

A G E N D A  
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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS,  
CITY HALL, MONDAY, DECEMBER 12, 1988,  
COMMENCING AT 4:30 P.M.

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- (1) Confirmation of the Minutes of the Meeting of November 28, 1988
  
- (2) UNFINISHED BUSINESS
  - 1) City Clerk - Re: Twinning Project .. 1
  - 2) City Clerk - Re: Lighting City Parking Lot - Adjacent Knox Presbyterian Church .. 3
  - 3) R.D.R.P.C. - Re: Land Use Bylaw Amendment 2672/S-88 .. 6
  - 4) City Clerk - Re: Land Use Bylaw Amendment 2672/T-88 - Direct Control District .. 8
  
- (3) REPORTS
  - 1) City Clerk - Re: Policy No. 821/Assessment and Taxation on the sale of City owned newly developed lots .. 11
  - 2) Manager Economic Development - Re: Application to Purchase Lot 5, Block 4, Plan 792-3149/Northlands Industrial Park .. 13
  - 3) Dir. of Engineering Services - Re: 67 Street Bridge Project .. 16
  - 4) City Solicitor - Re: Railway Relocation/Canadian Pacific/Amending Agreement .. 17
  - 5) City Assessor - Re: Adoption Bylaw 2967/88 .. 21
  - 6) City Clerk - Re: Downtown Parking Strategy 1988 .. 23

7)	Mayor McGhee - Re: 1989 Budget Meetings	.. 24
8)	City Assessor - Re: 1988 Tax Sale	.. 25
(4)	<u>WRITTEN ENQUIRIES</u>	
1)	City Clerk - Re: Alderman Pimm/Incidents of Break and Enter Crimes	.. 26
2)	City Clerk - Re: Alderman Campbell/Traffic Control - 63 St. & 59 Ave.	.. 27
(5)	<u>CORRESPONDENCE</u>	
1)	Red Deer Public Library - Re: Building Renovations/Debenture Bylaw 2966/88	.. 28
2)	Alberta Municipal Affairs - Re: Conflict of Interest Legislation	.. 37
3)	Alberta Ambulance Operators Association - Re: Meeting January 1989/Appointment of City Representative	.. 39
4)	Hook Outdoor Advertising - Re: Billboard Policy	.. 44
5)	Weddell, Mehling, Pander - Re: Rezoning Application, 4745 - 32 St. (Lot 2, Blk. 10, Plan 6439 R.S.)	.. 61
6)	N. Wyshynski/A. McBlane - Re: Easy access to commercial area along Gaetz Ave./North of Patterson Crescent	.. 71
(6)	<u>PETITIONS &amp; DELEGATIONS</u>	
(7)	<u>NOTICES OF MOTION</u>	
1)	City Clerk - Re: Alderman Surkan/Hours of Business Bylaw	.. 82

(8) BYLAWS

- 1) 2672/S-88 - Land Use Bylaw Amendment/West of Great Chief Park and East of 65 Ave./21 housing units - discretionary use/Beta Surveys/Canavest Properties Inc. - 1st reading .. 6
- 2) 2672/T-88 - Land Use Bylaw Amendment/Direct Control - 2nd & 3rd readings .. 8
- 3) 2966/88 - Debenture Bylaw/Building Renovations - Library - 3 readings .. 21 28
- 4) 2967/88 - Adoption Bylaw - 3 readings .. 36 21

Committee of the Whole

- 1) Personnel Matter
- 2) Personal Matter
- 3) Legal Matter
- 4) Legal Matter
- 5) Land Matter
- 6) Land Matter
- 7) Land Matter
- 8) Land Matter
- 9) Land Matter
- 10) Legal Matter

ADDITIONAL AGENDA

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for the Meeting of RED DEER CITY COUNCIL to be held on MONDAY, DECEMBER 12, 1988, at 4:30 p.m., in the Council Chambers, City Hall, Red Deer.

1. City Clerk Re: Notice of Motion - Alderman McGregor - Hours of Business Bylaw.

DATE: December 5, 1988  
TO: City Council  
FROM: City Clerk  
RE: TWINNING PROJECT

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At the Council meeting of April 5, 1988, a motion was passed agreeing that the Economic Development Department and Board further explore details of the Chinese open cities project and to report back to Council with recommendations regarding the City of Red Deer's potential involvement in a twinning project with a chinese city.

Following hereafter is a report from the Economic Development Board in regard to this item.

  
C. Sevcik  
City Clerk

DATE: December 1, 1988  
 TO: Mayor and Members of Council  
 FROM: Economic Development Board  
 RE: TWINNING

At the regular meeting of the Economic Development Board, held November 10, 1988, Board members were advised that there is an overlap between this Board and the Chamber of Commerce with regards to Twinning. In order to resolve this situation, the Chamber of Commerce has requested that this project be referred to them.

Board members concurred with the request and Mike Dandurand has volunteered to represent the Economic Development Board on the Chamber Committee.

*Wayne Sissons*

for: Wayne Sissons  
 Chairman  
 ECONOMIC DEVELOPMENT BOARD

/mm

Commissioners' Comments

Submitted for Council's information only.

"R.J. MCGHEE"  
 Mayor

"M.C. DAY"  
 City Commissioner

, 1988

Economic Development Manager

FROM: City Clerk

RE: ALDERMAN GUILBAULT, NOTICE OF MOTION/TWINNING PROJECT WITH  
CHINESE CITY

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At the Council Meeting of April 5, 1988, the following motion was passed in regard to the above noted topic.

"WHEREAS support and funding may now exist for municipalities to become involved in a program where Canadian cities are twinned with a city from China; administered through FCM in partnership with the Canada/China Trade Council and an agreement with the Canadian International Development Agency, and...

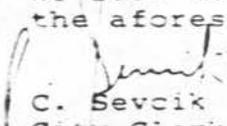
WHEREAS economic benefits may be realized by businesses in the Red Deer area participating in such a program...

BE IT RESOLVED that the City's Department of Economic Development in conjunction with the Economic Development Board, further explore details of this program and report back to Council with recommendations regarding the City of Red Deer's potential involvement in a twinning project with a Chinese city."

The decision of Council in this instance is submitted for your information and appropriate action. In this regard, I am enclosing herewith the information which was received from the FCM Office administering the Chinese Open Cities Project.

In passing the above motion, it was noted that while the City under the current terms of reference does not likely qualify, it was suggested that we look beyond the existing parameters and perhaps bring forward a similar proposal for consideration which might include businesses, products, such as fire engines produced in Red Deer, etc.

We look forward to a report back to Council in due course concerning the aforesaid matter.

  
C. Sevcik  
City Clerk

CS ds

c.c. Econ. Dev. Bd.

Encl.

local industrial park. And, wherever they go, those responsible for the twinning program always ask for animals for the world-famous Granby Zoo.

*Vancouver* has 5 twins: one American, one European, two from the Pacific Rim and one in the Soviet Union. Many business opportunities have arisen as a result of this active program. An example is Guangzhou's purchase of several hundreds of thousands of dollars worth of computer-aided design and mapping software from a Vancouver company as a direct consequence of exposure to Canadian technologies and techniques.

*Whitehorse* in the Yukon is twinned with *Ushiku*, Japan. There has been a noticeable increase in tourism between the two municipalities, while Whitehorse's special gold nugget jewellery has found its way into the most prestigious department store in Ushiku in record-breaking time. The twins are currently exploring the possibility of a joint venture in silver manufacturing.

*Hakodate*, the Japanese twin of *Halifax*, Nova Scotia, is planning to reconstruct a replica of the Halifax town clock as the focal point of a hotel/office complex.

*Saskatoon's* ParticipAction program is the spur that initiated its twinning relationship with *Umea*, Sweden, which has grown into a partnership that embraces a host of other activities.

The conclusion of a report describing the visit of a *Toronto* delegation to its new twin of *Chongqing*, China, revealingly noted:

Participation in the twinning process enabled them to grasp opportunities that would have come in no other way. For the business people, the sister-city accord, and all that went with it, allowed a substantial shortening of the time taken to develop the kind of trusting, continuing relationship that the Chinese regard as an essential prerequisite to good business dealings.

## THE FEDERATION OF CANADIAN MUNICIPALITIES

The Federation of Canadian Municipalities (FCM) is the national organization that represents the interests of local government across Canada.

The FCM works with representatives of the Government of Canada to ensure that the municipal viewpoint is known and reflected in federal policies, programs and legislation affecting local government. It works closely with municipal organizations of the provinces and territories of Canada.

Through research, publications and meetings, the FCM keeps its members and the public informed on such subjects as economic development, housing, taxation, infrastructure, transportation and management. Its International Office administers projects bringing together municipalities in Canada and abroad.

More information is available by writing:

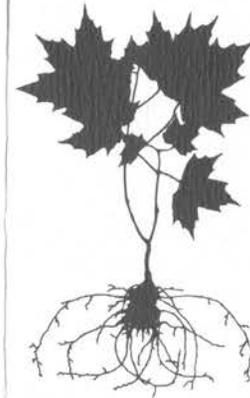
*Municipal Twinning  
International Office  
Federation of Canadian Municipalities  
24 Clarence Street  
Ottawa, Ontario  
K1N 5P3*

*Telephone: (613) 237-5221*

*Telex: 053-4451*

*FAX: (613) 237-2965*

*iNET: FCM.INTL*



# FCM

## INTERNATIONAL PROGRAM

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## MUNICIPAL TWINNING



## Why twin?

The basic idea of twinning is simple. It describes the establishment of a relationship with a community in another part of the country or the world for exchange and mutual benefit. The primary benefit of twinning is the bridge of friendship and understanding between peoples.

The ideal twinning relationship is based on a mix of public and private support. The motivation may be commercial, cultural, educational or political. In general, however, twinning offers the following advantages:

- Personal contact between diverse peoples can contribute to national unity or international understanding, depending on whether the twin is domestic or foreign.
- Formalizing and expanding connections between new Canadians and their homelands can improve relations between cultures and races in our own communities.
- Greater knowledge and understanding of local conditions elsewhere can enhance trade and business opportunities.
- An appreciation of different cultures, history and traditions can be cultivated in a personal way.
- One community can gain access to expertise available in its twin through exchanges of professionals. New strategies to improve the quality of community life can be explored and new approaches and attitudes to community living discovered.
- The perspective provided by the need to interpret one's own way of life to people of another region or country can lead to a better understanding of problems and opportunities at home.

## Twinning activities

The range of activities is limited only by the collective imaginations of the two communities and the enthusiasm they muster. Among the potential activities are the following:

- Exchange of community leaders and business people to discuss mutual economic and development opportunities.
- Humanitarian assistance. Rockland, Ontario, a municipality of 5,600 near Ottawa, has recently twinned with Santa Marta, El Salvador, in an effort to help a community devastated by civil war.
- Cultural exchanges.
- Sports meets. Cambridge, Ontario, has conducted a friendly rivalry, the "Can-Amera" Games, with its twin of Saginaw, Michigan, since 1972.
- Educational exchanges involving students and teachers. School affiliations are also useful.
- Universities or research institutes in twinned communities can also form special relationships and undertake joint projects or exchange scholars. The University of Saskatchewan has done this with the university in Saskatoon's twin of Umea, Sweden.
- Professional exchanges between municipal government officials at all levels.
- Language training courses and immersion.
- Club affiliations between youth, service and hobby organizations.
- Memorials such as naming a park, a street or another public facility for the twin. Harbin in China has an Edmonton Street in honour of its twin.
- An exchange of library, zoological, botanical or museum collections.

## Many economic benefits possible

A vigorous program of co-operative economic development can also be undertaken, including the following elements:

- Identification of various business markets, major investment opportunities and joint venture partners.
- Identification of industries and enterprises with import and export potential.
- Provision of increased technical assistance and the encouragement of businesses interested in developing or maintaining international trade relationships.
- Coordination and maximization of available assistance from government, public and private agencies for such activities as cross-licensing and trade shows.
- An on-going working relationship among staff members of the twinned municipalities.
- Trade missions.

## The FCM'S role

The Federation of Canadian Municipalities actively encourages and coordinates twinning to link Canadian municipalities with their counterparts in other regions and countries. More than 100 Canadian municipalities are already twinned with communities around the world. Twinning has become popular as a contribution to peace, for the cultural and intellectual enrichment it provides, and as a stimulus to trade and investment.

The FCM publishes lists of current twinning arrangements, information on the twinning process, and requests for twins from Canada and abroad.

## Canadian Municipalities reap the benefits of twinning

Granby, in the Eastern Townships of Quebec, has no less than 10 twins, one Canadian, one American, 4 in Europe and 4 in developing countries of Africa. Building on these relationships, Granby never misses an opportunity to show visitors around its

"What is the city but the People?"  
— William Shakespeare,  
Coriolanus (Act III, Scene 1)

Phoned A Scott 88/1211  
- Report to come back - C of C  
Rec Dev C pursuing

May 31, 1988

TO: ECONOMIC DEVELOPMENT BOARD

FROM: CITY CLERK

Armatillo, Texas?

RE: TWINNING WITH OTHER CITY

Your report dated May 17, 1988 concerning the above was presented to Council May 30, 1988 for information.

We look forward to a further report from the Economic Development Board in due course concerning this item.

  
C. SEVCIK  
City Clerk

CS/gr

c.c. Economic Development Manager

NO. 4

Submitted to City Council  
Date: May 30/88

33.

May 17, 1988

TO: CITY COUNCIL

FROM: ECONOMIC DEVELOPMENT BOARD

RE: TWINNING WITH OTHER CITY

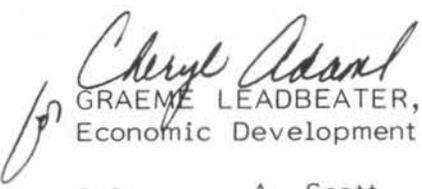
The Economic Development Board, at its May 12, 1988 meeting, gave consideration to the inquiry regarding twinning with a City in China.

During discussion on the feasibility of this twinning, the Board also considered rationale for twinning with a city in the United States, as is presently being considered by Lethbridge.

Considering the information presented to the Economic Development Board, the following motion was passed tabling this item pending further information.

"THAT the Economic Development Board, having considered the item re: Twinning of Cities, hereby agree to table same until reports from the Federation of Canadian Municipalities and the Chamber of Commerce have been received."

The above is submitted for Council's information at this time.

  
GRAEME LEADBEATER, Chairman  
Economic Development Board

c.c. A. Scott

Commissioners' Comments

Submitted for Council's information only at this time.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

DATE: April 20, 1988  
TO: Economic Development Manager  
FROM: City Clerk  
RE: TWINNING PROJECT WITH A CHINESE CITY

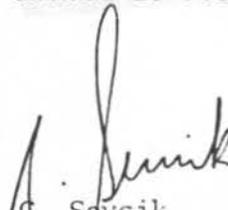
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Your report of April 6, 1988, concerning the above topic was presented to Council April 18th and at which meeting the following motion was passed agreeing that the matter be tabled.

"RESOLVED that Council of The City of Red Deer having considered report from the Manager of Economic Development dated April 6, 1988, re: Twinning Project with a Chinese City, hereby agree that this matter be tabled until the City is in receipt of the detailed manual relative to twinning arrangements which will be available at the 1988 FCM Conference."

It is noted that the manual referred to in the resolution above is being prepared by FCM and that said manual will be available at the annual conference to be held in Halifax. It is our understanding that said manual is to be picked up at the International booth at the FCM Conference. By way of a copy of this memo, we are requesting the Mayor to obtain said copy on behalf of the City.

The above is submitted for your information and I trust you will find same satisfactory. I also assume that you will continue in the meantime to research the interest in the business community relative twinning with a Chinese City, investigate other funding sources and garner whatever further information possible for submission back to Council in due course and specifically after the detailed manual is received.

  
C. Sevcik  
City Clerk  
CS/ds

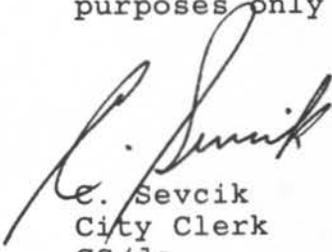
c.c. Mayor McGhee  
Econ. Dev. Board

DATE: December 13, 1988  
TO: Economic Development Board  
FROM: City Clerk  
RE: TWINNING PROJECT

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Your report dated December 1, 1988, advising that there is an overlap between the Economic Development Board and the Chamber of Commerce with regard to twinning was presented to Council December 12, 1988.

The aforesaid report was accepted by Council for information purposes only and agreed that same be filed.



C. Sevcik  
City Clerk  
CS/ds  
c.c. Economic Development Manager

DATE: December 5, 1988  
TO: City Council  
FROM: City Clerk  
RE: LIGHTING CITY PARKING LOT/ADJACENT KNOX PRESBYTERIAN  
CHURCH

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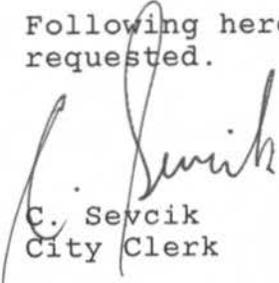
At the November 14, 1988, Council Meeting, the following motion was passed regarding the above.

"WHEREAS the City Parking Lot north of Ross Street and east of 48 Avenue (adjacent to Knox Presbyterian Church) is not presently served by electric lights;

AND WHEREAS said Parking Lot is dark at night thereby making use of said lot dangerous;

THEREFORE BE IT RESOLVED that the administration be instructed to review this matter and to submit recommendations back to Council as to proposed lighting improvements, with estimated costs of said improvements."

Following hereafter is a report from the E.L. & P. Manager as requested.

  
C. Sevcik  
City Clerk

DATE: November 25, 1988

4.

TO: City Clerk

FROM: E. L. & P. Manager

RE: Lighting City Parking Lot / Adjacent  
Knox Presbyterian Church

---

At the November 14, 1988 Council meeting a motion was passed requesting the Administration to review lighting the subject parking lot and to submit a recommendation to Council regarding a proposed lighting scheme and its cost.

The E. L. & P. Department have reviewed this request and recommend that a light be installed in the lane at the north end of the lot at a cost of \$1900, which cost should be recovered from the Parking Commission.

The above proposed light would be installed on a steel standard and would be an easterly extension of the lights which presently exist in the lane. This light can be aligned to cover the entire lot and when the decorative lights on Ross Street are installed the alignment of this light can be adjusted such that it will not interfere with the Ross Street lighting.

With Council's approval at this time, the installation of this light could be completed by mid-January.



A. Roth,  
E. L. & P. Manager

AR/jjd

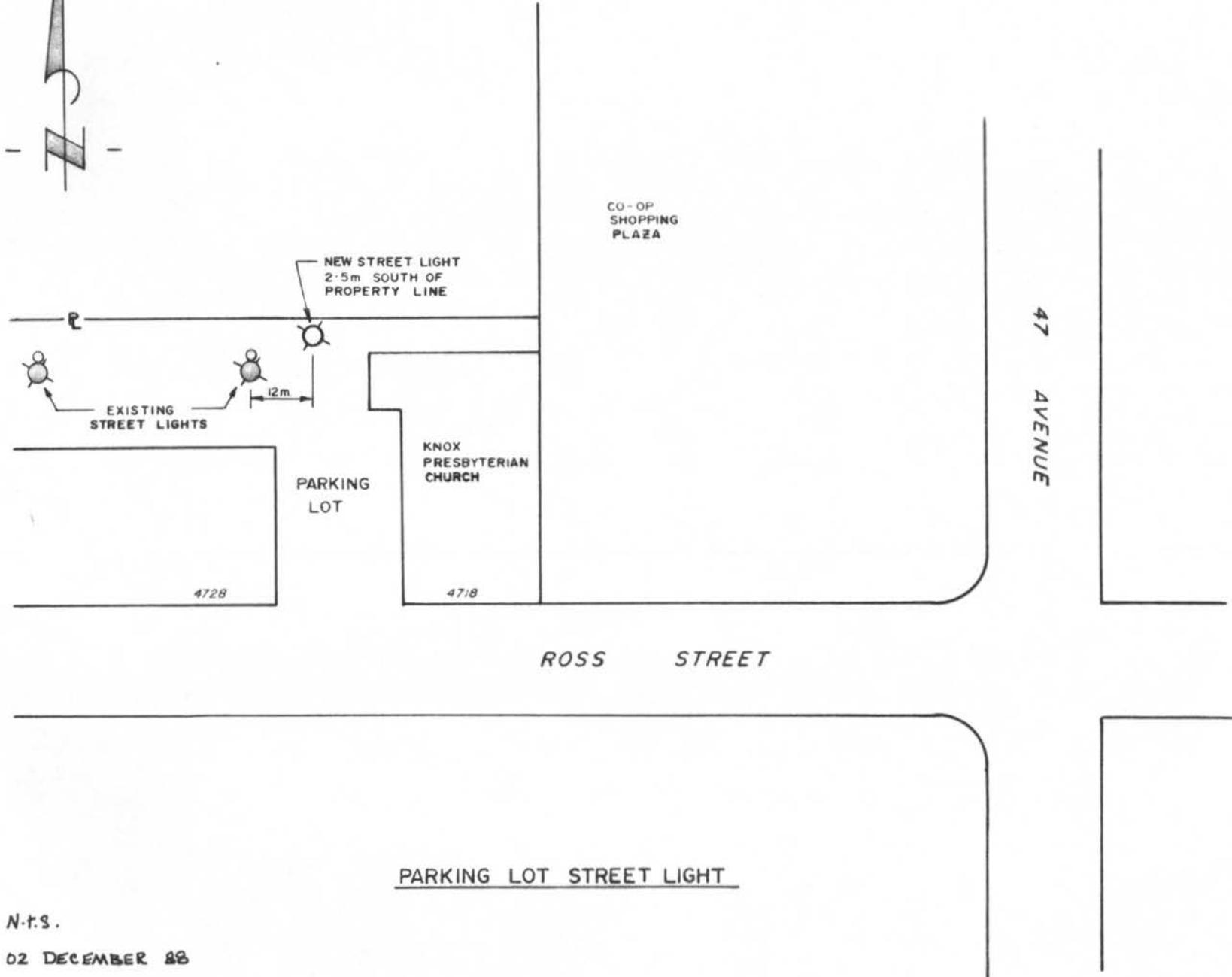
c.c. Director of Finance  
Engineering Services Manager

Commissioners' Comments

The attached report from the E.L. & P. Manager is in response to a Notice of Motion passed by Council. We would recommend that the cost of installing this light be included as part of the Parking Commission Budget to be considered by Council during budget deliberations in January.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



N.T.S.

02 DECEMBER 88

November 17, 1988

TO: DIRECTOR OF ENGINEERING SERVICES  
E.L. & P. MANAGER

FROM: CITY CLERK

RE: LIGHTING CITY PARKING LOT/ADJACENT KNOX PRESBYTERIAN CHURCH

At the November 14, 1988 Council meeting, the following motion was passed regarding the above topic.

"WHEREAS the City Parking Lot north of Ross Street and east of 48 Avenue (adjacent to Knox Presbyterian Church) is not presently served by electric lights;

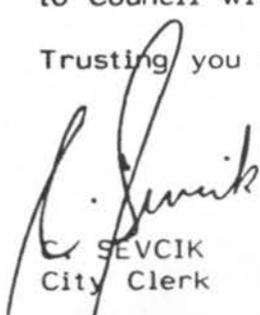
AND WHEREAS said Parking Lot is used in the evenings by downtown customer's;

AND WHEREAS the said Parking Lot is dark at night thereby making use of said lot dangerous;

THEREFORE BE IT RESOLVED that the administration be instructed to review this matter and to submit recommendations back to Council as to proposed lighting improvements, with estimated costs of said improvements."

The decision of Council in this instance is submitted for your information and I would request that your Departments submit a coordinated report back to Council with the information as requested at your earliest convenience.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/gr

c.c. City Commissioners  
Director of Finance

DATE: December 14, 1988  
TO: E. L. & P. Manager  
FROM: City Clerk  
RE: LIGHTING CITY PARKING LOT/ADJACENT KNOX PRESBYTERIAN  
CHURCH

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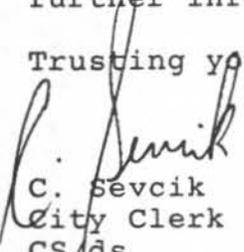
Your report dated November 25, 1988, concerning the above topic was presented to Council December 12, 1988, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered report from the E.L. & P. Manager dated November 25, 1988, re: Lighting City Parking Lot adjacent to Knox Presbyterian Church, hereby agree that the cost of installing said lighting be included as part of the Parking Commission budget to be considered by Council during the 1989 budget deliberations, and as presented to Council December 12, 1988."

The decision of Council in this instance is submitted for your information and by way of a copy of this memo, we would request that the cost of installing said lighting be included as part of the Parking Commission budget as directed in the above noted resolution.

During the discussion of this item, Alderman Campbell queried the location of the proposed street light, suggesting that it would be more appropriately located further south. It was agreed that when the matter is discussed at budget time, you bring with you information concerning the proposed light location for Council's further information and discussion.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds

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



# RED DEER REGIONAL PLANNING COMMISSION

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

NO. 3

6.

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

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

November 30, 1988

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

Dear Sir:

Re: Proposed Land Use Amendment  
Bylaw 2672/S-88

As per City Council's resolution dated November 28, 1988, regarding the proposed development west of Great Chief Park and East of 65 Avenue, the required Land Use Amendment is attached.

If approved, it designates the site to R2 (general residential), P1 (Park) and future roads. It permits the construction of 21 units of housing as a discretionary use on the above site.

We recommend that City Council give first reading to the proposed land use amendment.

Yours truly,

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

#### MUNICIPALITIES WITHIN COMMISSION AREA

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

Commissioners' Comments

At the Council meeting of November 28, 1988, Council approved in principle an application submitted by Beta Surveys Ltd. on behalf of Canavest Properties Inc. to develop a condominium project consisting of one single and twenty semi-detached deluxe dwellings on certain lands east of Flagstaff Close. We would recommend Council give the draft bylaw 1st reading at this time and that a Public Hearing be held on January 9, 1989. Council should note that a portion of 65 Avenue has been designated as R2 & P1 and this may not satisfy the concerns expressed by Engineering. This matter will be resolved by negotiation with the developer and if necessary a minor change to the Land Use map can be made prior to 2nd & 3rd reading.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: December 14, 1988  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/S-88

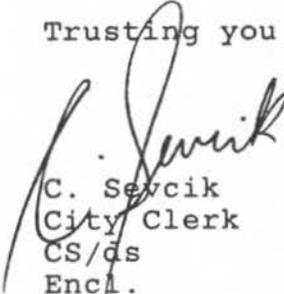
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I would advise that Council of The City of Red Deer at its meeting held on Monday, December 12, 1988, gave first reading to the above noted bylaw.

Bylaw 2672/S-88 pertains to the redesignation of lands lying between Flagstaff Close and 64 Ave. from A1 to R2 and P1 designation pertaining to a proposed condominium project by Canavest Properties Inc. consisting of one single and twenty semi-detached dwellings. 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 9, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



C. Sercik  
City Clerk  
CS/ds  
Encl.

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



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

December 14, 1988

Beta Surveys Ltd.  
5205B - 54 Ave.  
Red Deer, Alberta  
T4N 5K5

Attention: Mr. Wayne W. Fawcett, A.L.S.

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/S-88, BLK. 10 & LOTS 1-20,  
BLK. 11, PLAN 1319 A.J./N.E. 1/4 OF 18-38-27-4

Further to our letter of November 29, 1988, concerning the above topic, I would advise that Council of The City of Red Deer at its meeting of December 12, 1988, gave first reading to Land Use Bylaw Amendment 2672/S-88, a copy of which is enclosed herewith.

Bylaw 2672/S-88 pertains to redesignation of lands between Flagstaff Close and 64 Ave. from A1 to R2 and P1 designation to accommodate a condominium project development proposed by Canavest Properties Inc.

This office will now proceed with advertising for a public hearing to be held on Monday, January 9, 1989, commencing at 7:00 p.m. or as soon thereafter as Council may determine. In accordance with the Land Use Bylaw for The City of Red Deer, you are required to make a \$200.00 deposit to cover the cost of advertising. Once this office is in receipt of the actual costs, you will be invoiced for the balance.

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

Sincerely,

*C. Sevcik*  
C. Sevcik  
City Clerk

c.c. Bylaws & Inspections Manager  
E.L. & P. Manager  
Urban Planning Section Manager  
Dir. of Engineering Services

City Assessor  
Council & Committee Secy.,  
Wilma

NO. 4

8.

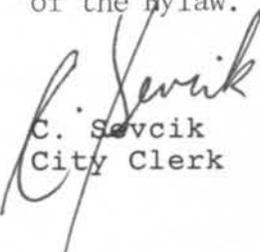
DATE: December 5, 1988  
TO: City Council  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/T-88  
DIRECT CONTROL DISTRICT

---

At the Council meeting of November 28, 1988, following the Public Hearing, Land Use Bylaw Amendment 2672/T-88 was amended.

Second and third reading of the Bylaw was deferred, however, in order that the Bylaw might be presented in its amended form prior to final reading.

The said bylaw appears in the Bylaw section of the Agenda as amended by Council including some minor changes to clarify the intent of the Bylaw.

  
C. Sevcik  
City Clerk

Steve Sawula  
29 Payne Close  
Red Deer, Alberta  
T4P 1T6

December 2, 1988

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Charles Sevcik  
City Clerk

Dear Mr. Sevcik:

RE: Lot 3 Block 3 Plan 5331 H.W.  
4930 - 53 Avenue, Red Deer, AB

Further to a recent Council Meeting concerning rezoning of properties surrounding the existing C.P.R. rail yards, I wish to advise that I am not in favor of having my property, or the adjacent ones, zoned DIRECT CONTROL.

I believe that the proposed D.C. zoning will downgrade the property and give me very minimal control of its future. I do not want to place the control of the property in the hands of City Council. I pay the bills, including property taxes for it, and wish to continue to decide what type of business can lease the premises within the parameters of the existing land use bylaw. Most of the existing uses are "Permitted Uses" which enables me to place new tenants into the premises on very short notice . . . the proposed change would result in relatively long delays before a vacancy could be filled.

I also believe that the D.C. zoning would restrict any planned redevelopment program that I might envision, and would make it

<b>THE CITY OF RED DEER</b> CLERK'S DEPARTMENT	
RECEIVED	
TIME	12:20
DATE	Dec. 6/88
BY	JS

Page 2  
Steve Sawula  
December 2, 1988

more difficult to sell the property at a price satisfactory to me.

In my absence please contact my daughter, Heather Ireland, at 343-2344.

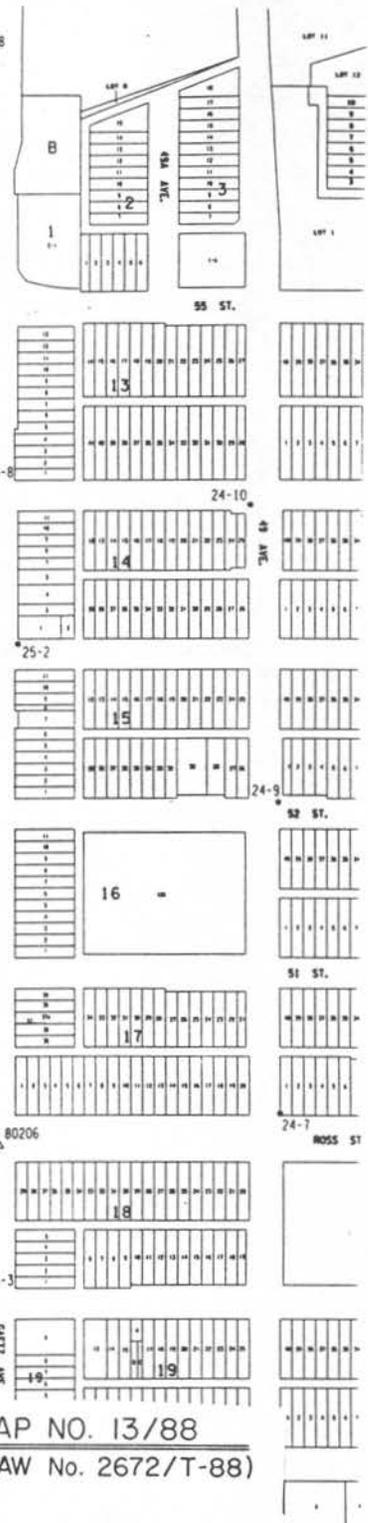
Therefore, I request that you do not change the zoning on this property. Your kind consideration of this request will be most appreciated.

Sincerely yours,



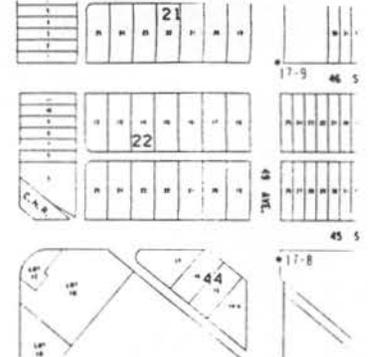
per: Steve Sawula

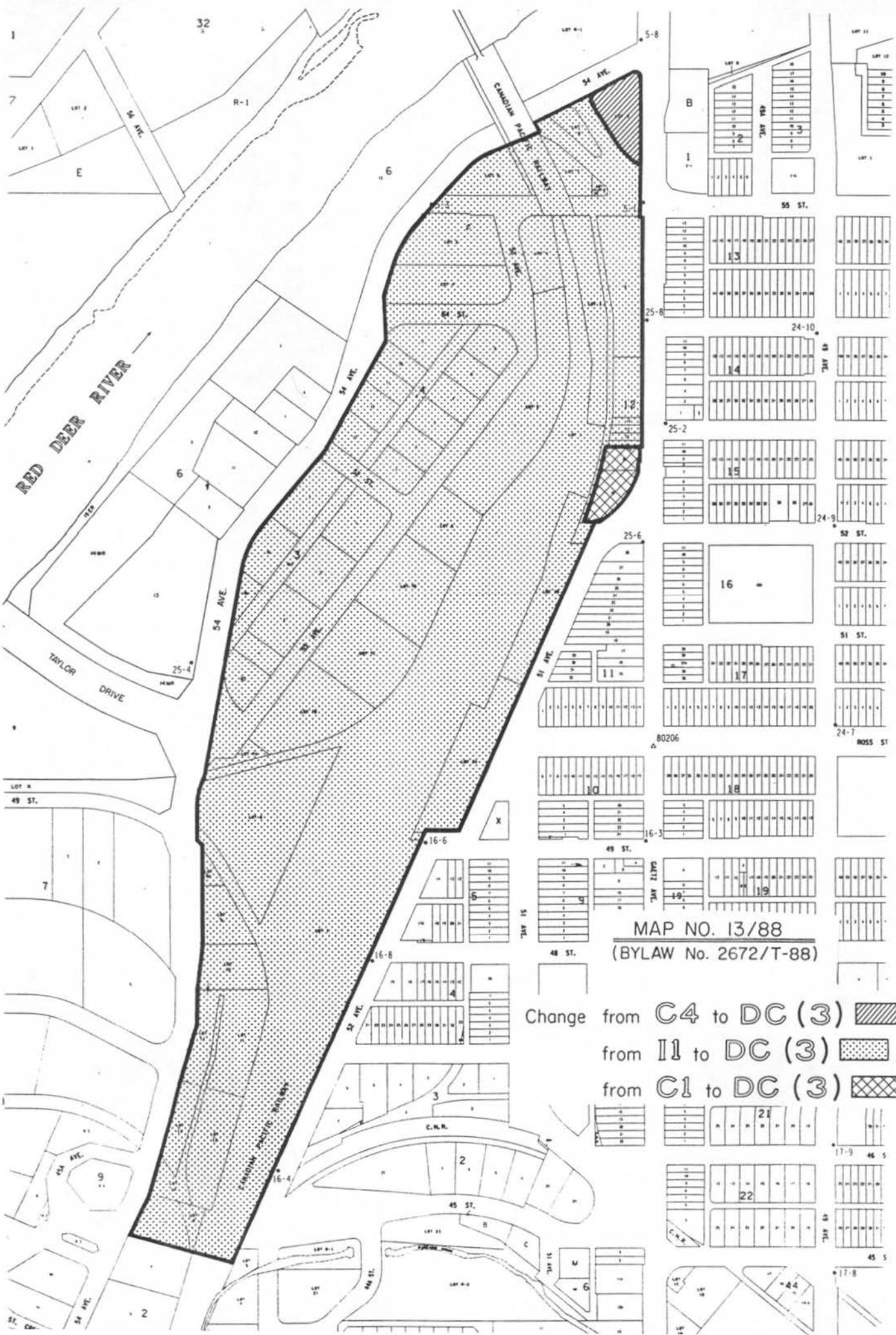
/lc



MAP NO. 13/88  
(BYLAW No. 2672/T-88)

Change from C4 to DC (3) ,  
 from I1 to DC (3) , and  
 from C1 to DC (3) .





MAP NO. 13/88  
 (BYLAW No. 2672/T-88)

Change from **C4** to **DC (3)** [hatched],  
 from **I1** to **DC (3)** [dotted], and  
 from **C1** to **DC (3)** [cross-hatched].

THE CITY OF RED DEER

DATE; \_\_\_\_\_

NO. 15

Moved by Proffat

Seconded by Surkan

"RESOLVED that Council of The City of Red Deer hereby agree that Bylaw 2672/T-88 be amended by deleting clauses (1) and (2) in their entirety and by substituting therefor the following new clauses:

(1) Section 7.3.2 is amended by adding the following:

Uses -

(4) Direct Control No. 3 - DC(3)

(a) Any use approved by the City Council for the land within this use district, except a change of use within an existing development.

*legally*

(b) Any use existing within the area at the time this use district comes into effect is considered to be a permitted use.  
*deemed*

(2) Section 7.3.3 is amended by adding the following:

Regulations -

(4) Direct Control No. 3 - DC(3)

Existing uses and a change of use within an existing development are subject to the requirements and regulations of the I1 or C1 District, whichever was previously applicable.

*shall be dealt with by the P.O. and*

Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each new use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council."

*(Don't have to underline)*

Pimm

Campbell

McGregor

Kokotailo

Connelly

Surkan

Moffat

Guilbault

McGhee

Carried

Defeated

Withdrawn

= For

= Against

A = Absent

BYLAW NO. 2672/T-88

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

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

(1) Section 7.3.2 is amended by adding the following:

Uses -

- (4) Direct Control No. 3 - DC(3)  
Any use approved by the City Council for the land within this use district

(2) Section 7.3.3 is amended by adding the following:

Regulations

- (4) Direct Control No. 3 - DC(3)  
Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

*Insert 3*  
Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

*(2)* This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 17 day of October A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of A.D. 1988.

\_\_\_\_\_  
MAYOR

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

direct control

(b) Any <sup>permitted</sup> or <sup>drift</sup> use provided for  
in the LUB <sup>jurisdiction</sup> in the area <sup>immediately prior</sup>  
<sup>to</sup> ~~at~~ the time the same drift comes into  
effect shall be considered in the same  
manner as if such <sup>land</sup> use tables formed  
part of this district.

T. Chapman 88/12/05

12/09/88

16:20

403 346 3570

CADP ALPHA AB

001

# Alpha

CENTRAL ALBERTA DAIRY POOL, HEAD OFFICE  
4915 - 54 ST., RED DEER, ALBERTA, CANADA P.O. 84G 550  
TELEPHONE 403/346-2074 TELEEX 03-83121 T4N 5G4

DATE:

DEC. 9/88

TO:

RED DEER CITY HALL

ATTN:

CHARLES SEVCIK

FROM:

K. A. JOHNSTONE

No. of pages to transmit, including this page: 2

Should there be any problems, please call  
(403) 346-2074 and ask for DAWN. Thank you.

# Alpha

**CENTRAL ALBERTA DAIRY POOL, HEAD OFFICE**

4915 54 ST., RED DEER, ALBERTA, CANADA T4N 5G4 P.O. BAG 550  
TELEPHONE 403/346-2074 TELEX 03-825628 FAX 403/346-3570

December 9, 1988

Mr. Charles Sevcik  
City Clerk  
City of Red Deer  
Box 5008  
Red Deer, AB T4N 3T4

Dear Sir:

Upon review of all of the amendments (By-law 2672/T-88) to By-law 2672/80, we continue to find them more restrictive than "status quo". Therefore, we continue to request that our property be excluded from the DC3 zone. In this respect, "Option 4" would be acceptable to us. This will remove any doubt in our minds as to whether any of the proposed changes will reduce our property values.

Please be assured of our continuing desire to cooperate with the City to ensure an orderly development of the downtown area and our request to be excluded from the proposed rezoning of a portion of the downtown should not be construed otherwise.

Thank you.

Yours truly,

CENTRAL ALBERTA DAIRY POOL



E. Alvin Johnstone  
General Manager

KAJ/dp





Western Supplies Limited

14940 - 121A Avenue,  
EDMONTON, Alberta.  
T5V 1A3  
December 12, 1988.

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

Attention: C. Sevcik,  
City Clerk

Dear Sir:

Subject: Proposed Land Use Bylaw  
Amendment 2672/T-88

We oppose the proposed Bylaw Amendment 2672/T-88 due to the limitations that City Council could place on the properties included.

We presently have a property for sale or lease at 5246 and 5256 - 53 Avenue. This amendment could greatly reduce our opportunity to generate a sale or lease, depending on the restrictions encompassed by the amendment. We are also very concerned with the potential devaluation the amendment could place on the market value of the property.

HEAD OFFICE: 14940 - 121A AVENUE, EDMONTON, ALBERTA  
FACSIMILE (403) 451-0919  
TELEPHONE (403) 451-2830

BRITISH COLUMBIA

ABBOTSFORD  
COQUITLAM  
CHILLIWACK  
CRANBROOK  
DAWSON CREEK  
KAMLOOPS  
KELOWNA  
LANGLEY  
PARKSVILLE  
PENTICTON  
PRINCE GEORGE  
RICHMOND  
SURREY  
TERRACE  
VANCOUVER  
VERNON  
VICTORIA

ALBERTA

EDMONTON  
CALGARY  
CAMROSE  
FORT McMURRAY  
GRANDE PRAIRIE  
LETHBRIDGE  
RED DEER

SASKATCHEWAN

REGINA  
SASKATOON  
MANITOBA  
WINNIPEG

ONTARIO

THUNDER BAY

- 2 -

As a corporate citizen and current taxpayer in the City of Red Deer at 4715 - 78A Street Close, we respectfully request our concerns against the proposed amendment be considered. Unfortunately we are unable to attend the hearing.

Sincerely,

WESTERN SUPPLIES LIMITED



Bob Scheideman,  
Corporate Operations Manager

BS:ad

c.c. John Campbell  
Tony Connelly  
Tim Guilbault  
Jack Kocotailo  
Roy McGregor  
Dennis Moffat  
Larry Pimm  
Gail Surkan

*Amended Nov. 28/88*

BYLAW NO. 2672/T-88

---

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

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

(1) Section 7.3.2 is amended by adding the following:

Uses -

- (4) Direct Control No. 3 - DC(3)  
Any use approved by the City Council for the land within this use district

(2) Section 7.3.3 is amended by adding the following:

Regulations

- (4) Direct Control No. 3 - DC(3)  
Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

(3) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this 17 day of October A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this      day of      A.D. 1988

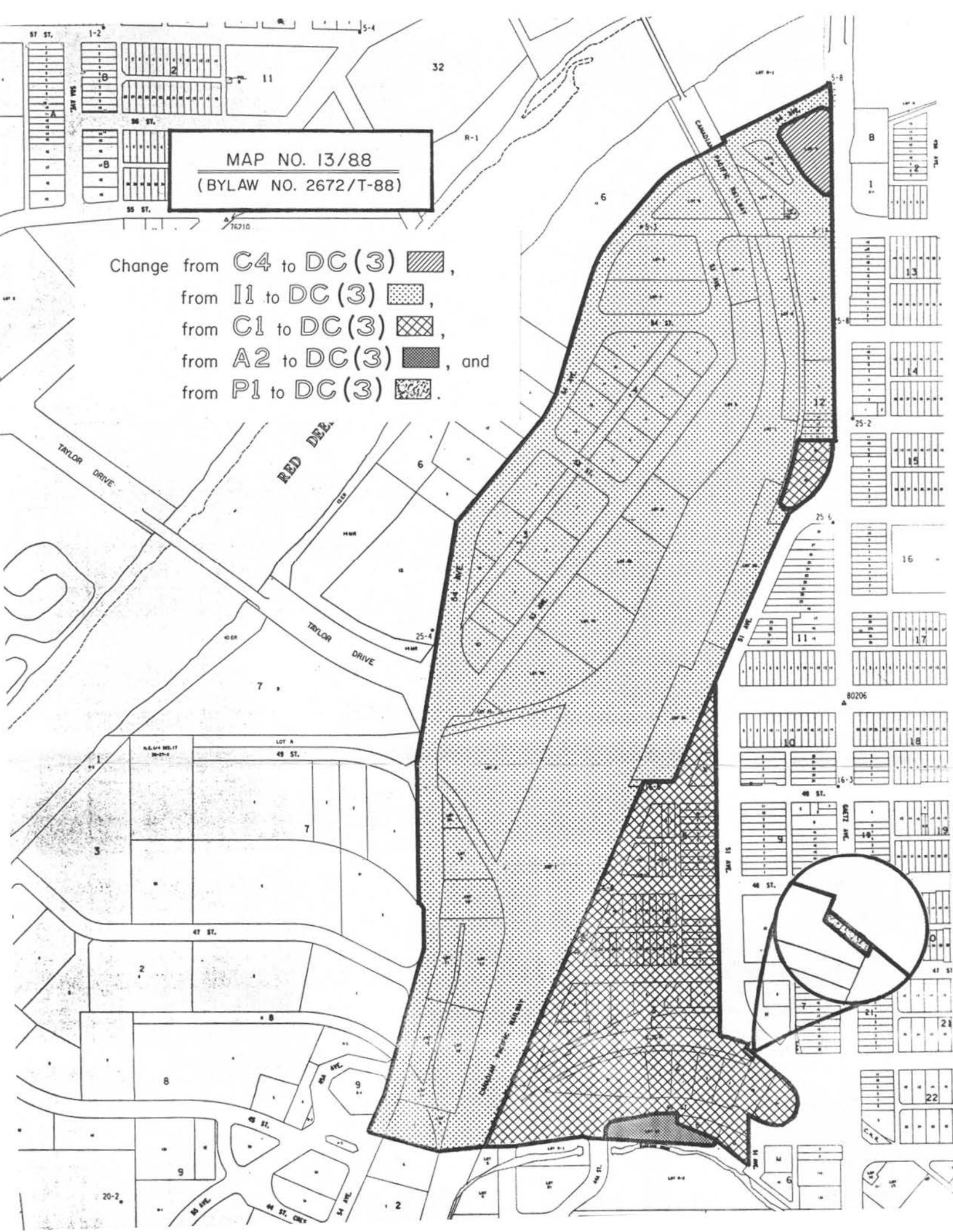
READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this      day of      A.D. 1988.

\_\_\_\_\_  
MAYOR

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

MAP NO. 13/88  
(BYLAW NO. 2672/T-88)

- Change from C4 to DC (3) ,  
 from I1 to DC (3) ,  
 from C1 to DC (3) ,  
 from A2 to DC (3) , and  
 from P1 to DC (3) .



# 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\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603  
TELECOPIER (403) 340-1280

\*Denotes Professional Corporation

Your file:  
Our file: City General

December 6, 1988

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

ATTENTION: Mr. C. Sevcik  
City Clerk

Dear Sirs:

**Re: Land Use By-law Amendment 2672/T-88  
Direct Control District**

Further to our telephone conversation, this will confirm that the recommended wording for the proposed addition to Section 7.3.2 should be as follows:

- "(4) Direct Control No. 3-DC(3)
- (a) Any use legally existing within an existing building in the area at the time this use district comes into effect is deemed to be a permitted use.
  - (b) Any permitted or discretionary use provided for in the Land Use By-law for a building which exists in the area immediately prior to the time the direct control use district comes into effect shall, with respect to such building be considered in the same manner as if such land use tables form part of this district.
  - (c) Any use approved by the City Council for the land within this use district."

The suggested addition to Section 7.3.3 should read as follows:

- "(4) Direct Control No. 3-DC(3)

Existing uses and a change of use within an existing building shall be dealt with by the development officer and are subject to the requirements and regulations of the I1 or C1 district, whichever was previously applicable. ~~The remaining recommendations for amendments to the Land Use By-law should also be included."~~

City of Red Deer  
December 6, 1988  
Page 2

I trust you will find the foregoing to be satisfactory.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Thomas H. Chapman', written in dark ink.

THOMAS H. CHAPMAN

THC/kah

cc Red Deer Regional Planning Commission  
Attn: Mr. Rouhi

b) Any permitted or discretionary use provided for in the Land Use Bylaw within the area immediately prior to the time the Direct Control District comes into effect shall be considered in the same manner as if such land use tables formed part of this district.  
BYLAW 2672/T-88

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

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

(1) Section 7.3.2 is amended by adding the following:

Uses -

(4) Direct Control No. 3 - DC(3)

<sup>c</sup>  
(a) Any use approved by the City Council for the land within this use district, ~~except a change of use within an existing development.~~

<sup>a</sup>  
(a) Any use legally existing within the area at the time this use district comes into effect is considered to be a permitted use.  
*deemed*

(2) Section 7.3.3 is amended by adding the following:

Regulations -

(4) Direct Control No. 3 - DC(3)

*reg.* Existing uses and a change of use within an existing development are subject to the requirements and regulations of the I1 or C1 District, whichever was previously applicable.  
*shall be dealt with by the Development Officer*

Notwithstanding any regulation in this Bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each new use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

(3) The 'use district map' as referred to in Section 1.4 is hereby amended in accordance with the use district map No. 13/88 attached hereto and forming part of the Bylaw."

(4) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this            day of            ,  
A. D. 1988.

READ A SECOND TIME IN OPEN COUNCIL this            day of            ,  
A. D. 1988.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this  
day of            , A. D. 1988.

\_\_\_\_\_  
MAYOR

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

DATE; NOVEMBER 30, 1988  
TO: CITY SOLICITOR  
FROM: CITY CLERK  
RE: LAND USE BYLAW AMENDMENT 2672/T-88  
DIRECT CONTROL DISTRICT

---

At the Council meeting of November 28, 1988, three amendments were passed by Council, one of which is enclosed herewith.

There still appears to be some uncertainty and ambiguity with regard to the wording of this resolution. Would you please advise as to whether said wording is acceptable and/or suggest an appropriate wording change.

Your attention to this matter is appreciated. We will require your comments by December 6, 1988 for the agenda of December 12th.

  
C. SEVCIK  
CITY CLERK  
CS/sp  
Encl.

c.c. Urban Planner  
Bylaws & Inspections Manager  
City Assessor

BYLAW NO. 2672/T-88

---

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

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

- (1) Section 7.3.2 is amended by adding the following:

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Regulations

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Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

3

~~(3)~~ This Bylaw shall come into force upon the final passing thereof.

(4)

READ A FIRST TIME IN OPEN COUNCIL this 17 day of October A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of A.D. 1988.

\_\_\_\_\_  
MAYOR

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

THE CITY OF RED DEER

DATE; \_\_\_\_\_

NO. 15

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

"RESOLVED that Council of The City of Red Deer hereby agree that Bylaw 2672/T-88 be amended by deleting clauses (1) and (2) in their entirety and by substituting therefor the following new clauses:

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(b) Any use existing within the area at the time this use district comes into effect is considered to be a permitted use.

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Regulations -

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Existing uses and a change of use within an existing development are subject to the requirements and regulations of the I1 or C1 District, whichever was previously applicable.

Notwithstanding any regulation in this bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each new use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council."

*Do not underline*

Pimm

Campbell

McGregor

Kokotailo

Connelly

Surkan

Moffat

Guilbault

McGhee

Carried

Defeated

Withdrawn

= For

= Against

A

= Absent

THE CITY OF RED DEER

November 28, 1988

15A

DATE \_\_\_\_\_

NO. \_\_\_\_\_

Moved by Alderman \_\_\_\_\_, Seconded by Alderman \_\_\_\_\_

"RESOLVED that Council of The City of Red Deer hereby agree that Bylaw No. 2672/T-88 be amended by adding thereto the following new clause:

'(3) the 'use district map' as referred to in Section 1.4 is hereby amended in accordance with the use district map No. 13/88 attached hereto and forming part of the Bylaw".

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

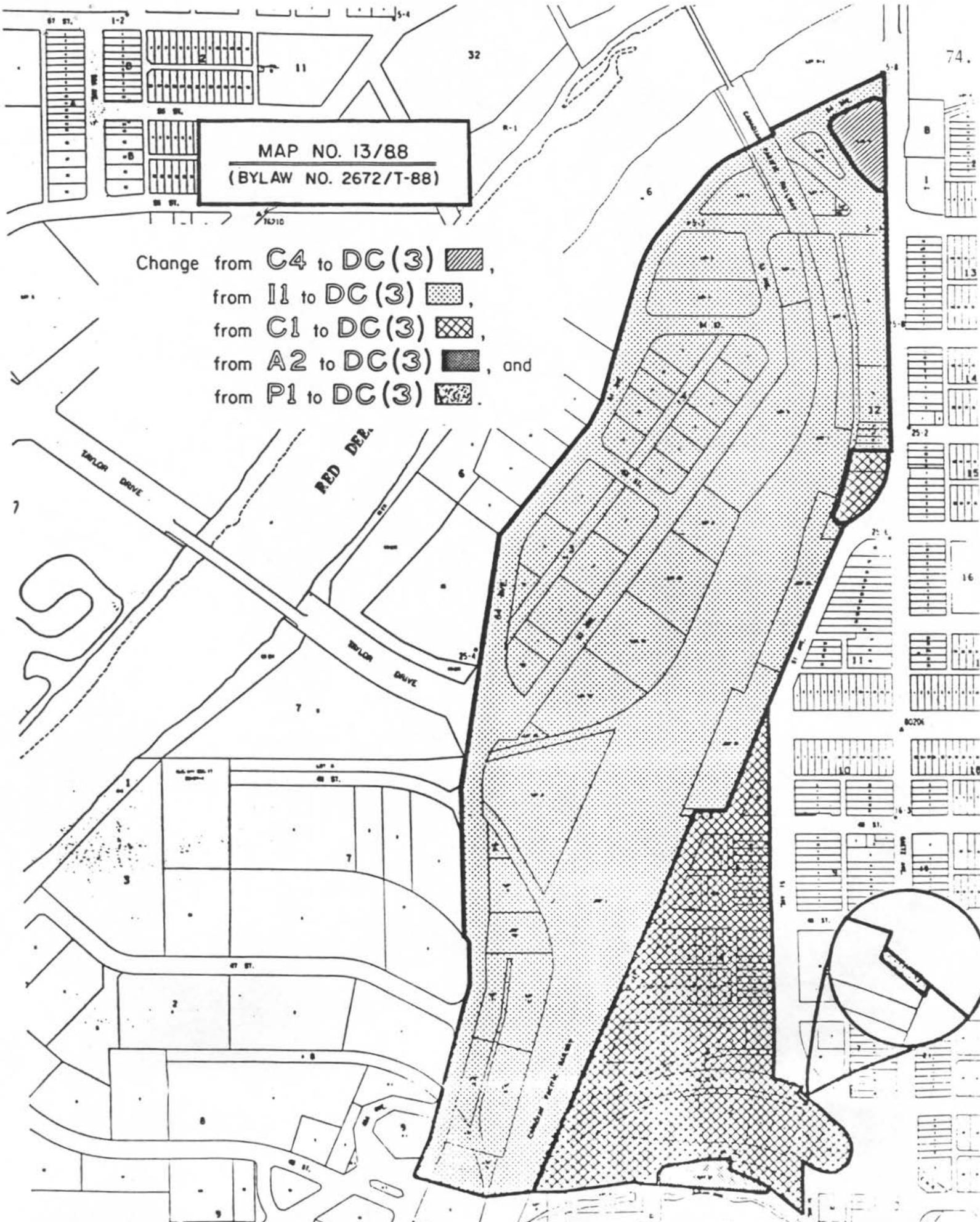
= For

= Against

A = Absent

MAP NO. 13/88  
(BYLAW NO. 2672/T-88)

- Change from C4 to DC (3) ,  
from I1 to DC (3) ,  
from C1 to DC (3) ,  
from A2 to DC (3) , and  
from P1 to DC (3) .



Tabled for 2 weeks.

BYLAW NO. 2672/T-88

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

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Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

3

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READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1988

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this day of A.D. 1988.

\_\_\_\_\_  
MAYOR

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

THE CITY OF RED DEER

DATE; \_\_\_\_\_

NO. 15

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

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Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council."

*Do not underline*

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Campbell

McGregor

Kokotailo

Connelly

Surkan

Moffat

Guilbault

McGhee

Carried

Defeated

Withdrawn

= For

= Against

A = Absent

THE CITY OF RED DEER

November 28, 1988

15A

DATE \_\_\_\_\_

NO. \_\_\_\_\_

Moved by Alderman \_\_\_\_\_, Seconded by Alderman \_\_\_\_\_

"RESOLVED that Council of The City of Red Deer hereby agree that Bylaw No. 2672/T-88 be amended by adding thereto the following new clause:

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Campbell

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McGhee

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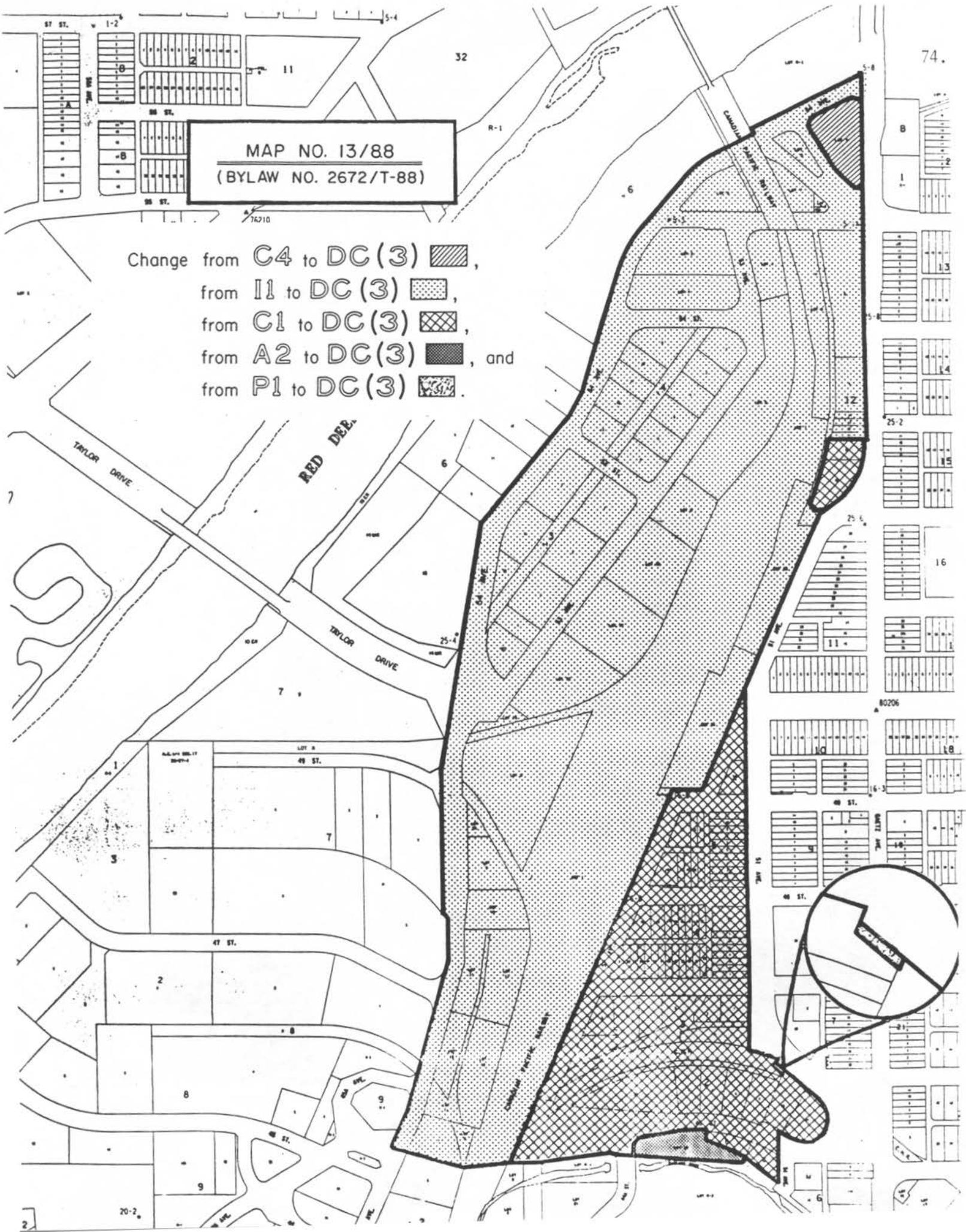
= For

= Against

A = Absent

MAP NO. 13/88  
(BYLAW NO. 2672/T-88)

- Change from C4 to DC (3) ,  
from I1 to DC (3) ,  
from C1 to DC (3) ,  
from A2 to DC (3) , and  
from P1 to DC (3) .



ATTENTION: ALVIN JOHNSTONE  
OR  
HERB KUCHENBECKER

- RE:
- 1) Copy of proposed amending bylaw 2672/T-88
  - 2) Use tables C1 and I1
  - 3) Downtown Concept Plan - I have not been able to locate the 2-3 page summary which you referred to. I have however obtained from the Planning Commission a summary consisting of approx 40-50 pages. If you would like some I could mail it to you or it can be picked up at our office. Please advise.

Charlie Swick.

88/12/07

BYLAW 2672/T-88

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

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

- (1) Section 7.3.2 is amended by adding the following:  
Uses -  
(4) Direct Control No. 3 - DC(3)
- (a) Any use legally existing within an existing building in the area at the time this use district comes into effect is deemed to be a permitted use.
  - (b) Any permitted or discretionary use provided for in the Land Use Bylaw for a building which exists in the area immediately prior to the time the direct control use district comes into effect shall, with respect to such building be considered in the same manner as if such land use tables form part of this district.
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- (2) Section 7.3.3 is amended by adding the following:

Regulations -

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the existing parcel unless  
otherwise approved by the City  
Council.

- (3) The 'use district map' as referred to in Section 1.4 is hereby amended in accordance with the use district map No. 13/88 attached hereto and forming part of the Bylaw."
- (4) This Bylaw shall come into force upon the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this            day of            ,  
A. D. 1988.

READ A SECOND TIME IN OPEN COUNCIL this            day of            ,  
A. D. 1988.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this  
day of            , A. D. 1988.

\_\_\_\_\_  
MAYOR

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

6.2.1 C1 COMMERCIAL (CITY CENTER) DISTRICT

6.2.1.1 General Purpose of District

The purpose of this district is to regulate the development of the downtown area.

6.2.1.2 Permitted Uses

- (1) Services to business management
  - (2) Offices: administrative, business and professional
  - (3) Medical, dental and related services
  - (4) Repair, rental or servicing of any article, vehicle or commodity of which the sale, warehousing, fabrication or processing is permitted in the C1 district subject to Section 4.13.1.1 and Section 4.13.2.1
  - (5) Personal services for the individual and households
  - (6) Commercial entertainment establishments (2672/D-84)
  - (7) Hotel, motel, lodging house and residential clubs
  - (8) Food and beverage establishments (2672/M-82)
  - (9) Sale of any article or commodity except industrial and agriculture machinery, automobile, motorcycles, recreation vehicles, and petroleum products from service stations
  - (10) Signs - Identification - Class C  
- Local Advertising - Class C
  - (11) Commercial recreational establishments (2672/D-84)
  - (12) Billiard/pool halls (2672/D-84)
  - (13) Amusement arcades (2672/D-84)
  - (14) Private clubs/organizations (2672/D-84)
- 6.2.1.3 Discretionary Uses
- (1) Multiple family dwellings (not on ground floor) subject to Section 4.13.1.2
  - (2) Schools of art, the performing arts, trade business
  - (3) Libraries and museums
  - (4) Health and welfare services
  - (5) Establishments for teaching religion and related social activity

- (6) Warehousing and storage on the premise of any article or commodity otherwise permitted or intended to be sold in the C1 district
- (7) Sales outlet for automobiles, motorcycles, recreation vehicles, subject to Section 4.13.2.(2)
- (8) Service station, car wash and drive-in food establishment, subject to Section 4.13.1(1) (2672/M-82)
- (9) Fabrication, processing, material testing and manufacturing establishments which meet Industrial standard I of Section 5.3.1. (2672/M-80)
- (10) Signs - General Advertising
- (11) Parking lots and Structures
- (12) Motor vehicle and railroad transportation with related transfer, terminal and maintenance facilities (2672/D-81)
- (13) Municipal services and utilities (2672/EE-81)
- (14) "public or quasi public buildings which without limiting the generalities of the foregoing will include: (2672/F-83)
  - (a) government buildings
  - (b) religious organizations."
- (15) Home occupations (2672/F-85)
- (16) Day care facilities (2672/I-87)

6.2.1.4 Regulations

- (1) Floor Area: Minimum - Dwelling Units 37 m<sup>2</sup>  
Maximum - Three times site area unless otherwise approved by M.P.C.
- (2) Building Height: Controlled by maximum floor area ratio
- (3) Front Yard: Nil
- (4) Side Yard: Minimum 1.5 m if side lot line abuts a lane
- (5) Rear Yard: Minimum 1.5 m
- (6) Landscape Area: Nil
- (7) Parking Space Requirement: Subject to Section 4.10
- (8) Loading Spaces: One opposite each loading door with a minimum of one
- (9) Site Area: Minimum 278 m<sup>2</sup>
- (10) Frontage: Minimum 7.5 m

6.2.1.5 Special Provisions

- (1) Any detached dwelling constructed prior to the passing of this Land Use amendment is deemed to be Discretionary Use duly approved by the Municipal Planning Commission. (2672/Q-85)

6.3.1 I1 INDUSTRIAL (BUSINESS SERVICE) DISTRICT

6.3.1.1 General Purpose of District

To provide for a limited range of light industrial, light manufacturing, warehousing and storage the operation of which does not create and emit noises, smells, dust, fumes or other factors which are regarded as nuisances; plus to provide for certain other businesses which are incompatible in other commercial districts.

6.3.1.2 Permitted Uses

The following uses are permitted subject to Industrial Standard II, Section 5.3.2.

- (1) Machine and blacksmith shops.
- (2) Manufacture and maintenance of light steel metal products.
- (3) Manufacture, assembly and processing of articles or merchandise from prepared bone, cellulose products, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paint, paper, plastics, precious metals or stones, tobacco and wood.
- (4) Manufacture, assembly and processing of bakery products, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries and food products.
- (5) Manufacture of figurines and other similar ceramic products.
- (6) Manufacture of musical instruments, toys, novelties, rubber and metal stamps.
- (7) Manufacture of dental and medical supplies including laboratories.
- (8) Warehousing, warehouse distribution, yarding and storage of any article, vehicle or commodity subject to Section 5.2.2.
- (9) Fabrication, processing, material testing and manufacturing establishments. (2672/M-80)
- (10) Repair, rental, servicing of any article, vehicle or commodity.
- (11) Signs - Identification - Class C - see Section 4.12.  
- Local Advertising - Class C - see Section 4.12  
- General Advertising

6.3.1.3 Discretionary Uses

- (1) Sales and administrative uses ancillary to all permitted and discretionary uses listed within I-1 district.

- (2) Sales ancillary to:
  - (a) Distribution establishments for automotive tools, parts and accessories.
  - (b) Distribution establishments for industrial tools, parts and accessories.
  - (c) Distribution establishments for tools, equipment and other products used by building and construction trades including but not limited to the following trades: carpentry and cabinet making, plumbing, heating, insulating, roofing, flooring, drywalling, electrical installations, tinsmithing, painting, wallpapering, landscaping, bricklaying and masonry.
  - (d) Distribution establishment for tools, machinery, equipment and other products used in the agriculture industry.
- (3) Bulk livestock feed, bulk chemical and bulk fertilizer depots, subject to Section 5.2.2.
- (4) Agricultural auction mart.
- (5) Growing of crops and produce.
- (6) Greenhouse or landscape nursery-stock farm
- (7) Municipal services and utilities. (2672/EE-81)
- (8) Radio and television transmitting stations, tower and equipment.
- (9) Railway right of way.
- (10) Commercial recreation facilities on those sites located in the I1 district commonly known as the CP Light Industrial area located between the CP railway line on the east and the Red Deer River on the west. (2672/D-84)
- (11) General construction and mechanical trades instruction workshops under the sponsorship of the Red Deer College. (2588/T-80)
- (12) Food and beverage establishment. (2672/Q-81)
- (13) Sale of large trucks over 10,000 Kg, heavy construction equipment and machinery. (2672/U-81)
- (14) The warehousing and distribution of grocery products to the community, as well as facilities to take the orders over the telephone, but not to include over the counter sales to the general public. (2672/S-84)

#### 6.3.1.4 Regulations

- (1) Floor Area: N/A
- (2) Building Height: N/A
- (3) Front Yard: Minimum 6 m
- (4) Side Yard: Minimum 3 m
- (5) Rear Yard: Minimum 3 m
- (6) Landscape Area: Minimum 40% of minimum front yard.
- (7) Parking Space: Subject to Section 4.10 or One per Employee plus one for each 929 m<sup>2</sup> of floor area, whichever is greater
- (8) Loading Space: Subject to Section 4.11
- (9) Site Area: Minimum 929 m<sup>2</sup>
- (10) Frontage: Minimum 22 m

#### 6.3.1.5 Site Development

- (1) The site plan; the relationship between buildings, structures and open space; the architectural treatment of buildings; the provision and architecture of landscaped spaces; and the parking layout shall be subject to approval by the Development Officer or the Municipal Planning Commission.

#### 6.3.1.6 Special Regulation

- (1) Notwithstanding Section 6.3.1.4 buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18 meters from the said arterial or service road. (2672/C-82)

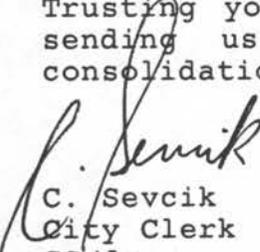
DATE: December 14, 1988  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/T-88  
DIRECT CONTROL DISTRICT

---

I would advise that Council of The City of Red Deer at its meeting held on Monday, December 12, 1988, gave second and third reading to Land Use Bylaw Amendment 2672\T-88 as amended. Enclosed herewith please find a copy of said bylaw as finally passed by Council.

Bylaw 2672/T-88 pertains to redesignation of certain lands in the downtown area to direct control district.

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

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
Bylaws & Inspections Manager  
City Assessor  
Dir. of Finance  
E.L. & P. Manager  
Economic Development Manager  
Dir. of Community Services

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 15, 1988

Mr. Steve Sawula  
29 Payne Close  
Red Deer, Alberta  
T4P 1T6

Dear Sir:

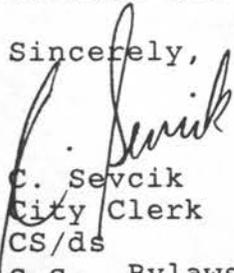
RE: LAND USE BYLAW AMENDMENT 2672/T-88

I wish to acknowledge with thanks your letter requesting that your property be excluded from the Direct Control District Zone proposed under Land Use Bylaw Amendment 2672/T-88. Your letter aforementioned was presented to Council December 12, 1988.

Council gave second and third reading to Land Use Bylaw Amendment 2672/T-88 at its meeting of December 12. In so doing, Council did not agree to your request for exclusion at this time.

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. Sevcik  
City Clerk  
CS/ds

c.c. Bylaws & Inspections Manager  
City Assessor  
Urban Planner  
Dir. of Engineering Services

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 15, 1988

Western Supplies Ltd.  
14940 - 121A Ave.  
Edmonton, Alberta  
T5V 1A3

Attention: Mr. Bob Scheideman, Corporate Operations Mgr.

Dear Sir:

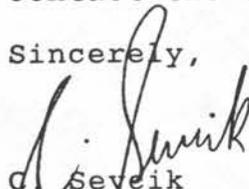
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Council gave second and third reading to Land Use Bylaw Amendment 2672/T-88 at its meeting of December 12. In so doing, Council did not agree to your request for exclusion at this time.

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



G. Seveik  
City Clerk  
CS/ds

c.c. Bylaws & Inspections Manager  
City Assessor  
Urban Planner  
Dir. of Engineering Services

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 15, 1988

Alpha Central Alberta Dairy Pool  
4915 - 54 Street  
Red Deer, Alberta  
T4N 5G4

Attention: Mr. K. Alvine Johnstone, General Manager

Dear Sir:

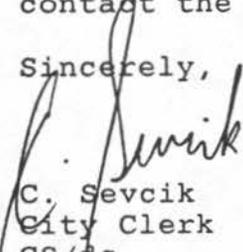
RE: LAND USE BYLAW AMENDMENT 2672/T-88

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Council gave second and third reading to Land Use Bylaw Amendment 2672/T-88 at its meeting of December 12. In so doing, Council did not agree to your request for exclusion at this time.

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

  
C. Sevcik  
City Clerk  
CS/ds

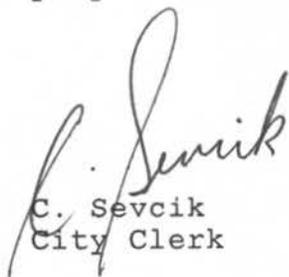
c.c. Bylaws & Inspections Manager  
City Assessor  
Urban Planner  
Dir. of Engineering Services

DATE: December 5, 1988  
TO: City Council  
FROM: City Clerk  
RE: POLICY NO. 821 ASSESSMENT AND TAXATION ON THE SALE OF  
CITY OWNED NEWLY DEVELOPED LOTS

---

At the Council meeting of November 14, 1988, a resolution was passed regarding assessment and taxation on the sale of City owned newly developed lots.

It is felt desirable to include this policy in the Council Policy Manual and accordingly, the attached Policy No. 821 has been prepared for Council's ratification.

  
C. Sevcik  
City Clerk

Commissioners' Comments

We would concur with the recommendations.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

Policy Section:  
Planning Services

Page:  
1 of 1

Policy Subject:  
Assessment & Taxation on the Sale of City  
Owned Newly Developed Lots

Policy Reference:  
821

Lead Role:  
City Assessor

Resolution/Bylaw:  
Resolution

PURPOSE

To provide a policy for the assessment and taxation on the sale of City owned newly developed lots.

POLICY STATEMENT

1. that when exempt property is sold to a party that would result in a change to taxable assessment, the property would become taxable at the time of sale and property taxes would be levied from the date of sale unless subdivision had occurred in the year of sale;
2. that when City owned industrial or commercial property is sold to a party that would result in a change to taxable assessment, the property will remain on the exempt roll until the immediately following tax year.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

DATE: December 2, 1988  
TO: Mayor and Members of Council  
FROM: Manager Economic Development  
RE: APPLICATION TO PURCHASE LOT 5, BLOCK 4, PLAN 792-3149  
NORTHLANDS INDUSTRIAL PARK

---

Titan Electric & Controls Ltd. has made application to acquire the above parcel of land, which consists of 2.30 acres, as identified on the attached map. They are proposing to construct a 10,000 sq. ft. two-storey office/warehouse, to accommodate their electrical contracting business. The proposed use is discretionary within the I-1 zoning, outlined in the Land Use Bylaw.

Titan Electric & Controls Ltd. is offering to purchase the site at the equivalent of \$60,000 per acre. Recent industrial land sales within the City to clients such as Mohawk Oil and BPB Instruments (Canada) Ltd., on three acre sites, have been at \$62,500. Both of these sites are situated in Edgar Industrial Park. A sale to Laidlaw Transportation of a three acre site in Riverside Light Industrial Park, was approved by Council at \$60,000 per acre. A slight reduction was granted on the Laidlaw deal due to difficult soil conditions, and a delay in the construction of completed access to the site.

Based on sales completed in 1988, we believe this site is correctly priced at \$62,500 per acre. We would therefore recommend that City Council authorize the administration to enter into an agreement with Titan Electric & Controls Ltd. at \$62,500 per acre, and that Council further authorize site coverage relaxation to permit the construction of a 10,000 sq. ft. facility. The option agreement to conform with our standard terms, requiring the developer to submit plans necessary to obtain a development permit prior to permission being granted to exercise the option.

Respectfully submitted,



Alan V. Scott  
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Att.



7483 - 49 Avenue, Red Deer, Alberta T4P 1N1 • Telephone 342-6280 • Fax 340-1066  
8507 - 112 Street, Grande Prairie, Alberta T8V 6A4 • Telephone 539-7111 • Fax 539-5426  
5625 - 50 Avenue, Bonnyville, Alberta T0A 0L0 • Telephone 826-7340 • Fax 286-7809  
Bay #2, 3702 - 37 Street, Whitecourt, Alberta T0E 2L0 • Telephone 778-5000  
5107 - 50 Street, Hardisty, Alberta T0B 1V0 • Telephone 888-3500  
8916 - 107 Street, Fort St. John, B.C. V1J 5R5 • Telephone 787-7878

December 1, 1988

CITY OF RED DEER  
City Hall  
P.O. Box 5008  
RED DEER, Alberta

ATTENTION: Mr. Alan Scott  
Manager Economic Development

Dear Sir:

RE: Offer to Purchase  
Lot 5, Block 4, Plan 792-3149  
2.3 Acres

We wish to acquire the above mentioned property for the purpose of constructing a 10,000 square foot, two storey office/warehouse building to accommodate our electrical contracting business.

We are prepared to pay the price of \$138,000.00 for this property.

This offer is subject to obtaining satisfactory financing and verification of building costs.

We await your acceptance.

Regards,

TITAN ELECTRIC & CONTROLS LTD.

A handwritten signature in cursive script that reads "E Munday".

ED MUNDAY  
President

EM/jll

Commissioners' Comments

We concur with the comments of the Economic Development Manager and recommend Council approve the sale at \$62,500 per acre. We would also recommend Council grant the site coverage relaxation to enable the construction of a 10,000 sq. ft. two-storey office/warehouse facility.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



DATE: December 14, 1988  
TO: Economic Development Manager  
FROM: City Clerk  
RE: TITAN ELECTRIC AND CONTROLS LTD.  
APPLICATION TO PURCHASE LOT 5, BLK. 4, PLAN 792-3149  
NORTHLANDS INDUSTRIAL PARK

---

Your report dated December 2, 1988, concerning the above was presented to Council December 12th and at which meeting Council passed the following motion:

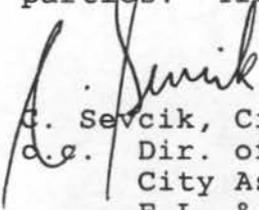
"RESOLVED that Council of The City of Red Deer having considered report from the Economic Development Manager dated December 2, 1988, re: Application to Purchase Lot 5, Block 4, Plan 792-3149, Northlands Industrial Park, hereby agree as follows:

1. that the sale of Lot 5, Block 4, Plan 792-3149, 2.30 acres, in the Northlands Industrial Park, for \$62,500.00 per acre be approved.
2. that authorization be given for a site coverage relaxation to permit the construction of a 10,000 sq. ft. two-storey office/warehouse facility on said site.
3. that the option agreement for this sale to conform with the City of Red Deer standard terms.

and as recommended to Council December 12, 1988, by the Administration."

The decision of Council in this instance is submitted for your information and I trust that you will convey said decision to Titan Electric & Controls Ltd.

If Titan Electric & Controls Ltd. are prepared to accept terms of the sale as specified in the above resolution, please ensure that the appropriate legal documentation is prepared and executed by all parties. Trusting you will find this satisfactory.

  
G. Sevcik, City Clerk  
c.c. Dir. of Engineering Services  
City Assessor  
E.L. & P. Manager  
Dir. of Community Services

Bylaws & Inspections Mgr.  
Urban Planner  
Dir. of Finance

NO. 3

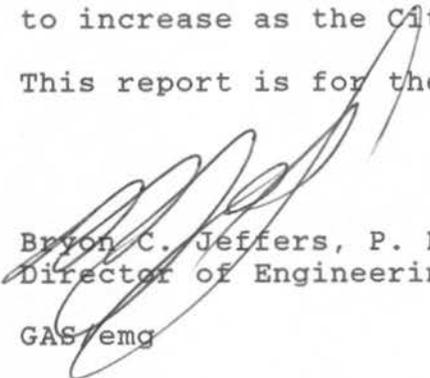
DATE: November 24, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: 67 STREET BRIDGE PROJECT

---

The new 67 Street Bridge has now been open to traffic for approximately 2 months. Shortly after the opening, the Traffic Section was able to take some initial traffic counts. We have reviewed the measured results as compared to the forecast by our consultant, and they compare reasonably well. In fact, they are below the predictions made by the consultant, thereby further deferring the need to construct the remaining two lanes.

The consultant estimated that the Bridge volumes upon opening would be approximately 1,500 vehicles per hour (peak hour), which is approximately 60% of roadway capacity. Using the measured 15 minute peak, we have a peak hour equivalent of approximately 900 vehicles per hour. We anticipate this volume will increase as drivers become more familiar with the roadway, and then continue to increase as the City grows.

This report is for the information of Council.



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

GAS/emg

Commissioners' Comments

Submitted for Council's information only.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

December 21, 1988

TO: DIRECTOR OF ENGINEERING SERVICES  
FROM: CITY CLERK  
RE: 67 STREET BRIDGE PROJECT

Further to my memo to you of December 14, 1988 concerning the above topic, you will recall at the December 12th Council meeting when the above matter was discussed, Alderman Pimm expressed one concern, that being that there is no bay pull-off in the event of vehicular problems.

Would it be possible for your Department to have another look at this matter and provide a report back along with costs for the construction of a bay in the stretch of road where such facility appears to be lacking.



C. SEVCIK  
City Clerk

CS/gr

DATE: December 14, 1988  
TO: Dir. of Engineering Services  
FROM: City Clerk  
RE: 67 STREET BRIDGE PROJECT

---

Your report dated November 24, 1988, concerning the above topic was presented to Council December 12, 1988.

The aforesaid report was accepted for information only and it was agreed that same be filed. We thank you for your report in this instance.



C. Sevcik  
City Clerk  
CS/ds

# 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\*

208 Professional Building  
4808 Ross Street  
Red Deer, Alberta T4N 1X5

TELEPHONE (403) 346-6603  
TELECOPIER (403) 340-1280

\*Denotes Professional Corporation

Your file:  
Our file: 15,492 THC

December 6, 1988

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

ATTENTION: Mr. C. Sevcik  
City Clerk

Dear Sirs:

**Re: Railway Relocation - Canadian Pacific Limited: Amending Agreement**

Under the initial agreement between Canadian Pacific Limited ("CP") and the City of Red Deer, provision was made to limit the amount of money which CP could draw under the agreement to \$25 million.

CP has determined that their requirements are only \$22 million during this current year and, accordingly, have requested that the agreement be amended in line with their requirements.

We would recommend the approval of the amendment as requested.

Yours truly,



THOMAS H. CHAPMAN

THC/kah

THIS AGREEMENT made the            day of            , 1988.

BETWEEN:

CANADIAN PACIFIC LIMITED  
a body corporate, duly incorporated  
pursuant to the laws of Canada,  
and having its head office in the  
City of Montreal, in the Province of Quebec  
(hereinafter called "CP Rail")

OF THE FIRST PART

- and -

THE CITY OF RED DEER  
a municipality incorporated under  
the laws of the Province of Alberta  
(hereinafter called the "City")

OF THE SECOND PART

RECITALS:

A. By an agreement dated the 13th of June, 1988, (hereinafter referred to as the "Relocation Agreement"), CP Rail and the City agreed, inter alia, that CP Rail would have a power of attorney with respect to a bank account created by the City to hold the funds required to pay for the cost of relocating CP Rail's railway facilities from lands located within the downtown of the City to new lands to be acquired by the City.

B. It was a term of the Relocation Agreement that CP Rail would not withdraw from the said bank account funds in excess of Twenty-Five Million Dollars (\$25,000,000.00) prior to January 1, 1990.

C. The parties hereto wish to amend the Relocation Agreement to decrease the amount of funds which CP Rail can withdraw from the said bank account prior to January 1, 1990.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the terms and conditions of the Relocation Agreement and the covenants contained herein, the parties hereto agree:

1.01 Paragraph 2.05 (b) of the Relocation Agreement is hereby amended by deleting the reference to "Twenty-Five Million Dollars (\$25,000,000.00)" and inserting therefor the words "Twenty-Two Million Dollars (\$22,000,000.00)".

2.01 It is understood and agreed that all terms, covenants and conditions contained in the Relocation Agreement, as herein amended, shall continue to be in full force and effect, the intention being that this Agreement shall be read and construed with and treated as part of the Relocation Agreement.

3.01 This Agreement shall be effective as of the 15th of December, 1988.

4.01 This Agreement shall be binding upon and enure to the benefit of the parties hereto, their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have hereunder set their hands and seals all as of the day and year first above written.



CANADIAN PACIFIC LIMITED

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

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

CITY OF RED DEER

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

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

Commissioners' Comments

We would recommend Council approve the amendment and authorize the Mayor and City Clerk to execute said agreement on behalf of the City.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

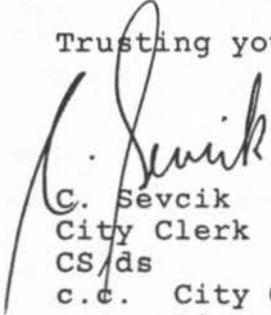
DATE: December 14, 1988  
TO: City Solicitor  
FROM: City Clerk  
RE: RAILWAY RELOCATION - CANADIAN PACIFIC LIMITED:  
AMENDING AGREEMENT

---

Enclosed herewith please find three copies of the above noted agreement dated December 13, 1988, signed by the Mayor and City Clerk on behalf of The City of Red Deer.

I trust that you will forward said agreements to Canadian Pacific Limited for their signatures and that you will ensure one fully executed copy is returned for our files.

Trusting you will find this satisfactory.



C. Sevcik  
City Clerk  
CS/ds

c.c. City Commissioners  
Dir. of Engineering Services  
Dir. of Finance  
Major Continuous Corridor Project Manager

NO. 5

DATE: December 2, 1988  
TO: City Clerk  
FROM: City Assessor  
RE: ADOPTION BYLAW

---

The following sections are quoted from the Municipal Taxation Act, Revised Statutes of Alberta, 1980, Chapter M31 with amendments in force as of July 6, 1988.

- 27(1) In every municipality the assessor shall, not later than December 31 in each year, assess for taxation purposes in the next following year all assessable property in the municipality.
- 28(1) Notwithstanding Section 27, the council of a city, town village, new town or summer village may by bylaw, not later than December 31, authorize the assessor to use the assessed values of any property as shown on the assessment roll of the current year as the assessed value of that property for the next following year.
- 33(1) In a city, town, village, new town or summer village where a bylaw has been passed pursuant to Section 28, the assessor shall make his assessment by adopting those assessed values authorized by the bylaw and by assessing not later than December 31 all assessable property for which a value has not been authorized by bylaw.
- 34(1) Notwithstanding Section 33, the assessor shall reassess not later than December 31 in each year
- a) all improvements described in section 1(n)(iii) and (iii.1), and shall allow, commencing the year following the year in which they first become assessable, depreciation on those improvements to the date of reassessment in accordance with the regulations
  - b) all other assessable property the value of which is decreased by the destruction of an improvement on it or by some cause other than fair wear and tear, and

City Clerk  
Page 2  
December 2, 1988

c) all other assessable property the value of which is increased by the erection, completion or repair of an improvement on it or by some other cause.

We respectfully request City Council to pass the required Adoption Bylaw as allowed in Section 28 and further request the Bylaw specifically exclude the attached roll numbers as allowed in Section 33. The proposed Bylaw has been held as long as possible to provide, a current, updated list of exclusions necessitated by zoning changes and other causes not specifically addressed in Sections 34(1) b) and c).

Pursuant to this Bylaw all properties are excluded and those that fall to Section 34 will be reviewed and reassessed as required for the next following taxation year.

Respectfully Submitted,



Al Knight, A.M.A.A.

AK/bw

cc Director of Finance

att'd.

Commissioners' Comments

We would recommend Council pass the bylaw as prepared by the City Assessor.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

A Bylaw of The City of Red Deer in the Province of Alberta, to authorize the Assessor to use the 1987 Assessment and Valuation of certain property as shown on the Assessment Roll of the municipality as the assessment or valuation of that property for 1988.

*December*

WHEREAS, pursuant to the provisions of Section 30 of the Municipal Taxation Act, being Chapter M-31 of the Revised Statutes of Alberta, 1980, and amendments thereto, the Council may by bylaw, passed not later than the ~~30th~~ <sup>31<sup>st</sup></sup> day of ~~November~~ in any year, authorize the Assessor to use the assessment and valuation of certain property as shown on the assessment roll of the current year as the assessment or valuation of that property for the next following year.

NOW, THEREFORE, the Council of The City of Red Deer under the authority and pursuant to the provisions of Section 28 of the Municipal Taxation Act, as amended, does hereby enact as follows:

- (1) That the Municipal Assessor is hereby authorized to use the assessment and valuation of all properties as shown on the assessment roll as the assessment or valuation of that property for the taxation year 1988~~8~~ excepting for:
  - (a) Those properties listed in Schedule "A", attached to and forming part of this bylaw.
  - (b) Those properties required to be assessed and valued in accordance with Sections 34 and 35 of the Municipal Taxation Act.
- (2) That this bylaw shall come into effect upon the date of final reading.

READ A FIRST TIME IN OPEN COUNCIL this 30 day of November A.D. 1987

READ A SECOND TIME IN OPEN COUNCIL this 30 day of November A.D. 1987

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 30 day of November A.D. 1987.

*[Signature]*  
 \_\_\_\_\_  
 MAYOR

*[Signature]*  
 \_\_\_\_\_  
 CITY CLERK

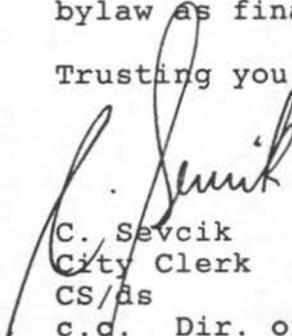
DATE: December 14, 1988  
TO: City Assessor  
FROM: City Clerk  
RE: ADOPTION BYLAW 2967/88

---

At the Council Meeting of December 12, 1988, Adoption Bylaw 2967/88 authorizing the City Assessor to use the 1988 Assessment and Valuation of certain property as shown on the Assessment Roll of the Municipality as the Assessment or Valuation of that property for 1989, received three readings.

Enclosed herewith please find one certified copy of the aforesaid bylaw as finally passed by Council.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/as  
c.q. Dir. of Finance  
Encl.

DATE: December 5, 1988  
TO: City Council  
FROM: City Clerk  
RE: DOWNTOWN PARKING STRATEGY 1988

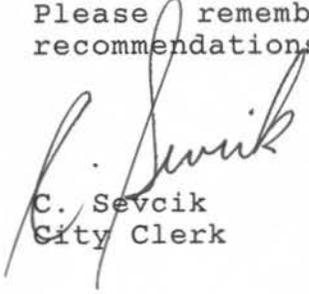
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Members of Council received a copy of the following with their Council Agendas of November 28, 1988:

1. The City of Red Deer Downtown Parking Strategy Summary Report prepared by B.A. Consulting Group Ltd. dated September 9, 1988.
2. City of Red Deer Downtown Parking Strategy 1988 as recommended by the Red Deer Parking Commission 1988.

The reports were delivered to Council two weeks in advance of this agenda to provide sufficient time for review of the documents.

Please remember to bring your copy of the report and recommendations to the Council meeting of December 12, 1988.



C. Sevcik  
City Clerk

Commissioners' Comments

We would recommend Council table this matter to allow for comments from the Towne Centre Association.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

# Office of the Mayor



November 30, 1988

Ms. Monica Kenzle  
R. R. #1  
RED DEER, Alberta  
T4N 5E1

Dear Ms. Kenzle:

I have recently enquired as to the status of the parking study for the downtown area, a subject of interest to you as evidenced by your letter of April 14, 1987.

The study will be discussed at the next meeting of Council on December 12, 1988, and we should have a response for you following that meeting. If, however, you are interested in attending or have any questions, you might contact City Clerk Charlie Sevcik as to the possibility of speaking to the item at the meeting.

Sincerely,

R. J. MCGHEE  
Mayor

/bd

cc: Secretary, Parking Commission  
City Clerk Charlie Sevcik

23 November 1988

TO: RED DEER CITY COUNCIL

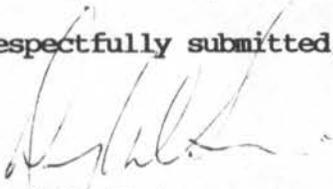
RE: DOWNTOWN PARKING STRATEGY 1988

CONFIDENTIAL

At the special meeting of the Red Deer Parking Commission held on November 23rd, 1988, the above named report received approval and is being forwarded for Council's consideration. It is requested that this report be tabled for a period of 2 weeks to provide sufficient time for review of same, and that a recommendation be made at the Council meeting of December 12th, 1988.

Thank you for your attention to this report.

Respectfully submitted,

  
D. SIM, Chairman,  
Red Deer Parking Commission

FILE COPY

DATE: January 9, 1989  
TO: Red Deer Parking Commission  
FROM: City Clerk  
RE: DOWNTOWN PARKING STRATEGY 1988

---

The above topic was considered by Council of The City of Red Deer at its meeting held on January 9, 1989. At the aforesaid meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approve in principle the report on parking for the Downtown Area as recommended by the Red Deer Parking Commission subject to and based on the comments of the administration as presented to Council January 9, 1989:

1. that the Post Office Parking Lot P.4 remain as is for 1989.
2. that a Manager be appointed whose exclusive responsibility is parking in the Downtown Area funded through the Parking Fund, but that no separate Parking Authority be established at this time."

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

By way of a copy of this we are requesting the Dir. of Engineering Services to ensure that the recommendations contained in the report to Council, and as approved by Council, are executed.

Trusting you will find this satisfactory.

Sincerely,

C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
City Commissioner  
Bylaws and Inspections Manager  
Traffic Engineer  
Associate Planner, V. Parker  
Dir. of Finance  
City Assessor  
Towne Centre Association

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 15, 1988

Towne Centre Association  
Towne Centre Mall  
#300, 4929 Ross Street  
Red Deer, Alberta  
T4N 1X9

Attention: Mr. J. Ferguson

RE: DOWNTOWN PARKING STRATEGY 1988

At the Council meeting of December 12, 1988, the following motion was passed with regard to the above topic.

"RESOLVED that Council of The City of Red Deer having considered report from the City Clerk dated December 5, 1988, re: Downtown Parking Strategy 1988, hereby agree that consideration of this matter be tabled until comments on the subject are received from the Towne Centre Association, and as presented to Council December 12, 1988."

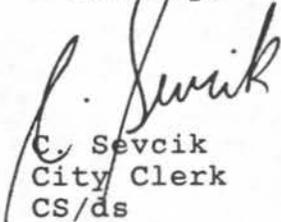
I am enclosing herewith a copy of the following:

1. The City of Red Deer Downtown Parking Strategy Summary Report prepared by B.A. Consulting Group Ltd. dated September 9, 1988.
2. The City of Red Deer Downtown Parking Strategy 1988 as recommended by the Red Deer Parking Commission 1988.

As noted in the above resolution, the item has been tabled pending written comments from the Towne Centre Association.

The next meeting of Council is Monday, January 9, 1989, and comments from the Towne Centre Association would be appreciated by no later than Tuesday, January 3, in order to appear on the January 9th Council agenda. We look forward to receipt of your comments in due course.

Sincerely,



C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
Bylaws & Inspections Mgr.  
Parking Commission  
Urban Planner  
City Assessor

**CITY OF RED DEER  
DOWNTOWN PARKING STRATEGY  
SUMMARY REPORT**

**Prepared For: City of Red Deer  
Prepared By: BA Consulting Group Ltd.  
Date: September 9, 1988**

## B-A Consulting Group Ltd.

Transportation Planners and Engineers

September 13, 1988

The City of Red Deer  
4914 - 48th Avenue  
Red Deer, AB  
T4N 3T4

File 5239-01

Attention: Mr. Ken Haslop

Dear Mr. Haslop,

Re: Downtown Parking Strategy

We are pleased to present B-A's Summary Report for this project, carried out in accordance with our agreement of May 2nd, 1988. The report outlines a recommended 15-year parking program for downtown Red Deer, identifies the costs of the program, and the required extra revenue beyond that which is derived from the parking system. B-A has recommended methods of gaining that extra revenue. Our recommendations, set out in Section 4 of the Report, address both on-street and off-street parking needs, and one of our key recommendations is that the City give consideration to the development of a Parking Authority.

The report recommends that a parkade be constructed in downtown Red Deer, in approximately eight(8) years from now, unless development conditions change dramatically. Perhaps the major difference between B-A's recommendations and the 1987 findings of the previous Ad-Hoc Committee on Downtown Parking is that B-A, based on our experience in other communities, has been more conservative regarding the likely levels of new development in the next five years or so. This has resulted in a deferral of the suggested date for new parkade construction.

B-A gratefully acknowledges the cooperation which has been provided by members of the Study Working Committee, especially Mr. Chi Lee and Mr. Vernon Parker, and we greatly appreciate this opportunity to have extended B-A's services to the City of Red Deer. We trust that the study recommendations will allow the City and Parking Commission to plan effectively for the required additions and changes to the current parking system as further growth occurs in the downtown.

Yours very truly,

B-A Consulting Group Ltd.

*Nick Finn.*

Nick Finn, P.Eng.  
Principal Associate



## TABLE OF CONTENTS

1.	INTRODUCTION	2
	1.1. Background to this Report	2
	1.2. Basis of Study Approach	3
2.	STUDY PROCEDURE	4
3.	STUDY CONCLUSIONS	8
	3.1. On-Street Parking	8
	3.2. Off-Street Parking	9
	3.3. Revenue and Cost Considerations	12
	3.4. Responsibility for Provision of Public Parking	15
	3.5. Management of the Parking System	15
4.	RECOMMENDED PARKING PROGRAM	17
	4.1. On-Street	
	4.2. Off-Street	17
	4.3. Responsibility for Provision of Public Parking	20
	4.4. Management of the Parking System	21
	4.5. Other Recommendations	24

### EXHIBITS

1.	LOCATION OF MAJOR PARKING FACILITIES	4a
2.	FEATURES OF RECOMMENDED PROGRAM	18

### TABLES

1.	PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM	23
2.	PROJECTED CASH FLOWS OF RECOMMENDED PARKING PROGRAM	23a

## 1. INTRODUCTION

### 1.1. Background to this Report

Parking in downtown Red Deer has been the subject of a great deal of activity and debate in the last decade. The 1980 City of Red Deer "Report on Parking in the Downtown Core" raised the question of the eventual requirement for further off-street parking. More recently, the 1985-86 Downtown Concept Plan by the Red Deer Regional Planning Commission (RDRPC) made a number of concrete parking recommendations which were then carried forward in the 1987 "Downtown Parking Strategy Draft" prepared by the Ad-Hoc Parking Committee.

The objective of the work to date has naturally been to define and establish a coherent parking program for downtown Red Deer. While there is currently relatively little development pressure in the downtown, that is likely to change in the coming years as the C.P.R. relocation plans focus the eyes of the development community on downtown opportunities. The City of Red Deer therefore wishes to have a long-range parking development strategy in place prior to that time. It also wishes to optimize current operations and identify short-term improvements. The City of Red Deer therefore commissioned B-A Consulting Group Ltd. (B-A) to carry out the "Downtown Parking Strategy" study, the main goals of which are to review the technical and policy work done to date, and to provide a recommended program. In broad terms, the study objectives are to:

- o determine how much long-stay and short-stay parking is required to accommodate development needs in the downtown to the year 2001, and where it is best located;
- o determine how any additional parking is best supplied, whether in a parkade or on the surface, and whether by the public or private sector (or a combination of both);

- o recommend the mechanisms that need to be put in place to achieve that parking (e.g. funding, legislation); and
- o identify how the use and fee generation of existing and proposed City facilities may be optimized.

This document summarizes B-A's study procedure, main conclusions and recommendations. The **Technical Report** documents the details of B-A's study.

### 1.2. Basis of Study Approach

B-A has identified **seven(7)** major elements that make up the framework for a downtown parking policy, as follows:

- o The **location and amount** of parking;
- o The **type of facilities** within the system;
- o The **responsibility for provision** of parking;
- o The **enforcement** of the system;
- o The **management** of public and private facilities;
- o The **capital and operating costs**, and **revenues** associated with the system; and,
- o The **evaluation of performance** of the system.

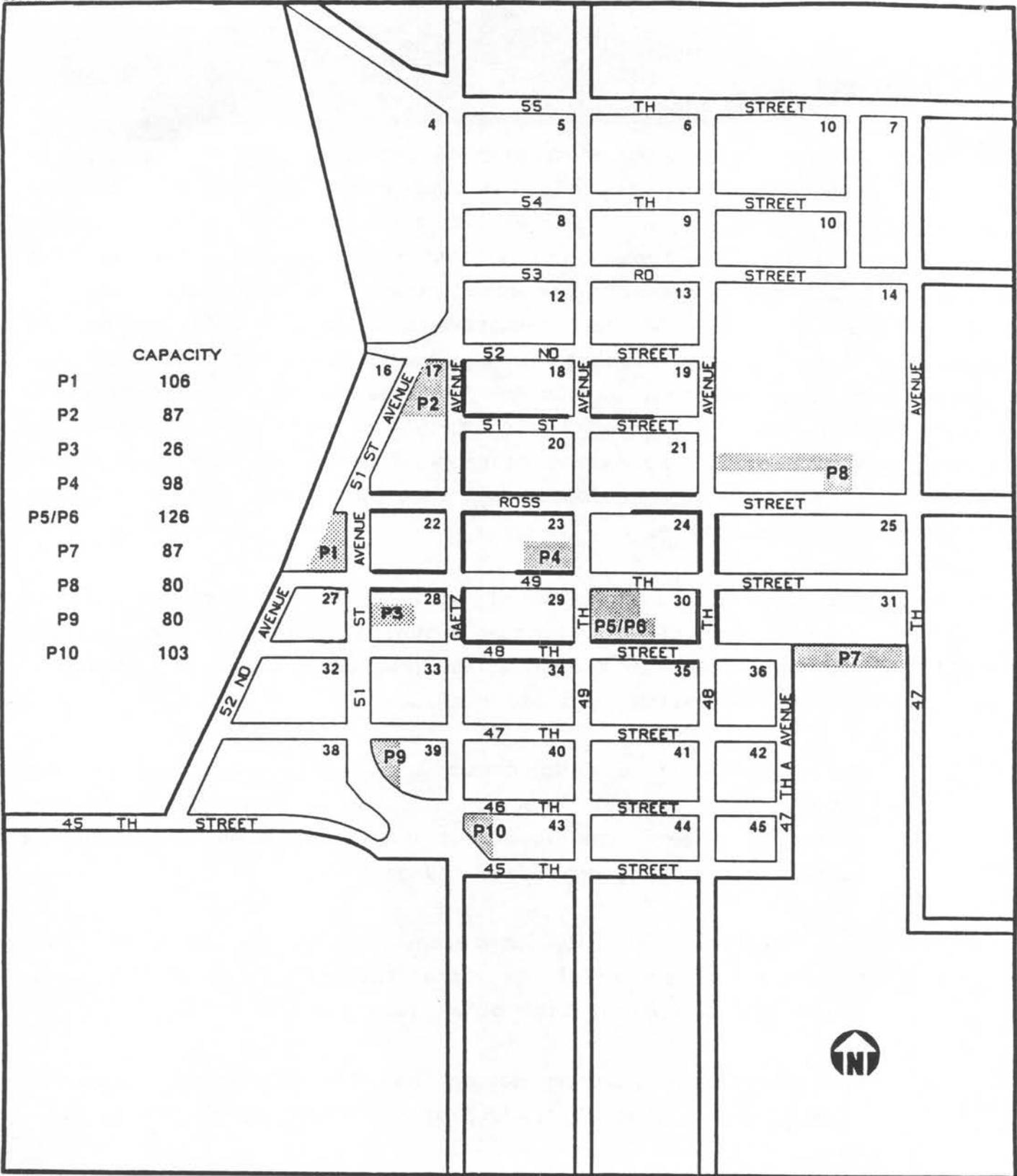
B-A's recommended downtown parking strategy for Red Deer emerged from the discussion and assessment of these elements, both independently and in combination with each other.

## 2. STUDY PROCEDURE

The draft "Downtown Parking Strategy" report prepared in 1987 by the Ad-Hoc Parking Committee, contained a number of specific findings and recommendations, based on a series of workpapers. As a necessary first step in the development of a long-term parking strategy, B-A undertook a general review of a selected number of background technical working papers to the Ad Hoc Committee's report. This review was intended to provide some comments on the technical basis from which the long-term parking strategy should be developed, and to indicate B-A's understanding of the Committee's technical analysis, underlying assumptions and policy recommendations which made up the Committee's report. B-A's comments were documented in a June 22nd, 1988 memorandum to the Parking Commission.

B-A then carried out a review of the existing downtown parking situation, given in Section 2 of the Technical Report. The existing major parking facilities in the downtown are illustrated in Exhibit 1. B-A's review had the following basic findings.

- o While peaks in use do occur in certain areas at certain times, the overall occupancy rate is far short of any critical range. The on-street use shows some indication of being intense, but not obviously so.
- o The long-stay (mainly employee) demand is overwhelmingly concentrated on Block 18 (see Exhibit 1) containing the Provincial building, with other less intense areas.
- o The short-stay parking demand has three(3) major areas of high demand - Block 23 (North of the Bay), Block 34 and Block 29.
- o Blocks 18, 23, 29 and 34 give a strong north-south orientation to the current high demand areas.



	CAPACITY
P1	106
P2	87
P3	26
P4	98
P5/P6	126
P7	87
P8	80
P9	80
P10	103

 2 Hour On-Street  
 Municipal Off-Street

### LOCATION OF MAJOR PARKING FACILITIES



- o The use of on-street parking facilities is currently not intensive enough to be generating healthy revenues.
- o Of the off-street facilities, P4 (Post Office lot) is performing best, despite having higher parking rates than many of the other lots.

B-A then assessed future parking demand and supply. This assessment is in Section 3 of the Technical Report. In view of the relatively long-range perspective of this study and the uncertainties associated with such a perspective, B-A took the approach of generating and evaluating a number of future scenarios, based on several factors of which the most significant were:

- o modal split (percent use of cars versus transit)
- o the rate of absorption (least-up) of existing built office space
- o Land-Use Bylaw requirements for parking, and
- o the extent of new commercial development.

B-A looked at low, medium and high ranges of new commercial development, and the medium-range option was chosen. The medium-range option implied the following additional commercial land use development:

	Retail	Office
by 1991	11300 sq.m.	15990 sq.m.
1991-1996	7390 sq.m.	10975 sq.m.
1996-2001	<u>2435 sq.m.</u>	<u>3680 sq.m.</u>
TOTAL	21130 sq.m.	30645 sq.m.

The future parking demand was then compared to the existing parking supply, and each of the existing lots was then assessed to determine the potential market (number of spaces of demand) that would be "captured" by each lot, with a parking facility located on that block.

This analysis showed that P4 is in a prime position to service short-stay demand (shoppers, visitors) under any scenario, as a parkade, with P2 (Turbo) and P5/P6 (Sportsworld) also having some potential. Two other areas not currently designated as parking lots indicated future promise - being Block 34 (47/48 Street, 49/Gaetz Avenues) and "Rail Lands North" (rail relocation lands north of the Ross/49th Street one-way couplet). The analysis showed that a public downtown parkade does not appear to be warranted in the next ten years.

B-A also reviewed the effect that future transportation system changes in the downtown will have, such as the Continuous Corridor, the Ross/49th Street couplet, and the proposed off-street transit terminal.

B-A then reviewed the costs of constructing and operating an above-grade parking garage at each of the four potential sites identified in Section 3, and compared these costs to potential revenues. The relative construction cost of developing a below-grade facility (roughly twice that of above-grade) is so prohibitive that B-A did not entertain this as a suitable option for Red Deer. The revenue/cost analysis is documented in Section 4 of the Technical Report.

Other sources of revenue to offset the costs of developing future parkades were also discussed, such as the use of net revenues from current parking operations (e.g. meter and enforcement revenue), or through the application of a parking fund or tax, "cash-in-lieu" payments benefitting assessment, and joint ventures with private developers.

Section 5 of the Technical Report documents B-A's development of on- and off-street parking strategies for the downtown, including recommended improvements to the current parking lots. B-A reviewed potential Land-Use Bylaw parking requirements for downtown uses, and identified options for provision of on-site parking spaces by developers.

B-A also assessed the current way in which downtown parking is planned, operated and managed, and recommended some major structural changes to organization of parking in Red Deer, as well as a more complete range of measures for regularly evaluating the use of downtown parking.

Finally, the costs and revenues of a wide range of options (some involving parkade construction, some not) were generated and evaluated by B-A.

The major conclusions and recommendations follow. B-A also reviewed the recent Planning Commission report on Loading Zones. Our review and recommendations are contained in Appendix A of the Technical Report.

### 3. STUDY CONCLUSIONS

Based upon B-A's studies, we have drawn a number of conclusions, which are divided into subject areas in the following subsections.

#### 3.1. On-Street Parking

- o The level of use and the pattern of occupancy currently exhibited by the on-street parking facilities in downtown Red Deer do not give evidence of a critical parking condition. A standard measure of parking use intensity is a high turnover and occupancy rates spread over 2 to 3 hours over the day. Turnover and duration statistics need to be gathered on a more regular basis in order to more prudently evaluate the performance of on-street facilities.
- o As a basic source of revenue and as a necessary precondition to the revenue that needs to be generated in the future to support the recommended off-street parking program, the current charges on the on-street parking facilities need to be increased.
- o The parking meters in the existing two-hour zones should be restricted to lesser times, to encourage turnover.
- o Parking meters have some operational drawbacks, for example if the municipality wishes to change rates.
- o Fines for time-related parking offenses (such as over-parking on a metered stall) are significantly lower than offenses for spatial (where you are parked, etc.) and procedural violations (ticket not displayed on dashboard, etc.). Given the calculated probability of being caught, and the cost of the violation, B-A concludes that the cost of the fines for overstaying at meters are not high enough to be a

disincentive. As discussed more fully in the Technical Report, the current value of the violation (\$12 or \$2 if paid within 5 days) is lower than charges in Edmonton or Calgary, but comparable to similarly sized communities. However, given the low use of off-street parking facilities here, and the high use of on-street facilities by commuters (up to 70% of inventory), we suggest that consideration be given of an increase from \$12 to \$15 with a ten dollar discount left intact.

- o The free unmetered parking spaces on the periphery of the downtown are contributing to the current poor performance of the on-street and off-street parking system, in terms of use and revenue, and should be gradually phased out, at first within selected areas and eventually entirely.

### 3.2. Off-Street Parking

- o A parkade in downtown Red Deer is not justifiable from a demand point-of-view till the 10th year of the planning period (1996), based on the medium-range development scenario occurring. This scenario incorporates the following:
- o The medium-range land use scenario implied the following:
  - lease up of additional office and retail at 85% in 15 years;
  - lease up of rail lands 70% in 15 years;
  - use of vacant space and new rail land space assumed 60% office and 40% retail;
  - generated a net total increase of 30 645 square metres (330000 square feet) of office use and 21 135 square metres (227400 square feet) of retail use by year 15, or 32% increase over current total commercial floor area in the downtown;

- up to 50% of office parking requirement to be provided on-site.
  
- o The main concentrations of future demand are in the area of Lot P4 (Post Office lot) and Block 34 (48/47 Streets, 49th/Gaetz Avenues). From a demand point-of-view, a parkade of 400 ( $\pm$  50) spaces is supportable on the P4 site, and a parkade of 360-420 spaces is supportable on Block 34, by the year 1996.
  
- o The railway lands represent an unknown factor in the demand picture. The incorporation of public parking in railway land developments should be encouraged, and this does not have to be in the form of a parkade. B-A's study indicates that a parking lot in the order of 150-250 spaces is supportable in the "Rail Lands North" area during the 15-year planning period.
  
- o B-A views the potential demand generated on Block 18 (Provincial Building) a near term issue. The parking demand is largely generated by the employees on the block. Construction of a parkade to directly serve this need is not viable or economical. B-A concludes that a joint effort by the municipality and the province to pursue the possible acquisition of a surface lot site in the area, or a program to contract (lease) parking space on existing public facilities to be worthwhile. A joint-venture opportunity is now being discussed with a private developer on Block 20 (immediately south of the Provincial Building). It is prudent in our opinion to pursue this opportunity independent from other parking opportunities detailed in this report.
  
- o More intensive study of the Rail Lands parking demand and parkade feasibility should await the occurrence of at least 50% build-out of the rail lands. We conclude that the City

should be reactive in this area rather than pro-active as elsewhere in the downtown.

- o The upcoming changes to the transportation system will have minimal effect on parking supply, but will significantly improve access to certain of the key City parking lots (P4, P5/6). Lot P1 will be very constrained by the Ross/49th Street couplet.
- o With respect to the transit terminal issue, both the Sportsworld site and the North Rail Lands site (see Exhibit 15 of the Technical Report) have potential for a combined transit terminal and parkade, with the former being much stronger but having severe potential cost implications for a parkade if other at-grade/above-grade development is to be included on the site, as recommended in the Downtown Concept Plan.
- o The development of P5/P6 to a parkade is solely dependent on the development of on-site land uses. This carpark is not well utilized at present but provides the best-sized site for a potential parkade (above or below grade).
- o P4 presents a "tight" site geometry within which to construct a parkade. However, it is achievable. Preliminary conceptual plans indicate that some 100 spaces per level can be built on this site with access (left-in and left-out) off 49th Avenue or off 49th Street (if after more detailed site analysis, on-street storage is seen to present a problem).
- o Block 34 presents a workable parking structure module, which can perhaps become more efficient when integrated with any future redevelopment scheme of the properties now facing Gaetz Avenue. However, as there already is a privately-operated surface lot on Block 40 (just south of Block 34),

additional site-specific parking demand/feasibility surveys should be conducted at the appropriate time [when land use development occurs]. These studies would examine the possibility of expanding on this surface lot versus development of a parkade on Block 34 where there currently are no potential parking sites available.

- o Improvements to certain of the public parking lots are required in the near-term, in terms of improving their internal efficiency, their access/egress system, or the method of control. A modest gain of 15-27 spaces (2-3.5% of current off-street parking) can be achieved through these improvements.

### 3.3. Revenue and Cost Considerations

- o The current downtown parking operation has a net positive position of only 1.2% over expenses. This is wholly inadequate as a source of funding for the future public parking improvements.
- o B-A examined potential pricing strategies for the current off-street parking system and concluded that given the under-utilization of current off-street facilities, a broad increase in rates is neither warranted nor prudent in the near term.
- o B-A concludes that the current off-street facilities located near the core must be marketed as short-stay in nature, and be priced at a lower charge relative to the on-street facilities.
- o Current facilities located on the south periphery of the downtown are not well utilized (P9 and P10), but present potential retail development opportunities in the future.

These land resources should be maintained. In any redevelopment of these sites public parking for the new development plus suitable replacement of existing spaces (the actual number to be assessed at that time) should be provided for.

- o B-A concludes that off-street facilities must not be free of charge.
- o B-A concludes that the manning of P5/6 is not justified in terms of use or potential, however, it does serve to introduce the general public to the attendant-controlled system. We also conclude that following more micro-analysis of current rates in the general vicinity, the rate structure should show an appropriate "day-maximum" rate.
- o B-A concludes that Lot P2 (Turbo lot) may have good potential to serve current short-stay parking demands, and should have a more formal rate structure that clearly markets itself for a growing number of short-stay parkers.
- o The necessary conditions for full financial feasibility of a parkade built in the 10th year of the planning period are that all the near-term recommendations be implemented and that some other source(s) of monies outside the basic parking system be available.
- o The construction of parkades on P4 and Block 34, (or in the vicinity of) and a service lot in the Rail Lands North area, is financially feasible by the 15th year of the planning period, but would recover only operating costs and not capital expense.
- o Several financing options are discussed in the Technical Report (Section 4.4) and we conclude the following:

- Unless significant increases in revenue are realized in the near term, the net revenue from current operations is wholly inadequate to finance the future parking improvements;
  
- Cash-in-lieu is a widespread off-street parking funding mechanism. However this source of funds is beneficial to the community only when there is regular and significant redevelopment occurring in the downtown. The development scene in Red Deer is poor, and has been for the past five to ten years. The revenue source is therefore not sustaining in terms of regular cash flowing in. We concluded that cash-in-lieu payments should be accepted only if the City of Red Deer has a municipal carpark within acceptable walking distance from the development site because this would give the developer some assurance that the parking needs at least in part, would be satisfied by the existing parking facilities in the vicinity. On the other hand if the municipality does not have any parking utility within a reasonable distance to the development then no payment shall be accepted.
  
- Joint ventures with private developers represent the most direct funding method. We conclude that given that the potential of and need for additional parking improvements arise only if new development occurs in the downtown, it would be prudent for the municipality to keep this option available. We conclude that the development of any additional parking facility on Block 34 and in the vicinity of the Provincial Building, for example, should be funded in this way. The Technical Report offers guidelines to follow in such negotiations.

- Special Parking Tax is a funding method that has become the most popular parking funding mechanism in small to medium sized urban communities. This is not an additional tax burden on the commercial property owners in downtown Red Deer but is an allocation of a portion of the existing business tax collected. This source of funding is therefore recurring and sustaining.
  
- Benefitting Assessment is a more localized method of funding parking improvements. We concluded that although the method has some merits in dealing with very local parking problems, it is a procedure that requires much administrative effort and negotiation on the part of the municipality. It is a mechanism that is subject to the pressures of special interest groups and does not provide the municipality with a holistic co-ordinated parking development strategy.

#### **3.4. Responsibility for Provision of Public Parking**

- o Control of a significant portion (40-50%) of public parking should be an objective of the City, in order to ensure that the pricing and location of parking facilities can be properly coordinated.

#### **3.5. Management of the Parking System**

- o Planning and management of the parking system currently resides in several City Departments and the Planning Commission, with some resulting duplication of effort and loss of coordination. Consideration should be given to placing control of the various functions associated with parking, in the hands of one agency.

- o Enforcement levels appear to be adequate, and enforcement revenue currently constitutes 35% of the total gross parking revenue. This significant revenue should continue to be channelled to the Parking Commission, as it is vital to the development of a more solid financial base from which to plan the development of new facilities or expand existing parking facilities.
- o Conversion of free street space to metered parking will require further enforcement staff to properly control use.
- o A systematic process for the collection and analysis of parking-related data is required beyond the existing annual occupancy counts of public parking facilities. The primary focus of the evaluation system is to become more proactive in the development of the parking program. Such a function is vital given the new land use development options as discussed in this report.
- o In conjunction with the evaluation system a major effort needs to be made to identify the trends in land use development, real estate activity and subsequent impacts on the local and regional transportation (parking) system. This task would logically lie with the agency responsible for parking planning.

#### 4. RECOMMENDED PARKING PROGRAM

B-A' physical parking recommendations are illustrated in Exhibit 2. They have been divided into near-term (1-5 year), medium-term (6-10 year) and long-term (11-15 year) recommendations, and both they and the non-physical recommendations are described in the following subsections.

##### 4.1. On-Street

###### Near-term

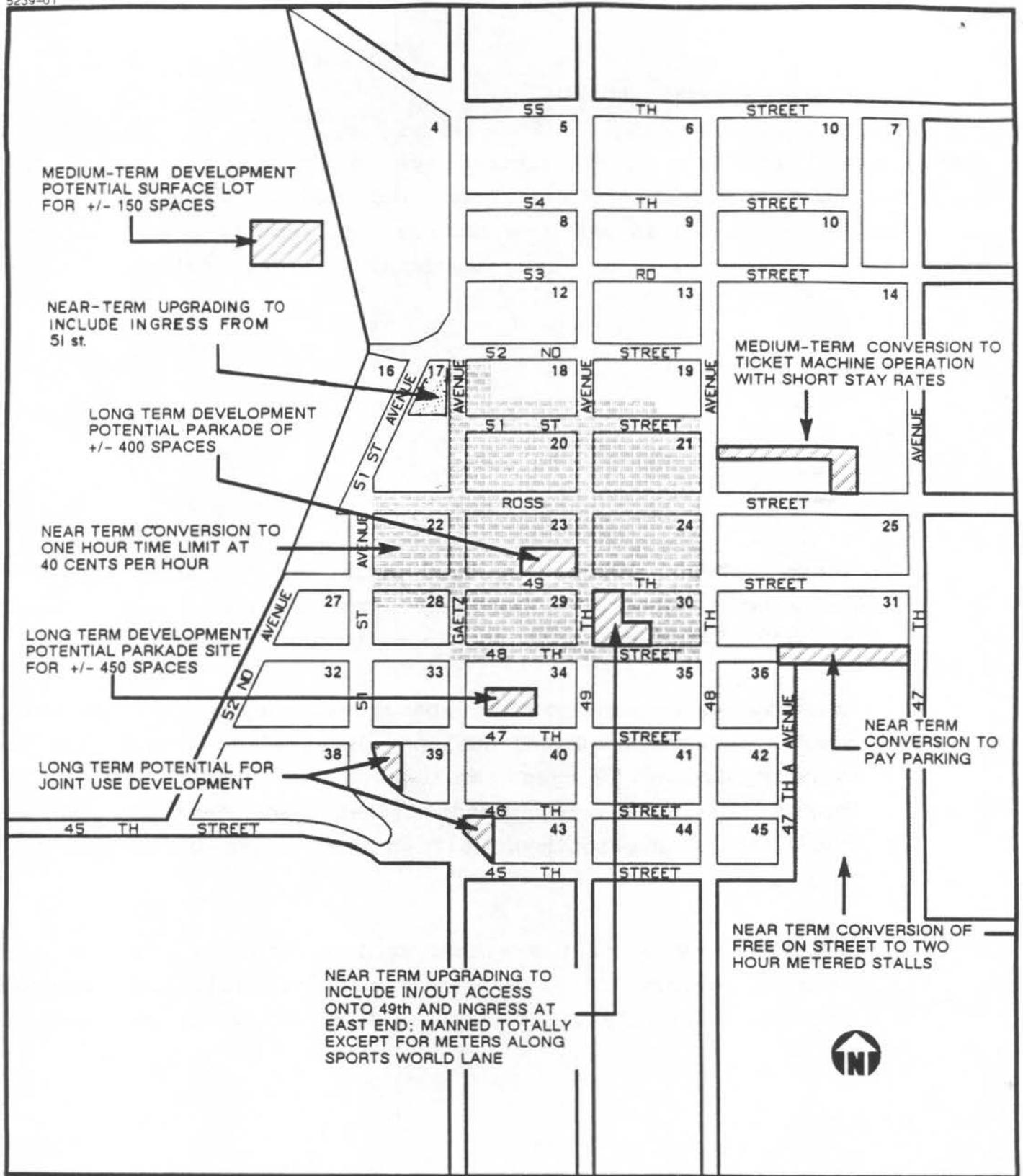
B-A recommends that:

- o those parking meters in the existing two-hour "yellow" restricted zones be converted to one-hour time-limited parking, with charges set at 40 cents/hour minimum.
- o the free unmetered parking spaces surrounding the downtown area be gradually phased out and converted to two(2)-hour or ten-hour meters subject to more micro-analysis of their current use. The recommended first-stage area is west of 48th Avenue and south of 54th Street, containing some 415 spaces.
- o a formal review of use (turnover and duration studies) and revenue performance of on-street parking facilities must be conducted annually on at least selected areas of the downtown core.

##### 4.2. Off-Street

###### Near-term

B-A recommends that:



## DOWNTOWN PARKING PLAN for the CITY of RED DEER

### FEATURES OF RECOMMENDED PROGRAM



- o the City of Red Deer adopt the recommendations shown in Table 10 of the Technical Report, for improvements to the existing parking lots, and in particular Option (a) for Lot P5/6, which features improved access, and Option (a) for Lot P2, which also features improved access.
- o parking charges be instituted immediately at Lot P7 and be initially set at a rate that is similar to those rates charged in the immediate vicinity.
- o parking charges at other off-street lots would not be changed in the near term, as the use of these facilities are currently low.

#### Medium-term

- o provision be made for a parking facility of 150-250 spaces on the Rail Lands North, either at-grade or physically incorporated into a redevelopment of the area.
- o neither a parkade nor a transit terminal be pursued on the Lot P1 site north of the Windsor Hotel, but that consideration be given to maintaining an at-grade lot at this location.
- o Following a thorough annual analysis of turnover and duration statistics, consideration should be given to the following:
  - P9 and P10 should continue as long-stay parking lots and as machine-controlled operations. The rates charged should be reviewed to reflect current market conditions. Both sites are appealing as potential commercial development sites, and as potential joint venture areas.

- P5/6's rates should never exceed those of P4 and should continue to be marketed to both long- and short-stay parkers through a clear and obvious rate structure that features a day maximum. The actual rate should be set after more micro-analysis of parking rates in the area.
- P4's rates should continue to suit high turnover, and short-stay parking. Consideration in the medium term should be given to the conversion of this facility to a manned facility, as a necessary pre-condition to its future conversion to a parkade facility.
- P3 and P8's rates should be more reflective of short-stay parking. The existing five-hour time limited meters should be converted to ticket machine operation in the medium-term.

#### Long-term

B-A recommends that:

- o Lot P4 be designated as a future parkade site to accommodate 400 (+ 50) stalls, and that a functional assessment of the site be carried out.
- o the City of Red Deer pursue options for the provision of a long-term parkade on Block 34, in conjunction with or independent from future redevelopment on that Block. Some consideration should be given to the study of the relative demand and feasibility of constructing a parkade on Block 40 - on the site of an existing off-street private facility.

#### 4.3. Responsibility for Provision of Public Parking

B-A recommends that:

- o cash-in-lieu of the total on-site provision of parking be accepted in cases where the municipality has an off-street parking facility within a reasonable walking distance of the development site.
- o cash-in-lieu should be an option applied only to office uses, and that the private developer be legislated to provide (if feasible) up to 50% of the requirement on-site.
- o the Finance Department carry out the necessary administrative, or legislative procedures required to institute a special tax/fund option immediately.
- o the City of Red Deer accept the joint-venture option as the funding mechanism to develop parking facilities (or improve existing ones) in the vicinity of Block 34, and Block 18.
- o the City of Red Deer adopt the parking requirements set out in the Ad Hoc Downtown Parking Report with the exemption of parking requirements for retail and restaurant uses.
- o the City of Red Deer consider the inclusion of "shared-use" factors in the parking requirement provisions. The specific ratios should be the focus of a review conducted by the City's Engineering Department.

#### **4.4. Management of the Parking System**

B-A recommends that:

- o two(2) further enforcement officers be hired as required in the near term to properly control the conversion of free spaces to metered spaces.

- o enforcement revenue continue to be directed to the Parking Commission for the purposes of providing off-street parking facilities.
  
- o consideration be given to the development of an autonomous Parking Authority. The functional responsibilities of the Authority would generally be as follows:
  - planning new parking facilities;
  - collection of revenue from its facilities;
  - payment of operating expenses through revenue collected;
  - negotiate with private developers on behalf of the City in areas of parking matters;
  - evaluate the use and revenue performance of the existing inventory;
  - design of new or redesign of existing facilities;
  - report to Council annually on budget and planning matters;
  - prepare three- to five-year capital and operating budgets.
  
- o the existing annual occupancy counts be supplemented by annual assessments of parking turnover and duration at selected key on-street locations, such as where misuse of meters is suspected, and on off-street facilities. This function should be the responsibility of the Parking Authority.

The total cost of the recommended program is in the order of \$8.9 million over the next fifteen years, as outlined in Table 1. If no infusion of funds occurs (through cash-in-lieu or special parking tax), the parking program will sustain a cumulative total loss (after operating and capital costs) of \$6 million after fifteen years, as outlined in Table 2.

It is therefore a requirement of the recommended program that monies collected through cash-in-lieu, special parking tax, and net revenues

TABLE 1. PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM

ITEM	Planning Year	Capital Costs
Base-Capital Costs	-	\$ 16,400
Conversion of Two-Hour Meters	1	\$ 21,900
Conversion of Free On-Street Space	2	\$ 207,000
General Increase of Rates On-Street	2	\$ 40,500
Revenue Control on Lot P7	2	\$ 7,500
Surface Lot Upgrades	3	\$ 47,750
Revenue Control on P3 and P8	6	\$ 17,400
Revenue Control on P4	8	\$ 30,750
Parkade on P4	10	\$4409,600
Parkade on Block 34	12	\$4078,800
Surface Lot Rail Lands	15	\$ 75,700
	<b>GRAND TOTAL</b>	<b>\$8953,300</b>

Note: Demand projections were based on the medium-range land use scenario which features the following:

- lease up of additional office and retail at 85% in 15 years;
- lease up of rail lands 70% in 15 years;
- use of vacant space and new rail land space assumed 60% office and 40% retail;
- generated a net total increase of 30 645 square metres (330000 square feet) of office use and 21 135 square metres (227400 square feet) of retail use by year 15, or 32% increase over current total commercial floor area in the downtown;
- up to 50% of office parking requirement to be provided on-site.

TABLE 2. PROJECTED CASH FLOWS OF RECOMMENDED PARKING PROGRAM

Year	annual capital costs	annual operating costs	total annual costs	gross revenues	net after operating	net after capital	cum. after operating	cum. after capital
Base:								
1	16400	755460	771860	757230	1770	-14630	1770	-14630
2	276900	785678	1062578	772375	-13304	-290204	-11534	-304834
3	47750	817106	864856	787822	-29283	-77033	-40817	-381867
4	0	849790	849790	803579	-46211	-46211	-87028	-428078
5	0	883781	883781	1276100	392319	392319	305290	-35760
6	17400	919133	936533	1301622	382490	365090	687780	329330
7	0	955898	955898	1327655	371757	371757	1059536	701086
8	30750	994134	1024884	1354208	360074	329324	1419610	1030410
9	0	1033899	1033899	1381292	347393	347393	1767003	1377903
Long Term:								
10	4409600	1392455	5802055	1468918	16462	-4393138	1783465	-3015335
11	0	1448153	1448153	1782096	333943	333943	2117408	-2681392
12	4078800	1841779	5920579	1817738	-24042	-4102842	2093366	-6784234
13	0	1915451	1915451	2201153	285702	285702	2379068	-6498532
14	0	1992069	1992069	2245176	253107	253107	2632175	-6245425
15	75700	2106751	2182451	2393894	287143	211443	2919318	-6033982
	8953300	18691537	27644837	21610856	2919318	-6033982		

from current operations need to be in the order of \$635000 annually to finance the long-range parking program, that is without incurring a carrying cost of the capital expense each year. We estimated that at least 20% of this capital fund can be generated through net revenues from current operations after 15 years.

The remaining \$510000 needs to be generated annually from "outside" the operation of the current parking system. It is therefore further recommended that the reasonableness of this figure within the context of the overall municipal tax system, be assessed by the Finance Department.

#### 4.5. Other Recommendations

A number of recommendations stemming from B-A's review of the 1986 R.D.R.P.C. report on loading zones are contained in Appendix A of the Technical Report.

B-A also recommends, with respect to the proposed configuration of the north side of Ross Street once the one-way couplet is implemented, that the City study the option of "protecting" the northernmost traffic lane from through traffic and devoting it to parking/deparking manoeuvres associated with the angled parking stalls, as discussed in Section 3.3.2.

CITY OF RED DEER  
DOWNTOWN PARKING STRATEGY  
1988

As recommended by the  
RED DEER PARKING COMMISSION  
November 1988

## TABLE OF CONTENTS

- 1.0 INTRODUCTION
  
- 2.0 RECOMMENDED PARKING STRATEGY
  - 2.1 NEAR TERM RECOMMENDATIONS: Prior to 1992
    - 2.1.1 Parking Authority
    - 2.1.2 On-Street Parking
    - 2.1.3 Public Parking Lot
    - 2.1.4 Parking Funding
    - 2.1.5 Parking Supply
    - 2.1.6 Parking Requirements
  - 2.2 MEDIUM TERM RECOMMENDATIONS: 1992 - 1996
  - 2.3 LONG TERM RECOMMENDATIONS: 1997 - 2001
  
- 3.0 PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM
  
- 4.0 SUMMARY OF PARKING STRATEGY RATIONALE
  - 4.1 NEAR TERM RATIONALE
  - 4.2 MEDIUM TERM RATIONALE
  - 4.3 LONG TERM RATIONALE
  - 4.4 FUNDING RATIONALE
  
- 5.0 AD-HOC COMMITTEE RECOMMENDATIONS
  
- 6.0 COST-REVENUE PROJECTIONS

CITY OF RED DEER  
DOWNTOWN PARKING STRATEGY  
1988

As recommended by the  
CITY PARKING COMMISSION

## 1.0 INTRODUCTION

An Ad-hoc Committee of the Red Deer Parking Commission completed a draft Downtown Parking Strategy in November, 1987 for consideration by City Council. Prior to considering the report, Council requested that a financial impact study of the recommendations be undertaken. Accordingly, B-A Consulting Group Ltd. were engaged to provide the outstanding information necessary to enable City Council to implement a comprehensive parking strategy.

Using the Ad-hoc Committee's draft report as a basis, the terms of reference for the consultant's report outlined the following definition of the problem and objectives:

### PROBLEM

- To prepare an off-street and on-street parking program that will serve the needs of a revitalized and expanding Downtown.
- To prepare cost estimates and recommend the necessary rate structure and legislation to recover the costs of implementation.

### OBJECTIVES

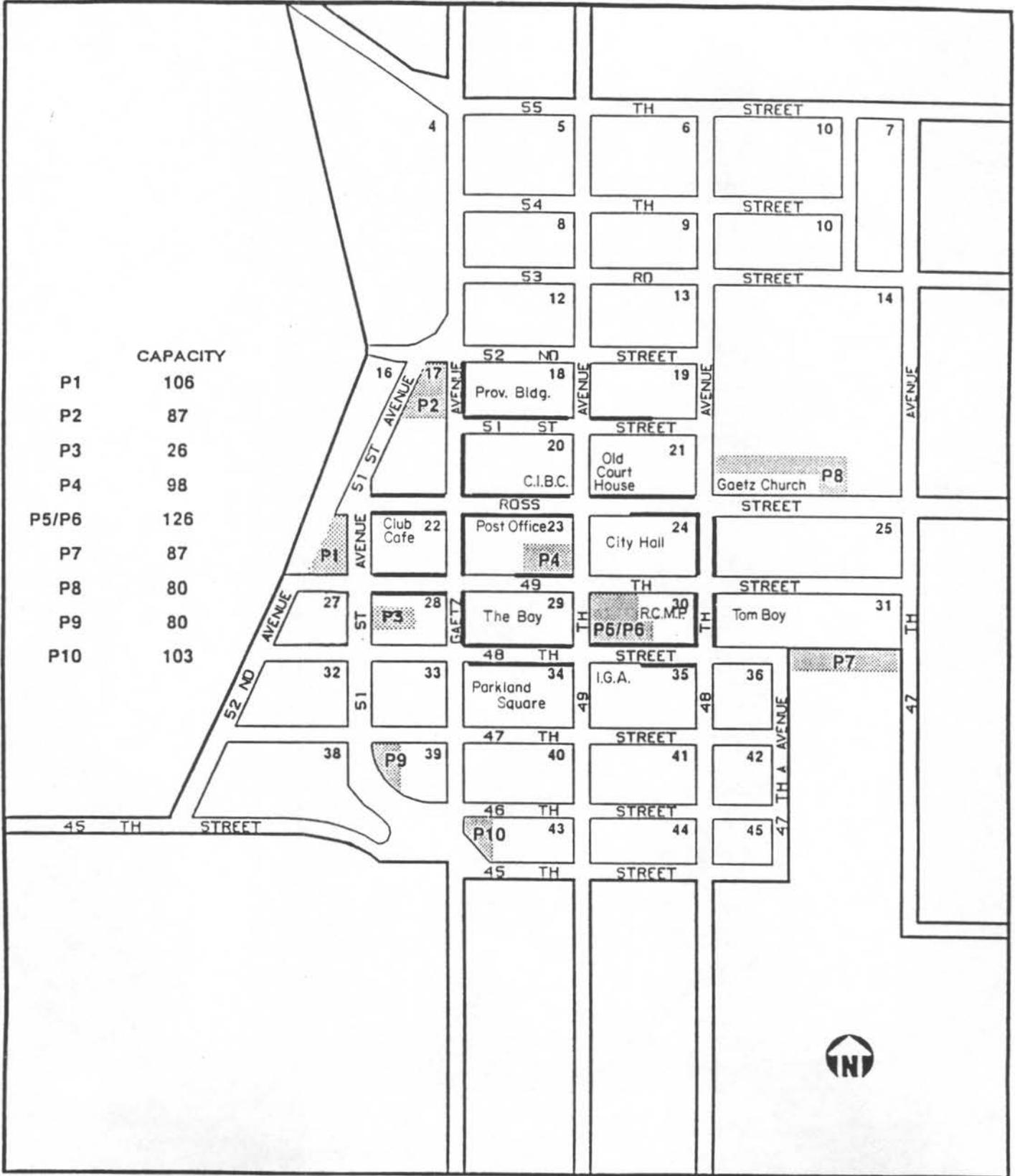
- To seek senior engineering assistance, to review all field and policy data developed to date, and make recommendations for development of the best parking program in the Downtown area. The program will consider the following:

- To establish a policy regarding use of existing parking facilities and for the provision of future parking facilities.
- To establish a design standard based on end use for public parking facilities.
- To recommend immediate and long-term courses of action to ensure the provision of the required parking facilities.
- To recommend priority locations for future parking facilities, both surface and structure.
- To review physical access to both existing and proposed facilities to ensure direct access patterns with no disruption of arterial roadway capacity.
- To optimize the layout, access to and from, and control methods at each utilization of existing public parking facilities.

B-A Consulting Group Ltd. completed their study in September, 1988 and a summary of their recommended parking program is attached. As well, the Ad-hoc Committee's recommendations are outlined in Section 5.0.

This following report recommends a plan of action for implementing a Downtown Parking Strategy based on a combination of the above two reports as explained in Section 4.0. It has been prepared by a steering committee established by the Parking Commission and consisting of:

Alderman Tim Guilbault - Chairman  
Ken Haslop - Technical Services Engineer  
Chi Lee - Traffic Engineer  
Vern Parker - City Planner  
Ryan Strader - Bylaws & Inspections Manager



CAPACITY

P1	106
P2	87
P3	26
P4	98
P5/P6	126
P7	87
P8	80
P9	80
P10	103

-  2 Hour On-Street
-  Municipal Off-Street

LOCATION OF MAJOR PARKING FACILITIES



CITY HALL / RCMP  
PARKING LOT (P5)

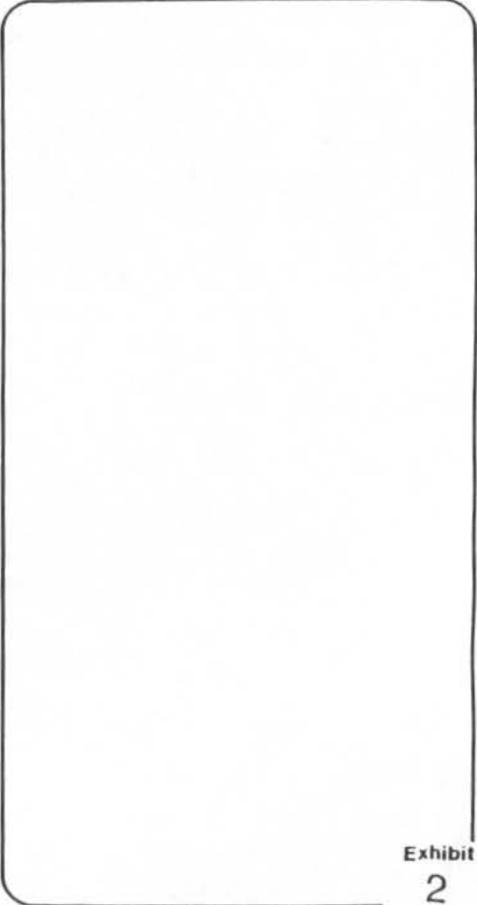
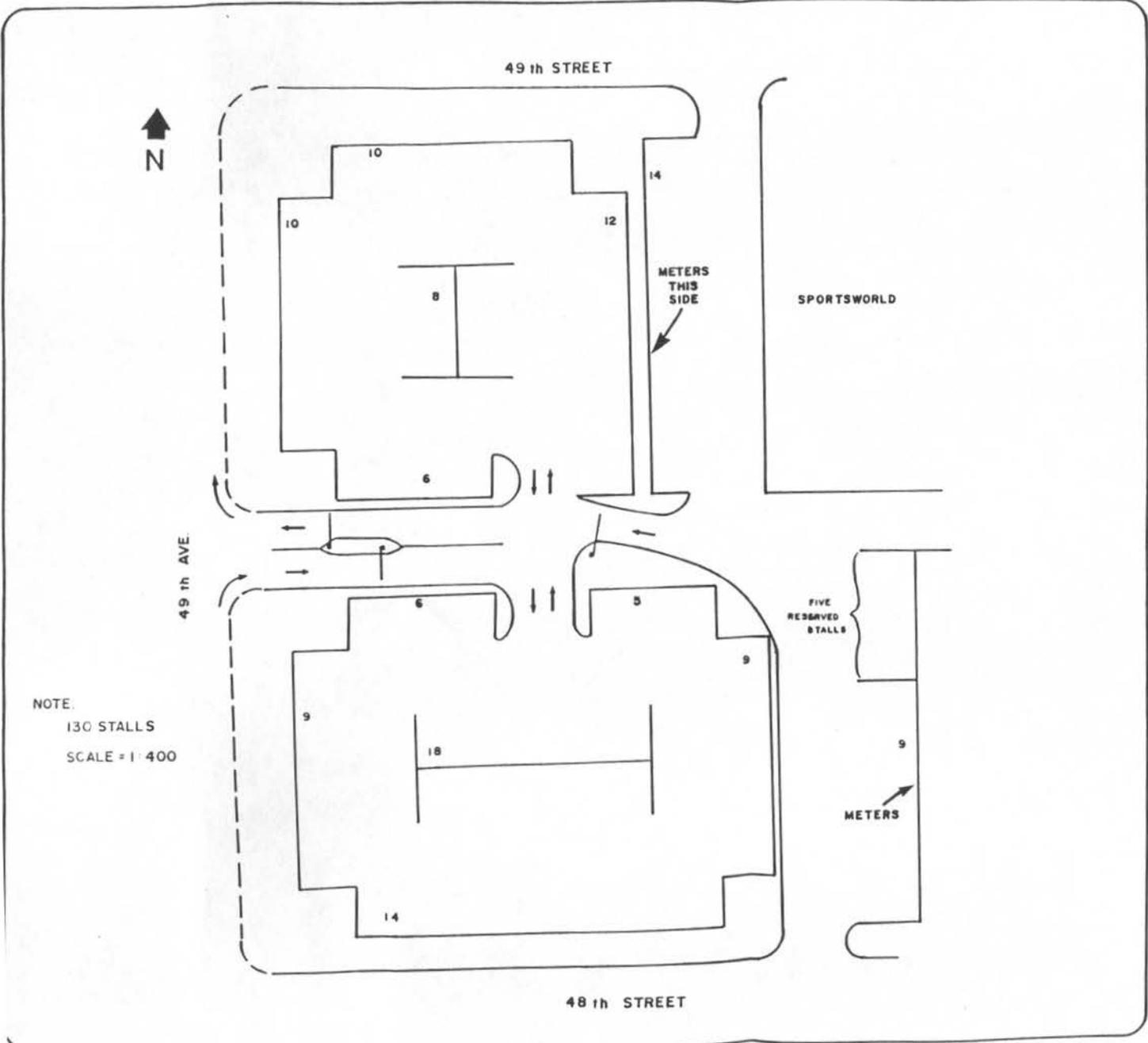


Exhibit  
2



## 2.0 RECOMMENDED PARKING STRATEGY

This recommended parking strategy is based on the report prepared by B-A Consulting Group Ltd. supplemented by recommendations from the original Ad-hoc Committee Report. The recommendations pertain to the near term, medium term and long term components of a downtown parking program to the year 2001.

The Red Deer Parking Commission recommends that City Council authorize the implementation of this Downtown Parking Strategy beginning in 1989.

### 2.1 NEAR TERM RECOMMENDATIONS: PRIOR TO 1992

The following policies and programs are recommended to be implemented during the next three years, beginning in 1989:

#### 2.1.1 Parking Authority

- Recommend that consideration be given to the establishment of a Parking Authority, which could initially take the form of a parking manager reporting to the Parking Commission. The functional responsibilities of the parking manager would generally be as follows:
  - planning new parking facilities;
  - collection of revenue from its facilities;
  - payment of operating expenses through revenue collected;
  - negotiating with private developers on behalf of the City in areas of parking matters;
  - evaluating the use and revenue performance of the existing inventory;
  - designing of new or redesigning of existing facilities;
  - reporting to Council annually on budget and planning matters;

- preparing five-year capital and operating budgets.

- Recommend that an initial step involve drafting a job description and hiring a parking manager.

#### 2.1.2 On-Street Parking

- Recommend the on-street parking meters in the existing two-hour "yellow" restricted zone be converted to one-hour time-limited parking, with charges set at 40 cents/hour.
- Recommend the free unmetered on-street parking spaces within the parking study area be gradually phased out by 1991 and converted to metered parking, initially for long-stay parking. A first stage area west of 48th Avenue and south of 54th Street containing some 415 spaces is recommended for 10 hour meters, with charges set at 25 cents/hour.
- Recommend that two (2) additional enforcement officers be hired as required in the near term to properly control the conversion of free spaces to metered spaces.
- Recommend a formal review of use and revenue performance of on-street parking facilities be conducted annually as a basis for future modifications to parking duration and fees.
- Recommend existing annual occupancy counts be supplemented, as soon as possible, by annual assessments of parking turnover and duration at selected key on-street locations, such as where misuse of meters is suspected, and on off-street facilities. This function should be the responsibility of the Parking Authority.

#### 2.1.3 Public Parking Lots (Refer Table 1)

- Recommend parking in Lot P4 be changed to 1 hour meters with a one hour time limit to encourage high turnover and short stay parking.
- Recommend that a functional assessment of lot P4 as a future parkade site to accommodate 400 (+ 50) stalls be undertaken

TABLE 1 PARKING LOT DEVELOPMENT SCHEDULE

PARKING LOT	TIME FRAME	STRATEGY (ACTION)
P1 (CPR STATION)	1989 1992 - 1996	<ul style="list-style-type: none"> <li>● Retain rates at 20¢/hour</li> <li>● Redesign at grade when couplet complete</li> </ul>
P2 (TURBO LOT)	1989	<ul style="list-style-type: none"> <li>● Increase rates to 40¢/hour; \$2.50/day max.</li> <li>● Provide for short stay and long stay parking</li> <li>● Retain manned operation</li> </ul>
P3 (VALLEY HOTEL)	1989 - 2001	<ul style="list-style-type: none"> <li>● No changes</li> </ul>
P4 (POST OFFICE)	1989 1992 - 1996 1997 - 2001	<ul style="list-style-type: none"> <li>● Retain rates at 40¢/hour</li> <li>● Convert to 1 hour meters/ 1 hour maximum</li> <li>● Assess design capability for 400 stall parkade</li> <li>● Re-evaluate timing for parkade construction</li> <li>● Convert to a manned operation</li> <li>● Construct parkade</li> </ul>
P5/6 (SPORTS WORLD)	1989 1992 - 2001	<ul style="list-style-type: none"> <li>● Redesign and upgrade with paving/ landscaping</li> <li>● Retain rates at 40¢/hour; \$2.50/day max.</li> <li>● Provide for short stay and long stay parking</li> <li>● Retain manned operation</li> <li>● Promote comprehensive redevelopment with parkade</li> </ul>
P7 (TOM BOY)	1989	<ul style="list-style-type: none"> <li>● Convert to 25¢/hour; \$2.00/day max.</li> <li>● Provide lease option at \$30.00/month</li> </ul>
P8 (GAETZ CHURCH)	1989 - 2001	<ul style="list-style-type: none"> <li>● No changes</li> </ul>
P9 (CENTURY 21)	1989 - 2001	<ul style="list-style-type: none"> <li>● No changes</li> <li>● Promote redevelopment with parking</li> </ul>
P10 (SUNLIFE)	1898 - 2001	<ul style="list-style-type: none"> <li>● No changes</li> <li>● Promote redevelopment with parking</li> </ul>

immediately, but that further analysis of detailed parking occupancy, turnover and duration data within the central core be monitored to determine scheduling of construction. (B-A Consulting has recommended that construction occur in the long term, after 1996.)

- Recommend that the design and function of public parking lot 5/6 be improved as proposed by B-A Consulting Group Ltd.
- Recommend the City optimize the occupancy level of Lot P5/6 by allowing long-stay parkers in a portion of the lot if the peak period occupancy level is less than 65%, subject to annual monitoring of the overall parking situation.
- Recommend parking charges be instituted immediately at Lot P7 and be initially set at two dollars per day maximum.
- Recommend the City provide a monthly lease option for long-stay parking at lots P7, P9 and P10, if the peak period parking occupancy is less than 80%. Recommend a lease fee of \$30.00/mo. The lease should be renewable on an annual basis with a 60 day cancellation clause if parking demand warrants modifying the usage of specific lots.

#### 2.1.4 Parking Funding

- Recommend the City of Red Deer adopt the following schedule of parking fees:

<u>Parking Location</u>	<u>Parking Fee</u>
On-Street one hour meters (High Demand Zone) -	Increase from 25¢/hr. to 40¢/hr.
On-Street two hour meters -	Increase from 25¢/hr. to 40¢/hr.
On-Street ten hour meters -	Increase from 10¢/hr. to 25¢/hr.
Lot P4 -	Retain at 40¢/h4.
Lots P2, P5/6 -	Increase from 30¢/hr. to 40¢/hr. \$2.50/day max.
Lots P1, P3 and P8 -	Retain at 20¢/hr.
Lot P7 -	Increase from FREE to 25¢/hr. \$2.00/day max.
Lots P9, P10 -	Retain at 20¢/hr. - \$1.00/day max.

- Recommend enforcement revenue continue to be directed to the Parking Commission for the purposes of providing off-street parking facilities.

- Recommend fines for time-related parking offences be increased to \$15.00 with a ten dollar discount for prompt payment.
- Recommend the City of Red Deer consider the joint-venture option as the funding mechanism to develop parking facilities (or improve existing ones) in the vicinity of Block 34 and Block 18.

#### 2.1.5 Parking Supply

- Recommend the City adopt a policy to retain, as a minimum, an equivalent of the 200 existing off-street public parking spaces on the four blocks bordered by Ross Street, 48th Avenue, 48th Street and Gaetz Avenue.
- Recommend that the City adopt a policy to replace the lost public parking stalls whenever a public parking lot is sold for a commercial development project or developed for an alternative use and increase, as required, parking for the demand generated by new development. This parking could be a combination of publicly and privately developed parking.
- Recommend, upon determination of need, that the City provide a network of 10 minute curbside loading zones, or alternatively 15 minute parking spaces, to allow for quick pick-up and delivery on each long block face in the commercial core.

#### 2.1.6 Parking Requirements

- Recommend the City of Red Deer consider in principle:
  - (a) amending the Land Use Bylaw to adopt the parking requirements for downtown development as shown in Table 2 and the following cash-in-lieu policies:
    - Apply a cash-in-lieu policy to non-retail development and legislate that the private developer provide, if feasible, up to 50% of the requirement on-site.

TABLE 2

DOWNTOWN PARKING REQUIREMENTS

<u>Land Use Type</u>	<u>Stalls Required</u>
Detached dwelling/duplex	2.0/d.u.
Multi-Family Building (Apartment, Condo, Townhouse)	
- 1 or 2 bedrooms	1.6/d.u.
- 3 or more bedrooms	2.0/d.u.
Senior citizen housing/Lodging/Boarding Houses	0.5/d.u.
Retail stores, personal service businesses	No requirement
Office/Financial Institutions	2.7/1,000 sfglfa
Movie/Cinemas	0.25/seat
Hotel/Motel	27 stalls/1,000 sq. ft. of conference room/convenience area + 11 stalls/1,000 sq. ft. of restaurant/lounge net floor area (excluding kitchen) + 1 stall/guest room
Auditorium/Arena/Church/Synagogue	0.33/seat
Sr. High School	0.23/student
Jr. High School/Elementary School/Day-Care Facilities	1/classroom + 0.06/student or 0.33/seat used for assembly in auditorium or gymnasium whichever is greater
Curling Rinks	8/curling ice
Nursing Homes	0.3/patient room
Medical Clinic/Office	3.1/1,000 sfgfa
Bowling Alley	4.8/lane
Racquet Sport Facilities	4.0/court
Sports Club/Health Club/Recreation Centre/ Roller Skating Rink	5.0/1,000 sfgfa
Billiard Parlours/Amusement Arcade	16/1,000 sfgfa

- Accept cash-in-lieu of the total on-site provision of parking in cases where the City has an off-street parking facility within an acceptable walking distance of the development site, or
- (b) implementing a general downtown parking tax which would include a credit formula for parking provided by the business or property.
- Recommend that the City adopt, as a guideline, the following level of parking service for public parking facilities:

	Owners/					
	Employee	Shopper	Visitor	Handicap	Delivery	Resident
Walking						
Distance	850'	700'	600'	400'	400'	400'
Time Limit	NO	YES	YES	YES	YES	NO
Paved	NO	YES	YES	YES	NO	NO
Landscaped	NO	PREFER	PREFER	PREFER	NO	NO
Attendant	NO	PREFER	PREFER	NO	NO	NO
Plug In	PREFER	NO	NO	NO	NO	NO
Illuminate	YES	YES	YES	YES	YES	NO

2.2 MEDIUM TERM RECOMMENDATIONS: 1992 - 1996

The following policies and programs are recommended to be implemented between 1992 and 1996:

- Recommend the Parking Manager annually review the status of the projected accumulated surplus in relation to timing of major capital parking projects and, if required, institute a parking fund to be financed by an allotment from the existing downtown C-1 district commercial property tax.
- Recommend provision be made for a parking facility of 150 - 250 spaces on the railway lands north of Ross Street, either at-grade or physically incorporated into a redevelopment of the area.

- Recommend that parking demand and the feasibility of a parkade on the remaining railway lands be determined in conjunction with site development.
- Recommend that consideration be given to maintaining an at-grade lot at the P1 site between the future junction of Ross and 49th Streets with Taylor Drive.
- Following thorough annual analysis of occupancy, turnover and duration statistics, recommend that:
  - the timing of parkade construction on Lot P4 be re-evaluated;
  - Lots P9 and P10 be retained as long-stay parking lots with machine controlled operations and rates to reflect market conditions, unless the lots are developed;
  - Future development proposals for lots P9 and/or P10 include a joint venture parking component;
  - Parking rates for Lot P5/6 be set equal to or less than those for Lot P4 and be marketed to both long and short-stay parkers through a clear and obvious rate structure that features a day maximum, unless block redevelopment occurs; and
  - Parking rates for lots P3 and P8 be converted to reflect short-stay parking.

### 2.3 LONG TERM RECOMMENDATIONS: 1997 - 2001

The following policy is recommended to be implemented between 1997 and 2001:

- Following construction of a parkade on Lot P4, recommend the City of Red Deer pursue options for the provision of a parkade on Block 34, in conjunction with or independent from future redevelopment on that block.

### 3.0 PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM

B-A Consulting Group Ltd. estimates the total cost of the recommended program to be in the order of 8.9 million dollars over the next fifteen years, as outlined in table 3. Prior to the 10th year the estimated expenditures total \$401,000, whereas development of two parking structures and a surface lot after the 10th year are projected to cost 8.5 million dollars. Using the consultant's figures for expenditures and the projected revenues from increased fees, metered parking, and fines, the Director of Finance has prepared a ten year cost/revenue projection shown in table 4. Assuming only a 50% gain in revenue from the fine increase, the projection indicates an accumulated surplus of 4.7 million dollars over the ten year period which could offset the capital costs of the first parkade structure on lot P4 (Post Office lot).

It is possible that over the fifteen year period, the accumulated surplus may not cover the capital costs of two parkades. It should also be noted that the projected expenditures do not include future land costs for new parking facilities. Depending upon the timing and number of parkades required over the fifteen year period, either short term financing or an additional contribution to the parking fund may be required in the medium to long term period. It is recommended, therefore, that this be evaluated by the Parking Manager in conjunction with the City Finance Department after 1991.

TABLE 3. PROJECTED COSTS OF RECOMMENDED PARKING PROGRAM

ITEM	Planning Year	Capital Costs (In Thousands of Dollars)
Conversion of Two-Hour Meters	1	\$ 22
Conversion of Free On-Street Space	2	\$ 207
General Increase of Rates On-Street	2	\$ 41
Revenue Control on Lot P7	2	\$ 8
Surface Lot Upgrades	3	\$ 30
Revenue Control on P3 and P8	6	\$ 17
Revenue Control on P4	8	\$ 76
	SUBTOTAL	\$ 401
Parkade on P4 (1)	10	\$4,410
Parkade on Block 34 (1)	12	\$4,079
Surface Lot Rail Lands	15	\$ 76
	GRAND TOTAL	\$8,996

(1) - Exclusive of land costs

Note: The above projections are based on B-A Consulting Group's medium-range land use scenario which features the following:

- lease up of additional office and retail at 85% in 15 years;
- lease up of rail lands 70% in 15 years;
- use of vacant space and new rail land space assumed 60% office and 40% retail;
- A generated net total increase of 30,645 square metres (330,000 square feet) of office use and 21,135 square metres (227,400 square feet) of retail use by year 15, or 32% increase over current total commercial floor area in the downtown;
- up to 50% of office parking requirement to be provided on-site.

TABLE 4 PROJECTION OF REVENUES AND EXPENDITURES: 1989 - 1998

CITY OF RED DEER PARKING FUND  
 PROJECTION OF REVENUES AND EXPENDITURES FOR THE TEN YEAR PERIOD 1989 TO 1998  
 BASED ON THE DOWNTOWN PARKING STRATEGY REPORT RECOMMENDED BY THE RED DEER PARKING  
 COMMISSION AND THAT RECOMMENDED CHANGES OCCUR IN 1989  
 (In Thousands of Dollars)

DESCRIPTION	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	TOTAL
<b>REVENUES:</b>											
Base Revenue (2)	750	750	750	750	750	750	750	750	750	750	7500
Proposed Additions:											
A. Short Term (Prior to 1991)											
1. Conversion of 2 hour meters to 1 hour in "yellow" zone	47	94	94	94	94	94	94	94	94	94	893
2. Increase rates as recommended for all on street meters and lots P2 and P5/6	118	236	236	236	236	236	236	236	236	236	2244
3. Free unmetered on street spaces be metered at \$.25/hr.	108	208	208	208	208	208	208	208	208	208	1975
4. Improvements to lot 5/6											
5. Implement parking charges on lot P7 of \$2/day maximum	4	9	9	9	9	9	9	9	9	9	83
6. Lot P4 be changes to 1 hr. meters with 1 hr. max. stay	3	7	7	7	7	7	7	7	7	7	65
7. Two new Commissionaires (Included in the revenue generated from increased parking fines)											
8. Increase fines from \$2 to \$5	113	225	225	225	225	225	225	225	225	225	2138
9. Hire a Parking Manager											
10. Parkade site study											
11. Conversion of meters to cast iron vaults											
12. Increased meter maintenance											
B. Medium Term (1992 - 1996)											
13. Spitter machines on P3 & P8											
14. Convert P4 to a manned lot											
<b>TOTAL REVENUES</b>	<b>1143</b>	<b>1529</b>	<b>1528</b>	<b>14897</b>							
<b>EXPENDITURES:</b>											
Base Expenditures (2)	796	796	796	796	796	796	796	796	796	796	7960
Proposed Additions:											
A. Short Term (Prior to 1991)											
1. Conversion of 2 hour meters to 1 hour in "yellow" zone	22										22
2. Increase rates as recommended for all on street meters and lots P2 and P5/6	41										41
3. Free unmetered on street spaces be metered at \$.20/hr.	207										207
4. Improvements to lot 5/6	30										30
5. Implement parking charges on lot P7 of \$2/day maximum	8										8
6. Lot P4 be changed to 1 hr. meters with 1 hr. max. stay	6										6
7. Two new Commissionaires	13	25	25	25	25	25	25	25	25	25	238
8. Increase fines for \$2 to \$5	37	75	75	75	75	75	75	75	75	75	712
9. Hire a Parking manager	10										10
10. Parkade site study for Lot P4	10										10
11. Conversion of meters to cast iron vaults	12	12	12	12	12	12	12	12	12	12	120
12. Increased meter maintenance	15	30	30	30	30	30	30	30	30	30	285
B. Medium Term (1992 - 1996)											
13. Spitter machines on P3 & P8						17					17
14. Convert P4 to a manned lot								46	30		76
<b>TOTAL EXPENDITURES</b>	<b>1197</b>	<b>938</b>	<b>938</b>	<b>938</b>	<b>938</b>	<b>955</b>	<b>938</b>	<b>984</b>	<b>968</b>	<b>938</b>	<b>9732</b>
<b>NET SURPLUS (DEFICIT) FOR YEAR</b>	<b>-54</b>	<b>591</b>	<b>590</b>	<b>590</b>	<b>590</b>	<b>573</b>	<b>590</b>	<b>544</b>	<b>560</b>	<b>590</b>	<b>5166</b>
<b>ACCUMULATED SURPLUS (DEFICIT)</b>	<b>-54</b>	<b>536</b>	<b>1127</b>	<b>1717</b>	<b>2307</b>	<b>2881</b>	<b>3471</b>	<b>4015</b>	<b>4575</b>	<b>5166</b>	

(1) No provision for inflation has been made.  
 (2) Base revenues and expenditures are based on the 1989 budget requests.  
 (3) It has been assumed revenue would increase in proportion to rate increases.

#### 4.0 SUMMARY OF PARKING STRATEGY RATIONALE

This section outlines why some of the consultant's recommendations have been modified and supplemented with the findings of the Ad-hoc Committee. In their technical report, the consultant states a limitation to their study as follows:

"This overall parking demand/supply approach cannot provide an accurate assessment of long- and short-stay parking deficiencies, because an analysis of the use of each distinct parking facility would be required. The study terms of reference did not allow for such a micro-level analysis, and thus certain assumptions were made regarding the use and availability of the parking inventory."

"The overall parking demand and deficiency calculations do not provide the scale of analysis required to evaluate the potential demand for parking facilities that may occur within each of the blocks that comprise the downtown. In particular, the prospect that each of the existing public parking facilities may have of capturing newly generated parking demand, cannot be evaluated using the overall demand approach."

The Ad-hoc Committee, on the other hand, gave considerable weight to the variance of parking demand on a micro scale. However, as indicated by the consultant, more detailed monitoring of turnover and parking duration is required to accurately assess the demand within specific areas of the downtown.

It should also be noted that the consultant's projection of future parking demand is based on a more conservative downtown development estimate than that of the Ad-hoc Committee. Therefore, the proposed timing of future parking facilities will relate directly to the scale, timing, and location of new development.

#### 4.1 NEAR-TERM RATIONALE

The consultant clearly identifies the need for establishing two distinct differences in the marketing of on-versus-off street public parking space. The on-street parking space must be designed to satisfy the less-than-one-hour parking market due to its convenience and to accommodate turnover, whereas the off-street parking space must accommodate the one-to-three hour business/shopper demand and commuter parkers. These two types of parking facilities must not compete with one another, but provide a necessary complementary balance in functions. This general premise has been modified only in regard to on-street parking within the fringe areas, which primarily serves long-stay parkers, and Lot P4 which is recommended for short-stay parking.

The other considerations for near-term improvements are the need for creating a Parking Authority, a revised rate structure, and improvements to the operation and appearance of public parking lots. These recommendations are supported by the consultant and the Ad-hoc Committee.

To facilitate the operation and management of a comprehensive parking program, it is recommended that the establishment of a parking authority be considered with its own annual parking budget and 5 year financial planning program. Such an option could provide direct co-ordination of all parking planning, monitoring, and control of revenue and operating expense. The one agency could plan for future needs, including negotiating with developers, and respond more quickly to day to day concerns. The authority could initially take the form of a parking manager reporting to the Parking Commission. This would provide staff to enable the Parking Commission to assume a stronger pro-active role in directing a comprehensive and co-ordinated downtown parking program. It is recommended that an initial step involve drafting of a job description and hiring a parking manager.

As indicated by B-A Consulting, the peak hour occupancy monitoring needs to be supplemented by annual assessments of parking turnover and duration data to provide a more detailed picture of localized usage and demand. This should be combined with an annual review of all revenue performance to provide a basis for future modifications to parking operation, fees and the planning of additional facilities.

For calculating parking demand related to downtown development, the chart prepared by the Ad-hoc Committee is recommended with the deletion of parking requirements for retail and restaurant uses. Downtown restaurants cater primarily to walk-in traffic and to encourage new retail development with continuity of retail frontage, no on-site parking requirement for these two uses is proposed. However a requirement for on-site parking, or a cash-in-lieu policy if public parking is available within a reasonable distance, is recommended to be reinstated for all other new development. To maximize opportunities for shared usage of public parking, it is recommended that the City's share of overall downtown parking increase to between 40% - 50%.

For those City lots that may be redeveloped, parking for the new demand generated should be accommodated as part of the project. As well, the City should adopt a policy to replace the lost public stalls, either as public parking or as a joint venture.

The City parking lots to be retained as sites for future parking facilities should be upgraded to promote increased usage in accordance with the standards as established by the Ad-hoc Committee and to include the functional improvements recommended by B-A Consulting.

A major difference between the Ad-hoc Committee's and consultant's reports pertains to the timing of a parkade structure. The consultant recommends that a 400 stall parkade be constructed on Lot P4 in 1996 whereas the Ad-hoc Committee recommends development of additional equivalent parking space prior to 1991. The difference in assumptions regarding parking demand arises from three factors:

- assessment of the current inventory of short stay spaces,
- significance of localized parking demand, and
- timing and extent of future development.

The consultant did not allocate the existing parking supply into short stay and long stay parking nor indicate this split in projections of total parking demand. Their terms of reference and time did not allow for this micro level analysis and, thus, the extent of localized parking demand has not been critically assessed. (In fairness, such detailed analysis is likely not possible until monitoring of parking turnover and duration of stay, as recommended by the consultant, is undertaken.) Also their demand projections for new development are less than 50% and 75% respectively of the Ad-hoc Committee's projected retail and office growth. Thus, although the consultant has established the location for a parkade, its timing will be dependent upon a further critical assessment of localized demand within the central core.

The consultant further recommended that a functional assessment of Lot P4 be carried out to confirm that a future parkade on the site will work. The Parking Commission is recommending that this functional assessment be undertaken immediately because, if the site is not physically feasible for a parkade, this will change the recommendations concerning Lot P5/6.

#### 4.2 MEDIUM TERM RATIONALE

The medium term will allow for a few years of monitoring the impact of the near term modifications as well as patterns of parking duration, turnover, and occupancy levels. As well, the railway lands will become available for development. Additional parking is recommended on a portion of the railway yards north of Ross Street to accommodate projected new office demand. It is anticipated that actual site development on the remaining railway lands and adjacent areas will determine the extent and means of incorporating a parking component.

B-A Consulting have recommended specific guidelines for the future use of existing City parking lots which are supported by the Ad-hoc Committee. Future parking requirements on the Sports World block will be directly related to development of the block and should accommodate any new demand created plus the spaces currently provided by Lot P5/6. Lots P9 and P10 should continue in the interim to serve long-stay parkers but have good potential as retail development sites and should be developed, provided a parking component is retained. All other parking lots should eventually be used for short stay parking as demand warrants.

#### 4.3 LONG TERM RATIONALE

In the long term, a second parkade on Block 34 is recommended as new development occurs along Gaetz Avenue and 48th Street. This parkade should be developed as a joint venture in conjunction with redevelopment on the block. However, as there is a privately-operated surface lot on Block 40 (just south of Block 34), additional site-specific parking demand/feasibility surveys should be conducted in future [when land use development occurs]. These studies should examine the possibility of expanding on this surface lot versus development of a parkade on Block 34 where there currently are no potential parking sites available.

#### 4.4 FUNDING RATIONALE

The projected costs of the 15 year parking strategy are in the magnitude of 9 million dollars as estimated by B-A Consulting Group Ltd. and shown in Table 1. The projected costs are exclusive of any land acquisition that may be necessary and could vary depending upon the timing of parkade developments.

An increase in parking fees is recommended based on paying for convenience. Parking lot rates do not change significantly but on-street rates are increased to encourage greater turnover and to further discourage long stay usage. The phasing out of free parking by

1991 will enhance the financial feasibility of future parkade construction. Fines are also recommended to be increased to \$5.00 as the consultant concluded that the \$2.00 charge is not a sufficient deterrent.

The cost/revenue projection prepared by the City's Director of Finance indicates that the fee increases will offset the improvement costs and provide a surplus for funding future parkades. However depending upon the timing of major capital projects, it may be necessary to augment the projected parking fund surplus in the medium or long term.

The consultant recommends that a special parking tax be established. They do not recommend a new tax, but rather an allocation of a portion of the existing business tax to the parking fund. This is similar to the Ad-hoc Committee's recommendation that a portion of the downtown property tax be allocated to the parking fund. In either case, this source of funding would be recurring and sustaining.

The Parking Commission favours an annual allocation from the property tax on the premise that the provision of public parking contributes to development of the city's highest area assessment base and, therefore, a portion of the resulting revenue should be directed toward off-setting the costs of the parking program as necessary. The recommendation is for the City Finance Department to determine how the supplementary annual funding can be put in place if and when necessary.

## 5.0 AD-HOC COMMITTEE RECOMMENDATIONS

The following recommendations from the Ad-hoc Committee's 1987 report are presented as background information.

1. That downtown public parking be provided to the different user groups in the following order of priority:
  - 1 - customer parking
  - 2 - on-street loading/unloading
  - 3 - employee parking
  - 4 - resident parking (7.2.1)
2. That the City develop a net increase of 250 employee parking stalls north of 49th Street and 250 customer parking stalls south of 49th Street west of 48th Avenue prior to 1991 with planning to be initiated in 1988. (7.2.14)
3. That the City provide for a net increase of 600 customer stalls south of 49th Street and 250 employee stalls north of 49th Street in the downtown between 1991-1996 in relation to development as it occurs. (7.4.1)
4. That between 1996 and 2001 the City provide for an additional 380 customer parking spaces north of 49th Street as development occurs. (7.6.1)
5. That the city monitor the downtown parking situation annually as a basis for implementing and modifying the parking strategy. (7.2.16)
6. That the City establish a specific strategy to identify and acquire land of sufficient size to accommodate future parkades. (7.2.15)
7. That parking fees be adjusted so as to make the construction and operation of parkades financially feasible. (7.4.2)
8. That the City reinstate a parking fund within the downtown C1 District to be financed from an allotment from the existing downtown C1 District Commercial property tax and, if required, a parking tax which would include a credit formula for parking provided by the business or property. (7.2.10)

9. That the City adopt the following system of parking fees (refer to Map 7):

Parking Location	Parking Fee
On-Street (within High Demand Zone)	50¢/hr.
On-Street (beyond High Demand Zone)	25¢/hr.*
Sunlife, Century 21 and 48th St. Lots	20¢/hr.-\$1.00/day max. Lease Option: \$20.00/mo.
Turbo Lot	40¢/hr.
Sports World Lot	40¢/hr. Lease Option: \$40.00/mo.
Post Office and Gehrke Lots	40¢/hr.
Windsor, Valley Hotel and Gaetz Church Lots	20¢/hr.

\* Beyond the High Demand Zone, it is recommended that the on-street meter rates be increased if requested by businesses to encourage greater turnover of parking spaces. (7.2.3)

10. That, because of the cost to convert meters to one hour maximum time limits, the two hour maximum time limit be retained as presently exist except that the Post Office lot be converted to two hour maximum time limit parking. (7.2.5)
11. That the City adopt a policy to retain as a minimum an equivalent of the 200 existing off-street public spaces on the four blocks bounded by Ross Street, 48th Avenue, 48th Street and Gaetz Avenue. (7.2.11)
12. That the City adopt a policy to replace the lost public parking stalls whenever a public parking lot is sold for a commercial development project or developed for an alternative use and increase, as required, parking for the demand generated by new development. This parking could be a combination of publicly and privately developed parking. (7.2.12)

13. That the City give priority to retaining the largest parking lots in any future redistribution of downtown public parking. (7.2.13)

14. That the City adopt as policy a minimum level of parking service for public parking facilities as follows:

	Owners/ Employee	Shopper	Visitor	Handicap	Delivery	Reside
Walking Distance	850'	700'	600'	400'	400'	400'
Fees	YES	YES	YES	YES	YES	YES
Time limit	NO	YES <sup>2</sup>	YES <sup>2</sup>	YES <sup>2</sup>	YES	
Gravelled	YES	YES	YES	YES	YES	YES
Paved	NO	YES	YES	YES	NO	NO
Landscaped	NO	PREFER	PREFER	PREFER	NO	NO
Attendant	NO	PREFER	PREFER	NO	NO	NO
Vehicle Shelter	NO	NO	NO	NO	NO	NO
Plug In	PREFER	NO	NO	NO	NO	NO
Illuminate	YES	YES	YES	YES	YES	NO
Walkway Sheltered	NO	NO	NO	NO	NO	NO
Parking Reserved	30%	NO	NO	NO	YES	NO

1. Where publicly provided, fees to be charged during business hours. Free during other hours
2. Location with high parking occupancy ratio (7.2.2)

15. That the City develop and maintain all public parking facilities as outlined in the minimum level of parking service chart. (7.2.8)
16. That the Sports World Lot be redesigned to facilitate more convenient use. (7.2.4)
17. That the City optimize the occupancy level of the Sports World Parking Lot by allowing employees to park in a portion of the lot if the customer occupancy level is less than 65%. (7.2.6)
18. That the City provide a monthly lease option for downtown employees to park at the Sports World, Sunlife, Century 21 and 48th Street Parking Lots. It is recommended that the monthly lease for the Sports World Lot be \$40.00 and for the other lots \$30.00. The lease should be renewable on an annual basis with a 60 day cancellation clause if parking demand warrants modifying the usage of specific parking lots. (7.2.7)
19. That the City provide a network of 10 minute curbside loading zones to allow for quick pick-up and delivery on each block in the commercial core. (7.2.9)
20. That the City adopt the following chart as the basis for determining downtown land use parking demand: (7.2.17)



NO. 7

DATE: December 7, 1988  
TO: City Council  
FROM: Mayor McGhee  
RE: 1989 BUDGET MEETINGS

---

At the Council Meeting of May 5, 1988, it was agreed that budget meetings be held in January. It is suggested that dates be established at this time.

The following dates are recommended:

Tuesday, January 17  
Wednesday, January 18  
Thursday, January 19  
Wednesday, January 25  
Thursday, January 26  
Monday, January 30 (Grants)

Mayor R.J. McGhee

DATE: December 6, 1988  
TO: City Council  
FROM: City Assessor  
RE: 1988 TAX SALE

---

Further to City Council's resolution of September 6, 1988, may we advise that of the three properties originally eligible for the 1988 tax sale, all of the registered owners paid the outstanding taxes and were consequently removed from the sale.

As there were no properties remaining for tax sale, the sale scheduled for December 1, 1988, was cancelled.

The above report is submitted for Council's information.



*for* Al Knight, A.M.A.A.

NF/bw

Commissioners' Comments

The above report is submitted for Council's information only.

"R.J. MCGHEE"  
Mayor

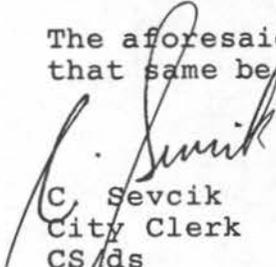
"M.C. DAY"  
City Commissioner

DATE: December 14, 1988  
TO: City Assessor  
FROM: City Clerk  
RE: 1988 TAX SALE

---

Your report dated December 6, 1988, concerning the above topic was presented to Council December 12, 1988.

The aforesaid report was accepted for information and it was agreed that same be filed. We thank you for your report in this instance.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. Dir. of Finance

NO. 1

DATE; NOVEMBER 30, 1988  
TO; CITY COUNCIL  
FROM; CITY CLERK  
RE; ALDERMAN PIMM, WRITTEN ENQUIRY  
INCIDENTS OF BREAK AND ENTER CRIMES

---

The following Written Enquiry was submitted by Alderman Pimm at the Council meeting of November 28, 1988:

"IN LIGHT OF THE INCREASED INCIDENTS of Break and Enter Crimes recently reported in Red Deer, is the administration aware of any programs of a Preventative nature that could be made available to Red Deer Citizens to assist in reducing Break and Enter Crimes?"

  
C. SEVCIK  
CITY CLERK  
CS/sp

Commissioners' Comments

In response to the written enquiry from Alderman Pimm there are such programs available and the enquiry has been referred to the R.C.M.P. and the Police Commission for a response.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

NO. 2

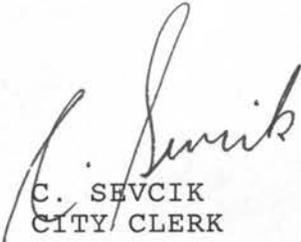
DATE: NOVEMBER 30, 1988  
TO: CITY COUNCIL  
FROM: CITY CLERK  
RE: ALDERMAN CAMPBELL - WRITTEN ENQUIRY  
TRAFFIC CONTROL, 63 STREET & 59 AVENUE

---

The following Written Enquiry was submitted by Alderman Campbell at the Council meeting of November 28, 1988:

"PLEASE COMMENT on the viability and need for additional traffic control at the intersection of 63 Street and 59 Avenue;

Concern has been expressed as to its safety with respect to the vehicular count in addition to the pedestrian volume."

  
C. SEVCIK  
CITY CLERK  
CS/sp

Commissioners' Comments

Comments in response to this enquiry have been solicited and will be included on the next agenda of Council.

"R.J. MCGHEE"  
Mayor  
"M.C. DAY"  
City Commissioner



# Red Deer Public Library

4818 - 49 Street RED DEER, Alberta, Canada T4N 1T9 (403) 346-4576 ENVOY 100: ILL. ARD

November 25, 1988

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

Dear Mr. Sevcik:

Attached is a letter from Mr. Wayne Wright, the architect supervising the library's renovation projects. Mr. Wright has recommended that we accept the tender submitted by Dawson Wallace Construction Company in the amount of \$381,348, for Phase II of our renovations.

Both the tender awarded for Phase I and this one have been higher (in the range of 10%) than the Board had anticipated. However, by postponing the proposed Energy Utilization Study until the time the library expands, and through savings realized on Phase I renovations, the Board is asking for an additional \$27,100 (a 7% increase) over and above the \$360,781 we had anticipated would have to be raised by means of a debenture.

The Board is of the opinion that all renovation work tendered is necessary to ensure a viable and attractive physical plant for the Red Deer Public Library. Therefore, I would appreciate it if the Red Deer Library Board's request to raise a debenture in the amount of \$387,899 for purposes of building renovations, be placed on the agenda of the December 12 meeting of City Council. Thank you.

Yours sincerely,

Hazel M. Flewelling  
Chairman  
Red Deer Library Board

cc: M. Day  
C. Curtis  
A. Wilcock

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:40 AM
DATE	Nov. 28/88
BY	[Signature]

# wayne h wright architects ltd.

29.

Nov 21, 1988

RED DEER PUBLIC LIBRARY GLOBAL BUDGET: Phase Two

ITEM	ESTIMATE	TOTAL COST
Phase 1 Tender	\$ 79,950.00	
-Credit tube replacement	-\$ 8,600.00	
-Credit refractory repairs	*-\$ 5,050.00	
-Credit masonry drywall	*-\$ 2,600.00	
-Credit Contingency	*-\$ 2,000.00	
Total Estimate of Phase 1	\$ 61,700.00	
Phase 2 Tender	\$ 381,348.00	
TOTAL CONSTRUCTION COST	\$ 443,048.00	\$ 443,048.00

## Consulting Fees:

1. Fee adjusted in accordance with Alberta Association of Architects Schedule of Professional Fees:  
Basic Services -Category 7, Division 2  
= 0.128 x \$ 443,048.00 = \$ 56,500.00 \$ 56,500.00
2. Additional Services: Delete Energy Utilization Study until Expansion phase. 0

## Overhead Allowance:

1. Disbursements (estimated):
    - Printing of Contract Doc's for tender \$ 5,000.00
    - Tender Advertising \$ 1,000.00
    - Building permits (incl in tenders) 0
    - Consultant travel allowance \$ 4,000.00
  2. Cost of reloc. of shelving and collections \$ 7,000.00
- Total estimate of Overhead \$ 17,000.00 \$ 17,000.00

SUMMARY OF PROJECT COSTS

\$ 516,548.00

10434 122nd street, edmonton, alberta t5n-1m3 (403) 488-0951  
Wayne H. Wright mraic

# wayne h wright architects ltd.

Nov 21, 1988

Mrs. Marilyn Corbett  
 Director of Library Services  
 Red Deer Public Library  
 4818 49 Street  
 Red Deer, Alberta  
 T4N 1T9

Dear Mrs Corbett:

Re: RED DEER PUBLIC LIBRARY  
 RENOVATIONS- PHASE 2

We have reviewed the tenders submitted by :

- Dawson Wallace Construction Ltd.	\$ 381,348.00
- Linalta Contractors:	\$ 391,048.00
- Felco Construction Ltd. :	\$ 394,000.00
- Roz Con Construction Ltd. :	\$ 406,097.00

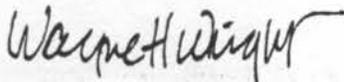
and recommend the Board accept the tender submitted by Dawson Wallace Construction Ltd. in the amount of \$ 381,348.00. The tender price, which includes a \$16,000.00 Prime Cost Sum, and the cost of the building permit is within 7% of our combined estimate when the contingency amount is reduced as per the attached Global Budget review.

We have clarified the questions we had with respect to the tender forms submitted by the two low Bidders, and are satisfied that Dawson Wallace meets the requirements of the plans and specifications for the project. As a matter of interest, the low Bidder has an office in Red Deer, and the Mechanical, Electrical, Masonry and Painting Sub-Contractors are all from Red Deer.

If the Board accepts our recommendation, we would suggest a letter of intent be issued to the Contractor as soon as possible. We will then be in a position to have a schedule prepared by the Contractor for the upcoming work.

We also enclose Steinbrenner Consultants Ltd.'s letter with respect to the boiler, as requested.

Yours Sincerely,



Wayne H. Wright MRAIC

10434 122nd street, edmonton, alberta t5n-1m3 (403) 488-0951  
 Wayne H. Wright mraic

DATE: NOVEMBER 28, 1988

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: RED DEER PUBLIC LIBRARY;  
BUILDING RENOVATIONS

---

CS-1.967

1. In January of this year, the Public Library completed its "Library Building Study" prepared by Wayne H. Wright Architect Limited.

The study concluded:

- that immediate remedial work is required to upgrade the building to meet the requirements of the current (1985) Alberta Building Code;
  - that there are major problems with the building's existing mechanical systems, which are approximately 20 years old and are nearing the end of their "service life";
  - that there are a number of "current operating and system deficiencies" which could be corrected or improved by a series of proposed architectural, structural and mechanical modifications to the building;
  - that, given the present rate of growth, the Library building will be at capacity within five years. In this respect, the study recommends that consideration be given to expanding the building into the Firehall/Armouries. This expansion would provide an additional 11,000 square feet and satisfy library service requirements for the next 15 to 20 years.
2. The approximate cost implication of the above recommendations is summarized as follows:

●	modifications to meet Code requirements	\$	33,000
●	modifications to correct "operating and system deficiencies":		
	- architectural	\$	471,600
	- structural		----
	- mechanical	\$	196,850
	- electrical	\$	52,000
	- overhead/profit	\$	24,550
			745,000
●	expansion of building (renovation of the Firehall)		690,000
	<b>TOTAL</b>		<b>\$1,468,000</b>

3. City Council considered the report, and instructed the Library Board to work with the Director of Community Services to specifically define the immediate upgrading and maintenance requirements and suggested methods of financing.

After several meetings, the Library Board presented a revised renovation proposal at a total cost of \$489,430. This cost comprised the following:

●	mechanical	\$	196,850
●	mechanical code upgrading		1,500
●	electrical work		31,000
●	electrical code upgrading		5,500
●	architectural code upgrading		47,520
●	architectural		129,880
●	fees and overhead		77,180
	<b>TOTAL</b>		<b>\$ 489,430</b>

The proposed funding for the renovations was as follows:

●	1987 C.R.C. Grant	\$	64,325
●	debenture transfer		46,572
●	Library Board funds		17,752
●	new debenture		360,781
	<b>TOTAL</b>		<b>\$ 489,430</b>

4. City Council approved proceeding with the project on May 2, and authorized the preparation of a new Debenture Bylaw at its meeting on July 11th, 1988.

In simple terms, the major cost of the renovations relate to a replacement and upgrading of the mechanical system, including the heating, ventilation and refrigeration systems and the main boiler unit. Mechanical systems are generally considered to have a service life of 20 to 25 years. Consequently, the systems serving the basement and second floor, which were installed in 1967, have reached the end of their normal "life". In addition, mechanical cooling was originally only provided for the second floor, resulting in unacceptable environmental control., The proposed new system includes refrigeration for the whole building.

The installation of the new mechanical system necessitated major modifications to the ceiling and lighting systems which were not cost effective. Consequently, a new ceiling and lighting system is being installed on the main floor. Carpeting, wall finishes and signage are also being simultaneously upgraded.

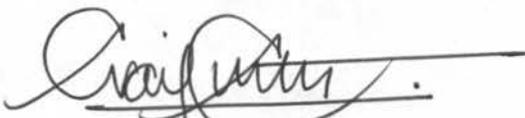
The major architectural modifications include new elevator and stairway enclosures to bring the building up to code and modifications to the entrance. Allowance has also been made for the removal of the limpet asbestos in the mechanical room.

5. The renovations are now being undertaken in two phases, as outlined in the attached report from the consultant.

As noted in the report, acceptance of the low tender for the two phases of renovations will increase the total cost of the project from \$489,430 to \$516,548. Therefore, the required debenture will increase by \$27,118 to \$387,899.

6. RECOMMENDATIONS

I consider that the renovations now being undertaken by the Library Board are reasonable, and can be considered as "basic maintenance". I, therefore, recommend that City Council approve the increased debenture in the sum of \$387,899. This will increase the Library Budget by \$48,711 p.a. from 1990.

  
CRAIG CURTIS

CC:dmg

- c. Marilyn Corbett, Director of Library Services  
Hazel Flewwelling, Chairman, Red Deer Library Board

DATE: November 29, 1988  
 TO: CITY CLERK  
 FROM: DIRECTOR OF FINANCE  
 RE: DEBENTURE BY-LAW NO. 2966/88  
 RED DEER PUBLIC LIBRARY -  
 RENOVATIONS AND EXPANSION

=====

You will recall on July 11, 1988 Council agreed to issue a debenture bylaw in the amount of \$360,781 to fund the above work. The cost of the work had been projected at \$489,430 to be funded as follows:

1987 CRC grant	\$ 64,325
Debenture surplus	46,572
Library funds	17,752
Debenture to be issued	<u>360,781</u>
	489,430
	<u><u>489,430</u></u>

Attached is correspondence from the Chairman, Red Deer Public Library Board advising that as a result of tenders received, the total cost is now estimated at \$516,548. The extra \$27,118 cost is proposed to be funded from an addition to the debenture bylaw. This means the debenture bylaw required is \$387,899.

City Clerk  
Page 2  
November 29, 1988

REQUESTED ACTION

Council approval is respectfully requested for the attached debenture bylaw in the amount of \$387,899. The repayment of the debenture will be recovered through the Library property tax mill rate starting in 1990 at an estimated annual repayment cost of \$48,711.

Contracts cannot be signed until Local Authorities Board approval for the debenture bylaw is received.



A. Wilcock, B. Comm., C.A.  
Director of Finance

AW/mrk

c.c. Chairman, Red Deer Public Library  
Director of Community Services

Commissioners' Comments

We would recommend that Council proceed with Debenture Bylaw 2966/88 as proposed and that said bylaw be given three readings at this meeting.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: July 12, 1988  
TO: Red Deer Library Board  
FROM: City Clerk  
RE: RED DEER PUBLIC LIBRARY RENOVATION & EXPANSION FUNDING

---

Your report dated June 23, 1988, concerning the above topic and in particular advising that the Board, after exploring all avenues for funding, recommend the project be financed by Debenture Bylaw in the amount of \$360,781.00, was considered by Council July 11, 1988.

Council concurred with the recommendations of the Library Board and by way of a copy of this memo, we are requesting the Director of Finance to prepare, at his earliest convenience, a Debenture Bylaw for submission back to Council. No construction contracts can be let for any work to be financed by the Debenture Bylaw until such time as L.A.B. approval is obtained.

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

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Finance  
Dir. of Community Services

THE CITY OF RED DEER



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

OFFICE OF:  
DIRECTOR OF FINANCE

July 13, 1988

Acting Director of Library Services  
Red Deer Public Library  
4818 - 49 Street  
Red Deer, Alberta  
T4N 6J4

Dear Sir:

RE: DEBENTURE BY-LAW FOR THE RED DEER PUBLIC LIBRARY EXPANSION

As you are aware Council approved proceeding with the above on July 11, 1988.

In order to present a by-law to Council the following documents will be required from you:

1. Copy of the tender proposed to be accepted that shows the contractors name and the amount tendered and the contractors signature.
2. Breakdown of the proposed total project cost. For example:

Contract	\$ XX
Architect Fee	XX
	—
	XXX
	—

Acting Director of Library Services  
Page 2  
July 13, 1988

3. Written confirmation of the Provincial CRC grant.

Until the bylaw is submitted to Council and the Local Authorities Board for approval, tenders cannot be awarded.

If further information is required, please contact me at your convenience.

Yours truly,



A. Wilcock, B. Comm., C.A.  
Director of Finance

AW/mrk

c.c. City Clerk  
Director of Community Services

AW/mrk

CERTIFICATION OF FINAL READING

I, Charlie S. Sevish, City Clerk (Position) of and on behalf of the City of Red Deer in the Province of Alberta, hereby make application for an Order of the Local Authorities Board. I hereby certify that By-law No. 2966/88 of the C of RD was read and finally passed at a meeting of Council held on the 12 day of December 1988 Pursuant to Section 27 of the Municipal Government Act, there are nine members of Council, including the Mayor. At the said meeting

eight members were present,

eight members voted in favour of presenting the By-law for third reading\*, and,

eight members voted in favour of the passing of the By-law.

I declare the provisions of the applicable Sections of the Municipal Government Act have been complied with.

Dated at the C of RD, in the Province of Alberta this 13 day of Dec, A.D., 1988

\*NOTE: Pursuant to Section 105 of the Municipal Government Act "Every by-law shall have 3 separate readings before it is finally passed, but not more than 2 readings of a by-law shall be had at any one meeting unless the members present unanimously agree to give the by-law 3rd reading."

\_\_\_\_\_  
Signature

CERTIFICATION OF FINAL READING

I, Charlie S. Sevcik, City Clerk (Position) of and on behalf of The City of Red Deer, in the Province of Alberta, hereby make application for an Order of the Local Authorities Board. I hereby certify that Bylaw No. 2966/88 of The City of Red Deer was read and finally passed at a meeting of Council held on the 12 day of December 1988. Pursuant to Section 27 of the Municipal Government Act, there are nine members of Council, including the Mayor. At the said meeting

eight members were present,

eight members voted in favour of presenting the By-law for third reading\*, and

eight members voted in favour of the passing of the Bylaw.

I declare the provisions of the applicable Sections of the Municipal Government Act have been complied with.

Dated at The City of Red Deer, in the Province of Alberta this 13 day of December, A.D., 1988.

\*NOTE: Pursuant to Section 105 of the Municipal Government Act "Every bylaw shall have 3 separate readings before it is finally passed, but not more than 2 readings of a bylaw shall be had at any one meeting unless the members present unanimously agree to give the bylaw 3rd reading."

\_\_\_\_\_  
Signature

DATE: December 15, 1988  
TO: Dir. of Finance  
FROM: City Clerk  
RE: LIBRARY RENOVATIONS/DEBENTURE BYLAW 2966/88

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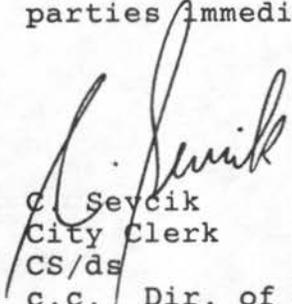
Council of The City of Red Deer at its meeting held on Monday, December 12, 1988, gave three readings to Debenture Bylaw 2966/88. Bylaw 2966/88 is a Debenture Bylaw in the amount of \$360,781.00 pertaining to renovations and expansion to the Red Deer Public Library. The total cost of work is estimated at \$489,430.00.

I am enclosing herewith a copy of the following:

1. A certified copy of Bylaw No. 2966/88
2. Certification of Final Reading.

The decision of Council in this instance is submitted for your information and I trust that you will now make application to Local Authorities Board for approval to proceed. Contracts cannot be signed until such time as Local Authorities Board approval is received.

Trusting you will find this satisfactory and that you will obtain approval at the earliest possible opportunity. Please advise all parties immediately upon receipt of approval.

  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Community Services  
Library Board

CERTIFICATION OF FINAL READING

I, Charlie S. Sevcik, City Clerk (Position) of and on behalf of The City of Red Deer, in the Province of Alberta, hereby make application for an Order of the Local Authorities Board. I hereby certify that Bylaw No. 2966/88 of The City of Red Deer was read and finally passed at a meeting of Council held on the 12 day of December 1988. Pursuant to Section 27 of the Municipal Government Act, there are nine members of Council, including the Mayor. At the said meeting

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Dated at The City of Red Deer, in the Province of Alberta this 13 day of December, A.D., 1988.

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\_\_\_\_\_  
Signature

# Alberta

MUNICIPAL AFFAIRS  
Municipal Administrative  
Services Division

Phone No. 427-8861

Jarvis Building, 9925 - 107 Street, Edmonton, Alberta, Canada T5K 2H9

3806-2

November 25, 1988

Mr. C. Sevick  
City Clerk  
City of Red Deer  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4



Dear Sir:

In response to your letter of November 17, 1988, my latest information is that Councillor Anderson of Medicine Hat is appealing his disqualification from sitting on the City of Medicine Hat Council.

I expect the court, when considering Mr. Anderson's appeal, will in its ruling provide some insight into the appropriateness of the present legislation, in addressing conflict of interest. This Department will be reviewing the court's findings to ascertain its effect on the present legislation.

Until the court hands down its ruling, it would be premature to prepare regulations or legislation on the subject.

The need to provide new regulations or legislation in future will be influenced by the finding of the court.

Thank you for sharing the City of Red Deer's views on this difficult and complex area of municipal legislation.

Yours truly,

Tom Forgrave  
Assistant Deputy Minister

TDF/WY/hc

Commissioners' Comments

The correspondence from Mr. T. Forgrave is in response to the Council resolution of November 14, 1988 wherein Council requested the Government to establish regulations to clarify the Conflict of Interest Legislation with particular interest on degree.

This is submitted for Council's information only.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

SENT BY:

:12- 6-88 ; 1:06PM ;

14034237276→

3401280:# 2

24.

IN THE COURT OF APPEAL OF ALBERTA  
CALGARY CIVIL SITTINGS  
November 30, 1988

COUNSEL

TRIAL JUDGE

THE COURT

IN THE MATTER  
of the Municipal  
Government Act,  
being Chapter M-26  
of the Revised  
Statutes of  
Alberta, 1980,  
as amended

AND IN THE  
MATTER of Lee  
Laverne Anderson,  
a member of the  
Council of the  
Municipal  
Corporation of  
Medicine Hat in  
the Province of  
Alberta

BETWEEN:

LEE LAVERNE  
ANDERSON  
Appellant  
(Respondent)  
- and -

R.J. WIEDEMANN, CAWSEY, J.  
ESQ.

HADDAD, J.A.  
HARRADENCE, J.A.  
O'LEARY, J.

CITY OF  
MEDICINE HAT  
Respondent  
(Applicant)

D.S. LEFLAR,  
ESQ.

APPEAL NO. 10497

---

MEMORANDUM OF JUDGMENT  
DELIVERED FROM THE BENCH

---

HARRADENCE, J.A. (for the Court):

We are of the view that on the matter before the learned  
Chambers Judge the Appellant has met the onus of establishing that

he voted on the by-law in question through inadvertence. We note that in a preliminary discussion on the by-law with the mayor, he took the initiative in having the by-law amended with respect to the sale of Christmas trees, a move which was against his financial interest, and that he abstained from voting on that amendment. In our view this is supportive of his position that his voting on the by-law, which also concerned the sale of bedding plants - an activity in which he was engaged, was done through inadvertence. His affidavit evidence was not contradicted and no issue of credibility arises. Further, as the learned Chambers Judge did not enjoy the advantage usually accorded to a court of first instance - that of hearing and seeing witnesses - we are not under any disadvantage in assessing the same evidence which is now before us.

With great respect, we are of the view that he was in error in not applying s. 33 of the Municipal Government Act. We would allow the appeal and set aside the order disqualifying the Appellant. We would not award costs.

*amh*

IN THE COURT OF APPEAL OF ALBERTA  
CALGARY CIVIL SITTINGS  
November 30, 1988

COUNSEL

TRIAL JUDGE

THE COURT

IN THE MATTER  
of the **Municipal  
Government Act**,  
being Chapter M-26  
of the Revised  
Statutes of  
Alberta, 1980,  
as amended

AND IN THE  
MATTER of Lee  
Laverne Anderson,  
a member of the  
Council of the  
Municipal  
Corporation of  
Medicine Hat in  
the Province of  
Alberta

BETWEEN:

LEE LAVERNE  
ANDERSON  
Appellant  
(Respondent)  
- and -

R.J. WIEDEMANN, CAWSEY, J.  
ESQ.

HADDAD, J.A.  
HARRADENCE, J.A.  
O'LEARY, J.

CITY OF  
MEDICINE HAT  
Respondent  
(Applicant)

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IN THE COURT OF APPEAL OF ALBERTA  
CALGARY CIVIL SITTINGS  
November 30, 1988

COUNSEL

TRIAL JUDGE

THE COURT

IN THE MATTER  
of the Municipal  
Government Act,  
being Chapter M-26  
of the Revised  
Statutes of  
Alberta, 1980,  
as amended

AND IN THE  
MATTER of Lee  
Laverne Anderson,  
a member of the  
Council of the  
Municipal  
Corporation of  
Medicine Hat in  
the Province of  
Alberta

BETWEEN:

LEE LAVERNE  
ANDERSON  
Appellant  
(Respondent)  
- and -

R.J. WIEDEMANN, CAWSEY, J.  
ESQ.

HADDAD, J.A.  
HARRADENCE, J.A.  
O'LEARY, J.

CITY OF  
MEDICINE HAT  
Respondent  
(Applicant)

D.S. LEFLAR,  
ESQ.

APPEAL NO. 10497

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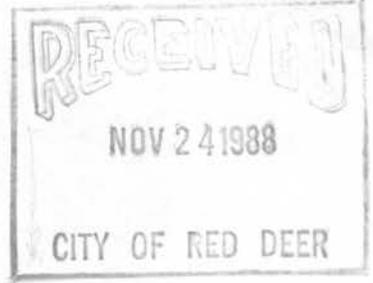
- 2 -

he voted on the by-law in question through inadvertence. We note that in a preliminary discussion on the by-law with the mayor, he took the initiative in having the by-law amended with respect to the sale of Christmas trees, a move which was against his financial interest, and that he abstained from voting on that amendment. In our view this is supportive of his position that his voting on the by-law, which also concerned the sale of bedding plants - an activity in which he was engaged, was done through inadvertence. His affidavit evidence was not contradicted and no issue of credibility arises. Further, as the learned Chambers Judge did not enjoy the advantage usually accorded to a court of first instance - that of hearing and seeing witnesses - we are not under any disadvantage in assessing the same evidence which is now before us.

With great respect, we are of the view that he was in error in not applying s. 33 of the Municipal Government Act. We would allow the appeal and set aside the order disqualifying the Appellant. We would not award costs.

amh

Box 9110, Station "E"  
Edmonton, Alberta T6P 4K1  
(403) 484-1568



November 16, 1988

Mayors/Reeves/Council Members/Hospital Boards  
Villages/Towns/Cities/Counties/Municipalities/Improvement Districts

Dear Sirs:

On 13 January, 1989 the Alberta Ambulance Operators Association will be hosting a meeting of representatives of all municipal and ambulance jurisdictions with a view to establishing a common philosophy on the setting of future local ambulance rates.

The meeting will be held at the Capri Centre in Red Deer at 1:00 p.m. on 13 January, 1989.

Emergency pre-hospital care is provided exclusively by local ambulance services, established and operated under the sole authority of local municipalities and boards. Under the Municipal Government Act, the responsibility for the provision of this fundamental component of the health care system is placed squarely and solely on the municipal level of government.

As you are all aware, in July of 1988, the Provincial Government presumed to set the ambulance rates for all Alberta -- without any reference to or regard for the the concerns or interests of local authorities or municipal governments. Since this "Provincial Government Rate" is approximately eighteen percent (18%) below the calculated rates required to meet the cost of operating an average ambulance service in Alberta, this resulted in an imposed and unbudgetted municipal deficit.

Traditionally the Alberta Ambulance Operators Association has undertaken an annual study to determine the annual "Cost of Operations Index" for the operation of an "average" ambulance service in Alberta. Because the components of the actual operating cost and the political-fiscal policies vary so greatly between localities, there are always a number of ambulance authorities who set rates at a slight variance to the Recommended Standard. The majority of municipalities have, however, found the AAOA Recommended Rate Schedule appropriately meets their local cost of operation, so they implement that schedule as their own. This process is 'tried-and-true' as it has enabled the vast majority of Albertans to receive one of North America's highest levels of emergency pre-hospital care at a politically acceptable and a practical cost to local mill rates.

The Provincial Government contributes no direct funding to the operation of your ground ambulance services. They have found it politically expedient to underwrite the premium and charges for certain specified groups of citizens, e.g. decedents, senior citizens, etc. This is not a subsidy in any respect, but merely a payment for actual service performed. Since the bill reflects, at best, the actual cost of the service, for the Provincial Government to withhold approximately eighteen percent (18%) is to deliberately place an unwarranted strain on municipal budgets and all rate payers of the municipality. In the case of hospital based ambulances, this difference must be made up out of their "global budgets"; hence resulting in the degradation of some other aspect of hospital service.

The Alberta Ambulance Operators Association wishes to host a meeting of all municipal and ambulance board representatives in order to place before them the projected operating cost for the coming year, and the implications to their citizens of a repeated failure to meet those costs. It is hoped that the attendees will establish a commonly held and accepted approach to establishing the 1989 recommended ambulance rates for Alberta for 1989.

After all, it is the municipalities and boards who bear the legal responsibility for establishing and operating the ambulance services; it is they alone who must address the operating costs of their local ambulance services; **It is they alone who should determine the local rates required to meet their own service's operating expenses.**

It is absolutely imperative that all addressees ensure that their local needs and budgets are protected by attending this meeting with a representative who is able to speak authoritatively on behalf of your jurisdiction and who, on his/her return, can be reasonably expected to carry through on a rates program that is appropriate and suited to your rate payers and your budget.

Should you have questions or suggestions, please do not hesitate to contact our Executive Director, Ms. Jackie Osborne, at 484-1568 or me at 722-2510. It would be greatly appreciated if you would confirm your attendance by completing the enclosed form.

I look forward to meeting you at Red Deer on 13 January. I especially look forward to our working together to bring all of your rate payers a more stable and more appropriately budgetted pre-hospital care service in the coming years.

Most sincerely,



Andrew C. Moffat, LCol, CD, REMT  
President

ACM:jso

Encl.

November 25, 1988

TO: CITY COUNCIL

FROM: AMBULANCE SERVICES ADVISORY BOARD

RE: ALBERTA AMBULANCE OPERATORS ASSOCIATION MEETING

Consideration was given to correspondence from the Alberta Ambulance Operators Association dated November 16, 1988 re: Association Meeting January 13, 1989.

The above correspondence requests the ambulance service in each municipality to authorize a representative to attend the January 13th meeting. The Ambulance Services Advisory Board would like to recommend that Council approve the attendance of Alderman John Campbell as the Board's representative at the meeting.

Trusting you will find this satisfactory.

for  
RAYMOND BLOCK, Chairman  
Ambulance Services Advisory Board

DATE; November 28, 1988

42.

TO; City Clerk

FROM: Fire Chief

RE: Alberta Ambulance Operators Association Meeting

On January 13 1989, the Alberta Ambulance Operator's Association is hosting a meeting of representatives of all municipal and ambulance jurisdictions with a view to establishing a common philosophy on the setting of future ambulance rates. The meeting will be held in Red Deer.

Council will recall the problems that were encountered with Blue Cross earlier this year with regards to ambulance rates, and the arbitrary manner in which some provincial agencies (Social Services) are now attempting to impose on our rate structure.

This meeting will attempt to indicate a united front on behalf of municipal and private ambulance operators against government rate tampering, and I would recommend that Council appoint the Mayor and/or Commissioner, one Alderman, and a member of Fire Administration to attend this meeting to represent the City's interests in this matter.



Robert Oscroft  
FIRE CHIEF

DATE: NOVEMBER 25, 1988  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCE  
RE: AMBULANCE OPERATORS ASSOCIATION MEETING  
=====

As you are aware, The City of Red Deer attempted in 1988 to charge an ambulance rate recommended by the A.A.O.A. which more closely reflected the increased costs of operation. The City was forced to reduce these rates somewhat as a result of Provincial and Blue Cross refusal to recognize them.

If ambulance rates are to reflect the increased costs of operation, it is important that Red Deer support the Ambulance Association in organizing the ambulance operators to provide a more united front to put pressure on the Province.



A. Wilcock, B. Comm., C.A.  
Director of Finance

AW/mrk

Commissioners' Comments

We would concur with the recommendations of the Ambulance Services Advisory Board that Alderman Campbell represent the City. We would further recommend that Mr. D. Osborne, Deputy Chief Ambulance, attend as a resource person in a support capacity to Alderman Campbell.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE November 24, 1988

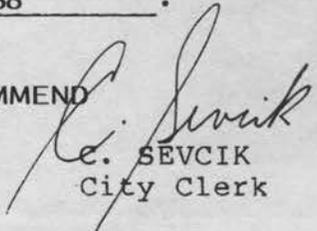
- TO:
- DIRECTOR OF COMMUNITY SERVICES
  - DIRECTOR OF ENGINEERING SERVICES
  - DIRECTOR OF FINANCE
  - BYLAWS & INSPECTIONS MANAGER
  - CITY ASSESSOR
  - ECONOMIC DEVELOPMENT MANAGER
  - E. L. & P. MANAGER
  - F.C.S.S. MANAGER
  - FIRE CHIEF
  - PARKS MANAGER
  - PERSONNEL MANAGER
  - R.C.M.P. INSPECTOR
  - RECREATION MANAGER
  - TRANSIT MANAGER
  - URBAN PLANNING SECTION MANAGER
  - AMBULANCE SERVICES ADVISORY BOARD

FROM: CITY CLERK

RE: ALBERTA AMBULANCE OPERATORS ASSOCIATION MEETING

Please submit comments on the attached to this office by December 5  
for the Council Agenda of December 12, 1988.

NOTE: PLEASE INDICATE WHO YOU WOULD RECOMMEND  
REPRESENT THE CITY AT THIS MEETING.

  
C. SEVCIK  
City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 15, 1988

Alberta Ambulance Operators Association  
Box 9110  
Station E  
Edmonton, Alberta  
T5P 4K1

Attention: Mr. Andrew C. Moffat, President

Dear Sir:

Your letter of November 16, 1988, advising that the Alberta Ambulance Operators Association will be hosting a meeting of all municipal and ambulance jurisdictions at the Capri Centre in Red Deer on January 13, 1989, was considered by Council December 12, 1988.

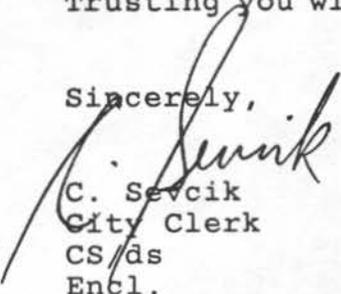
At the above noted meeting, Council passed the following motion.

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Alberta Ambulance Operators Association dated November 16, 1988, re: Association Meeting, January 13, 1989, hereby agree that Alderman John Campbell be authorized to attend the Alberta Ambulance Operators Association Meeting on January 13, 1989, on behalf of the City of Red Deer and further agree that Mr. Dan Osborne, Deputy Chief Ambulance, also attend said meeting as a resource person in a support capacity to Alderman Campbell and as recommended to Council December 12, 1988, by the Administration."

The decision of Council in this instance is submitted for your information and in this regard, I am also enclosing herewith "Confirmation of Attendance" form duly completed as requested.

Trusting you will find this satisfactory and with very best wishes.

Sincerely,



C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. Alderman Campbell  
Deputy Chief Emergency Services, D. Osborne  
Fire Chief  
Ambulance Services Advisory Board  
City Commissioners  
Dir. of Finance



Box 9110, Station "E"  
Edmonton, Alberta T5P 4K1  
(403) 484-1568

## AAOA HOSTED RATES MEETING

Friday, January 13, 1989 at 1:00 p.m.  
Capri Centre, Red Deer

### Confirmation of Attendance

Name of Municipality: City of Red Deer

Local Ambulance Service: Ambulance Services Advisory Board

Representative: John Campbell

Position: Alderman and member of board

Representative: Dan Osborne

Position: Deputy Chief Emergency Services (Resource Person)

Representative: \_\_\_\_\_

Position: \_\_\_\_\_

Please confirm your attendance at the AAOA Hosted Rates Meeting by completing this form and forwarding it to:

Alberta Ambulance Operators Association  
Box 9110, Station "E"  
Edmonton, Alberta  
T5P 4K1

or by contacting:

Jackie Osborne, Executive Director, at 484-1568

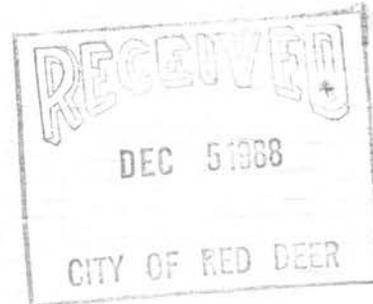
NO. 4



November 30, 1988

His Worship, Mayor Bob McGhee  
and Members of Council

c/o City Clerk  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4



Re: Billboard Policy - City of Red Deer

Dear Sir(s):

Further to your resolution dated May 2nd, 1988, which reads:

"RESOLVED that Council of The City of Red Deer having considered reports to Council May 2, 1988, re: billboards on City property hereby agree that it be Council's policy not to lease space for billboard signs on City owned property, and as recommended to Council May 2, 1988, by the administration.

Hook Outdoor Advertising has operated the billboard plant in the City of Red Deer since 1976, having acquired the operation from Spelman Signs.

During our tenure in Red Deer, we have enjoyed a good working relationship with the City and the business community.

Since the passing of the resolution in question, which we were not apprised of until after Council's decision, we have come under extreme pressure from several local advertisers - McDonald's Restaurants in particular. As a result, this will have far reaching implications to the business community in the City of Red Deer.

We therefore ask for an opportunity to present to Council at your December 12, 1988 meeting, a better understanding of our industry's presence and its economic value to the city.

.... 2

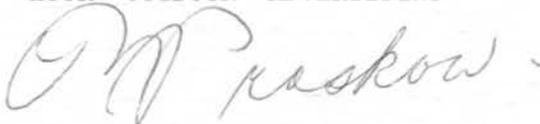
Our presentation will address the concerns and misunderstandings expressed in the passing of this resolution.

A brief outline will cover the following areas:

1. Revenues sharing with City of Red Deer
2. Placement
3. Landscaping/aesthetics

Please acknowledge and confirm to the writer that we will be included on the agenda.

Yours very truly,  
HOOK OUTDOOR ADVERTISING



Morris J. Proskow  
President

MJP/skn



H O O K

O U T D O O R

A D V E R T I S I N G

I N

T H E

C I T Y O F R E D D E E R

**HOOK OUTDOOR ADVERTISING**

A Division of Jim Pattison Industries Ltd.

17206 - 108 AVENUE, EDMONTON, ALBERTA T5S 1E8  
TELEPHONE (403) 483-3073 FAX (403) 489-3452



On May 2nd, 1988, Red Deer City Council passed a motion not to lease City property for the purpose of billboard use, and that the current leases covering 7 billboards were not to be renewed. Our company, Hook Outdoor Advertising, was preparing to remove these displays by December 31st of this year.

Since being unable to provide sufficient advertising space for a number of local businesses, and advising these people that we would be losing a further 7 advertising panels, we have come under pressure to ask council to reverse this action. With the support of the local business community and the Chamber of Commerce, we will be making a presentation to City Council on Monday, December 12th.

We have reviewed our entire plan of billboard advertising in the City of Red Deer and have come up with the following guidelines which we would like to implement immediately:

1. INCREASED RENT -

We propose to increase the current \$200.00 per advertising panel per year set by the City of Red Deer, to the industry average in municipalities of 8% of Gross Potential Revenue, or a minimum of \$600.00 per panel annually - whichever is greater.



2. INFORMATION DISPLAYS -

Hook Outdoor Advertising will build, at no charge to the City of Red Deer, two - 10' x 20' billboards promoting events within the City or serving as 'Welcome' displays on the highway entrances. We would change the design twice each year. (We have similar successful arrangements with the Town of Edson, and the City of Airdrie.)

3. LANDSCAPING -

All locations, including existing locations will be landscaped with trees, bushes, planters, etc. where possible; and where not, then a cedar type of fence landscaping.

4. SINGLE PANELS -

Only a single faced or back to back billboard will be constructed on any future location, and single pole construction will be implemented in the near future. All installations will continue to conform to all City regulations and bylaws.

5. LOCAL ADVERTISERS -

Local business will be offered a minimum of one-third of the panels available up until one month in advance of a posting date.



A partial list of local businesses who have used outdoor advertising and will likely use it again, or who have wanted to promote their business and have been unable to because of availability of outdoor signage include:

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CAPRI CENTRE	-	Al Pasutto
DAIRY QUEEN	-	Gordon Hamil
KINSMEN CLUB	-	
KENTUCKY FRIED CHICKEN	-	Barry or Cindy Mandrusiak
BOWER PLACE MALL	-	
PARKLAND SAVINGS & CREDIT UNION	-	
BLACK KNIGHT INN	-	Mr. Kabib
PAPA JOHN'S PIZZA	-	Don Halverson
MCDONALD'S RESTAURANT	-	Siobhan Vinish
HOUSE OF LIGHT	-	Glen Podarunok
TURBO RESOURCES LTD.	-	Tim Brandle
GLENN'S SUN & SLOPES	-	Glen Moore

**HOOK OUTDOOR ADVERTISING**

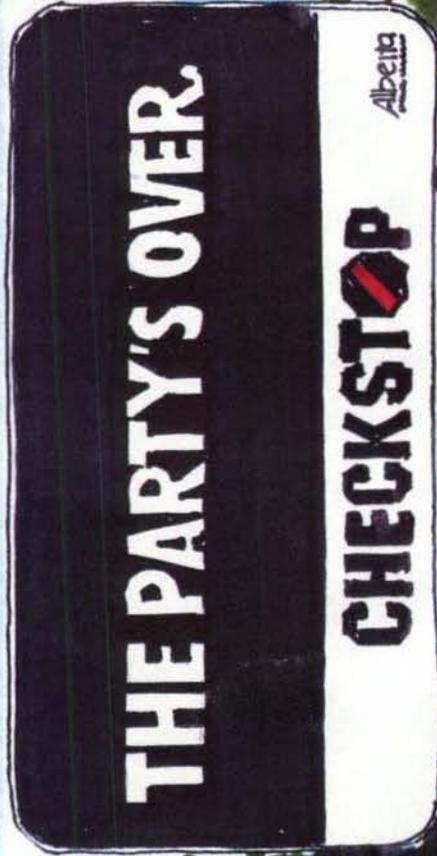
A Division of Jim Pattison Industries Ltd.

17206 - 108 AVENUE, EDMONTON, ALBERTA T5S 1E8  
TELEPHONE (403) 483-3073 FAX (403) 489-3452

**THE PARTY'S OVER.**

**CHECKSTOP**

Alberta



PRESENT RED DEER LOCATIONS



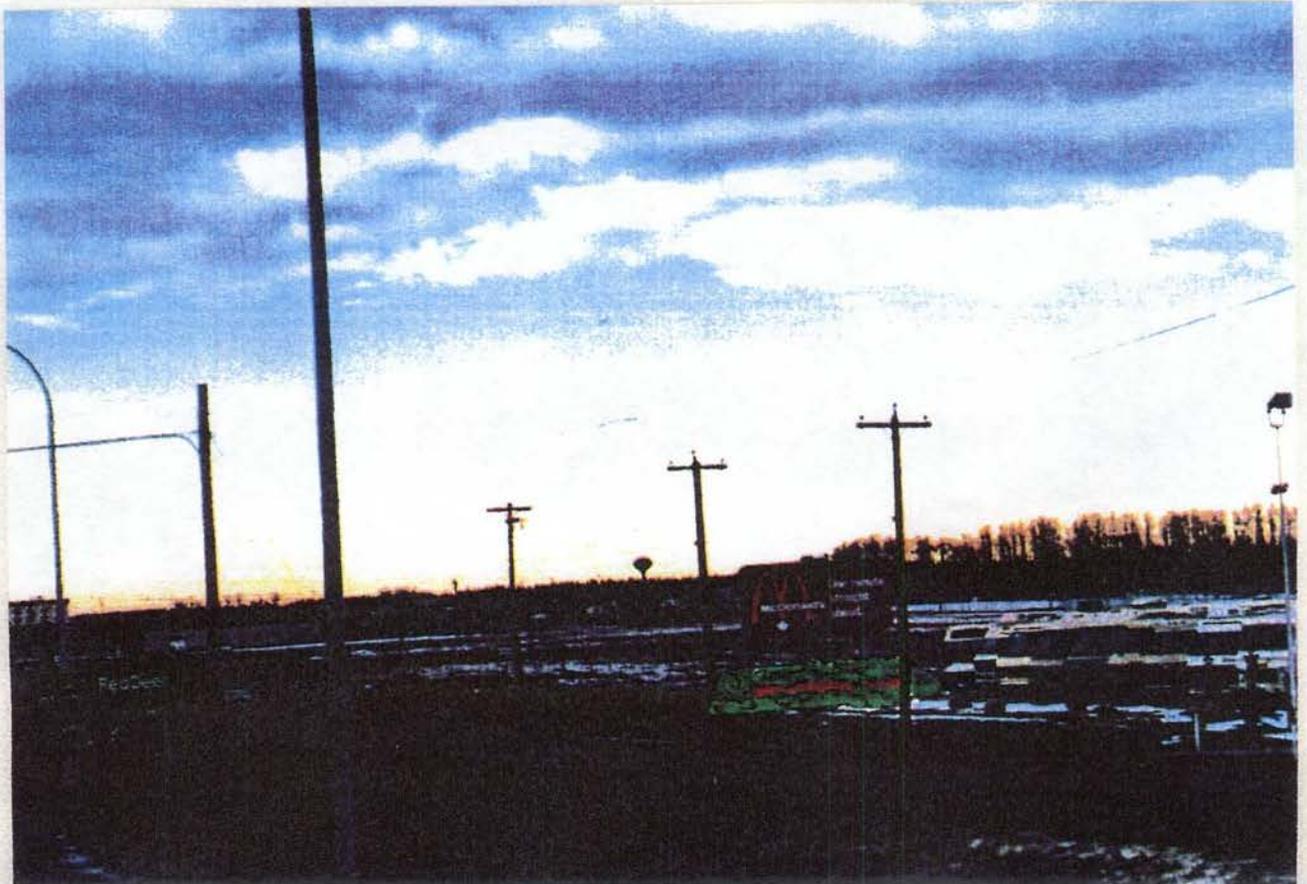
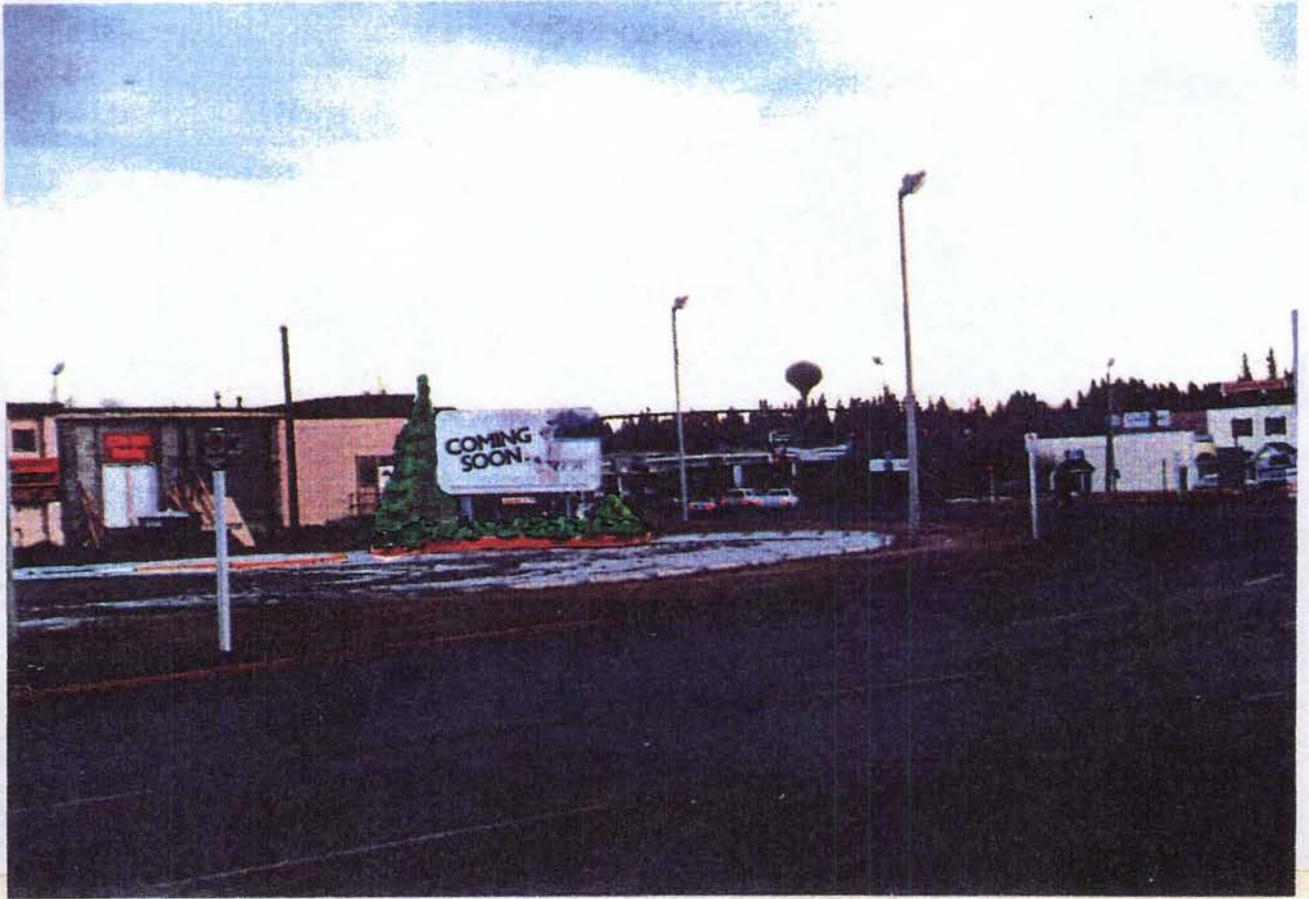
FUTURE LANDSCAPING



PRESENT RED DEER LOCATIONS



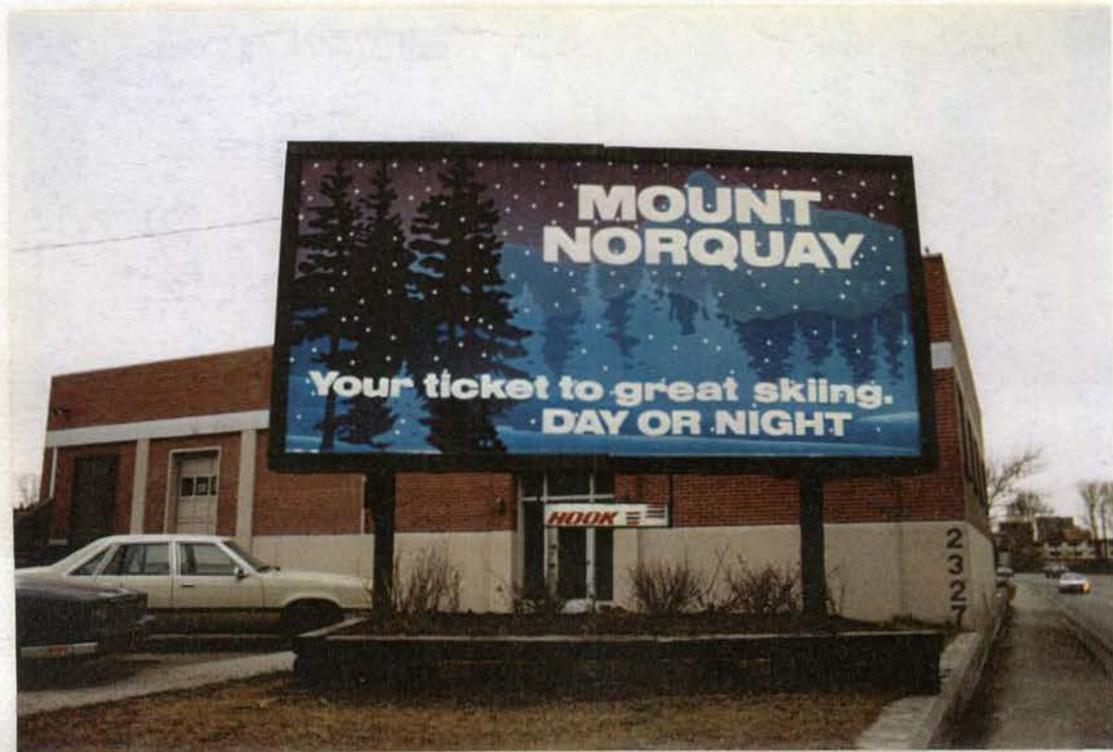
FUTURE LANDSCAPING



CALGARY LANDSCAPED LOCATIONS



CALGARY LANDSCAPED LOCATIONS



DATE: December 2, 1988

TO: City Clerk

FROM: City Assessor

RE: BILLBOARD POLICY - CITY OF RED DEER  
PLEASE SEE ATTACHED SKETCHES

With reference to your memo of November 30, 1988, we respectfully submit our comments.

#### LOCATIONS

1. Lots 26 - 28, Block 11, Plan 795 HW, 5120 - 50 Avenue  
2 Single faced 10' X 20' Map #1  
Lease has been in place since September 1, 1981  
Rent started at \$312.30/year  
December 1986 rent increased to \$360.00/year  
November 25, 1987 rent increased to \$400.00/year
2. Lot 22, Block 2, Plan 3143 NY, 5160 - 45 Street  
2 Single faced 10' X 50' Map #2  
Lease has been in place since April 22, 1981  
Rent started at \$312.30/year  
December 1986 rent increased to \$360.00/year  
November 25, 1987 rent increased to \$400.00/year
3. Lot 23, Block 7, Plan 812-00320, 4603 - 51 Avenue  
1 Single faced 10' X 20' Map #2  
Lease has been in place since September 1, 1981  
Rent started at \$156.15/year  
December 1986 rent increased to \$180.00/year  
November 25, 1987 rent increased to \$200.00/year
4. Lot 1, Block 2, Plan 822-2274, 1710 - 49 Avenue  
2 Single faced 10' X 20' Map #3  
Lease has been in place since February 1, 1985  
Rent Site 1 \$160.00/year, Site 2 \$90.00/year  
September 1986 Site 1 was removed lease cancelled  
December 1986 rent increased to \$360.00/year  
November 25, 1987 rent increased to \$400.00/year

#### SUMMARY

April 12, 1988	Director of Finance report to Council Meeting of May 2, 1988
May 2, 1988	Resolved that Council not permit the lease of City lands for billboard signs, and that leases for existing billboard signs not be renewed

City Clerk  
Page 2  
December 2, 1988

May 10, 1988           Advised Hook of Council's decision, and further requested they remove the billboard #4 as soon as possible, the others to be removed December 31, 1988

June 27, 1988           Correspondence from McDonalds was reviewed by Council, and approval was given by Council to permit the sign to remain until November 2, 1988. This was the date Bob Crawford of Hook Signs indicated their contract with McDonalds was up

November 4, 1988        Letter sent to Hook reminding them they had not removed the McDonalds billboard #4 by November 2, 1988 as instructed to do so

November 10, 1988      Hook President, Morris Proskow, came in to see if he could leave billboard #4 to the end of the year, the same as the others. He spoke with Mayor McGhee. Mayor McGhee advised me if we had no complaints, he told Mr. Proskow to leave billboard #4 until the end of the year.



Al Knight, A.M.A.A.

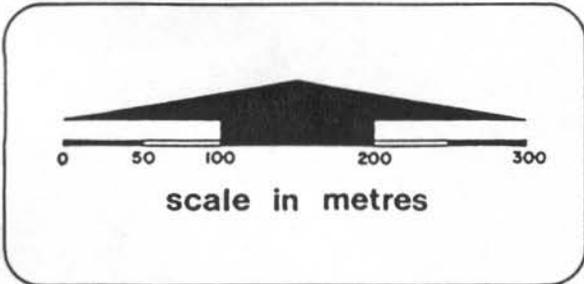
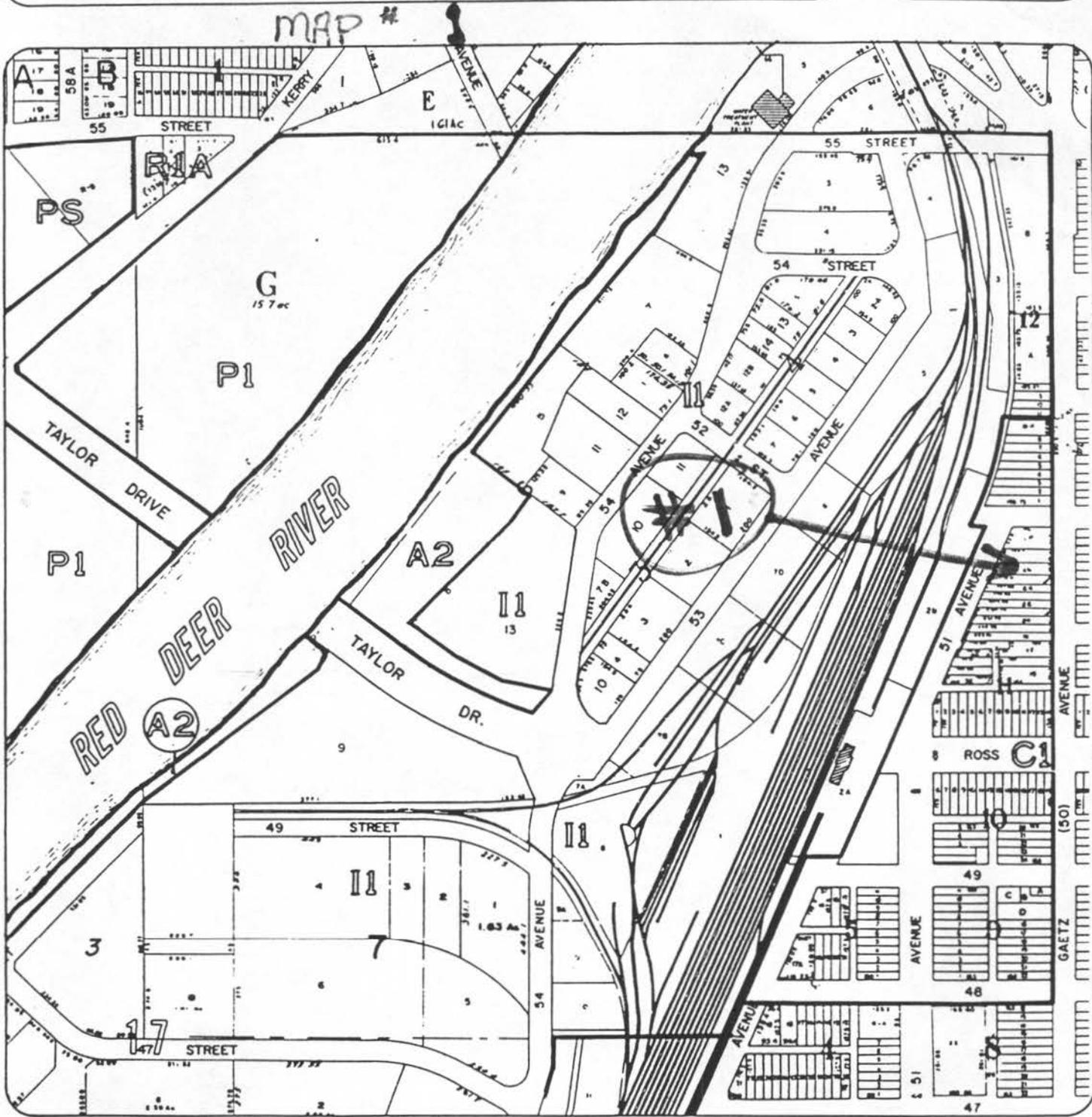
WFL/PR/bw

cc    Director of Finance  
      Bylaws & Inspections Manager  
      Director of Engineering Services

att'd.

# City of Red Deer --- Land Use Bylaw Land Use Districts

F9 48.



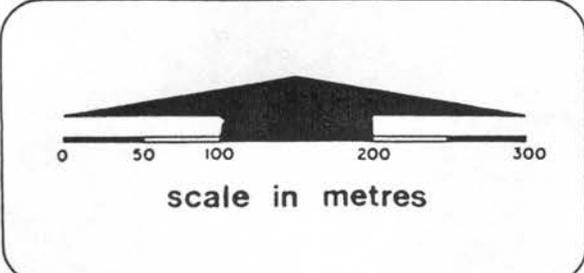
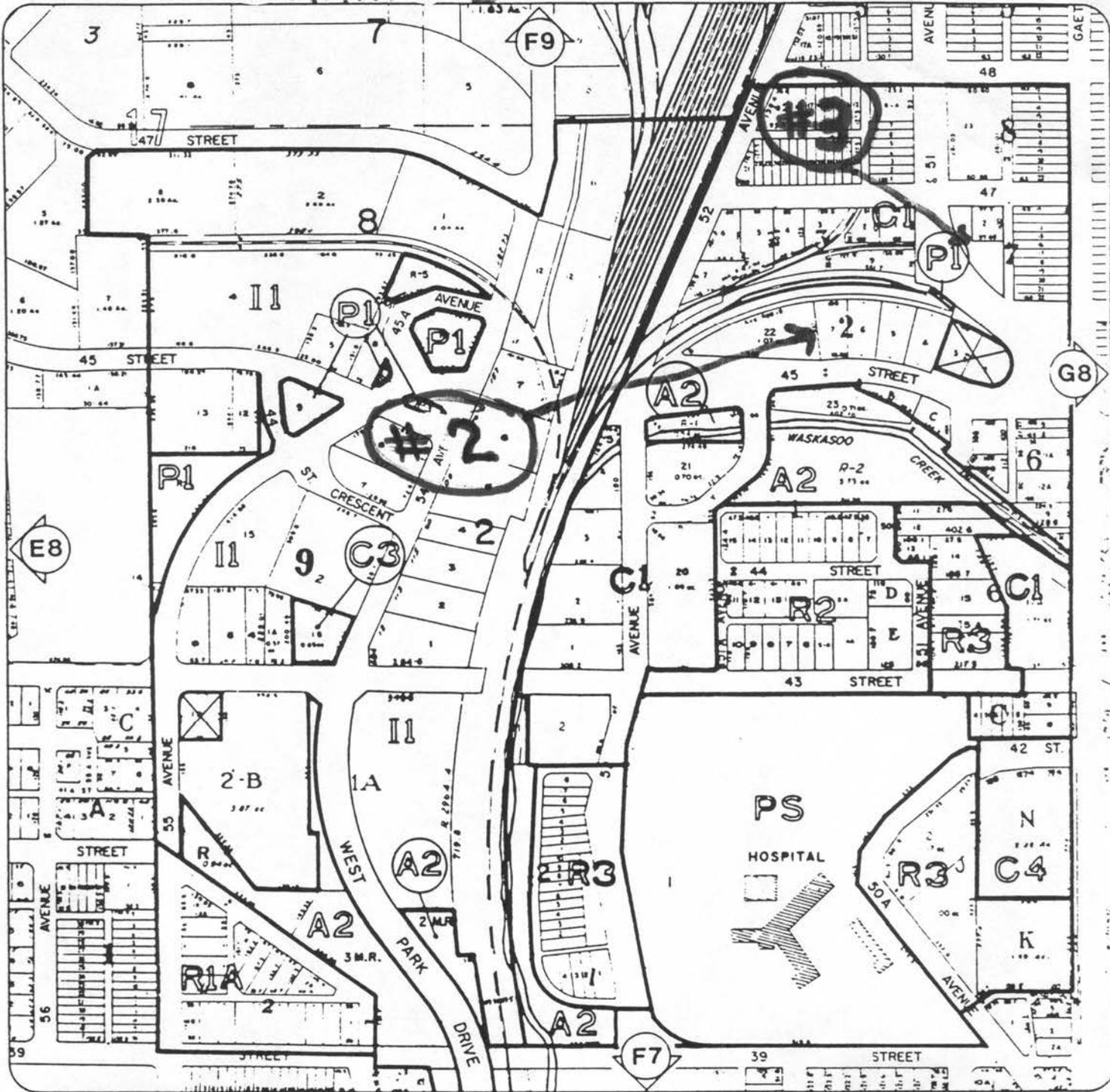
Revisions :  
2672/HH-81 (18/1/82)

# City of Red Deer --- Land Use Bylaw

## Land Use Districts

F8 49.

MAP # 2

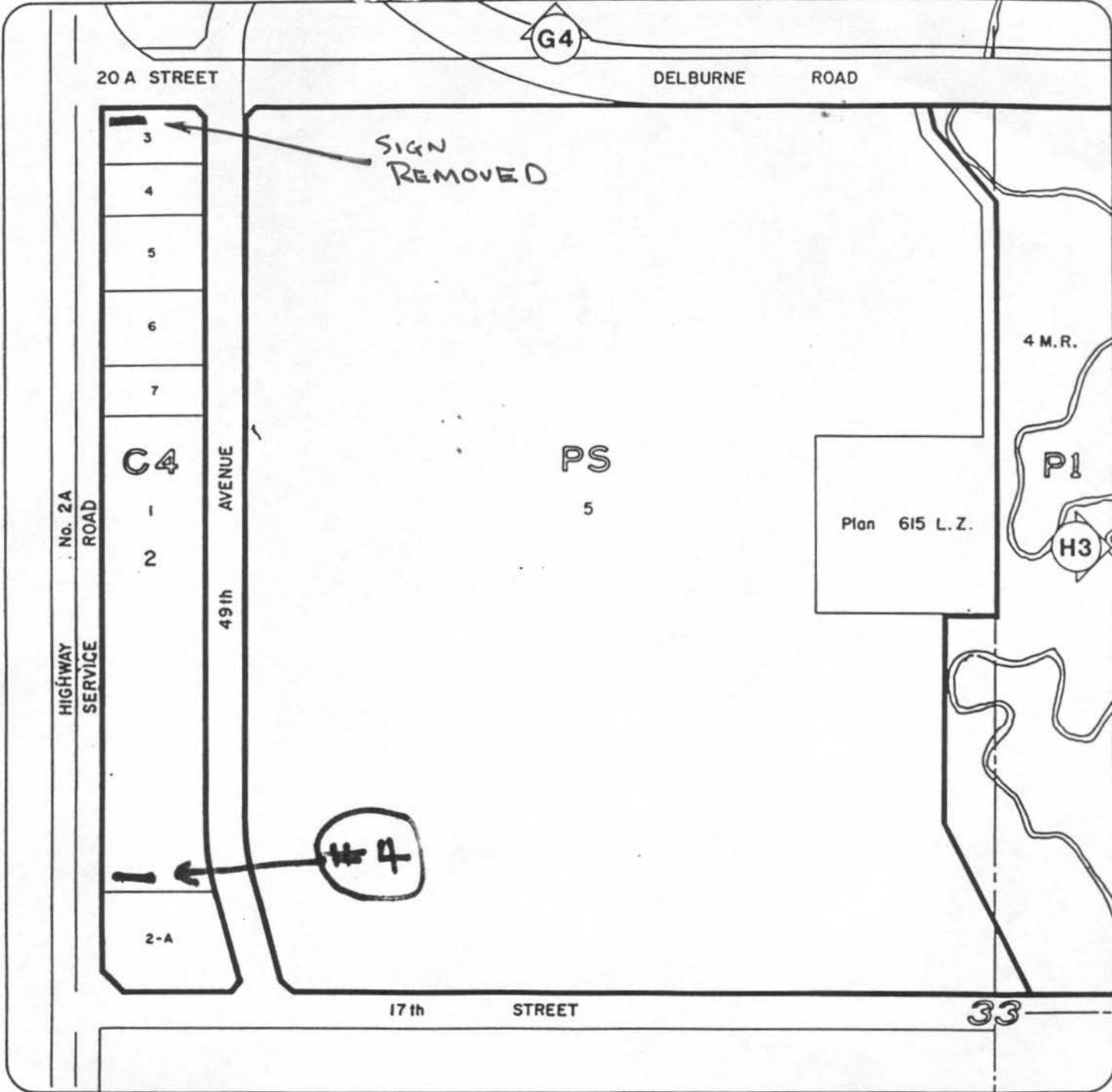


- Revisions :**
- 2672/D-80 (15/9/80)
  - 2672/E-83 (13/6/83)
  - 2672/F-84 (30/4/84)
  - 2672/J-87 (04/5/87)
  - 2672/Y-87 (05/10/87)

City of Red Deer --- Land Use Bylaw  
**Land Use Districts**

**G3**  
50.

MAP # 3



scale in metres

**Revisions :**

- 2672/Q-80 (5/1/80)
- 2672/G-82 (20/12/82)

Commissioners' Comments

Hook Outdoor has requested permission to address Council in regard to the policy passed May 2, 1988. Not knowing what exactly they wish to say, we are unable to include detailed administrative comment other than a report from the City Assessor, so included on the Agenda are the reports Council considered when making this decision. We would recommend Council hear the presentation from Hook Signs and if any decision is requested, administrative comment will be prepared for the next Council meeting.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

THE FOLLOWING MATERIAL (TO COUNCIL

MAY 2/88.

52.

DATE: APRIL 12, 1988  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCE  
RE: BILLBOARDS ON CITY PROPERTY

---

The City has been leasing land to Hook Signs for a number of years for the purpose of erecting billboards.

I am not aware if Council has ever discussed whether the City should allow billboards to be erected on City property. My own personal opinion is they are an eyesore and are questionable when you consider the City spends millions of dollars to beautify the City and then for a few hundred dollars a year allows a billboard to be erected on major thoroughfares.

The Municipal Planning commission has apparently decided as a policy to not allow billboards to be constructed in the downtown area. Existing signs on City property in the downtown area are apparently not affected by this policy.

If Council did decide it was not appropriate to allow the construction of billboards by private firms on any City property, then existing billboards that must be removed due to development of City property should not be allowed to relocate. If this action was to be taken, then gradually existing signs could be phased out.

A specific situation has arisen that could be affected by a policy. Hook Signs is leasing a site from the City advertising MacDonaldis on the south end just north of Woody's R.V. Woody's has recently purchased another acre from the City. This means the sign will be only 5 feet from the new property line. Hook Signs has been requested to remove the sign.

Hook Signs has requested permission to relocate the sign approximately 20 to 30 feet north of the present location. The annual lease revenue is \$400.00.

A map of the site is attached.

REQUESTED ACTION

Council consideration of a policy regarding the erection of billboards on City property is requested. Specifically,

City Clerk  
Page 2  
April 12, 1988

REQUESTED ACTION (Continued)

1. Should requests by private firms to erect billboards on City property be considered.
2. Should the relocation of existing billboards on City property due to development be allowed if the answer to (1) is "No".



A. Wilcock, B. Comm., C.A.  
Director of Finance

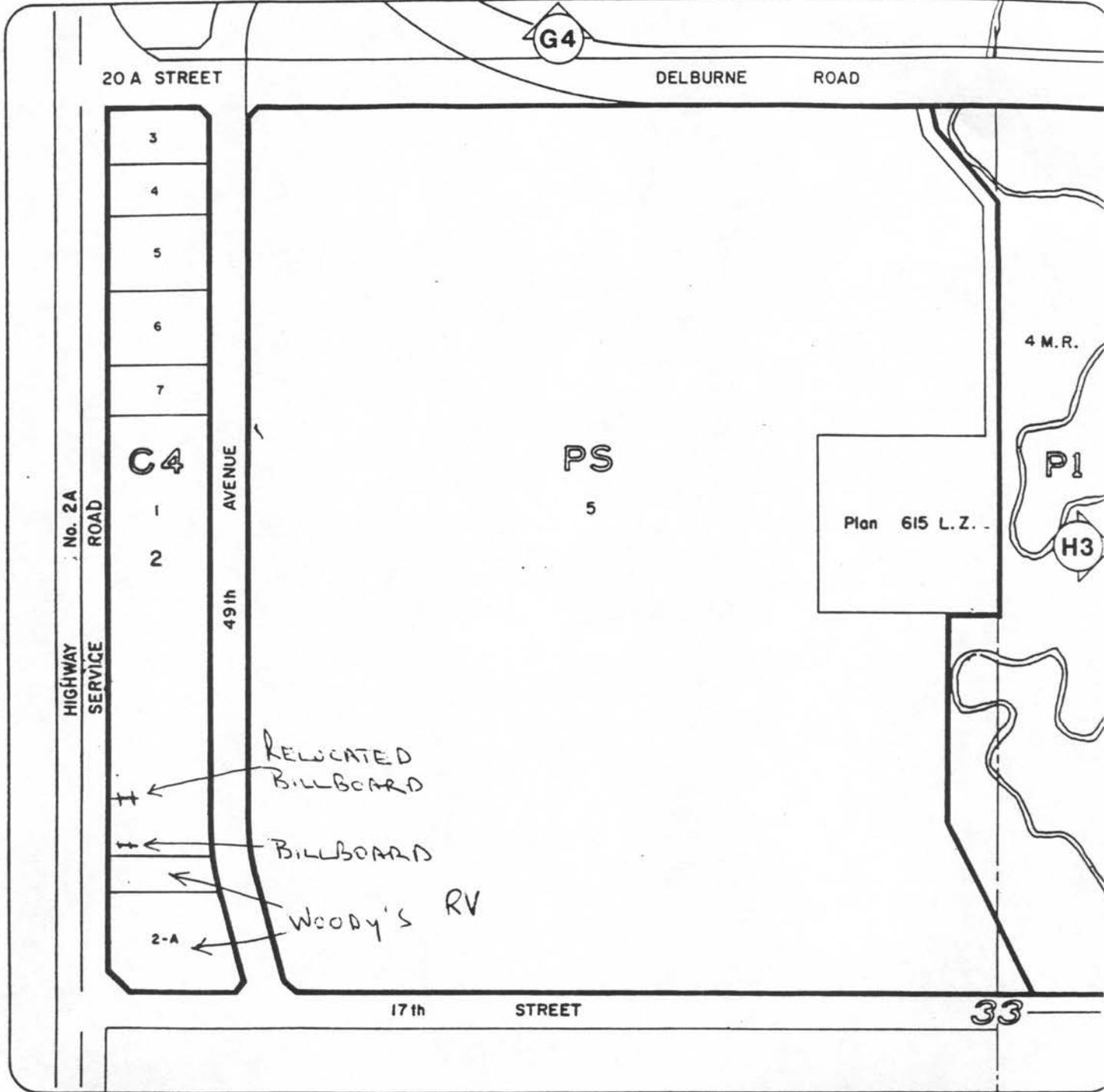
AW/mrk

c.c. Land Supervisor  
Land Appraiser  
Att'd.

City of Revere --- Land Use Law  
**Land Use Districts**

**G3**

54.



**Revisions :**

- 2672/Q-80 (5/1/80)
- 2672/G-82 (20/12/82)

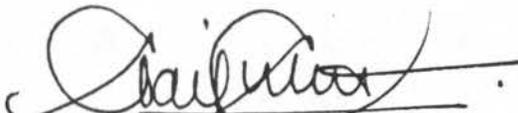
DATE: April 19, 1988 CS-1.610  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: CRAIG CURTIS  
Director of Community Services  
RE: BILLBOARDS ON CITY PROPERTY  
Your memo dated April 13, 1988 refers.

---

The Director of Finance has requested comments on what policy should be adopted by the City regarding the erection of billboards on City-owned property.

I am strongly opposed to the erection of any advertising and promotional signs on City boulevards and buffer strips. However, there are some portions of City land where billboards could be located without having a detrimental effect on the environment. Consequently, I consider that it is not practical to adopt a uniform policy for all City-owned land.

In view of the above, I recommend that the Red Deer Regional Planning Commission be requested to prepare a comprehensive policy on the location of commercial signage throughout the City. This was previously requested by the Municipal Planning Commission, but delayed due to work priorities relating to Waskasoo Park and Downtown revitalization.



CRAIG CURTIS

/dmg

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

DATE: April 18, 1988  
TO: KELLY KLOSS  
Assistant City Clerk  
FROM: DON BATCHELOR  
Parks Manager  
RE: BILLBOARDS ON CITY PROPERTY

---

As outlined in my response to the request by "Homes For Tomorrow" to place signs on 77th Street and on 30th Avenue, I am opposed to all advertising and promotional signs (permanent or temporary), being placed on City boulevards and buffers.

As outlined in Mr. Wilcock's letter, the Parks Department spends considerable effort and funds in making City boulevards attractive and consistent throughout the City by extensive turf management programs, tree planting, and in high profile areas, shrub beds. A proliferation of signs placed on boulevards makes these boulevards unattractive, inconsistent and, most importantly, the driver is distracted away from concentrating on the road and the roadway landscaping to a commercial sign.

With respect to billboards located on City property set back from boulevards and buffers, I agree they should be prohibited; however, I have no objection, in principle, to billboards on private property subject to the signs:

- a) being located  $\pm$  20 meters from all property lines, including boulevards;
- b) the signs are on a lease agreement which can be cancelled on 60 days notice by the City;
- c) The City regulating and controlling the size, specifications and number of signs located along all roadways.



DON BATCHELOR  
Parks Manager

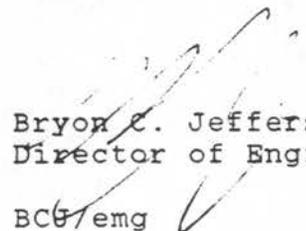
/ad

DATE: April 18, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: BILLBOARDS ON CITY PROPERTY

---

I have reviewed the correspondence from the Director of Finance, and share his view. In my opinion, billboards are unsightly and distract significantly from the overall attractiveness of Red Deer.

It would be my recommendation that a policy be formulated that would disallow billboards on City property.

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

BCJ/emg

DATE: April 21, 1988  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: BILLBOARDS ON CITY PROPERTY

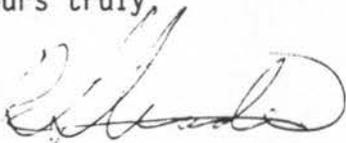
---

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

Presently, billboard signs are listed as discretionary uses in the C1, C2 and C4 districts, and as a permitted use in I1 districts. The location of billboard signs, therefore, is subject to the approval of the Municipal Planning Commission in the C1, C2, and C4 districts, and the Commission makes this decision based on the circumstances as they apply to each individual case. There are certain areas where a billboard sign may not be appropriate, whereas in other locations, the use of the billboard may, in fact, screen the undesirable use of a site, etc., from a major thoroughfare. For this reason, it is our position that a total ban on signs of this nature on City property should not be instituted, and that the Municipal Planning Commission should be allowed to retain its flexibility in dealing with these applications.

We trust this will be of information to Council.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/pr



# RED DEER REGIONAL PLANNING COMMISSION

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

59.

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

Telephone: (403) 343-3394

April 25, 1988

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

Dear Sir:

Re: Billboards on City Property

The Director of Finance is requesting Council consideration of establishing a policy regarding the erection of billboards on City property, i.e. to either allow or not allow them. If a policy is established not to allow new billboards on city property, then, should the policy also apply to existing billboards if and when they may have to be relocated.

Presently our understanding of the policy regarding billboards is that new applications approved by the Municipal Planning Commission are granted for a twelve month basis, and thus are subject to review annually, whether they are located on public or private property. As a result, some of the billboards in the downtown have been removed when their twelve month approval expired in compliance with the policy in the Downtown Concept Plan not to permit billboards. It is our further understanding that the remaining downtown billboards are located on private property and were not subject to the twelve month provision and therefore can continue.

If the billboards on city property are subject to the 12 month renewal provision, then they could be removed when their renewal date expires. Although the design of billboards has improved, the City Planning Section questions their direct value to the City in terms of the image created, particularly by their location near major entrances to the City. Many of the businesses that advertise on billboards are located on the main city entrances where they are easily found by visitors. As well, much of the billboard advertising is national and unrelated to specific city businesses.

/2

#### MUNICIPALITIES WITHIN COMMISSION AREA

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

C. Sevcik, City Clerk  
Re: Billboards on City Property

Pg. 2

Therefore, it is recommended that the City adopt a policy of not allowing billboards on city property and not to renew the approval of existing billboards on city property when their twelve month approval expires.

Yours truly,



Vernon Parker  
ASSOCIATE PLANNER  
CITY PLANNING SECTION  
VP/cc

Commissioners' Comments

We concur with the recommendations that it be Council's policy not to lease space for billboard signs on City owned property. For Council's information signing of private property is subject to the provisions of the Sign Bylaw which has worked reasonably well.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



H O O K

O U T D O O R

A D V E R T I S I N G

I N

T H E

C I T Y O F R E D D E E R

***HOOK OUTDOOR ADVERTISING***

A Division of Jim Pattison Industries Ltd.

17206 - 108 AVENUE, EDMONTON, ALBERTA T5S 1E8  
TELEPHONE (403) 483-3073 FAX (403) 489-3452



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MCDONALD'S RESTAURANT	-	Siobhan Vinish
HOUSE OF LIGHT	-	Glen Podarunok
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GLENN'S SUN & SLOPES	-	Glen Moore

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**THE PARTY'S OVER**

**CHECKSTOP**

Alberta



PRESENT RED DEER LOCATIONS

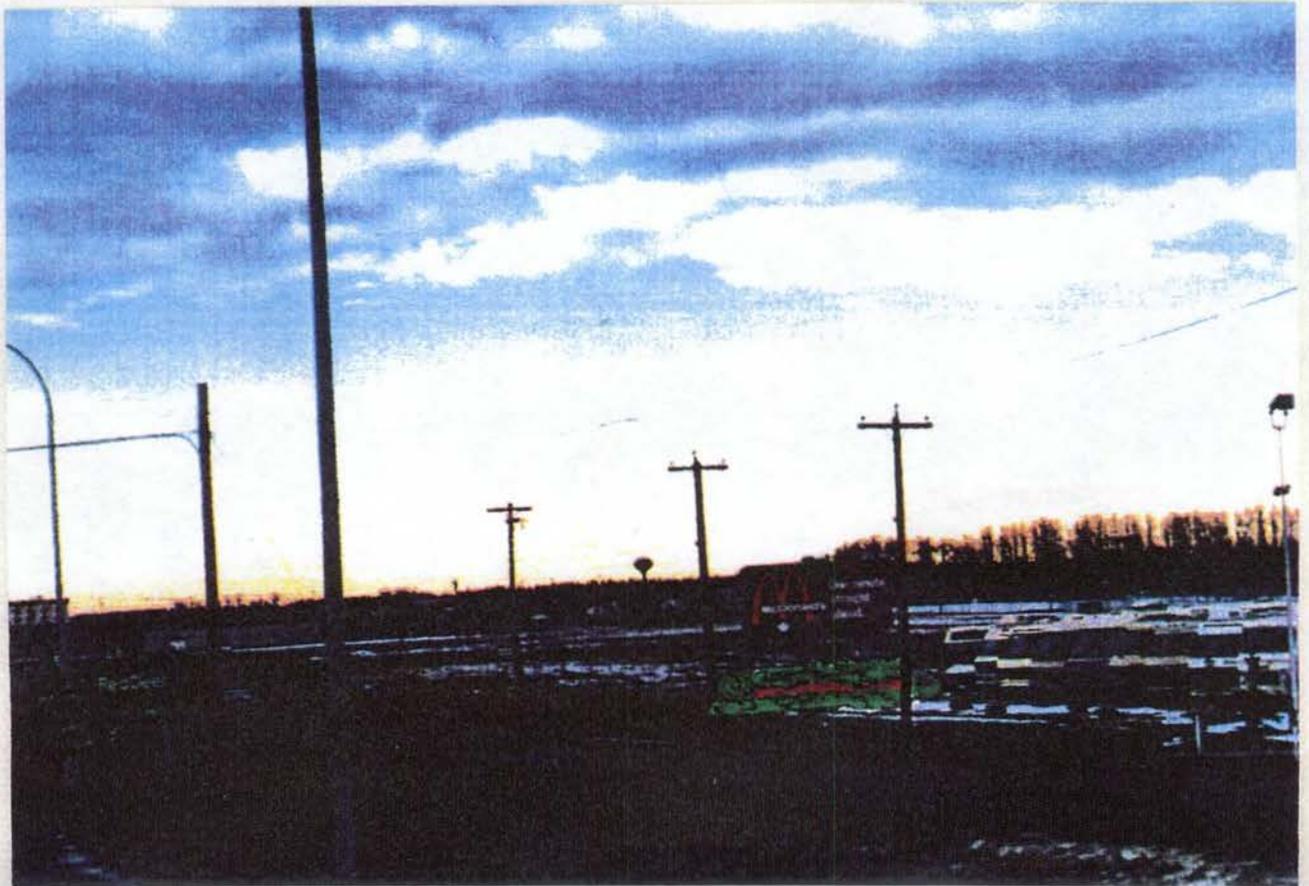




PRESENT RED DEER LOCATIONS



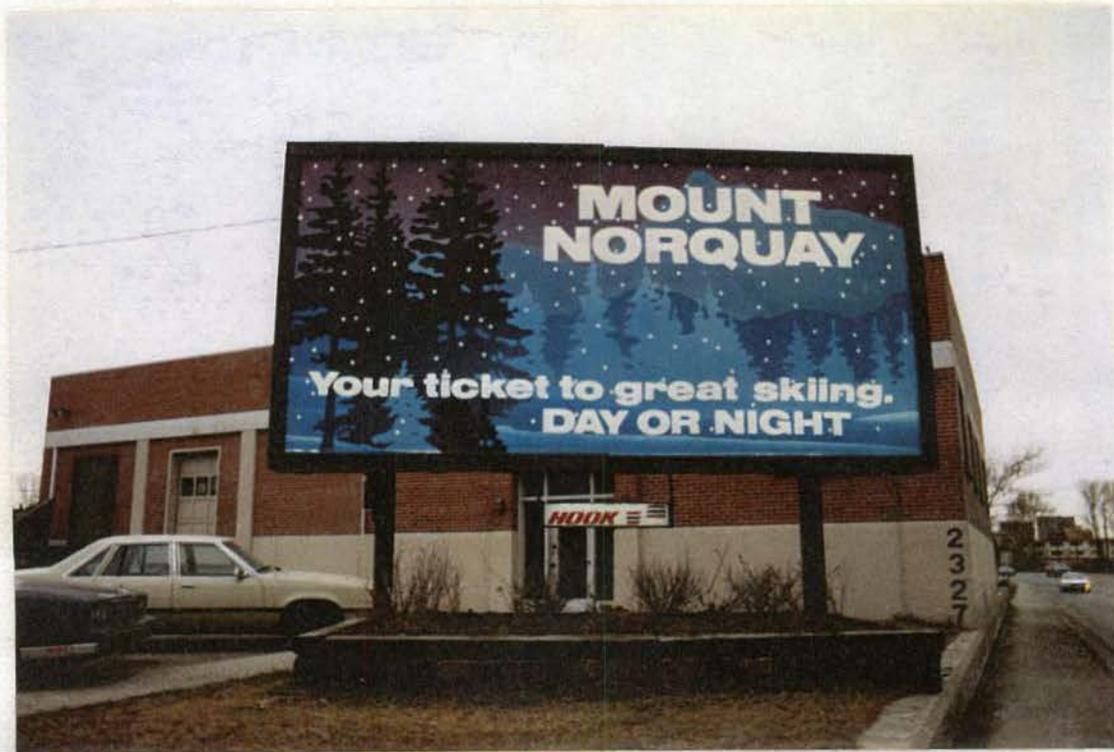
FUTURE LANDSCAPING



CALGARY LANDSCAPED LOCATIONS



CALGARY LANDSCAPED LOCATIONS



TO	Land Supervisor	FROM	C. Smith
		DEPT.	City Clerk
		DATE	Nov. 30 1988

RE Hook Outdoor Advertising

MESSAGE As verbally discussed this date please supply us with the following info. by Dec 5 for inclusion on the Dec 12 agenda

① Number of billboard leases in effect at the time the policy was passed by Council May 2/88

② location of said billboards.

REPLY

Please excuse the handwritten memo however we are so overworked and had to meet our deadlines this is unavoidable. 😊

Thanks. C.



November 30, 1988

His Worship, Mayor Bob McGhee  
and Members of Council

c/o City Clerk  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Re: Billboard Policy - City of Red Deer

Dear Sir(s):

Further to your resolution dated May 2nd, 1988, which reads:

"RESOLVED that Council of The City of Red Deer having considered reports to Council May 2, 1988, re: billboards on City property hereby agree that it be Council's policy not to lease space for billboard signs on City owned property, and as recommended to Council May 2, 1988, by the administration.

Hook Outdoor Advertising has operated the billboard plant in the City of Red Deer since 1976, having acquired the operation from Spelman Signs.

During our tenure in Red Deer, we have enjoyed a good working relationship with the City and the business community.

Since the passing of the resolution in question, which we were not apprised of until after Council's decision, we have come under extreme pressure from several local advertisers - McDonald's Restaurants in particular. As a result, this will have far reaching implications to the business community in the City of Red Deer.

We therefore ask for an opportunity to present to Council at your December 12, 1988 meeting, a better understanding of our industry's presence and its economic value to the city.

.... 2

**HOOK OUTDOOR ADVERTISING**

A Division of Jim Pattison Industries Ltd

17206 - 106 AVENUE, EDMONTON, ALBERTA T5S 1E6  
TELEPHONE (403) 483-3078 FAX (403) 489-3452



- 2 -

Our presentation will address the concerns and misunderstandings expressed in the passing of this resolution.

A brief outline will cover the following areas:

1. Revenues sharing with City of Red Deer
2. Placement
3. Landscaping/aesthetics

Please acknowledge and confirm to the writer that we will be included on the agenda.

Yours very truly,  
HOOK OUTDOOR ADVERTISING

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

Morris J. Proskow  
President

MJP/skn

## THE CITY OF RED DEER



OFFICE of CITY CLERK  
342-8132

P. O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

December 15, 1988

Hook Outdoor Advertising  
17206 - 108 Ave.  
Edmonton, Alberta  
T5S 1E8

Attention: Mr. Morris J. Proskow, President

Dear Sir:

RE: CITY POLICY 819/BILLBOARDS ON CITY PROPERTY

Your letter of November 30, 1988, concerning the above topic was presented to Council December 12, 1988, and at which meeting Council passed the following motion.

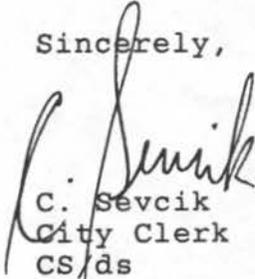
"RESOLVED that Council of The City of Red Deer agree to postpone the directive from the Land Department to relocate the Hook Outdoor Advertising signs to enable the applicant to meet with the administration to review this matter and pending a further report back to Council."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith for your additional information the reports which appeared on the Council agenda of December 12, 1988 (pages 46-60).

In the light of Council's decision, we would request that you contact the Land Supervisor, Mr. Bill Lees (phone 342-8121) to arrange for a meeting to review this matter as directed in the above resolution and in order that a further report might be brought back to Council for a final decision. Council further requested that comments be obtained from adjacent property owners if the billboards are allowed to remain on City lands. Council wishes to know the views of the affected adjacent property owners.

I trust that you will be in contact with the Land Supervisor, Mr. Bill Lees, to arrange for a meeting with the administration and that a report will be brought back to Council at the earliest date possible. If you have any questions, please do not hesitate to contact the undersigned.

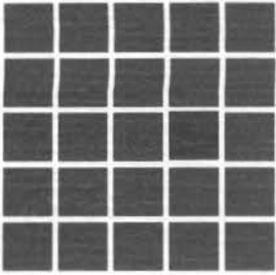
Sincerely,



C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. City Commissioners  
City Assessor  
Land Supervisor  
Dir. of Finance  
Bylaws & Inspections Mgr.  
Dir. of Engineering Services  
Dir. of Community Services  
Parks Manager  
Urban Planner

Hook Outdoor Advertising,  
2335 - 30 Ave. N.E.  
Calgary, Alberta  
T2E 7C7  
Attention: Randy R. Otto, V.P., Operations



THE CITY OF RED DEER  
CLERK'S DEPARTMENT

61.

RECEIVED	
TIME	3:25 pm
DATE	88/11/25
BY	KL

**WEDDELL  
MEHLING  
PANDER**

& ASSOCIATES REALTY LTD.

NO. 5

November 25, 1988

CITY OF RED DEER  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

**ATTENTION: CHARLES SEVCIK  
CITY CLERK**

RE: ZONING RELAXATION  
4745 - 32 Street (Lot 2, Block 10, Plan 6439 R.S.)

Norart Holdings Ltd. have entered into a lease arrangement with Murray Hill Developments Ltd. concerning the subject property. The property includes a 4,000 square foot building formerly occupied by the Red Rooster Convenience Store and the Red Deer Health Unit.

Norart Holdings Ltd. wish to occupy the 2,000 sq.ft. premises that was previously leased by the Red Rooster. Norart Holdings Ltd. would operate a convenience store (1,100 sq.ft.) including a games arcade room (450 sq.ft.). The remaining 450 sq.ft. would contain the furnace room, washroom, general storage area, and compressor room.

The convenience store and arcade room would operate from 6:00 a.m. through 12:00 p.m. every day of the week. These times could be altered in the future depending upon customer response.

The site is zoned C-3 Commercial (Local Convenience) District. The regulations provide for a convenience store but will not, apparently, accommodate more than two or three video arcade games. The operation in question is planned to include a pool table for adult residents of the neighborhood to enjoy while they have a coffee and visit, as well as eight to ten arcade games for all ages. The area is adjacent to the Gaetz Avenue C-4 area which would allow arcade games as "Discretionary Use", it is also surrounded by an R2 & R3 neighborhood.

The games room would be supervised and will be first class in every way: carpeted, no smoking, no loitering, no swearing or other unseemly conduct.

Page 1 of 2

Page 2  
Mr. Charles Sevcik  
November 25, 1988

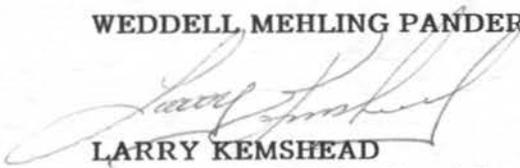
Peter Holloway of the Development Office advised that, since the arcade use was neither a "Permitted Use" nor a "Discretionary Use", the Municipal Planning Commission could not deal with an application for zoning approval, and he suggested that it be dealt with by City Council. We are, therefore requesting that the zoning for this specific C-3 area be relaxed or expanded to include an arcade of this high quality in conjunction with the convenience store.

Norart Holdings Ltd. is a family operation controlled by Norma McMullen and Art McMullen who also operate a convenience store in the Pines Shopping Centre, as well, they own and operate McMullen's Refrigeration and Heating Ltd.

Your earliest consideration of this matter and positive response will be most appreciated.

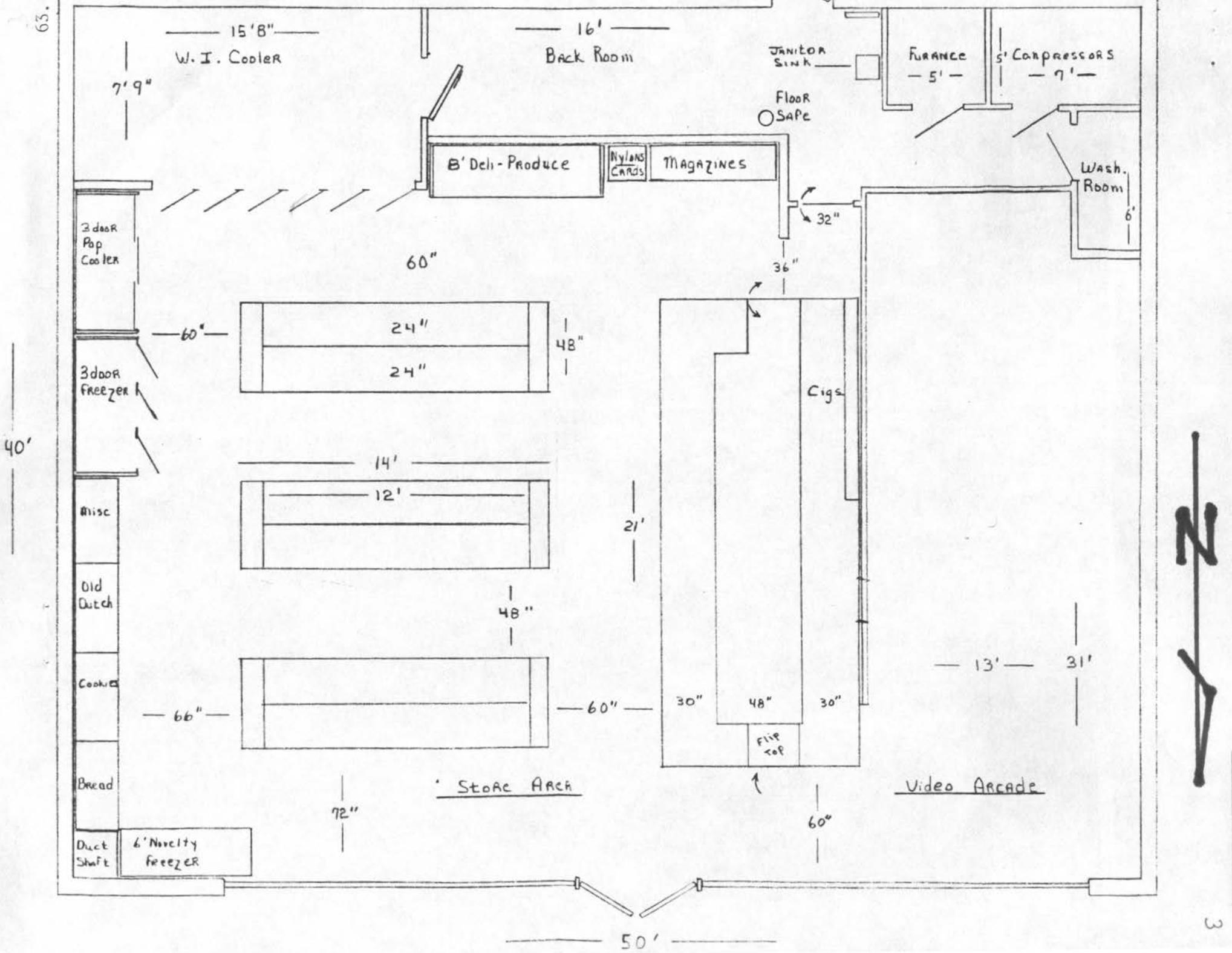
Sincerely,

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



**LARRY KEMSHEAD**  
Commercial Leasing Specialist

LK/kd





# RED DEER REGIONAL PLANNING COMMISSION

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

64.

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

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

December 5, 1988

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

Dear Sir:

Re: Proposed Convenience Store and Video Arcade  
4745 - 32 Street

---

Weddell, Mehling, Pander & Associates Realty Ltd., on behalf of Norart Holdings Ltd. are requesting a Land Use Bylaw amendment to allow the operation of 8 to 10 video games in conjunction with a new convenience store at the former site of the Red Rooster Store. They also propose to include a pool table for adult residents of the local neighbourhood.

The Land Use Bylaw allows up to three video games to be installed at an establishment. If there are more than three games, then the business comes under the definition of amusement arcade. Amusement arcades are a permitted use in the C1 District and in Regional Shopping Centres. They are discretionary in District Shopping Centres and in the C4 District.

Amusement arcades became an issue in 1982 when an arcade was proposed for the Eastview District Shopping Centre. Residents and school officials were concerned about the location being too close to the Junior High School and too easily accessible to younger children in the surrounding neighbourhood. That proposal was denied by the Development Appeal Board and in 1984 the Land Use Bylaw was revised to clearly indicate where amusement arcades are allowed. Consequently, they may be allowed in all commercial districts except the C3 Convenience District.

The main consideration in not allowing an amusement arcade in the C3 District is that convenience commercial locations are more accessible to children under 14 years of age than the other commercial districts. Younger children are generally not allowed beyond the boundaries of their neighbourhood and therefore are less apt to be attracted to an arcade in the C1 or C4 districts.

/2

#### MUNICIPALITIES WITHIN COMMISSION AREA

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

C. Sevcik, City Clerk

Re: Proposed Convenience Store & Video Arcade

Pg. 2

In this instance, there are amusement arcades within about 4 blocks north and south of this site in the C4 District (Gaetz Avenue) and the C2 District (Bower Mall). The proposed store could also include three video games under the bylaw. The immediate residential area around this location houses many seniors and lower income families. It is the opinion of the City Planning Section that the intent of the Land Use Bylaw to limit the accessibility of video arcades to neighbourhood children is a valid objective. Therefore, it is recommended that this application to amend the Bylaw be denied.

Yours truly,



Vernon Parker,  
ASSOCIATE PLANNER  
CITY PLANNING SECTION  
VP/cc

DATE: November 30, 1988

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: 4745 - 32 STREET / PROPOSED CONVENIENCE STORE & GAMES ARCADE  
ZONING RE-DESIGNATION

In response to your memo concerning the above site, we have the following comments for Council's consideration:

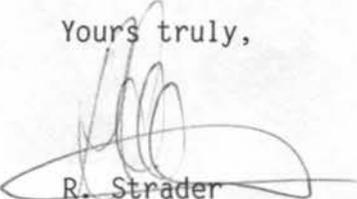
The site in question is designated as C3, in which there are no permitted uses, and the following discretionary uses:

- "(1) Any use or planned group of uses, except video games and arcades, that clearly and unequivocally fulfill the everyday convenience shopping and personal service requirements of families in a residential district or employees in an industrial district. (2672/M-80) (2672/J-83)
- (2) Signs - Identification - Class B - see Section 4.12
  - Local Advertising - Class B - See Section 4.12
  - no roof signs
  - total height of free standing sign not to exceed the height of the building. (2672/D-86)
- (3) Dwelling units above ground floor.
- (4) Day care facilities (2672/I-87)"

Video and games arcades are an exception because of the effect these operations have on adjacent properties. When neighborhood convenience sites are located in residential districts, the types of uses which are approved especially concern the adjacent property owners. Our office has received complaints about video and games arcades wherever they are located, including in C1 zones. Even with the most diligent management, the adjacent property owners find their operation can be disturbing.

It is our recommendation that Council not amend the Bylaw.

Yours truly,



R. Strader

Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

/pr

DATE: DECEMBER 1, 1988  
TO: CITY CLERK ✓  
FROM: FIRE MARSHAL  
RE: ZONING RELOCATION 4745 - 32 STREET

---

This department has no objection to an occupance of this type. The developer shall meet all Alberta Building Code and Fire Code requirements.

If any further information is required, please contact this office.



CLIFF ROBSON  
Fire Marshal

CR/lf



Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

68.

Your file    Votre référence

December 2, 1988

Our file    Notre référence

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: C. SEVCIK, City Clerk

Dear Sir:

RE: **Norart Holdings Ltd./Lease - 4745 32 Street**  
**Proposed Convenience Store & Games Arcade**  
**Redesignation To Accommodate 810 Arcade Games, Etc.**

Your correspondence dated 88 NOV 28, refers.

This office is not in the position to support the proposal for the Games Arcade, in question. Traditionally, such establishments have proven to be nothing less than a haven for the younger criminal element. And, unfortunately, all such establishments currently in operation within the City of Red Deer present no exception to this finding. I have no reservation in suggesting that our local Arcades are merely providing a convenient front for the illicit sale of both hard and soft drugs, the sale and exchange of stolen property, the development of criminal activities and, to a large degree, as a refuge for runaway youngsters.

I note in the 88 NOV 25 Weddell Mehling Pander correspondence, paragraph 5, that, "The games room would be supervised and will be first class in every way: carpeted, no smoking, no loitering, no swearing or other unseemly conduct." I have little doubt that such prohibitions are well meaning but invariably they prove unenforceable, leading ultimately to the undermining of overall intended objectives.

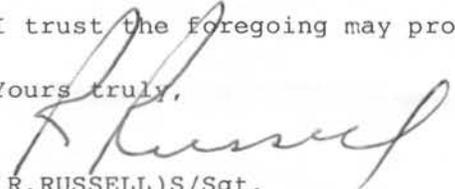
.../2

Canada

My negative response is also influenced by the uncertain impact of potential increased vehicular traffic, the area is high profile at the best of times, and the reaction of local residents. I cannot help but to feel that a reaction from nearby residents would materialize in view that the 2001 Arcade is located in the 3600 block Gaetz Avenue, a mere hop, skip and jump, so to speak.

I trust the foregoing may prove helpful. I remain,

Yours truly,



(R. RUSSELL) S/Sgt.  
Ops. N.C.O.



L.L. (Larry) PEARSON, Insp.  
Officer In Charge  
Red Deer City Detachment

/lb

Red Deer City Detachment  
Bag 5033  
Red Deer, Alberta  
T4N 6A1

DATE: November 28, 1988  
TO: City Clerk  
FROM: E. L. & P. Manager  
RE: NORART HOLDINGS LTD / 4745 - 32 Street

---

The E. L. & P. Department has no objections or other comments regarding the proposal.



A. Roth,  
E. L. & P. Manager

AR/jjd

Commissioners' Comments

We concur with the comments of the Bylaws & Inspections Manager and the Planners and strongly recommend that the application to amend the Bylaw be not approved.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

November 28, 1988

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

Attention: Larry Kemshead  
Commercial Leasing Specialist

Dear Sirs:

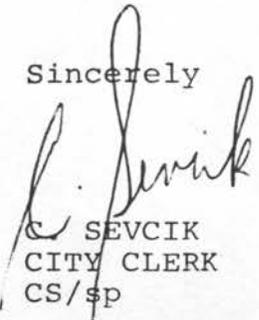
RE: NORART HOLDINGS LTD. - LEASE 4745 - 32 STREET  
LOT 2, BLOCK 10, PLAN 6439 R.S., CONVENIENCE STORE/ARCADE

We acknowledge receipt of your letter of November 25, 1988 requesting redesignation of the above property to include a video arcade games room for eight to ten arcade games and a pool table.

This item will be discussed at the Council meeting of December 12, 1988. We will contact you prior to that date to advise as to what time Council will be discussing this matter.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Sincerely

  
C SEVCIK  
CITY CLERK  
CS/sp

DATE: NOVEMBER 28, 1988

CS-1.978

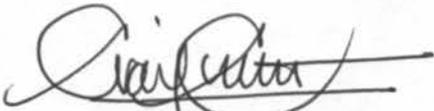
TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: NORART HOLDINGS LTD./LEASE - 4745 - 32 STREET  
PROPOSED CONVENIENCE STORE & GAMES ARCADE  
REDESIGNATION TO ACCOMMODATE 8-10 ARCADE GAMES, ETC.

---

I have reviewed the application with the Recreation & Culture and Parks Managers. We have no comments from a Community Services perspective.



CRAIG CURTIS

CC:dmg

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

DATE: November 29, 1988

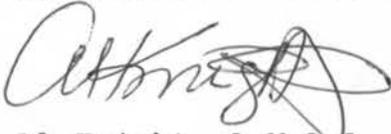
TO: City Clerk

FROM: City Assessor

RE: NORART HOLDINGS LTD./LEASE 4745 - 32 STREET  
PROPOSED CONVENIENCE STORE & GAMES ARCADE  
REDESIGNATION TO ACCOMMODATE 8-10 ARCADE GAMES, ETC.

---

In reply to your memo of November 28, 1988, we advise that we have no comment on this matter.

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

Al Knight, A.M.A.A.

AK/bw

DATE November 28, 1988

TO:  DIRECTOR OF COMMUNITY SERVICES  
 DIRECTOR OF ENGINEERING SERVICES  
 DIRECTOR OF FINANCE  
 BYLAWS & INSPECTIONS MANAGER  
 CITY ASSESSOR  
 ECONOMIC DEVELOPMENT MANAGER  
 E. L. & P. MANAGER  
 F.C.S.S. MANAGER  
 FIRE CHIEF  
 PARKS MANAGER  
 PERSONNEL MANAGER  
 R.C.M.P. INSPECTOR  
 RECREATION MANAGER  
 TRANSIT MANAGER  
 URBAN PLANNING SECTION MANAGER

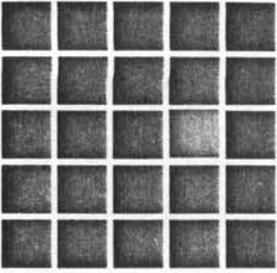


FROM: CITY CLERK

NORART HOLDINGS LTD./LEASE - 4745-32 STREET  
PROPOSED CONVENIENCE STORE & GAMES ARCADE  
RE: REDESIGNATION TO ACCOMMODATE 8-10 ARCADE GAMES, ETC.

Please submit comments on the attached to this office by December 5, 1988  
for the Council Agenda of December 12, 1988.

*C. Sevcik*  
C. SEVCIK  
City Clerk



THE CITY OF RED DEER  
CLERK'S OFFICE

RECEIVED	
TIME	3:25 pm
DATE	88/11/25
BY	KL

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

November 25, 1988

CITY OF RED DEER  
P.O. Box 5008  
RED DEER, Alberta  
T4N 3T4

**ATTENTION: CHARLES SEVCIK  
CITY CLERK**

RE: ZONING RELAXATION  
4745 - 32 Street (Lot 2, Block 10, Plan 6439 R.S.)

Norart Holdings Ltd. have entered into a lease arrangement with Murray Hill Developments Ltd. concerning the subject property. The property includes a 4,000 square foot building formerly occupied by the Red Rooster Convenience Store and the Red Deer Health Unit.

Norart Holdings Ltd. wish to occupy the 2,000 sq.ft. premises that was previously leased by the Red Rooster. Norart Holdings Ltd. would operate a convenience store (1,100 sq.ft.) including a games arcade room (450 sq.ft.). The remaining 450 sq.ft. would contain the furnace room, washroom, general storage area, and compressor room.

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The games room would be supervised and will be first class in every way: carpeted, no smoking, no loitering, no swearing or other unseemly conduct.

Page 1 of 2

Page 2  
Mr. Charles Sevcik  
November 25, 1988

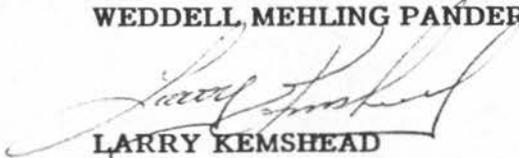
Peter Holloway of the Development Office advised that, since the arcade use was neither a "Permitted Use" nor a "Discretionary Use", the Municipal Planning Commission could not deal with an application for zoning approval, and he suggested that it be dealt with by City Council. We are, therefore requesting that the zoning for this specific C-3 area be relaxed or expanded to include an arcade of this high quality in conjunction with the convenience store.

Norart Holdings Ltd. is a family operation controlled by Norma McMullen and Art McMullen who also operate a convenience store in the Pines Shopping Centre, as well, they own and operate McMullen's Refrigeration and Heating Ltd.

Your earliest consideration of this matter and positive response will be most appreciated.

Sincerely,

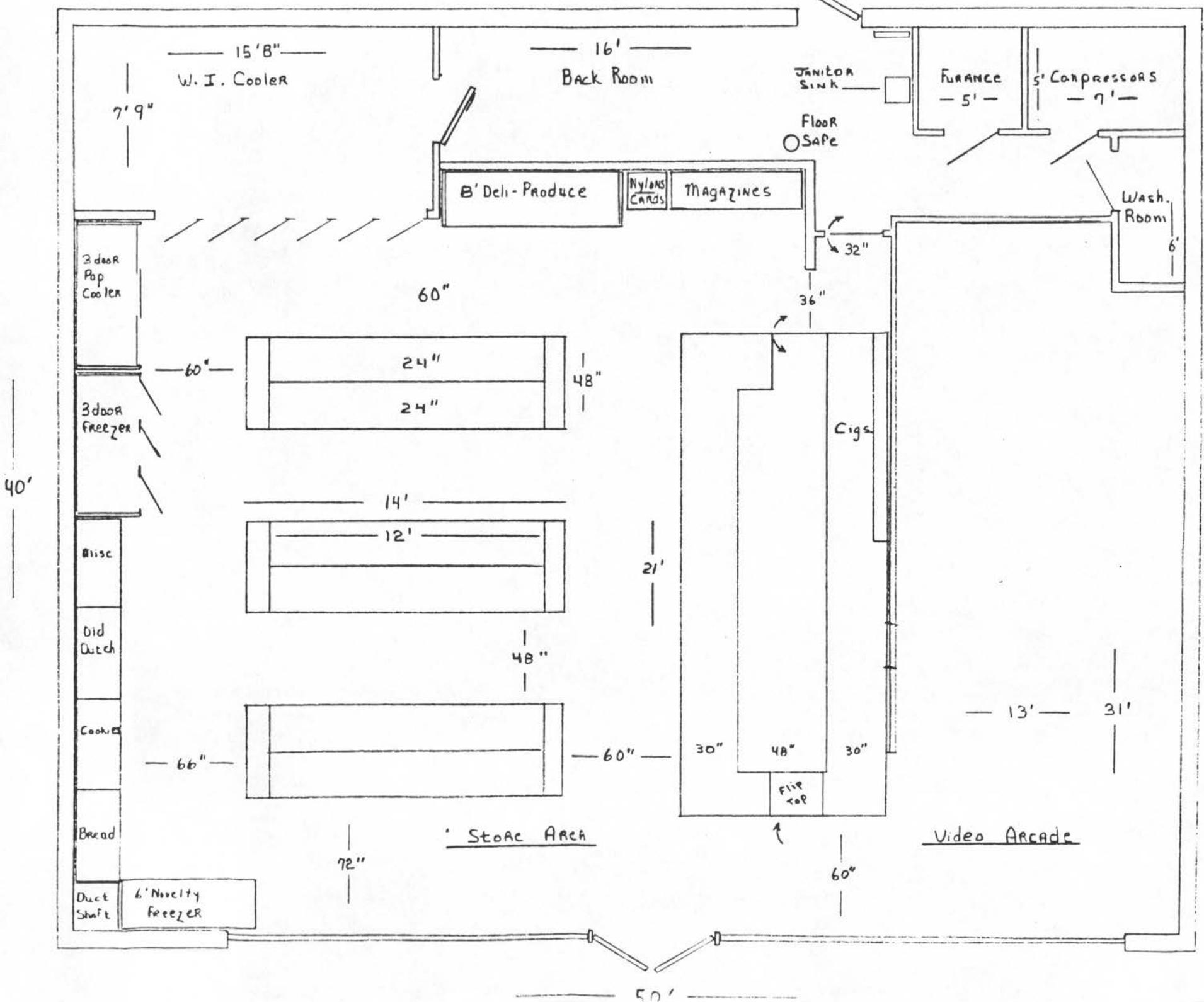
**WEDDELL, MEHLING PANDER & ASSOCIATES REALTY LTD.**



**LARRY KEMSHEAD**

Commercial Leasing Specialist

LK/kd





**McMULLEN'S**  
Refrigeration & Heating Ltd.

Art McMullen

4727 - 60th Street  
Red Deer, Alberta T4N 2N8

Telephone: (403) 342-1155



LEASE AGREEMENT

BETWEEN:                   MURRAY HILL DEVELOPMENTS LTD.  
                                  AS LESSOR  
                                  AND  
                                  ART McMULLEN AND NORMA LEE McMULLEN  
                                  AS LESSEE

1.    PARTIES/PREMISES/TERM

MURRAY HILL DEVELOPMENTS LTD., a body incorporated under the laws of the Province of Alberta and having its registered office in the City of Edmonton, in the Province of Alberta (hereinafter) called the "LESSOR"), being registered as owner, subject however to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) of the lands and premises described as follows:

4745 - 32 Street  
Red Deer, Alberta

and legally described as Lot E2, Block 10 Plan 6439 R.S.

do hereby lease to Art McMullen and Norma Lee McMullen, having an office in the said City of Red Deer, and duly authorized to carry on business in the Province of Alberta, (hereinafter after called the "LESSEE"), the said lands and premises and consisting of a ground floor area of approximately two thousand square feet (2,000 sq. ft.). more or less, hereinafter called the "demised premises", to be held by the LESSEE as tenant for the space of ten (10) years

from the first (1st) day of December, 1988, to the thirtieth (30th) day of November, 1998, (but subject to the prior termination in the events hereinafter set out) at the rental and subject to the covenants and powers implied and the special covenants, terms and conditions hereinafter set forth and which the LESSOR and LESSEE agree to observe and perform as the same may be applicable to each of them respectively.

2. MINIMUM RENT

The LESSEE covenants and agrees to pay to the Lessor in lawful money of Canada without demand or deduction at the LESSOR'S office in the City of Edmonton, in the Province of Alberta or at such other place as the LESSOR may designate by notice in writing from time to time:

- a. During the first two (2) years of the term of this lease the minimum rent shall be \$14,004.00 per annum, payable in equal monthly installments of \$1,167.00 each payable in advance on the first (1st) day of each and every month.
- b. During the third (3rd) thru fifth (5th) years of the term of this lease the minimum rent shall be \$15,996.00 per annum, payable in equal monthly installments of \$1,333.00 each payable in advance on the first (1st) day of each and every month.
- c. During the sixth (6th) thru tenth (10th) years of the term of this lease the minimum rent shall be \$17,004.00 per annum, payable in equal monthly installments of \$1,417.00 each payable in advance on the first day of each and every month.

The LESSEE and LESSOR both agree and covenant to adjust the

rental before stated according to the Consumer Price Index for the Red Deer area as given by Statistics Canada as follows:

If the Consumer Price Index increases over forty percent (40%) from the Consumer Price Index for December 1, 1988, the minimum rental in effect at the time will be adjusted upwards by the percentage increase over forty percent (40%).

It is agreed by the LESSEE and LESSOR that the term "Consumer Price Index" is used to indicate that increase or decrease in the cost of living to consumers, and that these figures are presently compiled and provided by Statistics Canada, and that any change in name by Statistics Canada or transfer to another Government Agency or change in the wording "Consumer Price Index" shall not change the intent as provided in this lease.

The LESSOR acknowledges the receipt of \$3,751.00 to be applied towards the first (1st), second (2nd) and last months rent due under the terms of this lease.

3. PROPORTIONATE COSTS

The LESSEE shall pay its proportionate share of, and such sums from the date of billing shall be treated as rent, the cost of all property taxes, public liability insurance for the common areas and fire insurance and common area utilities and maintenance, and such cost shall be the proportion that the rentable area of the demised premises bear to the total rentable area of the building, that percentage being 50%. The LESSOR shall provide the LESSEE, in each year as received, the proportion of the accounts for property taxes and public liability and fire insurance,

subject to Clause 8 (b), together with documentary evidence of such costs.

The LESSEE shall pay 1/12 of the estimated annual occupancy costs per month in advance, these being estimated at \$237.00 per month during 1988. The LESSOR shall reconcile these estimated payments to actual occupancy costs at least once a year and bill the LESSEE for any shortfall or refund to the LESSEE for any overpayment.

THE LESSEE FURTHER COVENANTS AND AGREES TO FOLLOW:

4. BUSINESS TAX AND UTILITIES

During the term hereof, to pay, and such sums shall from the date they become due be treated as rent, and discharge as and when same becomes due, all business and other taxes, charges, rates, duties, license fees and assessments levied in respect of the occupancy of the demised premises by the LESSEE or by any of its subtenants, whether such taxes, charges, rates, duties, assessments or license fees are charged by any municipal school, ecclesiastical, parliamentary or other body and whether or not they are now existing or within the contemplation of the parties hereto, together with all charges for electric current, proportionate charges for snow removal from the parking lot used for the demised premises if snow removal is done by LESSOR or LESSOR'S agent, and parking lot maintenance and other utilities, including gas used to heat the building and

water, charges in respect of the demised premises which will be metered separately and will indemnify and keep indemnified the LESSOR and its property from and against payment of all loss, costs, charges and expenses occasioned by or arising from any and every such tax, charge, rate, duty, levy, assessment of license fee relating to the demised premises. It is understood that the LESSOR shall provide heating to the premises but that the LESSEE shall maintain same and be responsible for all charges for electric current and all charges for gas in the respect to the heat.

In addition to the above changes, the LESSEE shall also pay for its garbage disposal, and the rental if any. for all signs of LESSEE.

5. MAINTENANCE

LESSOR agrees to maintain the structural soundness of the building, and the sidewalks, driveways, and parking areas. LESSEE shall bear a part of the cost of maintaining of the sidewalks, driveways, and parking areas in proportion to the number of square feet of floor space leased by the LESSEE as compared to the total number of square feet of floor space of all buildings in the shopping center, as reference in Article 3 herein. The LESSEE agrees to keep the interior of the leased premises in good repair, including plumbing, electrical wiring, and heating equipment and will reimburse

LESSOR for the costs of maintaining and repairing the exterior of the leased premises, including roofing, painting and repairing if necessary the exterior walls of the leased premises and to be responsible for all glass, casualty damage and reasonable wear and tear excepted.

At the expiration (or earlier termination of the renewal term if exercised hereunder) the LESSEE shall leave the demised premises in good and substantial repair, decoration and condition, excepting only:

- (a) structural repair
- (b) damage or destruction of the premises as set out in Clause 30.
- (c) reasonable wear and tear

6. INSPECTION

To permit the LESSOR, its employees, servants or agents with or without workmen or other at all reasonable times during the term hereof to enter the demised premises to examine the condition thereof and forthwith, upon receipt of notice from the LESSOR that certain repairs, painting and/or decorating are required, then to the extent that the same are the responsibility of the LESSEE to commence such repairs, painting and/or decorating and diligently prosecute the same to completion.

7. LIABILITY INSURANCE

LESSEE to maintain and pay all premiums for general public liability insurance and plate glass insurance in such minimum amounts as the LESSOR shall reasonable request and

with companies reasonably acceptable to the LESSOR, and during the term hereof, and on written request from LESSOR to provide the LESSOR with certificates of insurance in forms reasonably satisfactory to the LESSOR as evidence that such insurance is in full force and effect. Provided, however, if the LESSEE desires, it shall not be necessary to obtain insurance in respect of plate glass but the LESSEE shall be fully responsible for the maintenance of the plate glass.

8. USE AND OCCUPATION OF THE DEMISED PREMISES

- a. That the LESSEE shall use the demised premises for the purpose of the retail sale of groceries, produce meat and dairy products, magazines, newspapers, tobacco, sundries and hot or cold fast food meals and beverages, which are prepared on or off the Leased Premises and sold for the consumption on or off the Leased Premises and all other merchandise and services to the extent typically sold in other convenience stores. With written consent of LESSOR, which consent shall not be unreasonably withheld, the premises may be used for any other lawful purpose not in conflict with any use provision contained in leases covering other buildings leased by LESSOR in the shopping centre of which the LESSEE has actual knowledge. The LESSEE shall also have the right to operate no more than video

arcade games on the premises.

LESSEE will not permit to be committed any waste or any nuisance thereon or permit any part of the demised premises to be used for any dangerous, noxious or offensive trade, occupation or business, nor permit anything to be done, nor do anything that may obstruct or interfere with the rights of adjoining tenants.

b. That the LESSEE will not do or omit or permit to be done upon the demised premises, anything which shall cause the rate of insurance upon the said building of which the demised premises forms a part or any part thereof to be increased and if the insurance rate shall increased as aforesaid, the LESSEE shall pay to the LESSOR forthwith, upon demand and as additional rent, the amount by which the insurance premiums shall be so increased, or if any insurance policy upon the said building or any part thereof shall be cancelled by reason of the use or occupation of the demised premises by the LESSEE, the LESSEE shall forthwith remedy or rectify such use or occupation upon being request to do so in writing by the LESSOR.

c. That the LESSEE will, at all times and in all respects, comply with and conform to all by-laws, rules or regulations of the City of Red Deer and all other legal requirements whatsoever whether imposed by Municipal, Provincial or Dominion Authority or otherwise,

howsoever, as to the safety of the demised premises and appliances or safeguards for the same, and for the safety of persons using or frequenting the demised premises and those touching sanitary or other arrangements or provisions and will indemnify and save harmless the LESSOR in connection therewith.

- d. That the LESSEE will not bring, keep, store or permit to be brought, kept or stored on the demised premises any combustible material or explosives except as required in the normal business operation of the LESSEE.
- e. That the LESSEE will not open to the public before 6:00 A.M. and will not close later than 12:00 midnight on any day during the term of this lease.

9. LIABILITY AND INDEMNITY

That the LESSEE shall, notwithstanding the provisions of Clause 6 hereof, indemnify and save harmless the LESSOR from and all liabilities, damages, costs, claims, suits or actions growing out of:

- a. any breach, violation, or non-performance of any covenants, conditions or agreements in this lease set forth and contained on the part of the LESSEE to be fulfilled, kept, observed and performed;
- b. any damage to property occasioned by the use and occupation of the demised premises or any part thereof;

INITIAL

- c. any injury to any person or persons, including death resulting at any time therefrom, occurring in or about the demised premises or any part thereof during the term of this lease and arising from or occasioned by any cause whatsoever save and except such claims and demands as may or shall arise by reason of or out of any act, neglect, or default of the LESSOR or its respective agents, servants, contractors, or workmen and except such claims and demands as may or shall arise by reason of damage by fire or supplemental perils insured against. It is understood and agreed that the LESSEE shall be responsible to pay to the LESSOR any additional premium for the obtaining of a waiver of subrogation by the LESSOR'S insurer as against the LESSEE.
- d. That the LESSOR shall indemnify and save harmless the LESSEE from any and all liabilities, damages, costs, claims, suits, or actions growing out of any breach, violation, or non-performance of any covenants, conditions, or agreements in this lease set forth and contained on the part of the LESSOR to be fulfilled, kept, observed and performed.

10. DAMAGE TO LESSEE'S PROPERTY

That the LESSOR will not be liable for any damage done (except such as may be done by the LESSOR, its servants,

employees, contractors or agents, or directly attributable to any act of neglect, omission or default by the LESSOR, its servants, employees, contractors, or agents), to any property at any time on the demised premises through steam, waterworks, water, natural gas, rain or snow or flow from any part of the said building or the demised premises, or from the pipes or plumbing works thereof or from any other place of cause, nor shall the LESSOR be liable excepting as provided for herein to the LESSEE for the negligence, default, or misfeasance of any occupant or occupants of the said building and the LESSEE'S recourse (if any) for damage in any such case shall be against any such occupant or occupants alone.

11. ASSIGNMENT OR SUBLETTING

Except as hereinafter provided, LESSEE shall not assign this lease or sublet the leased premises without first obtaining the written consent of LESSOR, which consent shall not be unreasonably withheld. Should the LESSOR consent to an assignment of this lease by the LESSEE, the LESSEE shall, nevertheless, remain liable to the LESSOR for the full payment of rent and performance of the LESSEE'S other obligations under this lease.

12. EXHIBITING PREMISES

To permit the LESSOR or its agents to enter and to exhibit

the demised premises to prospective tenants or purchasers of the said lands or the demised premises during normal business hours during the term hereof.

13. EXAMINATION OF DEMISED PREMISES

The LESSEE has examined the demised premises before taking possession hereunder and acknowledges that the demised premises were in good satisfactory condition and that there are no undertakings of the LESSOR to alter, remodel, or improve the demised premises and all representations, if any, by the LESSOR respecting the condition of the demised premises have been fully satisfied and performed by the LESSOR.

14. TRADE AND OTHER FIXTURES

LESSEE may install or cause to be installed such equipment and trade and other fixtures as are reasonable necessary for the operation of its business. Such equipment and trade and other fixtures may be installed prior to acceptance of the improvements and shall remain personal property, and title thereto shall continue in the owner thereof, regardless of the manner in which same be attached or affixed to the demised premises.

15. REMODEL

It is understood by the parties hereto that LESSEE may

construct new improvements or rebuild certain existing LESSOR owned improvements now situated on the demised premises, at LESSEE'S sole cost and expense, and in consideration of LESSEE'S undertaking such improvements or rebuilding, any and all sums for salvage derived therefrom shall be the property of the LESSEE. LESSEE agrees at its expense to promptly make application for all permits necessary for the construction on the demised premises of improvements and/or remodelling of existing improvements pursuant to LESSEE'S plans and specifications. Such remodelling and/or construction shall be at LESSEE'S sole cost and expense and shall be performed by LESSEE in a good and workmanlike manner, free and clear of mechanic's and material men's liens. The LESSOR agrees to co-operate with the LESSEE in meeting the requirements to obtain such permits. All Such improvements by the LESSEE shall become the property of the LESSOR on the termination of this lease. See Article 17. All remodelling and/or construction must be approved by the LESSOR, such approval not to be unreasonably withheld.

16. ALTERATIONS

LESSEE shall not make any alterations involving structural changes, or exterior changes to the leased premises without securing LESSOR'S written consent, such consent not to be unreasonably withheld. Other alterations or additions such

as to the interior and non-weight bearing partition, may be made by LESSEE in a good workmanlike manner without cost to LESSOR.

17. SIGNS

The LESSOR agrees that the LESSEE may display signs of the nature and style so as to comply with the general character of the shopping centre and subject to the LESSOR'S approval, such approval not to be unreasonably withheld.

18. CLEANING

The LESSEE shall provide and pay for its own trash removal, snow removal and cleaning of sidewalks, immediately fronting the demised premises on a regular basis commensurate with good retail standards.

19. INTEREST ON ARREARS

The LESSEE agrees to pay interest on all outstanding accounts and on all rent in arrears hereunder at the rate of TWO PERCENT (2%) per month calculated from the date the rent and/or any other amounts are due until the date of actual payment. With regard to payment of property taxes, the LESSEE'S share of taxes shall become due and payable thirty (30) days after notification in writing by the LESSOR of the amount required, and including documentary evidence reasonably satisfactory to LESSEE verifying such amounts,

subject to provisions for estimated monthly payments as outlined in Article 4.

20. INSURANCE ON FIXTURES

The LESSOR will not be responsible for insurance on fixtures, equipment or other chattels of the LESSEE.

21. EXPROPRIATION

If all of the leased premises and common areas is taken under the power of expropriation or conveyed under threat of condemnation proceedings, or if only a part of such premises or common areas is so taken or conveyed and LESSEE shall determine that the remainder is inadequate or unsatisfactory for its purposes, which determination shall not be arbitrarily or capriciously made, then, in either event, this lease shall terminate effective as of the date LESSEE is required to give up the right to occupy or use any part of the leased premises or common areas. The termination of this lease as above provided shall not operate to deprive LESSEE of the right to make claim against the condemning authority for any damages suffered by LESSEE, but LESSEE shall have no right to make any claim against LESSOR because of such termination. If this lease is not terminated as above provided, Lessor and LESSEE shall agree upon an equitable reduction of the rental. If the parties fail to agree upon such reduction within sixty (60) days from the

date of the final award or payment for the part of the leased premises so taken or conveyed, LESSOR and LESSEE shall each choose a one arbitrator and the two arbitrators so chosen shall choose a third arbitrator. The decision of any two of the arbitrators as to the rental reduction, if any, shall be binding on LESSEE and LESSOR and any expense of the arbitrators shall be divided equally between LESSEE and LESSOR.

22. SUBORDINATION

a. This lease and all rights of the LESSEE hereunder is and are subordinate and subject to all mortgages or deeds of trust or liens resulting from any method of financing and which may now or at any time hereafter be in force against the land and buildings constituting the leased premises hereunder. This lease and the rights of the LESSEE will be subordinate to all advances made or to be made upon the security of such mortgages, deeds of trust or liens. This lease and the rights of the LESSEE hereunder shall also be subject and subordinate of any renewal, modification, consolidation, replacement and extension of any such mortgage, deed or trust or lien. The LESSEE further covenants and agrees that if it shall receive a written request from the LESSOR, it shall execute any postponements that are required to effect the herein

subordination and enable such mortgage financing; provided, however, that such subordination shall be upon the express condition that the validity of the lease in its entirety shall be recognized and consented to by the encumbrancer and the tenancy created hereunder shall not be disturbed.

- b. In the event of a bona fide raising of funds upon the land and buildings constituting the leased premises, this lease and rentals hereunder may be assigned by the LESSOR to such bona fide purchaser or lender or trustee for such lender.

23. CONFIDENTIAL NATURE OF LEASE

The LESSOR and LESSEE hereby agree that this lease is a confidential document and that they shall make no use of this lease or any provision hereof or information delivered to the LESSOR or LESSEE except in connection with the tenancy created hereunder.

THE LESSOR COVENANTS AND AGREES WITH THE LESSEE AS FOLLOWS:

24. QUIET ENJOYMENT

That upon the LESSEE paying the rent hereby reserved and performing and observing the covenants herein on its part contained, the LESSEE shall and may peaceably possess and enjoy the demised premises for the original term hereby granted and any renewals of the term hereunder without any

interruption or disturbance from the LESSOR or from any other person or persons lawfully claiming by, from or under it.

25. REAL PROPERTY TAXES

LESSOR covenants to pay all real property taxes levied against the said land and buildings.

26. FIRE INSURANCE

LESSOR covenants to maintain fire insurance coverage in respect to the said building.

27. REPAIRS

LESSOR covenants to do all structural repairs, including repairs to foundations, basements, walls and roof (but excluding plate glass, frontage and back-landing area).

28. DEFAULT

a. If and whenever:

(i) the LESSEE shall default in the payment of rent or of any other sum required to be paid to the LESSOR by any provision of this lease and such default shall continue for twenty (20) days after written notice thereof is given by the LESSOR to the LESSEE; or

(ii) The LESSEE shall default in performing or

observing any of its other covenants or obligations under this lease and the LESSOR shall have given the LESSEE notice of such default and at the expiration of twenty (20) days after giving of such notice the default shall continue to exist (or in the case of default which cannot with due diligence be cured with a period of twenty (20) days, the LESSEE shall fail to proceed promptly after giving of such notice to begin to cure same); or

(iii) the term hereby created shall be seized or taken in execution by a creditor of the LESSEE; or

(iv) the LESSEE shall make an assignment for the benefit of creditors, or shall become bankrupt, or shall make application for relief under the provisions of any statute now or hereafter in force concerning bankrupt or insolvent debtors, or any action whatsoever legislative or otherwise be taken with a view of the winding up, dissolution or liquidation of the LESSEE;

then and in any of such cases the then current months rent together with the rent for the one (1) month next ensuing shall immediately become due and payable, and the LESSOR may without notice or any form of legal process whatever forthwith re-enter upon the demised premises or any part thereof in the name of the whole,



whereupon this lease shall terminate forthwith, anything contained herein or in any statute or law to the contrary notwithstanding, provided, however, that such termination shall be wholly without prejudice to the right of the LESSOR to recover arrears of rent or damages for any antecedent breach of covenant on the part of the LESSEE. Provided further that, notwithstanding such termination, the LESSOR may subsequently recover from the LESSEE all loses, damages, costs and expenses whatsoever suffered by reason of the lease having been determined by virtue of any antecedent breach.

- b. LESSEE agrees with the LESSOR that in any of the cases described in subsection (a) of this paragraph, the LESSOR, in addition to the other rights hereby reserved to it, shall have the right to enter the said premises as agent of the LESSEE either by force or otherwise without being liable for any prosecution therefore and to take possession of any goods or chattels whatsoever on the demised premises and to sell the same at public or private sale without notice and apply the proceeds of such sale on account of the rent due or in satisfaction of the breach of any covenant or agreement herein contained, the LESSEE shall remain liable for the deficiency, if any.

c. The LESSEE agrees with the LESSOR that in any of the cases described in subsection (a) of this paragraph, the LESSOR, in addition to the other rights hereby reserved to it, shall have the right to enter the said premises as agent of the LESSEE, either by force or otherwise, without being liable for any prosecution therefore and to re-lease or sublet, as the LESSEE'S agent, the demised premises or any part thereof, and to apply the proceeds of such re-leasing or subleasing breach or any covenant or agreement therein contained and the LESSEE shall remain liable for the deficiency, if any.

29. LESSOR'S RIGHT TO CURE DEFAULT

That in the event of default by the LESSEE in performance of any of its obligations hereunder other than the payment of rent, the LESSOR may, but shall not be obligated to, perform the same and the amount of any expenditures made by the LESSOR in connection therewith, including solicitor's fees on a solicitor-and-client basis, shall be deemed to be rent payable hereunder on the date incurred and shall be reimbursed on receipt of written demand from LESSOR therefor, to include written evidence reasonably satisfactory to LESSEE of the amount(s) thereof. The LESSOR shall, however, be under no obligation to remedy any default of the LESSEE for any act or omission in the course of its

curing or attempting to cure any such default unless such act is a negligent act.

30. DESTRUCTION OR DAMAGE OF PREMISES

That if during the term hereof the premises shall be damaged by fire, lightning, tempest, impact of aircraft, acts of God, any major casualty, or the Queen's enemies, riots, insurrections or explosions, the following provisions shall have effect:

- a. if the demised premises are rendered partially unfit in LESSOR'S opinion reasonably held for occupancy of the LESSEE, the rent hereby reserved shall abate in part only in the proportion that the part of the demised premises so rendered unfit is of the whole of the demised premises until the demised premises have been repaired or restored by and at the expense of the LESSOR;
- b. if the demised premises are rendered wholly unfit in LESSOR'S opinion reasonably held for occupancy by the LESSEE, the rent hereby reserved shall be suspended until the demised premises have been repaired or restored by and at the expense of the LESSOR;
- c. notwithstanding the provisions of subsection (a) and (b) of this section, if the demised premises shall be incapable of being repaired or restored with reasonable diligence within one hundred and eighty (180) days of

the commencement of repairs then either the LESSOR or LESSEE may terminate this lease by notice in writing to the other given within forty (40) days of the date of such happening and if such notice is given, this lease shall cease and become null and void from the date of the happening of the damage and the LESSEE shall immediately surrender the premises and all of its interest therein to the LESSOR and the rent shall be apportioned and shall be payable by the LESSEE only to the date of such damage and the LESSOR may re-enter and repossess the demised premises discharged of this lease but, if within the said period of forty (40) days, neither the LESSOR nor the LESSEE shall have given notice terminating this lease as aforesaid, then upon the expiration of the said period (or at such earlier time as the LESSOR desires) the LESSOR shall proceed with reasonable promptitude to repair or restore the demised premises by and at the expense of the LESSOR;

- d. the certificate of a professional engineer or architect appointed by the parties or, in the event of dispute, the parties shall then request the names of three engineers from the Society of Professional Engineers and the second engineer on the list provided by the Society of Professional Engineers shall be appointed by the parties as to whether any part of the building

shall be capable, with due diligence, of being repaired, restored or rebuild within any of the period of time above-mentioned shall be conclusive and binding on both LESSOR and LESSEE for the purposes of this clause. In the event the parties are unable to agree as to the said building being capable, with due diligence, of being repaired or rebuilt within the period of time above-mentioned, the parties shall obtain such certificate within thirty-five (35) days after the date of such damage;

- e. if the demised premises are capable, with reasonable diligence, of being repaired or restored within one hundred and eighty (180) days of the commencement of repairs, then the LESSOR shall restore or repair the demised premises with reasonable promptitude after the happening of the damage at its own expense. Provided always that there shall be no cessation or abatement of rent if the damage to the demised premises shall have been result of the negligence, default or willful act of the LESSEE or its servants or agents.

31. NOTICE

Whenever, under the provision hereof, any notice, demand or request is required to be given by either party to the other, such notice, demand or request shall be deemed to have been served on the third (3rd) business day following

the date of mailing by registered mail, to the LESSOR at:

Murray Hill Developments Ltd.  
6151 - 80 Street  
Edmonton, Alberta  
T6E 2W8

and the LESSEE at:

Art McMullen and Norma Lee McMullen  
4745 - 32 Street  
Red Deer, Alberta  
T4N 5V1

provided, however, that such addresses may be changed upon five (5) days written notice, provided, however, that in the event that notice is served by mail at a time when there is an interruption of mail service affecting the delivery of such mail, then notice shall not be deemed to have been served until one (1) week after the date that normal mail service is restored.

32. WAIVER OF RIGHT

No waiver by either of the parties of any breach by either of the parties of any of their obligations, agreements or covenants hereunder shall be a waiver of any subsequent breach or of any other obligation, agreement or covenant, nor shall any forbearance by either of the parties to seek a remedy for any breach by either of the parties be a waiver by either of the parties of their rights and remedies with respect to such or any subsequent breach

33. MEANING OF "LESSOR" AND "LESSEE"

The word "LESSOR" wherever it occurs herein shall mean and extend to and include the LESSOR, its successors and assigns and the word "LESSEE" shall mean and extend to and include the LESSEE, its successors and assigns.

34. HEADINGS

The Captions and headings in this lease are for the convenience of reference only and shall not affect the interpretation of any provision or its scope or intent.

35. ACCEPTANCE

The LESSEE does hereby accept this lease of the above-described premises, to be held by it as tenant, and subject to the conditions, restrictions, and covenants herein set forth.

ADDITIONAL COVENANTS

37. EXCLUSIVE

LESSOR agrees that during the term of this lease and extensions hereof no occupant of any premises in the shopping centre, other than the herein lease premises shall be allowed to sell the following items:

- a. Packaged fluid milk in one (1) litre or larger containers.
- b. Commercially packaged bread products, and pastry.
- c. Delicatessen items normally sold in grocery stores, including packaged lunch meats, and packaged sandwiches.

- d. Grocery items.
- e. Soft drinks in six packs, eight packs or case lots.
- f. Newspaper, magazines and paperback books.
- g. Cigarettes and tobacco products, unless vended by machine.
- h. Candy, unless gift boxed or sold in bulk.

Clause 36 above shall be subject to any conditions agreed to in all existing leases or renewals thereof in this shopping centre.

For the purposes of this lease the term "shopping centre" is defined as all property owned or controlled by LESSOR which is part of or contiguous to sell the above items. If a court shall find any part of this clause unenforceable in any way, the remainder of the clause shall remain in effect as enforceable.

37. EQUIPMENT REMOVAL

Upon termination of the lease, all equipment and trade fixtures of the LESSEE shall be removed from the leased premises in a good workmanlike manner, and the leased premises shall be returned to the LESSOR in a neat, clean and repaired condition, reasonable wear and tear excepted.

38. COMPLETE AGREEMENT

This lease contains a complete expression of the agreement between the parties and there are no promises, representations, or inducements except such as are herein

provided.

39. This agreement merges all prior negotiations and understandings between the parties and constitutes their entire contract which is binding upon the LESSOR and the heirs, executors, administrators, successors, and assigns of the LESSOR when executed by the LESSOR; and is binding upon the LESSEE, its successors, and assigns only when executed by the LESSEE, regardless of any written or verbal representation of any agent, manager, or other employee of the LESSEE to the contrary.

40. LEGAL FEES

If suit is brought to enforce any covenant of this lease or for the breach of any covenant or condition herein contained, the parties hereto agree that the losing party shall pay to the prevailing party a reasonable lawyer's fee, which shall be fixed by the Court and court costs.

41. LESSOR'S COVENANTS

The LESSOR covenants that he has good and marketable title to the demised premises in fee simple absolute and that the same is subject to no leases, tenancies, agreements, encumbrances, liens, restrictions or defects in title affecting the demised premises or the rights granted the LESSEE in this lease.

42. REGISTRATION

The LESSEE may, at its election, register this lease against the leased premises if by law it is entitled to do so or the LESSEE may, at its election , file a Caveat against the leased premises or against the lands of which the leased premises form a part so as to protect the rights and privileges herein granted to the LESSEE, subject to Clause 22.

This lease agreement shall inure to the benefit of be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

EXECUTED BY LESSOR this            day of            , A.D. 1988

LESSOR

MURRAY HILL DEVELOPMENTS LTD.

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EXECUTED BY LESSEE this            day of            , 1988

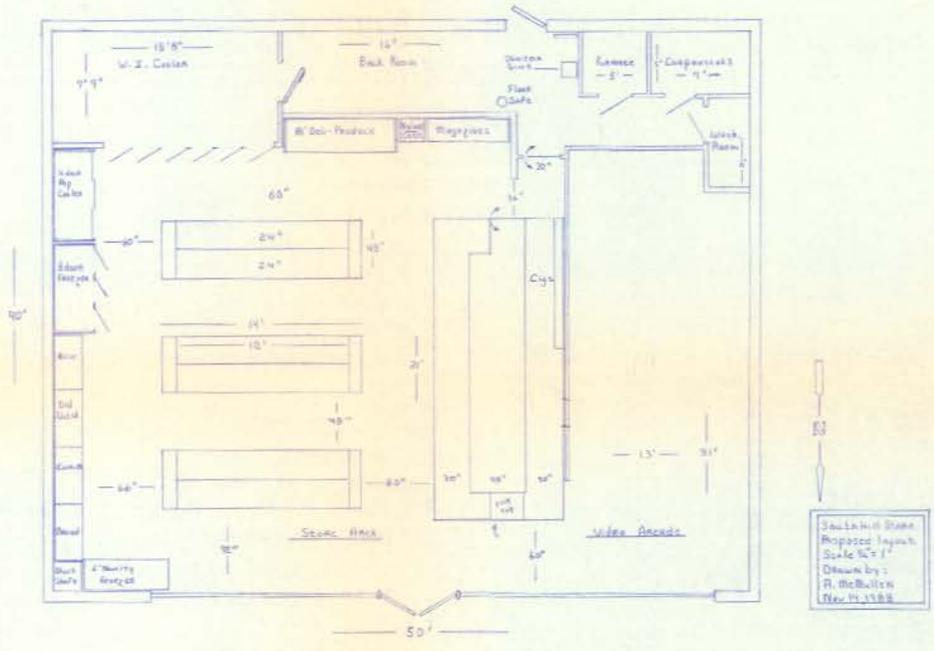
ART McMULLEN

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WITNESS

NORMA LEE McMULLEN

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DRAWING 89  
 DEC 12/88

DATE: December 5, 1988

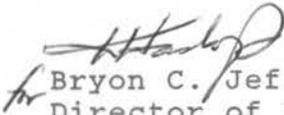
TO: City Clerk

FROM: Director of Engineering Services

RE: 4745-32 STREET; LOT E2, BLOCK 10, PLAN 6439 R.S.  
NORART HOLDINGS LTD. LEASE  
PROPOSED CONVENIENCE STORE AND GAMES ARCADE REZONING

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

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

BCJ/sl

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 15, 1988

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

Attention: Mr. Larry Kemshead, Commercial Leasing Specialist

Dear Sir:

RE: FORMER RED ROOSTER CONVENIENCE STORE, 4745 - 32 STREET  
LOT 2, BLK. 10, PLAN 6439 R.S.

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I would advise that your letter of November 25, 1988, on behalf of Norart Holdings Ltd. requesting a Land Use Bylaw amendment to allow the operation of a convenience store including a games arcade room in the building formerly occupied by the Red Rooster Convenience Store referred to above, was presented to Council December 12, 1988.

At the above noted meeting, Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer having considered correspondence from Weddell, Mehling, Pander & Associates Realty Ltd. dated November 25, 1988, re: zoning relaxation, 4745 - 32 Street (Lot 2, Block 10, Plan 6439 R.S.) - proposed convenience store and video arcade, hereby agree that said application be denied and as recommended to Council December 12, 1988, by the Administration."

The decision of Council in this instance is submitted for your information. I am also enclosing herewith the administrative comment which appeared on the Council agenda (pages 64-70).

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

Sincerely,

A handwritten signature in cursive, appearing to read "C. Sevcik".

C. Sevcik  
City Clerk  
CS/ds  
Encl.

c.c. Bylaws & Inspections Manager  
Dir. of Engineering Services  
Dir. of Community Services  
Bylaws & Inspections Manager  
Fire Marshall  
Inspector Pearson  
E.L. & P. Mgr.  
Associate Planner, V. Parker

NO. 6

19 Sutton Close  
Red Deer, Alberta  
T4N 0E2  
November 28, 1988

City Clerk  
City of Red Deer  
Red Deer, Alberta

Dear Sir:

We would like to present a problem facing residents of The Pines and a possible solution to that problem.

The Problem: A portion of The Pines has no easy access to the commercial area along Gaetz Avenue. In particular is a portion along Patterson. Anyone wishing to reach the Kentucky Fried Chicken food outlet, or any other business in that vicinity, must either pass through someone's yard or walk all the way north to Page or south to Phelan. Knowing the nature of the human species, the inclination is to use a short-cut and thereby aggravate residents by cutting through their yards. Complaints of considerable damage at times is not unusual.

The Solution: We understand that the City owns some property in the area in question between Patterson and the north-south alley serving the commercial area along Gaetz Avenue. If an alleyway were constructed, this passageway could accommodate the public. We do not suggest a regular alleyway as we are certain it would create a traffic problem that would raise the ire of residents in the immediate area. However, a walkway to permit pedestrians or bicycles would go far to alleviate the existing problem and avoid the creation of new sources of irritation.

Thank you for considering our suggestion. We hope it will serve to ease, or perhaps eliminate, the problem.

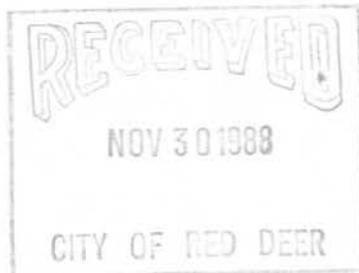
Sincerely yours,

*N. Wyshynski*

N. Wyshynski (346-4921)

*A. McBlane*

A. McBlane (342-7945)



DATE: December 5, 1988

TO: City Clerk

FROM: Director of Engineering Services

RE: N. WYSHYNSKI AND A. McBLANE - PINES RESIDENTS EASY  
ACCESS TO COMMERCIAL AREA ALONG GAETZ AVENUE/NORTH OF  
PATTERSON CRESCENT

---

The Engineering Department would have no objections to the request subject to a satisfactory resolution of the concerns of the property owners abutting the utility lot. One of these owners is presently leasing the utility lot and has a considerable investment in landscaping and other improvements. While the lease is cancellable, I believe the two abutting property owners should be contacted for their reactions. This is being done by the Land Department.

Should the decision be to place a walkway through the lot, the design must be such that vehicular traffic is not able to use it. The cost of a concrete sidewalk would be approximately \$5,900. The cost of a shale walk would be \$3,900. The matter of lighting would have to be addressed by the Electric, Light and Power Department.



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

BCJ/sl

c.c. Director of Community Services  
By-laws and Inspections Manager  
City Assessor  
Electric, Light & Power Manager  
Fire Chief  
Parks Manager  
R.C.M.P. Inspector  
Urban Planning Section Manager



Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

73.

Your file    Votre référence

88 DEC 02

Our file    Notre référence

TO:    CITY CLERK  
          CITY OF RED DEER

FM:    RED DEER CITY R.C.M.P. DETACHMENT

RE:    **N. WYSHYSKI AND A. MCBLANE**  
          **PINES RESIDENTS - EASY ACCESS TO COMMERCIAL**  
          **AREA ALONG GAETZ AVE. /NORTH OF PATTERSON**

This office has no concern with this request as it would appear to have little if any effect on our area of responsibility. From viewing the area the problem is not unique to the area alone, as there are many other districts that experience the same problem. If the consideration for constructing an alley is just for convenience of pedestrians, it would not appear to be a high priority.

(B. BAKER) Cpl.  
N.C.O. i/c Red Deer City Traffic

L.L. (Larry) PEARSON, Insp.  
Officer in Charge  
Red Deer City Detachment

/sib



# RED DEER REGIONAL PLANNING COMMISSION

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

74.

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

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

December 5, 1988

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

Dear Sir:

Re: Pedestrian Access to Gaetz Avenue Commercial Area  
from Patterson Crescent - Pines

---

N. Wyshynski and A. McBlane are requesting City Council give consideration to providing more direct pedestrian access from Patterson Crescent to the Gaetz Avenue area. They are suggesting that one of the connecting utility lots between Patterson Crescent and the public utility lot separating the commercial and residential areas be opened as a means of public access.

Two utility lots are indicated on the west side of Patterson Crescent opposite the lane accesses. It appears that both of these utility lots have been leased to adjacent property owners. The one toward the north end of Patterson Crescent (Lot U-3) is closest to the Kentucky Fried Chicken and it is assumed this is the utility lot in question, located on the north side of 67 Patterson Crescent (Lot 36).

As indicated in the letter, the only street access from Patterson Crescent to Gaetz Avenue is via Piper Drive or Page Avenue. One other access for pedestrians is possible via the lane between Patterson Crescent and Phelan Close which provides access to Phelan Street. However, this forces pedestrians to use the lane, whereas the proposal to use the utility lots would avoid traffic/pedestrian conflicts and provide a more pleasant walking environment.

If Council were to grant this request, it would be necessary to cancel the lease, have the fence relocated and maintain the grass on the utility lot. Given the inconvenience of the existing street pattern in the area, it is recommended that the utility lot U-3 be made available for public access.

Yours truly,

Vernon Parker,  
ASSOCIATE PLANNER  
CITY PLANNING SECTION

MUNICIPALITIES WITHIN COMMISSION AREA



DATE: December 5, 1988

TO: CHARLIE SEVCIK  
City Clerk

FROM: CRAIG CURTIS  
Director of Community Services

RE: PINES RESIDENTS: PEDESTRIAN ACCESS FROM  
PATTERSON CRESCENT TO THE COMMERCIAL AREA  
ALONG GAETZ AVENUE  
Your Memo Dated November 30th, 1988 Refers

---

- 1) Mr. N. Wyshynski and Mr. A. McBlane have written to the City outlining the problems due to the lack of pedestrian access between Patterson Crescent and the commercial area along Gaetz Avenue. They note that The City owns property between the crescent and the landscaped accessway to the west, which could be utilized for a walkway.
- 2) The original subdivision of this area made provision for two accessways to the west of Patterson Crescent in the form of two utility lots (see attached sketch). However, both these lots have been leased to the adjacent residents and incorporated in their fenced yards.
- 3) CONCLUSION:  
  
It is considered that utility lot U3 would provide the most logical pedestrian access. Consequently, if access is posing a serious inconvenience, the existing lease should be cancelled.



CRAIG CURTIS

/jmf

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



DATE: December 6, 1988

TO: City Clerk

FROM: City Assessor

RE: N. WYSHYNSKI & A. MCBLANE - PINES RESIDENTS  
EASY ACCESS TO COMMERCIAL AREA ALONG  
GAETZ AVENUE NORTH OF PATTERSON

---

In discussion with the applicants they indicated that the City owned access they are referring to in their request is known as Lot U3, Block 7, Plan 752-0506.

Lot U3 is 20' in width and is shown on the attached map outlined in red. As indicated on the attached, a gas line is situated on a 10' alignment within the boundaries of Lot U3.

Lot U3 has been leased to the adjacent property owner since July 1975, and is presently fenced and landscaped. This agreement calls for a 90 day notice to terminate to be given by the City to the lessee.

We submit the following points to be considered if the request for access through Lot U3 is approved.

1. The present lease should be cancelled with no provision for a partial lease back to eliminate any conflict with fencing and existing gas line.
2. The property owner of Lot 36 (present lessee) will be faced with establishing a fence along the north side of his property.
3. If the City cancelled this lease for the purpose of opening a public thoroughfare, the present lessee would be in a position to ask for compensation in moving the fence and relocating to the lot property line. Cost estimated to be \$1500.00.
4. The adjacent property owners to be contacted for their reaction to this proposed public access.
5. The north south utility lot situated to the west of Lot U3 and Patterson Crescent which pedestrian and bike traffic will access onto has not been constructed to any type of finished grade.
6. The commercial properties along Gaetz Avenue may not have made provision for this type of traffic to their properties (i.e. proper gates and pedestrian traffic lanes) and therefore, they may not welcome this proposal.

City Clerk  
Page 2  
December 6, 1988

7. As noted on the attached map access from Patterson to 71 Street & Gaetz Avenue can presently be obtained by the east west lane south of Phelan Crescent.

Please note that we are proceeding to contact the adjacent residential property owners for their reaction, but at time of writing this memo we have been unable to make contact.

In view of the above concerns, we recommend that the request not be granted.



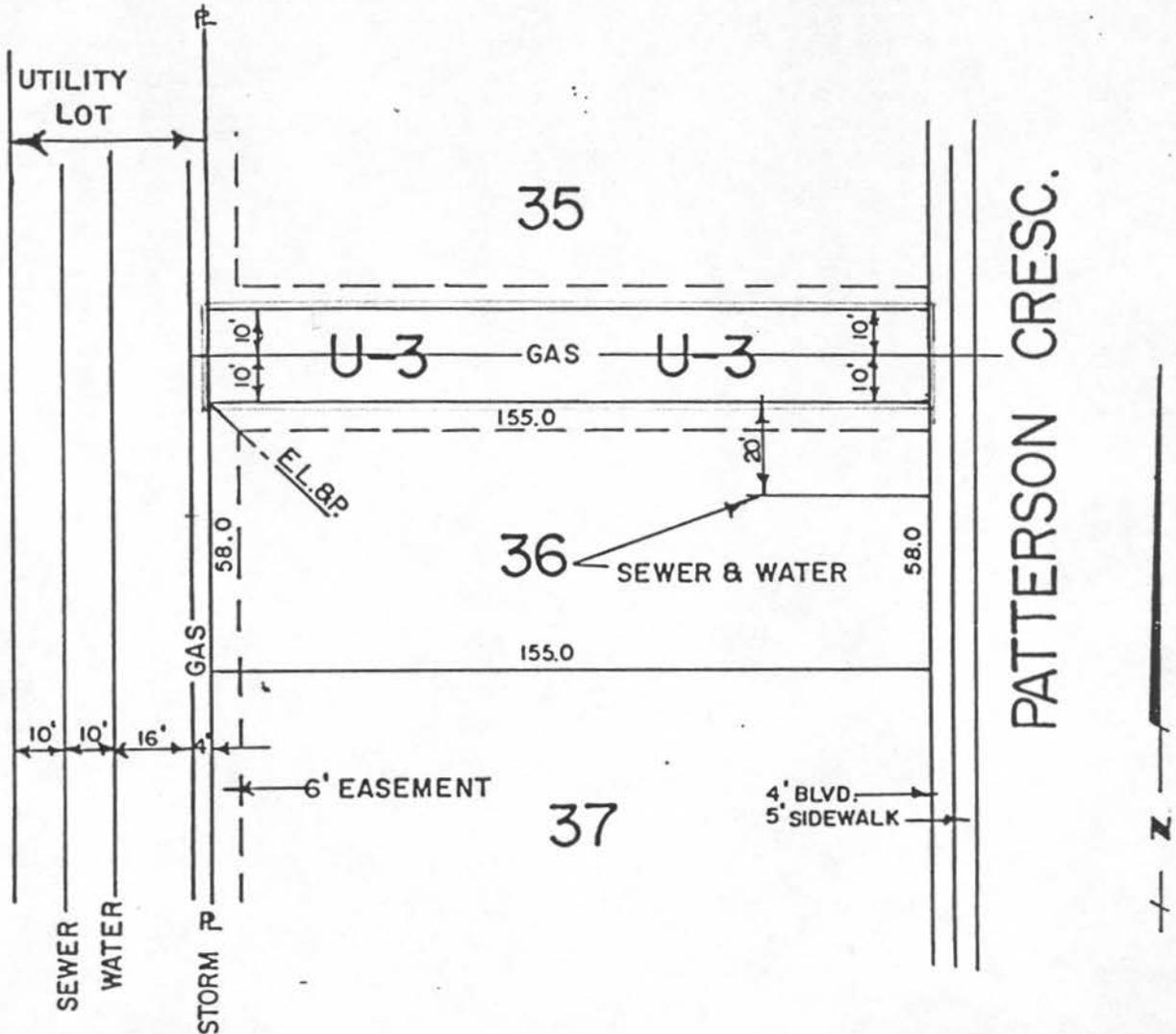
Al Knight, A.M.A.A.

WFL/bw

cc Director of Community Services  
Director of Engineering Services  
EL&P Manager  
Bylaws & Inspections Manager  
Urban Planning Section



# SCHEDULE "A"



## Commissioners' Comments

We would oppose this application to open this Utility Lot as a pedestrian access for a number of reasons, the primary one being that it does not lead to a public thoroughfare or legal right-of-way, but rather to a Utility Lot for a High Pressure Gas Line. Funneling pedestrian traffic to this area would in our opinion cause more problems than it would solve.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

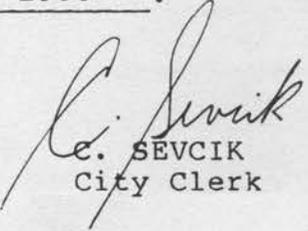
DATE November 30, 1988

TO:  DIRECTOR OF COMMUNITY SERVICES  
 DIRECTOR OF ENGINEERING SERVICES  
 DIRECTOR OF FINANCE  
 BYLAWS & INSPECTIONS MANAGER  
 CITY ASSESSOR  
 ECONOMIC DEVELOPMENT MANAGER  
 E. L. & P. MANAGER  
 F.C.S.S. MANAGER  
 FIRE CHIEF  
 PARKS MANAGER  
 PERSONNEL MANAGER  
 R.C.M.P. INSPECTOR  
 RECREATION MANAGER  
 TRANSIT MANAGER  
 URBAN PLANNING SECTION MANAGER  
 \_\_\_\_\_

FROM: CITY CLERK

N. WYSHYNSKI & A. McBLANE - PINES RESIDENTS  
EASY ACCESS TO COMMERCIAL AREA ALONG GAETZ AVE.  
RE: /NORTH OF PATERSON.

Please submit comments on the attached to this office by DECEMBER 5, 1988  
for the Council Agenda of DECEMBER 12, 1988.

  
C. SEVCIK  
City Clerk

DATE: December 1, 1988

TO: City Clerk

FROM: E. L. & P. Manager

RE: N. Wyshynski & A. McBlane - Pines Residents  
Easy Access to Commercial Area Along Gaetz Ave.

---

The E. L. & P. Department has no objection to the proposal.



A. Roth,  
E.L. & P. Manager

AR/jjd

DATE: December 2, 1988

TO: City Clerk

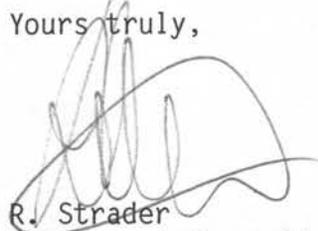
FROM: Bylaws and Inspections Manager

RE: **N. WYSHYNSKI AND A. MCBLANE / EASY ACCESS FOR PINES RESIDENTS TO  
COMMERCIAL AREA ALONG GAETZ AVENUE**

---

In response to your memo of November 30, 1988 regarding the above, we wish to advise that this department has no comments to make on the subject at this time.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

/pr

DECEMBER 2, 1988

TO: CITY CLERK

FROM: FIRE CHIEF

RE: LETTER : PINES RESIDENTS ACCESS TO COMMERCIAL AREA ON GAETZ AVENUE

This will advise that we have no comments with regards to this matter.

A handwritten signature in cursive script, appearing to read "R. Oscroft".

R. Oscroft

FIRE CHIEF

December 7, 1988

TO: City Clerk  
C. Sevcik

FROM: Land Supervisor  
W. F. Lees

RE: PINES UTILITY LOT - LOT U3, BLOCK 7, PLAN 752-  
0506 - CANCELLATION OF LEASE

CONFIDENTIAL

---

Contacted Mrs. Sue Travers, Lessee of the Utility Lot and her thoughts are:

1. Concern for pedestrian traffic not only from the residential neighborhood, but more so from the commercial strip as there is a lounge located immediately at the rear of her residence.
2. She feels this request has come about as the result of the Legion property situated to the north having recently fenced their parking area which was being utilized by pedestrian traffic as a short cut to the Kentucky Chicken outlet.
3. At this time she would not like to see the lease cancelled and a walkway put in place.
4. As a resident of the Pines she indicated there are sufficient alternate routes from the Pines to the Commercial strip.
5. She would like to be notified of the time this item will be heard on the December 12, 1988 Council Agenda.

At the time of writing we still have not been able to contact the resident to the north of the Utility Lot.

We will pass along his thoughts as soon as we possibly can.



William F. Lees

WFL/dm

Note: At the request of the property owner these comments are submitted to Council in confidence



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

December 15, 1988

Mr. N. Wyshynski  
19 Sutton Close  
Red Deer, Alberta  
T4N OE2

Dear Sir:

RE: PINES RESIDENTS/ACCESS TO COMMERCIAL AREA

I would advise that your letter dated November 28, 1988, which was also signed by Mr. A. McBlane concerning the above topic was considered by Council December 12, 1988.

Your suggestion that one of the utility lots between Patterson Crescent and the public utility lot separating the commercial and residential areas be opened as a means of public access was not approved by Council. In this regard, I am enclosing herewith all of the administrative comment which appeared on the Council agenda of December 12 for your further information. (pages 72-81).

The decision of Council in this instance is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

*C. Sevcik*  
C. Sevcik  
City Clerk  
CS/ds

c.c. Dir. of Engineering Services  
Inspector Pearson  
Associate Planner, V. Parker  
Dir. of Community Services  
City Assessor  
Parks Manager

NOTICE OF MOTION

NO. 1

82.

DATE: December 6, 1988  
TO: City Council  
FROM: City Clerk

The following Notice of Motion was submitted by Alderman Surkan  
December 5, 1988.



C. Sevcik  
City Clerk

## NOTICE OF MOTION BY ALDERMAN SURKAN

"WHEREAS continued controversy surrounding the Hours of Business Bylaw has called into question Council's original mandate to implement such a bylaw

BE IT RESOLVED that Council agree to hold a plebiscite to determine the Community's wishes relative the Hours of Business Bylaw and that such plebiscite be conducted at a date to be determined by Council."

BYLAW NO. 2672/S-88

---

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

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

- (1) The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 12/88 attached hereto and forming part of the Bylaw.
- (2) This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this      day of              A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this      day of              A.D. 1988

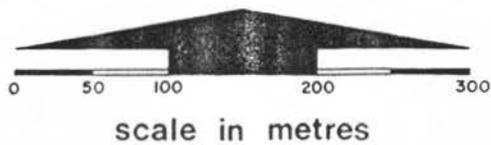
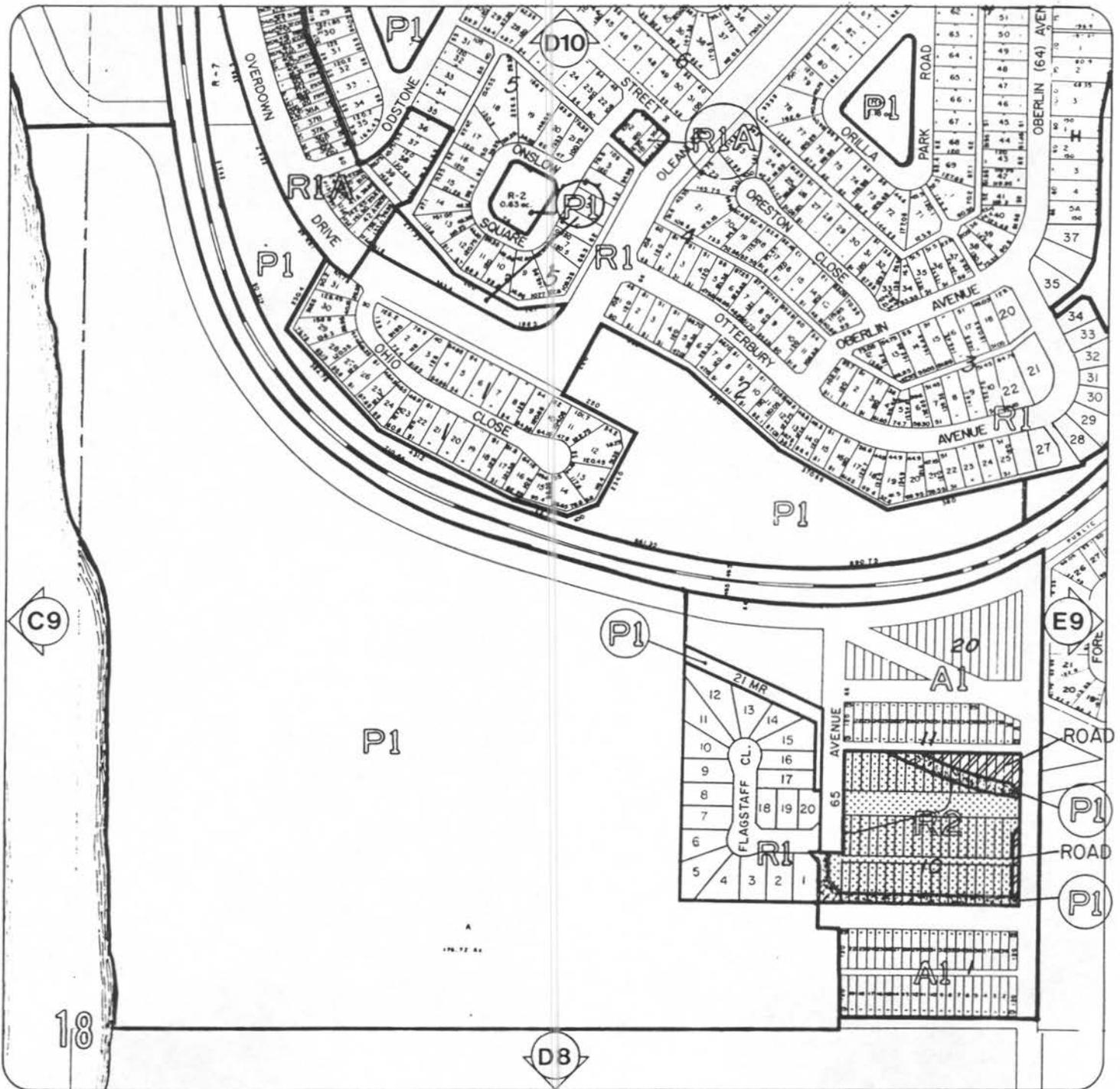
READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this      day  
of                              A.D. 1988.

\_\_\_\_\_  
MAYOR

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

# City of Red Deer --- Land Use Bylaw Land Use Districts

**D9**



Revisions :

MAP NO. 12/88  
(BYLAW No. 2672/S-88)

Change from A1 to R2 , P1 ,  
& ROAD .

BYLAW 2672/T-88

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

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

(1) Section 7.3.2 is amended by adding the following:

Uses -

(4) Direct Control No. 3 - DC(3)

(a) Any use legally existing within an existing building in the area at the time this use district comes into effect is deemed to be a permitted use.

(b) Any permitted or discretionary use provided for in the Land Use Bylaw for a building which exists in the area immediately prior to the time the direct control use district comes into effect shall, with respect to such building be considered in the same manner as if such land use tables form part of this district.

(c) Any use approved by the City Council for the land within this use district.

(2) Section 7.3.3 is amended by adding the following:

Regulations -

(4) Direct Control No. 3 - DC(3)

Existing uses and a change of use within an existing building shall be dealt with by the development officer and are subject to the requirements and regulations of the I1 or C1 district, whichever was previously applicable.

Notwithstanding any regulation in this Bylaw, the Municipal Planning Commission shall determine yards, landscaping, parking requirements and layout, egress and ingress, building heights and architectural treatment for each new use.

Site Area Minimum - all of the land contained within the existing parcel unless otherwise approved by the City Council.

- (3) The 'use district map' as referred to in Section 1.4 is hereby amended in accordance with the use district map No. 13/88 attached hereto and forming part of the Bylaw."
- (4) This Bylaw shall come into force upon the final passing thereof.

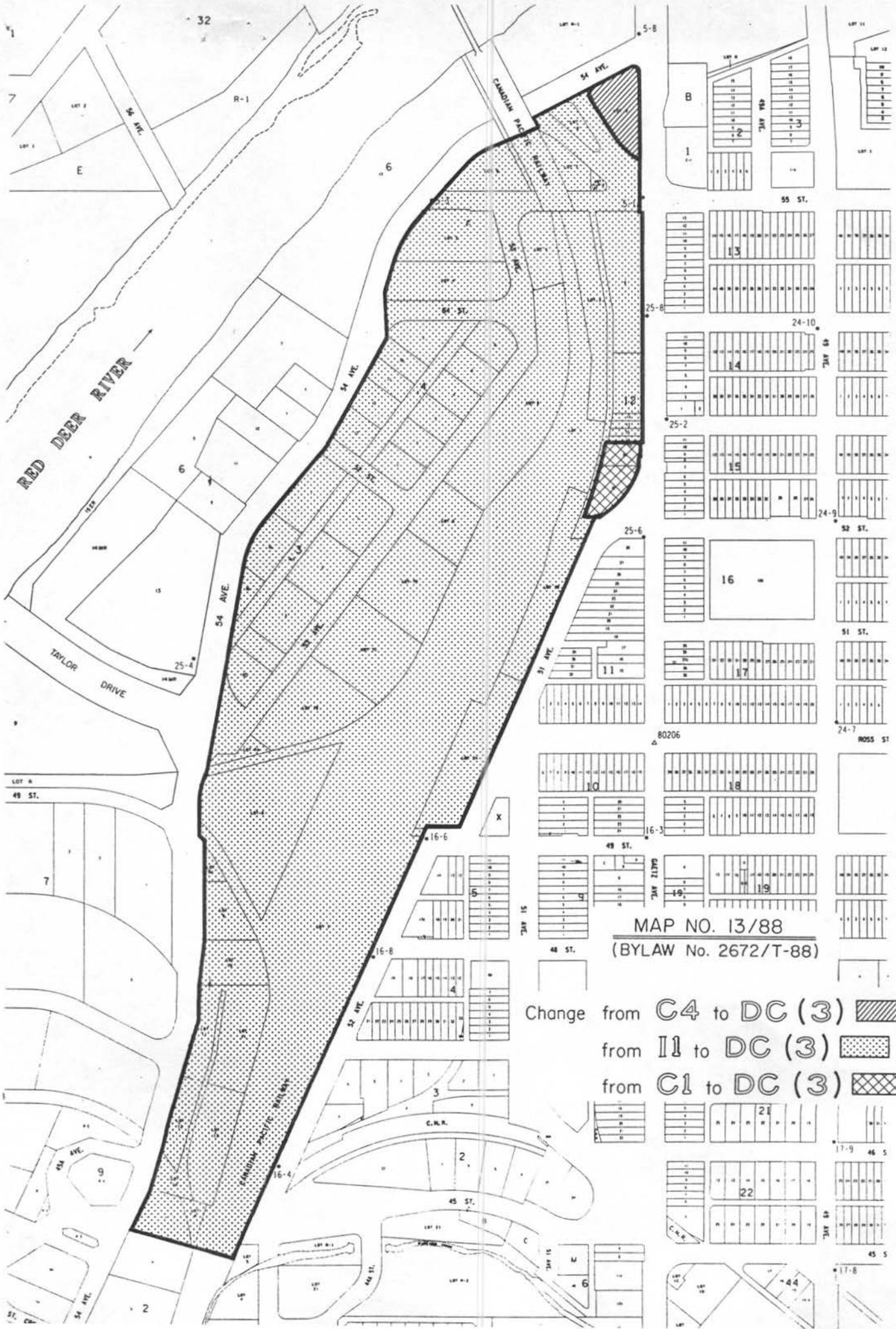
READ A FIRST TIME IN OPEN COUNCIL this            day of            ,  
A. D. 1988.

READ A SECOND TIME IN OPEN COUNCIL this            day of            ,  
A. D. 1988.

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this  
day of            , A. D. 1988.

\_\_\_\_\_  
MAYOR

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



MAP NO. 13/88  
 (BYLAW No. 2672/T-88)

Change from C4 to DC (3) ,  
 from I1 to DC (3) , and  
 from C1 to DC (3) .



BY-LAW NO.2966/88  
OF THE CITY OF RED DEER  
IN THE PROVINCE OF ALBERTA

A by-law to authorize the Municipal Council of The City of Red Deer to incur an indebtedness on behalf of the said City by the issuance of debentures for the purpose of renovations and expansion to the Red Deer Public Library Building.

WHEREAS it is deemed expedient and proper pursuant to the provisions of Section 353 of the Municipal Government Act that the Council shall issue a by-law to authorize financing, undertaking and completing the renovations and expansion of the Red Deer Public Library.

AND WHEREAS plans, specifications and estimates for such work have been made by Wayne H. Wright Architects Limited., whereby the total cost of the said project is \$516,548.00.

AND WHEREAS it is estimated by the Council of the said City that the undernoted applicable grants and contributions will be received or applied.

1. Province of Alberta CRC grants	\$64,325.00
2. Debenture Surplus (Board Order #18414)	46,721.76
3. Red Deer Public Library Operating Budget	17,602.24

AND WHEREAS in order to construct and complete the said project, it will be necessary to borrow the sum of \$387,899.00 on the credit of the City as herein provided.

AND WHEREAS the said indebtedness is to be repaid over a period of Twenty (20) years in annual instalments, with interest not exceeding Fourteen per centum (14 %), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.

AND WHEREAS the amount of the equalized assessment in the municipality as last determined and fixed by the Assessment Equalization Board is \$384,429,560.00.

AND WHEREAS the amount of the existing debenture debt of the City at November 30, 1988, is \$65,609,098.12, no part of which is in arrears.

AND WHEREAS the estimated lifetime of the project is twenty years.

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

1. The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into contracts for the purpose of renovations and expansion to the Red Deer Public Library as may be necessary.
2. That for the purpose aforesaid, the sum of Three Hundred and Eighty Seven Thousand, Eight Hundred and Ninety Nine DOLLARS (\$387,899.00) be borrowed by way of debenture on the credit and security of The City of Red Deer at large, of which amount the sum of \$387,899.00 is to be paid by the City at large.
3. The debentures to be issued under this by-law shall not exceed the sum of Three Hundred and Eighty-Seven Thousand, Eight Hundred and Ninety-Nine DOLLARS (\$387,899.09), and may be in any denomination not exceeding the amount authorized by this by-law and shall be dated having regard to the date of the borrowing.
4. The debentures shall bear interest during the currency of the debentures, at a rate not exceeding Fourteen per centum (14%), or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation, per annum, payable annually.
5. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments over a period of twenty (20) years, in accordance with the schedule attached and forming a part of each debenture.
6. The debentures shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce in the City of Red Deer or at such other bank or financial institution as the Council may authorize as its banking agency during the currency of the debentures.
7. The Mayor and Treasurer of The City of Red Deer shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture.

8. The said debentures shall be signed by the Mayor and the Treasurer of The City of Red Deer, and the Municipal Secretary shall affix thereto the corporate seal of the said City.
9. There shall be levied and raised in each year of the currency of the debentures hereby authorized, by a rate or rates sufficient therefore, on the assessed value of all lands and improvements shown on the assessment roll, an annual tax sufficient to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
10. The said indebtedness is contracted on the credit and security of The City of Red Deer at large.
11. The net amount realized by the issue and sale of debentures issued under this by-law shall be applied only for the purposes for which the indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.
12. This by-law shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this    day of December, 1988.

READ A SECOND TIME IN OPEN COUNCIL this    day of December, 1988.

READ A THIRD TIME IN COUNCIL and passed this    day of December, 1988.

CERTIFIED A TRUE COPY

\_\_\_\_\_  
MAYOR

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

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

BYLAW NO. 2967/88

---

A Bylaw of The City of Red Deer in the Province of Alberta, to authorize the Assessor to use the 1988 Assessment and Valuation of certain property as shown on the Assessment Roll of the municipality as the assessment or valuation of that property for 1989

WHEREAS, pursuant to the provisions of Section 30 of the Municipal Taxation Act, being Chapter M-31 of the Revised Statutes of Alberta, 1980, and amendments thereto, the Council may by bylaw, passed not later than the 31st day of December in any year, authorize the Assessor to use the assessment and valuation of certain property as shown on the assessment roll of the current year as the assessment or valuation of that property for the next following year.

NOW, THEREFORE, the Council of The City of Red Deer under the authority and pursuant to the provisions of Section 28 of the Municipal Taxation Act, as amended, does hereby enact as follows:

- (1) That the Municipal Assessor is hereby authorized to use the assessment and valuation of all properties as shown on the assessment roll as the assessment or valuation of that property for the taxation year 1989 excepting for:
  - (a) Those properties listed in Schedule "A", attached to and forming part of this bylaw.
  - (b) Those properties required to be assessed and valued in accordance with Sections 34 and 35 of the Municipal Taxation Act.
- (2) That this Bylaw shall come into effect upon the date of final reading.

READ A FIRST TIME IN OPEN COUNCIL this      day of                      A.D. 1988

READ A SECOND TIME IN OPEN COUNCIL this      day of                      A.D. 1988

READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this      day  
of                      A.D. 1988

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04-2-0985	04-2-1110	04-2-1360
04-2-1080	04-2-1325	04-2-1370
04-2-1055	04-2-1065	04-3-0100
04-3-0090	04-3-0190	04-3-0340
04-3-0085	04-3-0225	04-3-0350
08-2-0090	08-2-0235	08-3-1125
04-3-0225	32-1-0040	32-1-0045
09-1-0555	09-1-0560	19-1-1260
04-3-0905	04-3-0935	04-3-0940
04-3-0970	04-3-1000	04-3-1005
04-3-1030	04-3-1035	04-3-1060
04-3-1065	04-3-1070	04-3-1075
04-3-1080	04-3-1095	04-3-1100
04-3-1105	04-3-1110	04-3-1115
04-3-1190	04-3-1195	04-3-1200
04-3-1205	04-3-1210	04-3-1225
04-3-1230	04-3-1235	04-3-1240
04-3-1245	04-3-1270	16-2-2950
16-2-2955	16-2-2960	16-2-2965
16-2-2970	16-2-2975	16-2-2980
16-2-2985	16-2-2990	16-2-3020
16-2-3025	16-2-3010	16-2-3015
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