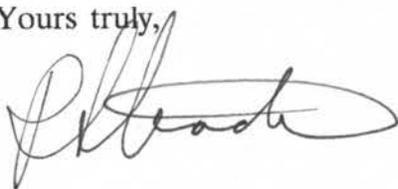
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: W. PANDER - PINES SHOPPING CENTRE MEDICAL OFFICES

In response to your memo regarding the above subject, our comments remain the same as for the previous application.

Yours truly,

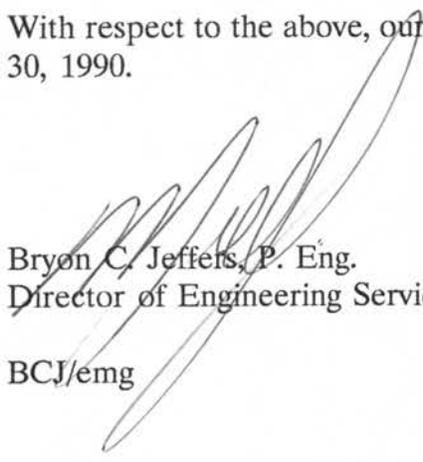
A handwritten signature in cursive script, appearing to read "R. Strader", written in black ink.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: December 14, 1990
TO: City Clerk
FROM: Director of Engineering Services
RE: PINES SHOPPING CENTRE - MEDICAL OFFICES

With respect to the above, our comments remain unchanged from our memo of November 30, 1990.



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

BCJ/emg

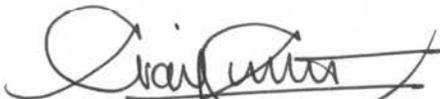
DATE: December 17, 1990

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: W. PANDER: PINES SHOPPING CENTRE MEDICAL OFFICES
Your memo dated December 13, 1990 refers.

I have discussed this proposal with the Parks and Recreation & Culture Managers, and we have no objections from a Community Services perspective.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager

December 24th, 1990

Houlihans Old Place Restaurant
Pines Shopping Plaza
6791 - Gaetz Avenue
RED DEER
T4P 4C9

The Mayor and Councilors
City of Red Deer
Box 5008
RED DEER

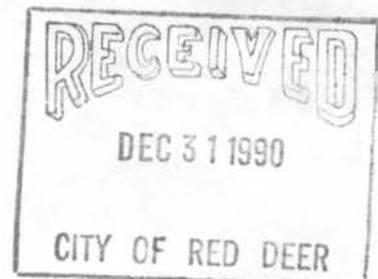
We understand that at your January 7th meeting you will be discussing the possibility of locating a Medical or Dental clinic in Pines Plaza. We wish to go on record as being in support of such an application.

Our restaurant has been operating and paying its full share of property tax for 12 years now. Obviously, it does not enhance our business to have a large space (former Parkland Credit Union premises) adjacent to our restaurant remain vacant for an extended period of time. To have a Medical Clinic located in Pines Plaza would increase the level of business for all merchants located here and would certainly in no way harm the image of the mall or surrounding neighbourhood.

We ask for and urge your support of the necessary zoning amendment to permit Medical and Dental practices at Pines Plaza. Thank you.

Yours truly,

David Everett, President



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 12, 1990

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

Attention: Mr. Wayne Pander, Commercial Specialist

Dear Sir:

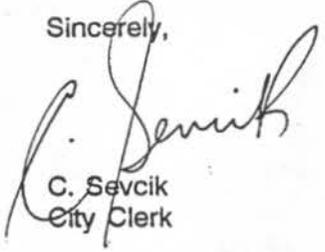
RE: PINES SHOPPING CENTRE -
APPLICATION TO ESTABLISH A MEDICAL WALK-IN HEALTH CLINIC

Your letter of November 28, 1990 requesting a change in the Land Use Bylaw to permit the establishment of a medical walk-in health clinic in the Pines Shopping Centre was placed on the Council agenda of December 10, 1990.

At the December 10 meeting, Council agreed to table the matter at your request. Accordingly, we will withhold placing the item on a future agenda pending notification from your office. The next Council meeting will be held on January 7, 1991 and if you wish the matter placed on the said agenda please notify this office by no later than Monday, December 31.

Trusting that you will find this satisfactory and we will await your further instructions.

Sincerely,



C. Sevcik
City Clerk

CS/blm

cc Director of Engineering Services
Bylaws and Inspections Manager
Fire Chief
City Assessor
Senior Planner

DATE December 13, 1990

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCIAL SERVICES
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - COMPUTER SERVICES MANAGER
 - ECONOMIC DEVELOPMENT MANAGER
 - E.L. & P. MANAGER
 - ENGINEERING DEPARTMENT MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - PUBLIC WORKS MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION & CULTURE MANAGER
 - SOCIAL PLANNING MANAGER
 - TRANSIT MANAGER
 - TREASURY SERVICES MANAGER
 - URBAN PLANNING SECTION MANAGER
 -
-

FROM: CITY CLERK

RE: W. PANDER - PINES SHOPPING CENTRE MEDICAL OFFICES

Please submit comments on the attached to this office by December 31 for the Council Agenda of January 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk

DATE: December 17, 1990
TO: City Clerk
FROM: City Assessor
RE: W. PANDER - PINES SHOPPING CENTRE MEDICAL OFFICES

Please be advised that the Assessment, Tax & Land Department has no comment in regard to the above.



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

AK/ngl

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
Economic Development Manager
Fire Chief
Urban Planning Section Manager

Jan 3 / 91.

Yes, we the people of Pines area
would like to see a medical centre put
into the Pines Mini Shopping Plaza

C. Boist	204A	7180 Raleigh Sq.
Doni Foster	201A	" " "
B. Williams	308A	" " "
A. McKeith	303B	" " "
I. Farmer	305B	" " "
M. Stickney	302B	7180 B Park Ave.
A. Munger	301B	7180 B Park Ave.
D. Warford	301B	7180 B Park Ave.
D. Daulton	102B	7180 Park Ave
J. VandSype	104B	7180 Park Ave
K. Walter	207B	7180 Park Ave.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:40
DATE	Jan. 4/91
BY	[Signature]

City of Red Deer:

In regard to the subject
of a Medical clinic in the Pines Plaza,
I would like to say I am in favor
of one

Mrs. Janet Duke
apt 26 8 Pines Plaza
343-3701

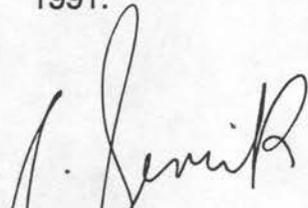
DATE: January 8, 1991
TO: Senior Planner, D. Rouhi
FROM: City Clerk
RE: PINES SHOPPING CENTRE
APPLICATION TO ESTABLISH A HEALTH CARE SERVICE

An application by Weddell Mehling Pander and Associates Realty Ltd. requesting a change in the Land Use Bylaw to permit a health care service in the Pines Shopping Centre received approval by resolution, at the Council meeting of January 7, 1991.

Following is the resolution which is passed by Council in this regard.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request for spot zoning of the Pines Plaza, 6791 Gaetz Avenue, to permit the establishment of a 2,100 to 3,000 sq.ft. health care service in the said plaza, be approved."

In accordance with Council's decision, we would request that you prepare a bylaw amendment for consideration and first reading at the Council meeting of January 21, 1991.



C. Sevcik
City Clerk

CS/jt

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

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

January 8, 1991

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

Attention: Mr. Wayne Pander
Commercial Specialist

Dear Sir:

RE: PINES SHOPPING CENTRE - HEALTH CARE SERVICE

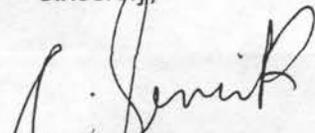
I would advise that your request that Council consider spot zoning the Pines Shopping Centre to permit the establishment of a 2,100 to 3,000 sq.ft. health care service in the said Plaza received further consideration at the Council meeting of January 7, 1991 and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request for spot zoning of the Pines Plaza, 6791 Gaetz Avenue, to permit the establishment of a 2,100 to 3,000 sq.ft. health care service in the said plaza, be approved.

In the light of Council's decision, the administration will present for consideration and first reading a draft bylaw amendment at the next Council meeting, January 21, 1991. Following the first reading, you will be requested to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of said advertising, which in this instance will be \$350. Further information with respect to the dates of advertising and the public hearing will be provided in our correspondence after Council gives the bylaw first reading.

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

Sincerely,



C. Sevcik
City Clerk

CS/jt

c. Senior Planner
Bylaws & Inspections Manager

PUBLIC HEARINGS

NO. 1

DATE: December 13, 1990
TO: City Council
FROM: City Clerk
RE: PUBLIC HEARING LAND USE BYLAW AMENDMENT 2672/FF-90

A public hearing has been advertised in regard to the above noted land use bylaw amendment to be held in the Council chambers on Monday January 7, 1991 commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/FF-90 provides for "Prosthetic Services" as a permitted use on the site Lot 1A Block 2 Plan 862-1950 (4926-55 Street) and deletes the uses "Real Estate Office and Toning Salon".



C. Sevcik
City Clerk

CS/blm

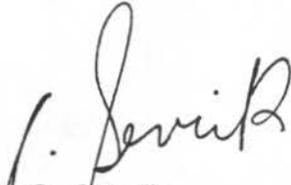
DATE: December 11, 1990
TO: Red Deer Regional Planning Commission
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/FF-90

I would advise that Council of The City of Red Deer at its meeting held on Monday December 10, 1990 gave first reading to the above noted bylaw.

Bylaw 2672/FF-90 provides for "Prosthetic Services" as a permitted use on the site Lot 1A Block 2 Plan 862-1950 (4926 - 55 Street). Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with advertising for a public hearing to be held on Monday January 7, 1991 commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk

CS/blm
Encl.

cc Bylaws and Inspections Manager
City Assessor
Fire Chief
Director of Community Services

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 11, 1990

Harry Moe Prosthetic Services Ltd.
#104 4711 - 51 Avenue
RED DEER, Alberta
T4N 6H8

Attention: Mr. Harry Moe

Dear Sir:

RE: 4926 - 55 STREET LAND USE BYLAW AMENDMENT 2672/FF-90

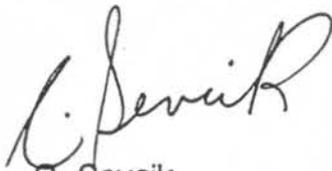
Your letter of November 14, 1990 requesting approval to use the above noted property for Harry Moe Prosthetic Services Ltd. received consideration at the Council meeting of December 10, 1990. At the aforementioned meeting Council gave first reading to Land Use Bylaw Amendment 2672/FF-90 a copy of which is enclosed herewith for your information.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday January 7, 1991 commencing at 7:00 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the Red Deer Advocate on Friday, December 21 and 28. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to estimated cost of said advertising which in this instance is \$350.00. We will require this deposit by no later than Tuesday, December 18, 1990 in order to proceed with the advertising as scheduled above. Once the actual costs are known you will be either invoiced for or refunded the balance.

Harry Moe Prosthetic Services Ltd.
December 11, 1990
Page 2

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

Sincerely,

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

C. Sevcik
City Clerk

CS/blm
Encl.

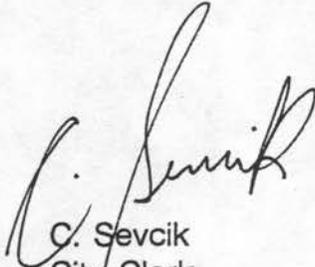
cc Bylaws and Inspections Manager
City Assessor
Principal Planner
Council and Committee Secretary, Wilma

DATE: January 8, 1991
TO: Red Deer Regional Planning Commission
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/FF-90

Council of The City of Red Deer at its meeting held on Monday, January 7, 1991 gave second and third reading to the above noted Land Use Bylaw amendment, a copy of which is enclosed herewith.

Bylaw 2672/FF-90 provides for "Prosthetic Services" as a permitted use on the site Lot 1A, Block 2, Plan 862-1950, 4926 - 55 Street, and deletes the uses "Real Estate Office and Toning Salon".

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



C. Sevcik
City Clerk

CS/jt

Att.

- c. Bylaws & Inspections Manager
City Assessor
Fire Chief

BYLAW NO. 2672/FF-90

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

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

- 1 Section 4.13 be amended by deleting Section 4.13.1(22) and substituting in its place, the following:

(22) on those sites or portions thereof, herein listed "Prosthetic Services" in the existing structure only, is a permitted use.

(a) Lot 1A, Block 2, Plan 862 1950.

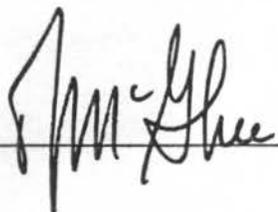
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of December 1990.

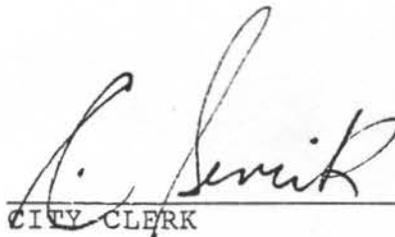
READ A SECOND TIME IN OPEN COUNCIL this 7 day of January 1991.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 7 day of January 1991.

MAYOR



CITY CLERK



NO. 1

Family and Community Support Services
Box 5008
City Hall
RED DEER, Alberta T4N 3T4
342-8100

SP-3.003

DATE: December 5, 1990
TO: MAYOR McGHEE & COUNCIL
FROM: FRANCES CRAIGIE, Chairman
F.C.S.S. Board
RE: FINAL REPORT/CAPITAL PROJECT
Community Services Centre

Attached is the final report on the Community Services Centre project which was completed earlier this year. The capital budget showing a total expenditure of \$296,149.91 on this project was made possible as a result of a number of grants, donations from individuals and companies, and with the support of The City of Red Deer. All funding has now been accounted for and the project is working exceptionally well. It is fully leased with a list of the tenants in the facility in the report itself.

Council should be commended for its support for this initiative and proud of the facility that has been developed. On behalf of the organizations housed in the facility, thank you.

FRANCES CRAIGIE

/kl

c. Bob Noble, Family Service Bureau



FINAL REPORT
CAPITAL PROJECT

OLD PROVINCIAL BUILDING/
COMMUNITY SERVICES CENTRE

Prepared by Social Planning Department
November, 1990

THE CONCEPT

Beginning in January, 1988 the idea of using the Old Provincial Building at the corner of 51 Street and Gaetz Avenue in downtown Red Deer to house a number of community, non-profit organization was explored. It was felt that the building could be renovated and redesigned for a number of community groups so as to promote the sharing of resources, information, and space thereby improving the effectiveness of the services and promoting better public awareness and use of the services. This public facility was under-utilized at the time. The philosophy for the operation of the Community Services Centre was developed and is attached as Appendix "A".

HISTORY OF PROJECT

- December, 1987** - City made aware that Old Provincial Building was available for community use.
- February, 1988** - City expressed interest in using the facility to house community, non-profit organizations.
- May, 1988** - Meeting of representatives from interested agencies.
- June, 1988** - Province responded favourably indicating willingness to lease facility to City for 25 years for the intended purpose.
- September, 1988** - Engineering report completed on the structure of the facility.
- November, 1988** - Family and Community Support Services Board and City Council approve of the concept subject to a more detailed cost analysis and a feasibility study.
- Steering Committee of representatives from interested organizations and Social Planning Department formed to develop the concept and oversee the project.
- March, 1989** - \$4,700 grant from Community Facility Enhancement Program received to conduct a feasibility study on the project.
- April 1989** - Engineering feasibility study completed by Bearden Engineering.

- 2 -

- May, 1989** - Council approved the project committing \$128,300 of City funding to be recovered through rents, subject to the balance of the funding secured from other sources.
- September, 1989** - \$75,000 grant received from Community Facility Enhancement Program.
- Council approval received to draw up specifications and call for tenders for the project.
- October, 1989** - Tenders received with lowest tender \$60,000 over estimates.
- November, 1989** - Recreation Parks and Wildlife Foundation approved an \$8,000 grant towards the project.
- New Horizons, National Health and Welfare, approved an \$8,000 grant towards the project.
- December, 1989** - Additional \$25,000 received from Community Facility Enhancement Program.
- Council approval to proceed in phases as funding is received.
- Wild Rose Foundation approved a \$15,000 grant towards the project.
- January, 1990** - Lease with Province signed.
- Renovations started by Timcon Construction.
- February, 1990** - Red Deer Community Foundation approved a \$10,000 grant towards the project.
- Community Recreational/Cultural grant of \$10,000 approved for the project.
- Loyal Order of Moose approved a grant of \$1,000 towards the project.

- 3 -

- May, 1990** - Renovations completed.
 - Majority of tenants moved into facility.
- June, 1990** - Official opening of facility.

TENANTS IN FACILITY

The following organizations are now resident in the facility and it is fully occupied.

- Red Deer Action Group for the Physically Disabled
- Senior Citizen's Downtown House
- Community Information & Referral Service
- Suicide Prevention Services
- Children's Council
- Red Deer Family Service Bureau
- Job Stabilization Project
- Landlord & Tenant Advisory Board
- Central Alberta AIDS Network
- Learning Disabilities Association

All tenants in the facility have completed three year Lease Agreements with The City of Red Deer from the commencement to December 31, 1992.

PROJECT MANAGEMENT

Each of the tenants housed in the facility is entitled to one representative on a Facility Advisory Board. This Facility Advisory Board includes representation from the City Social Planning Department and is involved in all aspects of the facility including any changes to the procedures in the facility, establishment of policies, selection of new tenants, and the annual budget.

Consistent with the original plan for the facility, the Red Deer Family Service Bureau has agreed to contract with The City of Red Deer to act as the manager of the facility. The Family Service Bureau works closely with the Facility Advisory Board, screens tenants, manages the Lease Agreements, collects rents, and arranges for any work to be done in the facility. A Management Agreement between The City of Red Deer and the Red Deer Family Service Bureau was completed in September, 1990.

- 4 -

CAPITAL AND OPERATIONAL BUDGETS

The capital budget for this project is attached as Appendix "B". As can be seen, the total cost of the project was \$296,150. The City of Red Deer advanced \$128,300, the Community Facility Enhancement Program contributed \$104,700, and the balance was made up through grants, donations, and interest.

The operational budget for one year was estimated to be approximately \$57,000. In 1990 the project will generate a surplus of approximately \$3,000 over projected costs. For the years 1990 and 1991 the project will generate a surplus because the City continues to receive a grant in lieu of taxes for the first two years of the project. Commencing in 1992, the operational budget will need to include an expenditure of approximately \$23,000 for property taxes.

CONCLUSION

The Community Services Centre has been an extremely ambitious and successful project for the organizations that have been involved. Downtown House is now located on the main floor of this facility from a basement location involving a stairwell which was difficult for seniors. The rent for Downtown House is affordable because their space is common area that can be used by the other organizations or rented out to other groups when not used by Downtown House. The Community Information & Referral Service is also located on the main floor with much greater visibility than their former location on the fourth floor of an office building. Many of the people who use the Community Services Centre, through association with the Community Information & Referral Service, become more aware of other services in the community.

The Community Services Centre has brought the organizations involved more closely together both physically and through a cooperative approach to programs. There is a considerable amount of sharing resources in the facility and joint planning between services. It is expected that the community of Red Deer will be the major beneficiary of this project through improved services as well as better awareness of services leading to more effective use.

RED DEER & AREA
COMMUNITY SERVICES CENTRE

PURPOSE:

To provide a comfortable facility equipped to meet the needs of community, non-profit organizations in the downtown area and to promote the sharing of resources between organizations housed in the facility.

PHILOSOPHY:

The base philosophy stems from the assumption that several services in one central location and a somewhat coordinated approach to the public need is better than independent services scattered throughout various locations in Red Deer.

Organizations which provide a community or social service or which are help or health related would be housed within the same building and would operate separately and independently. However, they would have:

- 1) A joint or common image in terms of "the Centre" by being a member/tenant of it.
- 2) Easier and better public awareness and use.
- 3) A reduction of operating costs and improved effectiveness of services through sharing some resources, information and space.
- 4) A higher profile within the community and better association with other groups and services, both within the Centre and outside.

Members/tenants of the Centre would be selected based on the nature of the organization and must be:

- 1) Of a service nature for the public at large.
- 2) Not for profit.
- 3) Politically non-partisan.
- 4) Willing to operate according to the Centre's philosophies and policies.

**CAPITAL BUDGET
COMMUNITY SERVICES CENTRE**

EXPENSES

TimCon Construction (renovations)	\$276,761.68
Bearden Engineering (engineering services)	15,121.10
Signage for Facility	1,711.43
Miscellaneous Items	<u>2,555.70</u>
 Total Expenses	 \$296,149.91

REVENUE

The City of Red Deer	\$128,300.00
Community Facility Enhancement Program	104,700.00
Wild Rose Foundation	15,000.00
Red Deer Community Foundation	10,000.00
Community Recreational/Cultural Grant	10,000.00
Recreation Parks & Wildlife Foundation	8,000.00
New Horizons	8,000.00
Loyal Order of Moose	1,000.00
Individual Donations	4,500.00
Interest Earnings	<u>6,649.91</u>
 Total Revenue	 \$296,149.91

APPENDIX "C"

**1990 OPERATIONAL BUDGET
COMMUNITY SERVICES CENTRE**

	<u>1990 BUDGET</u>	<u>1990 PROJECTED</u>
<u>EXPENDITURES</u>		
Part-time Salaries	\$12,000	\$12,925
Administrative Allowance	5,000	2,500
Advertising	0	190
Printing	0	10
Rental - Office Building	16,200	8,680
Rental - Machinery/Equipment	0	50
Insurance	2,000	525
Repair & Maintenance - Facility	3,000	1,780
Office/Stationery Supplies	0	330
Janitor/Maintenance Supplies	1,000	1,035
Food/Coffee Supplies	0	860
Utilities	16,000	10,440
Other	1,000	205
Capital	<u>0</u>	<u>975</u>
 Total Expenditures	 \$56,200	 \$40,505
 <u>RECOVERIES</u>		
Rent (Tenants)	\$57,150	\$39,085
Rent (Outside)	0	3,330
Grants	0	325
Refunds	<u>0</u>	<u>630</u>
 Total Recoveries	 \$57,150	 \$43,370
	<u> </u>	<u> </u>
 NET SURPLUS	 \$ 1,950	 \$ 2,865

Commissioner's Comments

Submitted for Council's information.

"R. J. MCGHEE"
Mayor



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

January 8, 1991

Harry Moe Prosthetic Services Ltd.
 #104, 4711 - 51 Avenue
 RED DEER, Alberta
 T4N 6H8

Attention: Mr. Harry Moe

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/FF-90 - 4926 - 55 STREET

Further to our letter of December 11, 1990 wherein we advise of a public hearing in regard to the aforementioned Land Use Bylaw amendment, I wish to advise as follows:

At the Council meeting held on Monday, January 7, 1991 Land Use Bylaw Amendment 2672/FF-90 was given second and third reading following the public hearing. Enclosed herewith is a copy of the aforementioned bylaw amendment as finally approved by Council. This bylaw provides for "prosthetic services" as a permitted use on the site Lot 1A, Block 2, Plan 862-1950, on 4926 - 55 Street, and deletes the uses "real estate office and toning salon". Prior to occupancy of said building, it will be necessary for you to submit an application to the Bylaws & Inspections Manager for receipt of all permits and necessary approvals.

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

Yours truly,

C. Sevcik
 City Clerk
 CS/jt
 Att.

c. Bylaws & Inspections Manager
 City Assessor

Fire Chief
 Principal Planner

BYLAW NO. 2672/FF-90

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

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

- 1 Section 4.13 be amended by deleting Section 4.13.1(22) and substituting in its place, the following:

(22) on those sites or portions thereof, herein listed "Prosthetic Services" in the existing structure only, is a permitted use.

(a) Lot 1A, Block 2, Plan 862 1950.

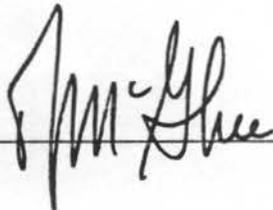
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of December 1990.

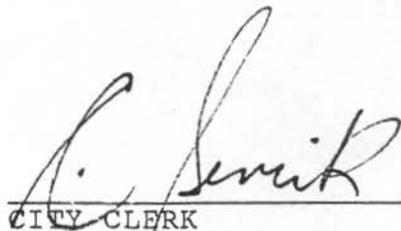
READ A SECOND TIME IN OPEN COUNCIL this 7 day of January 1991.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 7 day of January 1991.

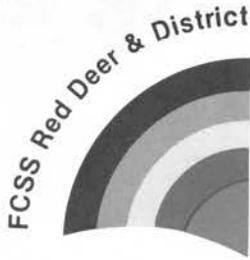
MAYOR



CITY CLERK



NO. 2



Family and Community Support Services
Box 5008
City Hall
RED DEER, Alberta T4N 3T4
342-8100

SP-3.004

DATE: December 5, 1990
TO: MAYOR McGHEE & COUNCIL
FROM: FRANCES CRAIGIE, Chairman
F.C.S.S. Board
RE: COMMUNITY SERVICES CENTRE
1991 Budget

The attached memo from the Social Planning Manager and the budget for the Community Services Centre for 1991 were discussed at the last regular meeting of the F.C.S.S. Board on December 4, 1990. Our Board approved of the recommendation from the Social Planning Manager and we wish to forward this budget to Council for its consideration and approval.

A handwritten signature in cursive script that reads 'F. J. Craigie'.

FRANCES CRAIGIE

/kl

c. Craig Curtis, Community Services Director



FILE: CSCENTRE.BUD

DATE: December 12, 1990
TO: City Clerk
FROM: Director of Financial Services
RE: COMMUNITY SERVICES CENTRE
1991 BUDGET

I am returning the documents so you can submit them to the next regular Council meeting.

I discussed the budget with the Social Planning Manager who indicated he has submitted a report for the next regular Council meeting on the final costing of the Centre renovations. At that time Council should consider the budget because the budget does not involve the City paying any expenditures or receiving any revenues. The resolution on the Centre could include approval of the Operating Budget.



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

AW/jt

Att.

DATE: November 27, 1990
TO: F.C.S.S. BOARD
FROM: RICK ASSINGER
Social Planning Manager
RE: COMMUNITY SERVICES CENTRE
1991 Budget

Attached is the actual budget for 1990 and the proposed budget for 1991 for the Community Services Centre. The 1991 budget includes 3% increases in rental costs for each of the tenants. The budget does not include any costs for property taxes which are expected to be in excess of \$23,000 commencing in 1992.

Recommendation

It is recommended that the 1991 budget for the Community Services Centre be adopted as submitted and that the Facility Advisory Board prepare a report by May, 1991 for the consideration of the Family and Community Support Services Board and Red Deer City Council on the proposed method of including the payment of the property tax commencing in 1992.


RICK ASSINGER

RA/kl

Att.

Commissioner's Comments

We would recommend Council approve the operating budget and as outlined by the Director of Financial Services.

"R.J. MCGHEE"
Mayor

CITY OF RED DEER - 1991 DETAIL OPERATING BUDGET PAGE NO:

DEPT: SOCIAL PLANNING

PROG: FAMILY AND COMMUNITY SUPPORT SERVICES

FUNC: Community Services Centre

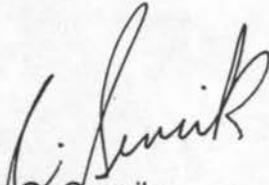
masters
fsbblgd

CODE	PROGRAM NUMBER AND DESCRIPTION	90 BUDGET	91 BUDGET
	<u>2-5302-0500 EXPENDITURES</u>		
1 100	<u>PERSONNEL SERVICES</u>	17,000	20,390
1 116	Part-Time Salaries	12,000	
1 120	Administrative Allowance	7,240	
1 130	Benefits	1,150	
2 100	<u>OTHER</u>	39,200	41,850
2 221	Advertising	500	
2 222	Printing		
2 236	Audit	250	
2 262	Rental - Office/Building	17,400	
2 265	Rental - Machinery/Equipment		
2 274	Insurance	600	
2 275	Repair&Maintenance-Service Contract	3,000	
2 281	Repair&Maintenance-Office/Facility	3,000	
2 511	Office/Stationery Supplies	500	
2 513	Janitor/Maintenance Supplies	1,200	
2 517	Food/Coffee Supplies	400	
2 540	Utilities	15,000	
2 810	Bank Charges/Interest		
3 100	<u>CAPITAL</u>	0	0
3 630	Capital	0	
	TOTAL EXPENDITURES	56,200	62,240
4 100	<u>2-5302-0500 RECOVERIES BY AGENCY</u>		
4 562	Rent	-66,900	-66,900
4 800	Grant		
4 454	Fee For Service		
4 830	G.S.T. Refunds		
4 990	Other		
	TOTAL RECOVERIES	-57,150	-66,900
	NET DEFICIT	-950	-4,660
	OTHER MUNICIPAL SHARE		
	PROVINCIAL SHARE		
	FEDERAL SHARE		
	NET CITY SHARE	-950	-4,660

DATE: January 8, 1991
TO: F.C.S.S. Board
FROM: City Clerk
RE: FINAL REPORT / CAPITAL PROJECT
COMMUNITY SERVICES CENTRE

The final report on the Community Services Centre Project prepared by the Social Planning Department was presented to Council January 7, 1991. The said report was submitted for Council's information and it was agreed by Council that same be filed.

We thank you for your report in this instance.



C. Sevcik
City Clerk

CS/jt

- c. Director of Community Services
Social Planning Manager
Family Service Bureau, Attn: Bob Noble

DATE: January 8, 1991
TO: F.C.S.S. Board
FROM: City Clerk
RE: COMMUNITY SERVICES CENTRE
1991 BUDGET

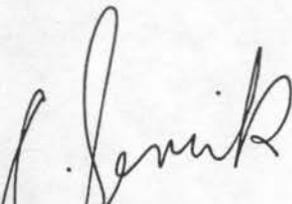
The 1991 budget for the Community Services Centre received consideration at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion approving said budget.

"RESOLVED that Council of The City of Red Deer hereby agrees that the 1991 budget for the Community Services Centre be adopted as presented to Council January 7, 1991. Council further agrees that the Facility Advisory Board prepare a report by May 1991 for consideration of the Family and Community Services Board and Red Deer City Council on the proposed method of including the payment of the property tax commencing in 1992."

As noted in the resolution, Council has requested the Facility Advisory Board to prepare a report by May 1991 on the proposed method of including the payment of the property tax commencing in 1992.

The decision of Council in this instance is submitted for your information and we will await receipt of the report referred to above for Council's consideration.

Trusting that you will find this satisfactory.



C. Sevcik
City Clerk

CS/jt

- c. Director of Community Services
Director of Financial Services
Social Planning Manager
Facility Advisory Board

NO. 3

FILE NO.: R-34602

DATE: DECEMBER 13, 1990
TO: MAYOR & COUNCIL
FROM: LYNNE PARADIS, CHAIRMAN
Recreation, Parks & Culture Board
RE: LIONS CAMPGROUND OPERATOR CONTRACT

The attached report from the Recreation & Culture Manager was considered by the Recreation, Parks & Culture Board when we met December 11. Four bids were received, ranging in price from \$29,490 to \$36,700. In considering these bids and the information obtained through confidential reference checks, we are recommending the contract be awarded to Three Circles Landscaping in the amount of \$34,000.

After a full discussion the Board passed the following resolution:

"THAT the Recreation, Parks & Culture Board recommend to City Council entering into a contract with Three Circles Landscaping for the operation of the Lions Campground for the 1991 season with a one year renewal option subject to satisfactory performance."



LYNNE PARADIS

/cjm

Attachment

c. Craig Curtis

FILE NO.: R-34468

DATE: NOVEMBER 27, 1990
 TO: RECREATION, PARKS & CULTURE BOARD
 FROM: LOWELL R. HODGSON
 Recreation & Culture Manager
 RE: LIONS CAMPGROUND OPERATOR CONTRACT

Tenders for the above service closed on November 9, 1990 with four bids received, ranging from \$29,490 to \$36,700.

Tenders received were as follows:

Blackfalds Mobile Park (John Holland) - \$29,490

Double M Contractors (Gary Murray) - \$32,555

Three Circles Landscaping (John Baxter) - \$34,000

Steve Tinordi - \$36,700

Interviews were held with the two lowest bidders, as we were already well familiar with the third lowest bid, and the highest bidder declined the opportunity at this time because he felt he was likely "out of the running". Mr. Tinordi indicated that he would be willing to meet with us in the future if his bid was going to be given serious consideration.

Having interviewed the two low bidders and considered the experience with the third lowest bidder, it is my recommendation that we enter into contract with Three Circles Landscaping (John Baxter) for this service. The bid from Three Circles Landscaping, of \$34,000, is the same amount as the 1990 contract.

Submitted under separate cover, are the confidential reference check comments.

RECOMMENDATION:

That the Recreation, Parks & Culture Board recommend, to City Council, entering into contract with Three Circles Landscaping for the operation of the Lions Campground for the 1991 season with a one year renewal option subject to satisfactory performance.



LOWELL R. HODGSON

/cjm

c. Harold Jeske, Recreation & Culture Facilities Superintendent
 Craig Curtis, Community Services Director

DATE: December 19, 1990

TO: CITY COUNCIL

FROM: CRAIG CURTIS
Director of Community Services

RE: LIONS CAMPGROUND: OPERATING CONTRACT
A memo from the Chairman of the Recreation, Parks & Culture Board dated December 13, 1990 refers.

1. As City Council is aware, the Lions Campground is one of the facilities within Waskasoo Park, which has been successfully managed through an operating contract with a private company. Following completion of the previous contract with Three Circles Landscaping, the operation was put out to public tender in October. The contract price for the 1990 year of operation was \$34,000.

2. Tenders for the operating contract closed on November 9 and the following four bids were received:

▪ Blackfalds Mobile Park	- \$29,490
▪ Double M Contractors	- \$32,555
▪ Three Circles Landscaping	- \$34,000
▪ Steve Sinordi	- \$36,700

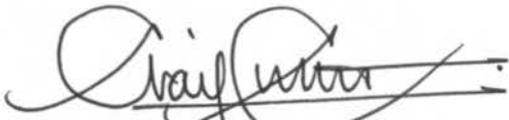
The Facilities Superintendent undertook a comprehensive reference check and interviewed the two lowest bidders. Based on his findings, the Recreation & Culture Manager recommended that the contract be awarded to Three Circles Landscaping, the third lowest bidder, at the sum of \$34,000 for the 1991 year of operation.

3. This matter was considered by the Recreation, Parks & Culture Board at its meeting on December 11. The Board is recommending that City Council award the operating contract to Three Circles Landscaping.

City Council
Page 2
December 19, 1990
File No. CS-3.033

4. RECOMMENDATION

I support the comments of the Recreation & Culture Manager and the Recreation, Parks & Culture Board and recommend that City Council award the operating contract for the Lions Campground to Three Circles Landscaping in the sum of \$34,000 for the 1991 year of operation.



CRAIG CURTIS

CC:dmg

- c. Lynne Paradis, Chairman, Recreation, Parks & Culture Board
Lowell Hodgson, Recreation & Culture Manager
Harold Jeske, Facilities Superintendent
Don Batchelor, Parks Manager

Commissioner's Comments

We would concur with the recommendations of the Recreation, Parks & Culture Board that the contract be awarded to Three Circles Landscaping for the 1991 season in the sum of \$34,000.00 with a one year renewal option subject to satisfactory performance.

For Council's information Three Circles Landscaping were the 1990 operators for the facility.

"R. J. MCGHEE"
Mayor

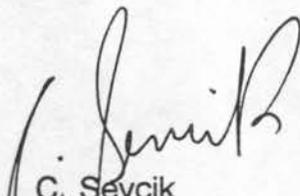
DATE: January 8, 1991
TO: Recreation, Parks & Culture Board
FROM: City Clerk
RE: LIONS CAMPGROUND OPERATOR CONTRACT /
THREE CIRCLES LANDSCAPING

Your report dated December 13, 1990 pertaining to the above received consideration at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer hereby agrees that the Lions Campground Operator Contract be awarded to Three Circles Landscaping for the 1991 season for the sum of \$34,000 with a one year renewal option subject to satisfactory performance and as recommended to Council January 7, 1991."

The decision of Council in this instance is submitted for your information and by way of a copy of this memo, we are requesting the Recreation & Culture Manager to ensure appropriate legal documentation is prepared and executed by both parties.

Trusting that you will find this satisfactory.



C. Sevcik
City Clerk

CS/jt

- c. Director of Community Services
Director of Financial Services
Recreation & Culture Manager
Purchasing Agent

NO. 4

DATE: December 18, 1990
TO: City Council
FROM: Alderman J. Campbell
RE: TRANSIT DEPARTMENT ROUTE STRUCTURE

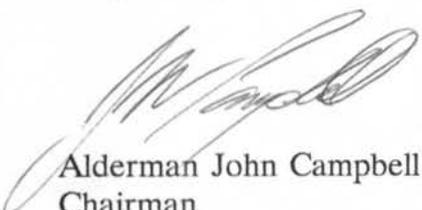
The Transit Steering Committee, chaired by myself and consisting of representatives from both School Boards and the Transit Administration, met on November 4, 1990, to review and discuss the final route structures proposed by the Transit Administration.

After some lengthy discussion and some suggested adjustments put forward by various Committee members, a final route structure has been established.

RECOMMENDATION

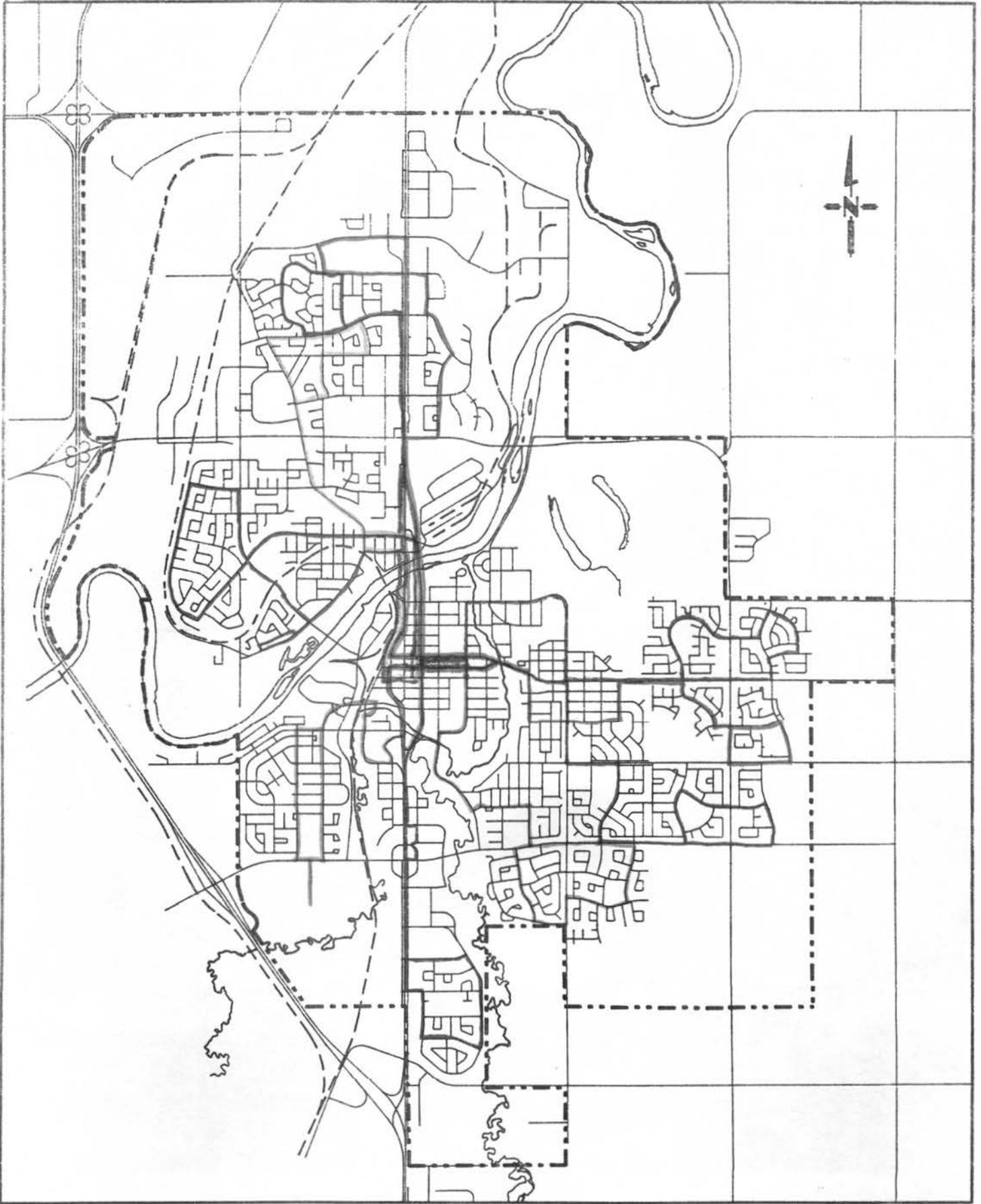
The Committee endorses the route proposal as submitted by the Transit Administration and would respectfully recommend that Council approve the recommendations.

Respectfully submitted.



Alderman John Campbell
Chairman
Transit Steering Committee

GB/emg



1991 TRANSIT ROUTE PROPOSALS

DATE: December 21, 1990
TO: City Clerk
FROM: Transit Manager
RE: TRANSIT ROUTE STRUCTURE

As Council may recall, approval was given to a Transit Administration proposal that would see significant changes to the Transit Department services. The nucleus of the changes is the reduction of frequency levels from 40 to 30 minute levels. In order to accommodate the 30 minute frequency levels, the transit bus routes needed to be altered.

During the course of confirming the route running times, it became evident that some routes were too lengthy to accommodate a 30 minute schedule. This necessitated a re-working of the route design and as a result has placed our implementation schedule behind the original proposal. In order to complete the necessary preparation work such as bus stop installations, schedule printing and advertising campaigns, an implementation date of February 18, 1991 will be required.

Although the route proposal being presented will meet the 30 minute frequency levels and the walking distance criteria there are two areas of potential concern that Council should be aware of.

- 1) Some routes will still have the current large one-way loops that may generate the opinion that services have only slightly improved. The majority of routes will, however, have shorter one way loops and virtually no subdivision in the City will have less route coverage than is presently being offered.
- 2) The one exception is the area along Bremner Avenue where services to the Red Deer Health Unit would be moved to Gaetz Avenue. Passenger counts at the Health Unit bus stop indicate a very low usage of nine (9) passengers per day. Altering the route to Gaetz Avenue will improve the running time of the route and will meet the walking distance criteria as established in the Delcan report.

City Clerk
December 19, 1990
Page 2 of 2

Recommendation

The Transit Administration would, therefore, respectfully recommend the following:

1. That the route structure for transit services be approved as presented.
2. That the implementation date be established as February 18, 1991.
3. That the Transit Administration embark on an aggressive advertising campaign with costs being charged to the 1991 budget.



Grant Beattie
Transit Manager

GB/mlj

Commissioner's Comments

We would agree with the recommendations of the Transit Steering Committee.

"R. J. MCGHEE"
Mayor

DATE: January 8, 1991
TO: Transit Manager
FROM: City Clerk
RE: TRANSIT DEPARTMENT ROUTE STRUCTURE

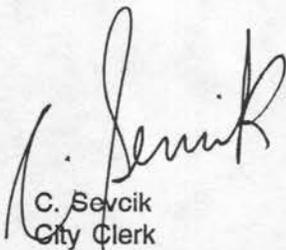
Your recommendations, along with that of the Transit Steering Committee, pertaining to the above, received consideration at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion in accordance with your recommendations.

*RESOLVED that Council of The City of Red Deer, having considered reports from the Transit Steering Committee and Transit Manager re: Transit Route Structure, hereby agrees as follows:

1. That the routes structure for transit services be approved as presented to Council January 7, 1991.
2. That the implementation date be established as February 18, 1991.
3. That the transit administration embark on an aggressive advertising campaign with costs being charged to the 1991 budget.*

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

Trusting that you will find this satisfactory.



C. Sevcik
City Clerk

CS/jt

- c. City Commissioner
Director of Engineering Services
Director of Financial Services
Transit Steering Committee

NO. 5

CS-3.034

DATE: December 19, 1990

TO: CITY COUNCIL

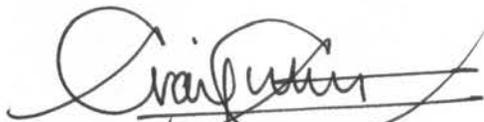
FROM: CRAIG CURTIS
Director of Community Services

RE: INVITATION TO BID:
1993 ALBERTA SUMMER GAMES.
A letter from the Chairman of the Recreation, Parks & Culture Board dated December 13, 1990 refers.

1. The Minister of Recreation & Parks is inviting municipalities to bid for the privilege of hosting the 1993 Alberta Summer Games. The Recreation & Culture Manager does not support the preparation of a formal bid in view of the cost and the potential lack of volunteer energy, following the City's unsuccessful bid for the Canada Winter Games.
2. The matter was considered by the Recreation, Parks & Culture Board at its meeting on December 11. The Board is recommending that City Council send a letter to the Minister, indicating the City's willingness to host the Games.

3. RECOMMENDATION

I support the comments of the Recreation & Culture Manager and the Recreation, Parks & Culture Board and recommend that the City not submit a formal bid for the 1993 Alberta Summer Games but send a letter to the Minister indicating the City's willingness to host the Games.



CRAIG CURTIS

CC:kl

- c. Lynne Paradis, Chairman, Recreation, Parks & Culture Board
Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager

FILE NO.: R-34601

DATE: DECEMBER 13, 1990
TO: MAYOR & COUNCIL
FROM: LYNNE PARADIS, CHAIRMAN
 Recreation, Parks & Culture Board
RE: INVITATION TO BID - 1993 ALBERTA SUMMER GAMES

Dr. Stephen West, the Minister of Alberta Recreation and Parks, is inviting municipalities to bid for the privilege of hosting the 1993 Alberta Summer Games. His letter of invitation was considered by the Recreation, Parks & Culture Board when we met December 11. The recommendation of the Recreation & Culture Manager was that we not prepare a formal bid, as he believed there is not an energy present in the City to bid for these Games after our unsuccessful bid for Canada Games, and neither is there budget for preparing such a bid. He did recommend, however, that we submit our standard letter of willingness to host Alberta Summer Games 1993.

Following consideration of this report and discussion by the Board, the following resolution was passed:

"THAT the Recreation, Parks & Culture Board recommend to City Council that a letter of willingness to host the 1993 Alberta Summer Games be submitted to the Minister of Alberta Recreation & Parks."



LYNNE PARADIS

/cjm

c. Craig Curtis

Commissioner's Comments

We would concur with the recommendations of the Recreation, Parks & Culture Board and Director of Community Services. This method has been used several times in the past and has been most successful as we have had a total of three Alberta Games.

"P.J. MCGHEE"
 Mayor

Copied to: C. Sevcik

L: Hodgson - Please provide your comments/recommendations for Council.



(Nov. 13/90 - dh)

Hanover Place, Ste. 450,
101 - 6th Avenue S.W., Calgary, Alberta T2P 3P4
Telephone: (403) 297-2503

November 5, 1990

His Worship
Mayor Robert McGhee
4914 - 48 Avenue
P.O. Box 5008
Red Deer, AB.
T5N 3T4

Dear Mayor McGhee:

INVITATIONS TO BID - 1993 ALBERTA SUMMER GAMES

The Honourable Dr. Stephen West, Minister of Alberta Recreation & Parks, has issued the enclosed invitation to bid to host the 1993 Alberta Summer Games.

We are also enclosing a copy of the revised "Criteria for Selecting Alberta Summer Games Host Communities". This policy indicates that your community, a former Alberta Games host, is eligible to bid for the 1993 Alberta Summer Games.

If you are interested in applying to host these Games, a formal bid will be required. Deadline for receipt of these bids is March 15, 1991. Bid Guidelines to assist with the preparation of your bid, are available on request.

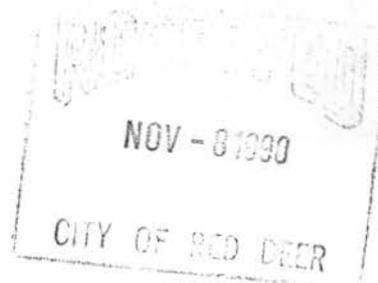
Please don't hesitate to contact our office if we can provide you with any additional information concerning this invitation, or to request a copy of the Bid Guidelines. We look forward to hearing from you in this regard.

Sincerely,

A handwritten signature in cursive script that reads "Morley Roelofs".

MORLEY ROELOFS
Asst. Manager
Games & Zone Development.

/jff
Encls.
cc: Lowell Hodgson



CRITERIA FOR SELECTING ALBERTA SUMMER GAMES HOST COMMUNITIES

POLICY STATEMENT

The "Alberta Summer Games" is a program of the Alberta Sport Council and is intended to provide a competitive opportunity in a multi-sport festival for developing athletes thirteen to seventeen years of age.

The Alberta Sport Council believes that all communities within the Province of Alberta that have the capability of doing so, be given the opportunity to bid to host an Alberta Summer Games. In the selection of a host community, the primary consideration is the potential benefit to the developing athlete. Other considerations include the benefit to the host community and to sport in the province.

Communities with populations less than 10,000 are encouraged to join together with neighboring communities and submit a joint bid. Communities that have previously hosted Alberta Summer Games will be invited to rebid for Alberta Summer Games after ten years.

GUIDELINES AND PROCEDURES

Potential bid communities will be initially assessed by Games and Competitions staff. A "selection committee" of the Games and Competitions Committee will then tour those communities that qualify under the guidelines.

As well as the above considerations, the following criteria will be considered:

Physical Facilities:

- o capability of feeding and accommodating a minimum of 3000 athletes, coaches and officials
- o capacity to host a full complement of sport events
- o availability of medical facilities
- o availability of adequate hotel/motel and camping facilities to accommodate Games visitors.

Financial Resources:

- o commitment of the municipality
- o capability of raising adequate funds, gifts-in-kind, and services, to offset expenses
- o potential of high media profile.

Human Resources

- o evidence of community support
- o evidence of leadership and organizational ability
- o past experience in hosting major events
- o past support of Alberta Sport Council programs, including hosting of Zone Games
- o previous Alberta Summer, Winter, Masters or Seniors Games hosting experience
- o support by the local media.

NOTE:

- o Communities that have hosted a previous Summer Games, but are not yet eligible to rebid can still submit a "letter of intent", indicating their wish to host a Summer Games.
- o If, in the judgement of the Selection Committee, no bids are received that are deemed worthy of hosting the Alberta Summer Games, formal bids will be solicited from those communities submitting "letters of intent".
- o Communities that have previously hosted Alberta Winter, Seniors or Masters Games are eligible to submit a formal bid and be given serious consideration to host an Alberta Summer Games.

DA/jf/kr
Revised
06.29.1990





1993 ALBERTA SUMMER GAMES

OVERVIEW

The Alberta Games have become a significant amateur sport and cultural event in our province, providing many benefits to both the host community and to the thousands of Albertans who participate at the local, zone and provincial level.

The Alberta Games have been awarded to communities of all sizes, located throughout the province. Communities with populations less than 10,000 are encouraged to join together with neighbouring communities, and submit a joint bid.

The 1993 Alberta Summer Games are planned for the time period August 4 - 8, 1993.

FUNDING

● Operating Grant	\$240,00
● Cultural Grant	50,000
● Legacy Grant	50,000
● Incentive Grant to Ongoing Societies	10,000
● TOTAL	<u>\$350,000</u>

FOR MORE INFORMATION

"Guidelines for Communities Bidding to Host the 1993 Alberta Summer Games" are available for those who are interested in submitting a bid. For further information, or to request a copy of these Guidelines, please contact:

Morley Roelofs
Alberta Sport Council
Ste. 450, 101 - 6 Avenue S.W.
Calgary, Alberta T2P 3P4
Telephone: 297-2503

DEADLINE TO SUBMIT BID

Completed proposals must be received by the Alberta Sport Council no later than March 15, 1991.

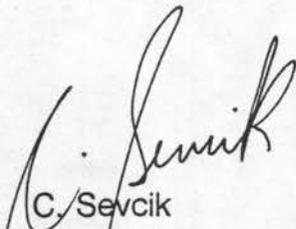
DATE: January 8, 1991
TO: Recreation & Culture Manager
FROM: City Clerk
RE: INVITATION TO BID 1993 ALBERTA SUMMER GAMES

The above matter received consideration at the Council meeting of January 7, 1991 and at which meeting the following motion was passed in accordance with the recommendations from the Recreation, Parks & Culture Board and the administration.

"RESOLVED that Council of The City of Red Deer hereby agrees that the City not submit a formal bid for the 1993 Alberta Summer Games but that a letter be sent to the Minister indicating the City's willingness to host the Games and as recommended to Council January 7, 1991."

The decision of Council in this instance is submitted for your information and I trust that you will prepare a letter to be sent to the Minister for the Mayor's signature in accordance with Council's resolution.

Trusting that you will find this satisfactory and we thank you for your assistance in this matter.



C. Sevcik
City Clerk

CS/jt

c. Mayor
Director of Community Services
Recreation, Parks & Culture Board

NO. 6

SP-3.028

DATE: December 21, 1990
TO: MAYOR McGHEE & COUNCIL
FROM: RICK ASSINGER
Social Planning Manager
RE: SUBSIDIZED TAXI SERVICE REVIEW

Council will recall that a report projecting an over-expenditure in the Subsidized Taxi Service was taken to Council in October. At the October 15, 1990 Council meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer having considered reports to Council re: Subsidized Taxi Service: Projected Over-Expenditure hereby agrees as follows:

- 1) that the fare for Subsidized Taxi Service be increased from \$2.25/trip to \$3.00/trip effective November 1, 1990.
- 2) that a complete review of Subsidized Taxi Service be undertaken prior to budget deliberations in January.
- 3) that an over-expenditure of \$10,000 for Subsidized Taxi Service for 1990 be approved.

and as recommended to Council October 15, 1990."

The fare increase was implemented on November 1 and our early indications are that utilization of the service has dropped. The over-expenditure for 1990 will likely be close to that projected.

With respect to the report on the review of the Subsidized Taxi Service, there have been some delays in finalizing the report for Council's consideration. It is our plan, at this time, to finalize the report for consideration of the Family and Community Support Services Board at its next regular meeting on January 9. The report would then be forwarded to Council for the regular Council meeting of January 21, 1991. In view of the fact that the Social Planning Department budget will be considered by Council on

.../2

Mayor & Council
Page 2
December 21, 1990
File No. SP-3.029

January 15, it is our request that final consideration of the Subsidized Taxi Service budget be deferred until the final Council meeting on January 23, 1991. This would afford an opportunity for Council to consider the report in detail at the regular January 21 Council meeting and then finalize a budget for 1991 two days later.

We hope this meets with Council's approval.


RICK ASSINGER

RA/kl

- c. Craig Curtis, Community Services Director
Alan Wilcock, Financial Services Director

Commissioner's Comments

We would concur with the recommendations of the Social Planning Manager.

"R.J. MCGHEE"
Mayor

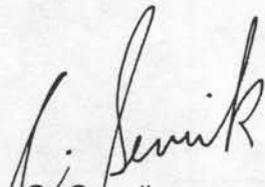
DATE: January 8, 1991
TO: Social Planning Manager
FROM: City Clerk
RE: SUBSIDIZED TAXI SERVICE REVIEW

Your report dated December 21, 1990 pertaining to the above matter was considered at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion agreeing with your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report dated December 21, 1990 from the Social Planning Manager re: Subsidized Taxi Service Review, hereby concurs with the course of action as outlined in the aforesaid report and as presented to Council January 7, 1991."

As a result of the above decision, it is our understanding that you plan to finalize the report for consideration of the F.C.S.S. Board at its next regular meeting on January 9th. The report would then be forwarded to Council for consideration at the January 21, 1991 meeting. As further pointed out in your report, in view of the fact that the Social Planning Department budget will be considered on January 15th, final consideration of the Subsidized Taxi Service budget will be deferred until the final Council meeting on January 23rd. This will allow Council the opportunity to consider the report in detail at the regular January 21st Council meeting and then finalize the budget for 1991 two days later.

Trusting you will find this satisfactory.


C. Sevcik
City Clerk

CS/jt

c. Director of Community Services
Director of Financial Services

NO. 7

FILE NO.: R-34604

DATE: DECEMBER 13, 1990

TO: MAYOR & COUNCIL

FROM: LYNNE PARADIS, CHAIRMAN
Recreation, Parks & Culture Board

RE: **COMMUNITY SERVICES FACILITIES MANAGEMENT & MAINTENANCE PLAN**

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

The following resolutions were passed:

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

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

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



LYNNE PARADIS

/cjm

Attachment

c. Craig Curtis

FILE NO.: R-34463

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

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

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

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

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



LOWELL R. HODGSON

/cjm

c. Craig Curtis

CS-3.016

DATE: December 3, 1990

TO: RECREATION, PARKS & CULTURE BOARD

FROM: CRAIG CURTIS
Director of Community Services

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

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

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

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

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

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

.../2

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

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

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

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

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

- **Capital Improvements and Renovations:**

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

- **Building Maintenance and Conservation:**

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

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

• **Furnishings and Equipment:**

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

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

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

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

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

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

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

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

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

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

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

Recreation, Parks & Culture Board
 Page 5
 December 3, 1990
 Facilities Management Maintenance Plan

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

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

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

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

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

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

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

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

Notes:

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

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

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

7. **CONCLUSIONS**

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

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

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

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

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

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

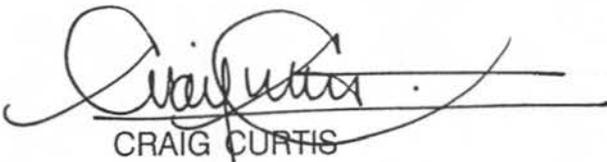
Recreation, Parks & Culture Board
Page 8
December 3, 1990
Facilities Management Maintenance Plan

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

8. RECOMMENDATION

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

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



CRAIG CURTIS

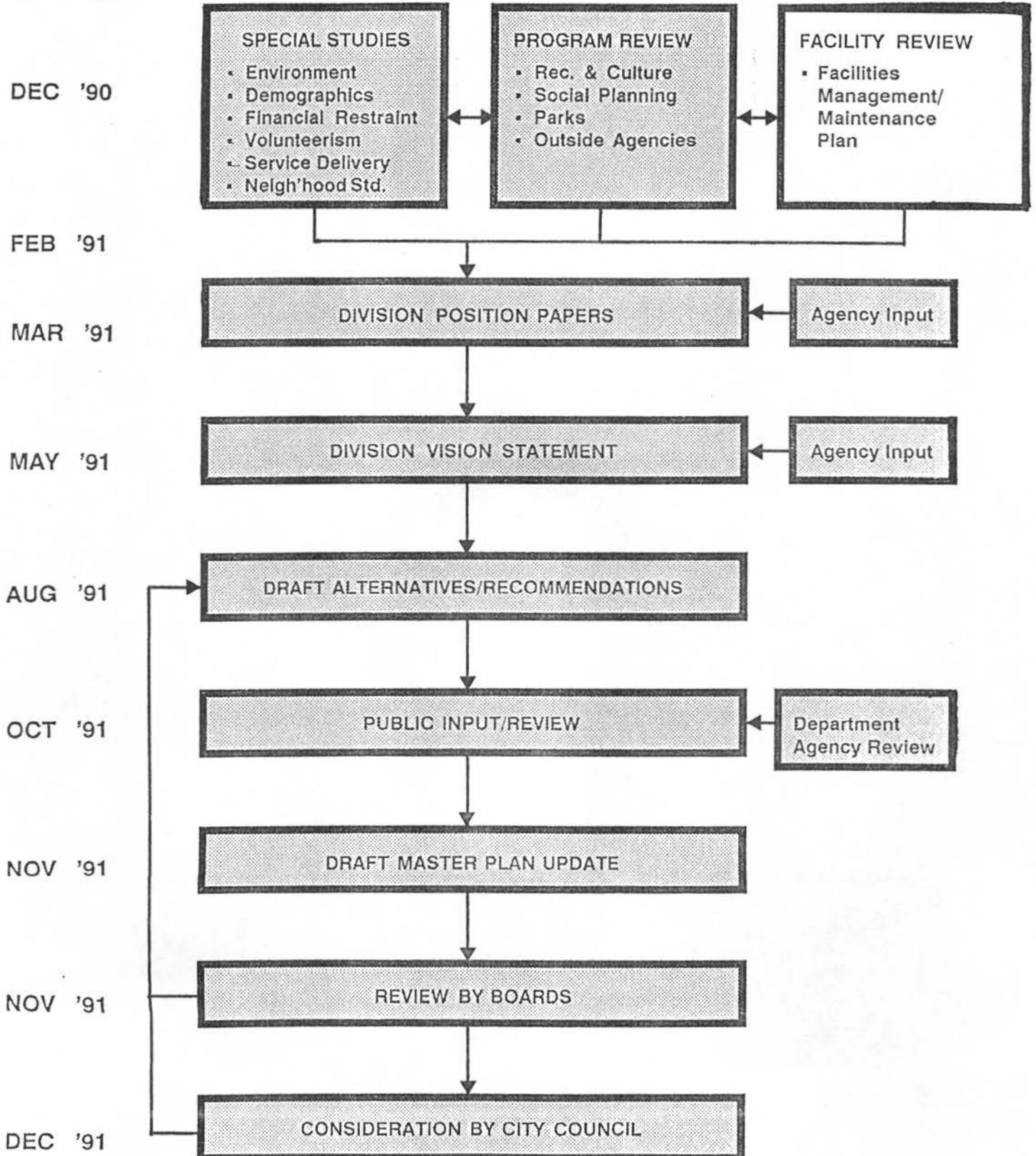
CC:dmg

Att.

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

COMMUNITY SERVICES MASTER PLAN UPDATE METHODOLOGY

TIMELINE:



RECREATION & CULTURE DEPARTMENT FACILITIES								
CAPITAL/MAINTENANCE PROJECT								
1989 AND 1990								
1989								
1989 BUDGET			← CITY →			← GRANTS →		
		OPERATING BUDGET/						
SECTION	PROJECT	DEBENTURE	AMPLE	CFEP	CRC	WASKASOO PARK GRANTS	OTHER GRANTS	TOTAL
REC CENTRE	PARKING LOT		\$27,000.00					\$27,000.00
SHELTERS	REPAIR OUTDOOR LIGHT STANDARDS		\$6,000.00					\$6,000.00
REC CENTRE	TENNIS COURT REPAIRS		\$387,000.00	\$10,000.00				\$397,000.00
REC CENTRE	POOL TARP REPAIRS	\$2,400.00						\$2,400.00
REC CENTRE	OUTDOOR POOL MANIFOLD		\$13,000.00					\$13,000.00
REC CENTRE	PAINT STORAGE UNIT	\$1,400.00						\$1,400.00
REC CENTRE	DRAINAGE REPAIRS		\$1,000.00					\$1,000.00
REC CENTRE	PARK MISC ITEMS	\$3,150.00	\$2,500.00					\$5,650.00
MEMORIAL CENTRE	MID STAGE CURTAIN		\$4,500.00					\$4,500.00
MEMORIAL CENTRE	MICROPHONES	\$1,000.00						\$1,000.00
MEMORIAL CENTRE	FIRE ALARM CHANGES	\$3,000.00						\$3,000.00
ARENA	RENOVATE SHOWER STALLS	\$2,000.00						\$2,000.00
KINSMEN ARENAS	COMPRESSOR OVERHAUL	\$3,500.00						\$3,500.00
KINSMEN ARENAS	SCRUBBER POLISHER	\$1,800.00						\$1,800.00
KINSMEN ARENAS	EVENTS BOARD	\$1,000.00						\$1,000.00
EASTVIEW SCHOOL	CONTRIBUTION PARKING LOT	\$2,300.00						\$2,300.00
TOTALS		\$21,550.00	\$441,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$472,550.00

NOTE: MINOR CAPITAL/MAINTENANCE ITEMS UNDER \$1000.00 HAVE NOT BEEN INCLUDED.

RECREATION & CULTURE DEPARTMENT FACILITIES

CAPITAL/MAINTENANCE PROJECT

1989 AND 1990

1990 BUDGET

1990

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

SECTION	PROJECT	OPERATING	CITY				GRANTS		TOTAL
		BUDGET/ DEBENTURE	AMPLE	CFEP	CRC	WASKASOO PARK GRANTS	OTHER GRANTS		
COMMUNITY SHELTERS	MISC MINOR CAPITAL	\$7,000.00			\$7,500.00			\$500.00	\$15,000.00
REC CENTRE	REPLACE BOILER		\$8,000.00						\$8,000.00
REC CENTRE	SPA PROJECT			\$35,000.00	\$33,502.00			\$131,397.00	\$199,899.00
REC CENTRE	ROTARY PARK PROJECT			\$83,600.00					\$83,600.00
ARENA	ROOF FANS		\$6,500.00						\$6,500.00
ARENA	REPLACE ASPHALT	\$1,250.00							\$1,250.00
KINSMEN ARENAS	GARBAGE CANS	\$1,000.00							\$1,000.00
GREAT CHIEF PARK	SERVICE BUILDING			\$66,000.00				\$78,000.00	\$144,000.00
GREAT CHIEF PARK	REPAINT BROADCAST TOWER	\$1,400.00							\$1,400.00
GREAT CHIEF PARK	MEGG NETS	\$1,100.00							\$1,100.00
MEMORIAL CENTRE	CHAIRS	\$3,200.00							\$3,200.00
MEMORIAL CENTRE	BATTERY CHARGER/SWITCHES	\$1,200.00							\$1,200.00
TOTALS		\$16,150.00	\$14,500.00	\$192,100.00	\$33,502.00	\$0.00	\$209,897.00		\$466,149.00

NOTE: MINOR CAPITAL/MAINTENANCE ITEMS UNDER \$1000.00 HAVE NOT BEEN INCLUDED.

**SOCIAL PLANNING DEPARTMENT
CAPITAL/MAINTENANCE PROJECT**

1989 AND 1990

1989

1989 BUDGET

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

OPERATING
BUDGET/
DEBENTURE

WASKASOO
PARK GRANT

OTHER
GRANTS

TOTAL

SECTION

PROJECT

DEBENTURE

AMPLE

CFEP

CRC

WASKASOO
PARK GRANT

OTHER
GRANTS

TOTAL

RED DEER DAY CARE RENOVATIONS \$7,350.00 \$14,700.00

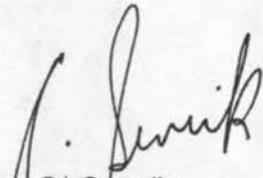
GOLDEN CIRCLE ROOF REPLACEMENT \$5,460.00 \$15,000.00 \$21,840.00 \$42,300.00

TOTALS \$5,460.00 \$7,350.00 \$0.00 \$15,000.00 \$0.00 \$29,190.00 \$57,000.00

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

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

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



C. Sevcik
City Clerk

CS/jt

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

NO. 8

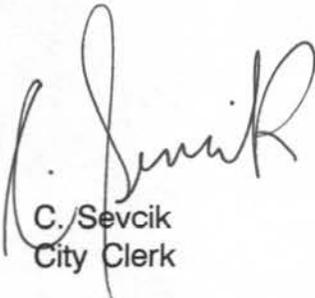
DATE: January 3, 1991
TO: City Council
FROM: City Clerk
RE: DISPOSAL OF MUNICIPAL RESERVE
PART OF LOT 5 M.R. BLOCK 1 PLAN 812-1569
NOWSCO SITE

At the Council meeting of December 10, 1990 a resolution was passed by Council indicating its intention to dispose of the public reserve as outlined in the attached plan and described as follows:

"All that portion of the easterly twenty meters throughout of Lot 5 M.R. Block 1 Plan 812-1569 which lies to the south of the extension westerly of the south boundary of Lot 3 Block 1 Plan 812-1569 and to the north of a line which is 218.26 meters south therefrom and parallel thereto and containing 0.437 hectares more or less. Excepting thereout all mines and minerals."

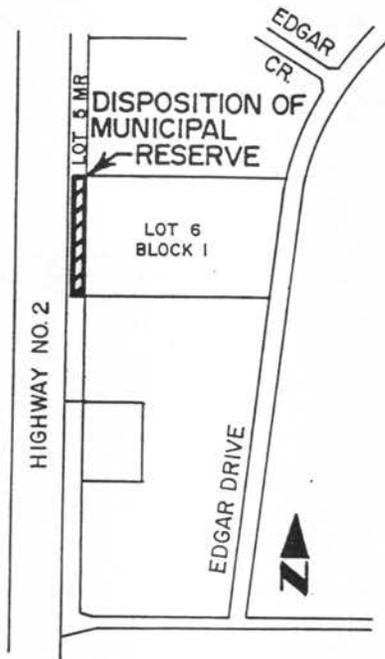
No objection to the proposed disposal of public reserve was received by the deadline Wednesday January 2, 1991 and accordingly the City will now proceed without further notice.

This is submitted for Council's information only.



C. Sevcik
City Clerk

CS/blm





THE CITY OF RED DEER

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

City Clerk's Department 342-8132

"PLAN"

Pursuant to the provisions of The Planning Act, Chapter P-9, R.S.A. 1980 of the Province of Alberta, the Council of The City of Red Deer, at its meeting of December 10, 1990, passed a resolution indicating its intention to dispose of the public reserve as outlined in the above-noted plan and described as follows:

All that portion of the easterly 20 metres throughout of Lot 5 M.R., Block 1, Plan 812-1569 which lies to the south of the extension westerly of the south boundary of Lot 3, Block 1, Plan 812-1569 and to the north of a line which is 218.26 metres south therefrom and parallel thereto and containing 0.437 hectares more or less."

EXCEPTING THEREOUT ALL MINES AND MINERALS.

If no objection to the proposed disposal of public reserve, as noted above, is received by WEDNESDAY, JANUARY 2, 1991, the Council of The City of Red Deer will proceed without further notice.

However, if any objection to the proposed disposal of public reserve, as noted above, is received by the City Clerk no later than WEDNESDAY, JANUARY 2, 1991, a Public Hearing will be held in the Council Chambers, City Hall, Red Deer, on Monday, January 7, 1991 commencing at 7:00 p.m. or as soon thereafter as Council may determine.

C. SEVCIK
CITY CLERK

POSTED on site this day of December, A. D. 1990.

Signature

DATE: December 11, 1990
TO: City Assessor
FROM: City Clerk
RE: NOWSCO SITE PART OF LOT 2 BLOCK 1 PLAN 812-1569
AND PART OF LOT 5 M.R. BLOCK 1 PLAN 812-1569
SOUTHWEST QUARTER SECTION 31-38-27-4

Your report dated December 5, 1990 pertaining to the disposal of a portion of Lot 5 M.R. to be consolidated by plan of survey and to become part of the NowSCO site, received consideration at the Council meeting of December 10, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the disposal of a portion of municipal reserve to be consolidated by plan of survey and to become part of the NowSCO site and is described as follows:

All that portion of the easterly 20 meters throughout of Lot 5 M.R., Block 1, Plan 812-1569 which lies to the south of the extension westerly of the south boundary of Lot 3, Block 1, Plan 812-1569 and to the north of a line which is 218.26 metres south therefrom and parallel thereto and containing 0.437 hectares more or less."

The decision of Council in this instance is submitted for your information and I would advise that this office will now proceed with advertising in accordance with the requirements of the planning act.

Trusting you will find this satisfactory.



C. Sevcik
City Clerk

CS/blm

cc Director of Community Services
Parks Manager
Senior Planner

Council and Committee Secretary, Wilma

DATE: January 4, 1991
TO: City Assessor
FROM: City Clerk
RE: DISPOSAL OF MUNICIPAL RESERVE -
PART OF LOT 5 M.R., BLOCK 1, PLAN 812-1569
NOWSCO SITE

This is to advise that Council, at its meeting of December 10, 1990, passed a resolution indicating its intention to dispose of the public reserve generally described above and as outlined in the attached plan.

No objection to the proposed disposal of public reserve was received by the deadline, Wednesday, January 2, 1991, and accordingly the City may now proceed without further notice. Enclosed herewith is also a copy of the declaration required for submission along with the subdivision plan to Land Titles for registration.

Trusting you will find this satisfactory.

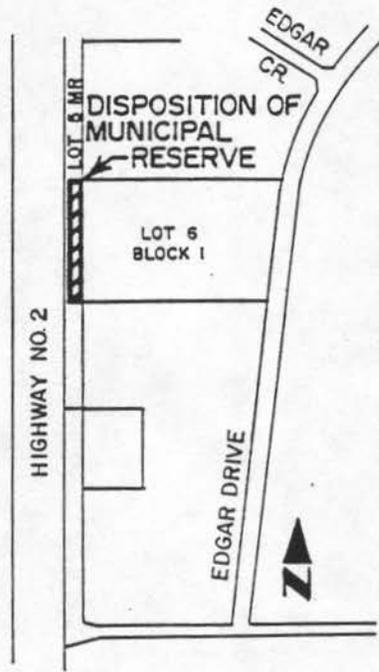


C. Sevcik
City Clerk

CS/jt

Att.

- c. Director of Community Services
- Director of Engineering Services
- Bylaws & Inspections Manager
- Economic Development Manager
- Principle Planner



C A N A D A)
)
PROVINCE OF ALBERTA)
)
TO WIT:)

IN THE MATTER OF SECTION 117
OF THE PLANNING ACT 1980 R.S.

I, C. SEVCIK, of The City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

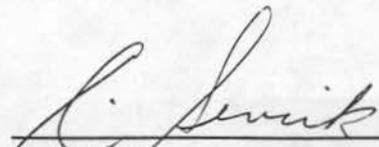
1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Sections 115 and 116 of The Planning Act, 1980.
4. THAT The City of Red Deer, in accordance with Section 117(1) of The Planning Act, 1980, requests the removal of the designation of municipal reserve from the lands described as follows:

"All that portion of the easterly twenty meters throughout of Lot 5 M.R., Block 1, Plan 812-1569 which lies to the south of the extension westerly of the south boundary of Lot 3, Block 1, Plan 812-1569 and to the north of a line which is 218.26 meters south therefrom and parallel thereto and containing 0.437 hectares more or less.

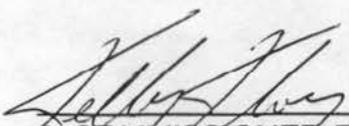
Excepting thereout all mines and minerals."

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at The City)
of Red Deer, in the Province of)
Alberta, this 4th day of)
January A.D., 1991.)
)
)
)
)



C. SEVCIK
City Clerk



A COMMISSIONER FOR OATHS
in and for the Province of Alberta.

K. KLOSS
Commissioner for Oaths in
and for the Province of Alberta.
My Appointment Expires
NOVEMBER 20, 1993

WRITTEN ENQUIRIESNO. 1

DATE: December 28, 1990
TO: City Council
FROM: City Clerk
RE: WRITTEN INQUIRY/ALDERMAN GUILBAULT
RATES PAID FOR MILEAGE TO CITY EMPLOYEES REQUIRED TO USE THEIR OWN VEHICLES

The following written inquiry was submitted by Alderman Guilbault at the Council Meeting of December 10, 1990.

"Recently I was advised City mileage rates have been increased. Rates paid for mileage to employees using their own vehicles while on City Business are often used as a benchmark by other organizations.

Could the Administration provide information on the rates being paid for mileage, actual costs per year or by department if possible, and if other alternatives such as "pool cars", available on a sign-out basis have been considered."

C. Sevcik
City Clerk

FILE: GUILBAUL.MIL

DATE: December 21, 1990

TO: City Clerk

FROM: Director of Financial Services

RE: ALDERMAN GUILBAULT -
CITY EMPLOYEE MILEAGE RATES

The Inquiry asks for the following information:

1. Mileage reimbursement rates
2. Actual costs per year by department, if possible
3. Whether "pool cars" available on a sign out basis have been considered.

The rates paid for mileage reimbursement take into account two factors:

1. Reimbursement guidelines published by Revenue Canada on what is considered to be reasonable
2. Operating car costs published by the Canadian Automobile Association.

Effective September 1, 1989, Revenue Canada published the following reimbursement rates it considered reasonable:

First 5,000 km per year	31 cents/km
Over 5,000 km per year	25 cents/km

The Canadian Automobile Association published June 1, 1990 a cost for operating a 6-cylinder car driven in Alberta approximately 21,000 km per year. The cost was 30.9 cents/km.

The cost published by the CAA was for 1990. The City had to determine a rate for 1991 that took into account inflation. In addition, because the CAA rate was based on a gasoline cost of 54.9 cents per litre and taking into account inflation would only increase the gasoline reimbursement rate to 59.7 cents/litre, an additional reimbursement was required.

....2

City Clerk
 December 21, 1990
 Page 2 FILE: GUILBAUL.MIL

The calculation is summarized below:

	<u>Description</u>	<u>Inclusive Amount Per km</u>
1.	CAA 1990 cost	30.9 cents
2.	Include inflation (assume 5%)	32.4 cents
3.	Include special payment to compensate gasoline at 63.5 cents/litre	33.0 cents

The special payment to compensate the gasoline cost was to be adjusted up or down as the price of gasoline changed significantly.

Based on the 33 cents per km and Revenue Canada guidelines, the following mileage rates were determined effective January 1, 1991:

Option 1: Employees required to have a vehicle but are low mileage users

\$75 per month and \$.16/km for the first 455 km/mo. and \$.27/km for mileage in excess of 455 km/month.

Option 2: High Mileage or Intermittent Users

\$.33/km for the first 455/km per month and \$.27/km for mileage in excess of 455 km/month.

The City has 52 employees on the \$75 monthly allowance. On an annual basis the cost would be \$46,800.

For the first eleven months of 1990 the reimbursement for mileage to employees has been:

City Clerk
 December 21, 1990
 Page 3 FILE: GUILBAUL.MIL

<u>Number of Employees</u>	<u>Description</u>	<u>Total Jan.-Nov.</u>	<u>Average Monthly Reimbursement</u>	
			<u>Per Employee</u>	<u>Highest Employee</u>
55	Option 1	\$ 14,714	\$ 24	\$ 74
212	Option 2	47,144	20	258

Of those employees in Option 2, there were 13 employees that averaged monthly reimbursements or more than \$100 and represented 56% of the total reimbursement. Information is as follows:

<u>FOR FIRST 11 MONTHS OF 1990</u>				
<u>Employee No.</u>	<u>Department</u>	<u>Mileage (km)</u>	<u>Reimbursement</u>	<u>Average Monthly</u>
1	Building Inspection	9,281	\$ 2,655	\$ 241
2	Building Inspection	10,435	2,841	258
3	Building Inspection	8,618	2,477	225
4	Fire Inspection	6,158	1,716	156
5	Fire Inspection	4,894	1,466	133
6	Fire Inspection	6,584	1,910	174
7	Tax & Assessment	4,487	1,359	124
8	Economic Development	7,509	2,001	182
9	Building Inspection	8,635	2,495	227
10	Tax & Assessment	4,957	1,421	129
11	Fire Inspection	6,144	1,801	164
12	Building Inspection	8,009	2,287 (10 mo.)	229
13	Fire Inspection	6,584	1,926	175

In regard to the question of pool cars, the City has been trending toward employee-provided vehicles because it is considered they are more cost effective than pooled cars. With employee-provided vehicles, employees are reimbursed based on the actual cost of operating a vehicle.

City Clerk
December 20, 1990
Page 4 FILE: GUILBAUL.MIL

There are a number of problems that would be involved in pooled cars, such as:

1. All City employees are not at one location so pooled cars would have to be available at a number of locations.
2. Because of a number of locations, a number of employees would have to be responsible for administering the pooled cars.
3. Use would have to be scheduled, which would make it inconvenient for times when scheduling is not possible.
4. The City would have to pay for certain activities that employees presently do at no cost to the City, such as fueling vehicles, taking vehicles to the City garage for repair, tendering of vehicles, etc.
5. Vehicle use would have to be monitored to ensure no personal use was involved.

If more information is required, please advise.



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

AW/jt

DATE December 11, 1990

TO: DIRECTOR OF COMMUNITY SERVICES
 DIRECTOR OF ENGINEERING SERVICES
 DIRECTOR OF FINANCIAL SERVICES
 BYLAWS & INSPECTIONS MANAGER
 CITY ASSESSOR
 COMPUTER SERVICES MANAGER
 ECONOMIC DEVELOPMENT MANAGER
 E.L. & P. MANAGER
 ENGINEERING DEPARTMENT MANAGER
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 PERSONNEL MANAGER
 PUBLIC WORKS MANAGER
 R.C.M.P. INSPECTOR
 RECREATION & CULTURE MANAGER
 SOCIAL PLANNING MANAGER
 TRANSIT MANAGER
 TREASURY SERVICES MANAGER
 URBAN PLANNING SECTION MANAGER

FROM: CITY CLERK

RE: ALDERMAN GUILBAULT - CITY EMPLOYEE MILEAGE RATES

Please submit comments on the attached to this office by December 26 for the Council Agenda of January 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk

WRITTEN INQUIRY

RE: Rates Paid for Mileage to City Employees
Required to Use Their Own Vehicles

Recently I was advised City mileage rates have been increased. Rates paid for mileage to employees using their own vehicles while on City Business are often used as a benchmark by other organizations.

Could the Administration provide information on the rates being paid for mileage, actual costs per year or by department if possible, and if other alternatives such as "pool cars," available on a sign-out basis have been considered.

Jim Grillant.

WRITTEN INQUIRY

RE: Rates Paid for Mileage to City Employees Required to Use Their Own Vehicles

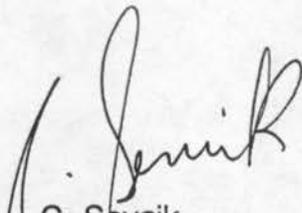
Recently I was advised City mileage rates have been increased. Rates paid for mileage to employees using their own vehicles while on City Business are often used as a benchmark by other organizations.

Could the Administration provide information on the rates being paid for mileage, actual costs per year or by department if possible, and if other alternatives such as "pool cars", available on a sign-out basis have been considered.

Tim Guilbault

DATE: January 8, 1991
TO: Director of Financial Services
FROM: City Clerk
RE: ALDERMAN GUILBAULT -
CITY EMPLOYEE MILEAGE RATES

Your response to the written inquiry submitted by Alderman Guilbault pertaining to rates paid for mileage to City employees required to use their own vehicles received consideration at the Council meeting of January 7, 1991. Alderman Guilbault indicated that he was satisfied with the response and I wish to thank you for your report in this instance.



C. Sevcik
City Clerk

CS/jt

c. Alderman Guilbault

NO. 2

DATE: January 2, 1991
TO: City Council
FROM: City Clerk
RE: WRITTEN INQUIRY/ALDERMAN PIMM

The following written inquiry was submitted by Alderman Pimm at the Council Meeting of December 10, 1990.

"Would the administration outline the procedures for providing accurate information to members of the public in regards to future planned uses of neighboring lands. What if any improvements could be initiated to reduce the incidence of members of the public being misinformed or uninformed about planned uses for neighboring parcels of land?"

C. Sevcik
City Clerk

DATE: December 31, 1990
 TO: City Clerk
 FROM: City Assessor
 RE: ALDERMAN PIMM - WRITTEN ENQUIRY

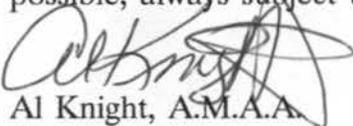
Alderman Pimm has initiated an enquiry into procedures to provide information to the public about future planning of areas, land uses, etc. We have reviewed the comments of the Red Deer Regional Planning Commission and concur with the proposed process as outlined in their report. We would stress the public information meeting as being very important and necessary at the outline plan stage. However, we would caution that there is not a process available that will be foolproof and not subject to change as time progresses. Therefore, the "Buyer Beware" concept must still be adhered to by the public. All areas must be researched by potential purchasers to be as informed as possible about adjacent land uses, developments, etc. Some points of contact may be:

- a) Red Deer Regional Planning Commission re: zoning, land uses, planning, private and municipal.
- b) Engineers re: servicing, offsite levies, etc.
- c) E.L. & P. re: power
- d) Northwestern Utilities
- e) Land & Tax Department re: caveats
- f) Bylaws & Inspections Manager re: development requirements
- g) Public School Board re: public schools
- h) Separate School Board re: separate schools.

We would also recommend that any signage in the areas posted for information be current, accurate and not contain ambiguous statements that may be misinterpreted by the public when observed.

CONCLUSION

In our opinion, the developer, private or municipal, must not be seen as the sole information source, nor can they be held responsible for future development changes because of planning alterations. However, if the above process is followed with public meetings, etc., and information available, the public should be informed as much as possible, always subject to finalization of development plans.

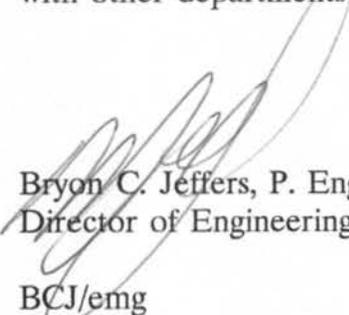

 Al Knight, A.M.A.A.
 City Assessor

AK/ngl

c.c. U.D.I. c/o Mr. Fred Lebedoff, Melcor Developments

DATE: December 12, 1990
TO: City Clerk
FROM: Director of Engineering Services
RE: ALDERMAN PIMM'S WRITTEN INQUIRY
FUTURE PLANNED USES OF NEIGHBOURING LANDS

The Engineering Services Division has no specific comments with respect to the inquiry from Alderman Pimm. We would presume that a system could be developed by the Red Deer Regional Planning Commission and/or the Land and Tax Department, in cooperation with other departments and the School Boards, as required.



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

BCJ/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. Economic Development Manager
c.c. Urban Planning Sections Manager

DATE: December 15, 1990

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **ALDERMAN PIMM'S WRITTEN ENQUIRY**

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

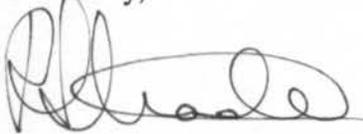
The usual way of providing zoning information is verbally; either over the telephone, or at the counter. We also provide copies of the Land Use maps when customers request them. Recently mortgage companies are requesting a "confirmation of zoning" letter, for properties being purchased. This letter provides zoning for a specific site and, if requested, a list of permitted/discretionary uses for that site. If information regarding zoning for a site not yet zoned, the request is passed on to the Regional Planning Commission.

The professionals; real estate people, lawyers, etc., should, and usually do, have a good general knowledge of the Bylaw, and when in doubt, investigate the matter to determine zoning requirements.

One of the staff has suggested that our Land Sale brochure could include the permitted/discretionary uses for a subdivision. Perhaps a zoning map should be included in the brochure, as well.

We, as a department, accept every opportunity to speak to interested groups about zoning. Unfortunately, we get very few requests for this information.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs



To: City Clerk

FROM: Paul Meyette
Principal Planner

RE: Alderman Pimm - Written Enquiry

DATE: December 19, 1990

Alderman Pimm is requesting information regarding the procedures used to inform the public about future planned uses of neighbouring lands. Alderman Pimm also requests information about any improvements which could be made to increase public knowledge about planned uses of neighbouring lands.

The need to improve the public participation in and knowledge about planning in neighbourhoods was identified earlier this year and a new process is now being implemented. In order to address Alderman Pimm's enquiry, the process which has been used prior to this year and then at the changes which are being implemented over the next year.

FORMER PROCESS FOR INFORMING THE PUBLIC
REGARDING NEIGHBOURING LAND USES

1. **Concept Plan:** A concept plan is one which covers several quarter sections of land identifying major roads and major land uses (including residential, commercial, industrial, and parks). The concept plan also identifies schools by type of school and commercial use by type. A concept plan is presented to Council without a process of public meetings or hearings. The only public information which occurs through the concept plan process is through newspaper reporting of a council decision to accept the plan. A concept plan is being used to guide development in the southeast portion of the City.

Area Structure Plan: Area Structure Plans identify essentially the same items as a concept plan but involve a more extensive and statutorily defined process for public participation. The adoption of an area structure plan includes a public information meeting in the area affected as well as a formal public hearing at a Council meeting prior to adoption or amendment. An Area Structure Plan is being used to guide development in the northwest portion of the City.

MUNICIPALITIES WITHIN COMMISSION AREA

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

-2-

2. **Enquiries:** It is the responsibility of the real estate agent or prospective purchasers, who are concerned about future land uses in a neighbourhood to contact the Red Deer Regional Planning Commission for information regarding future plans. RDRPC provides information reflected in planning documents and subdivision plans.
3. **Land sales:** Information packages provided by both the City (and Melcor) provide information to prospective buyers regarding adjacent land uses. Where property is adjacent to a potential school site, the school site would be shown.
4. **Land Use Designation:** Land use redesignation would occur prior to subdivision approval. Only the area to be developed would receive the appropriate residential, commercial or industrial designation. Park and school sites were generally designated P1 prior to this year. Redesignation to PS, which would allow a school to be built, would generally occur when the school board confirms plans to build a school.

PROPOSED PROCESS FOR INFORMING
THE PUBLIC REGARDING
NEIGHBOURING LAND USES

1. **Area Structure Plan:** Area Structure Plans are intended to replace Concept Plans. This will ensure that public consultation will take place prior to adoption or amendment of long range planning documents. An East Hill Area Structure Plan is scheduled in our work program for 1991.
2. **Outline Plans:** Outline Plans reflect the specific details proposed for development including the full road pattern, location and type of residential uses, location and type of industrial uses, the location of parks and schools within the subdivision and the location and type of commercial area. Generally outline plans would be completed for a quarter section in area. Based upon direction from the City subdivision committee these detailed plans are intended to be taken to a public information meeting in an adjoining neighbourhood by the developer prior to consideration by Council. This public information meeting will supplement the area structure plan process by allowing public input to the more detailed design including traffic flow into existing neighbourhoods.
3. **Enquiries:** no change.
4. **Land Sales:** The city will continue to provide information regarding adjacent land uses in the lot sale information packages; private developers will also be encouraged to continue to provide this information. The City will also include a copy of the applicable area structure plan map with the lot sale information package showing proposed land use over a large area; this plan will include a notation advising prospective purchasers as to who to phone for further information. Private developers will also be encouraged to include the Area Structure Plan map with their lot sale packages.

5. Land Use Designation

Redesignation will continue to occur as subdivision plans are submitted. A major change in the redesignation process is the designation of all park sites, where there is potential for a school to be built, as PS rather than P1. The designation PS will provide an indication to home owners that there is potential for a school to be located on the site. Both Rosedale Estates and Deer Park (city) (subdivision occurred earlier this year) already have the major park site designated as PS.

6. School Board

The Red Deer School District has removed signs which were placed in new subdivisions indicating that no schools were planned for the area. New signs with the following wording will be erected at the road intersection adjoining potential school sites:

"This site is available for a future Public School. No building is planned at this time. For further information telephone 343-1405."

The Red Deer Catholic Board of Education may consider similar action.

Planning staff strongly believe in providing every opportunity for the public to participate in the planning of the City of Red Deer. The proposed process outlined above will provide additional discussion opportunities for the public as well as providing additional information to the public. We are confident that the proposed process will result in a better understanding of planned uses in developing neighbourhoods.



Paul Meyette, ACP, MCIP
Principal Planner

PM/kjc

cc Director of Engineering Services
Director of Community services
Bylaws and Inspections Manager
City Assessor
Economic Development Manager

DATE: December 27, 1990

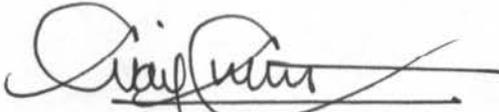
TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: ALDERMAN PIMM: WRITTEN ENQUIRY
Your memo dated December 11, 1990 refers.

I have discussed Alderman Pimm's written enquiry with the Parks, Recreation & Culture and Social Planning Managers. We endorse the comments and recommendations submitted by the Red Deer Regional Planning Commission.

Public information can be substantially improved through greater public participation in the planning process. This was very successful during the planning of Waskasoo Park. However, it should be noted that an effective public participation program often requires additional manpower and financial resources. Both these items are in short supply due to fiscal restraint in all City departments and agencies.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager
Rick Assinger, Social Planning Manager
Lowell Hodgson, Recreation & Culture Manager
Paul Meyette, Principal Planner, R.D.R.P.C.

Commissioner's Comments

The Administration has made some general comments re the written enquiry. We would agree with the comments of the Dir. of Engineering Services that the City Administration, together with the Planning Commission and the School Boards develop an information system that would be appropriate for information on future subdivisions.

"R.J. MCGHEE"
Mayor

DATE December 11, 1990

TO: DIRECTOR OF COMMUNITY SERVICES
 DIRECTOR OF ENGINEERING SERVICES
 DIRECTOR OF FINANCIAL SERVICES
 BYLAWS & INSPECTIONS MANAGER
 CITY ASSESSOR
 COMPUTER SERVICES MANAGER
 ECONOMIC DEVELOPMENT MANAGER
 E.L. & P. MANAGER
 ENGINEERING DEPARTMENT MANAGER
 FIRE CHIEF
 PARKS MANAGER
 PERSONNEL MANAGER
 PUBLIC WORKS MANAGER
 R.C.M.P. INSPECTOR
 RECREATION & CULTURE MANAGER
 SOCIAL PLANNING MANAGER
 TRANSIT MANAGER
 TREASURY SERVICES MANAGER
 URBAN PLANNING SECTION MANAGER

FROM: CITY CLERK

RE: ALDERMAN PIMM - WRITTEN ENQUIRY

Please submit comments on the attached to this office by December 28 for the Council Agenda of January 7, 1991.

ACKNOWLEDGE

No comments from Economic Development
C. SEVCIK
City Clerk
AS

DATE December 11, 1990

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCIAL SERVICES
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - COMPUTER SERVICES MANAGER
 - ECONOMIC DEVELOPMENT MANAGER
 - E.L. & P. MANAGER
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 - SOCIAL PLANNING MANAGER
 - TRANSIT MANAGER
 - TREASURY SERVICES MANAGER
 - URBAN PLANNING SECTION MANAGER
 -
-

FROM: CITY CLERK

RE: ALDERMAN PIMM - WRITTEN ENQUIRY

Please submit comments on the attached to this office by December 28 for the Council Agenda of January 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk

ALDERMAN PIMM INQUIRY

Would the administration outline the procedures for providing accurate information to members of the public in regards to future planned uses of neighboring lands. What if any improvements could be initiated to reduce the incidence of members of the public being misinformed or uninformed about planned uses for neighboring parcels of land?

Elderman Pimm
Inquiry

Would the administrator outline the procedures for providing accurate information to members of the public in regards to future planned uses of neighboring lands. What if any improvements could be initiated to reduce the incidence of members of the public being misinformed or uninformed about planned uses for neighboring parcels of land?

DATE: January 8, 1991
TO: Principal Planner
FROM: City Clerk
RE: ALDERMAN PIMM WRITTEN INQUIRY
FUTURE PLANNED USES OF NEIGHBOURING LANDS

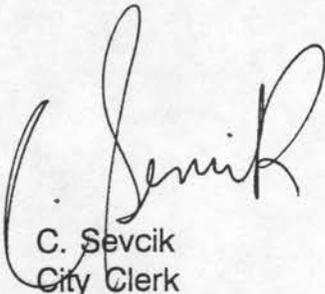
The above matter received consideration at the Council meeting of January 7, 1991 and at which meeting Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer hereby agrees that the City administration together with the Planning Commission and the School Boards develop an information system that would be appropriate for information on future subdivisions as recommended to Council January 7, 1991."

For your information, I am also enclosing herewith all of the reports that appeared on the Council agenda pertaining to this matter (pages 81-88).

In accordance with Council's decision, I would request that you coordinate the development of this information system between the Planning Commission, the administration and the two school boards.

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



C. Sevcik
City Clerk
CS/jt
Att.

c. City Commissioner
Director of Engineering Services
Director of Community Services
City Assessor
Bylaws & Inspections Manager
Public School Board
Catholic Board of Education

FCM

NO. 1

December 10, 1990

His Worship Mayor R.J. McGhee
 City of Red Deer
 P.O. Box 5008
 Red Deer, Alberta
 T4N 3T4

Dear Mayor McGhee:

A few days ago, FCM and the Minister of Finance reached agreement on the three conditions set out by FCM for final acceptance of the proposed 57.14% rebate of municipal GST costs. While not supporting the GST, FCM has worked doggedly to achieve the best possible deal for its members.

Agreement on these points does not mark the end of a process which has already preoccupied us for three years and five months. Following GST implementation, FCM will continue its efforts to ensure that this tax is equitable in its application to municipal operations. To date, FCM and its members have invested over one million dollars in technical support and political involvement during these arduous negotiations.

I can tell you that it is the unanimous consensus of all those involved, the country's best economists and accountants, a blue ribbon committee of municipal finance officers, our staff, our Standing Committee on Municipal Finance and our National Board of Directors, that the arrangements we have negotiated are favourable to our interests.

.../2

Copied to: Director of Finance 90/12/17 G.

Federation of
 Canadian
 Municipalities

Fédération
 canadienne des
 municipalités

24, rue Clarence Street
 Ottawa, Ontario K1N 5P3
 (613) 237-5221
 Fax/Télécopieur: (613) 237-2965
 Envoy 100: FCM.ADMIN
 Telex: 053-4451
 International Office/
 Bureau international (613) 563-3506

Councillor **Ray O'Neill**
 St. John's Newfoundland
President
Président

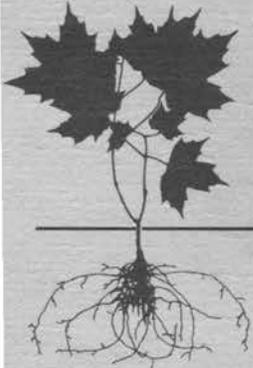
Councillor **Doreen Quirk**
 Markham, Ontario
First Vice President
Premier vice-président

Le maire **Margaret Delisle**
 Sillery (Québec)
Deuxième vice-présidente
Second Vice President

Alderman **Ron Hayter**
 Edmonton, Alberta
Third Vice President
Troisième vice-président

Mayor **George Ferguson**
 Abbotsford, British Columbia
Past President
Président sortant

James W. Knight
 Executive Director
 Directeur général



- 2 -

The key elements of our agreement include:

- an effective rate of 3% GST on municipal purchases (or a rebate of 57.14% of all GST paid);
- a broad definition of municipality for purposes of the rebate which will include most special purpose bodies we create to perform municipal functions;
- exemption from GST of most inter- and intra-municipal transfers;
- a streamlined accounting system designed for small municipalities which will greatly reduce the administrative burden of implementing this complex tax.

I want to thank all of our members for their support during this difficult period. Had the initial proposals of the 1987 White Paper on Sales Tax Reform been implemented, the cost of municipal administration in Canada would have increased in the order of one billion dollars per year. The patient work of all involved, and the process of open negotiation with the Minister, have combined to achieve an outcome which we judge to be favourable.

The work has not been easy, indeed, it has been frustrating on many occasions. But the course was set, the policy established and the goal clearly articulated. We have arrived where we wanted to be.

With best wishes for the coming Holiday Season,

Yours sincerely,



Councillor Ray O'Neill
President

Commissioner's Comments

Submitted for Council's information.

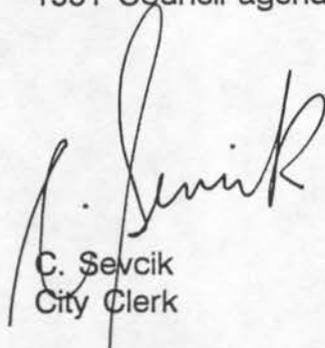
"R.J. MCGHEE"
Mayor

DATE: January 8, 1991
TO: Senior Planner
FROM: City Clerk
RE: SNELL AND OSKUND SURVEYS 1979 LTD.
REZONING APPLICATION - LOTS 1-5, BLOCK 8, PLAN 2376 A.I.
6103 - 51 AVENUE

At the Council meeting of January 7, 1991, the above noted application received consideration with the following motion being passed.

"RESOLVED that Council of The City of Red Deer hereby agrees in principle to the rezoning of Lots 1-5, Block 8, Plan 2376 A.I., 6103 - 51 Avenue, from A1 designation to R2 and A2 to accommodate an 8-plex development thereon, subject to the comments and concerns of the administration as presented to Council January 7, 1991, and with access satisfactory to the Engineering Department."

In accordance with Council's decision, we would request that you prepare a Land Use Bylaw amendment to redesignate the site in question to R2 and A2 and more or less in accordance with the plan as outlined in Attachment 2 of the report from the Director of Community Services (page 100, January 7th agenda - copy attached). We would appreciate receipt of the draft bylaw amendment for consideration on the January 21, 1991 Council agenda.

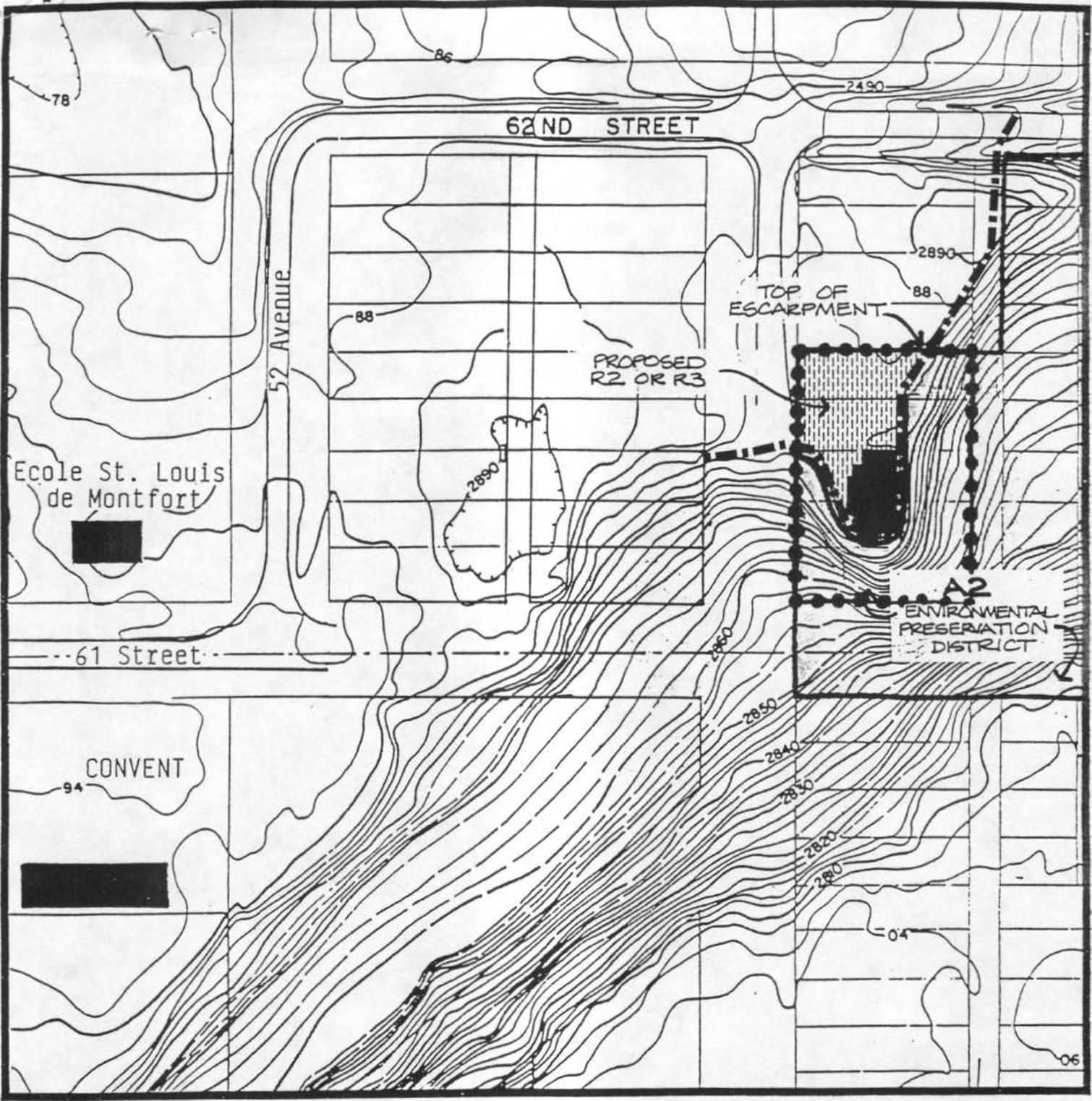


C. Sevcik
City Clerk

CS/jt

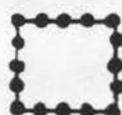
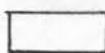
Att.

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



SCALE 1" = 100'



- 
PROPOSED REZONING
 PORTIONS OF LOTS 1-5, BLOCK 8
 ALL OF LOTS 28-36, BLOCK 8
- 
 PORTION TO R2 OR R3
- 
 PORTION TO A2

ATTACHMENT 2

SNELL & OSLUND SURVEYS (1979) LTD.

HEAD OFFICE
PO BOX 610
4826 - 47TH STREET
RED DEER, ALBERTA
T4N 5G6
OFFICE PHONE: (403) 342-1255
G. OSLUND A.L.S. PENG. (RES.) 346-6342
D. VANDENBRINK A.L.S. PENG. (RES.) 886-2474
G. ROSS A.L.S. (RES.) 342-0046

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

SUBDIVISION, MUNICIPAL, OILFIELD
SURVEYS AND REPORTS
SPECIAL ATTENTION TO URBAN,
RURAL AND OILFIELD SURVEYS

BRANCH OFFICE
P.O. BOX 1930
ROCKY MOUNTAIN HOUSE
ALBERTA T0M 1T0
OFFICE PHONE: (403) 845-4646
B. HAAGSMA A.L.S. (RES.) 845-4980

November 30, 1990
File 599-001

City Clerk,
City of Red Deer,
Box 5008,
RED DEER, AB.
T4N 3T4

Dear Sir:

Re: Lots 1 - 5, Block 8, Plan 2376 A.I.

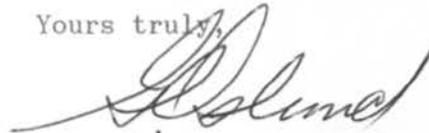
Please accept this as a request to zone the above noted property from the existing zoning of A-1 to R-2. The amended zoning is requested as the existing single family dwelling is very old and in poor structural condition. The owner wishes to demolish the existing house and construct a new 8-plex on the noted property. The 8-plex would be a conditional use and require Municipal Planning Commission approval for the development permit.

As an alternative a zoning of R-3 could be considered. Under this zoning an 8-plex would be a permitted use if all conditions are met.

This is being submitted on behalf of the registered owners.

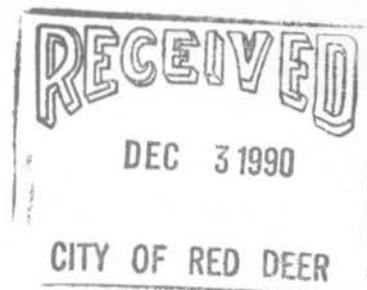
Thank you for your consideration in this matter.

Yours truly,



Gillis Oslund, A.L.S., P.Eng.

GO;lt
c.c. Bill Lees
c.c. Bob Belzerowski



TO: Mr. C. Sevcik, City Clerk

DATE: December 27, 1990

FROM: D. Rouhi, Senior Planner

RE: Snell & Oslund, Rezoning Application
Lots 1 - 5, Block 8, Plan 2376 A.I.
6103 - 51st Avenue

The site consisting of 5 lots is located south of 62nd Street and east of 51st Avenue. There is an old single family dwelling on the site. The site has a 50.3 m (165 feet) of frontage and depth of 35.5 m (120 feet) with an area of 1839.42 sq. m (19,800 sq. ft.). The lots are designated as A1 or Future Urban Development. The applicant is requesting a land use amendment from A1 to R2 or R3 to permit the construction of an eight suite apartment building.

The northern part of the site is flat but the southern and eastern portion of the land slopes sharply toward the east and the south. There is a drop of 6 m (20 feet) on the east and south sides of the land which could be regarded as part of the City escarpment.

The City's General Plan has a policy of preserving the City escarpment by not permitting any development affecting the sensitive area (Policy 2.5.1.6). There is also a policy requiring a geotechnical report regarding any development close to the City escarpment.

We have no objection to the designation to R2 (multiple family as a discretionary use), subject to the following conditions:

1. The number of units does not to exceed eight as requested by the applicant.
2. All development, including the building and parking, should be located in the flat area to the north with no infringement on the escarpment.
3. The escarpment area to be left in its natural state and could be calculated as required landscaping area. The applicant may choose to dedicate the hilly area to the City without losing any density. In that case the southern part can be designated as A2.
4. A geotechnical report regarding the condition of the escarpment and the effect of the development on it will be required.

MUNICIPALITIES WITHIN COMMISSION AREA

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

printed on recycled acid-free paper

Mr. C. Sevcik

December 27, 1990

5. Since 51st Avenue is a dead end road in this location, it is proposed that the

Mr. C. Sevcik

December 27, 1990

5. Since 51st Avenue is a dead end road in this location, a turnaround may be required at the end of this avenue.

D. ROUHI, ACP, MCIP
SENIOR PLANNER

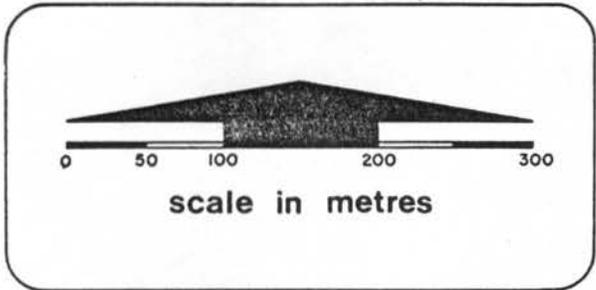
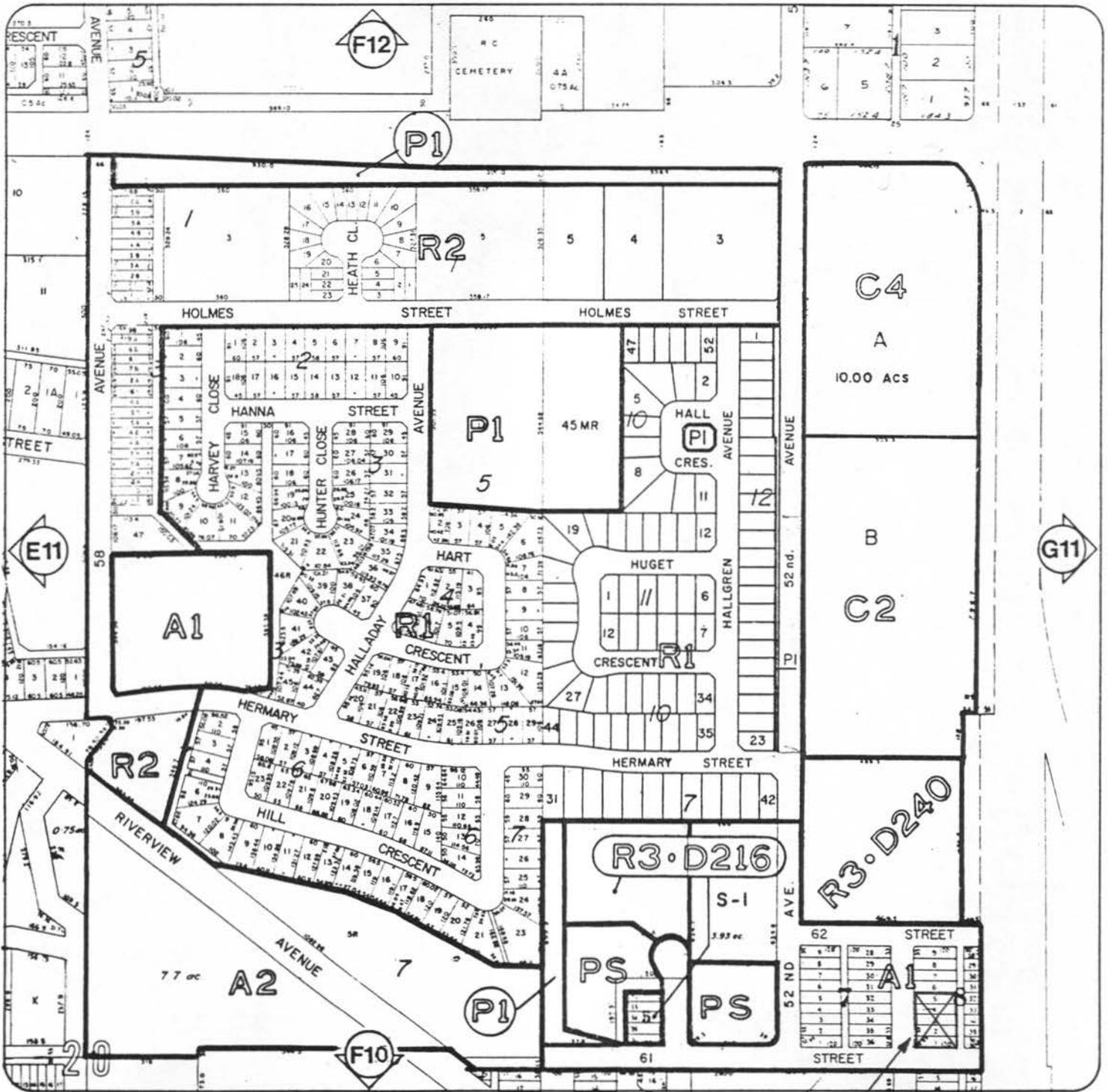
DR/pim

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

City of Red Deer ---91 Land Use Bylaw

Land Use Districts

F11



- Revisions :**
- 2672/I-80 (27/Oct./80)
 - 2011/BBB-77(19/JAN/81)
 - 2672/H-81 (13/APR./81)
 - 2672/K-81 (26/OCT./81)
 - 2672/AA-81 (23/NOV./81)
 - 2672/E-85 (1/APR./85)
- THE SITE*

DATE: December 11, 1990

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **REZONING - LOTS 1-5, BLOCK 8, PLAN 2376 A.I.**

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

Adjacent to Lots 1-5 is an older home and a four-plex; several R3 sites are located in the immediate neighbourhood. This particular site appears to be at a considerably lower elevation than the properties which have been developed. If this property is to be rezoned, a soils study will be necessary, no matter what the final use of the site is. We have no objections to the proposed rezoning, providing the owners of the properties that are already developed, in this block, do not object.

Our recommendations are as follows:

1. Any rezoning be subject to a soils study being submitted to the Building Inspection Department, prior to a development permit being issued.
2. The rezoning be to R2, to permit the Municipal Planning Commission approval of the conditional use.
3. No objections from the immediate property owners.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: December 27, 1990

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: REZONING APPLICATION:
LOTS 1-5, BLOCK 8, PLAN 2376A.I
6103 - 51 Avenue
Your memo dated December 3, 1990 refers.

1. An application has been made to the City to redesignate five lots north of 61 Street and east of 51 Avenue from A1-FUTURE URBAN DEVELOPMENT to R2 or R3-RESIDENTIAL (refer attachment 1). The owners propose to demolish the existing single family dwelling on the site, which is in very poor condition, and construct a new 8-plex.
2. A large portion of the proposed development site is steep and heavily vegetated and forms part of the river valley escarpment, as shown on attachment 2. In terms of City policy, as outlined in the General Municipal Plan, this area should be protected and the developer will be required to submit a detailed geotechnical report indicating the proposed development would not affect bank stability (City Council Policy Reference 523).
3. I have reviewed the development proposal with the Parks and Recreation & Culture managers and our joint comments are as follows:
 - We support the development of the upper portion of the site with an 8-plex and it is recommended that this area be redesignated from A1-FUTURE URBAN DEVELOPMENT to R2-RESIDENTIAL (refer attachment 2).
 - It is recommended that the portion of the privately owned site below the top of bank as well as the City owned land to the east and south be redesignated from A1-FUTURE URBAN DEVELOPMENT to A2-ENVIRONMENTAL PRESERVATION (refer attachment 2).

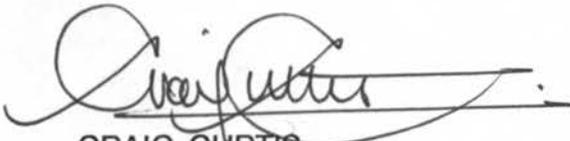
Charlie Sevcik
Page 2
December 27, 1990
Rezoning Application: 6103 - 51 Ave.

- The developer will be required to provide a geotechnical evaluation of the site. This evaluation would indicate the top of bank and describe any building limitations required to protect the stability of the escarpment. This geotechnical evaluation should be completed and reviewed by the City prior to the redesignation being finalized.
- Recreation levy charges would apply to this development and could be utilized to complete neighbourhood park facilities in the area and enhance the adjacent escarpment through overall cleanup and limited trail development.

4. RECOMMENDATIONS

It is recommended that City Council:

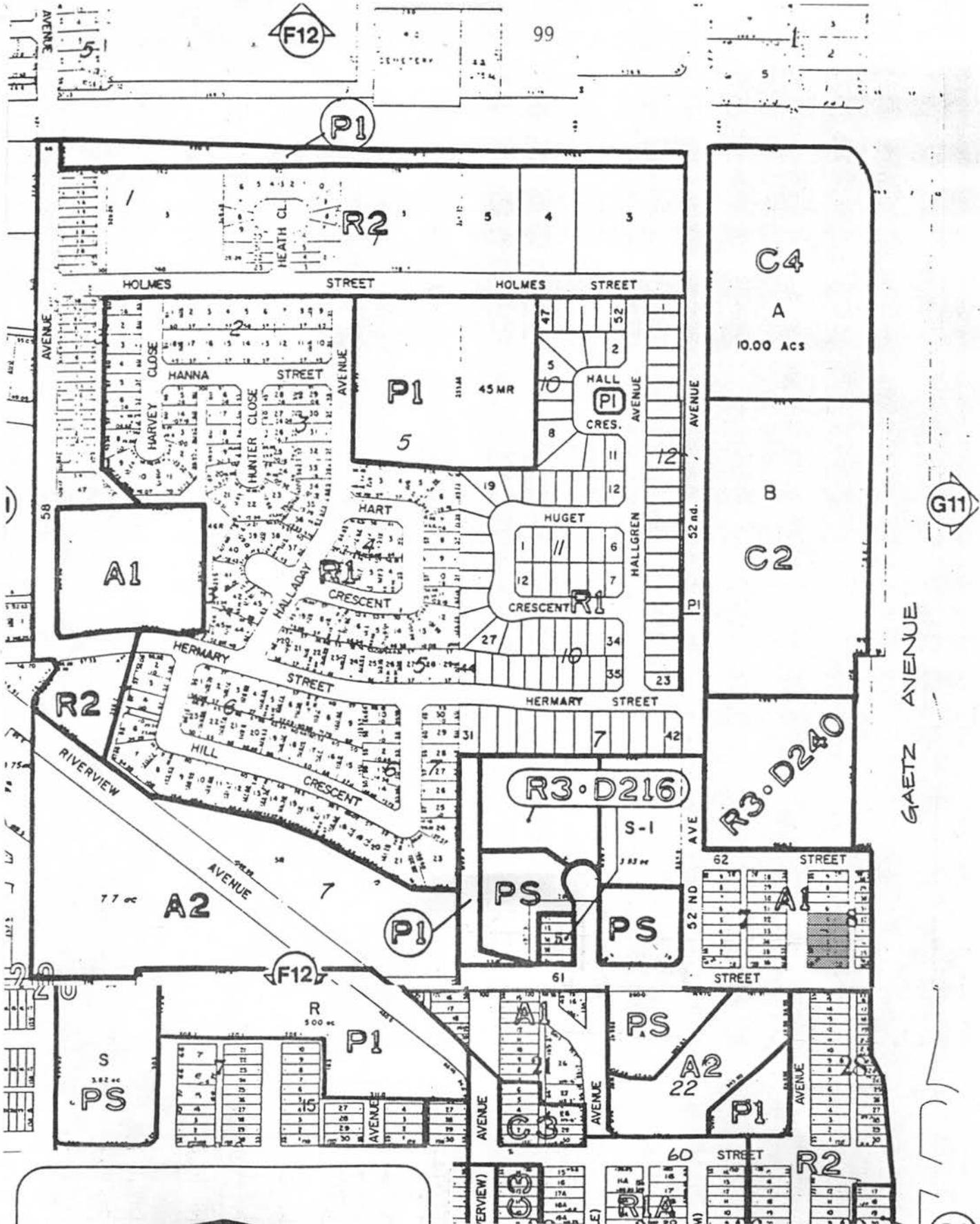
- approve in principle the redesignation of the area from A1-FUTURE URBAN DEVELOPMENT to R2-RESIDENTIAL and A2-ENVIRONMENTAL PRESERVATION as outlined on attachment 2.
- require the developer to submit a detailed geotechnical evaluation of the site prior to the redesignation being finalized and a development permit being issued.



CRAIG CURTIS

CC:kl

- c. Lowell Hodgson, Recreation & Culture Manager
Don Batchelor, Parks Manager
Paul Meyette, Principal Planner, R.D.R.P.C.



F12

99

PI

R2

C4

A
10.00 ACS

PI

PI

A1

R1

C2

G11

R2

R3-D216

R3-D240

A2

PS

PS

PI

PS

PI

PS

PI

R2

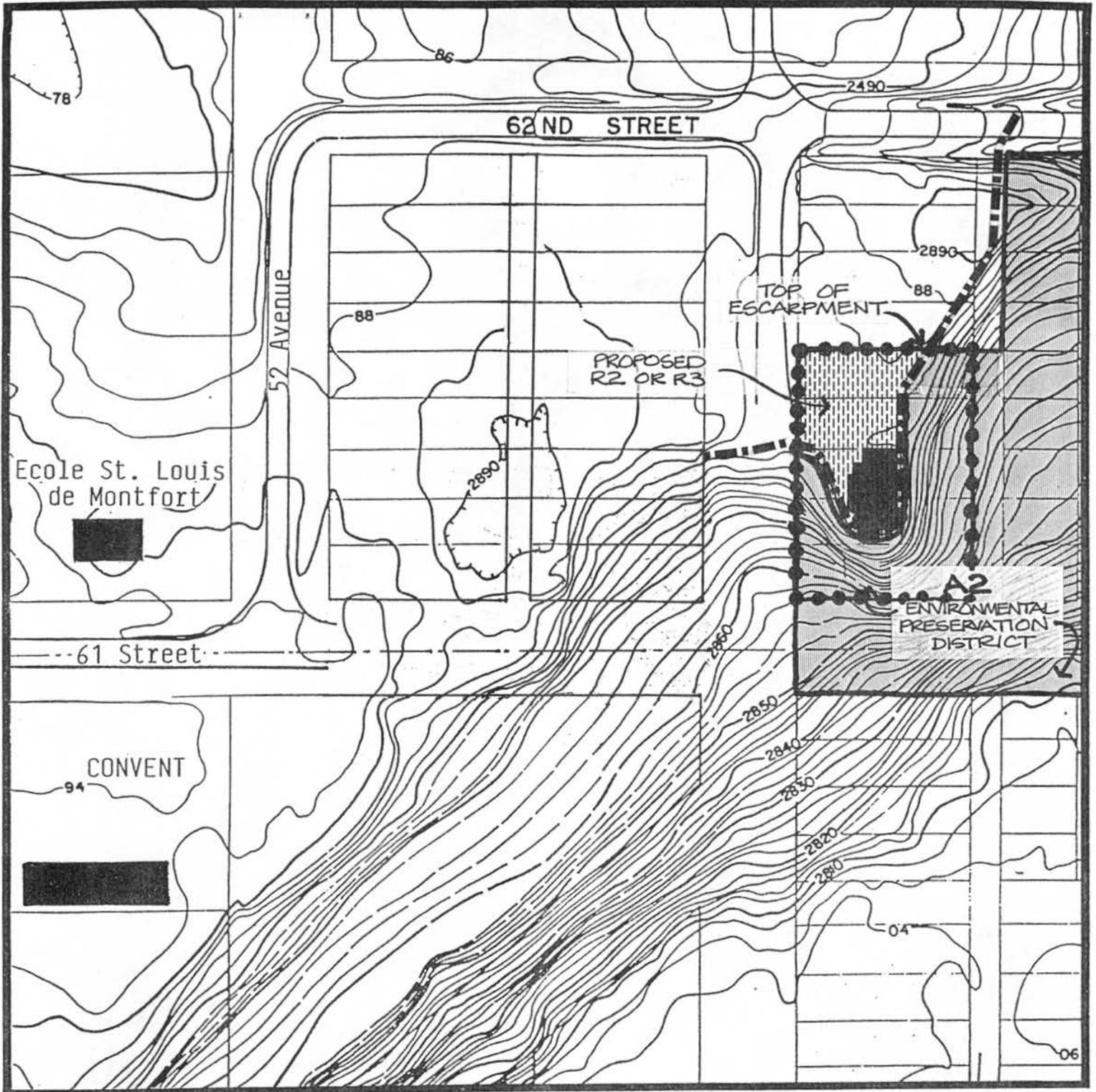


scale in metres



SUBJECT PROPERTY
LOTS 1-5, BLOCK 8
PLAN 2376 A.I.

ATTACHMENT 1



SCALE 1" = 100'



PROPOSED REZONING
 PORTIONS OF LOTS 1-5, BLOCK 8
 ALL OF LOTS 28-36, BLOCK 8



PORTION TO R2 OR R3



PORTION TO A2

ATTACHMENT 2

DATE: December 13, 1990
TO: City Clerk
FROM: City Assessor
RE: SNELL & OSLUND SURVEYS (1979) LTD.
REZONING APPLICATION
LOTS 1 - 5, BLK. 8, PL. 2376 A.I.
6103 - 51 AVE. (SEE ATTACHED MAP)

A large portion of these lands is made up of hillside escarpment, and therefore, any development of these lands will be abutting the escarpment, and therefore, prior to rezoning, the soils stability in the area of the escarpment should be determined and be acceptable for development.

RECOMMENDATION

Zoning request not be finalized until stability hillside determined to the satisfaction of Director of Engineering and Development Officer.



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

WFL/AK/ngl

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
E. L. & P. Manager
Fire Chief
Urban Planning Section Manager

Commissioner's Comments

We would support the request for R2 zoning subject to the comments and concerns of the Administration.

"R.J. MCGHEE"
Mayor

DATE December 3, 1990

TO: DIRECTOR OF COMMUNITY SERVICES
 DIRECTOR OF ENGINEERING SERVICES
 DIRECTOR OF FINANCIAL SERVICES
 BYLAWS & INSPECTIONS MANAGER
 CITY ASSESSOR
 COMPUTER SERVICES MANAGER
 ECONOMIC DEVELOPMENT MANAGER
 E.L. & P. MANAGER
 ENGINEERING DEPARTMENT MANAGER
 FIRE CHIEF
 PARKS MANAGER
 PERSONNEL MANAGER
 PUBLIC WORKS MANAGER
 R.C.M.P. INSPECTOR
 RECREATION & CULTURE MANAGER
 SOCIAL PLANNING MANAGER
 TRANSIT MANAGER
 TREASURY SERVICES MANAGER
 URBAN PLANNING SECTION MANAGER

FROM: CITY CLERK

RE: Snell & Oslund Surveys (1979) Ltd. Rezoning
Application Lots 1-5, Block 8, Plan 2376A.I.

Please submit comments on the attached to this office by December
28 ^{6103 - 51, Avenue} for the Council Agenda of January 7, 1991.


C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 3, 1990

Snell & Oslund Surveys (1979) Ltd.
P.O. Box 610
4826 - 47 Street
RED DEER, Alberta
T4N 5G6

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

Dear Mr. Oslund:

RE: REZONING APPLICATION LOTS 1-5 BLOCK 8 PLAN 2876 A.I.

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on January 7, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

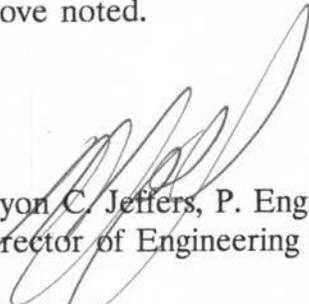
G. SEVCIK
City Clerk

CS/blm

*a delight
to discover!*

DATE: December 10, 1990
TO: City Clerk
FROM: Director of Engineering Services
RE: REZONING APPLICATION
LOTS 1-5, BLOCK 8, PLAN 2376 A.I.
6103-51 AVENUE

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



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

NPA/emg

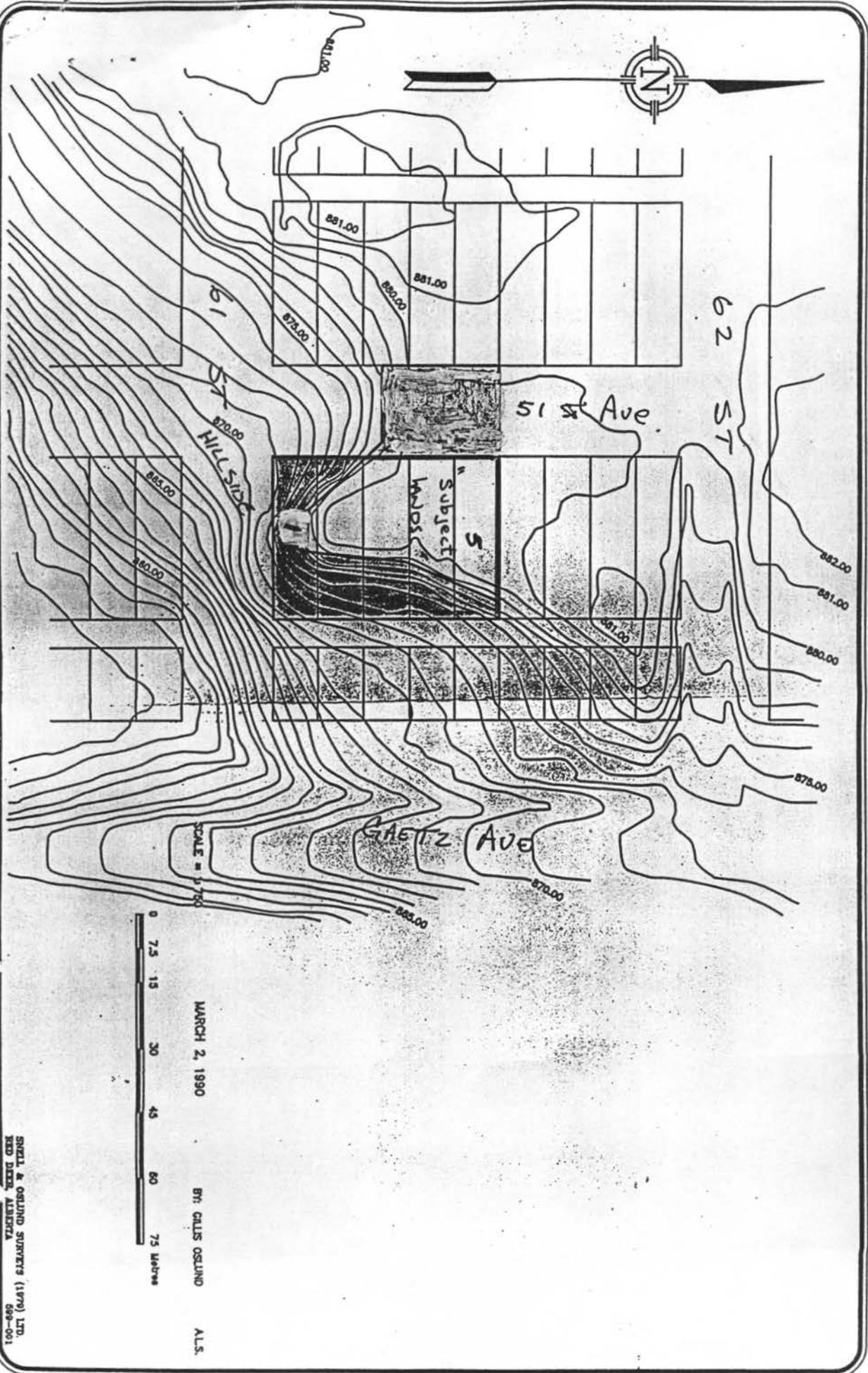
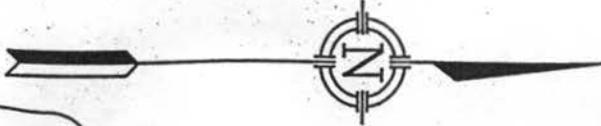
DATE: December 4, 1990
TO: City Clerk
FROM: Fire Chief
RE: Rezoning Application, Snell & Oslund Surveys
6103 - 51 Avenue

We have no comments to offer regarding this application and presume that the Urban Planning Section Manager will respond in more detail.



R. Oscroft
FIRE CHIEF

RO/cb



61ST
HILL SIDE

62ST

51ST Ave

GAETZ AVE

Subject
W.D.S.

SCALE = 1/1250



MARCH 2, 1990

BY: GILIS OSKIND

A.L.S.

SNELL & OSKIND SURVEYS (1979) LTD.
RED DEER, ALBERTA
699-001

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 8, 1991

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

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

Dear Sir:

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

Your application on behalf of the registered owners of the above noted property to rezone the said lands to permit an 8-plex development thereon, received consideration at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby agrees in principle to the rezoning of Lots 1-5, Block 8, Plan 2376 A.I., 6103 - 51 Avenue, from A1 designation to R2 and A2 to accommodate an 8-plex development thereon subject to the comments and concerns of the administration as presented to Council January 7, 1991, and with access satisfactory to the Engineering Department."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith all of the administrative comments which appeared on the agenda relative this matter (pages 92-101).

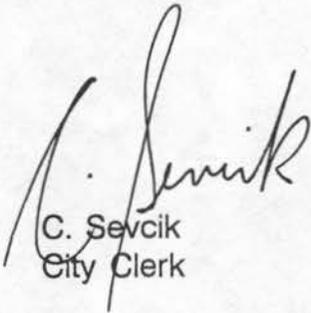
Assuming that you are in agreement, the administration will prepare a draft bylaw amendment for consideration at the January 21, 1991 Council meeting to redesignate the site more or less in accordance with the plan as outlined on Attachment 2 of the report from the Director of Community Services (page 100 - copy attached).

....2

Gillis Oslund
Snell & Oslund Surveys 1979 Ltd.
January 8, 1991
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "C. Sevcik". The signature is written in a cursive style with a large initial "C" and a long, sweeping underline.

C. Sevcik
City Clerk

CS/jt

Att.

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

NO. 3HOUSE OF COMMONS
CHAMBRE DES COMMUNES
OTTAWA, CANADA
K1A 0A6Chairman
Western & Northern Caucus

November 28, 1990

Mayor R.J. McGhee
City of Red Deer
P O Box 5008
Red Deer, Alberta
T4N 3T4

Your Worship:

Re: A Public Campaign for Canada

Last October 16, I introduced in the House of Commons for first reading, Bill C-337, an act to amend the Parliament of Canada Act (oath or solemn affirmation).

The purpose of my bill can be summed up in just a few words. All Members of Parliament swear an oath of allegiance to Her Majesty the Queen. This is required by the Constitution. However, the oath makes no mention of Canada or its Constitution. I believe that this is seen by many Canadians as a shortcoming of the current oath.

Canadians would prefer an oath taken by parliamentarians that perhaps is best described as contemporary and up to date, one that reflects the growth in the maturity of our nation. I think my bill will do that. It would require MPs to take a second oath pledging allegiance to Canada and its Constitution.

Canada yet again is feeling an identity crisis. It is incumbent upon members of the House of Commons to express faith and confidence in Canada. I would welcome support for an oath of allegiance to Canada, our home, our beloved country.

.... /2

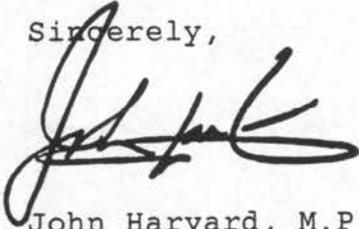
.... /2

I urge you and your city council to adopt a motion in support of my bill and to circulate the enclosed petition among residents of your municipality. This would improve the chances of my bill being passed by the House of Commons.

In the coming days, someone from my staff will contact you to give you further information regarding this campaign.

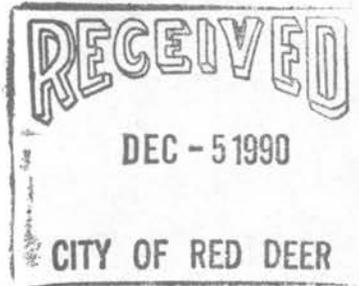
Canada needs your support. Please don't let your country down!

Sincerely,



John Harvard, M.P.
Winnipeg St. James

Encls



Commissioner's Comments

Council's direction is requested.

"R.J. MCGHEE"
Mayor

Chairman
Western & Northern Caucus

October 2, 1990

FOR IMMEDIATE RELEASE

JOHN HARVARD, M.P. FOR WINNIPEG ST. JAMES WANTS M.P.s TO PLEDGE ALLEGIANCE TO CANADA.

John Harvard, M.P. for Winnipeg St. James will introduce tomorrow in the House of Commons a Private Member's Bill to amend the Parliament of Canada Act by adding a new oath. If adopted, newly elected members will have not only to pledge allegiance to the Queen but also to Canada.

"The whole purpose of this is to remind MPs of their very serious obligation to all of Canada, to all Canadians, not just some Canadians, or a region or a province. We MPs are there to serve all Canadians."

The new oath will be the following:

I, (full name of the Member), swear (or solemnly affirm) that I will be loyal to Canada and that I will perform the duties of a member of the House of Commons honestly and justly in conformity with the Constitution of Canada.

Rather than changing the current oath, which would require a constitutional amendment, John Harvard wants MPs to swear a second oath that is more specific, naming Canada and its Constitution.

The new oath said John Harvard, is aimed at any separatist party that believes it can use Parliament to tear this country apart.

-30-

For more information: Benoît Chiquette
(613)995-5609

.../2

PETITION

TO THE HONOURABLE HOUSE OF COMMONS OF CANADA, IN PARLIAMENT ASSEMBLED.

The petition of the undersigned residents of Canada who now avail themselves of their ancient and undoubted right thus to present a grievance common to your Petitioners in the certain assurance that your Honourable House will therefore provide a remedy

HUMBLY SHEWETH

WHEREAS, Canada is our home and beloved country;

WHEREAS, Canada yet again is feeling an identity crisis;

WHEREAS, it is incumbent upon Members of the House of Commons to express faith and confidence in Canada;

WHEREAS, it is crucial to remind Members of Parliament of their very serious obligation to all of Canada, to all Canadians, not just some Canadians, or a region or a province;

WHEREAS, Members of Parliament are there to serve all Canadians;

WHEREFORE the undersigned, your Petitioners, humbly pray and call upon Parliament to adopt Bill C-337, An Act to amend the Parliament of Canada Act (oath or solemn affirmation) introduced in the House of Commons by John Harvard, MP for Winnipeg St. James.

And as in duty bound your Petitioners will ever pray.

Date: _____

Signatures

Addresses

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

Note:- Signatures and addresses must be hand-written originals
 - Each signatory must indicate his or her address
 - The petition must be free from erasures or interlineations

Please return this petition with at least 25 signatures and addresses to: No postage Required.

John Harvard, M.P.
 Winnipeg St. James
 House of Commons
 Confederation Building
 Room 679
 Ottawa, Ontario
 K1A 0A6

.../2

HOUSE OF COMMONS
CHAMBRE DES COMMUNES
OTTAWA, CANADA
K1A 0A6Chairman
Western & Northern Caucus

October 2, 1990

FOR IMMEDIATE RELEASE

JOHN HARVARD, M.P. FOR WINNIPEG ST. JAMES WANTS M.P.s TO PLEDGE ALLEGIANCE TO CANADA.

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-30-

For more information: Benoît Chiquette
(613)995-5609

.../2

HOUSE OF COMMONS

Tuesday, October 16, 1990

The House met at 11 a.m.

Prayers

ROUTINE PROCEEDINGS

[Translation]

PETITIONS

GOVERNMENT RESPONSE

Mr. Albert Cooper (Parliamentary Secretary to Leader of the Government in the House of Commons): Mr. Speaker, pursuant to Standing Order 36(8), I have the honour to table, in both official languages, the government's response to 3 petitions.

[Editor's Note: See today's Votes and Proceedings.]

INTERPARLIAMENTARY DELEGATIONS

PRESENTATION OF REPORT OF CANADIAN
PARLIAMENTARY DELEGATION TO AIPO

Mr. Gabriel Desjardins (Témiscamingue): Mr. Speaker, pursuant to Standing Order 34(1), I have the honour to present, in both official languages, the report of the Canadian parliamentary delegation that attended the Eleventh General Assembly of the AIPO in Singapore, from September 7 to 17, 1990.

[Editor's Note: See today's Votes and Proceedings.]

[English]

PARLIAMENT OF CANADA ACT

MEASURE TO AMEND

Mr. John Harvard (Winnipeg—St. James) moved for leave to introduce Bill C-337, an act to amend the Parliament of Canada Act (oath or solemn affirmation).

He said: Mr. Speaker, I am honoured to introduce this bill, seconded by my honourable colleague from Miramichi.

The purpose of my bill can be summed up in just a few words. All members of Parliament swear an oath of allegiance to Her Majesty the Queen. This is required by the Constitution. However, the oath makes no mention of Canada or its Constitution. I believe that this is seen by many Canadians as a shortcoming of the current oath.

Canadians would prefer an oath taken by parliamentarians that perhaps is best described as contemporary and up to date, one that reflects the growth in the maturity of our nation. I think my bill will do that. It would require MPs to take a second oath pledging allegiance to Canada and its Constitution.

Canada yet again is feeling an identity crisis. It is incumbent upon members of this House of Commons to express faith and confidence in Canada. I would welcome support for an oath of allegiance to Canada, our home, our beloved country.

Motion agreed to, bill read the first time and ordered to be printed.

PETITIONS

DAIRY INDUSTRY

Hon. Ralph Ferguson (Lambton—Middlesex): Mr. Speaker, I rise today under Standing Order 36 to present a petition to this House containing over 200 names of citizens of this nation who are upset about the government trading away part of our dairy industry.

These petitioners call upon the government to hold our Canadian system up as an example for the rest of the world and to protect it in its entirety at all costs in the current round of GATT negotiations.

We have on this list names of peoples from Woodstock, Glencoe, Appin, Thorndale, London, Strathroy, and Mill Pond Crescent. There are a lot of names of people who are very upset about government trading away part of our dairy industry. I am sure that I will hear from them too in regard to the suggestion made yesterday that Canadian farmers are getting \$8.8 billion worth

P E T I T I O N

TO THE HONOURABLE HOUSE OF COMMONS OF CANADA, IN PARLIAMENT ASSEMBLED.

The petition of the undersigned residents of Canada who now avail themselves of their ancient and undoubted right thus to present a grievance common to your Petitioners in the certain assurance that your Honourable House will therefore provide a remedy

HUMBLY SHEWETH

WHEREAS, Canada is our home and beloved country;

WHEREAS, Canada yet again is feeling an identity crisis;

WHEREAS, it is incumbent upon Members of the House of Commons to express faith and confidence in Canada;

WHEREAS, it is crucial to remind Members of Parliament of their very serious obligation to all of Canada, to all Canadians, not just some Canadians, or a region or a province;

WHEREAS, Members of Parliament are there to serve all Canadians;

WHEREFORE the undersigned, your Petitioners, humbly pray and call upon Parliament to adopt Bill C-337, An Act to amend the Parliament of Canada Act (oath or solemn affirmation) introduced in the House of Commons by John Harvard, MP for Winnipeg St. James.

And as in duty bound your Petitioners will ever pray.

Date: _____

Signatures

Addresses

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

Note:- Signatures and addresses must be hand-written originals
 - Each signatory must indicate his or her address
 - The petition must be free from erasures or interlineations

Please return this petition with at least 25 signatures and addresses to: No postage Required.

PETITION

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And as in duty bound your Petitioners will ever pray.

Date: _____

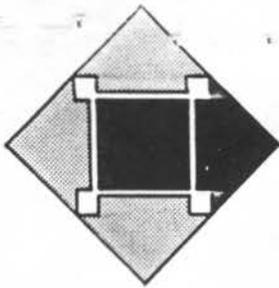
Signatures

Addresses

11.	_____
12.	_____
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18.	_____
19.	_____
20.	_____
21.	_____
22.	_____
23.	_____
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27.	_____
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29.	_____
30.	_____

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No postage



rdrpc 106
PLANNING STRATEGY
for the 90's

NO. 4

December 6, 1990

TO: All Commission Members: RDRPC

Dear Sir/Madam:

Re: Strategy 90's

The member's decisions respecting the Commission's corporate strategy are enclosed.

Your Council's opinions are welcome and may be presented at the January 28th Commission meeting, at which time the strategy will be given final consideration before adoption.

Written comments should be received by January 24th to allow time for photocopying here.

The Actions which are given the highest priority will affect the 1991/92 work program which will be reviewed in February and March.

Please call if you have any questions.

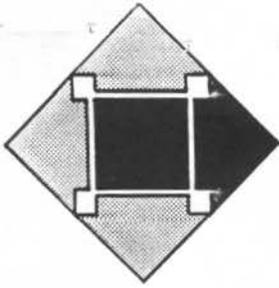
Yours truly,

Bob McKinnon
Manager

BM/kjc

CC: Municipal Administrators within RDRPC

STRAT90T.ADM



rdrpc
PLANNING STRATEGY
for the 90's

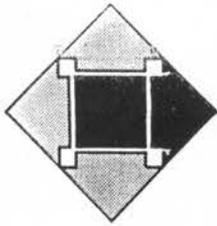
THE MISSION STATEMENT

The Red Deer Regional Planning Commission will:

- **ASSIST** municipalities with the allocation of land and community resources
- **PROMOTE** and facilitate coordinated and cooperative planning
- **SERVE** the municipalities, the public and senior governments with sound planning advice, decisions and information

in order to maintain and improve the economic, social and environmental conditions of the region.

December 6, 1990 STRAT90M.ADM



rdrpc 108
PLANNING STRATEGY
for the 90's

TASKS & ACTIONS

Action
Priority

TASK A

The RDRPC will collect and provide information on trends and their implications for communities and the region.

Actions

- 3.45 A Develop a data base which would include information on demographics, land use, transportation, economies and other areas as required.
- 2.66 B Develop a land related information system capability to better serve the needs of member municipalities, regional and sub-regional communities.
- 2.76 C Provide information and analysis on regional trends in a practical and timely manner.

TASK B

The RDRPC will promote and assist with the co-ordination of planning for the physical, social and economic well being of the region and communities therein.

Actions

- 4.21 A In accordance with the requests of a municipality or a group of municipalities the Commission will provide or facilitate comprehensive planning advice which may go beyond land use considerations.
- 3.48 B The Commission will promote and facilitate the co-ordination of co-operative activities among municipalities and between municipalities and senior governments.
- 3.34 C The Commission will develop a better understanding of the planning issues and needs in the region through communication with municipal office staff, commission members, senior government and other agencies.
- 3.07 D The Commission will establish regular communication with senior governments to identify regional and sub-regional needs, share information and co-ordinate activities, which will report to the Commission and affected municipalities.

TASK C

The Commission will present regional and sub-regional perspective to the provincial government.

Actions

- 3.34 A Use the collective power of the Commission members to lobby senior governments for improvements to the region, and or sub-region; through changes to legislation, policy and programs, and to raise the level of awareness of the senior government of the diverse needs of the area.

Priority: Five Point Scale (5 - highest priority... 1 - lowest priority)
as determined by Commission members Nov. 26/90

TASK D

The RDRPC will be a forum for the sharing of ideas, experiences and solutions related to problems within and between municipalities.

Actions

- 3.76 A Commission meetings will be "issue driven", by the commission members.
- 2.72 B During the commission meetings, community representatives will be encouraged to report on and discuss local and sub-regional initiatives and problems.
- 3.24 C Hold an annual sub-regional tour to acquaint commission members with the diversity of the region.
- 3.5 D Examine the feasibility of changes to the Commission meeting format and timing.

TASK E

The RDRPC will enhance its public image by informing municipalities, other organizations and the public about its various services and responsibilities.

Actions

- 1.54 A The RDRPC may hold commission and/or committee meetings outside of Red Deer.
- 2.14 B Prepare a display which explains the Commissions roles for use at public gatherings, attended by commission staff/members.
- 1.97 C Offer to provide assistance to the schools in the region with the preparation and presentation of the community component of the social studies courses.
- 3.31 D Contribute to the local media with more frequent press releases and briefings on projects and policy decisions.
- 2.17 E Arrange "store-front" sessions in municipal offices to discuss local and regional planning matters with the public, as requested by municipalities.
- 3.28 F Provide information to municipal councils, administration and other agencies as to the purpose of the commission and services available.

TASK F

The RDRPC will provide a subdivision processing service to municipalities

Actions

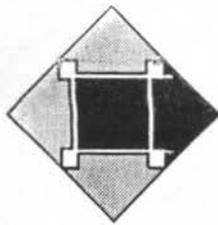
- 4.11 A Regularly consult with municipalities, surveyors, developers and subdivision applicants to find means of improving the process. Modify the subdivision approval procedures accordingly.
- 3.79 B Advise the Province of suggested changes to the Planning Act and Subdivision Regulations to improve legislation.
- 2.89 C Provide planning advice to municipalities with their own Subdivision Approving Authority.
- 4.04 D Provide the Subdivision Committee and the Commission with an annual workshop/seminar with respect to land use planning and the subdivision process.

TASK G

The RDRPC will review and revise the Regional Plan to improve its function as a guiding policy document for development and conservation in the region.

Actions

- 2.5 A Explain the purpose of the existing regional plan to the municipalities.
- 3.04 B Examine the effectiveness of the existing Regional Plan. Review and revise the Regional Plan with public participation, and the involvement of all municipalities and senior governments and the Commission's staff.



rdrpc 111
PLANNING STRATEGY
for the 90's

ACTIONS IN ORDER OF PRIORITY

Priority

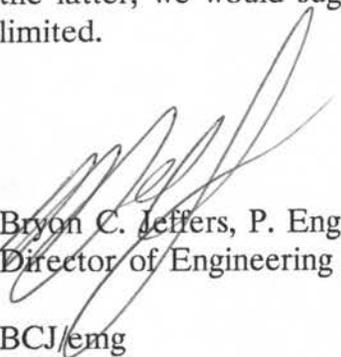
- | | | |
|-------------|----|---|
| <u>4.21</u> | 1 | In accordance with the requests of a municipality or a group of municipalities the Commission will provide or facilitate comprehensive planning advice which may go beyond land use considerations. TASK B |
| <u>4.11</u> | 2 | Regularly consult with municipalities, surveyors, developers and subdivision applicants to find means of improving the process. Modify the subdivision approval procedures accordingly. TASK F |
| <u>4.04</u> | 3 | Provide the Subdivision Committee and the Commission with an annual workshop/seminar with respect to land use planning and the subdivision process. TASK F |
| <hr/> | | |
| <u>3.79</u> | 4 | Advise the Province of suggested changes to the Planning Act and Subdivision Regulations to improve legislation. TASK F |
| <u>3.76</u> | 5 | Commission meetings will be "issue driven", by the commission members. TASK D |
| <hr/> | | |
| <u>3.5</u> | 6 | Examine the feasibility of changes to the Commission meeting format and timing. TASK D |
| <u>3.48</u> | 7 | The Commission will promote and facilitate the co-ordination of co-operative activities among municipalities and between municipalities and senior governments. TASK B |
| <u>3.45</u> | 8 | Develop a data base which would include information on demographics, land use, transportation, economies and other areas as required. TASK A |
| <u>3.34</u> | 9 | The Commission will develop a better understanding of the planning issues and needs in the region through communication with municipal office staff, commission members, senior government and other agencies. TASK B |
| <u>3.34</u> | 10 | Use the collective power of the Commission members to lobby senior governments for improvements to the region, and or sub-region; through changes to legislation, policy and programs, and to raise the level of awareness of the senior government of the diverse needs of the area. TASK C |
| <u>3.31</u> | 11 | Contribute to the local media with more frequent press releases and briefings on projects and policy decisions. TASK E |

-
- (1) Priority: Five Point Scale (5 - highest priority, 1 - lowest priority)
as determined by Commission Members November 26/90
- (2) Sets of Actions which are close in order of priority are bound by broken lines

- 3.28 12 Provide information to municipal councils, administration and other agencies as to the purpose of the commission and services available. **TASK E**
- 3.24 13 Hold an annual sub-regional tour to acquaint commission members with the diversity of the region. **TASK D**
-
- 3.07 14 The Commission will establish regular communication with senior governments to identify regional and sub-regional needs, share information and co-ordinate activities, which will report to the Commission and affected municipalities. **TASK B**
- 3.04 15 Examine the effectiveness of the existing Regional Plan. Review and revise the Regional Plan with public participation, and the involvement of all municipalities and senior governments and the Commission's staff. **TASK G**
-
- 2.89 16 Provide planning advice to municipalities with their own Subdivision Approving Authority. **TASK F**
- 2.76 17 Provide information and analysis on regional trends in a practical and timely manner. **TASK A**
- 2.72 18 During the commission meetings, community representatives will be encouraged to report on and discuss local and sub-regional initiatives and problems. **TASK D**
- 2.66 19 Develop a land related information system capability to better serve the needs of member municipalities, regional and sub-regional communities. **TASK A**
- 2.5 20 Explain the purpose of the existing regional plan to the municipalities. **TASK G**
-
- 2.17 21 Arrange "store-front" sessions in municipal offices to discuss local and regional planning matters with the public, as requested by municipalities. **TASK E**
- 2.14 22 Prepare a display which explains the Commissions roles for use at public gatherings, attended by commission staff/members. **TASK E**
-
- 1.97 23 Offer to provide assistance to the schools in the region with the preparation and presentation of the community component of the social studies courses. **TASK E**
-
- 1.54 24 The RDRPC may hold commission and/or committee meetings outside of Red Deer. **TASK E**

DATE: December 17, 1990
TO: City Clerk
FROM: Director of Engineering Services
RE: RED DEER REGIONAL PLANNING COMMISSION
PLANNING STRATEGY

Engineering Services has reviewed the subject document. The activities and objectives, as laid out, appear logical and well thought out. It is difficult to determine whether the document involves prioritizing and improving upon functions presently carried out, or expanding the Terms of Reference for Red Deer Regional Planning Commission. If it is the latter, we would suggest some caution, as it is our understanding that resources are limited.



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

BCJ/emg

DATE; December 17, 1990
TO: City Clerk
FROM: Fire Chief
RE" R.D.R.P.C. - Planning Strategy

With regards to Task A, Item B, "Develop a land related information system capability to better serve the needs of member municipalities, regional and sub regional committees".

The City of Red Deer presently has a task force working toward the implementation of a land related information system. We would hope that the RDRPC is aware of this and would not be duplicating the efforts of the City in the development of an identical system for The City of Red Deer.

We have no further comment to offer respecting this proposed strategy.



R. Oscroft
FIRE CHIEF

RO/cb

DATE: December 19, 1990

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: RED DEER REGIONAL PLANNING COMMISSION:
PLANNING STRATEGY
Your memo of December 13, 1990 refers.

1. The Red Deer Regional Planning Commission (R.D.R.P.C.) has prepared a corporate strategy including a mission statement and prioritized tasks and actions. The Commission is requesting City Council's comments on this strategy prior to it being adopted.
2. I have discussed the proposed strategy with the Recreation & Culture, Parks, and Social Planning Managers and our comments are as follows:
 - The mission statement and list of tasks and actions are largely a reaffirmation of the R.D.R.P.C.'s role over the last decade and there does not appear to be any significant change in focus or direction.
 - The Commission has developed a five point scale to prioritize the various tasks and actions which have been identified. We are not convinced that this is a successful method of evaluation and consider that some of the tasks are too broad to be effectively ranked. For example "press briefings on projects and policy decisions" is given a fairly low priority of 3.31. This may not be realistic in view of the need for more public participation and information sharing in the planning process.

3. RECOMMENDATION

It is recommended that City Council support the Red Deer Regional Planning Commission's corporate strategy and express concern that the ranking system adopted may not be a successful means of prioritization.



CRAIG CURTIS

CC:kl

- c. Paul Meyette, Principal Planner, R.D.R.P.C.
Bill Shaw, Director, R.D.R.P.C.

DATE: December 19, 1990
TO: City Clerk
FROM: Transit Manager
RE: RDRPC - PLANNING STRATEGY

The Transit Department has one comment regarding the above subject.

I would assume that under the planning strategy priority list number 2 that public transportation will be insured input into the subdivision planning phase. Although this currently happens, there has been occasions in the past when Transit's input was not provided.

In order to supply public transportation services to new subdivisions, it is important that our comments, particularly in the area of road design and subdivision access, be considered during the planning phase.



Grant Beattie
Transit Manager

GB/mlj



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

TO: City Clerk

DATE: December 21, 1990

FROM: Bob McKinnon, Manger

RE: RDRPC Planning Strategy 90

The Commission members have been developing a long range strategy for the organization during their monthly meetings in 1990. The purpose is to ensure that the members provide clear direction for the staff respecting the nature and scope of the Commission's work in the future.

To acquaint the new Commission members with the organization, preliminary meetings focused on the past and present of RDRPC activities. In June, the staff organized a day-long workshop for the Commission members, which was lead by a facilitator from Red Deer College. The organization's strengths, weaknesses, opportunities and problems were brain stormed by the group. This provided the basis for development of a mission statement, general tasks for the long term future and specific actions to be undertaken in the near term.

The outcome of the workshop has further evolved and been refined over the past few months with input from the Commission members and the staff. The actions have also been ranked in descending order of importance and are being considered for adoption on January 28.

After adoption, the staff will incorporate the actions in order of priority into the work programs for 1991/92 and subsequent years. Regular review and updating of Strategy 90 will follow.

... 2

MUNICIPALITIES WITHIN COMMISSION AREA

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

Your Council's views are welcome and may be presented in writing or by your Commission member on January 28.



Bob McKinnon, ACP, MCIP
Manager

BM/kjc

CC: Director of Community Services
Director of Engineering Services
Director of Financial Services
Bylaws and Inspections Manager
City Assessor
Economic Development Manager
E.L. & P. Manager
Fire Chief
Parks Manager
R.C.M.P. Inspector
Recreation and Culture Manager
Social Planning Manager

Commissioner's Comments

Attached are the comments from the Administration regarding the Red Deer Regional Planning Commission Planning Strategy. Council is invited to add to these comments should they wish. We would recommend the City Clerk summarize all comments and forward same to the Planning Commission.

"R.J. MCGHEE"
Mayor

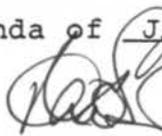
DATE December 13, 1990

TO: DIRECTOR OF COMMUNITY SERVICES
 DIRECTOR OF ENGINEERING SERVICES
 DIRECTOR OF FINANCIAL SERVICES
 BYLAWS & INSPECTIONS MANAGER
 CITY ASSESSOR
 COMPUTER SERVICES MANAGER
 ECONOMIC DEVELOPMENT MANAGER
 E.L. & P. MANAGER
 ENGINEERING DEPARTMENT MANAGER
 FIRE CHIEF
 PARKS MANAGER
 PERSONNEL MANAGER
 PUBLIC WORKS MANAGER
 R.C.M.P. INSPECTOR
 RECREATION & CULTURE MANAGER
 SOCIAL PLANNING MANAGER
 TRANSIT MANAGER
 TREASURY SERVICES MANAGER
 URBAN PLANNING SECTION MANAGER

FROM: CITY CLERK

RE: RDRPC - PLANNING STRATEGY

Please submit comments on the attached to this office by DECEMBER
28 for the Council Agenda of JANUARY 7, 1991.

No comments 

ACKNOWLEDGE

C. SEVCIK
City Clerk

DATE December 13, 1990

TO: DIRECTOR OF COMMUNITY SERVICES
 DIRECTOR OF ENGINEERING SERVICES
 DIRECTOR OF FINANCIAL SERVICES
 BYLAWS & INSPECTIONS MANAGER
 CITY ASSESSOR
 COMPUTER SERVICES MANAGER
 ECONOMIC DEVELOPMENT MANAGER
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 TREASURY SERVICES MANAGER
 URBAN PLANNING SECTION MANAGER

FROM: CITY CLERK

RE: RDRPC - PLANNING STRATEGY

Please submit comments on the attached to this office by DECEMBER
28 for the Council Agenda of JANUARY 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk

DATE: December 19, 1990

TO: City Clerk

FROM: D. Scheelar
E. L. & P.

RE: RDRPC - Planning Strategy

E. L. & P. have no objections to the above proposed corporate strategy.

If you have further questions or comments, please advise.


Daryle Scheelar,
Distribution Engineer

/jjd

DATE: December 14, 1990

FILE NO.

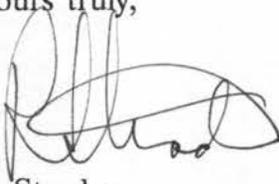
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **RDRPC - PLANNING STRATEGY**

In response to your memo of December 14, 1990, regarding the above referenced subject, we wish to advise that this department has no comments at this time.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Strader', with a large, stylized flourish extending to the right.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs



Royal
Canadian
Mounted
Police

Gendarmerie
royale
du
Canada

Security Classification / Designation
Classification / Désignation Sécuritaire

Your file Votre référence

90 DEC 14

Our file Notre référence

Mr. C. SEVCIK
City Clerk
City of Red Deer

Dear Mr. SEVCIK:

Your report on the RDRPC - Planning Strategy was received.

Upon examining the document, I can't see where we, as the cities police force, are involved.

I would like to take this opportunity to wish you and yours a happy holiday season.

Yours truly,

(R.L. BEATON) Insp.
O. i/c Red Deer City Detachment

/lcv

Red Deer City Detachment
P.O. Bag #5033
Red Deer, Alberta
T4N 6A1

Canada

TASKS & ACTIONS

Action

Priority

TASK A

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Actions

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- 4.11 A Regularly consult with municipalities, surveyors, developers and subdivision applicants to find means of improving the process. Modify the subdivision approval procedures accordingly.
- 3.79 B Advise the Province of suggested changes to the Planning Act and Subdivision Regulations to improve legislation.
- 2.89 C Provide planning advice to municipalities with their own Subdivision Approving Authority.
- 4.04 D Provide the Subdivision Committee and the Commission with an annual workshop/seminar with respect to land use planning and the subdivision process.

TASK G

The RDRPC will review and revise the Regional Plan to improve its function as a guiding policy document for development and conservation in the region.

ACTIONS IN ORDER OF PRIORITY

Priority

- | | | |
|---|----|---|
| <u>4.21</u> | 1 | In accordance with the requests of a municipality or a group of municipalities the Commission will provide or facilitate comprehensive planning advice which may go beyond land use considerations. TASK B |
| <u>4.11</u> | 2 | Regularly consult with municipalities, surveyors, developers and subdivision applicants to find means of improving the process. Modify the subdivision approval procedures accordingly. TASK F |
| <u>4.04</u> | 3 | Provide the Subdivision Committee and the Commission with an annual workshop/seminar with respect to land use planning and the subdivision process. TASK F |
| <hr style="border-top: 1px dashed black;"/> | | |
| <u>3.79</u> | 4 | Advise the Province of suggested changes to the Planning Act and Subdivision Regulations to improve legislation. TASK F |
| <u>3.76</u> | 5 | Commission meetings will be "issue driven", by the commission members. TASK D |
| <hr style="border-top: 1px dashed black;"/> | | |
| <u>3.5</u> | 6 | Examine the feasibility of changes to the Commission meeting format and timing. TASK D |
| <u>3.48</u> | 7 | The Commission will promote and facilitate the co-ordination of co-operative activities among municipalities and between municipalities and senior governments. TASK B |
| <u>3.45</u> | 8 | Develop a data base which would include information on demographics, land use, transportation, economies and other areas as required. TASK A |
| <u>3.34</u> | 9 | The Commission will develop a better understanding of the planning issues and needs in the region through communication with municipal office staff, commission members, senior government and other agencies. TASK B |
| <u>3.34</u> | 10 | Use the collective power of the Commission members to lobby senior governments for improvements to the region, and or sub-region; through changes to legislation, policy and programs, and to raise the level of awareness of the senior government of the diverse needs of the area. TASK C |
| <u>3.31</u> | 11 | Contribute to the local media with more frequent press releases and briefings on projects and policy decisions. TASK E |

(1) Priority: Five Point Scale (5 - highest priority, 1 - lowest priority)
as determined by Commission Members November 26/90

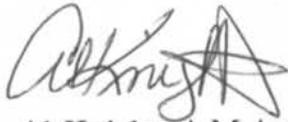
(2) Sets of Actions which are close in order of priority are bound by broken lines

- 3.28 12 Provide information to municipal councils, administration and other agencies as to the purpose of the commission and services available. **TASK E**
- 3.24 13 Hold an annual sub-regional tour to acquaint commission members with the diversity of the region. **TASK D**
-
- 3.07 14 The Commission will establish regular communication with senior governments to identify regional and sub-regional needs, share information and co-ordinate activities, which will report to the Commission and affected municipalities. **TASK B**
- 3.04 15 Examine the effectiveness of the existing Regional Plan. Review and revise the Regional Plan with public participation, and the involvement of all municipalities and senior governments and the Commission's staff. **TASK G**
-
- 2.89 16 Provide planning advice to municipalities with their own Subdivision Approving Authority. **TASK F**
- 2.76 17 Provide information and analysis on regional trends in a practical and timely manner. **TASK A**
- 2.72 18 During the commission meetings, community representatives will be encouraged to report on and discuss local and sub-regional initiatives and problems. **TASK D**
- 2.66 19 Develop a land related information system capability to better serve the needs of member municipalities, regional and sub-regional communities. **TASK A**
- 2.5 20 Explain the purpose of the existing regional plan to the municipalities. **TASK G**
-
- 2.17 21 Arrange "store-front" sessions in municipal offices to discuss local and regional planning matters with the public, as requested by municipalities. **TASK E**
- 2.14 22 Prepare a display which explains the Commissions roles for use at public gatherings, attended by commission staff/members. **TASK E**
-
- 1.97 23 Offer to provide assistance to the schools in the region with the preparation and presentation of the community component of the social studies courses. **TASK E**
-
- 1.54 24 The RDRPC may hold commission and/or committee meetings outside of Red Deer. **TASK E**

DATE: December 31, 1990
TO: City Clerk
FROM: City Assessor
RE: R.D.R.P.C. - PLANNING STRATEGY

The corporate strategy as proposed looks acceptable and adequate. Perhaps additions, deletions or changes may be required or become evident on implementation.

We have no other comments.

A handwritten signature in cursive script, appearing to read "Al Knight".

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

AK/ngl

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 9, 1991

Red Deer Regional Planning Commission
2830 Bremner Avenue
RED DEER, Alberta
T4R 1M9

Attention: Mr. Bob McKinnon
Manager

Dear Sir:

RE: PLANNING STRATEGY FOR THE 90's

The above matter was considered by Council of The City of Red Deer at its meeting held on January 7, 1991 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby agrees that the comments from the administration regarding the Red Deer Regional Planning Commission planning strategy be summarized and forwarded to the Planning Commission, and as recommended to Council January 7, 1991."

In accordance with Council's wishes, the following is a summary of the comments received from the administration pertaining to said matter.

1. The activities and objectives, as laid out, appear logical and well thought out. It is difficult to determine whether the document involves prioritizing and improving upon functions presently carried out, or expanding the Terms of Reference for Red Deer Regional Planning Commission. If it is the latter, we would suggest some caution, as it is our understanding that resources are limited.

Mr. Bob McKinnon
Red Deer Regional Planning Commission
January 9, 1991
Page 2

2. With regards to Task A, Item B, "Develop a land related information system capability to better serve the needs of member municipalities, regional and sub regional committees", The City of Red Deer presently has a task force working toward the implementation of a land related information system. We would hope that Red Deer Regional Planning Commission is aware of this and would not be duplicating the efforts of the City in the development of an identical system for The City of Red Deer.
3. The mission statement and list of tasks and actions are largely a reaffirmation of the Red Deer Regional Planning Commission's role over the last decade and there does not appear to be any significant change in focus or direction.

The Commission has developed a five point scale to prioritize the various tasks and actions which have been identified. We are not convinced that this is a successful method of evaluation and consider that some of the tasks are too broad to be effectively ranked. For example "press briefings on projects and policy decisions" is given a fairly low priority of 3.31. This may not be realistic in view of the need for more public participation and information sharing in the planning process.

It is recommended that City Council support the Red Deer Regional Planning Commission's corporate strategy and express concern that the ranking system adopted may not be a successful means of prioritization.

4. It is assumed that under the planning strategy priority list number 2 that public transportation will be insured input into the subdivision planning phase. Although this currently happens, there has been occasions in the past when Transit's input was not provided.

In order to supply public transportation services to new subdivisions, it is important that our comments, particularly in the area of road design and subdivision access, be considered during the planning phase.

*Corrected
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Insp. Peaton
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already gone
....3
ent.*

Mr. Bob McKinnon
Red Deer Regional Planning Commission
January 9, 1991
Page 2

2. With regards to Task A, Item B, "Develop a land related information system capability to better serve the needs of member municipalities, regional and sub regional committees", The City of Red Deer presently has a task force working toward the implementation of a land related information system. We would hope that Red Deer Regional Planning Commission is aware of this and would not be duplicating the efforts of the City in the development of an identical system for The City of Red Deer.
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The Commission has developed a five point scale to prioritize the various tasks and actions which have been identified. We are not convinced that this is a successful method of evaluation and consider that some of the tasks are too broad to be effectively ranked. For example "press briefings on projects and policy decisions" is given a fairly low priority of 3.31. This may not be realistic in view of the need for more public participation and information sharing in the planning process.

It is recommended that City Council support the Red Deer Regional Planning Commission's corporate strategy and express concern that the ranking system adopted may not be a successful means of prioritization.

4. It is assumed that under the planning strategy priority list number 2 that public transportation will be assured input into the subdivision planning phase. Although this currently happens, there has been occasions in the past when Transit's input was not provided.

In order to supply public transportation services to new subdivisions, it is important that our comments, particularly in the area of road design and subdivision access, be considered during the planning phase.

Mr. Bob McKinnon
Red Deer Regional Planning Commission
January 9, 1991
Page 3

We thank you for the opportunity to provide comment on this issue. If you require further information or clarification, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik
City Clerk

CS/jt

- c. City Commissioners
- Director of Engineering Services
- Director of Community Services
- Fire Chief
- Transit Manager
- Economic Development Manager
- E. L. & P. Manager
- Bylaws & Inspections Manager
- Insp. Beaton
- City Assessor



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

February 5, 1991

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

Dear Sir:

Re: Planning Strategy 90

Thank you very much for contributing the thoughts of Council and the administration to the Commission. They were reviewed by the members on January 28th at their regular Commission meeting.

The members felt the suggestions of Council were helpful, but did not warrant a change to the Strategy. Therefore, it was adopted unamended.

The involvement of Council in the process of developing the Strategy is much appreciated, and we look forward to its contributions in the future.

Sincerely,

R.W. McKinnon, MCIP, ACP
PROJECT MANAGER
RWMc/cc

MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: December 21, 1990

TO: CHARLIE SEVCIK
City Clerk

FROM: RICK ASSINGER
Social Planning Manager

RE: RED DEER CHILD CARE SOCIETY
Management Agreement

The City of Red Deer and the Red Deer Child Care Society entered into an agreement dated December 31, 1989 which provides for the lease and operation of City-funded child care facilities and programs. The letter from the Red Deer Child Care Society dated December 18, 1990 is a request to renegotiate the City's financial commitment for 1991 and subsequent years as a result of changes in day care over the past few months. The Child Care Society is requesting that the City increase its financial commitment by \$16,212 for 1991.

The Management Agreement reads as follows:

"2. Payment of grant

- 2.1 The Lessor shall pay the Lessee an annual grant to assist in the operation of the facilities and programs herein before described as follows:
- a) In the year 1990, \$94,655 plus funding available under the Canada Assistance Plan.
 - b) In the year 1991 \$97,285 plus funding available under the Canada Assistance Plan.
 - c) In the year 1992 \$99,985 plus funding available under the Canada Assistance Plan.
- 2.2 The grant to the Lessee is subject to revision by the City under any of the following circumstances upon recommendation and review by the Social Planning Manager:
- a) A significant change in the percentage of subsidized users of day care services;

Charlie Sevcik
Page 2
December 21, 1990
File No. SP-3.029

- b) A major change in provincial day care funding;
- c) A major change in the day care program that has an effect on cost-sharing provisions under the Canada Assistance Plan;
- d) A major change in fees to day care users."

Consistent with section 2.2 of the Management Agreement there are two major changes in day care that require reconsideration of City funding:

- 1) Provincial Day Care Reforms
- 2) Canada Assistance Plan Funding for Day Care

Provincial Day Care Reforms

Council members will recall that a White Paper on Alberta's day care program was circulated in early 1990. The major component of the reforms was to redirect provincial funding from a universal operating allowance system to increased subsidies for low-income families. This change will take place over a four year period. There was general support for these reforms and the Province is now proceeding to implement the reforms.

We are not yet certain about how these reforms will impact on our City-funded day care program. There is considerable confusion around the implementation of the day care reforms and the increases in subsidies to low-income families have not been as great as we had hoped. However, it is too soon to say that the day care reforms require a change in the Management Agreement.

Canada Assistance Plan Funding for Day Care

Over the past year we have become well aware that federal funding for day care programs under the Canada Assistance Plan (C.A.P.) has become considerably more restrictive. Federal authorities have been tightening-up the provisions for cost-sharing day care costs with municipalities in Alberta. This is consistent with a general tightening-up of day care funding all across Canada.

Charlie Sevcik
Page 3
December 21, 1990
File No. SP-3.029

Recently, we became aware that only 90% of our day care expenditures are cost-sharable. In the past the federal government has returned one half of all of our expenditures. In future, recoveries from the federal government will be closer to 45% than 50%. This shortfall in C.A.P. funding will need to be absorbed by the Child Care Society under the existing Management Agreement.

With respect to the specific request of the Red Deer Child Care Society, I will comment on each issue raised:

1) **Reforms to the Provincial Day Care Funding Scheme**

The decrease in operating allowance for 19-35 month olds applies to every day care centre in the province. Day care centres need to respond by adjusting their fees to accommodate this loss in provincial funding. I do not feel, therefore, that City funding should be increased to cover the budgeted decrease.

2) **Decrease in Funds Recoverable Under the Canada Assistance Plan**

The 1991 projected expenditure on day care is \$202,400. The past recovery rate of 50% would have realized revenue of \$101,200. Instead, under the more restrictive cost-sharing provisions, we will realize a recovery of only 45% or \$91,080. The shortfall of \$10,120 is really a reduction in federal funding, I believe this is a justifiable reason to renegotiate the Management Agreement with the City.

3) **G.S.T. Expenditures**

The Red Deer Child Care Society will need to pay the GST on all their expenditures and will be able to recover 50% of that additional cost. They have estimated the additional cost of the GST to be \$5,780 for 1991.

Once again, all day care centres will be subject to the same costs and I do not feel it is a justifiable reason to increase City funding for the day care program.

Charlie Sevcik
Page 4
December 21, 1990
File No. SP-3.029

4) **Clerical/Administration Costs**

The Red Deer Child Care Society has been through a very difficult year in the transition from a Management Board to a Society. Provisional funding of \$10,000 was made available during 1990 to assist in the transition to society status. Most of this funding was used for additional secretarial help and for computerization of their accounting system. In July a new Executive Director was hired for the program and in November new clerical staff replaced those who had assisted with the transition. There have been a number of problems encountered with the payroll system and with their accounts payable and receivable. They now realize that additional staff assistance is necessary to handle the volume of transactions that they are experiencing. I am aware of the complexity of day care accounting. This has become even more complicated with the day care reforms that are now being implemented provincially. As a result, I feel their request for additional assistance for clerical/administrative support is justified.

Conclusions

The Red Deer Child Care Society has been attempting to cope with a number of major changes in day care during the past year. The impact of provincial day care reforms has already been felt and will significantly impact the program for the next few years.

The Red Deer Child Care Society Board has responded to the above financial problems with a budget for 1991 that requires a substantial increase in the day care fee from \$355/month per child to \$400/month per child beginning in January, 1991. This is nearly a 13% increase. They have expressed some concern about the fee being too high and thereby driving people out of the system. In comparison with other child care centres, this fee will be in the mid-high range.

The 1990 day care budget contained one-time provisional funding in the amount of \$10,000. Approving the full request of \$16,212 additional funding for 1991 would add about \$6,000 to the amount that had been approved in 1990.

Charlie Sevcik
Page 5
December 21, 1990
File No. SP-3.029

RECOMMENDATION

It is recommended that an additional \$16,212 be added to City funding for the day care program for 1991 as requested by the Red Deer Child Care Society and that this be reviewed along, with the 1992 budget.


RICK ASSINGER

RA/kl

- c. Gordon Mundle, Chairman, Red Deer Child Care Society Board
Craig Curtis, Community Services Director
Alan Wilcock, Financial Services Director

FILE: RDCHILD.AGM

DATE: December 19, 1990
TO: City Clerk
FROM: Director of Financial Services
RE: RED DEER CHILD CARE SOCIETY - MANAGEMENT AGREEMENT

It is very difficult to comment on a request for additional funding when detailed information such as copies of budgets are not provided.

The agreement with the Child Care Society provided for the following payments from the City in addition to the funding available under the Canada Assistance Plan:

<u>Year</u>	<u>Amount</u>
1990	\$ 94,665
1991	97,285
1992	99,985

It is not clear from the Society's letter but it appears an additional \$16,212 or 16.7% is being requested for 1991.

The letter indicates the Society has increased parent fees by 12% to help recover additional costs, but a \$16,212 deficit remains of the \$34,850 in extra costs that were detailed.

It was my understanding the changes in Provincial funding were accompanied by changes in operation of Day Cares such as increases in child/worker ratios. These changes could reduce operating costs. Have these been implemented?

....2

City Clerk
December 19, 1990
Page 2

The request would add .1% to the 1991 municipal tax increase. Consideration of the request should be tabled for consideration with the City budget. Council will be considering a large tax increase as a result of the recommended budget. The request of the Society will increase the problem.



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

AW/jt

c.c. Director of Community Services
Social Planning Manager

DATE: December 27, 1990

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: RED DEER CHILD CARE SOCIETY: MANAGEMENT AGREEMENT
Your memo dated December 18, 1990 refers.

1. City-funded child care facilities and programs are managed by the Red Deer Child Care Society, under an agreement with the City dated December 31, 1989. This agreement was considered by City Council at its meeting on December 11, 1989, when the following resolution was adopted:

"RESOLVED that Council of The City of Red Deer having considered reports re: Red Deer Child Care Society: Management Agreement as presented to Council December 11, hereby agrees as follows:

- 1) to approve the three-year management contract between the City and the Red Deer Child Care Society for the operation of Red Deer Day Care Services
- 2) to approve one-time transitional costs in the sum of \$10,000 for the Society to be included in the Social Planning Department's 1990 budget

and as recommended to Council by the City Commissioners."

2. In terms of the management agreement, the City pays the society an annual grant, increased by inflation over a three-year term. The agreement states that the grant is subject to revision by the City if there is a major change in provincial or federal funding, or a major change in fees to day care users.

The Red Deer Child Care Society has now written to the City to request an increase of \$16,212 in the approved 1991 grant. The society has based its request on the following changes, which have substantially affected its proposed 1991 budget:

Charlie Sevcik

Page 2

December 27, 1990

R.D. Child Care Society: Mgt. Agreement

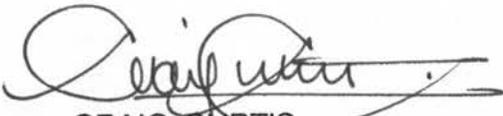
- Reforms to the provincial day care funding scheme
 - estimated reduction in funding of \$5,550
 - Decrease in funding under the federal Canada Assistance Plan (CAP)
 - estimated reduction in funding of \$10,120
 - Increases in costs due to the goods and services tax (G.S.T.)
 - estimated cost increase of \$5,780
 - Increases in clerical/administration costs
 - estimated cost increase of \$13,400
3. The Social Planning Manager has reviewed the Red Deer Child Care Society's request, and supports the increase of the grant by \$16,212 in 1991, in recognition of the decrease in funding through the Canada Assistance Plan (CAP) and the increase in clerical/administrative costs. He notes, however, that the effects of the provincial day care reforms and the G.S.T. will be the same for all day care centres and, consequently, additional funding for these items could not be justified.

I endorse the comments of the Social Planning Manager and agree that additional transitional funding is essential for the effective management of the program. The Red Deer Child Care Society has, in my view, made excellent progress during its first full year of operation. However, changes in funding at the provincial and federal levels have considerably increased the complexity of day care accounting. The alternative to additional funding is to further raise day care fees. However, a 13% increase is already proposed for 1991, and a further increase would likely result in decreased usage and a reduction in gross revenues. A further increase would, therefore, be counter-productive.

Charlie Sevcik
Page 3
December 27, 1990
R.D. Child Care Society: Mgt. Agreement

4. **RECOMMENDATIONS**

I support the comments of the Red Deer Child Care Society and the Social Planning Manager, and recommend that the 1991 grant for the management of City-funded day care facilities and programs be supplemented by additional transitional funding of \$16,212 for one year only.



CRAIG CURTIS

CC:dmg

- c. Dr. Gordon Mundle, Chairman, R.D. Child Care Society
Rick Assinger, Social Planning Manager
Noreen Spencer, Day Care Administrator
Alan Wilcock, Director of Financial Services

Commissioner's Comments

We would recommend Council consider the request during 1991 budget discussions.

"R.J. MCGHEE"
Mayor

DATE DECEMBER 18, 1990

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCIAL SERVICES
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - COMPUTER SERVICES MANAGER
 - ECONOMIC DEVELOPMENT MANAGER
 - E.L. & P. MANAGER
 - ENGINEERING DEPARTMENT MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - PUBLIC WORKS MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION & CULTURE MANAGER
 - SOCIAL PLANNING MANAGER
 - TRANSIT MANAGER
 - TREASURY SERVICES MANAGER
 - URBAN PLANNING SECTION MANAGER
 -

NOTE: A signed copy of this letter will be delivered in due course.

FROM: CITY CLERK

RE: RED DEER CHILD CARE SOCIETY-MANAGEMENT AGREEMENT

Please submit comments on the attached to this office by DECEMBER 31 for the Council Agenda of JANUARY 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

December 18, 1990

Red Deer Child Care Society
Box 246
RED DEER, Alberta
T4N 5E8

Attention: Dr. Gordon Mundle

Dear Dr. Mundle:

RE: RED DEER CHILD CARE SOCIETY MANAGEMENT AGREEMENT

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on January 7, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

A handwritten signature in cursive script, appearing to read 'C. Sevcik'.

C. SEVCIK
City Clerk

CS/blm

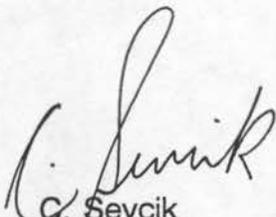
DATE: January 9, 1991
TO: Director of Financial Services
FROM: City Clerk
RE: RED DEER CHILD CARE SOCIETY - MANAGEMENT AGREEMENT

The above matter received consideration at the Council meeting of January 7, 1991 and at which meeting the following motion was passed agreeing that said matter be tabled for consideration during the 1991 budget discussions.

"RESOLVED that Council of The City of Red Deer, having considered correspondence and reports to Council re: Red Deer Child Care Society Management Agreement and specifically the request for an increase in financial commitment by \$16,212 for 1991, be tabled for consideration during the 1991 budget discussions."

I am enclosing herewith the correspondence from the Child Care Society, including all of the administrative reports which appeared on the Council agenda of January 7th, for your information and for submission to Council during budget discussions.

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



C. Sevcik
City Clerk

CS/jt

Att.

- c. City Commissioners
- Social Planning Manager
- Director of Community Services
- Red Deer Child Care Society
- Day Care Administrator



NO. 6

No. 23

OFFICE OF THE SECRETARY-TREASURER

BOX 920

RED DEER, ALBERTA T4N 5H3
4758 - 32nd Street

Phone 347-3364

DECEMBER 19, 1990

Mayor R.J. McGhee
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee:

As discussed earlier, we enclose herewith three (3) copies of the amendment to the original Agreement, wherein we agreed to provide the Three Hundred Thousand Dollars (\$300,000.) to the new Centrium facility.

This amendment adds an additional One Hundred Thousand Dollars (\$100,000.) to go toward the Press Box.

We would appreciate having the three Agreements signed by the City officials and returned to us. When the County has signed them, a copy will be forwarded to you.

Your assistance in this matter would be appreciated.

Yours truly

COUNTY OF RED DEER NO. 23

R.J. STONEHOUSE
COUNTY COMMISSIONER

/gg

encls

THIS AGREEMENT made in triplicate this 7 day of *January*, A.D. 1990

BETWEEN:

THE COUNTY OF RED DEER NO. 23, a municipal
corporation in the Province of Alberta
(hereinafter referred to as "the County")

PARTY OF THE FIRST PART

- and -

CITY OF RED DEER, a municipal corporation
in the Province of Alberta
(hereinafter referred to as "the City")

PARTY OF THE SECOND PART

✓1989 ✓ Co
WHEREAS the County and the City did on the 13th day of March
A.D. ~~1990~~ enter into an Agreement, a copy of which is attached hereto and
marked as Schedule "A" (hereinafter referred to as "the Agreement");

AND WHEREAS the Agreement provided, inter alia, for the
contribution by the County to the City of the sum of THREE HUNDRED
(\$300,000.00) DOLLARS to be applied toward the construction costs incurred
by the City for the construction of an arena as it is referred to in that
Agreement but which will be hereinafter referred to as "the Centrum", upon
the terms and conditions therein contained;

AND WHEREAS the County is now prepared to contribute an
additional ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) to be applied
specifically towards the construction of a Press Box as originally
contemplated in the plans for "the Centrum";

AND WHEREAS the recitals in "the Agreement" remain in full force and effect and are deemed to be recited herein;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the covenants and agreements given on the part of the City and subject to the terms of this Agreement, the parties mutually agree the one with the other as follows:

1. The County will pay to the City the additional sum of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS over and above the \$300,000.00 to be paid by the County to the City pursuant to the terms of "the Agreement", upon the terms and conditions hereinafter set forth, to be applied toward the construction costs incurred by the City for the construction of a Press Box in accordance with and as originally contemplated in the plans for "the Centrum".

2. The County will pay the said sum of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS to the City within fifteen (15) days of the City giving written notice to the County that the 45 day statutory lien period, from the Substantial Completion of "the Centrum" and as prescribed by the Builder's Lien Act, R.S.A. 1980 Ch. B-12, has expired and that no liens remain registered against the property, as that term is defined in "the Agreement", and upon the satisfactory completion and construction of the Press Box in accordance with and as contemplated in the original plans for "the Centrum".

3. The parties agree that paragraph 6 of "the Agreement" shall be amended by changing all references to the sum of \$300,000.00 contained therein, to the sum of \$400,000.00. In all other respects, the terms of "the Agreement" shall remain unaltered and in force and effect.

4. The terms of this Agreement shall not be assigned by the City without written consent of the County.

5. This Agreement shall be binding upon the County and upon the City and upon their respective successors and permitted assigns as well as successive municipal councils in each case.

IN WITNESS WHEREOF the municipal corporations have affixed their respective seals by their proper officers in this behalf as of the date first above written.

THE COUNTY OF RED DEER NO. 23

Per: _____

Per: _____

THE CITY OF RED DEER

Per: _____

Per: _____

Commissioner's Comments

We would recommend Council approve the amending agreement.

"R.J. MCGHEE"
Mayor

DATE: December 21, 1990

TO: Director of Financial Services
Director of Community Services
City Solicitor

FROM: Assistant City Clerk

RE: COUNTY OF RED DEER - FUNDING FOR CENTRIUM

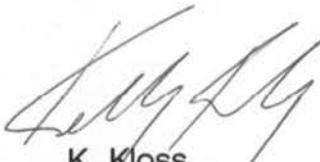
Attached is a copy of an amendment to the original agreement for the provision of funds from the County of Red Deer towards the Centrum.

The amendment adds an additional \$100,000.00 to go towards the press box of the Centrum.

I would ask that you review the attached agreement and advise the City Clerk as to if you find the same in order.

It would be appreciated if we had your comments by December 28, 1990 or as soon thereafter as possible.

Thanks.



K. Kloss
Assistant City Clerk

KK/blm
Encl.

FILE: CENTRIUM.CNT

DATE: December 24, 1990
TO: Assistant City Clerk
FROM: Director of Financial Services
RE: COUNTY OF RED DEER -
FUNDING FOR THE CENTRIUM

The agreement appears to be satisfactory.

J. Thomson

for

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

AW/jt

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS
Barristers & Solicitors

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

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

* Denotes Professional Corporation
**Denotes Student-at-Law

Your file:
Our file: General 12/90 THC

December 31, 1990

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

ATTENTION: Kelly Kloss
Assistant City Clerk

Dear Sir:

RE: County of Red Deer - Centrium Agreement

I have reviewed the amending agreement and find it to be in order.

Yours truly,



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

January 9, 1991

The County of Red Deer
Box 920
Red Deer, Alberta
T4N 5H3

Attention: Mr. R.J. Stonehouse, County Commissioner

Dear Mr. Stonehouse,

RE: AMENDMENT TO AGREEMENT - CENTRIUM FUNDING

At the Council Meeting of January 7, 1991 Council passed a resolution approving the amending agreement referred to above.

Enclosed herewith are three copies of the amendment to add an additional \$100,000 to the original agreement wherein the County agreed to provide \$300,000 to the new Centrium facility. The additional \$100,000 is to go toward the Press Box. This agreement has been duly signed and sealed by City officials and is being returned to the County for execution.

On behalf of Council, I wish to take this opportunity to thank the County for its spirit of co-operation in this joint venture. We are certain that this facility will be one of which we can all be very proud, and that it will be a tremendous asset to the Central Alberta region. Your assistance with this project is most gratefully appreciated.

Sincerely,

R. J. McGHEE
Mayor

Encl.

c.c. The Westerner Exposition
Director of Community Services
City Clerk

THIS AGREEMENT made in triplicate this 8th day of *January*, A.D. 1991 *Co.*

BETWEEN:

THE COUNTY OF RED DEER NO. 23, a municipal corporation in the Province of Alberta (hereinafter referred to as "the County")

PARTY OF THE FIRST PART

- and -

CITY OF RED DEER, a municipal corporation in the Province of Alberta (hereinafter referred to as "the City")

PARTY OF THE SECOND PART

✓1989✓ Co WHEREAS the County and the City did on the 13th day of March A.D. ~~1990~~ enter into an Agreement, a copy of which is attached hereto and marked as Schedule "A" (hereinafter referred to as "the Agreement");

AND WHEREAS the Agreement provided, inter alia, for the contribution by the County to the City of the sum of THREE HUNDRED (\$300,000.00) DOLLARS to be applied toward the construction costs incurred by the City for the construction of an arena as it is referred to in that Agreement but which will be hereinafter referred to as "the Centrum", upon the terms and conditions therein contained;

AND WHEREAS the County is now prepared to contribute an additional ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) to be applied specifically towards the construction of a Press Box as originally contemplated in the plans for "the Centrum";

AND WHEREAS the recitals in "the Agreement" remain in full force and effect and are deemed to be recited herein;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the covenants and agreements given on the part of the City and subject to the terms of this Agreement, the parties mutually agree the one with the other as follows:

1. The County will pay to the City the additional sum of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS over and above the \$300,000.00 to be paid by the County to the City pursuant to the terms of "the Agreement", upon the terms and conditions hereinafter set forth, to be applied toward the construction costs incurred by the City for the construction of a Press Box in accordance with and as originally contemplated in the plans for "the Centrum".

2. The County will pay the said sum of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS to the City within fifteen (15) days of the City giving written notice to the County that the 45 day statutory lien period, from the Substantial Completion of "the Centrum" and as prescribed by the Builder's Lien Act, R.S.A. 1980 Ch. B-12, has expired and that no liens remain registered against the property, as that term is defined in "the Agreement", and upon the satisfactory completion and construction of the Press Box in accordance with and as contemplated in the original plans for "the Centrum".

THIS AGREEMENT MADE IN DUPLICATE THIS 13 DAY OF March A.D. 1989

BETWEEN: THE COUNTY OF RED DEER NO. 23
(hereinafter referred to as the "County")
OF THE FIRST PART

- and -

THE CITY OF RED DEER
(hereinafter referred to as the "City")
OF THE SECOND PART

A G R E E M E N T

WHEREAS the County has accumulated a Public Reserve Fund pursuant to Section 112 of the Planning Act, R.S.A. 1980 Ch. P-9;

AND WHEREAS the Council of the City which is a municipality situated within the County, has made a request for a financial contribution to the construction of a Multi-Purpose Arena and Ice Facility in the City of Red Deer in the Province of Alberta (hereinafter referred to as "the arena");

AND WHEREAS the Council of the County considers that the arena would be a public recreation area within the meaning and description of Section 112 of the Planning Act;

AND WHEREAS it can be shown that some of the money presently on deposit in the Public Reserve Fund was raised from areas within the County surrounding the City;

AND WHEREAS it would appear that ratepayers within the County could have the use and benefit of a recreation facility such as the arena;

AND WHEREAS the City wishes to proceed with the construction of the Arena as part of its public recreation area located within its municipal boundaries on that property legally described as follows:

PLAN RED DEER 822 2274
BLOCK ONE (1)
LOT FIVE (5)
CONTAINING 46.5 HECTARES (114.90 Acres) MORE OR LESS
N $\frac{1}{2}$ 33 37 27 W4th
EXCEPTING THEREDOUT ALL MINES AND MINERALS
(hereinafter referred to as "the property")

AND WHEREAS pursuant to Section 113 of the Municipal Government Act, R.S.A. 1980 Chapter M-26, the county and the City may make an agreement for the joint construction and use of a public work or improvement;

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of the covenants and agreements given on the part of the City and subject to the terms of this Agreement, the County will pay to the City the sum of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS to be applied toward the construction costs incurred by the city for the construction of the arena.

2. That the County will pay the said sum of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS to the City within fifteen (15) days of the City giving written notice to the County that the forty-five (45) day statutory lien period as prescribed by the Builder's Lien Act R.S.A. 1980 Chapter B-12 has expired and that no liens remain registered against the property.

3. That in consideration of the contribution of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS by the County to the City, it is undertaken, covenanted and agreed by the City:

- (a) That the residents of the County who are not residents of the City shall have the use of the arena to the same extent as if they are residents of the City;
- (b) That the City will not impose any special user fees upon or otherwise restrict access to or use of the arena by the residents of the County who may not be residents of the City;
- (c) The City will publicly recognize and prominently display in a permanent fashion the County's financial participation in the construction of the arena.

These covenants on the part of the City shall be deemed to be covenants running with the property and shall bind the City and all subsequent owners of the property and the City hereby authorizes the County to register a Caveat against the property pursuant to the terms of this Agreement and the covenants contained herein.

4. The sole ownership of the arena shall belong to the City and notwithstanding the financial contribution of the County, the County shall not be an owner nor an occupier within the meaning of the Occupier's Liability Act, R.S.A. 1980 Chapter O-3 and the City hereby agrees to protect and indemnify the County from all claims, demands, actions and lawsuits and legal costs whatsoever, in any way associated with the arena, its use, ownership, management or maintenance EXCEPT this indemnity shall not necessarily apply in the situation where a County employee may become a Defendant by virtue of being involved with the use of the arena during the course and scope of his or her employment by the County.

5. All operating and maintenance costs in respect to the arena shall be the sole responsibility of the City to the exclusion of the County and the County shall not be called upon or obligated to participate or contribute any further funds for the construction, maintenance or operation of the arena other than the payment of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS herein provided.

6. That if the arena is damaged or destroyed in a manner that gives rise to the payment of the proceeds of insurance to the City, and if such proceeds or insurance are not utilized by the City to reconstruct or replace the arena, then the City shall repay to the County, the sum of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS at the time of the insurance recovery, or such lesser sum as may be agreed to by the County. In the event of the sale, lease or other disposition of either the property or the arena by the City, the County shall have the option of either demanding payment from the City in the sum of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARDS paid herein, in which case, the City shall pay the said sum to the County within sixty (60) days of receipt of the written demand from the County or of approving the sale, lease or other disposition of the property or the Arena, provided the new owner or Lessee signs an Agreement acknowledging the terms and conditions of this Agreement, and specifically, the covenants contained in paragraph 3 hereof.

7. That the terms of this Agreement shall not be assigned by the City without the written consent of the County.

8. That this Agreement shall be binding upon the County and upon the City and upon their respective successors and permitted assigns as well as successive municipal councils in each case.

9. Any notice required or permitted to be given by either party to the other shall be in writing and shall be deemed to have been sufficiently and effectively given, signed by or on behalf of the party giving the notice, and mailed by registered pre-paid post at the addresses specified for each of the parties as follows, namely:

COUNTY OF RED DEER -

CITY OF RED DEER - Box 5008
Red Deer, Alberta
T4N 3T4

Any such notice given as aforesaid, shall be conclusively deemed to have been given and received if delivered, on the date of such delivery, or if mailed 48 hours after such mailing.

IN WITNESS WHEREOF, the municipal corporations have affixed their respective seals by their proper officers in this behalf as of the date first above written.

THE COUNTY OF RED DEER NO. 23

Per: _____

Per: _____

THE CITY OF RED DEER

Per: _____

Per: _____



NORTHWESTERN UTILITIES LIMITED

December 20, 1990

City of Red Deer
4914-48 Avenue
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Mayor Robert McGhee

Dear Mayor McGhee:

As you are aware, Northwestern Utilities Limited (Northwestern) supplies natural gas to your community. During the past few months, a number of events have taken place which will impact the gas consumers in your community. We thought it might be useful to provide you and your Council with a brief update on the following issues:

1. The G.S.T.
2. The reduction in Income Tax Rebates by the Federal and Provincial Governments; and,
3. Amendments to the Gas Utilities Statutes Act

1. THE G.S.T.

We have now been advised that the G.S.T. will be implemented effective January 1, 1991 and will be added to the total of each customer's gas bill including franchise tax. The amount of G.S.T. will be clearly shown on each bill, and will result in an increase for the total billing for all customers.

2. THE REDUCTION IN INCOME TAX REBATES BY THE FEDERAL AND PROVINCIAL GOVERNMENTS

Last February, the Federal Government froze the level of payments under the Public Utilities Income Tax Transfer Act to 1989 levels. Under this Act, 95% of federal income taxes paid by Northwestern were rebated directly to each gas customer as a credit on their gas bill. Since the Federal Government has frozen rebates at 1989 levels, customers no longer receive rebates of any increased Federal income taxes paid by Northwestern.

.../2

MARKETING DEPARTMENT

MAILING ADDRESS: 10035 - 105 STREET, EDMONTON, ALBERTA T5J 2V6
BUSINESS ADDRESS: 7TH FLOOR, MILNER BUILDING, 10040 - 104 STREET, EDMONTON, ALBERTA T5J 2V6
TELEPHONE: (403) 420-7510 / FAX: (403) 420-7411

NORTHWESTERN UTILITIES LIMITED

Page 2
December 20, 1990 Cont.

The Provincial Government also rebated all provincial income taxes paid by Northwestern directly to customers through the gas bill. In March of this year, the Provincial Government discontinued rebating provincial income taxes to gas customers. The impact of these actions by both the Federal and Provincial Governments have resulted in a slightly higher gas bill for all customers.

Northwestern continues to urge both the Provincial and Federal Governments to rescind these actions.

3. GAS UTILITIES STATUES AMENDMENT ACT, 1990

The Provincial legislature has passed amendments to the Gas Utilities Statutes Act which, when the Act becomes law, will permit all gas customers the option of transporting their own gas or purchasing gas directly from Northwestern as a sales customer. Prior to the introduction of these amendments, industrial customers were the only group allowed to transport gas. The intent of this change in legislation is to allow all customers the opportunity of lower gas costs which may be available in the marketplace while maintaining minimum security of supply requirements. The regulations being written by the Provincial Government will determine the specific rules under which transportation of gas can take place.

Franchise fees are currently payable only on the "sale" of gas and therefore are not collected from transportation customers. The new legislation recognizes the potential loss in franchise tax revenue to communities which would result from customers switching from sales to transportation service and therefore provides a mechanism whereby communities can apply a franchise tax to the supply as well as the sale of natural gas to customers. We believe this is a very positive change which will benefit all communities.

Northwestern is proud to serve your community. If you have any questions about this or any other topic, please do not hesitate to contact either the local office serving your community or me.

Yours truly,



L. D. Bruce, P. Eng.
Vice President, Marketing

dlm

Commissioner's Comments

Submitted for Council's information.

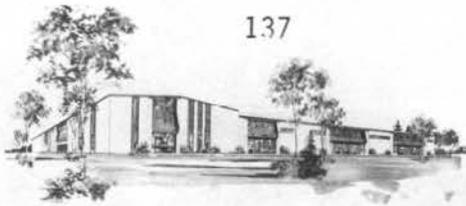
"R.J. MCGHEE", Mayor

NO. 8

137

HAND DELIVERED
DEC. 21/90 - 11:35 am.

Chiles



PHONES: 346-3800
347-3800
FAX: 340 3800

DEVELOPMENT CORPORATION LTD.

NO. 1 CHILES DRIVE
R. R. 1 - SITE 15 - BOX 10

RED DEER, ALBERTA T4N 6A5

December 21, 1990

Mayor and Council
City of Red Deer
City Hall
Red Deer, Alberta

Gentlemen:

Attached is a plan showing proposed development on the southeast quarter of 3 - 39 - 27 - W4.

Chiles Development has received zoning to put in a 70 stall mobile home park, which will require that we dispose of approximately 10,500 imperial gallons of sewer per day. We have two ways of disposing of this sewer:

1. In a private lagoon system which would be located across the road from your lagoon system within a proposed golf course.
2. With your approval, to tie into city sewer system within the northwest $\frac{1}{4}$ 3 - 38 - 27 - W4 by extending a line from our quarter section down an old railroad bed into a metering station and your main line.

Attached is a letter from the Waskasoo Regional Services board authorizing use of joint plant capacity.

Chiles Development would appreciate your consideration and your approval to dispose of this sewer through your services.

Yours truly,

Norman Chiles

Atts.
NC/mc


WASKASOO REGIONAL SERVICES BOARD

P.O. BOX 920
4758 - 32 STREET, RED DEER, ALBERTA 347-3364



December 20, 1990

Norman Chiles
Chiles Development Corp.
R.R. #1, Site 15, Box 10
Red Deer, Alberta
T4N 5E1

Dear Sir:

RE: Proposed Mobile Home Park
SW 3-39-27-4

In response to your letter of 10 December 1990 requesting the ability to use up to 21,000 Imperial Gallons per day of the capacity of the Regional Board.

The Board has discussed this proposal and is agreeable to it on the following conditions:

- 1) All construction, installation and inspection would not be by the Board nor the responsibility of the Board;
- 2) All metering, payment, collections ongoing, maintenance, etc. would be between the City and Chiles and not the responsibility of the Board;
- 3) A full report of the operation must be delivered to the Board by the City immediately following the end of each fiscal year of operation.

If this needs further clarification, or information, please contact the undersigned.

Yours truly,

REGIONAL SERVICES BOARD

Lorne McLeod
Administrator

LM/cb

EXECUTIVE 18 HOLE GOLF COURSEFRONT 9

1 - 225 yds.

2 - 220 "

3 - 120 "

4 - 138 "

5 - 165 "

6 - 178 "

7 - 220 "

8 - 178 "

9 - 180 "

1624 yds.BACK 9

10 - 165 yds.

11 - 99 "

12 - 275 "

13 - 230 "

14 - 124 "

15 - 360 "

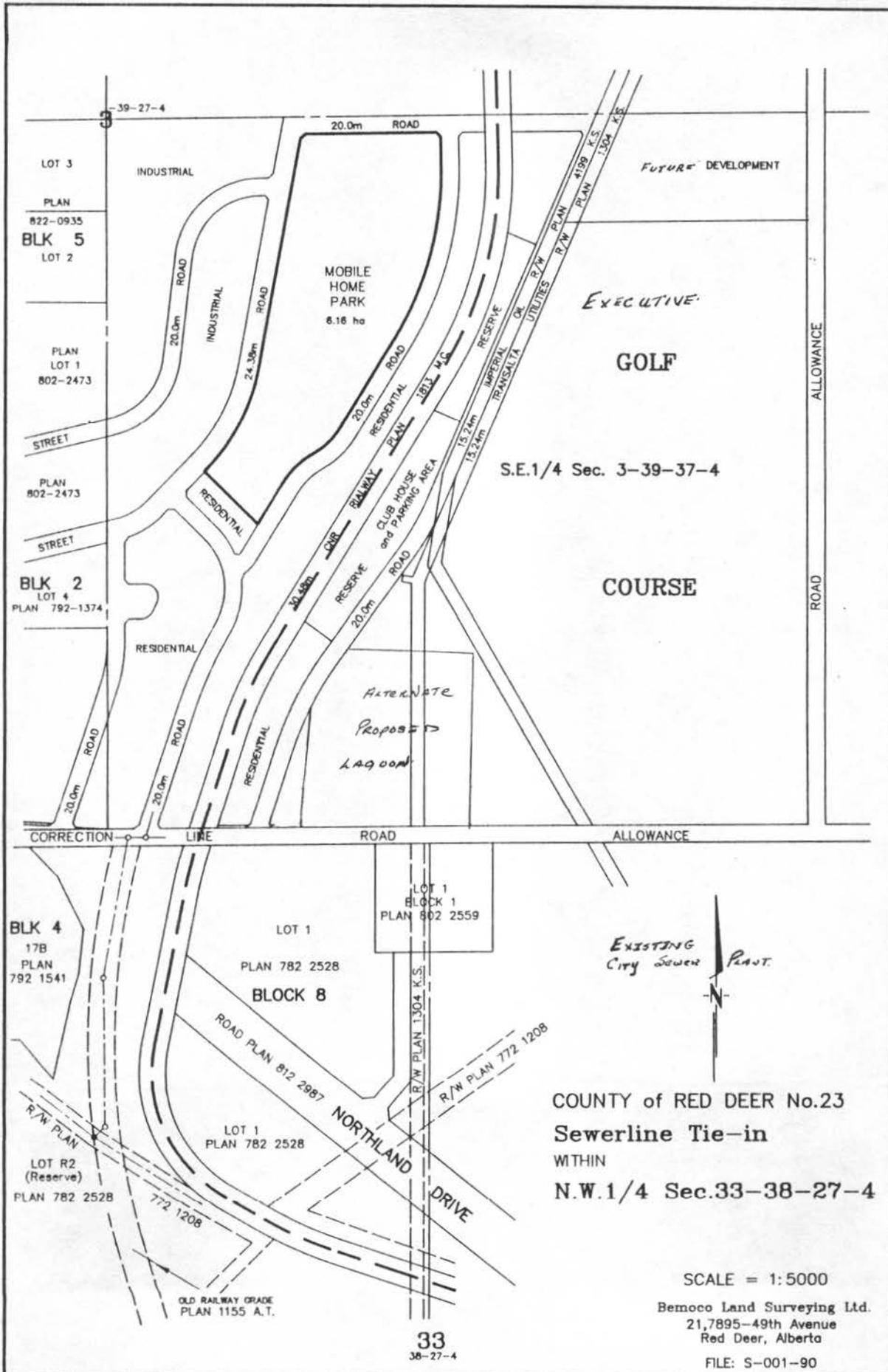
16 - 235 "

17 - 206 "

18 - 330 "

2009 yds.

TOTAL 3693 yards



COUNTY of RED DEER No.23
Sewerline Tie-in
 WITHIN
 N.W.1/4 Sec.33-38-27-4

SCALE = 1:5000

Bemoco Land Surveying Ltd.
 21,7895-49th Avenue
 Red Deer, Alberta

FILE: S-001-90

33
 38-27-4

DATE: December 28, 1990
TO: City Clerk
FROM: Public Works Manager
RE: CHILES - PROPOSED MOBILE HOME PARK
"DISPOSAL OF WASTEWATER"

I have reviewed the request by Chiles Development Corp. Ltd. to dispose of approximately 10,500 imperial gallons of domestic wastewater per day into the Waskasoo Regional system and subsequently into the Wastewater Treatment Plant.

I have no objection to this volume of domestic wastewater being discharged into the existing system for treatment subject to agreeing on metering, testing, payments and ongoing maintenance.

I do not recommend a private lagoon system as it is unnecessary for domestic waste and may create an odour problem.

for 
Gordon Stewart, P. Eng.
Public Works Manager

WEH/fm



TO: Mr. C. Sevcik, City Clerk
FROM: D. Rouhi, Senior Planner
RE: Chiles - Disposal of Sewer

DATE: December 31, 1990

Background

Chiles Development Corporation Ltd. is planning to develop a 6.16 ha (15.22 acre) mobile home park in the County of Red Deer, north of the City in the Blindman Industrial area. The developer is requesting City Council approval to connect into the City sewer system in order to service the development which includes 70 mobile home sites and an associated golf course.

Comments

1. The City Municipal Planning Commission, at its meetings of September 10, 1990 considered the proposed development and the following resolution was passed:

"THAT the Municipal Planning Commission recommend refusal of the proposal to redesignate 6.16 ha (15.22 acres) from Industrial District "I" to Mobile Home Park District "MHP" in the County of Red Deer on behalf of Chiles Development Corporation since it creates a major residential area in the industrial area within 1 km of the City boundary."

2. The area was previously planned for large industrial parcels which did not require sewage services. The City has not had an opportunity to adequately address the long term implications of this development from a land use or servicing perspective.
3. There is no joint urban fringe plan or policy which will provide the City with certainty of land use in this area. The servicing of this development would further promote a fragmented approach to future development in the urban fringe.

Mr. C. Sevcik, City Clerk

December 31, 1990

Recommendation

We recommend that the City does not extend servicing into this area until:

1. the long term implications of this development from a land use and servicing perspective have been addressed;
2. a joint urban fringe plan or policy is established between the City and County which provides certainty of future land uses in the area rather than a fragmented approach to future development.

for R. J. Klassen

D. ROUHI, ACP, MCIP
SENIOR PLANNER

DR/pim

c/c Director of Engineering Services
Public Works Manager

DATE: December 28, 1990
TO: City Clerk
FROM: Director of Engineering
RE: CHILES DEVELOPMENT CORPORATION LTD.
DISPOSAL OF SEWER

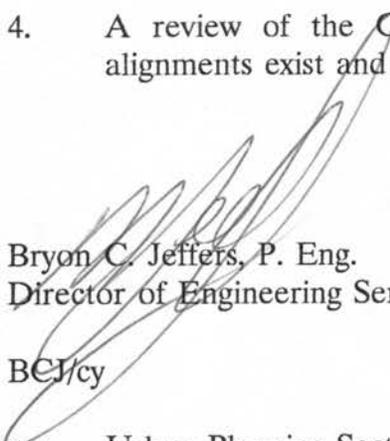
Review and consideration of Mr. Chiles', and the County of Red Deer's correspondence raises several points that would have to be addressed prior to a decision being reached.

1. Who would be responsible for the construction and maintenance of the sewer line? With the present system the Waskasoo Regional Services Board is responsible for these items.
2. A condition of the Boards' approval is that all metering, payment, etc. be between Chiles and the City. This is contrary to the established procedure.
3. What nature of report does the Board require of the City? If they don't wish to be involved, why do they require a report?
4. More information on both options; the sewage lagoon, on the hook up to the City system, would be required. A determination of the City main capacity at the point of hook up would have to be investigated.
5. As this is one area presently beyond City limits Council must consider the merits of providing sanitary sewer service to the area. Issues such as precedent and cross-jurisdictional arrangements must be considered.
6. While we have heard from Mr. Chiles and from the Waskasoo Regional Services Board, the County of Red Deer has not provided comments.

RECOMMENDATION

Should Council wish to give this application serious consideration, then we would recommend the following:

1. Construction and maintenance of a sewage main to be the responsibility of the Board.
2. The line would be metered and the Board charged. They would in turn collect from Mr. Chiles.
3. Should Mr. Chiles proceed with the sewage lagoon option, further information be requested, including comments from Alberta Environment.
4. A review of the City-side mains be undertaken to determine if satisfactory alignments exist and if sufficient capacity exists.


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

BCJ/cy

c.c. Urban Planning Sections Manager
 c.c. Director of Community Services

Commissioner's Comments

We would recommend that this matter be tabled as the County of Red Deer Council has not had an opportunity, as far as we know, to review this application. Their comments would be a requirement prior to Council considering this application. If Council agrees with this approach, we would also recommend that the comments of the administration be forwarded not only to the County Council, but also the Waskasoo Regional Services Board.

"R.J. MCGHEE"
 Mayor

Copy

FILE No.



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

December 24, 1990

Chiles Development Corporation Ltd.
No. 1 Chiles Drive
R.R. 1, Site 15, Box 10
RED DEER, Alberta
T4N 6A5

Attention: Norman Chiles

Dear Mr. Chiles:

RE: DISPOSAL OF SEWER

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on January 7, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

K. Kloss
Assistant City Clerk

KK/blm

DATE DECEMBER 24, 1990

TO:

- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCIAL SERVICES
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - COMPUTER SERVICES MANAGER
 - ECONOMIC DEVELOPMENT MANAGER
 - E.L. & P. MANAGER
 - ENGINEERING DEPARTMENT MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - PUBLIC WORKS MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION & CULTURE MANAGER
 - SOCIAL PLANNING MANAGER
 - TRANSIT MANAGER
 - TREASURY SERVICES MANAGER
 - URBAN PLANNING SECTION MANAGER
 -
-

FROM: CITY CLERK

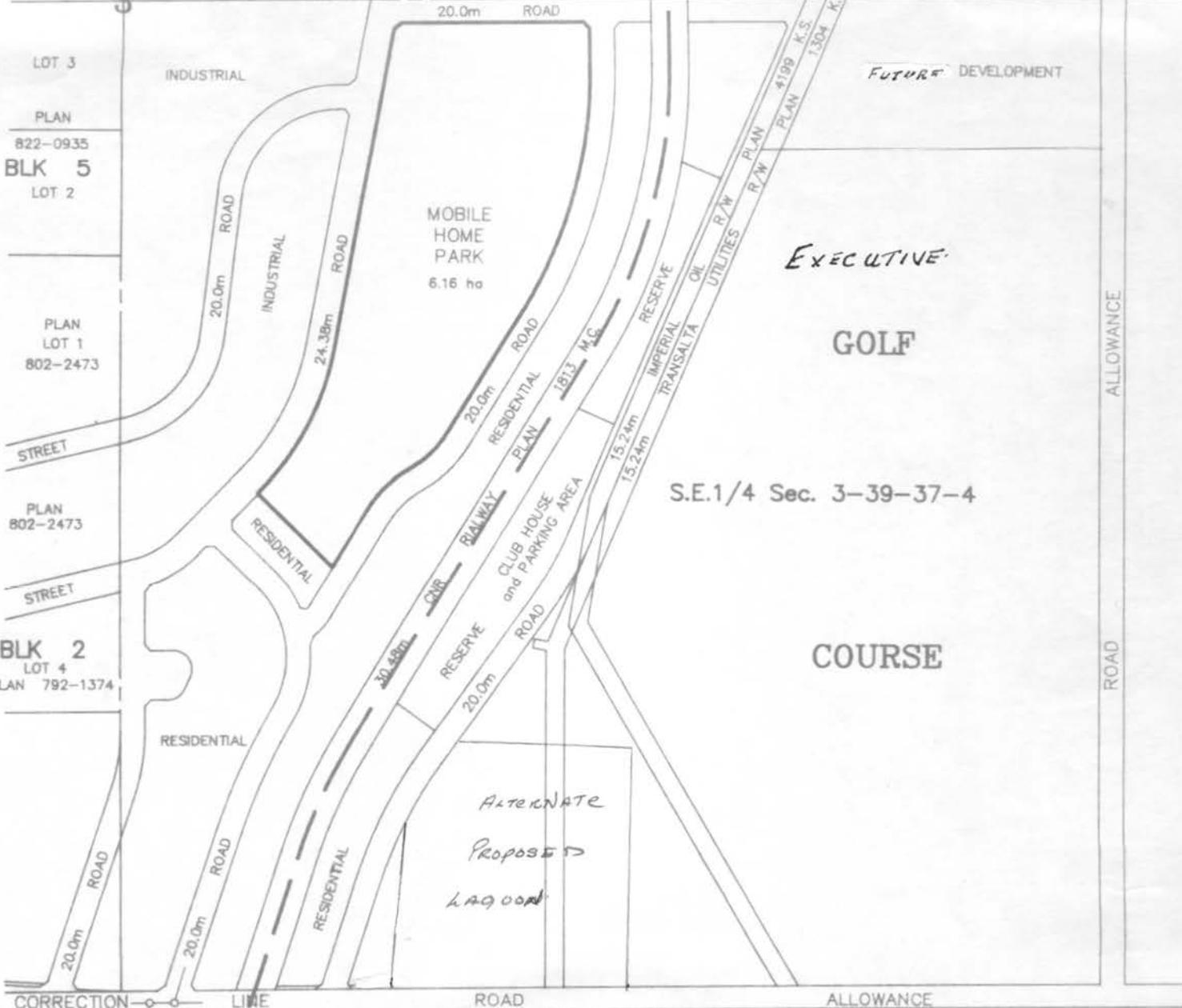
RE: CHILES - DISPOSAL OF SEWER

Please submit comments on the attached to this office by DECEMBER 31 for the Council Agenda of JANUARY 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk

39-27-4



LOT 3
INDUSTRIAL
PLAN
822-0935
BLK 5
LOT 2

PLAN
LOT 1
802-2473

PLAN
802-2473

BLK 2
LOT 4
PLAN 792-1374

BLK 4
17B
PLAN
792 1541

LOT 1
PLAN 782 2528
BLOCK 8

LOT 1
BLOCK 1
PLAN 802 2559

LOT 1
PLAN 782 2528

LOT R2
(Reserve)
PLAN 782 2528

EXISTING
City Sewer
PAST.



COUNTY of RED DEER No.23
Sewerline Tie-in
WITHIN
N.W.1/4 Sec.33-38-27-4

772 1208

ROAD PLAN 812 2987

NORTHLAND DRIVE

R/W PLAN 1304 K.S.

R/W PLAN 772 1208

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

DATE: January 4, 1991

FAX TO: Chiles Development Corporation Ltd.

ATTENTION: Norman Chiles.

THEIR FAX NO: 340-3800

FROM: Charlie Revink

DEPARTMENT: City Clerks

OUR FAX NO: (403) 346-6195

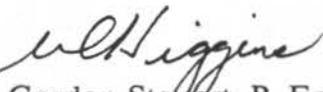
NUMBER OF PAGES INCLUDING THIS PAGE 6

DATE: December 28, 1990
TO: City Clerk
FROM: Public Works Manager
RE: CHILES - PROPOSED MOBILE HOME PARK
"DISPOSAL OF WASTEWATER"

I have reviewed the request by Chiles Development Corp. Ltd. to dispose of approximately 10,500 imperial gallons of domestic wastewater per day into the Waskasoo Regional system and subsequently into the Wastewater Treatment Plant.

I have no objection to this volume of domestic wastewater being discharged into the existing system for treatment subject to agreeing on metering, testing, payments and ongoing maintenance.

I do not recommend a private lagoon system as it is unnecessary for domestic waste and may create an odour problem.

for 
Gordon Stewart, P. Eng.
Public Works Manager

WEH/fm



TO: Mr. C. Sevcik, City Clerk
FROM: D. Rouhi, Senior Planner
RE: Chiles - Disposal of Sewer

DATE: December 31, 1990

Background

Chiles Development Corporation Ltd. is planning to develop a 6.16 ha (15.22 acre) mobile home park in the County of Red Deer, north of the City in the Blindman Industrial area. The developer is requesting City Council approval to connect into the City sewer system in order to service the development which includes 70 mobile home sites and an associated golf course.

Comments

1. The City Municipal Planning Commission, at its meetings of September 10, 1990 considered the proposed development and the following resolution was passed:

"THAT the Municipal Planning Commission recommend refusal of the proposal to redesignate 6.16 ha (15.22 acres) from Industrial District "I" to Mobile Home Park District "MHP" in the County of Red Deer on behalf of Chiles Development Corporation since it creates a major residential area in the industrial area within 1 km of the City boundary."

2. The area was previously planned for large industrial parcels which did not require sewage services. The City has not had an opportunity to adequately address the long term implications of this development from a land use or servicing perspective.
3. There is no joint urban fringe plan or policy which will provide the City with certainty of land use in this area. The servicing of this development would further promote a fragmented approach to future development in the urban fringe.

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. C. Sevcik, City Clerk

December 31, 1990

Recommendation

We recommend that the City does not extend servicing into this area until:

1. the long term implications of this development from a land use and servicing perspective have been addressed;
2. a joint urban fringe plan or policy is established between the City and County which provides certainty of future land uses in the area rather than a fragmented approach to future development.

for [Signature]

D. ROUHI, ACP, MCIP
SENIOR PLANNER

DR/pim

c/c Director of Engineering Services
Public Works Manager

DATE: December 28, 1990
TO: City Clerk
FROM: Director of Engineering
RE: CHILES DEVELOPMENT CORPORATION LTD.
DISPOSAL OF SEWER

Review and consideration of Mr. Chiles', and the County of Red Deer's correspondence raises several points that would have to be addressed prior to a decision being reached.

1. Who would be responsible for the construction and maintenance of the sewer line? With the present system the Waskasoo Regional Services Board is responsible for these items.
2. A condition of the Boards' approval is that all metering, payment, etc. be between Chiles and the City. This is contrary to the established procedure.
3. What nature of report does the Board require of the City? If they don't wish to be involved, why do they require a report?
4. More information on both options; the sewage lagoon, on the hook up to the City system, would be required. A determination of the City main capacity at the point of hook up would have to be investigated.
5. As this is one area presently beyond City limits Council must consider the merits of providing sanitary sewer service to the area. Issues such as precedent and cross-jurisdictional arrangements must be considered.
6. While we have heard from Mr. Chiles and from the Waskasoo Regional Services Board, the County of Red Deer has not provided comments.

RECOMMENDATION

Should Council wish to give this application serious consideration, then we would recommend the following:

1. Construction and maintenance of a sewage main to be the responsibility of the Board.
2. The line would be metered and the Board charged. They would in turn collect from Mr. Chiles.
3. Should Mr. Chiles proceed with the sewage lagoon option, further information be requested, including comments from Alberta Environment.
4. A review of the City-side mains be undertaken to determine if satisfactory alignments exist and if sufficient capacity exists.

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

BCJ/cy

c.c. Urban Planning Sections Manager
c.c. Director of Community Services

Commissioner's Comments

We would recommend that this matter be tabled as the County of Red Deer Council has not had an opportunity, as far as we know, to review this application. Their comments would be a requirement prior to Council considering this application. If Council agrees with this approach, we would also recommend that the comments of the administration be forwarded not only to the County Council, but also the Waskasoo Regional Services Board.

"R.J. MCGHEE"
Mayor

January 9, 1991

Waskasoo Regional Services Board
Box 920
Red Deer, Alberta
T4N 5H3

Attention: Mr. Lorne McLeod, Administrator

Dear Mr. McLeod:

**RE: CHILES DEVELOPMENT CORPORATION LTD. - PROPOSED MOBILE
HOME PARK - S.W. 1/4 - 3-39-27-4
APPLICATION TO CONNECT TO THE WASKASOO REGIONAL SERVICES
BOARD SANITARY SEWAGE TRANSMISSION FACILITY**

The above-noted application from Chiles Development Corporation Ltd. was considered at the Council meeting on January 7, 1991, at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby agrees that the correspondence from Chiles Development Corporation Ltd. requesting approval to tie into the Waskasoo Regional Sewerage System be tabled pending comments from the County of Red Deer. Council further agrees that the comments of the administration be forwarded not only to the County Council but also to the Waskasoo Regional Services Board and as recommended to Council January 7, 1991."

Waskasoo Regional Services Board

Page 2

January 9, 1991

Enclosed herewith is a copy of all of the material which appeared on the Council Agenda of January 7, 1991 (Pages 137 to 145) for your information and consideration. We look forward to a reply from the Waskasoo Regional Services Board in the light of the comments from the Administration attached herewith.

Trusting you will find this satisfactory, and we await your response.

Sincerely,

R. J. McGHEE

Mayor

/bd

Encl.

c.c. County of Red Deer
City Clerk

January 9, 1991

Chiles Development Corporation Ltd.
#1 Chiles Drive, R.R. 1, Site 15, Box 10
Red Deer, Alberta
T4N 6A5

Attention: Mr. Norman Chiles

Dear Sir:

**RE: CHILES DEVELOPMENT CORPORATION LTD.
PROPOSED MOBILE HOME PARK - S.W. 1/4 - 3-39-27-4**

Your letter of December 21, 1990 requesting approval to tie-in to the Waskasoo Regional Services Board Sanitary Sewage Transmission Facility was considered at the Council Meeting of January 7, 1991.

Following is the motion which was passed by Council in regard to your request:

"RESOLVED that Council of The City of Red Deer hereby agrees that the correspondence from Chiles Development Corporation Ltd. requesting approval to tie into the Waskasoo Regional Sewerage System be tabled pending comments from the County of Red Deer. Council further agrees that the comments of the administration be forwarded not only to the County Council but also to the Waskasoo Regional Services Board and as recommended to Council January 7, 1991."

Chiles Development Corporation Ltd.

Page 2

January 9, 1991

The decision of Council in this instance is submitted for your information, and I would further advise that we have written to the County of Red Deer and the Waskasoo Regional Services Board for their comments prior to Council of The City of Red Deer making a final decision. Upon receipt of the comments, the City Clerk's Office will advise you as to when the matter is once again to be considered by the Council of The City of Red Deer.

Trusting you will find this satisfactory.

Sincerely,

R. J. McGHEE

Mayor

/bd

c.c. City Clerk

January 15, 1991

Reeve Elmer Stoyberg and
Members of County Council
The County of Red Deer No. 23
Box 920
Red Deer, Alberta
T4N 5H3

Dear Members of County Council,

**RE: CHILES DEVELOPMENT CORPORATION LTD. - PROPOSED MOBILE
HOME PARK - S.W. 1/4 - 3-39-27-4
APPLICATION TO CONNECT TO THE WASKASOO REGIONAL SERVICES
BOARD SANITARY SEWAGE TRANSMISSION FACILITY**

The above-referred matter was considered by Council of The City of Red Deer at its meeting held on January 7, 1991, at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer hereby agrees that the correspondence from Chiles Development Corporation Ltd. requesting approval to tie into the Waskasoo Regional Sewerage System be tabled pending comments from the County of Red Deer. Council further agrees that the comments of the administration be forwarded not only to the County Council but also to the Waskasoo Regional Services Board and as recommended to Council January 7, 1991."

As the proposed development exists in the County, the comments of the County of Red Deer are *required* prior to Council of The City of Red Deer considering this application and rendering a decision. In this regard, I am enclosing herewith all of the material which appeared on the Council Agenda January 7, 1991 for your information and consideration (Pages 137 to 145).

.../2

The County of Red Deer
Page 2
January 15, 1991

When we received this application we were somewhat surprised and disappointed to learn that the County had approved a mobile home development in what we believed was an industrial area. Some years ago this area was discussed by both City and County Councils and from those discussions we understood that the area was to be entirely industrial, with lots of sufficient size that they would be self-supporting in providing their own services. Accordingly, the need for water and sanitary sewer services has not been contemplated for this area, and as you will appreciate, it is almost impossible to plan for these services if this type of mixed use development is approved on an ad-hoc basis.

If this application is one for assistance to help the County solve a particularly difficult problem, we feel sure that City Council would give it very serious consideration, but if this is just an application by a private citizen in the County jurisdiction the Commissioners could not support an ad-hoc approach to any type of servicing at this time.

Your attention to this matter is appreciated, and we look forward to receiving your comments in due course.

Sincerely,

R. J. McGHEE
Mayor

/bd

Encl.

c.c. City Clerk



SCOTT BUILDERS

7883 Gaetz Avenue
 Red Deer, Alberta T4P 1M8
 Telephone: 343-7270
 Fax: 346-4310

December 13, 1990

The City of Red Deer,
 City Clerk's Department,
 Box 5008,
 Red Deer, Alta. T4N 3T4

THE CITY OF RED DEER
 CLERK'S DEPARTMENT

RECEIVED	
TIME	3:45
DATE	Dec. 21/90
BY	ds

Attention: Mayor and Council of the
 City of Red Deer, Alberta

This letter is written on behalf of the Capri Convention Centre and it's owner, Mr. Al Pasutto.

Plans are presently being reviewed by the City and the Municipal Planning Commission for a development permit application involving a 3500 sq. ft. commercial retail facility on the south west corner of the Capri parking lot.

As part of the evaluation process, the City has recently completed a three week study to determine it's future plans with the roads in the area, in particular 32 Street. The result of this study requires the owner to move the proposed building 100m (\pm 33 feet) further north, as the City's plans call for a widening of 32nd Street, which in this particular location, south of the Capri, is only single lane each way. At such time as this widening is to occur, a strip of land will be required off the Capri parking lot.

During the above process, it has come to our attention that the present access off 32nd Street into the Capri lot is of a temporary nature, and that the City's plans may call for a closing of this access once the above alterations to 32nd Street take place. Obviously this right in - right out access is of vital importance to any commercial development on the west side of the lot.

The purpose of this letter is to ask Council to review this situation, and to obtain its' agreement that the road alteration plans can be worked out in such a way that this access will remain open.

.....2

Mayor and Council
City of Red Deer,
Page Two
December 10, 1990

We would state the following points in favour of our objective:

- The present access has caused no traffic difficulties of any kind, as it is located off the acceleration lane which starts at 51st Avenue. This extra lane doubles as a deceleration lane for vehicles planning to enter the Capri parking lot, allowing them to slow down outside of the main flow of traffic. This detail, involving an acceleration/deceleration lane can be maintained very easily as part of the 32nd Street reconstruction.
- The Esso gas station just east of Gaetz Avenue was able to maintain direct access off 32nd Street as part of it's recent redevelopment. The location of this access is very similar to the one in question here.
- New right in - right out accesses have recently been installed along 67 Street near the North Red Deer Liquor Store and Food City. These are located on a street similar in nature and traffic flow to 32nd Street.
- This exit is also of importance to the hotel itself. It allows traffic to disperse more quickly after large functions, thus preventing congestion in City Streets adjoining the Capri lot along its East side.

We look forward to Council's favourable and expedient reply. This project will result in an attractive development for our City, providing jobs to both a number of construction trades, in their slow season, as well as a number of permanent staff.

Yours very truly,

SCOTT BUILDERS,


Hans te Stroete,
Sales Manager

HtS/pw

cc to: Mr. Al Pasutto, Capri Convention Centre





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

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

TO: C. Sevcik, City Clerk

DATE: December 28, 1990

FROM: D. Rouhi, Senior Planner

RE: Scott Builders - Capri Centre Development

The Municipal Planning Commission, at their meeting dated December 17, 1990 approved site development and parking relaxation in connection with the proposed development at 32nd Street and 51st Avenue (Lot G1, Plan 3237 N.Y.) subject to the Engineering Department's letter dated December 7, 1990.

Scott Builders are requesting the existing temporary access (right-in/right-out) on 32nd Street to remain open after 32nd Street reconstruction is completed. They mentioned a few examples in the City in which this has happened (eg. 32nd and 67th Streets). In those cases, it required construction of deceleration lanes and road widening to accommodate the extra lane.

We have no objection if the road design includes a right-in/right-out at this location, subject to the condition that all costs including construction of deceleration lane, road widening and utilities relocation be the applicant's responsibility.

for.

D. ROUHI, ACP, MCIP
SENIOR PLANNER

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

MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: December 31, 1990
TO: City Clerk
FROM: City Assessor
RE: SCOTT BUILDERS - CAPRI CENTRE DEVELOPMENT

We have no objections to the access to 32nd Street remaining, subject to:

1. Provision for deceleration lane to the east and acceleration lane to the west of this access.
2. Acceptable grades to accommodate the access that will not be hazardous in inclement weather conditions.
3. Cost sharing of the required lanes that is acceptable as has been done in other developments recently.
4. All comments of the City Engineer.
5. Commitment by the owner to reasonable negotiation on land required for the road right-of-way when planning is complete.



Al Knight, A.M.A.A.
Land Administrator

AK/ngl

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
Economic Development Manager
E.L.& P. Manager
Red Deer Regional Planning Commission

DATE: December 28, 1990
TO: City Clerk
FROM: Engineering Department Manager
RE: SCOTT BUILDERS - CAPRI CENTRE DEVELOPMENT

Attached for Council's information is a copy of the Access Agreement, dated May 19, 1977 between the City and the Capri Centre. We would like to point out Clause 3 and indicate that at the time of signing the Agreement, the Province would not consider any midblock access to major arterial roadways such as 32 Street.

Since 1986, the Province has introduced supplemental design standards to the TAC (Transportation Association of Canada; formerly RTAC) design manual which permits midblock access to arterials under two conditions:

1. Right-in/right-out access upon construction of a full-length auxiliary lane; to be used where multiple direct accesses to commercial establishments are required.
2. Right-in/right-out access upon provision of an appropriate deceleration lane and, if necessary, an appropriate acceleration lane. This is used where only one or two midblock accesses are required.

The request from the Capri Centre would fall into category 2. A deceleration lane and taper totalling 75 m is mandatory and a deceleration lane and taper of 90 m is desirable for a 60 km/hr operating speed on 32 Street. Normally, an acceleration lane is required as well where the design vehicle speed is 60 km/h or greater. In this case, where there will be a major signal controlled intersection to the west (upon Major Continuous Corridor completion) and as the grade on 32 Street is downhill, an acceleration lane and taper is not, in our opinion, mandatory.

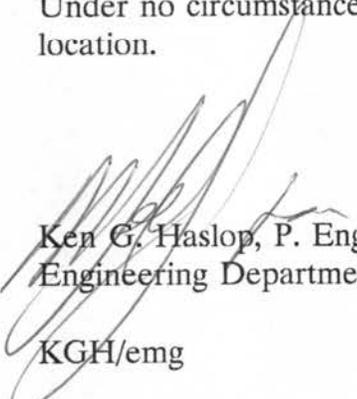
Another factor requiring consideration is the actual driveway design. The change in vertical grade between the cross fall on 32 Street and the driveway profile on the Capri lot should not exceed 5%. This translates into a maximum driveway gradient of 3% uphill into the Capri parking lot, which in turn means that a significant excavation will have to occur on the Capri parking lot.

The redesign of 32 Street in conjunction with the Major Continuous Corridor Project, will not be complete until summer 1991. Construction is not scheduled until 1992. In order to accommodate the widening of 32 Street to a 4 lane divided cross section, approximately 10-12 m of additional right of way is required from the Capri Centre, as shown on the attached plan. We hope to begin right of way negotiations early in the new year.

RECOMMENDATION

- a. Should City Council wish to void the Agreement, we would strongly recommend that the City require the following if the direct right-in/right-out access is to remain:
- 1) Construction of a minimum length of 75 m of deceleration lane and taper.
 - 2) Construction of a revised driveway access on site to match the grades established by the City's final design drawings. This may require a driveway cut of approximately 40-60 m into the Capri parking lot. This work could be done by the Capri or the Capri may elect to have the City complete the work on their property in conjunction with the deceleration lane and widening of 32 Street.
 - 3) The costs of the deceleration lane and revised driveway location, including relocation of the existing overhead power poles and any other existing, conflicting utilities, that would not have to be relocated to accommodate 32 Street widening, to be the responsibility of the Capri Centre.

Under no circumstances can we support a break in the centre median of 32 Street at this location.


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

KGH/emg

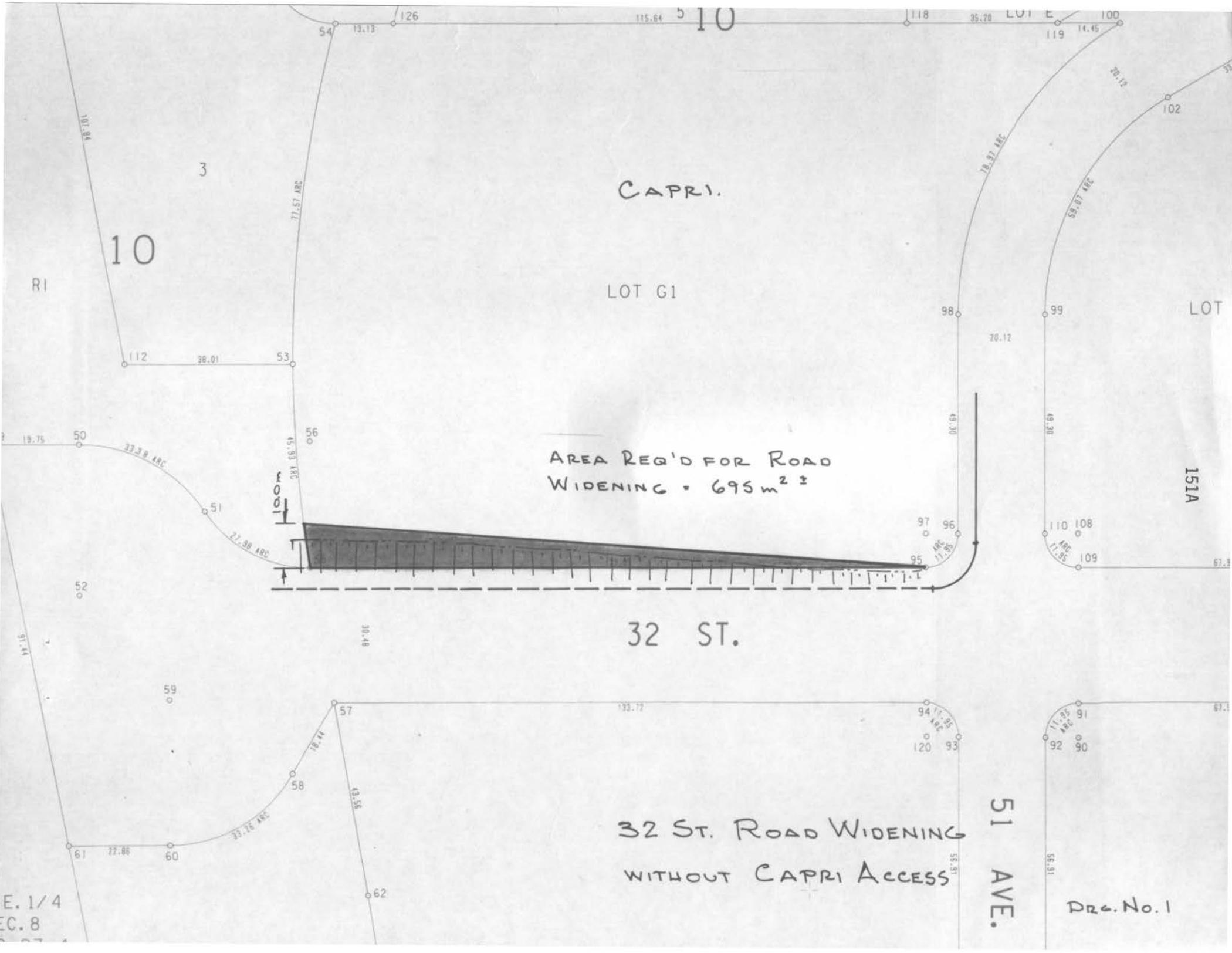
Att.

- c.c. Director of Community Services
- c.c. By-laws and Inspections Manager
- c.c. City Assessor
- c.c. Economic Development Manager
- c.c. E. L. & P. Manager
- c.c. Urban Planning Sections Manager

Commissioner's Comments

The situation outlined in this particular application is somewhat comparable to requests granted by Council on 67 Street east of 64 Ave. and on Molly Banister Drive west of Gaetz Ave. We would recommend Council support the recommendations of the Engineering Dept. Manager if Council agrees to allow this access and with the clear understanding that no median break will be allowed on 32 Street.

"R.J. MCGHEE"
Mayor



CAPRI.

LOT G1

AREA REQ'D FOR ROAD
WIDENING = 695 m² ±

10.0m

32 ST.

32 ST. ROAD WIDENING
WITHOUT CAPRI ACCESS

51 AVE.

DRG. No. 1

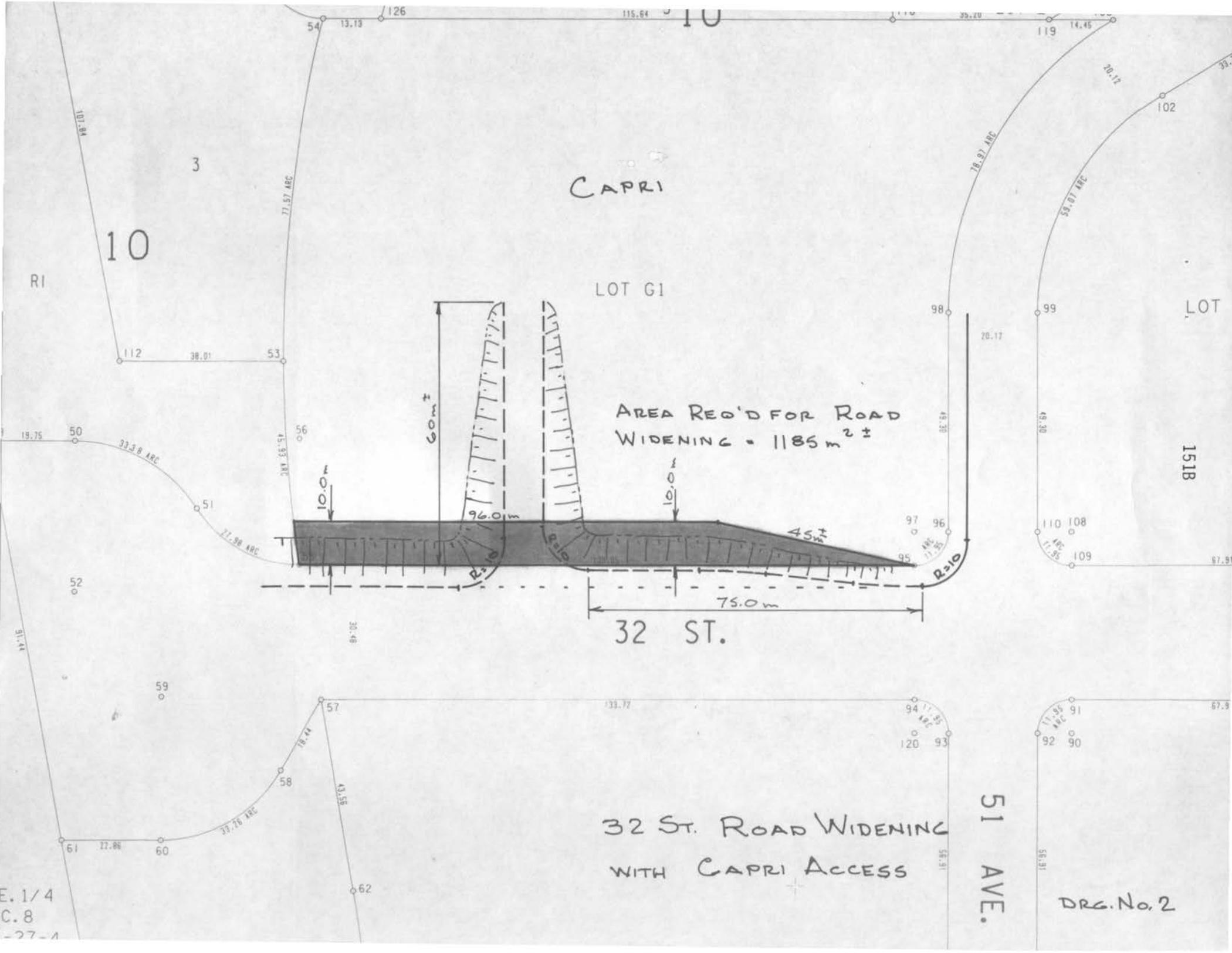
10

3

LOT

151A

E. 1/4
EC. 8



CAPRI

LOT G1

AREA REQ'D FOR ROAD WIDENING = 1185 m² ±

32 ST.

51 AVE.

DRG. No. 2

E. 1/4
C. 8
-27-4

Copy

FILE No.



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

December 24, 1990

Scott Builders
7883 Gaetz Avenue
RED DEER, Alberta
T4P 1M8

Attention: Hans te Stroete, Sales Manager

Dear Mr. te Stroete:

RE: CAPRI CENTRE DEVELOPMENT

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on January 7, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

K. Kloss
Assistant City Clerk

KK/blm

DATE: December 27, 1990

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: SCOTT BUILDERS - CAPRI CENTRE DEVELOPMENT

In response to your memo of December 21, 1990, we wish to advise that, as the question of access is a concern of the Engineering Department, we have no comments regarding this application.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE December 21, 1990

TO:

- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCIAL SERVICES
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - COMPUTER SERVICES MANAGER
 - ECONOMIC DEVELOPMENT MANAGER
 - E.L. & P. MANAGER
 - ENGINEERING DEPARTMENT MANAGER
 - FIRE CHIEF
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - PUBLIC WORKS MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION & CULTURE MANAGER
 - SOCIAL PLANNING MANAGER
 - TRANSIT MANAGER
 - TREASURY SERVICES MANAGER
 - URBAN PLANNING SECTION MANAGER
 -
-

FROM: CITY CLERK

RE: SCOTT BUILDERS - CAPRI CENTRE DEVELOPMENT

Please submit comments on the attached to this office by DECEMBER 31, 1990 for the Council Agenda of JANUARY 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk

alee 27/90

To: City Clerk
C. Sercik

From: ELP Dept.

RE: Scott Builders - Capri Centre
Development

Our department has no comment concerning
the above noted project.

D.C. Schuler

DATE December 21, 1990

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
- PARKS MANAGER
- PERSONNEL MANAGER
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- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- URBAN PLANNING SECTION MANAGER
-

FROM:

CITY CLERK

RE: SCOTT BUILDERS - CAPRI CENTRE DEVELOPMENT

Please submit comments on the attached to this office by DECEMBER 31, 1990 for the Council Agenda of JANUARY 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk

No Comment

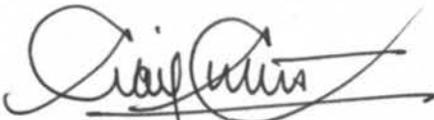

DATE: January 2, 1991

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS
Director of Community Services

RE: SCOTT BUILDERS: CAPRI CENTRE DEVELOPMENT
Your memo dated December 21, 1990 refers.

I have discussed the proposed development with the Parks and Recreation & Culture Managers, and we have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager

DATE: December 7, 1990
TO: By-laws and Inspections Manager
FROM: Engineering Department Manager
RE: PROPOSED COLD BEER STORE
CAPRI HOTEL
5128 - 32 STREET
LOT G1, PLAN 4347 NY

We have reviewed the revised plan for the proposed Cold Beer Store near the southwest corner of the above noted site, and have no objections subject to the following:

1. The revised building location shown will clear the proposed 32 Street right of way. We anticipate right of way negotiations to begin early in the new year.
2. The building must be clear of any utility right of way easements.
3. Sewer and water services are available from 51 Avenue. The developer will be required to make the necessary application and payment at this Department.
4. The existing access to 51 Avenue is satisfactory but it should be noted that, as per the Agreement of May 19, 1977, with the Capri, the existing access to 32 Street is temporary only. The access will be eliminated in 1992 when 32 Street is constructed.


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

NPA/cy

c.c. Public Works
c.c. Engineering Services Clerks
c.c. Development Coordinator

THIS AGREEMENT made this 15th day of ^{N/A} ~~April~~, A.D. 1977. *Charlie*

BETWEEN:

THE CITY OF RED DEER, a municipal corporation in the Province of Alberta, (herein called "the City")

OF THE FIRST PART

- and -

PASUTTOS' HOTEL LTD., a body corporate carrying on business in the City of Red Deer, in the Province of Alberta, (herein called "the Owner")

OF THE SECOND PART

WHEREAS the Owner is registered owner of:

Lot G1 containing 4.66 acres more or less on Plan 3237 N.Y. and Lot E containing 2.88 acres more or less on Plan 5009 K.S. (SE 8-38-27-W4)

in the City of Red Deer, in the Province of Alberta (herein called "the development lands"); and

WHEREAS the Owner is also the registered owner of:

Lot F1 containing 2.24 acres more or less on Plan 3237 N.Y. (SE 8-38-27-W4) in the City of Red Deer, in the Province of Alberta (herein called "the parking lands"); and

WHEREAS an application was made by or on behalf of the Owner for approval of further development on the development lands comprising an addition to that premises commonly known as "the Capri Hotel"; and

WHEREAS the Municipal Planning Commission did at its hearing on February 15, 1977 pass the following motion:

"That the Municipal Planning Commission approve the size, shape, location and construction of parking (paved), the yards and landscaping in connection with the proposed addition to the Capri Hotel at 3310 - 51 Avenue and in addition the Commission approve the proposed expansion of this hotel subject to the following conditions:

1. Lots E - G1 shall be consolidated under one certificate of title.
2. A caveat or agreement shall be placed on Lot F1 in order to insure that the site remains for parking (A letter shall be submitted by Mr. Pasutto ensuring that this site will be used for parking and outlining when the mobile home dealerships presently operating from the site will be removed from the site.
3. Access on to 32nd Street will be allowed as a temporary measure and will be eliminated when 32nd Street is constructed including a grade separation at Gaetz Avenue and the C.P.R. Railway.
4. The pedestrian overpass over 51st Avenue shall have at least an 18 foot clearance and shall be subject to an appropriate agreement for lease of air space.
5. The sanitary sewer servicing shall be in agreement with the Engineering Department and the developer.
6. A wider access or alternately two access points shall be provided from 51st Avenue some distance removed from its intersection with 32nd Street.
7. Store floor areas shall be allowed with a square footage of +/- 10% of those shown on the plans submitted this date.
8. The front entrance canopy shall be contained within the property line so a relaxation and license shall be granted by the Appeal Board and Council on this item."

and

WHEREAS the City and the Owner desire to satisfy the requirements with respect to an agreement relating to parking.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the Municipal Planning Commission of the City having approved the application submitted by the Owner, the parties hereto agree as follows:

1. The Owner hereby covenants and agrees that the parking lands, subject to the provisions of clause 2 hereof, shall be utilized solely for parking purposes directly related to the business conducted from or upon the development lands.

2. The City acknowledged and agrees that the mobile home dealerships presently operating from the parking lands may continue such operation to and including August 1, 1977, provided that from and after that date the provisions of and covenants and agreements in clause 1 hereof shall be effective.

3. The Owner covenants and agrees that it will cause any subsequent purchasers or owners of the development lands or the parking lands to agree to the condition respecting the use of the parking lands, for parking purposes only, to the intent and purpose that all subsequent purchasers of the development lands or the parking lands or any part thereof shall be bound by the covenants contained herein. The Owner further covenants and agrees that it will not dispose of, transfer, or in any way part with possession of or title to the development lands or the parking lands to any third party without first having and obtaining an agreement between the Owner, the City and such third party to the intent and effect that such third party shall become a party to this agreement in the place and stead of the Owner.

4. The Owner covenants and agrees that default under any of the provisions of this agreement shall entitle the City to enter upon the parking lands and to take any and all action necessary to restore and convert the parking lands so that the parking lands can again be utilized for parking purposes. Any costs incurred by the City will be payable by the Owner and/or any subsequent Owner on demand. In default of payment of such costs, the Owner agrees that the City shall be entitled to add the costs thereof to the taxes of the said lands and to recover such costs as taxes in arrears pursuant to the provisions of the Tax Recovery Act.

5. The Owner agrees not to object, but rather consent, to a spot rezoning of the parking lands so as to allow the City to change the existing zoning requirements for the parking lands so as to allow the parking lands to be utilized solely for parking purposes.

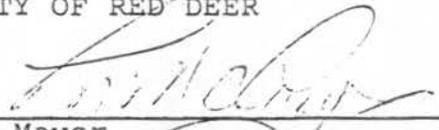
6. The Owner agrees that the covenants contained herein relating to the development lands or the parking lands are covenants running with such lands or shall be deemed to be and are agreed to be covenants running with such lands and the City shall be entitled to file and maintain a caveat against the title to the development lands and the parking lands to protect the provisions of this agreement.

7. The parties agree that if any part of this agreement is held by a Court of competent jurisdiction to be invalid or unenforceable, such ruling shall in no way affect the validity or enforceability of the balance of this agreement.

8. This agreement shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day and year first above written.

THE CITY OF RED DEER

Per: 
Mayor

Per: 
City Clerk

PASUTTOS' HOTEL LTD.

Per: 

Per: _____

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

DATE: January 4, 1991FAX TO: Scott BuildersATTENTION: Hans te StraeteTHEIR FAX NO: 346-4310FROM: Charlie SwiftDEPARTMENT: City Clerks

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE 7



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

TO: C. Sevcik, City Clerk
FROM: D. Rouhi, Senior Planner
RE: Scott Builders - Capri Centre Development

DATE: December 28, 1990

The Municipal Planning Commission, at their meeting dated December 17, 1990 approved site development and parking relaxation in connection with the proposed development at 32nd Street and 51st Avenue (Lot G1, Plan 3237 N.Y.) subject to the Engineering Department's letter dated December 7, 1990.

Scott Builders are requesting the existing temporary access (right-in/right-out) on 32nd Street to remain open after 32nd Street reconstruction is completed. They mentioned a few examples in the City in which this has happened (eg. 32nd and 67th Streets). In those cases, it required construction of deceleration lanes and road widening to accommodate the extra lane.

We have no objection if the road design includes a right-in/right-out at this location, subject to the condition that all costs including construction of deceleration lane, road widening and utilities relocation be the applicant's responsibility.


D. ROUHI, ACP, MCIP
SENIOR PLANNER

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

MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: December 31, 1990
TO: City Clerk
FROM: City Assessor
RE: SCOTT BUILDERS - CAPRI CENTRE DEVELOPMENT

We have no objections to the access to 32nd Street remaining, subject to:

1. Provision for deceleration lane to the east and acceleration lane to the west of this access.
2. Acceptable grades to accommodate the access that will not be hazardous in inclement weather conditions.
3. Cost sharing of the required lanes that is acceptable as has been done in other developments recently.
4. All comments of the City Engineer.
5. Commitment by the owner to reasonable negotiation on land required for the road right-of-way when planning is complete.


Al Knight, A.M.A.A.
Land Administrator

AK/ngl

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
Economic Development Manager
E.L. & P. Manager
Red Deer Regional Planning Commission

DATE: December 28, 1990
TO: City Clerk
FROM: Engineering Department Manager
RE: SCOTT BUILDERS - CAPRI CENTRE DEVELOPMENT

Attached for Council's information is a copy of the Access Agreement, dated May 19, 1977 between the City and the Capri Centre. We would like to point out Clause 3 and indicate that at the time of signing the Agreement, the Province would not consider any midblock access to major arterial roadways such as 32 Street.

Since 1986, the Province has introduced supplemental design standards to the TAC (Transportation Association of Canada; formerly RTAC) design manual which permits midblock access to arterials under two conditions:

1. Right-in/right-out access upon construction of a full-length auxiliary lane; to be used where multiple direct accesses to commercial establishments are required.
2. Right-in/right-out access upon provision of an appropriate deceleration lane and, if necessary, an appropriate acceleration lane. This is used where only one or two midblock accesses are required.

The request from the Capri Centre would fall into category 2. A deceleration lane and taper totalling 75 m is mandatory and a deceleration lane and taper of 90 m is desirable for a 60 km/hr operating speed on 32 Street. Normally, an acceleration lane is required as well where the design vehicle speed is 60 km/h or greater. In this case, where there will be a major signal controlled intersection to the west (upon Major Continuous Corridor completion) and as the grade on 32 Street is downhill, an acceleration lane and taper is not, in our opinion, mandatory.

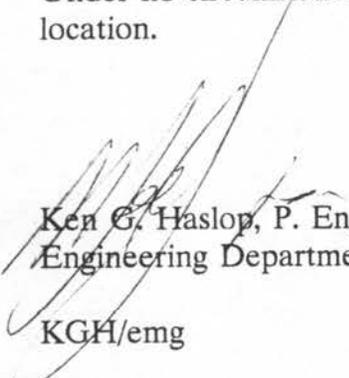
Another factor requiring consideration is the actual driveway design. The change in vertical grade between the cross fall on 32 Street and the driveway profile on the Capri lot should not exceed 5%. This translates into a maximum driveway gradient of 3% uphill into the Capri parking lot, which in turn means that a significant excavation will have to occur on the Capri parking lot.

The redesign of 32 Street in conjunction with the Major Continuous Corridor Project, will not be complete until summer 1991. Construction is not scheduled until 1992. In order to accommodate the widening of 32 Street to a 4 lane divided cross section, approximately 10-12 m of additional right of way is required from the Capri Centre, as shown on the attached plan. We hope to begin right of way negotiations early in the new year.

RECOMMENDATION

- a. Should City Council wish to void the Agreement, we would strongly recommend that the City require the following if the direct right-in/right-out access is to remain:
- 1) Construction of a minimum length of 75 m of deceleration lane and taper.
 - 2) Construction of a revised driveway access on site to match the grades established by the City's final design drawings. This may require a driveway cut of approximately 40-60 m into the Capri parking lot. This work could be done by the Capri or the Capri may elect to have the City complete the work on their property in conjunction with the deceleration lane and widening of 32 Street.
 - 3) The costs of the deceleration lane and revised driveway location, including relocation of the existing overhead power poles and any other existing, conflicting utilities, that would not have to be relocated to accommodate 32 Street widening, to be the responsibility of the Capri Centre.

Under no circumstances can we support a break in the centre median of 32 Street at this location.


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

KGH/emg

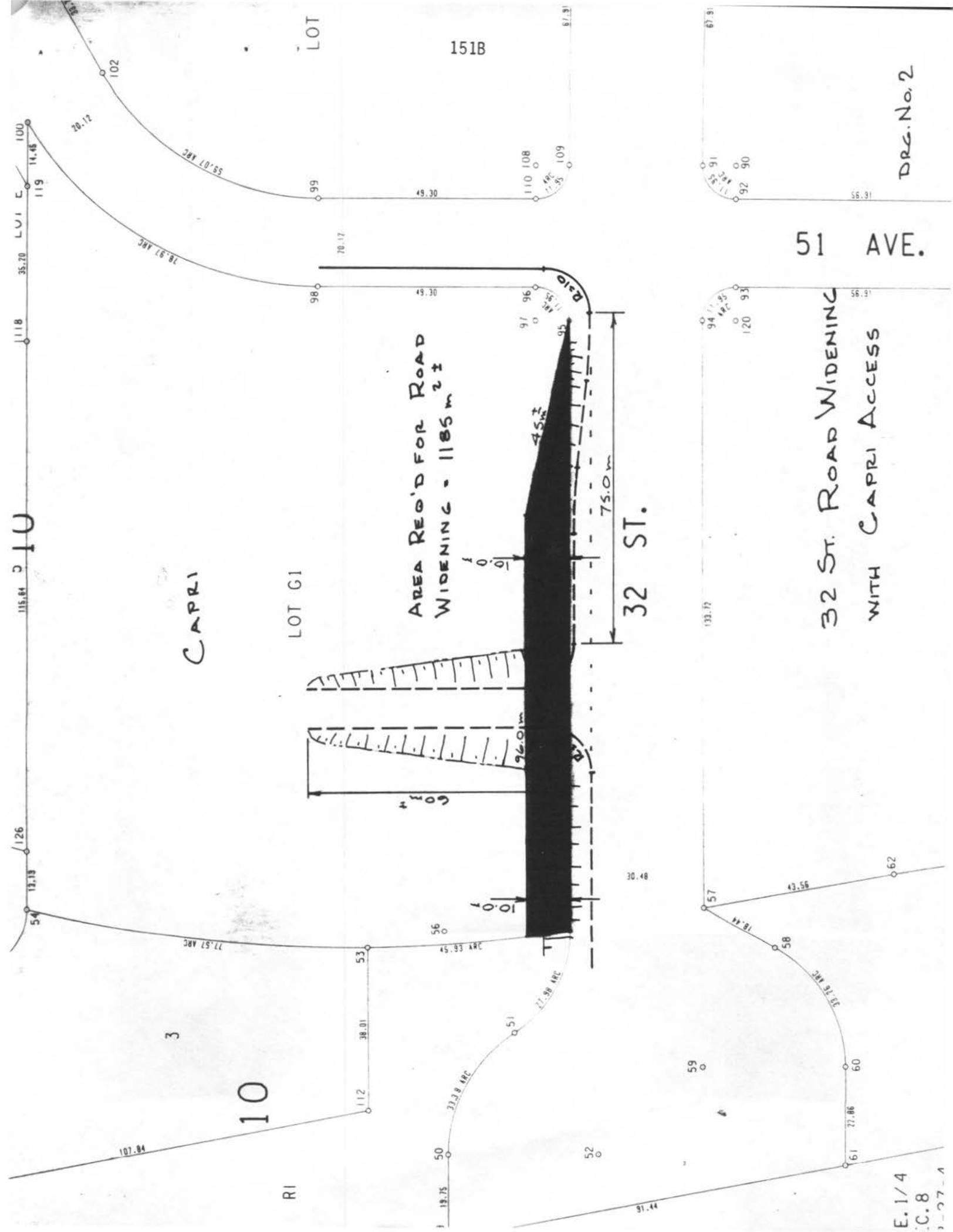
Att.

- c.c. Director of Community Services
- c.c. By-laws and Inspections Manager
- c.c. City Assessor
- c.c. Economic Development Manager
- c.c. E. L. & P. Manager
- c.c. Urban Planning Sections Manager

Commissioner's Comments

The situation outlined in this particular application is somewhat comparable to requests granted by Council on 67 Street east of 64 Ave. and on Molly Banister Drive west of Gaetz Ave. We would recommend Council support the recommendations of the Engineering Dept. Manager if Council agrees to allow this access and with the clear understanding that no median break will be allowed on 32 Street.

"R.J. MCGHEE"
Mayor



DRG. No. 2

E. 1/4
C. 8
3-27-4

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 9, 1991

Capri Convention Centre
3310 - 50 Avenue
RED DEER, Alberta
T4N 3X9

Attention: Mr. A. Pasutto

Dear Sir:

RE: CAPRI CENTRE DEVELOPMENT / ACCESS OFF 32 STREET

I would advise that correspondence dated December 13, 1990 from Scott Builders pertaining to the above matter, was considered at the Council meeting of January 7, 1991 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated December 13, 1990 from Scott Builders on behalf of the Capri Convention Centre pertaining to the existing access off 32 Street, hereby agrees to allow said access to continue subject to the following:

1. Construction of a minimum length of 75 m of deceleration lane and taper.
2. Construction of a revised driveway access on site to match the grades established by the City's final design drawings. This may require a driveway cut of approximately 40-60 m into the Capri parking lot. This work could be done by the Capri or the Capri may elect to have the City complete the work on their property in conjunction with the deceleration lane and widening of 32 Street.

Mr. A. Pasutto
Capri Convention Centre
January 9, 1991
Page 2

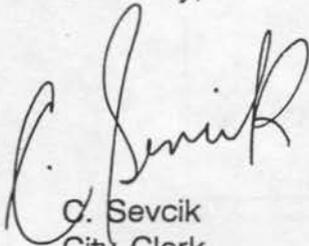
3. The costs of the deceleration lane and revised driveway access, including relocation of the existing overhead power poles and any other existing conflicting utilities that would not have to be relocated to accommodate 32 Street widening, to be the responsibility of the Capri Centre.
4. The above noted access is allowed with the clear understanding that no median break will be allowed on 32 Street."

As you are aware, the redesign of 32 Street is contemplated in conjunction with the Major Continuous Corridor project. It is anticipated that the redesign will be completed in the summer of 1991, with construction scheduled to take place in 1992. In order to accommodate the widening of 32 Street to a 4-lane divided cross section, additional right of way is required from the Capri Centre.

Once the right of way requirements for 32 Street are known, the Land Department will be in contact with you to commence negotiations for the land required by the City. In addition, construction of the deceleration lane and revised driveway access to the Capri Centre will be discussed with you in accordance with the resolution passed by Council January 7th once the redesign of 32 Street is complete.

We trust that you will find this satisfactory, however, if you have any questions or require further information, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik
City Clerk
CS/jt

- c. City Commissioners
Engineering Department Manager
City Assessor/Land Administrator
Senior Planner
Scott Builders, Attn: Hans te Stroete

DATE: January 10, 1991

TO: Engineering Department Manager
- and -
City Assessor

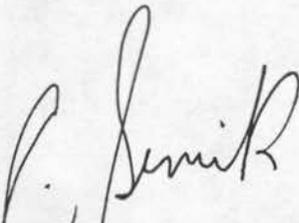
FROM: City Clerk

RE: CAPRI CENTRE DEVELOPMENT / ACCESS OFF 32 STREET

With regard to the attached correspondence dated January 9, 1991 to Mr. A. Pasutto, Capri Convention Centre, pertaining to the above noted matter, I wish to advise as follows:

The City Commissioner has requested that land negotiations with Mr. Pasutto commence immediately once the right of way requirements for 32 Street are known. In other words, do not wait for the determination of the costs of the deceleration lane and revised driveway access and other costs as noted in Point 3 of the Council resolution to commence negotiations for the land.

Should you require clarification, please do not hesitate to contact the City Commissioner.



C. Sevcik
City Clerk

CS/jt

Att.

c. City Commissioner
Director of Engineering Services



STARS

Alberta Shock Trauma Air Rescue Society



December 18, 1990

City of Red Deer
4914 - 48th Avenue
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Robert McGhee

Dear Mr. McGhee:

The Shock Trauma Air Rescue Society's helicopter, STARS #1, has now been serving the City of Red Deer for five years. The helicopter is a familiar sight across rural Southern Alberta, an area whose residents depend on the service for emergency health care.

As you are no doubt aware, funding for STARS has been precarious from the outset. The government contracts the service on a per flight basis and these fees cover approximately one half of the annual operating budget. Currently, the remaining 1.5 million dollars must be raised by STARS.

To date, generous donations from corporations, municipalities, service clubs and private individuals have kept STARS flying. These funds, however, are uncertain and cannot be counted on to remain stable from one year to the next. If STARS is to continue to provide the high standard of emergency care the citizens of Southern Alberta have come to depend on, some form of locked-in funding must be found.

In recent meetings with a sample of community leaders, a series of possibilities has been repeatedly raised. We would appreciate your taking the time to let us know your thoughts and the feelings of your constituents regarding these prospective solutions to our ongoing funding problems. Needless to say, we would also be most appreciative of alternative suggestions.

The suggestions which have already come to us are as follows:

1. That a request be made to each county and municipality to increase its tax levy by a fixed per capita amount in order to support STARS.

....2

DR. GREG POWELL <i>Chairman</i>	ART HIRONAKA <i>Secretary</i>	GIL TOURIGNY <i>Director</i>	RON MONTGOMERY <i>Director</i>	PAM NORDSTROM, R.N. <i>Director</i>	JOHN DE BRUYN <i>Director</i>	DONNA LARSON <i>Director</i>
JOHN PANTON <i>1st Vice-Chairman</i>	LORRAINE MYERS <i>Treasurer</i>	GREG CURTIS <i>Director</i>	MYRNA COLMAN <i>Director</i>	DR. BRIAN STEWART <i>Director</i>	MICHAEL BUTCHER <i>Director</i>	BETTY MANN <i>Director</i>
DR. ROB ABERNETHY <i>2nd Vice-Chairman</i>	N. ROY STANILAND <i>Director</i>	KEN KING, EMT-P <i>Director</i>	DR. IAN MITCHELL <i>Director</i>	ALLAN A. FRADSHAM <i>Director</i>	ERIC BUTTLE <i>Director</i>	DR. HARRY B. COHEN <i>Patron</i>

The following figures suggest a few ways of implementing such a plan. Either format would raise 1.5 million dollars.

a.	Population of Southern Alberta	1,172,000
	Tax levy	\$1.28

This approach assumes that every municipal government in Southern Alberta would agree to increasing its tax budget \$1.28 per capita in order to fund STARS.

b.	Population excluding cities	303,800
	Tax levy	\$4.93

These numbers portray the extreme cases. Although city dwellers are frequently transported by STARS, they do have specialized emergency facilities nearby and understandably feel less dependent on STARS than they are. Consequently, the cities may initially feel no obligation to contribute. Once they have been made aware of the realities, we expect some measure of support to be forthcoming. Any rural tax levy would thus lie somewhere between the two figures set out above.

2. That each county and municipality make an annual contribution to STARS from general funds, the amount to be determined each year.
3. That the funding continue to be unsystematic and dependent on an annual campaign.
4. Finally, that STARS maintain its present campaign activities in combination with an annual municipal levy and its ongoing efforts in the provincial lobby.

(This last may seem the obvious choice, but it is costly as well as insecure).

I look forward to hearing your thoughts on the matters raised in this letter. In the meantime, please accept my best wishes to you and your family for a Merry Christmas and a happy and prosperous 1991.

Yours truly,

S.T.A.R.S.
Alberta Shock Trauma
Air Rescue Society



Stan G. P. Grad
Chairman, Fundraising Campaign

SGPG/gs

DATE: December 31, 1990
TO: City Clerk
FROM: Fire Department
RE: SHOCK TRAUMA AIR RESCUE SOCIETY-REQUEST FOR FUNDING

The STARS program has developed over the past five years and provides a dedicated helicopter medical flight service to the southern Alberta region.

The Society leases the helicopter from Airlift Corporation and maintains the service on a 24 hour per day basis including two flight crew.

The Air Medical Crew consists of 25 nurses and 25 paramedics who work regular shifts in emergency departments, intensive care units or ambulances, and volunteer their time to work shifts at STARS. The medical team and crew are available to respond within 4-8 minutes on receipt of a call.

Another group of medical supporters that make up the medical team are the Emergency Physicians from the Foothills and General Hospitals.

The physicians are called upon for inter hospital transports and join the Air Medical Team and pilots to make up a transport team. Two other transport teams who use the service are the Foothills neonatal transport team and the Childrens Hospital transport team.

The Corporation who leases the helicopter to STARS will soon be upgrading the program with a new helicopter. Enhanced navigation, communication, lighting and medical systems will increase capabilities to operate during poor weather conditions and difficult scene calls (motor vehicle accidents) while maintaining high safety standards and improving the medical crew environment to carry out difficult on board medical procedures.

Funding for STARS is provided through Provincial Government contract on a per flight basis which covers approximately one half the operating costs. The remaining 1.5 million of the operating costs is raised by the STARS Society through donations.

City Clerk
 Page 2
 December 31, 1990

As of October 30, 1990, the top ten mission destinations for this emergency service are:

Lethbridge	165
Pincher Creek	71
Drumheller	69
Brooks	67
Banff	57
Medicine Hat	52
Red Deer	49
Hanna	38
Taber	33
Edmonton	30

The STARS Society has approached Council on at least two other occasions requesting a contribution towards financing their operation. On both occasions, Council has refused this request on the philosophical grounds that ambulance service costs should be a responsibility of the medical care system.

Because of the uncertainty in their funding, and in order to maintain stable services, the Society is asking Council to consider a grant to the Society based on a per capita tax levy of \$1.28. Assuming a population of 57,000 people in 1991, the City's contribution would be almost \$73,000 per annum.

In 1991, the City will be subsidizing its ambulance service \$237,000, based on a call volume of 2,400 ambulance calls, or approximately \$100.00 per call.

The Society's request would be to subsidize their medical flights by \$7,500 per call based on the past five years average usage of ten calls per year to Red Deer.

Recommendations:

1. Council deny the request of the STARS Society for a grant based on a per capita levy.
2. During 1991 budget discussion of community grants, that Council consider a grant of \$5,000 to the STARS Society for the budget year 1991.

City Clerk
Page 3
December 31, 1990

3. That any future consideration for grants would be based on the Society's providing Council with statistics indicating the number of medical flights to or from Red Deer for each of the past five years; the number of patients transported to or from Red Deer in the previous year; the type of diagnosis (medical illness, neonatal, trauma) for all medical flights the previous years to or from Red Deer; and any other information Council deems necessary to support the grant application.

Respectfully submitted.



Robert Oscroft
Fire Chief

RO/dd

Commissioner's Comments

We would agree with the recommendations of the Fire Chief and consider these recommendations during the 1991 budget discussions.

"R.J. MCGHEE"
Mayor

DATE DECEMBER 24, 1990

- TO:
- DIRECTOR OF COMMUNITY SERVICES
 - DIRECTOR OF ENGINEERING SERVICES
 - DIRECTOR OF FINANCIAL SERVICES 90/12/27 m.
 - BYLAWS & INSPECTIONS MANAGER
 - CITY ASSESSOR
 - COMPUTER SERVICES MANAGER
 - ECONOMIC DEVELOPMENT MANAGER
 - E.L. & P. MANAGER
 - ENGINEERING DEPARTMENT MANAGER
 - FIRE CHIEF - Request statistics on STARS relative to use in Red Deer as well as any other information which may be appropriate.
 - PARKS MANAGER
 - PERSONNEL MANAGER
 - PUBLIC WORKS MANAGER
 - R.C.M.P. INSPECTOR
 - RECREATION & CULTURE MANAGER
 - SOCIAL PLANNING MANAGER
 - TRANSIT MANAGER
 - TREASURY SERVICES MANAGER
 - URBAN PLANNING SECTION MANAGER
 -

FROM: CITY CLERK

RE: STARS - FUNDING SUPPORT

Please submit comments on the attached to this office by DECEMBER 31, 1990 for the Council Agenda of JANUARY 7, 1991.

ACKNOWLEDGE

C. SEVCIK
City Clerk

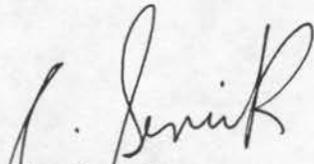
DATE: January 8, 1991
TO: Director of Financial Services
FROM: City Clerk
RE: ALBERTA SHOCK TRAUMA AIR RESCUE SOCIETY -
REQUEST FOR FUNDS

At the Council meeting of January 7, 1991 the following motion was passed agreeing that the request from the STARS Society be considered during budget discussions.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request of the STARS Society for a grant be considered during the 1991 budget discussions."

The above decision of Council is submitted for your information and I am also enclosing herewith the material which appeared on the Council agenda of January 7, 1991 (pages 152-156) for furtherance to Council during the 1991 budget discussions.

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



C. Sevcik
City Clerk

CS/jt

Att.

c. City Commissioners
Fire Chief

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

January 8, 1991

STARS
Box 56039
Airways Postal Outlet
115, 1935 - 32 Avenue N.E.
CALGARY, Alberta
T2E 8K5

Attention: Mr. Stan G. P. Grad
Chairman, Fundraising Campaign

Dear Sir:

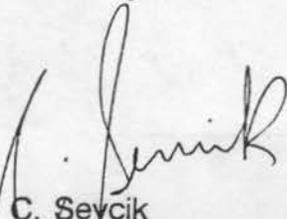
RE: SHOCK TRAUMA AIR RESCUE SOCIETY - REQUEST FOR FUNDING

I would advise that your letter of December 18, 1990 requesting funding from The City of Red Deer, is hereby acknowledged with thanks.

Your letter aforementioned will be considered by Council during 1991 deliberations. It is anticipated that this request will be considered with all other grant requests on Wednesday, January 23, 1991. You will be advised of Council's decision shortly thereafter.

Trusting you will find this satisfactory.

Sincerely,



C. Sevcik
City Clerk

CS/jt

c. Director of Financial Services



THE CITY OF RED DEER

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

City Clerk's Department 342-8132

January 31, 1991

County of Warner No. 5
WARNER, Alberta
T0K 2L0

Attention: Mr. Marvin Dahl
Reeve

Dear Sir:

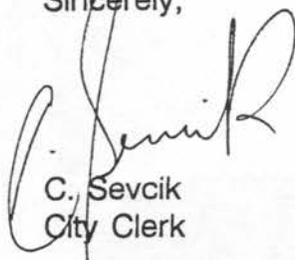
RE: ALBERTA SHOCK TRAUMA AIR RESCUE SOCIETY

I wish to acknowledge with thanks your letter of January 23, 1991 sent to the attention of Mayor McGhee pertaining to the above matter. Council of The City of Red Deer was also approached by the S.T.A.R.S. group requesting financial assistance.

Council of The City of Red Deer did not approve the request at a rate of \$1.28 per capita, however, did agree to a grant in the amount of \$5,000. The decision of Council in this instance is submitted for your information.

Should you require further information or assistance, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik
City Clerk

CS/jt

c.c. Mayor McGhee
Director of Financial Services
Fire Chief



*a delight
to discover!*



PHONE 642-3635
FAX 642-3631

COUNTY OF WARNER No. 5

OFFICE OF THE ADMINISTRATOR
WARNER, ALBERTA
TOK 2L0

January 23, 1991

City of Red Deer
Attention: Mayor Robert McGhee
4914 - 48 Avenue
P.O. Box 5008
Red Deer, AB
T4N 3T4

Dear Mayor McGhee:

Re: Alberta Shock Trauma Air Rescue Society (STARS)

Recently, the County of Warner was approached by the STARS group requesting assistance in the funding of this excellent emergency service.

The Council has approved the request, at a rate of \$1.28 per capita for their 1991 budget. This funding is based on the premise that the same levy would be approved by all municipalities within the Province of Alberta.

We are therefore requesting that the City of Red Deer, and the other major cities of Alberta consider approval of a similar funding arrangement when considering their 1991 budget approvals. The provision of such a service is essential in the Province of Alberta, and records show that the Cities of Alberta have utilized the service to a great extent.

Although it would be best if such a service was funded in a manner which would not tax the already overburdened land tax base, we trust that your City will appreciate that in the interim, we must take all action necessary to keep the STARS program in the air.

We look forward to a reply from your offices on this matter.

Sincerely,

Marvin Dahl
Reeve - County of Warner

KM/amb

A funding project of the
Lions of Alberta Foundation



FILE

STARS

Alberta Shock Trauma Air Rescue Society

Box 56039 Airways Postal Outlet
115, 1935 - 32nd Avenue N.E.
Calgary, Alberta T2E 8K5
Telephone (403) 295-1811
Fax (403) 275-4891



91/02/25

FILE

CITY OF RED DEER
CITY HALL
RED DEER, AB
T4N 3T4

Dear CITY OF RED DEER

I am writing to express my personal gratitude and that of the Board of the Shock Trauma Air Rescue Society for your recent donation.

Voluntary funding has been, and continues to be an integral part of our ability to provide the air rescue service. Several hundred patients are transported each year by STARS. The missions have included victims of motor vehicle trauma and industrial accidents, patients with serious medical problems and premature infant emergencies.

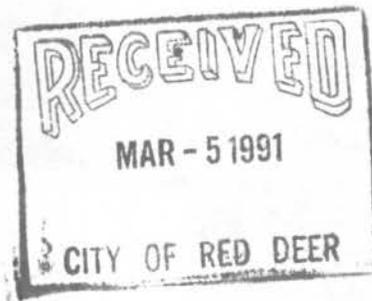
We are truly indebted to you for your support and once again thank you! Please call if you have any questions.

Sincerely,

Greg Powell, M.D., F.R.C.P.C.
Chairman of the Board

*Thank you for reviewing
our situation and offering
support. We will keep
you informed*

*Spried to: Council
Fire Chief
9/03/05
ls.*





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