

FILE

DATE: July 18, 1995
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

SUMMARY OF DECISIONS

★★★★★★★★★★★★★★

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 17, 1995

COMMENCING AT 4:30 P.M.

★★★★★★★★★★★★★★★★★★★★★★★★★★★★★★★★

- (1) Confirmation of the Minutes of the Regular Meeting of July 4, 1995

**DECISION - CONFIRMED WITH THE AMENDMENT NOTING ALDERMAN
PIMM'S DISSENTING VOTE RE: UPDATED LAND BANK ADMINISTRATION
PLAN, 1994-1995**

PAGE

- (2) **UNFINISHED BUSINESS**

- 1) Parkland Community Planning Services - Re: Status Report -
Rezoning Request/Public Meeting, Former Y.M.C.A. Site
Development Proposal

.. 1

AGREED TO FILE

- 2) City Clerk - Re: Changing of Elected Officials Title From Alderman To Councillor .. 4

AGREED TO OFFICIAL TITLE CHANGE TO COUNCILLOR

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Land Use Bylaw Amendment:
- A) 2672/Q-95 - Glendale Outline Plan/
S.E. Corner of 77 Street and Taylor
Drive .. 5

**TABLED SECOND & THIRD READINGS TO ALLOW FOR REVIEW OF
REDESIGNATION OF PARKLAND**

- B) 2672/R-95 - Parking of Trailers in
Front Driveways of Residential Areas .. 10

**SECOND & THIRD READINGS CARRIED - ADMINISTRATION TO PREPARE
BYLAW AMENDMENT**

(4) **REPORTS**

- 1) Bylaws & Inspections Manager - Re: Push Cart Vending
Units/The License Bylaw Amendment No. 2846 .. 14

**LICENSING BYLAW TO BE AMENDED TO GIVE LICENSING INSPECTOR
RESPONSIBILITY FOR LOCATING PUSH CARTS**

- 2) Land & Economic Development Manager - Re: Disposal Of
Part Of Lot 5 MR, Plan 942-2275, For Access Road From
Taylor Drive To Bower Centre Developments, Lot 4, Block A,
Plan 977 RS .. 17

APPROVED DISPOSAL OF MUNICIPAL RESERVE

- 3) Mayor's Recognition Awards Committee - Re: Disbanding of Committee .. 19

APPROVED THE CONTINUATION OF THE COMMITTEE IN THE MANNER RECOMMENDED BY THE COMMITTEE

- 4) Parkland Community Planning Services - Re: Planning Report
- Proposed Glendale Outline Plan .. 22

DEFERRED

- 5) Recreation, Parks & Culture Board - Re: Proposed Tennis Structure - Rotary Recreation Park .. 46

APPROVED LOCATION OF TENNIS STRUCTURE IN ROTARY RECREATION PARK

- 6) Community Services Director - Re: Day Care Management Agreement Renewal .. 62

CHILD CARE SOCIETY TO BE ADVISED OF INTENT TO INITIATE CHANGES TO THE DAY CARE MANAGEMENT AGREEMENT

- 7) Parkland Community Planning Services - Re: Proposed Bylaw No. 2672/M-95 - Housing Definitions/Social Care Residences/Adult Mini-Theatres/Outline Plans .. 64

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- 8) Senior Safe Operating Committee - Re: Safety Certificate of Recognition: City Construction Projects .. 67

AGREED TO THE IMPLEMENTATION OF THE SAFETY CERTIFICATE OF RECOGNITION PROGRAM

- 9) City Clerk - Re: Land Use Bylaw Amendment 2672/S-95 and Land Use Bylaw Amendment 2672/T-95 .. 77

WITHDREW LAND USE BYLAW AMENDMENT 2672/T-95

(5) **CORRESPONDENCE**

- 1) Libby's Gourmet Hotdogs - Re: Approval of location for push vending unit .. 78

APPROVED LOCATING VENDING UNIT ADJACENT TO TOM SAWYER'S NIGHTCLUB SUBJECT TO A LETTER OF CONCURRENCE

- 2) Jim Hickling, Cone Castle - Re: Cone Castle Signage, Kerry Wood Drive & Fir Street .. 82

APPROVED LOCATION OF 'A' FRAME BOULEVARD SIGN DURING BUSINESS HOURS ONLY THROUGH OCTOBER 31 AND FROM MAY TO OCTOBER 1996

- 3) Property Owners - Golden West Avenue North of 67 Street - Re: Water & Sanitary Sewer Servicing of Golden West Avenue North of 67 Street ..90

APPROVED DRAFTING OF A LOCAL IMPROVEMENT BYLAW FOR THE EXTENSION OF SANITARY AND WATER MAINS TO PROPERTIES ALONG GOLDENWEST AVENUE, NORTH OF 67 STREET

- 4) Mark Jeanneau - Re: Lease of City Public Utility Lot No. 32, Block 9, Plan 812-1608 .. 98

REQUEST WITHDRAWN BY APPLICANT - POLICY TO BE PREPARED FOR REVIEW OF PUL LEASE AT POINT OF SALE OF PROPERTY BY LEASEHOLDER

(6) **PETITIONS AND DELEGATIONS**

- 1) Robert Stoltz - Re: Request that City not proceed with Local Improvement/Paved Lane South of Roland Street - Rutherford Drive to Land East ..109

AGREED TO NOT PROCEED WITH LOCAL IMPROVEMENT

(7) **NOTICES OF MOTION**

THERE WERE NO NOTICES OF MOTION SUBMITTED

(8) **WRITTEN ENQUIRIES**

THERE WERE NO WRITTEN ENQUIRIES SUBMITTED

(9) **BYLAWS**

- 1) 2846/B-95 - To amend The License Bylaw
Three Readings .. 14

..121

FIRST & SECOND READINGS

- 2) 3130/A-95 - To amend The Organization Bylaw
Three Readings .. 4

..122

THREE READINGS RECEIVED

- 3) 2672/M-95 - To amend The Land Use Bylaw
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..123

FIRST READING

- 4) 2672/Q-95 - Land Use Bylaw Amendment
2nd & 3rd Reading .. 5

SECOND READING

- 5) 2672/R-95 - Land Use Bylaw Amendment
2nd & 3rd Reading .. 10

SECOND & THIRD READINGS

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, JULY 17 1995,

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of July 4, 1995

PAGE

(2) **UNFINISHED BUSINESS**

- | | | |
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| 2) | City Clerk - Re: Changing of Elected Officials Title From Alderman To Councillor/Bylaw 3130/A-95 | .. 4 |

(3) **PUBLIC HEARINGS**

- | | | |
|----|---|-------|
| 1) | City Clerk - Re: Land Use Bylaw Amendment: | |
| | A) 2672/Q-95 - Glendale Outline Plan/ S.E. Corner of 77 Street and Taylor Drive | .. 5 |
| | B) 2672/R-95 - Parking of Trailers in Front Driveways of Residential Areas | .. 10 |

(4) **REPORTS**

1)	Bylaws & Inspections Manager - Re: Push Cart Vending Units/The License Bylaw Amendment No. 2846/B-95	.. 14
2)	Land & Economic Development Manager - Re: Disposal Of Part Of Lot 5 MR, Plan 942-2275, For Access Road From Taylor Drive To Bower Centre Developments, Lot 4, Block A, Plan 977 RS	.. 17
3)	Mayor's Recognition Awards Committee - Re: Disbanding of Committee	.. 19
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5)	Recreation, Parks & Culture Board - Re: Proposed Tennis Structure - Rotary Recreation Park	.. 46
6)	Community Services Director - Re: Day Care Management Agreement Renewal	.. 62
7)	Parkland Community Planning Services - Re: Land Use Bylaw Amendment No. 2672/M-95 - Housing Definitions/Social Care Residences/Adult Mini-Theatres/Outline Plans	.. 64
8)	Senior Safe Operating Committee - Re: Safety Certificate of Recognition: City Construction Projects	.. 67
9)	City Clerk - Re: Land Use Bylaw Amendment 2672/S-95 and Land Use Bylaw Amendment 2672/T-95	.. 77

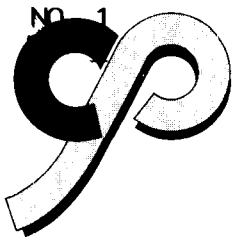
(5) **CORRESPONDENCE**

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(8)	<u>WRITTEN ENQUIRIES</u>	
(9)	<u>BYLAWS</u>	
1)	2846/B-95 - License Bylaw Amendment/Push Cart Vending Units Three Readings	.. 14 ..121
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4)	2672/Q-95 - Land Use Bylaw Amendment/Glendale Outline Plan/S.E. Corner of 77 Street and Taylor Drive 2nd & 3rd Reading	.. 5
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Committee of the Whole:

- 1) Personnel Matter
- 2) Legal Opinion
- 3) Legal Opinion
- 4) Legal Opinion



1

PARKLAND UNFINISHED BUSINESS
COMMUNITY
PLANNING
SERVICES

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

DATE: JULY 10, 1995

TO: CITY COUNCIL

FROM: TONY LINDHOUT

**RE: STATUS REPORT - REZONING REQUEST/PUBLIC MEETING
FORMER Y.M.C.A. SITE DEVELOPMENT PROPOSAL**

Background:

City Council at their meeting of June 5, 1995 gave consideration to a request to rezone the former Y.M.C.A. site to a R2 General Residential District in order to accommodate a proposed 24 unit townhouse condominium project. While indicating their agreement in principle with the development of housing on the former YMCA site, Council decided that prior to any further consideration of the rezoning request the developer must provide a more detailed development plan and consult with the community residents.

Update:

The developer, represented by the Sutton Group, presented their development concept to the community at a neighbourhood meeting held on Wednesday July 5, 1995. At the request of the Director of Community Services this meeting was hosted by staff of Parkland Community Planning Services. The majority of the 50 residents who attended the meeting expressed opposition to the proposed townhouse development either verbally, and/or through the written comment sheets provided at the meeting. A total of 39 persons responded with written comments. Their comments are summarized as follows:

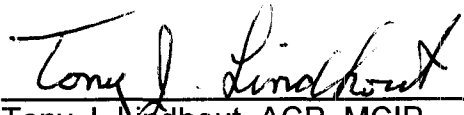
- 18 comments - This development will compound problems in an area that is already plagued with too much traffic congestion because of the Memorial Centre/Festive Hall, 3 high schools, city buses, student traffic and parking problems.
- 17 comments- Proposed development will be in conflict with existing character of neighbourhood which is a quiet single family community containing many seniors. Development is not viewed as being compatible with area and will lower the quality of life enjoyed by present residents.
- 16 comments - Too dense a development. Opposed to multiple family development resulting in this kind of population density. Definitely no R2 zoning!

- 12 comments - Opposed to increased traffic that an additional 24 multiple family units will generate onto 58th Street.
- 11 comments - Would support development of site if for single family dwellings on individual lots.
- 11 comments - Fearful that if this site is rezoned to R2, it would be the “thin edge of the sword” and other rezonings in the Waskasoo area will follow. Other developers are “eying” Waskasoo area.
- 10 comments - Properties adjacent to multiple family sites will decrease in value.
(Note: The City Tax Department indicates that assessments on single family residential properties adjacent to multiple family developments are reduced approximately 5 percent in value.)
- 7 comments - Development provides for no visitor parking (visitors will park on an already busy street). No provision for any R.V. storage.
- 6 comments - No open (play) space provided for the additional 24 units.
- 6 comments - Development will increase amount of litter in area. Students from nearby schools already create enough problems. Garbage container location in proposed development should not be located at front.
- 6 comments - No firm indication of future tenants or uses for existing building on site. No indication of what will happen to the land containing the former YMCA building should it be removed in the future. Would it be developed with additional townhouses? Hope not!
- 4 comments - Why were no other development options presented?
- 4 comments - Fearful that crime will increase in area, particularly if rentals.
- 4 comments - Door to door survey by Realtor was misleading.
- 4 comments - Developer is only concerned about making a quick dollar, no consideration for neighbourhood and area residents.
- 3 comments - Leave site for community related uses (i.e. community hall, seniors drop in centre, recreation).
- 3 comments - Developer should consider an adult housing project.
- 3 comments - 58th Street is not wide enough to accommodate parking plus handle all student and bus related traffic.
- 3 comments - Oppose development of any rental type units.
- 1 comment - Existing parking lot of former YMCA building not large enough for who ever should lease building. Overflow parking will end up on street again.

In response to the degree of negative objection expressed by the community towards the proposed 24 unit townhouse project, the developer has decided to be pro-active and work with the community to explore other development options for the site. Therefore, until other development concepts have been prepared and discussed with the community, no present further action will be undertaken by the developer on their request to rezone the subject site to a R2, General Residential District. The developer will now work with the

local community to address their concerns and will attempt to arrive at a development proposal that would be more acceptable to the community. In that regard, a second neighbourhood meeting will soon be scheduled to present and discuss a revised development proposal.

Following further consultations between the realtors, developer, the community and planning staff, this office will forward a final report and recommendations to Council for their consideration regarding any possible rezoning of the site.



Tony J. Lindhout, ACP, MCIP
PLANNER

c.c. Lowell Hodgson, Director of Community Services
Engineering Department Manager
Bylaws and Inspection Manager

COMMENTS:

This is submitted for Council's information.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

FILE

DATE: July 18, 1995

TO: Parkland Community Planning Services

FROM: City Clerk

**RE: STATUS REPORT - REZONING REQUEST/PUBLIC MEETING, FORMER
YMCA DEVELOPMENT PROPOSAL**

At the Council meeting of July 17, 1995, your report dated July 10, 1995 concerning the above topic was presented to Council, at which same was received as information.

Thank you for keeping Council up to date with regard to this matter.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Community Services
Director of Development Services

NO. 2

DATE: July 11, 1995

TO: City Council

FROM: City Clerk

RE: CHANGING OF ELECTED OFFICIALS TITLE FROM ALDERMAN TO COUNCILLOR

At the Council meeting of July 4, 1995 the following resolution was passed with regard to the above topic:

"WHEREAS it is in the interest of The City to have a diverse Council representing all groups, and to have a Council which remains current with changing social attitudes and perceptions; AND

WHEREAS the official title of 'Alderman', given to those elected to City Council may be perceived as having a gender bias;

BE IT RESOLVED that the Council of The City of Red Deer request the Administration to prepare a report for presentation to Council outlining the required Bylaw amendments, and any other impacts of making an official name change of elected officials, excluding the Mayor, from 'Alderman' to 'Councillor'."


My office, in consultation with the City Solicitor, has reviewed the proposed change and determined there to be no adverse impact upon The City by making an official title change relative to Council members.

We are presenting an amendment to the Organizational Bylaw which specifically deals with substituting the word "Alderman" with the word "Councillor" in that bylaw, and also generally providing that wherever the word "Alderman" or "Aldermen" appear in any bylaw, they shall be deleted therefrom and replaced with the word "Councillor" or "Councillors".

In order to provide for consistency in the Council minutes of July 17, 1995 we also recommend that Bylaw No. 3130/A-95 come into force and effect on July 31, 1995. This would allow the minutes of the July 17, 1995 to consistently reflect the word "Alderman" throughout.

RECOMMENDATION

That Bylaw No. 3130/A-95 be given three readings.



KELLY KLOSS
City Clerk

KK/fm

COMMENTS: Council's direction is requested.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

FILE

DATE: July 18, 1995
TO: City Assessor
FROM: City Clerk
RE: ORGANIZATIONAL BYLAW AMENDMENT 3130/A-95

At the Council meeting of July 17, 1995 Organizational Bylaw Amendment 3130/A-95 was passed, a copy of which is attached hereto.

In this Bylaw, one area deals with the addition with the phrase "Section 420(2) - Obtaining possession of lands" to the area of authority for the City Assessor, which had not been included in the previous description of the duties of a designated officer.

This is submitted for your information. I trust that you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

enc.

cc. Director of Corporate Services
D. Souch

FILE

DATE: July 18, 1995

TO: Directors
Department Heads
Visitor & Convention Bureau Manager
Museums Director
Parkland Community Planning Director
Library Director
City Solicitor

FROM: City Clerk

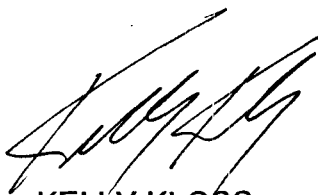
RE: CHANGING OF ELECTED OFFICIALS TITLE FROM ALDERMAN TO COUNCILLOR

At the City of Red Deer Council meeting held on July 17, 1995 the following resolution was passed relative to the above topic:

"RESOLVED that Council of The City of Red Deer, having considered the report from the City Clerk dated July 11, 1995, re: Changing of Elected Officials title from Alderman to Councillor, hereby directs that the title for members of Council of The City of Red Deer, with the exception of the title of Mayor, be changed from 'Alderman' to 'Councillor' with this change to take effect as of July 31, 1995, and as presented to Council July 17, 1995."

As outlined in the above resolution, effective July 31, 1995 the title of Alderman will be changed to Councillor.

I ask that effective July 31, 1995 any documents, past or current, which include the title Alderman be updated to reflect Councillor, as soon as practical.



KELLY KLOSS
City Clerk

KK/fm

PUBLIC HEARINGSNO. 1

DATE: July 10, 1995
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/Q-95

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, July 17, 1995 commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/Q-95 pertains to the S.E. corner of the intersection of 77 Street and Taylor Drive and is brought about as a result of the realignment of this intersection, making available approximately 2.44 hectares (6 acres) for development. This site is proposed to be redesignated from A1 (future development) to R1 (low density residential), R2 (medium density residential), P1 (parks & recreation), and PS (public service) district.

Following the Public Hearing, Council may choose to give the Bylaw Amendment second and third readings.



KELLY KLOSS,
City Clerk

KK/fm



RED DEER CITY SOCCER ASSOCIATION

P.O. Box 1110, Red Deer, Alberta T4N 6S5
Phone/Fax (403) 346-4259

Mayor & City Council Members
City Hall
4914 - 49 Ave Box 5008
Red Deer, AB
T4N 1K2

June 21, 1995

Dear Honourable Mayor & City Council,

It has been brought to our attention that there is a proposal before council now to rezone some land adjacent to Glendale Middle School.

Apparently, this rezoning will affect us quite dramatically by the fact that we will lose a site for a future soccer field in this vicinity.

We are strongly opposed to any rezoning of land that has been designated as a future soccer field. We are already having very serious problems now with the number of available fields in town and we are especially short of playing fields in the North end of Red Deer.

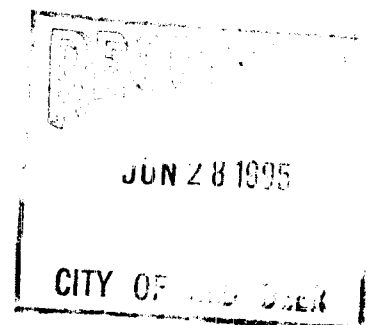
This letter is to ask council to consider the consequences of losing this future site. We are now so desperate for fields that we may have to send our Red Deer players out to Penhold and Blackfalds to play their games next season.

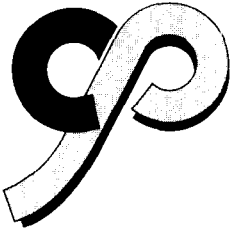
We hope that you will consider carefully what is in the citizens of Red Deer's best interests in this matter.

Sincerely,

Alan Sheehan
President RDCSA

cc: Ms Sheila Kidd
D. Batchelor





**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: July 5, 1995

TO: KELLY KLOSS, CITY CLERK

FROM: TONY LINDHOUT, PLANNER

RE: FUTURE SOCCER FIELDS - GLENDALE MIDDLE SCHOOL

The letter from the Red Deer City Soccer Association expresses their concern about the loss of land that has been designated for a future soccer field. This letter, no doubt, is in response to the public participation component of the proposed Glendale Outline Plan which this office is preparing showing the rezoning and subdivision of some City lands west of the Glendale School for residential development near the proposed new 64th Avenue and 77th Street intersection.

As far as our records indicate, there was never any specific recreational related proposal or approval showing soccer fields in this area. The Northwest Area Structure Plan shows this area for residential development, a concept which the proposed Glendale Outline Plan reinforces.

A "Planning Report - Proposed Glendale Outline Plan" has been prepared and sent to City Council and various City departments for their consideration. This Outline Plan and the associated land uses will be addressed by City Council at their meeting of July 17th, 1995 as part of a Land Use Bylaw amendment (public hearing) required for implementation of the Phase 1 development.

Tony J. Lindhout, ACP, MCIP
PLANNER

c.c. Director of Community Services
Recreation, Parks and Culture Manager

RPC - 5.570

DATE: July 7, 1995

TO: KELLY KLOSS
City Clerk

FROM: LESIA DAVIS
Acting Recreation, Parks & Culture Manager

RE: RED DEER SOCCER ASSOCIATION
FUTURE SOCCER FIELDS - GLENDALE MIDDLE SCHOOL

In response to the Soccer Association's letter, Mr. Sheen indicates that "this re-zoning will affect us dramatically by the fact that we will lose a site for a future soccer field in this vicinity". The site that is proposed for a multi-family development is to the west of Glendale Middle School, bordered by 77 Street on the north, 64 Avenue on the west, and 76 Street on the south, and has never been designated as a future soccer field. As indicated in the plan, this parcel has been designated for residential development since the 1989 Northwest Area Structure Plan was adopted. The east boundary of this parcel is bounded by a triangular piece of parkland, developed with tennis courts and the possibility of outdoor rinks and a community shelter. This site will be developed to complement the parkland that is located between Glendale Middle School and St. Teresa of Avila School to the district site level.

Although a number of scenarios may be put forward for the development of residential units on the parcel in question, it is designated as residential and would not be considered to be either parkland or municipal reserve.

A number of meetings have been convened with the Red Deer Soccer Association to review soccer needs, and future field plans are now being developed. Glendale will be maintained with one major football/soccer pitch located east of Glendale Middle School.

RECOMMENDATION

That the Recreation, Parks & Culture Department continue to support the existing Northwest Area Structure Plan and the Recreation, Parks & Culture Plan.



LESIA DAVIS

COMMENTS:

Elsewhere on the agenda is a report from the Parkland Community Planning Services dealing with the proposed Glendale Outline Plan, which will require approval if Council concurs with this bylaw amendment.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: June 30, 1995

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF DEVELOPMENT SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
X RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: RED DEER CITY SOCCER ASSOCIATION
FUTURE SOCCER FIELDS - GLENDALE MIDDLE SCHOOL

Please submit comments on the attached to this office by July 10, for the Council
Agenda of July 17, 1995.

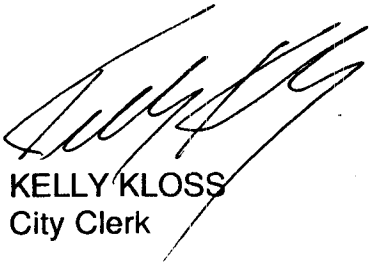
"Kelly Kloss"
City Clerk

FILE

DATE: July 18, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: PLANNING REPORT - PROPOSED GLENDALE OUTLINE PLAN

At the Council meeting of July 17, 1995, your report dated July 4, 1995 concerning the above topic was placed on the agenda, however, as Land Use Bylaw Amendment 2672/Q-95 dealing with various rezoning in the Glendale area was tabled, your report was deferred to a subsequent Council meeting when Bylaw Amendment 2672/Q-95 would again be considered.

Depending upon the outcome of Land Use Bylaw Amendment 2672/Q-95, an amendment may be required to your report relative to the Glendale Outline Plan. I trust you will be providing your updated report on the Outline Plan at the same time as your report relative to Bylaw Amendment 2672/Q-95.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Land & Economic Development Manager

FILE

DATE: July 18, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/Q-95

At the Council meeting of July 17, 1995, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/Q-95.

Land Use Bylaw Amendment 2672/Q-95 pertains to the S.E. corner of the intersection of 77 Street and Taylor Drive and is brought about as a result of the realignment of this intersection, making available approximately 2.44 hectares (6 acres) for development. This site is proposed to be redesignated from A1 (future development) to R1 (low density residential), R2 (medium density residential), P1 (parks & recreation), and PS (public service) district.

Following the Public Hearing for this Bylaw, second reading was introduced, however, prior to voting on same, the following amending resolution was introduced:

"RESOLVED that Council of The City of Red Deer hereby agrees to amend Land Use Bylaw 2672/Q-95 by designating the area identified as R2, to P1."

Prior to voting on the above amending resolution, the following tabling resolution was introduced and passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that Land Use Bylaw Amendment 2672/Q-95 be tabled pending receipt of additional information relative to alternate uses of the R2 site, the economic impact of said change, and any other relevant information regarding the development of the area."

Parkland Community Planning Services
July 18, 1995
Page 2

In considering the above additional information, Council agreed that representatives from the community should be included in discussions. Once you have compiled this information, I trust that you will be presenting same back to Council as soon as possible.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Public Works Manager
Bylaws & Inspections Manager
Land & Economic Development Manager
City Assessor
Recreation, Parks & Culture Manager
D. Souch

NO. 2

DATE: July 10, 1995
TO: City Council
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/R-95

A Public Hearing has been advertised in regard to the above noted Land Use Bylaw Amendment. The Public Hearing is scheduled to be held in the Council Chambers on Monday, July 17, 1995 commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Land Use Bylaw Amendment 2672/R-95 provides for the parking of trailers in front driveways of residential areas, between May 1 and September 30, in any given year.

Following the Public Hearing, Council may choose to give the Bylaw Amendment second and third readings.



KELLY KLOSS
City Clerk

KK/fm

COMMENTS:

Attached is correspondence related to this Public Hearing. One of the issues in the correspondence relates to safety as influenced by sight distances. We acknowledge that in a limited number of cases where a lot is close to an intersection or lane, this may be a consideration. We recommend that Council direct the Administration to prepare a further bylaw amendment that would limit the parking of trailers to the same set back requirements currently provided for such obstructions as hedges and fences.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

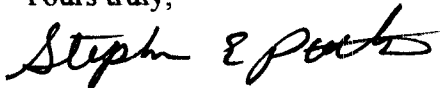
City of Red Deer
Attention: City Clerk

Dear Sir:

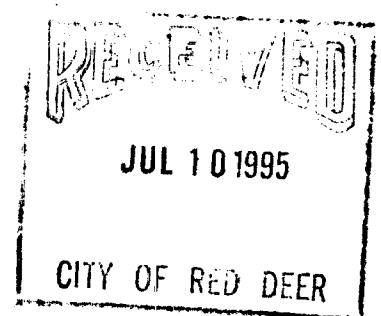
With respect to the possible change to the Bylaw regarding recreation vehicles in residential areas, I wish to express the following concerns:

- 1) Children's safety should not be compromised for the savings of a few dollars in storage costs.
- 2) When or if I buy a recreation vehicle and I don't have storage area at my residence, I will have to park it at a storage compound. I think I owe it to the children in my neighbourhood for the sake of their safety.
- 3) If a relaxation of the current Bylaw results in the death or injury of a child due to site restrictions, the price is too high.
- 4) The current lot clearances (in a lot of newer subdivisions) do not allow for parking of a large object in the frontyard, without restricting sight distances.
- 5) My feeling is that a recreation vehicle is just another object for a would be thief or assailant to use to his/her advantage due to its size and ability to restrict clear sight.
- 6) As a person who is responsible on a daily basis for the public's safety, which isn't easy when it appears they don't care or can't be bothered with the extra measures it takes in making it safer for kids and for the community as a whole, I think this is just another accident waiting to happen.

Yours truly,



Stephen E. Patko
65 Cunningham Crescent
Red Deer, AB
T4P 2S2
343-6254



10 July 1995

Members of Council:

RE: PUBLIC HEARING - R.V. STORAGE IN FRONT YARD

We **oppose** the proposed change to the Land Use Bylaw with respect to storage of trailers/motorhomes in the front yard for the following reasons:

- such storage will increase the problems associated with visibility for those residents with front driveways (and no alley access) - the safety to other vehicles and pedestrians, which has always been considered in regulations concerning fences and hedges, etc;
- this relaxation will encourage the storage of other items which detract from the residential aesthetics i.e. same reasoning as strict regulations in the sign bylaw - where do you draw the line - a semi tractor unit may cost \$100,000 but we do not want to look at it in the front yard;
- R.V. owners should realize their storage responsibility when they purchase their unit and not impact the neighbors' view and marketability of others' homes (not everyone wants to live in an R.V. park atmosphere).

We believe the bylaw should remain as is, to authorize intervention by the City, only on a complaint basis, where residents are adversely affected by front yard storage.

Respectfully submitted for your consideration.

Yours truly,



Carol Burt, and



Robert Deputan
80 Pearson Crescent
346-6149

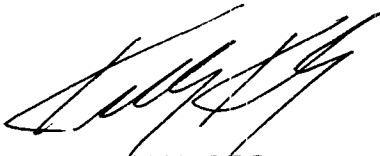
FILE

DATE: July 18, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/R-95

At the Council meeting of July 17, 1995, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/R-95, following which said bylaw received second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/R-95 provides for the parking of trailers in front driveways of residential areas, between May 1 and September 30, in any given year.

I trust that you will now be proceeding with updating the relevant pages in the Land Use Bylaw for inclusion in the consolidated copy.



KELLY KLOSS
City Clerk

KK/fm

enc.

cc. Director of Development Services
Bylaws & Inspections Manager
Council & Committee Secretary, S. Ladwig
D. Souch

FILE

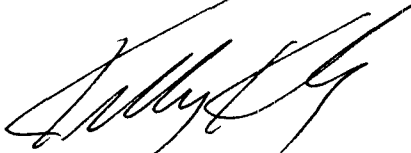
DATE: July 18, 1995
TO: Bylaws & Inspections Manager
FROM: City Clerk
RE: SETBACK OF TRAILERS ON CORNER LOTS

At the Council meeting of July 17, 1995 the following resolution was passed with regard to the above topic:

"RESOLVED that Council of The City of Red Deer hereby directs the Administration to prepare a Land Use Bylaw Amendment that would limit the parking of trailers to the same set-back requirements currently provided for such obstructions as hedges and fences, and as presented to Council July 17, 1995."

Please review this matter to determine if a Land Use Bylaw Amendment is required or if the Bylaw already provides for the parking of trailers on corner lots.

I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
City Planner
City Solicitor

NO. 1

DATE: July 5, 1995

TO: City Clerk

FROM: Bylaws & Inspections Manager

RE: **PUSH CART VENDING UNITS**

Please place the following submission before City Council, for their review.

Currently, the City License Bylaw requires that City Council approve any location of the above units which involve public lands. Council has, through the License Bylaw, approved the concept of push cart units and the license fee that the operator should pay. It would be in keeping with Council's direction that since the policy is in place regarding push cart, staff could deal with the administration of that policy, that is, the approval of any unit on public property.

The bylaw does not address whether or not, an approval grants the licensee an exclusive right to the location approved in their application. It is our opinion that the approval should grant the right, but only where the applicant will be occupying that space on an ongoing basis. (eg.) Someone could apply for 10 spaces, but only have one cart, thus tying up other locations whether or not they are used.

Another factor to be considered is that, at present there is no formal requirement for input from a business adjacent to a cart location. We feel that the cart owner should be obligated to contact the immediately adjacent property owners for their comments.

Recommendation:

That the License Bylaw be amended to require:

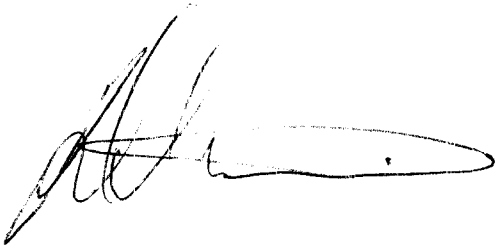
- a) Approval of location to be the responsibility of the Licensing Inspector, who would take into account the Engineering Department's recommendations.
- b) The location that are applied for must be used (Monday - Friday) by the applicant or they are open on a first come basis.

BYLAWS & BUILDING INSPECTIONS DEPARTMENT

July 5, 1995

Page 2

- c) The applicant must submit a letter from the immediately adjacent business, indicating no objections to the cart location.

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

R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/yd

COMMENTS:

We concur with the recommendation of the Bylaw & Inspection Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

PUSH CART VENDING UNITS AND MOBILE VENDING UNITS

- 108¹ Push cart vending units may be permitted at occasions approved by the Development Officer, on public or private property, except City streets or sidewalks.
- 109² No push cart vending units shall be permitted on City streets except in locations approved by City Council from time to time hereafter.
- 110 Mobile vending units or mobile canteens may be permitted at locations approved by the Development Officer.
- 110.1³ Licenses issued to hawkers or the vendors of unprepared food items shall be subject to a condition that there will be no signs posted on private or public lands. Only one sign, not to exceed two feet by two feet may be located on the vehicle or kiosk.

TRAILER PARKS

- 111 The owner or operator of every licensed mobile unit park in the City shall notify the License Inspector of the City, in writing and on forms provided by the City:
- (a) of the name and address of the owner of each mobile unit in his mobile unit park within fourteen (14) days of each mobile unit being occupied; and

¹ 2846/A-88

² 2846/A-88

³ 2846/A-88

NO. 2

DATE: July 11, 1995

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **DISPOSAL OF PART OF LOT 5 MR, PLAN 942-2275
FOR ACCESS ROAD FROM TAYLOR DRIVE TO
BOWER CENTRE DEVELOPMENTS, LOT 4, BLOCK A, PLAN 977 RS**

Previously Council had approved the disposal of Part of Lot 5 MR at its July 4, 1995 meeting. Unfortunately, the description was not acceptable to Land Titles, therefore, we present a new description, as provided by the surveyor.

RECOMMENDATION

We recommend that City Council cancel the approval given at its July 4, 1995 meeting, and approve the following.

We recommend that City Council approve the disposal of Part of Lot 5 MR, Plan 942-2275 to allow access from Taylor Drive to site:

"All that portion of Lot 5 MR, Plan 942-2275 contained within Road Plan _____, containing 0.035 hectares more or less."



Alan V. Scott

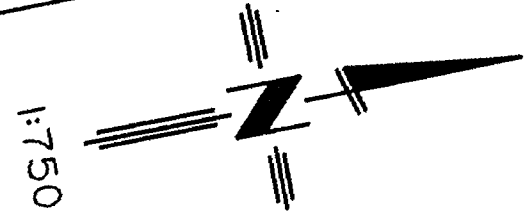
PAR/mm

COMMENTS: We concur with the recommendation of the Land and Economic Development Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

edms/drafting/project/bowerbc.dg



Plan 942-2275 TAYLOR DRIVE

← TO 22 STREET

5 M MUNICIPAL RESERVE

5 M MUNICIPAL RESERVE



PROP. ACCESS

BOWER
BUSINESS
CENTRE

Lot 4
Plan 97703

AREA REQ'D FOR ACCESS ROAD
314.8 ± m²

Plan 922-1625
Dismantled

FILE

DATE: July 18, 1995

TO: Land & Economic Development Manager

FROM: City Clerk

RE: DISPOSAL OF PART OF LOT 5 MR, PLAN 942-2275 FOR ACCESS ROAD
FROM TAYLOR DRIVE TO BOWER CENTRE DEVELOPMENTS, LOT 4,
BLOCK A, PLAN 977 RS

At the Council meeting of July 17, 1995, consideration was given to your report dated July 11, 1995 concerning the above topic, and at which meeting the following resolutions were passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that the resolution passed by Council at its meeting of July 4, 1995, relative to the Disposal of part of Lot 5 MR, Block A, Plan 942-2275 for access road from Taylor Drive to Bower Centre Developments, Lot 4, Block A, Plan 977 RS, be rescinded."

"RESOLVED that Council of The City of Red Deer, having considered the report from the Land and Economic Development Manager dated July 11, 1995, re: Disposal of part of Lot 5 MR, Plan 942-2275 for Access Road from Taylor Drive to Bower Centre Developments, Lot 4, Block A, Plan 977 RS, hereby approves the disposal of Municipal Reserve Lands as described as:

'All that portion of Lot 5 MR, Plan 942-2275 contained within Road Plan _____, containing 0.035 hectares more or less, excluding therefrom all mines and minerals';

and as presented to Council July 17, 1995."

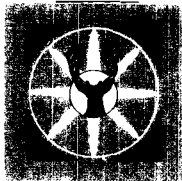
The decision of Council in this instance is submitted for your information. This office will now proceed with the necessary advertising for the disposal of Part of Lot 5 MR.



KELLY KLOSS,
City Clerk

KK/fm

cc. Council & Committee Secretary, S. Ladwig



Mayor's Recognition Awards

Box 5008, Red Deer, Alberta T4N 3T4 (403) 342-8154

DATE: July 6, 1995
TO: City Council
FROM: Mayor's Recognition Awards Committee
RE: DISBANDING OF COMMITTEE

Mayor Surkan attended the June 1, 1995 meeting of the Mayor's Recognition Awards (MRA) Committee to inform members of the review of committees by Council. The Committee was informed that consideration was being given to the disbanding of the MRA Committee.

Members gave thought to this proposal, and at the June 29, 1995 meeting of the MRA Committee, passed the following resolution.

"That the Mayor's Recognition Awards Committee, having considered the proposed disbanding of the Committee by City Council, hereby recommend City Council continue with the Mayor's Recognition Awards Committee to a maximum of four (4) meetings per year which would cut costs by cutting staff time at meetings, but would leave a core of volunteers to promote the Awards and assist in the running of the Awards Ceremony."

The membership of the MRA Committee feel there is a need for a Committee, especially at specific times throughout the year. Following are reasons given by members supporting the validity of the Committee.

- the successful ceremony on June 16 speaks for itself and suggests the need for the Committee
- the purpose of the Program is to recognize citizens, and therefore it should be run by citizens
- the Committee has been able to budget very reasonably
- members of the public are needed for ideas to keep the Program up to date
- the number of meetings could be reduced, with things such as assignment of tasks, being handled by phone

Page 2

July 6, 1995

MRA - Disbanding of Committee

- the members are needed to make promotional/informational presentations to community groups
- there is a need for a core of volunteers at different times throughout the year
- recommendations are required from members for the Selection Committee and for entertainment
- need for citizen involvement as advocates for the program
- keep control of cuts to ensure continuation of the program
- a joint venture with the Chamber of Commerce would require a committee
- the public is willing to give its time in support of the Program and therefore, should be allowed to continue to function
- Committee members could take over tasks such as preparation of certificate folders, confirmation of names, etc. to save staff time

The members of the MRA Committee are committed to this Program and feel very strongly that they will continue to serve a useful purpose in the future, as they have in the past years.

It is hoped Council will see the value of the Committee and its members, and continue with the Mayor's Recognition Awards Committee.



B. CLARK, Chairman
Mayor's Recognition Awards Committee

COMMENTS:

We concur with the comments of the current Mayor's Recognition Awards Committee that community involvement in this program is helpful, particularly in terms of the design and promotion of the program, and facilitation of the selection process itself. We believe that these objectives would be met by rewriting the Terms of Reference for the Mayor's Recognition Awards Committee to limit their role to the development of policy regarding the program and facilitation of the selection process. The task of organizing the event itself would then be the responsibility of City staff.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

FILE

DATE: July 18, 1995
TO: Mayor's Recognition Awards Committee
FROM: City Clerk
RE: DISBANDING OF COMMITTEE

At the Council meeting of July 17, 1995, consideration was given to your report dated July 6, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Mayor's Recognition Awards Committee dated July 6, 1995, re: Disbanding of Committee, hereby agrees as follows:

- 1) That the Mayor's Recognition Awards Committee continue to be a committee appointed by Council;
- 2) That said committee function as recommended to Council on page 19 of the Council agenda;
- 3) That said committee continue to assist in the development of policy regarding the awards program and assist with the presentation ceremony in whatever capacity is deemed practical;
- 4) That the Awards Selection Committee continue to be a separate committee recommended to the Mayor by the Mayor's Recognition Awards Committee. This committee's members should reflect the diversity in this community in the awards themselves;

and as presented to Council July 17, 1995."

The decision of Council in this instance is submitted for your information. We will now be including in the Committee's Bylaw the Mayor's Recognition Awards Committee with the duties and responsibilities as outlined above.

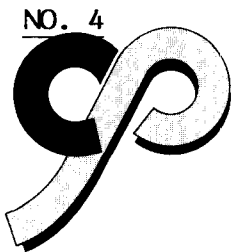
Thank you for your input into this matter.



KELLY KLOSS,
City Clerk

KK/fm

cc. Council & Committee Secretary, C. Adams
Administrative Assistant, Mary McGarry



DATE: JULY 4, 1995

TO: CITY COUNCIL

FROM: TONY LINDHOUT

RE: PLANNING REPORT - PROPOSED GLENDALE OUTLINE PLAN

Background Information

As a result of major road improvements that are scheduled to be undertaken this year in the vicinity of 64th Avenue and 77th Street, some former railway and road right-of-way lands will be freed up that could be developed by the City in accordance with the City's approved 1993 Northwest Area Structure Plan. In order to guide detailed future zoning, subdivision and development decisions in this area, the preparation and adoption of an outline plan is required. The area under consideration is located in the northwest corner of the existing Glendale neighbourhood between 59th Avenue and a to be realigned portion of 64th Avenue, being lands lying generally north of the Dentoom greenhouses and west of the Glendale Middle School. The proposed Glendale Outline Plan as illustrated in Figure 1 complies with the Northwest Area Structure Plan (Figure 2).

As part of the 64th Avenue and 77th Street road construction project, potential improvements to the adjoining 59th Avenue and the Glendale School access could result in the City developing 7 detached dwelling lots and a 2.3 acre multiple family site along with some municipal reserve and open space areas (see Figure 3). This initial development proposal has been prepared by the City's Engineering, Land Economic Development, and Recreation, Parks & Culture departments in consultation with Parkland Community Planning Services staff. A subdivision application and corresponding Land Use Bylaw amendment regarding this first phase has been initiated for approval. City Council, on June 19, 1995, gave 1st reading to a Land Use Bylaw amendment (see Figure 4) with the public hearing scheduled for July 17th, 1995. The proposed phase one development complies with the Northwest Area Structure Plan whereby these areas are shown to be developed for residential and open space purposes.

The Outline Plan refines the Area Structure Plan concept one step further by delineating that the northwest corner of the subject site be a residential - multiple family development site. Without multiple family development on the 2.3 acre corner site, the entire phase one

development may not be feasible. In order for the City to recover their costs of installing utility infrastructure, construction of the northward extension of 59th Avenue, provide the Glendale Middle School with a new access roadway to a realigned 64th Avenue, and to market the single family lots at a competitive price, the City's Land Department suggests that the 2.3 acre parcel would need to be marketed as a multiple family site.

Public Meeting & Comments

Parkland Community Planning Services with the assistance of representatives from the City's Engineering, Land & Economic Development and Recreation, Parks and Culture departments hosted a neighbourhood meeting on June 15, 1995 in order to gauge the community's response to the proposed Glendale Outline Plan. Eighteen (18) persons from the public attended the meeting including representation from the Red Deer Public School District and the Glendale Middle School and its parent association. Of the 18 persons present, 16 persons representing 14 households live in the Glendale neighbourhood. One hundred and fifty (150) notices had been hand delivered to area residences deemed most to be affected by the proposed outline plan. This included all those residences located along 59th Avenue, Grimson Street, Goodwill Avenue, and portions of Gish Street, Grieg Drive, Gunn Street, Gillespie Crescent, and Good Crescent. Past experience has shown that this method of contacting area residents is much more effective than placing a public notice ad in the newspaper.

At the neighbourhood public meeting, the following concerns surfaced as contentious issues and occupied the majority of the discussion:

a) *Gunn Street vs Grant Street access to 64th Avenue*

Many expressed their dissatisfaction that Grant Street may eventually be either closed off completely to 64th Avenue or that access will be limited to right in-right out turns only. Some felt that creating a new intersection at 64th Avenue and Gunn Street would simply transfer the existing traffic problems from Grant Street to the new intersection and increase traffic on other local roads. It was stated that the existing portion of Gunn Street has a grade that creates icy conditions in the winter and that any additional traffic would only compound the situation. What the discussion did illustrate is that the issue of overall vehicular access to the entire Glendale subdivision from 64th Avenue is not yet resolved.

b) *Proposed 2.3 acre residential - multiple family site west of the Glendale School*

Some felt that the Glendale subdivision already has too many multiple family developments. It was also indicated that this corner location, at the intersection of two arterials, would be a poor site for any form of residential development due to traffic noise and that this area should be left undeveloped and form part of the open space area around the school.

c) *Lack of overall useable open space areas*

Some residents felt that the entire Glendale subdivision is lacking in useable open space areas. Specifically mentioned was the large Municipal Reserve parcel along Glendale Blvd. that is mostly tree covered and perceived by some as not being very useable public space. Several in attendance at the meeting felt that the proposed multiple family site should be left as open space and developed with needed sports fields. Some cited that the original concept plans developed back in the early 1980's showed this corner site as open space.

Comment sheets were provided to those in attendance at the neighbourhood meeting to allow them to provide written input. Attached please find copies of the 11 comment sheets that were returned following the meeting. A summary is provided below:

- 9 comments - opposed the multiple family development site
- 7 comments - lack of open space & recreation areas
- 6 comments - Grant Street vs Gunn Street access problems
- 5 comments - more of the areas' residents should have been informed of the public meeting
- 2 comments - meeting and approval process should not be held during summer months
- 2 comments - poor access to Glendale school, particularly once full arterial roadways with medians are constructed
- 1 comment - traffic on Grimson Street will increase

Planning Staff Comments

a) *Gunn Street and Grant Street*

The proposed Outline Plan does not alter or affect the details surrounding either the Gunn Street extension or the final determination of any possible closure to Grant Street. These concepts were previously established by City Council in the adoption of the 1989 version of the Northwest Area Structure Plan and reinforced in both the 1992 and 1993 amendments to that Plan. The proposed Glendale Outline Plan fully complies with the Northwest Area Structure Plan and simply reinforces the transportation component established in that Plan and therefore it should not be construed as an issue related to the adoption of this Outline Plan.

As was indicated at the public meeting and reinforced by the City's Engineering Department in their written comments, when the remaining southerly portion of 64th Avenue is to be constructed, it is recommended a feasibility study be undertaken to determine the final status of Gunn Street vs Grant Street and in what manner the applicable intersection (full intersection vs right in-right out turns only) is to be constructed. This would be consistent with the following City Council motion passed on May 26, 1986:

“RESOLVED that Council of the City of Red Deer having considered petitions and reports presented to Council May 26 re: proposed extension of Gunn Street to 64th Avenue hereby reaffirm the intentions to proceed with the said extension, but that actual construction be deferred until 64th Avenue is constructed on its final alignment following relocation of the railway, and subject to further review by Council of the street alignments in this area.”

Construction of the southerly extension of 64th Avenue, which will activate the above noted Council motion, is not expected to occur for at least 5-10 years.

b) Corner Residential Site vs Open Space Requirements

Concept plans in the early 1980's originally showed a large area south of 77th Street (including this corner site) for open space and educational facilities. As detailed planning for both the public and separate school sites were finalized through the 1980's as well as a final determination of the open space requirements for the entire Glendale subdivision, the corner of 77th Street and 64th Avenue emerged as a residential site. This was formalized in the 1989 version of the Northwest Area Structure Plan which identified this corner site for residential development. The Northwest Area Structure Plan including subsequent amendments in 1992 and 1993 were adopted by City Council through a process consistent with the Planning Act including the required public hearings.

As the subject corner site is actually in the same quarter section as the Kentwood subdivision, any additional municipal reserve dedication at this location would be at the expense of future reserve allocations in the Kentwood subdivision. The City's Recreation, Parks and Culture Department does not support the provision of any additional reserve land in Glendale at this location beyond the dedication of the 0.49 hectare reserve parcel adjacent to the west side of the Glendale School parking lot as shown on the proposed Outline Plan. The existing open space areas in the Glendale subdivision including the 2 school sites and their recreation areas and the other Municipal Reserve parcels dedicated throughout the Glendale subdivision amounts to over 17% of the total area, well in excess of the 10% requirement under the Planning Act.

c) R2 - General Residential Corner Site

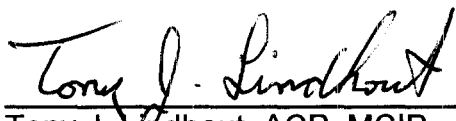
The residential multiple family corner site as shown in the proposed Glendale Outline Plan fully complies with the Northwest Area Structure Plan. While the Area Structure Plan identifies the site for residential purposes, the proposed Glendale Outline Plan illustrates the specifics of that 2.3 acre site as being either detached dwellings, duplex or townhouse residential development. If developed for townhouses, approximately 25 - 30 units could be accommodated on the site. The City's Land & Economic Development Department have indicated that this 2.3 acre site would have to be marketed as a townhouse development site in order for the City to recover the development costs associated with the installation of utilities and the completion of the local road network including the northward extension of 59th Avenue and the new Glendale School access to 64th Avenue.

Due to the location of existing and proposed roadways and adjoining land uses, this corner site is the only location which logically could be assembled for a multiple family development. This would be consistent with City policy which supports the concept of creating a mix of various types of residential uses within a subdivision. The proposed multiple family site also meets planning criteria of being located in close proximity to collector or arterial roadways. Berms containing landscaping treatment will be added along the north and west sides of the site abutting the arterial roads to reduce the impact of traffic and noise on the subject site. The east side of the site will back onto a 1.2 acre Municipal Reserve parcel which will create an attractive environment for this development. In order to ensure that the development would be an asset to the neighbourhood, Council should require high development standards. Substantial additional open space areas exist around the two schools including the water reservoir site. Although the Glendale subdivision contains the second highest density in the City (based on the 1995 census) at 35.4 persons per gross hectare or 14.3 persons per acre (the Clearview subdivision is the highest at 35.8 persons per hectare) all city subdivisions are designed/engineered to accommodate 45 persons per hectare or 18.2 persons per acre.

If the 2.3 acre corner site is to be developed for a use other than residential, an amendment to the Northwest Area Structure Plan would be required.

RECOMMENDATION

Planning staff recommend approval of the proposed Glendale Outline Plan subject to the City, as part of any land sales agreement for the 2.3 acre multiple family site, including provisions that will ensure any future development on the site be built to high standards. This would include mature landscape plantings, some brick or stone work on front elevations, adequate on site parking and if developed as a condominium project, that all roadways and parking areas be hard surfaced, defined and contain full curbs.


 Tony J. Lindhout, ACP, MCIP
 PLANNER

c.c. Lowell Hodgson, Director of Community Services
 Al Scott, Land & Economic Development Manager
 Ken Haslop, Engineering Department Manager
 Don Batchelor, Recreation Parks & Culture Manager

77 STREET

St. Teresa Of
Avila SchoolGlendale
School

Parking

PHASE

76 Street

ONE

64 AVENUE

Grimson

Street

Street

Gish

Goodall Avenue

Greig Drive

FUTURE

59

PHASING

Gunn

Street

Gillespie

Cres.

MULTIPLE FAMILY SITE

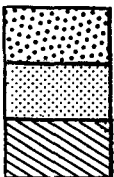
Development Standards:

- mature landscape plantings
- adequate on-site parking
- paved parking with curbs
- front elevations to include brick or stone work

LEGEND

..... OUTLINE PLAN BOUNDARY

--- BOUNDARY BETWEEN PHASES



PUBLIC UTILITY LOT / LOCAL PARKS

DETACHED DWELLINGS ONLY

DETACHED DWELLINGS, DUPLEXES
or TOWNHOUSES ONLY

GLENDALDE OUTLINE PLAN

Figure 1

NORTH

COLLECTOR ROADS
ARE SUBJECT TO
REVIEW AND
RELOCATION

CITY OF RED DEER

NORTHWEST AREA STRUCTURE PLAN

	AREA STRUCTURE PLAN BOUNDARY
	CITY BOUNDARY
	RESIDENTIAL
	LOCAL COMMERCIAL
	ARTERIAL COMMERCIAL
	INDUSTRIAL
	PUBLIC UTILITY LOT
	OPEN SPACE/SCHOOL SITE
	Catholic K-9 School
	Public Elementary School
	Public Junior High School (Existing)
	PARKETTE
	BICYCLE TRAIL
	WALKWAY
	RAILWAY
	ARTERIAL ROAD

AMENDED SEPT. 1993

RED DEER REGIONAL PLANNING COMMISSION



JUNE 1992

Figure 2

64 AVENUE

ROAD ALLO

29

RAILWAY PLAN C

77 STREET

BERM

LOT 2 M.R.
0.488 HA.

BLOCK 2

Park

LOT 1
0.946 HA.

Multiple Family

Glendale
School

76th
STREET

Single Family Lots

59th
AVENUE

LOT 10 M.R.
1.12 HA.

Reservoir

LOT 1

BLOCK 1

GRIMSON STREET

Figure 3

PHASE ONE

ROAD PLAN 7382 E.O.

ROAD PLAN 5770 A.G.

ROAD PLAN 192

ROAD ALLOWANCE

8
LK 3

DODALL
AVE.

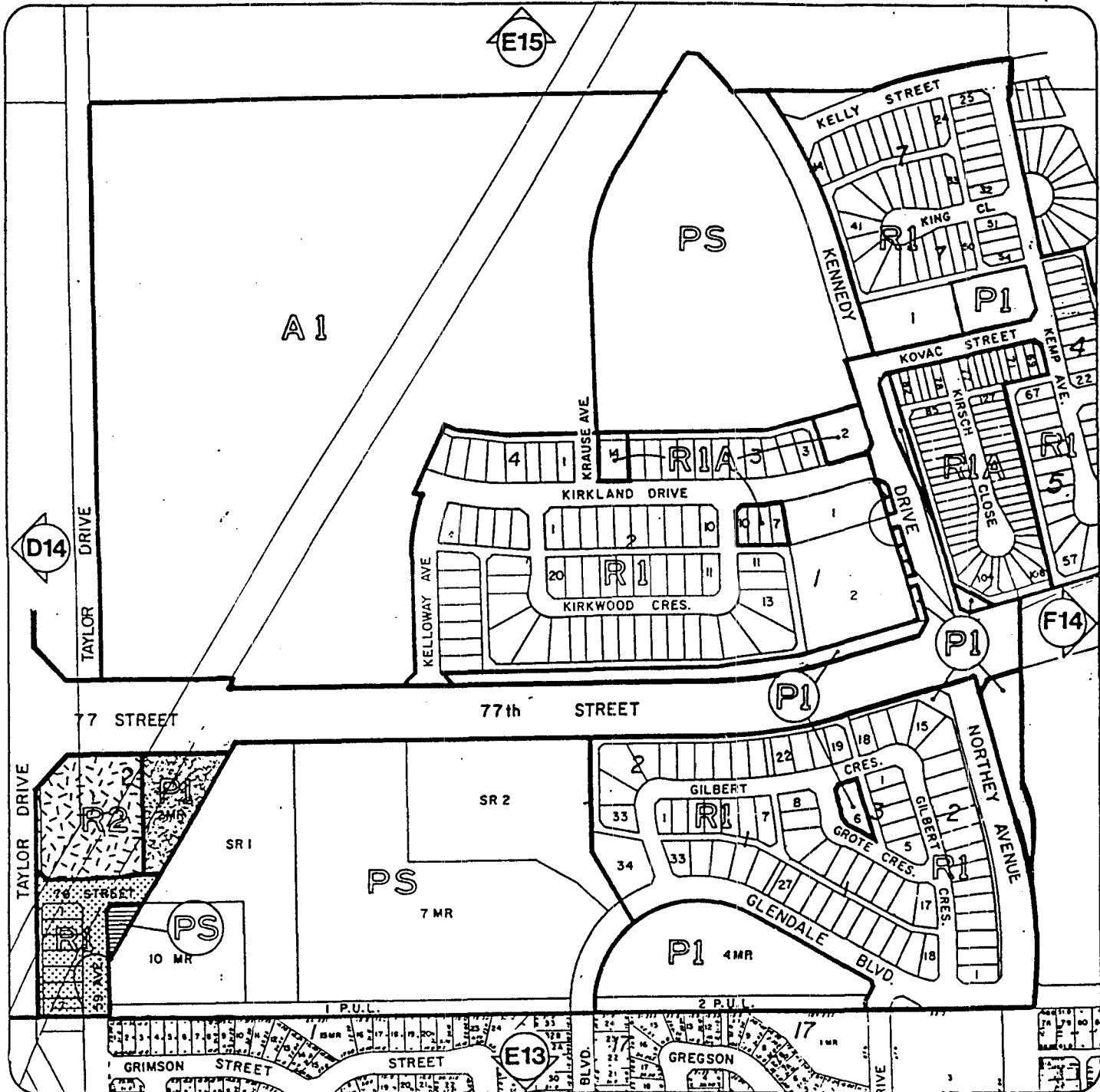
R/W PLAN 792 2368
BLOCK 1
PLAN 7 9 2 2 3 6 7 10

PLAN 7 9 2 2 3 6

City of Red Deer ---- Land Use Bylaw

Land Use Districts

E 14



scale in metres

MAP NO. 7/95
(BYLAW No. 2672/Q-95)





Change from A1 to R1 , R2 ,
P1 , & PS .

Figure 4

GLENDALE OUTLINE PLAN NEIGHBOURHOOD MEETING

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

REGISTRATION(Please Print)

NAME	ADDRESS	POSTAL CODE	TELEPHONE NUMBER
P TETTERSTEL	26 GOODALL AVE	T4P 2R5	347-5266
Laurie Tait	57 Gunn St.	T4P 2N1	343-2617
Ray Congdon	22 Oslo Ct	T4N 5A5	346 6041
Maureen Hermans	1034-7050 Gray Drive	T4P 1B9	346-7531
Sheila Kidd	20-7124 Gray Drive	T4P-2A9	346 2135
Darlene Sept	10 Grimson St.	T4P 2N9	346-4841
Kim Bull	54 Grimson Street	T4P 2N9	341-5949
Adam Morrison	49 Gunn St	T4P 2N1	343-7095
Jo-Ann Richards	29 Grimson St	T4P 2N8	347-8610
DENTON	7510 59th	T4N-5E1	346-6308
J. Anderson	73 Gunn St	T4P 2N1	346-4546
JOHN BOW	DENTON'S GREENHOUSE	T4N 5E1	347-4714
Jim Horne	Glendale Middle School	T4P 3E9	340-3100
Ken & Brenda Hunt	100 GOOD CRES	T4P 3L8	343-3469
Howard Paine	80 Good Cres.	T4P 3L8	347-2088
Jane Fleming	162 GREIG DR.	T4P 3N5	342-6895
Orval Sept	10 Grimson St.	T4P 2N9	346-4841

GLENDALDE OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: Darlene Sept

ADDRESS: 10 Grimson St.

COMMENTS:

- I'm very concerned about
the traffic flow with
these changes. Also I feel
that there will be extra
strain on the 'park' area.
I do NOT support these
changes. * Not enough people were
notified of this meeting. Having
the city meetings held over the
summer, limits the people
available to attend and speak
up against this plan because
of holidays and people being
away.

Please provide us with your comments before leaving this evening or return this sheet to
Parkland Community Planning Services (#500, 4808 Ross Street, Red Deer, Alberta, T4N 1X5)
by June 20, 1995.

GLENDALE OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: KEN ATWELL

ADDRESS: 100 GOOD LUCK

COMMENTS:

- LEAVE GRANT STREET CONNECTED TO 64TH AVE WITH BOTH
LEFT + RIGHT TURN.

- CANCEL CONVERTING GUNN STREET TO 64TH AVE.

- IF OWNERSHIP OF DENTON'S GREENHOUSE LAND
CHANGES, LEAVE AS IS OR REZONE ALL YELLOW
RESIDENTIAL AREAS IN THE GLENDALE OUTLINE PLAN
AS P1 PARKS.

- REZONE THE R2 ZONE IN THE NORTHWEST CORNER
AS P1 ONLY.

- WHEN 64TH AVE IS WIDENED, INSTALL A BERM
BETWEEN IT AND THE NEWLY REZONED P1
AREAS

- THE EXTENSION OF 50TH AVENUE TO 64TH WITH A
LEFT / RIGHT TURN IS ABOUT THE ONLY THING THAT

Please provide us with your comments before leaving this evening or return this sheet to
 Parkland Community Planning Services (#500, 4808 Ross Street, Red Deer, Alberta, T4N 1X5)
 by June 20, 1995.

MAKES
 SENSE.

GLENDALE OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: PAULINE TETTERSELL

ADDRESS: 26 GOODALL AVE

COMMENTS:

GRANT ST SHOULD NOT BE CLOSED OFF
EMERGENCY VEHICLES WOULD LOSE ONE
ACCESS.

GUNN ST IS NOT A GOOD ROAD IN THE
WINTER. THE HILL ICES UP EVERY
WINTER - YOU CAN'T STOP & TURN ON
TO GREIG DR.

HIGH DENSITY HOUSING BY THE SCHOOL
COULD CAUSE SECURITY PROBLEMS AT THE
SCHOOL. WHAT HAPPENED TO THE ORIGINAL
PLAN OF A BALL FIELD FOR GLENDALE
SCHOOL.

Please provide us with your comments before leaving this evening or return this sheet to
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GLENDALE OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME:

Jim Horne

ADDRESS:

Principal - Glendale Middle School

COMMENTS:

Concern regarding the development of the "R 2" area located immediately west of the school site. This is not an appropriate use for land bounded on three sides by major arterials and a Middle School on the fourth side.

7 lots - best kept in a boulevard park condition.

North Red Deer needs additional ^{fall} summer recreational facilities. The R 2 land would constitute an ideal location for playing fields.

Please provide us with your comments before leaving this evening or return this sheet to Parkland Community Planning Services (#500, 4808 Ross Street, Red Deer, Alberta, T4N 1X5) by June 20, 1995.

GLENDALE OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: Don Fleming

ADDRESS: 162 GREIG DR

COMMENTS:

- ① Disagree to the orange R2 development. Should be
 left for the school ^{baseball diamonds/soccer field} usage - decrease visibility of school.
- ② The 7 lots may be a hard sell to the problems
 of a middle school, having the school patrolling
 the area more.
- ③ Glendale has compromised immensely regarding
 green areas & ^{high} density ^{through} housing through amendments
 passed by city council. From past experiences -
 city councilmen do not even know where Glendale
 was. Maybe councilmen should tour Glendale and
 see the number of housing we have and possibly tour
 when school is out @ lunchtime or after school to
 see what future buyers will be faced with.

Please provide us with your comments before leaving this evening or return this sheet to
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GLENDAL OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: Harold Lawer

ADDRESS: 80 Good Cres.

COMMENTS:

It appears to me that you are creating a new road north
of our present street - 64th Avenue which is going to cause more
traffic on the lower end of 64th.

Being that the plan not to do any work for at least
5 yrs I feel that it ~~becomes~~ becomes essential that something
is done for the ~~poor~~ people who presently have their back
yards facing 64th.

642

Please provide us with your comments before leaving this evening or return this sheet to
 Parkland Community Planning Services (#500, 4808 Ross Street, Red Deer, Alberta, T4N 1X5)
 by June 20, 1995.

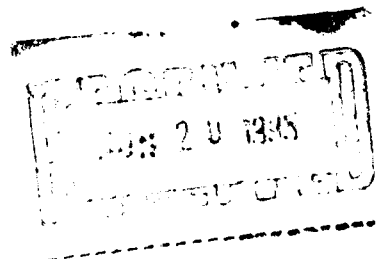
GLENDALE OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: Lenore + David Kackliffe

ADDRESS: 6 Grimsen St

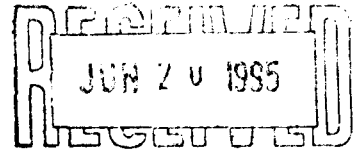


COMMENTS:

We are concerned about the proposed housing (up to 30 units) across from the school and the quality of life such units would end up with. Having a major truck route going by is not very beneficial to a neighbourhood. Also, access routes to the Glendale School would be severely limited with a lot more traffic having to use smaller areas. Parking and dropping off/picking up space is already severely limited at the school entrance.

Also we object to the fact that only a few houses were given the handout information - a lot of Glendale had no opportunity for their input, not to mention other areas the school draws from eg. Kentwood

Please provide us with your comments before leaving this evening or return this sheet to Parkland Community Planning Services (#500, 4808 Ross Street, Red Deer, Alberta, T4N 1X5) by June 20, 1995.



GLENDAL OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: Mr & Mrs. RICHARD ALFREDSON
ADDRESS: 17 GRIMSON ST. RED DEER, ALTA.

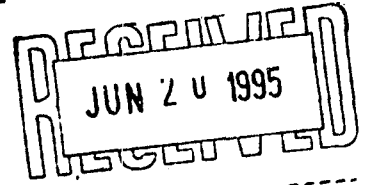
COMMENTS:

We do not approve of the traffic problems
this will create. Also do not approve of
high density housing. Noise from
large trucks etc.

[Signature]
[Signature]

Please provide us with your comments before leaving this evening or return this sheet to
Parkland Community Planning Services (#500, 4808 Ross Street, Red Deer, Alberta, T4N 1X5)
by June 20, 1995.

GLENDAL OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET



PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

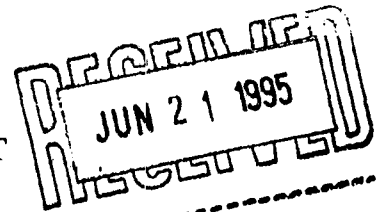
NAME: DAVID SEPT
 ADDRESS: #10 GRIMSON ST.

COMMENTS:

- I'm not in favor of these plans. There will be too much extra housing in the area that is not wanted & not needed. Traffic will be a disaster with these plans. No way!!! Not enough people were asked about these plans. These plans are not of any benefit to Glendale residents. The school should not lose the land promised them years ago. *[Signature]*

Please provide us with your comments before leaving this evening or return this sheet to Parkland Community Planning Services (#500, 4808 Ross Street, Red Deer, Alberta, T4N 1X5) by June 20, 1995.

GLENDAL OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET



PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: WAYNE PROQUETTE

ADDRESS: 9 GRIMSON ST.

COMMENTS:

I AM CONCERNED THAT I WAS NOT GIVEN
NOTIFICATION OF THE MEETING WHERE THESE
PROPOSED CHANGES WERE DISCUSSED. IT SEEMS
THAT PLANNING SERVICES WANTED AS FEW PEOPLE
IN ATTENDANCE IN ORDER TO LESSEN ANY
OPPOSITION TO THEIR PROJECT. I'M LUCKY
MY NEIGHBORS BROUGHT THE ISSUE TO
MY ATTENTION. I AM DEFINITELY
OPPOSED TO THE HOUSING PLAN & THE
PROPOSED ROAD CONSTRUCTION. IT WILL
CREATE MORE TRAFFIC CONGESTION &
MORE TRAFFIC FLOW ON GRIMSON ST. AS
WELL, PUTTING IN MULTI FAMILY DWELLINGS

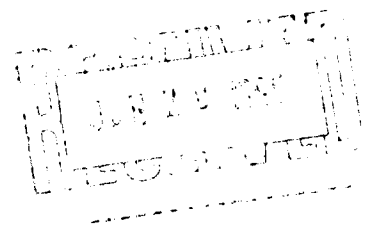
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IN THE PROPOSED AREA WILL HAVE A TENDENCY TO LOWER CURRENT PROPERTY VALUES; BLOCK OFF ACCESS TO THE SCHOOL AND PERHAPS EVEN INCREASE THE CRIME RATE IN THE AREA. IF ANYTHING, THE PLAN FOR THE NORTHWEST CORNER SHOULD BE TO KEEP IT GREEN I.E. PARKLAND OR SOCCER FIELD.

IF THE PROPOSED CHANGES ARE BEING CONSIDERED BY COUNCIL I WOULD WANT A GUARANTEE THAT THEY WOULD NOT RESULT IN:

1. AN INCREASE IN TRAFFIC,
2. AN INCREASE IN TAXES (TO PAY FOR THE PROPOSED CHANGES)
3. AN INCREASE IN THE CRIME RATE
4. A DECREASE IN CURRENT PROPERTY VALUES.

Nay Raguel



GLENDALE OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995


NAME: Sheila Kidd (co-chairperson Glendale Middle School parent council)

ADDRESS: 207124 Gray Drive

COMMENTS:

- 1) due to close to proximity to a middle school & the # of school attendants affected by a development on NW corner (R2), a larger community should have been informed of this mtg. (including elementary school areas - Aspen Heights, Normandeau)
- 2) noted minimal price tag to R2 development and the area of Glendale already highly populated, please consider leaving area as urban development for several years until impact of roads, single family lots (if they even sell) is studied.
- 3) without an access road west out of Kentwood onto the upgraded 64 Ave it will be extremely inconvenient for parents to drop students off @ GMS.
- 4) thank you for comments re: process to address concerns BUT by leaving this plan till the summer months it appears that you are almost guaranteeing minimal response due to holidays, etc. (The plan could slide through easily)
- 5) The whole plan does not appeal to me - it just seems thrown together as a means to close off the final development of a community that was →

Please provide us with your comments before leaving this evening or return this sheet to Parkland Community Planning Services (#500, 4808 Ross Street, Red Deer, Alberta, T4N 1X5) by June 20, 1995.



already designed haphazardly & confusingly at best. It reminds me of throwing the last odds & ends in a box so that you can move on to new projects. As I said previously, Glendale, while filled with many nice families, is truly not an appealing-looking community. The green areas are fairly useless because they are heavily treed. A real plus to the area, that would be easily accessed because of 64 Avenue, and would also assist G.M.S. with a perpetual traffic/parking problem, would be the development of a ball diamond or soccer field in the NW R₂ zoned area. Perhaps a plan of this nature could be a cooperative project between the city, the school & the school board. At least it is an area that could be reviewed before hasty multi-family dwellings are constructed in an area already saturated with numerous condos, townhouses, 4-plexes & apartments. I do not object to multifamily dwelling as I live in one, but I do not wish a busy location such as this corner on anyone.

COMMENTS:

We concur with the recommendation of the Planning staff. Specifically we concur that a condition of the Land Sales Agreement ensure the development meets a high standard and is sensitive to the views of the neighbourhood.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

GLENDAL OUTLINE PLAN
NEIGHBOURHOOD MEETING COMMENTS SHEET

PARKLAND COMMUNITY PLANNING SERVICES / CITY OF RED DEER

JUNE 15, 1995

NAME: WAYNE PAQUETTE
ADDRESS: 9 GRIMSON ST.

COMMENTS:

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NOTIFICATION OF THE MEETING WHERE THESE
PROPOSED CHANGES WERE DISCUSSED. IT SEEMS
THAT PLANNING SERVICES WANTED AS FEW PEOPLE
IN ATTENDANCE IN ORDER TO LESSEN ANY
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2. AN INCREASE IN TAXES } TO PAY FOR THE PROPOSED CHANGES
3. AN INCREASE IN THE CRIME RATE
4. A DECREASE IN CURRENT PROPERTY VALUES.

Nay Aguilera

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:42 AM
DATE	95/06/21
BY	ek

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	11:45
DATE	July 13/95
BY	ST.

84 Gillespie Cres.
Red Deer, Alberta
T4P 2M8.

July 11, 1995

City Clerk
Re - Glendale Plan.

Submitted To City Council

Date: July 17/95

Since we were unable to attend the meeting on June 15, we would like to extend a few comments about the Glendale Outline Plan. As Glendale already has a high density of population there shouldn't be more multiple dwellings. Single family homes and a few duplexes would be acceptable.

Secondly, it makes no sense to move the traffic problems from Grant St to Gunn St., as Grant St. is a main connector route, Gunn Street should be extended to 64th Ave to allow more access to the Glendale residential area.

Regarding Figure 1 in the outline, if the development plan proceeds, we don't agree with the right turns only onto 77 St and from 76 St onto 64 Ave. This eliminates any south access to 64th Ave., which is to be a main route. It will mean all this extra traffic from this new area will be using 59th Ave. It already has an excessive amount of traffic and is also used by many commercial vehicles supposedly as a short cut to and from Grant St. or wherever.

Yours truly,
Bon & Anita Blais

NO. 5**RPC - 5.554**

DATE: June 27, 1995

TO: KELLY KLOSS
City Clerk

FROM: MONICA BAST, Chairman
Recreation, Parks & Culture Board

RE: PROPOSED TENNIS STRUCTURE - ROTARY RECREATION PARK

The Recreation, Parks & Culture Board held a public meeting on April 27, 1995, and provided opportunity for public delegations to speak at the May 9, and June 13, 1995 meetings of the Recreation, Parks & Culture Board to discuss the issue of a tennis structure proposed by Mr. Ross Keenan (Foothills Indoor Tennis Ltd.).

After lengthy discussion by the Board and hearing presentations by Mr. Keenan (applicant), residents, Paddington Place homeowners, tennis players and Red Deer Tennis Club members, the Board passed the following resolutions:

- "1. That an agreement be prepared between The City of Red Deer and Foothills Indoor Tennis Ltd. for the construction and operation of a Universal structure on four tennis courts at the south end of Rotary Recreation Park.
2. Consideration for inclusion in an agreement prepared by the City Solicitor:
 - the points outlined in the April 4, 1995 report from the Recreation, Parks & Culture Manager and the Recreation Facilities Superintendent, and
 - a requirement that Foothills Indoor Tennis Ltd. (Ross Keenan) be required to provide an Irrevocable Letter of Credit to The City in the event that the operation proves to be unsuccessful, in which event Foothills Indoor Tennis Ltd. (Ross Keenan) would be obligated to totally remove all structures and improvements and repair the site to its original conditions.
3. That extensive tree planting and landscaping be carried out around the Universal structure in 1995, with particular emphasis on screening the Universal structure from the adjacent condominium development.
4. That the Recreation, Parks & Culture Board support the structure for recreational uses only, and that other uses would require Recreation, Parks & Culture Board and City Council approval."

.../2

City Clerk
Page 2
June 27, 1995

There has been significant interest in this project, as outlined in the attached letters of support from the School Boards, institutions, hotels, and the business community. However, at the same time, there has been some opposition, primarily from the residents of Paddington Place (see attached letters).

The Board supported this proposal as a metal Universal structure building (not an air support structure), complete with a landscaping requirement and a comprehensive lease agreement. With these conditions the Board is requesting Council to approve this development.



MONICA BAST

:ad

Atts.

- c. Lowell R. Hodgson, Community Services Director
Don Batchelor, Recreation, Parks & Culture Manager
Ross Keenan, Foothills Indoor Tennis Ltd.

CS- 4.742

DATE: June 28, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Director of Community Services

RE: PROPOSED TENNIS STRUCTURE - ROTARY RECREATION PARK

For the past three and one-half months, the Recreation, Parks & Culture Board has been considering a proposal from Foothills Indoor Tennis Ltd. to place a structure over four tennis courts in Rotary Recreation Park. This proposal has received significant press coverage, as there has been both strong support for it, as well as strong opposition to the proposal. Attached to this memo are the various reports from the Recreation, Parks & Culture Manager, as well as letters of support and of opposition for this undertaking.

I support the recommendation of the Recreation, Parks & Culture Board to proceed with this development subject to a satisfactory agreement to be prepared by the City Solicitor. My support is based on the following:

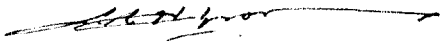
- The short season for the sport of tennis is extended to a year-round opportunity, with no expenditure requirement from the City.
- A commitment to partnering is advanced and through that, an existing service is extended with no capital expenditure or operational requirement of the City, and no financial risk to the City if the project should fail.
- A financial savings is realized for the Recreation, Parks & Culture Department as Foothills Indoor Tennis Ltd. assumes, through the lease agreement, responsibility for ongoing operation costs of these four courts and the parks service building.
- In addition to savings realized from operating costs, a rent will also be paid by Foothills Indoor Tennis Ltd. and thus, a facility that has always been a cost to operate, now begins to generate some revenue for the department and, at the same time, provides an increased service in this recreation activity.

.../2

City Clerk
Page 2
June 28, 1995

RECOMMENDATION

That Council of the City of Red Deer support the recommendation of the Recreation, Parks & Culture Board to enter into a lease agreement with Foothills Indoor Tennis Ltd. to construct a cover over the four south tennis courts in Rotary Recreation Park, with this lease agreement to be prepared by the City Solicitor and to contain the conditions outlined in the resolution of the Recreation, Parks & Culture Board.



LOWELL R. HODGSON

:ad

Atts.

c. Don Batchelor, Recreation, Parks & Culture Manager

DATE: June 21, 1995

TO: RECREATION, PARKS & CULTURE BOARD

FROM: LOWELL R. HODGSON, Community Services Director
DON BATCHELOR, Recreation, Parks & Culture Manager

RE: TENNIS STRUCTURE PROPOSAL

The Recreation, Parks & Culture Board has considered the proposal of Mr. Ross Keenan (Foothills Indoor Tennis Limited) at three previous board meetings and one public meeting.

Alternative sites, different building construction products, various terms and conditions of a proposed agreement, alternate uses of the structure and public concerns have all been reviewed and discussed. Mr. Keenan made an unexpected suggestion at the June 13th board meeting, to consider the four north courts at Rotary Recreation Park for the construction of a Metal Universal Structure. This suggestion was a surprise to the Recreation, Parks & Culture Department because neither the location nor alternate building type had been discussed or investigated in terms of feasibility. It did appear, however, that the four north courts may be a more desirable alternative in terms of location than the four south courts. Based on all the information presented to the board, the board passed the following resolutions on June 13, 1995:

1. "THAT the Recreation, Parks & Culture Board support and recommend to City Council that an agreement be prepared between The City of Red Deer and Foothills Indoor Tennis Limited, for the construction and operation of a Universal structure on four tennis courts **at the north end** of Rotary Recreation Park, and
2. THAT the Recreation, Parks & Culture Board request that City Council consider including in an agreement to be prepared by the City Solicitor:
 - the points outlined in the April 4, 1995 report from the Recreation, Parks & Culture Manager and Recreation Facilities Superintendent, and
 - a requirement that Foothills Indoor Tennis Ltd. (Ross Keenan) be required to provide an Irrevocable Letter of Credit to The City in the event that this operation proves to be unsuccessful, in which event Foothills Indoor Tennis Ltd. (Ross Keenan) would be obligated to totally remove all structures and improvements and repair the site to its original condition, and
 - that the facility be used only for tennis, volleyball, basketball and soccer, and that no other uses will be allowed in the structure without the approval of the Recreation, Parks & Culture Board and City Council.
3. THAT the Recreation, Parks & Culture Board support and recommend to City Council that extensive tree planting and landscaping be carried out around the Universal structure in 1995, with particular emphasis on screening, and

Recreation, Parks & Culture Board

Page 2

June 21, 1995

- 4. THAT the Recreation, Parks & Culture Board contact the newly affected residents adjacent to the north location and advise them of this proposal, providing them with an opportunity to attend City Council in order to express their views."**

Prior to the board's voting on this resolution, there was a great deal of discussion on the potential effect of the building structure with utilities and services under the four north courts. The Recreation, Parks & Culture Department agreed to explore all utility and servicing details prior to this resolution's being forwarded to City Council and, if necessary, bring back a report to the board if the four north courts were not viable.

The results of this review of the four north courts are as follows:

- ▶ A 3" gas line is in conflict with the proposed building (relocation would be required - see attachment 1).
- ▶ Power distribution lines along the west side of the courts are in conflict with the proposed building; 4.21m clearance is required by the Electrical Communication Utility Systems Regulations, however, only 2.0m can be provided on this site (relocation of the power line is required - see attachment 2).
- ▶ A 300mm storm sewer main is under the north courts.
- ▶ Water, sanitary and AGT service lines exist under the courts.
- ▶ The Alberta Building Code, Spatial Separation Guideline would require that additional fire retardant insulation be applied to the tennis structure due to the close proximity to other buildings west of the lane.
- ▶ The City of Red Deer Land Use Bylaw specifies that minimum front and side yard building setbacks of 15m are required. The maximum setbacks that could be achieved for the proposed structure are 7m and 1m respectively.

In view of the above, Mr. Keenan has been advised of these conflicts, impositions and restrictions. He has chosen to withdraw his proposal for the four north courts, as it is not feasible or viable.

With the discussions that have taken place to date and the recent discoveries concerning this site, it would appear that the four south courts at Rotary Recreation Park should be reconsidered for the following reasons:

1. From a programming perspective, covering the four most southerly courts keeps the bank of eight courts as one unit. This is much easier to supervise and manage and it better accommodates tournament play and tennis instruction/lessons. The four south courts are somewhat isolated from the eight north courts now and, thus, covering these four south courts has less impact on the whole tennis development.

Recreation, Parks & Culture Board

Page 3

June 21, 1995

2. Access to the four south courts for year-round play is better than the four north courts, as there is ample parking directly adjacent to the courts, where the north will require parking in the Recreation Centre lot.
3. Aesthetically, this development will be much better on the four south courts. Putting the cover on any of the bank of eight courts breaks the existing sight lines and continuity now in the park. A building on the four north courts would be crowded and congested.
4. The users of this facility and some 228 petitioners much prefer the four south courts for this development. (See attachment.)
5. The nine businesses, learning institutions and associations presenting letters of support for this project illustrates community support. (See attachments.)
6. The tennis season is extended, thus, giving greater access to this lifelong sport. In addition, it creates a facility in Red Deer that is capable of hosting significant tournaments, regardless of weather conditions. Therefore, this is an economic generator, as well as a recreation opportunity.
7. This development will generate new revenue for the Recreation, Parks & Culture Department.
8. This development will save the Recreation, Parks & Culture Department operating costs, as well, in that the developer will be responsible for maintaining four tennis courts, as well as the operation of the Parks service building.
9. There is no risk for The City with this development, as an Irrevocable Letter of Credit will be required. If, for any reason, the project should fail in the future, the structure can be dismantled and taken from the site, returning it to what exists today.
10. The Metal Universal Structure proposed for the four south courts is more attractive, less susceptible to vandalism and would appear like a building which blends into the community, more than the original proposal of an air bubble structure.

Issues that have been expressed by the public, such as uses of the structure, noise, landscaping, aesthetics of the building can all be addressed through the agreement. The tennis structure proposal should now be directed to City Council for their consideration.

RECOMMENDATION

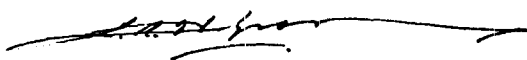
1. THAT the Recreation, Parks & Culture Board support and recommend to City Council that an agreement be prepared between The City of Red Deer and Foothills Indoor Tennis Limited, for the construction and operation of a Universal structure on four tennis courts at the south end of Rotary Recreation Park, and

Recreation, Parks & Culture Board

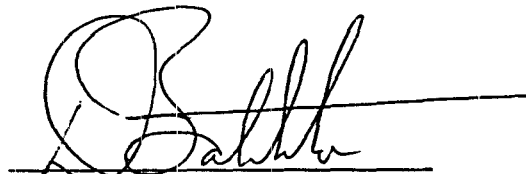
Page 4

June 21, 1995

2. THAT the Recreation, Parks & Culture Board request that City Council consider including in an agreement prepared by the City Solicitor:
- the points outlined in the April 4, 1995 report from the Recreation, Parks & Culture Manager and the Recreation Facilities Superintendent, and
 - a requirement that Foothills Indoor Tennis Ltd. (Ross Keenan) be required to provide an Irrevocable Letter of Credit to The City in the event that the operation proves to be unsuccessful, in which event Foothills Indoor Tennis Ltd. (Ross Keenan) would be obligated to totally remove all structures and improvements and repair the site to its original condition, and
3. THAT the Recreation, Parks & Culture Board support and recommend to City Council that extensive tree planting and landscaping be carried out around the **Universal** structure in 1995, with particular emphasis on screening the **Universal** structure from the adjacent condominium development.
4. THAT the Recreation, Parks & Culture Board support the structure for recreational uses only and that other uses would require Recreation, Parks & Culture Board and City Council approval.



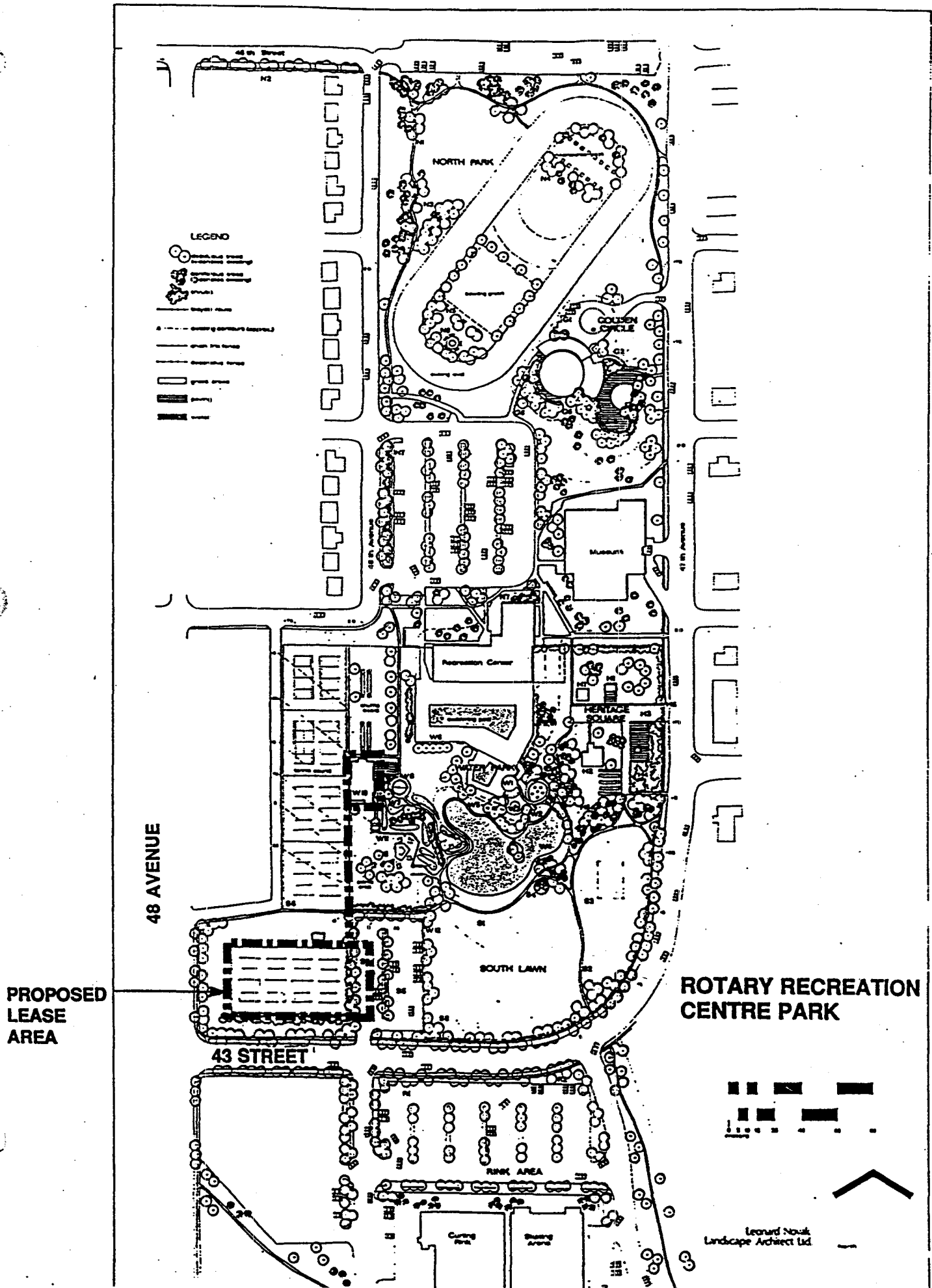
LOWELL R. HODGSON



DON BATCHELOR

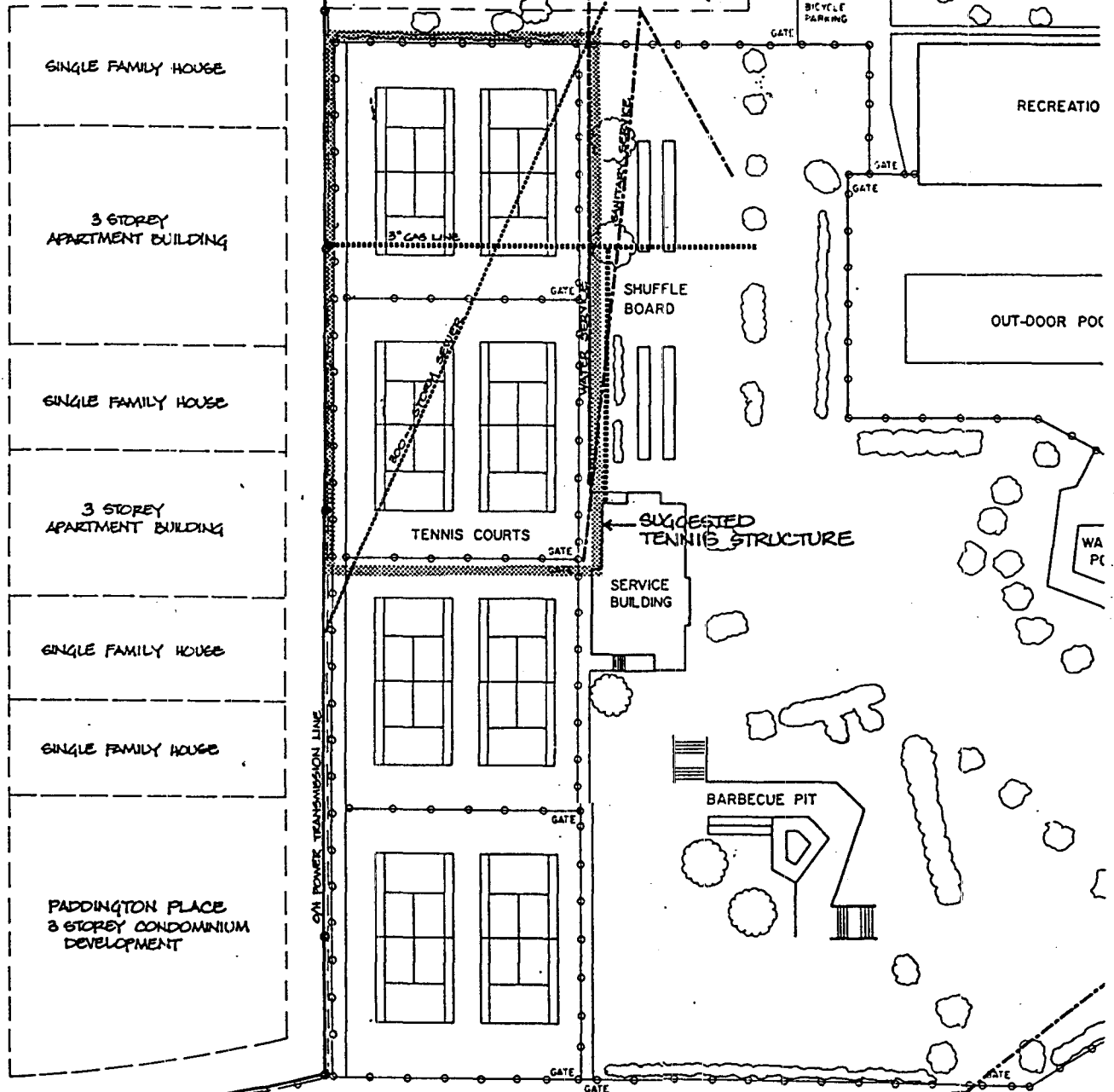
:dmg

Enclosures



55

45 STREET



48 AVENUE

SINGLE FAMILY HOUSE

3 STOREY
APARTMENT BUILDING

SINGLE FAMILY HOUSE

3 STOREY
APARTMENT BUILDING

SINGLE FAMILY HOUSE

SINGLE FAMILY HOUSE

PADDINGTON PLACE
3 STOREY CONDOMINIUM
DEVELOPMENT

RECREATIO

OUT-DOOR POOL

WASTE
PIT

TENNIS COURTS

SHUFFLE
BOARD

SUGGESTED
TENNIS STRUCTURE

SERVICE
BUILDING

BARBECUE PIT

TENNIS COURTS

RECOMMENDED
TENNIS STRUCTURE

43 STREET

RPC - 5.391

DATE: April 4, 1995

TO: RECREATION, PARKS & CULTURE BOARD

FROM: DON BATCHELOR, Recreation, Parks & Culture Manager
HAROLD JESKE, Recreation Facilities Superintendent

RE: INDOOR TENNIS PROPOSAL

We have had a number of preliminary discussions with Mr. Ross Keenan of Foothills Indoor Tennis Ltd., to consider the development of an indoor tennis facility in Red Deer.

Based on these discussions, and a meeting with representatives of the Red Deer Tennis Club, Mr. Keenan has submitted the attached Business Plan for the construction and operation of an air-support structure over the four south tennis courts located in Rotary Recreation Park.

The attached plans outline the location of the proposal in relation to the remaining eight tennis courts that would continue to be operated by the Red Deer Tennis Club, and made available for public use. It is significant to note that Mr. Keenan's proposal for the other four courts would ensure that there is general public use 50% of the time.

The proposal is well prepared and includes the following features:

- Installation and payment of all utilities.
- Construction of a ±30 ft. high air-support structure over the courts, and a connection to the tennis building.
- Operation of the tennis building year round as a pro-shop, washroom, lounge and snack bar.
- Tennis court resurfacing.
- Construction of a mechanical room on the east side of the air-support structure.

The proposal, as presented, outlines extensive programs and lessons for the general public, both School Boards and the Red Deer College. A letter of support from the Red Deer College is attached. In addition, Mr. Keenan has had preliminary discussions with the Red Deer City Soccer Association for some potential soccer use in the air-support structure. Requests for other special events and uses would be considered by the operators as outlined in the submitted Business Plan.

Recreation, Parks & Culture Board

Page 2

April 4, 1995

SUMMARY

This proposal is supported by the Red Deer Tennis Club (see attached letter), the staff of the Recreation, Parks & Culture Department, and the Director of Community Services. It is an example of how private business, a sports organization, and The City of Red Deer can collaborate in a partnership for mutual benefit.

A year-round tennis facility in Red Deer could provide an expanded service for tennis enthusiasts, while providing an indoor facility that may be suitable for other indoor events (i.e., soccer, volleyball, public meetings). The proposal would generate approximately \$18,000 into the Recreation, Parks & Culture Department to pursue other basic programs and services. Initially a small portion of the revenues should be directed to landscaping at the corner of 43 Street and 48 Avenue.

If this proposal were to proceed, the City Solicitor should draft an agreement to include the following as responsibilities of the lessee:

- Installation and operational costs of all utilities.
- All business licence fees and taxes.
- Obtain development and building permits.
- Public access at 50% of the time.
- Lease period, complete with renewal extensions, to a total of twenty-five years.
- Lease rates at \$4,000/court/season, and \$2,000 for the clubhouse/season.
- Establishment of a facility management board.
- Two million dollar general liability insurance, listing The City of Red Deer as co-insured.
- Insurance on all improvements equal to replacement value.
- Irrevocable letter of credit during site development.
- Operational hours and consideration for alternate public uses to the satisfaction of the City.
- Description of site improvements and architectural controls by The City of Red Deer.

RECOMMENDATION:


1. That the Recreation, Parks & Culture Board support and recommend to City Council that an agreement be prepared between the City of Red Deer and Foothills Indoor Tennis Ltd. (Ross Keenan) for the construction and operation of an air-support structure on four (4) tennis courts at Rotary Recreation Park.

Recreation, Parks & Culture Board
Page 3
April 4, 1995

2. That the Recreation, Parks & Culture Board request that City Council consider including the points outlined in the April 4, 1995 report from the Recreation, Parks & Culture Manager and the Recreation Facilities Superintendent to be included in an agreement prepared by the City Solicitor.
3. That the Recreation, Parks & Culture Board request Mr. Keenan to obtain a preliminary indication of support from the owners/occupants of the walkup apartment complex adjacent to this proposal.



HAROLD JESKE



DON BATCHELOR

:ad

Att.

- c. Lowell R. Hodgson, Community Services Director
Ross Keenan, Foothills Indoor Tennis Ltd.
Red Deer Tennis Club



FOOTHILLS INDOOR TENNIS

Suite 620, 300 - 6th Avenue S.W., Calgary, Alberta Canada T2P 3C4 Phone (403) 234-7700 Fax (403) 234-7706

TO: Mr. Don Batchelor

FROM: Mr. Ross Keenan

DATE: May 31, 1995

Further to the request of the Board, I have reviewed some alternative locations for the construction of an Indoor Tennis Facility in Red Deer.

I held a meeting with Red Deer College representatives, Gord Inglis and Gerry Paradis, to discuss potential interest. They both expressed a strong interest in further reviewing the opportunity to have the tennis club on campus.

There would need to be several meetings which would include the College Govenors, who would have ultimate approval of this type of project on campus.

Also, the Provincial Education Department may have to be approached in order to obtain permission to utilize the land for this purpose.

The major concern would be that location on campus and accessibility of services to the location would have to be addressed in order to make the project viable.

Architectural response initially put the cost of hook-ups for gas, sewer and water and electricity at \$100,000.00.

In addition, court costs would be approximately \$125,000.00 to construct four courts. In the campus location a clubhouse would be required; a mobile modular structure at a cost of \$79,865.00.

The four court structure to cover the court area would be \$350,000.00 to \$433,500.00. The college felt the area required could be leased for about \$7,000.00 annually.

- 2 -

In a meeting held with Alan Scott of the City of Red Deer, two sites were discussed:

1. The current snow dumping site which, according to my architect, may present problems with regard to needed soil tests and the possible settling of the land (re - cracks in courts at a later date due to settling).
2. The south school site which was being sold. I just didn't have enough time to properly review the site, complete the requirements, and submit a proposal.

The two areas discussed above both require a full services package, as well as court construction, clubhouse and structure completion, or a budget of approximately \$604,865.00 which does include land purchase or land lease.

I have also approached Toby Lampard of Santo Property Management to either purchase or lease raw land from him to construct the tennis facility. The cost to purchase one acre is \$239,500.00 or lease for fifteen years at \$28,749.60 per year.

Once again, as pointed out previously, my budget for construction would be approximately \$604,865.00 plus land costs.

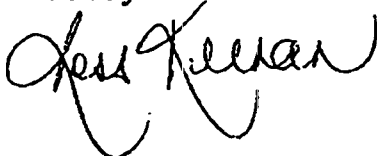
After having completed this review of land, I still remain convinced that the only viable way to develop a public use indoor tennis facility is to use the existing courts.

If the Board has another or alternative suggestions regarding the current court site, I would appreciate the input.

If in fact the four court site selection is a problem, I would propose the use of another four court area.

I look forward to discussing this with you further to try to reach some completion of this project.

Thank you.





FOOTHILLS INDOOR TENNIS

Suite 620, 300 - 5th Avenue S.W., Calgary, Alberta Canada T2P 3C4 Phone (403) 234-7700 Fax (403) 234-7706

FAX TRANSMISSION

TO: Kelly Closs
City of Red Deer
City Clerk

FROM: Ross Kecnan

DATE: June 26, 1995

FAX NO: (403) 346-6195

I wish to take this opportunity to thank the Parks, Recreation and Culture Board for having approved the concept of a four court indoor tennis facility at Rotary Park.

Also, I have fully reviewed the report which was sent to me. FITL can and will meet all of the requirements that have been identified in June 23, 1995 report.

I will be in attendance at the City Council meeting of July 17, 1995 and look forward to the opportunity of addressing council at that time.

Thank you.

COMMENTS:

We concur with the recommendation of the Recreation, Parks & Culture Board. Comments from the public relative to this issue are submitted to Council as an attachment to the agenda.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

COUNCIL MEETING OF JULY 17, 1995

ATTACHMENT TO REPORT ON OPEN AGENDA

**RE: Proposed Tennis Structure -
Rotary Recreation Park:
Public Comments**

May 31, 1995

228 Petitioners

Dear Members of the Recreation Board,

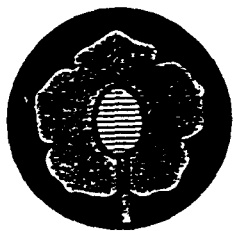
We, the undersigned citizens of Red Deer, ask the Recreation Board for approval in principle for the covering of the existing four south tennis courts at the Recreation Centre tennis complex. We see that the primary issue at present is this approval in principle, and that a secondary and separate issue is the consideration of any particular proposal to accomplish this.

We are very concerned that the Board has tabled this matter pending investigation into an alternative site. The Recreation Centre complex is the logical and most financially sensible location for an indoor tennis facility.

The value of the land, clubhouse, and existing courts, including utility services, is close to one million dollars, thus representing a significant existing investment. This 12 court facility is the largest in the province, ideally situated between the two major cities, and is currently usable for about 5 months of the year. The year round and increased summer use of this total complex would contribute significantly to the economic base of the city, increase the availability of city recreation opportunities, and provide for year round training, as well as enable Red Deer to host major competitions. Providing the indoor capability at this 12 court location is critical in optimizing the current resource and investment at this site. The fact that this type of development clearly fits within the zoning, and existing development of this recreational area further supports this as the logical and appropriate site.

A great deal of opinion has been expressed about the potential disadvantages of a structure (bubble or otherwise) over the four south tennis courts. What is clear is that facts are in short supply and that any potential negative effects are primarily at issue for the neighboring residential area. While a community should be sensitive to expressed concerns, and strive for fair treatment, the greatest good for the greatest number must be the priority consideration in a situation such as this.

In closing, we restate our expectation that the Recreation Board will approve, in principle, the covering of the south four tennis courts of the Recreation Centre complex. This decision is critical to long term planning to accomplish indoor tennis for Red Deer whether by private developer or other proposal. We are following this matter with energy and determination. Thankyou for your consideration of this issue.



Tennis Alberta

Alberta Tennis Association

June 2, 1995

Marion Lebreton
Red Deer Tennis Club
Box 27108
Red Deer, Alberta
T4N 6X8

Dear Marion,

As President of Tennis Alberta, I fully endorse the construction of an indoor tennis facility for the Red Deer Tennis Club.

Tennis Alberta's mission is to promote and develop tennis throughout the province. An indoor facility is crucial to the development of a strong junior tennis program. A strong junior program will increase the level of participation of all ages. By having qualified tennis professionals hired on a year-round basis, there is the opportunity to begin a program in the schools as well.

It is important to have the indoor facility close to the outdoor courts. This is especially important when hosting tournaments. The ability to move a tournament indoors in case of inclement weather is a huge asset. It also affords the opportunity to host Provincial level tournaments, which will bring visitors and their dollars to your city.

Locating a tennis facility in a park in close proximity to other sports lends itself to participation in sport by the entire family. The indoor facility would certainly enhance the value of the recreational area.

I realize that there may be concerns about the unsightliness of a "bubble" facility and the devaluation of surrounding property. We have not found this to be the case. The Royal Glenora Club and the University of Alberta Tennis Centre both have bubbles and are both located in prestigious and affluent areas in Edmonton. The residents would indicate that having a year-round facility in their neighbourhood is quite an asset.

In the province of Alberta, there are only two cities which have indoor tennis facilities. In developmental and competitive terms, there is a significant difference between those who play tennis year-round and those who play only in the summer season. It would be wonderful to welcome another indoor facility to the province.

Sincerely,

ALBERTA TENNIS ASSOCIATION

Dianne Storey
President



Tennis Canada

**CANADIAN TENNIS ASSOCIATION
ASSOCIATION CANADIENNE DE TENNIS**

April 29, 1995

Mrs. Marion LeBreton
8 MacKinnon Ave.
Red Deer, Alberta
T4N 0J5

Dear Mrs. LeBreton

Enclosed is a booklet outlining the requirements for a club to host a junior national event.

You will note that a back up indoor facility is essential for a club to host a junior national tournament. You can safely assume that any national summer event would require access to indoor courts as a back up in case of inclement weather.

It is exciting to hear that Red Deer will be having year round tennis in the near future. If I can be of any further assistance, let me know.

Sincerely

Carmel Derdaele
Tournament Director
Corel Junior Nationals



March 17, 1995

Mr. Harold Jeske
Department of Recreation & Culture
CITY OF RED DEER
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Harold:

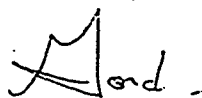
It was good to discuss with you, the proposal of covering the Recreation Centre tennis courts.

On behalf of the Department of Physical Education at Red Deer College, I wish to extend our strong support for such an initiative. Such a facility would allow us to extend our season for our physical activity tennis classes in the fall as well as potentially allowing us to offer a class through the winter and spring.

I would also be very willing to serve on any committee involved in this initiative if you feel College representation would be beneficial.

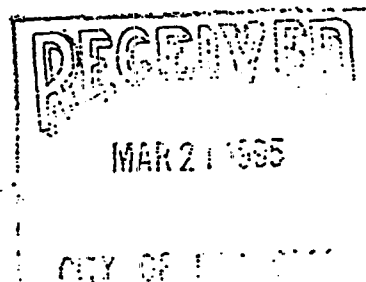
Thank you for your work on this project.

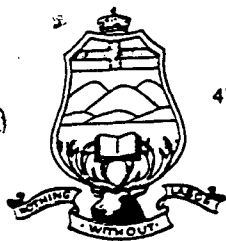
Sincerely,



Gord Inglis
Chairperson, Department of
Physical Education
342-3242

GI/dmm
<G.Inglis 94-95-Physical Education>





RED DEER PUBLIC SCHOOL DISTRICT NO. 104

4747 - 53 Street

RED DEER, ALBERTA
T4N 2E6

Phone (403)343-1405
Fax (403)347-8190

BOARD OF TRUSTEES

L.D. HARRIS
Chairman
L.E. GODDARD
D.L. HARDY
B.I. HOPFNER
D.A. NESS
D.R. PICKERING
G.A. STEWART

June 8, 1995

To Whom It May Concern

Re: Year-Round Tennis Facilities

Please be advised that the schools in the Red Deer Public School District would be interested in having an opportunity to access tennis courts on a year-round basis. With the addition of a second senior high school and the relocation of grade nine students to the senior high schools, it is anticipated that senior high physical education programmers would welcome the addition of this alternative in developing their scheduling.

Thank you for your consideration.

Yours truly,

D. A. Blacker
Superintendent of Schools

DAB:lw

Red Deer Catholic Schools

ADMINISTRATION OFFICES:
3827 - 39 STREET,
RED DEER, ALBERTA
T4N 0Y6
PHONE: (403) 343-1055 FAX: 347-6410

June 2, 1995

Recreation, Parks and Culture Board
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Board Members:

A recent proposal to bring indoor tennis to Red Deer, in the form of a "bubble" placed over some of the present 12 courts at the Recreation Centre, sounds extremely promising for experienced tennis players, juniors, school students, and the general public alike. Our city may be the only one in the province with 12 courts at the one site. The addition of indoor tennis, at no extra expense to local taxpayers, would truly benefit everyone in the city.

Traditionally, students from our schools have utilized the Recreation Centre tennis facility during the month of June. Indoor tennis, available for 12 months a year, would not only provide flexibility in scheduling for our schools, but would no doubt increase the interest in tennis as a more readily available - and perhaps expanded - unit within the Physical Education and activity program. Any increase in exposure for our students to such a worthwhile activity is welcomed by our school board and by our staff.

The present proposal, if accepted by the Recreation, Parks and Culture Board for recommendation to City Council, will provide further indication of this city's progressive thinking, and it will have the wholehearted support of our schools. In mid-winter, an activity such as indoor tennis, centered at a distance from the traditional school gymnasium, would provide a variety of experience for students that would be both educational and enjoyable.

Our understanding is that Tennis Canada, if Red Deer were to have an indoor tennis back-up, would consider bringing the National Junior Championships to the city. The very presence of indoor tennis in Red Deer would certainly provide some economic advantage as an alternative attraction; but the Junior Nationals would bring with them an added economic lift to our city, which is rapidly attracting national and international events, all of which add substantially to Red Deer's economic welfare.

.../2

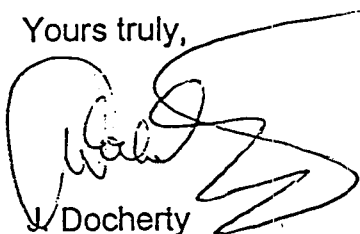
- 2 -

Recreation, Parks and
Culture Board
June 2, 1995

Finally, any encouragement by the Recreation, Parks and Culture Board and the City of Red Deer for our youth to participate more actively in healthy physical activities - and tennis year round surely qualifies as one - speaks well of our civic responsibility towards all of our citizens - among them our children and youth.

Our board hopes that the Recreation, Parks and Culture Board will approve of the present proposal, which envisions indoor tennis as a permanent, year-round feature at the Recreation Centre.

Yours truly,

A handwritten signature in black ink, appearing to read 'J. Docherty', with a large, sweeping flourish extending to the right.

J. Docherty
Superintendent of Schools

JD/la



June 5, 1995

Red Deer Tennis Club
P.O. Box 27108
Red Deer, Alberta
T4N 6X8

To whom it may concern;

It has come to my attention your club is in the process of raising funds to build an enclosure for the (4) tennis courts located East of the Red Deer Lodge. Red Deer has been host to major winter events such as Skate Canada, Labatt Brier and World Junior Hockey. A facility enabling Provincial or National Tennis Tournaments would assist in bringing additional tourism revenue to the city in the summer months.

The Red Deer Lodge would serve as the ideal location to provide choice accommodation, meeting and banquet facilities for teams & personnel attending these events.

I would like to take this opportunity to offer my support on the hotel's behalf and to encourage your club to maintain the drive to attain your goal.

Sincere regards,
RED DEER LODGE

A handwritten signature in black ink, appearing to read "A.J. McGilvray", is written over a horizontal line.

A.J. McGilvray
General Manager



• RED DEER'S •

ORIGINAL

• BUSINESS DISTRICT •

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

June 6th, 1995

Velma Smith

Pres. Red Deer Tennis Club

c/c: Chairman

Parks & Recreation Board

RE: Private sector proposal for Tennis Courts

Dear Ms. Smith,

The Association is very enthusiastic about the potential to cover the downtown courts as proposed by the Calgary Developer.

It is our view that this type of upgrade and its potential benefits to recreation in the downtown, outweigh the concerns of adjacent condominium owners. Recreation Center Park is the only activity venue in the core area and development around it must recognize the benefits and the drawbacks of investing near it.

Not too long ago, the entire Westerner Fair was located in this area, and the community seemed to deal with that kind of activity quite well.

Our greatest concern is that downtown could lose, once again, a significant opportunity that is very appropriate to the downtown core. We believe there are many details to be worked out on the proposal, however, we would prefer generating $\frac{1}{2}$ a dozen reasons why this could and should happen downtown, as compared to a dozen reasons why it cannot.

We support your club in your endeavor to see this development occur.

Sincerely yours,

Towne Centre Association

John P. Ferguson, General Manager.



4913 - 50 Avenue Red Deer, AB T4N 4A6 PH: (403) 347-1000 FAX: (403) 341-4585

TO WHOM IT MAY CONCERN

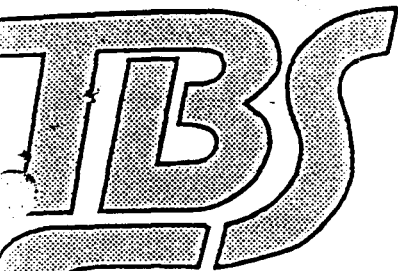
Please let it be known that, I JIM DeZUTTER support the idea of an indoor tennis structure at the Recreation Tennis Complex. I feel that this type of project would enhance downtown and would be of great value to our Red Deer community.

Signed,

A handwritten signature in cursive script that reads "Jim DeZutter".

Jim DeZutter

dated June 8, 1995



June 9, 1995

Red Deer Tennis Club
c/o Rob Gravells
91 Roberts Cres
Red Deer, AB
T4P 3K8

Dear Rob,

I offer this letter as my support of the proposed Tennis Bubble. Anyone willing to help sports in our community at their expense deserves our support as it is not easy to find such commitment. I believe that this addition to such a facility would make the extension of the tennis season very exciting and would potentially provide a facility for many other indoor activities.

Such a facility would not, in my opinion be an eyesore to the community as they are modern and attractive. I suggest that such a facility would enhance our modern outlook on the future of sport in our city. We must keep the BIG PICTURE in mind. I continue my support!

Yours in good sport,

Tom Bast
Tom Bast Sports



Sports

Phone: (403) 342-2278
or Fax: (403) 346-0000

2250 - 50th Avenue, Red Deer, Alberta T4R 1W5

BUSINESS PLAN

RED DEER INDOOR TENNIS CLUB

RED DEER, ALBERTA

March 10, 1995

SUMMARY

Foothills Indoor Tennis Ltd. is interested in acquiring a lease in Red Deer Alberta to construct a four (4) court indoor tennis club, on city owned land.

Foothills Indoor Tennis Ltd. is currently planning an expansion from a four (4) court to an eight (8) court indoor tennis facility in Calgary.

In research of the opportunity, Ross Keenan has spoken on several occasions with Claude Lebreton of Red Deer.

Also, during the time Ross Keenan has owned Foothills Indoor Tennis Ltd. many tennis enthusiasts have travelled to Calgary to play tennis during the winter season.

During my conversations with Claude Lebreton I became increasingly convinced that Red Deer can support a four (4) court indoor tennis facility operating year round.

CONSTRUCTION BUDGET

4 court air support	\$350,000
Court surface repairs	20,000
Utility connections/permits	25,000
Working capital	33,000
Club house improvements	<u>10,000</u>
Total	\$438,000

THE CORPORATION

Foothills Indoor Tennis Ltd. was incorporated on December 2, 1977 by a group of shareholders in Calgary, Alberta.

On February 25, 1993, Ross Keenan purchased 67% of the then outstanding shares to become majority shareholder.

On August 19, 1993 Ross Keenan became the sole shareholder of Foothills when the outstanding shares were redeemed to Foothills Indoor Tennis Ltd.

Ross Keenan has a strong background and experience in the areas of management and sports. In addition to his W.H.A., amateur hockey, and business management experience, Mr. Keenan is currently the Secretary and a member of the Board of Directors of Tennis Alberta.

TENNIS STRUCTURE

Four Court Air Support Structure

Size:	190' x 118' x 36'
Square Feet:	22,420
Lights:	28 Metal Halide or HPS 208 Volt 3 prong power source
Furnace:	2.8 Million BTU (maximum)
Inflation Fan:	10 Horsepower (maximum)
Back-up	Diesel generator

When completed, the club will be responsible to maintain the clubhouse, the air dome, courts, and mechanical / electrical equipment.

STAFF

2 Full Time, 2 Part Time, 1 Tennis Instructor.

We would be responsible to hire and remunerate staff on a year round basis as noted above. The hours of operation would be 8 AM to 10 PM daily. The club would be closed Christmas Day, New Year's Day, and Easter.

The staff would be responsible to keep the club functioning on a daily basis including court bookings, lesson bookings, and lounge and pro shop functioning.

FACILITIES

We would utilize the clubhouse to include a lounge (licensed) where a complete variety of beverages, fruit, and snack foods would be available. We would also sell beer, if a license were to be approved by ALCB.

The pro shop would also be set up in the clubhouse area and would deal only with tennis equipment and accessories. We would sell top brand name equipment at reasonable retail prices.

FEE STRUCTURE

	Annual Membership	\$175.00
Members	Sept. 16 - May 15	12.00 per hour
	May 16 - Sept. 14	4.00 per hour
Non-Members	Sept. 15 - May 15	18.00 per hour
	May 16 - Sept. 14	8.00 per hour

Note: The hourly court fee is divided between the number of persons playing (i.e. singles, doubles).

LESSON PROGRAMS

We would like to provide a full lesson program for everyone from age 6-12 tennis buddies, age 13-18 junior program, and a full range of adult lessons which are determined by an individual's ability. The price range per program would be from \$55.00 to \$95.00, and would be provided within an established schedule.

COMMON USE POLICY

It is my intention to increase participation at the club by allowing the general public to book court times by following an established booking procedure (50% public use).

LEASE

Based on the financial investment that is required, I would like to have a long term lease of 25 years.

The lease arrangements would have to be negotiated to meet approval of all involved. The lease can be negotiated in two ways which can be discussed at the appropriate time.

The commencement date of the club, and the construction start date can also be discussed and agreed upon during our negotiations, and would be subject to the terms of the lease agreement.

CLUB PHILOSOPHY

The plan is to provide an upbeat friendly atmosphere where people can have fun playing a lifelong sport. The club will be available to anyone who wishes to take lessons or play tennis on a regular, or occasional basis.

FEATURES OF THE CLUB

When we reach agreement and complete construction of the Red Deer Indoor Tennis Club, we will implement the following programs for all tennis enthusiasts in the Red Deer area.

Round Robins:

These are held every Sunday night from 6:30 - 8:30 pm and host 16 players who play against each other on a rotational basis for two hours.

Cost: Members - \$8.75, Non-Members - \$12.75

Saturday Night Family Tennis Night:

Each Saturday night this program is held from 6:30 - 8:30 pm. Following tennis, pizza is served in the lounge for all participants.

Cost: Family of 4 - \$20.00, each additional person - \$3.00

I hope that other ideas can be provided by the community to assist us in developing a user friendly tennis facility.

MULTI USE FACILITY

The club will work hard with other sports in the community to assist them in using the tennis club to meet their needs. Examples would be indoor soccer, basketball, volleyball and other potential clients.

RED DEER TENNIS CLUB

The current tennis club has expressed support for the idea of an indoor tennis facility. It is my intention to insure that we have a strong working relationship and make sure that the club benefits from an indoor facility.

An example is that tournaments can be held year round that will provide an economic benefit to the City and the club without concerns of weather.

GENERAL

It is my intention to build a successful business in this community by becoming a good corporate citizen and assist wherever possible in fundraising or other corporate events that we can possibly host.

**JOHNSTON
MING
MANNING**

BARRISTERS, SOLICITORS, NOTARIES, TRADE MARK AGENTS

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J. MACDONALD JOHNSTON, Q.C.
DAVID M. MANNING, Q.C.*
JAMES B. MITCHELL, B.A., LL.B.
GORDON E. DECK, B. COMM., LL.B.
CHRISTOPHER A. RICKARDS, B.A., LL.B.

JAMES T. MAH MING, Q.C.
KEITH R. LAMB, B.A., LL.B.
DARRELL R. MOORE, LL.B.
JENNIFER A. CAMPBELL, B.A., LL.B.
SHERYL E. TAYLOR, B.A., LL.B.**

* Denotes Professional Corporation

** Student-at-Law

IN REPLY REFER TO: **DARRELL R. MOORE**
OUR FILE NO:

April 27, 1995

City of Red Deer Parks and Recreation Board

Dear Sirs:

Please be advised that the writer is the solicitor for 569979 Alberta Ltd. who purchased an apartment building located at 4405 - 48 Avenue on October 1, 1993. This building is known as Paddington Place and is directly North of the tennis courts that are subject of the meeting being held April 27, 1995 to discuss the enclosing of those same tennis courts. The building presently contains 21 condominium units. My client owns 11 of these units. The proposal to be discussed at the meeting would be to enclose the tennis courts with a covered dome.

My client takes the position that this proposal must be absolutely and unconditionally rejected for the following reasons:

- A. A project such as this should not be built in a residential area, in particular in a residential area that has already been developed and contains existing residences, the owners of which were unaware that such a complex could be added as a neighbour.
- B. The structure would not be aesthetically pleasing and would no doubt be an eye-sore.
- C. The structure would obstruct the view of my clients' condominiums along with the views of owners who have purchased condominiums from my client.
- D. It is the understanding of my client that the proposed tenant intends to serve alcohol which could lead to no end of problems.
- E. My client further understands that the proposed tenant intends to pursue a restaurant and hold rock concerts which would lead to noise, traffic and numerous other problems.
- F. This project would greatly increase the noise level that the neighbouring condominiums would be subject to.
- G. My client advises that similar projects in other cities are not located in residential areas.

- H. In the event that the project is allowed to proceed and it at some point becomes unsuccessful, the City will be forced to take it over and the tax payers of the City of Red Deer will be stuck with costly maintenance and administrative costs for years to come.
- I. The area of the proposed development is presently zoned P1. The general purpose of that district is to provide land for parks and recreation areas for the use and enjoyment of the **public at large**. The proposal would be to turn the development along with complete control over to private interests which would cater to a **select few** rather than the **public at large**.

My clients' position is that if such a project is to be considered it should be located in a commercial area or at the Westerner Grounds or the Red Deer College Grounds or in some other more suitable area.

After my client purchased this building they began upgrading the units and selling them as condominiums.

At this point approximately half of the building has been sold and my client is attempting to sell the remaining 11 condominium units.

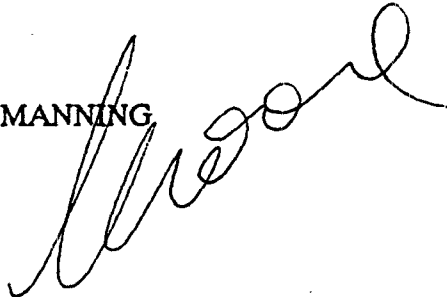
It is my clients' position that the proposed project if allowed to proceed will adversely affect condominium sales resulting in substantial damages being suffered by my client who will be looking to the appropriate parties for reimbursement.

Yours truly,

JOHNSTON MING MANNING

Darrell R. Moore

/jrm

A handwritten signature in cursive script, appearing to read 'Darrell R. Moore', written in black ink.

COPIED TO: D. BATCHELOR

885-4053

Muriel Dohlman
Box 518
Blackfalds, Alberta
TOM OJO

APRIL 25 - I spoke to Mrs. Keenan -
she is aware of the public
meeting & is planning to
attend. *OK.*

April 20, 1995

Mayor Gail Surkan
The City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Re: Proposed dome over tennis courts

Dear Mayor Surkan:

An article appeared in the Red Deer Advocate on April 12th, 1995, stating that a Mr. Ross Keenan of Calgary, proposed a plan to put a dome over the four south Rotary Recreation Park tennis courts. The idea in theory has merit, but the location is totally unacceptable.

I am a Condominium owner in Paddington Place, which is located within a few feet of the proposed dome. I am adamantly opposed to the structure being placed in this location for the following reasons.

NOISE: The activities planned in this dome, such as soccer and baseball competitions, as well as, "rock concerts and all types of things," contravene the noise bylaw. There are twenty-one families in Paddington Place who would be denied "peaceful enjoyment" of their homes. Four people in Paddington Place work night shift, which means they would not have the opportunity to sleep during the day while these activities were taking place. Also, while a rock concert was taking place the whole neighbourhood would be denied sleep, including the seniors in the new complex.

LIQUOR OUTLET: The immediate area now has liquor available in the Red Deer Lodge, the Curling Club, as well as sales in the Port O Call Shopping Centre, which seems to adequately serve the area. Now, Mr. Keenan wants a license to serve beer in the existing lounge and possibly later on in the dome, while games are in progress. The proposed restaurant will probably also want a liquor license. Serving liquor where school kids come in by the bus load and where families come to enjoy some recreational time, totally does away with the original concept of Rotary Park.

Page 2

INCREASED TRAFFIC AND PARKING: This issue was not addressed in the newspaper article. When the farmer's market is on or there are other activities around the curling rink, there is a definite increase in traffic on 48th Avenue as well as in the back alley. Parking at this time is almost impossible to find. To have this situation on a regular basis would definitely create problems.

ZONING BYLAW: Does the existing zoning bylaw comply with the proposed use of this land?

VANDALISM: Recently 48th Avenue was treated to the talent's of spray can artists. How would four letter words and skulls be removed or concealed on a plastic surface?

DISCOLOURING: Plastic discolours with age, it takes on a yellowish tinge. How frequently would the skin be replaced and at whose expense?

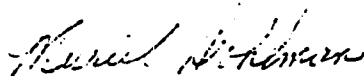
RUN OFF: How will rain and snow run off be handled on the north side of the dome? The location of the dome will cause snow to drift and pile up on the north side of the dome, which is the alley and the only access to Paddington Place parking area.

DEVALUE PROPERTY: A realtor has stated that if this dome is allowed to be constructed in the proposed area, the condominium owners will not be able to give their property away, let alone ever hope to sell. Paddington Place became a condominium on May 1st, 1994 and there are twenty-one mortgages, which we as owners, can not just walk away from. I am sure Mr. Keenan does not realize the implications of this proposal.

The concept of year round sports rates merit, but would not an area in the Westerner Grounds, back of the College, away from the residential area or in the Blindman Industrial Park make more sense?

The people who will be impacted most by this development are a small segment of the Red Deer population, but we are the ones who will bear the brunt of this venture, both financially and emotionally. I beg of you, please give this matter very careful consideration and deny Mr. Keenan access to the Rotary Recreation Park.

Yours truly



Muriel Dohlman

April 25, 1995

J B Willis
104 4405 - 48 Ave
Red Deer, Alberta
T4N 3S4

City of Red Deer
Recreation Parks and Culture Dept
Red Deer Alberta

Dear Sir or Madam:

re: proposed development for: tennis court area

I would like to oppose the doming of the south tennis court for the following reasons.

Turning this park area into an industrial/business area will have a negative effect on the neighbourhood.

Firstly it will be an eyesore, and it will block light and the view for many of our home owners.

It will create such a noise that it will be intolerable for everyone in the building; in particular rock concerts and sports events.

We already have several lounges and discos accross the street that affect residents on the West side. These lounges and discos produce pedestrian traffic in the summer past our building into the park area, these persons are intoxicated, we can hear every word they say as they pass by.

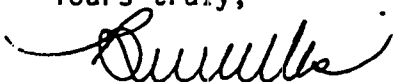
The rec centre held a gathering last summer where there was music involved, everyone in our building heard it, as the sound carries right to the building and in a three story structure the sound is even louder: higher up. It was though it was being conducted in our parking area.

Bringing more people into the area will increase vandalism which is a current issue before the Board of Directors and we are attempting to deal with it presently. We have had several incidents of damage being done to vehicles in our parking lot, one just recently.

Parking will be a problem, on Saturday mornings Farmers Market customers overflow on to 48 Avenue. Garbage will be a problem in this park.

We have twenty one home owners in our building, most of them are professional working people, no different than people living in single family homes. I doubt the City would consider putting a facility of this kind in the middle or next to their housing development. We wish to be treated with the same consideration.

Yours truly,



B WILLIS

COPIED TO: D. BATCHELOR

Ms. Geri Christman (341-5969)
#306 4405 48th Ave.
Red Deer, Alberta
T4N 3S4
April 24, 1995

Ms. Gail Surkan
Mayor
City of Red Deer
Box 5008
Red Deer, Alberta
T4R 1A4

Dear Madame:

Re: Proposed Development of Tennis Dome

I am a resident of Paddington Place. I own a condominium on the third floor facing South. A tennis dome has been proposed which would cover the four tennis courts on the south side of my building. That development would affect me directly and profoundly. I want you to know I strongly oppose this development and why.

I have lived in my condominium for a year. There are some disadvantages to living where I'm at (i.e. noise when Cadillac Jack's patrons leave at 3:00 a.m. plus numerous incidents of theft and vandalism) but there is the beautiful view. From my balcony on the third floor I can see open spaces and trees wherever I look. That's why I bought the place. I am now faced with the prospect of losing that view completely. Instead of what I now see, my view would consist of plastic: plastic to the right, plastic to the left, plastic straight ahead. This huge eyesore would be all I would see.

I would move, of course, but who would buy a place with a view like that? I would never be able to sell the place for what I paid for it. It would be different had I moved into a developing area where I was not assured of a view because of the possibility of future developments. That wasn't the case here. I moved into a fully developed residential area facing tennis courts. I did not have the slightest idea that anything like this was planned or even possible. Had I known I would never have purchased my

condominium.

I have just read two letters to the editor in Saturday's paper, one from "an avid tennis player of many years" and one from "an avid tennis enthusiast who is always disgruntled by the fact that [he] cannot enjoy the game year-round." As you would guess, both of these people strongly support the project, with the "avid tennis enthusiast" attacking the recreation board for its position against the development. I can understand why these people would support this thing. They get something they didn't have before; another recreational opportunity for the winter months. However, after they enjoy a game, they won't have to look at the thing. They can go to their homes (likely homes with a view since Red Deer is a very scenic city) and forget about it. I won't be able to. It's not a matter of a lost or gained recreational opportunity for me - it directly affects my quality of life and the value of my property. It will mean I won't want to be in my home but I won't be able to get rid of it because no one else will want it either.

Finally, there is the suggestion that if this bubble is not built over the tennis courts, then it can't be built. In most other cities these things are not placed in residential areas. Because they are unattractive and very large they are built in industrial areas or on the outskirts. There are plenty of alternative sites in Red Deer. There is no need to build it in the center of a very scenic residential area.

I invite you to walk through the area. Look at the area covered by the courts. Then, to get an idea of how tall the structure would be look at the 3-storey building just North of the courts (Paddington Place). It would be approximately as tall as that building. Try to picture the bubble there. Do you honestly think something like that belongs there?

I hope you consider my letter and I also hope I will have your support at the public hearing on April 27th at the Recreation Centre.

Yours sincerely,



Handwritten signature of Geri Christman, consisting of a stylized 'G' and 'C' followed by a horizontal line.

Gerri Christman

pl

CITY RECREATION AND CULTURE BOARD
ATTN: DON BATCHELOR

DEAR SIR:

RE: PROPOSED INDOOR TENNIS FACILITY.

AFTER TALKING TO OTHER RESIDENTS IN THE NEIGHBORHOOD WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO EXPRESS OUR OPINION ON THIS PROPOSED FACILITY. WE ARE OPPOSED TO THIS DEVELOPMENT FOR REASONS AS OUTLINED BELOW:

#1 PARKING AND TRAFFIC:

PARKING FACILITIES ARE AT MAXIMUM USAGE WITH THE PRESENT FACILITIES:

RECREATION CENTER POOL
TENNIS COURTS
HERITAGE SQUARE AND PICNIC AREA
RED DEER MUSEUM
GOLDEN CIRCLE
LAWN BOWLING AND HORSE SHOES
SPEED SKATING OVAL
ARENA
CURLING CLUB
FARMERS MARKET

#2 UTILIZATION :

WE QUESTION THE UTILIZATION OF A COVERED WINTER FACILITY, WHEN THE Y.M.C.A. WAS UNABLE TO MAINTAIN THEIR MEMBERSHIP TO KEEP IT VIABLE.

#3 VIABILITY:

WE ARE CONCERNED THAT IF THIS FACILITY IS BUILT AND IS NOT VIABLE, THEN THE ORIGINAL AGREEMENT MADE TO ITS USAGE, THE COUNSEL WILL BE APPROACHED TO MODIFY THE AGREEMENT WITH NO REGARDS TO THE RESIDENTS OF THIS AREA.

IT HAS TAKEN MANY YEARS TO PLAN AND DEVELOPE THIS BEAUTIFUL PARK AND RECREATION AREA WHICH IS AT MAXIMUM DEVELOPMENT NOW.

IN CLOSING IT SEEMS A SHAME TO SPOIL THE BEAUTY OF THIS PARK AND RECREATION AREA WITH THE PROPOSED COMMERCIAL DEVELOPMENT.

THANK YOU FOR YOUR CONSIDERATION.

VELDA SCOTT 4506 47A, AVE. RED DEER, AB. T4N 3R3. PH. 346 3093

Velda Scott

CAROL BETTENSON 4502 47A, AVE RED DEER, AB. T4N 3R3.

Bob Bettenson
RON SCOTT

Ron Scott

June 27, 1995

J Barbara Willis
104, 4405 - 48 Ave
Red Deer, Alberta
T4N 3S4
Home 347 7583
Work 347 2274

City Clerk
City of Red Deer, Alberta

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:30 pm
DATE	June 29/95
BY	ds

Attn: Council Members

re: Tennis Dome proposal for Rotary Recreation Park

I wish to express my concern regarding placing a covering on the tennis courts.

At the public meeting of April 27, Don Bachelor informed the gathering tennis only was to be held in the dome. At the meeting of June 23, it was recommended it be a multi sport facility.

In the Red Deer Indoor Tennis business plan drawn up by Ross Keenan and in Don Bachelors memo to the Rec Board of April 4 it is to be used as a multi purpose facility which would include fund raising events, public meetings, corporate events and any other potential clients.

It appears there is much more to this than a sports facility; and its many other uses have not been made public.

In our conversation with Ross Keenan on June 13, he told us no generator would be in use and the structure would not be heated. What is the fact?

At the Rec Board meeting of June 23, a motion was passed that a metal structure be placed on the South court. In our conversation with Ross Keenan on June 13, he told us it would have aluminum ribs with firm plastic removable panels. What is the fact?

City Council has more to consider here than if the courts were in a different location, nowhere in Canada has a facility like this been place so close to where people live.

Our group has had little opportunity to voice our concern.

Vandalism in the area will increase, we have talked to Ross Keenan and he readily admits the project in Calgary is vandalized on a regular basis; he informed us they manage to get by even with a security guard on duty.

Noise will be a problem, as a multi sport facility, we may be subject to the use of foghorns, whistles, bells, buzzers, score calling systems and general crowd noise. As a multi purpose facility we may be subject to musical events, ie bands, concerts, auctions and the like.

Liquor sales and patio parties at the clubhouse are a concern for the whole neighbourhood.

It is still an industrial style building in a park. Other structures like this in Calgary and Edmonton are located in business areas.

It will certainly enclose us, in plastic, on both the South and East sides with its height of 42', higher than our building, and the addition of a tunnel to the club house.

Loss of privacy, loss of enjoyment of our homes and diminished value of property are a very real concern to us all.

Would you like it on the lot next to you?

Yours truly,

A handwritten signature in cursive script, appearing to read 'B. Willis', with a long horizontal flourish extending to the right.

B Willis

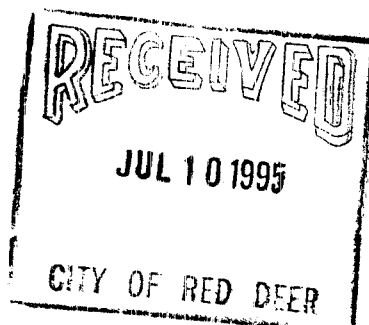
569979 ALBERTA LTD.

P.O. BOX 518
BLACKFALDS, ALBERTA T0M 0J0
PHONE / FAX (403) 885-4053

July 7, 1995

To the Mayor and Councillors:

Re: Proposed Tennis Dome:



I represent the company that bought the building known as Paddington Place and converted it into condominiums in May of 1994. This is the building situated beside the south tennis courts in Rotary Recreation Park.

Since putting the condominiums on the market our sales were averaging one unit per month, up until the time that the Realtors, who must comply with the Disclosure Act, began informing prospective buyers that a 3 or 4 story high sports building is proposed on the adjacent lot. Even though the current condo market is active in Red Deer, Paddington Place sales have virtually ceased.

Paddington Place offers some of the most unique condominiums in Red Deer, complete with lofts, fireplaces, raised dens, etc., but no one wants to invest in property situated next door to a sports complex and it's associated downside.

It makes me very angry that supposedly informed people can appear at public meetings and through the news media and state that a sports dome in Rotary Park will not effect the neighbourhood's residents or properties. It is a shame these people can not be held responsible for the consequences of their irresponsible statements. Where are these "knowledgable" people when I am unable to sleep at 3:00 and 4:00 o'clock in the morning, trying to devise a marketing plan to cope with the adverse effects the, as yet only proposed dome, has already created.

At the outset of this proposal, we understood through the news media, that area residents would be contacted and asked for input and opinions. To date neither the Developer, the Tennis Association nor the Recreation Board have written one letter, made any phone calls or knocked on any doors of home owner's in the surrounding area. The only people shown this courtesy are those who have nothing to lose, such as the Tennis Club, the College, schools and downtown businesses.

The Recreation Board, at the May 9th meeting, informed Mr. Keenan they did not approve of the tennis dome on the south courts and advised him to seek another location.

569979 ALBERTA LTD.

P.O. BOX 518
BLACKFALDS, ALBERTA T0M 0J0
PHONE / FAX (403) 885-4053

Page #2

The next meeting was June 13th and a notice was taped to the front door of Paddington Place, showing the time and location. This was the one and only notice delivered, as we later discovered, and that is why not one person from the area other than Paddington Place owners attended the meeting. Other residents are also concerned and would have attended had they been notified.

The new plan presented at this meeting was to locate the dome on the north tennis courts of Rotary Park. It is now known that this plan was haphazardly put together without any research being conducted as to building regulations or where underground services are located.

A vote was held on June 13th to decide "if the tennis dome should be located on the south courts." A show of hands from the Recreation Board defeated the motion. Usually a "NO" vote means no but not in this case. Ignoring the fact this location has already been voted down the south courts are again being considered for the location of the dome.

Another issue which must be addressed is how is the noise bylaw going to be enforced? This venue is no longer planned for just tennis, but also soccer, volleyball, public meetings and whatever other activities can be accommodated. Bear in mind, this building's proposed location is in the midst of a residential area.

569979 Alberta Ltd. put approximately \$200,000.00 into the Red Deer economy during our past fiscal year. Today we are contacting Red Deer tradesmen, whom we have been employing, to inform them planned work is indefinitely halted.

If the City of Red Deer approves locating the plastic building in Rotary Park, an undue hardship will be placed upon our company and it will be very difficult to remain a successful business. It does not make economic sense to gain one company and lose another. We can not relocate our business but Mr. Keenan can.

Our company is in agreement with the construction of a sports dome but in a location where all concerned can benefit and both companies can carry on business in a normal manner. With this thought in mind, we did some searching and present the following ideas.

569979 ALBERTA LTD.

P.O. BOX 518
BLACKFALDS, ALBERTA TOM OJO
PHONE / FAX (403) 885-4053

Page #3

Firstly: Securfund Penhold Corporation, the company that bought part of CFB Penhold, are very interested in having the dome locate on their site. (See attached "A").

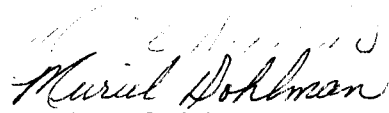
In my conversation with Dave Miller of Securfund, he stated there is only one tennis court at this time but they are willing to construct more courts. This firm would welcome this opportunity with open arms, as it compliments their future plans to build a multi-purpose sports complex - or

Secondly: There is the College location.

Ross Keenan told me this site would be suitable if it was serviced. Red Deer is a progressive community. Let's hold a fund raiser and put in the services. THINK ABOUT IT! All the schools, the college, tennis club, Red Deer business community and surrounding rural communities, could take pride in helping to construct a year round sports building and in a location acceptable to everyone. Also, where there is pride in an accomplishment there is less vandalism.

If Winnipeg can do it - Red Deer certainly can.

Yours truly


Muriel Dohlman
Secretary/Treasurer
569979 Alberta Ltd.

1 att. "A"

Securfund Penhold Corporation

May 8, 1995

Monica Bast
Chairman,
City of Red Deer
Parks & Recreation Board

Re: Proposed "Tennis Dome"

Dear Mrs. Bast:

Our company (upon Treasury Board approval) is the successful bidder for the residential and recreational facilities at CFB Penhold.

The recreational facilities we have acquired are some of the best in the area. Also we currently have plans to put in a "Golf Dome". A "Tennis Dome" could easily be incorporated into this plan. The County of Red Deer is aware of our plans and seem to be in favor of it.

With these additions, the Penhold Recreational Complex would be one of the best in all of Alberta and still only a five or six minute drive from Red Deer.

We had talked to Mr. Keenan about the above and he, in fact was to meet with us. He called once to change the time of our appointment but subsequently never showed up for his meeting. I remember this was April 27, the day of the Public Hearing to discuss the proposed "Tennis Dome".

We still have a sincere interest in a "Tennis Dome" at our facility. If we had the "Tennis Dome" we could offer tennis enthusiasts the most complete recreational facility in the area as well as tennis.

We look forward to further discussions with your board.

Yours sincerely,

John Le Vann
Securfund Penhold Corporation

TO: THE MAYOR AND MEMBERS OF CITY COUNCIL

Enclosed is a petition signed by approximately 80% of the neighbourhood indicating a negative response to the construction of a dome on the tennis courts East of the Red Deer Lodge

To the Mayor and City Council of the City of Red Deer.

7-4-95

We, the undersigned, strongly oppose any construction that would alter the park system in the downtown. Specifically, we oppose the proposed tennis structure in the area of the tennis courts east of the Red Deer Lodge on 48 th Avenue.

We do not want there to be any change to the park structure as it now is in this area.

We believe the proposed site and building to be unsuitable for many reasons including, but not limited to, the following:

1. It will detract from the natural beauty of the park area.
2. The traffic and noise will greatly increase in an already noisy and congested area.

Thank-you for your support.

Printed Name	Address	Signature	
Robert Simpson	4413 48 Ave Red Deer	Robert Simpson	
Linda Simpson	4413 - 48 Ave Red Deer	L. Simpson	
Mike Simpson	4413 - 48 Ave Red Deer	Mike Simpson	
John Simpson	4415 - 48 Ave Red Deer	John Simpson	101
John Milne	4415 - 48 Ave Red Deer	John Milne	
Quayle Steward	4415 48 Ave Red Deer	Quayle Steward	104
Jim Jering	4415 - 48 Ave " "	Jim Jering	102
W. J. Janning	4415 - 48 Ave " "	W. J. Janning	306
SHIRLEY BARNARD	4415 - 48 Ave " "	SHIRLEY BARNARD	305
BERNADETTE O'NEILL	4415 - 48 Ave Red Deer	BERNADETTE O'NEILL	305
Andy Milne	4415 - 48 Ave Red Deer	Andy Milne	303
PETER LOCKWOOD	" 202	Peter Lockwood	
Stella G. Gae	304, 4415 48 Ave Red Deer	Stella G. Gae	304
Greg Rodney	304, 4415 48 Ave Red Deer	Greg Rodney	304
ETDA CLARK-MARLOW	303, 4415 48 Ave Red Deer	ETDA CLARK-MARLOW	303
Andrew Clark-Marlow	" "	Andrew Clark-Marlow	303
Velda Scott	4506 - 47 A Ave	Velda Scott	
Row Scott	4506 - 47 A Ave	Row Scott	
E. VIA LA	4510 47 A AVE	E. Via La	
D. CITAPMAN	4514 47 A AVE	D. Chapman	
K. BANNISTER	4522 - 47 A AVE	K. Bannister	
Hayne Pashin	4405 - 48 Ave	Hayne Pashin	
Karen Willis	4405 - 48 Ave	Karen Willis	104
Dan Hager	Blackfolds	Dan Hager	
Willie	4405 - 48 Ave	Willie	
RAY ROSS	3820 AVE S7	RAY ROSS	

To the Mayor and City Council of the City of Red Deer.

7-4-95

We, the undersigned, strongly oppose any construction that would alter the park system in the downtown. Specifically, we oppose the proposed tennis structure in the area of the tennis courts east of the Red Deer Lodge on 48 th Avenue.

We do not want there to be any change to the park structure as it now is in this area.

We believe the proposed site and building to be unsuitable for many reasons including, but not limited to, the following:

1. It will detract from the natural beauty of the park area.
2. The traffic and noise will greatly increase in an already noisy and congested area.

Thank-you for your support.

Printed Name	Address	Signature
Jeanie Lee Schaner	5622 56 St	J Schaner
Keslie Brink	Delburne.	K Brink
Joyce O'Brien	Red Deer	J O'Brien
Tierza Service	1-5909-56 St Red Deer	T Service
DEVON WALD	H2 35 NASH ST RD	D Wald
Shane Adair	86 Bell Street #406	S Adair
Patricia Parkin	4646-42 St. Cres.	P Parkin
Bea Craig	4642-42 ST CRES	B Craig
DAVE BROWN	4638-42 ST CRES	D Brown
Harold Leo	4632-42nd ST CRES	H Leo
John Kay / Mac Bee	4630-42nd ST CRES	J Kay / Mac Bee
Debbie & Co. Switzer	4628 42nd St Cres	D Switzer
Mr. Campbell	4620 42nd St Cres	M Campbell
ANNA WOODS	4624-42nd St Cres	A Woods
Rudolf Byhma	4618-42nd St Cres	R B
Oliver Fox	4616- " "	O Fox
Edna Pugh	4614-42 ST CR	E Pugh
Gene Phillips	4319-46 A AV	G Phillips
Laurie Phillips	4319-46 A AV	L Phillips
B. H. Fletcher	4606-42nd Cres.	B Fletcher
W. MacLeod	4297-46A AVE	W MacLeod
Ralph & Grace Bowman	4299 46A AVE	R Bowman
Jack & Elvany Cook	4307-46th h.	J Cook
Yvonne Taylor	4311-46 A	Y Taylor
Fran Jackson	4295-46th Ave.	F Jackson
Betty Stirling	4640-42 St. Cres.	B Stirling

To the Mayor and City Council of the City of Red Deer,

7-4-95

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Thank-you for your support.

Printed Name	Address	Signature
Beauregard Terri-Jo	106 4405 48 th AVE	Terri-Jo Beauregard
Martin Kevin	106 4405 48 th Ave	Kevin Martin
FLAMAN CRAIG	107 4405 48 AVE	Craig Flaman
Waikel Carey	107 4405-48 AVE	Carey Waikel
DAVID SIEB	102 4405 48 AVE	David Sieb
PAUL CHAUDET	206 4405 48	Paul Chaudet
DONNA TORVIK	204 4405 48 AVE	Donna Torvik
CHRIS KORCZEWSKI	301 4405 48 AVE	Chris Korczewski
ELLEN RESCHNY	302 4405 48 AVE	Ellen Reschny
GEOFF SMITH	307 4405 48 Ave	Geoff Smith
Lucia Mousseau	303 4405 48 Avenue	Lucia Mousseau
LARRY MOUSSEAU	303-4405-48 Avenue	Larry Mousseau
Ed Siro	307-4405-48 Ave.	Ed Siro
U. H. Gentel	#206-4415-48 Ave	U. H. Gentel
Ed. Styles	4519 48 th Ave	Ed. Styles
Ellen Baker	4317-46 th Ave.	Ellen Baker
Vincent Kowalski	4309-46 th Ave	Vincent Kowalski
Ed. Styles	4303 46 th Ave	Ed. Styles
J. Swenson	4644 42 nd St Cr.	J. Swenson
Ellen Baker	4622- 42 nd St Cr.	Ellen Baker
Mary Muzza	4601- 42 nd St Cr.	Mary Muzza
J. Swenson	4603- "	J. Swenson
Jean McBeath	4637- 42 nd St Cr.	Jean McBeath
Deis Valle	4611- 42 nd St Cr.	Deis Valle
Kevin P. Calverley	4645- 42 nd St Cr.	Kevin P. Calverley

To the Mayor and City Council of the City of Red Deer,

7-4-95

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---	--

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2. The traffic and noise will greatly increase in an already noisy and congested area.

Thank-you for your support.

[illegible]

7-4-95

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1. It will detract from the natural beauty of the park area.
2. The traffic and noise will greatly increase in an already noisy and congested area.

Printed Name

Signature

40 Sherwood Cresc.

40. Sherwood Cresc

12/2/97

To the Mayor and City Council of the City of Red Deer,

7-4-95

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2. The traffic and noise will greatly increase in an already noisy and congested area.

Thank-you for your support.

Printed Name	Address	Signature
Jacqui Egelandstad	Box 314 Penhold, Ab T0M1K0	Jacqui Egelandstad
GS GRAY	33 SPENCER ST R D.	[Signature]
Miss M. Arthur	92 Goodall Ave. R. D.	Miss M. Arthur
NORMAN. L. THACKERAY	113 Boyce Street, Red Deer.	N. Thackeray

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:55 PM
DATE	95/07/04
BY	KK



THE CITY OF RED DEER

RPC - 5.454

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

RECREATION, PARKS & CULTURE DEPARTMENT
Phone: (403) 342-8159 Fax: (403) 347-4636

May 11, 1995

Foothills Indoor Tennis
Attn: Ross Keenan
620, 300 - 5th Avenue S.W.
Calgary, Alberta
T2P 3C4

Dear Ross:

RE: PROPOSED TENNIS STRUCTURE

Based on your presentation at the May 9, 1995 meeting of the Recreation, Parks & Culture Board, the Board felt there was inadequate information and research conducted relative to possible alternate site locations for an air-support structure in Red Deer.

The Board supports, in principle, the concept of an air-support structure in Red Deer for all the reasons outlined in Mr. Batchelor's letter of April 4, 1995. However, the most preferable location is yet to be determined. Although the Board appreciates the points you raised in support of the Rotary Park tennis court location, they cannot support your request at this time. The Board passed the following resolution on May 9, 1995:

"That the Recreation, Parks & Culture Board table the Tennis Bubble Proposal pending the applicant providing more complete information and research on alternate sites in Red Deer."

I would suggest that you contact the President's office of the Red Deer College and work with City representatives to review all possible sites and development services for this project. I would hope that you could complete this research in a written document by June 6, 1995, such that it can be included in the Recreation, Parks & Culture Board Agenda for the meeting of June 13, 1995. Alternate sites, as well as the Rotary Park tennis court site, can then be considered at that time.

Please contact myself or Don Batchelor if further information is required.

Yours sincerely,

MONICA BAST, Chairperson
Recreation, Parks & Culture Board



*a delight
to discover!*

DB/ad

- c. Lowell R. Hodgson, Community Services Director
Harold Jeske, Recreation Facilities Superintendent
Kelly Kloss, City Clerk
Cheryl Adams, Council/Committee Secretary

07-13-1995 11:50

3436188

P.02



RED DEER CHAMBER OF COMMERCE

2017 - 50th AVENUE, RED DEER, ALBERTA, CANADA T4N 5Y6 PHONE (403) 347-4491 FACSIMILES (403) 349-

July 13, 1995

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

Submitted To City Council

Date: July 17/95

Dear Mayor Surkan and Council:

At the Director's meeting of June 14, 1995, the board unanimously gave their support for the construction of a domed facility to allow for the operation of tennis on a year round basis.

The existing tennis courts are in an area that has been defined as parks and recreation. This is a logical location for such a facility.

The addition of a dome would greatly enhance the opportunities of attracting major tennis events to our community.

This concept is a reflection of the efforts of the Red Deer Bid Committee.

We would ask that the City of Red Deer support this endeavour.

Sincerely,



Pat Henry
Executive Director for:
The President

FILE

DATE: July 18, 1995

TO: Recreation, Parks & Culture Board

FROM: City Clerk

RE: PROPOSED TENNIS STRUCTURE - ROTARY RECREATION PARK

At the Council meeting of July 17, 1995, consideration was given to your report dated June 27, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Recreation, Parks and Culture Board dated June 27, 1995, re: Proposed Tennis Structure - Rotary Recreation Park, hereby agrees as follows:

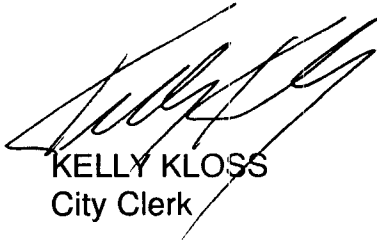
- 1) That The City of Red Deer enter into an agreement, subject to the satisfaction of The City Solicitor, with Foothills Indoor Tennis Limited for the construction and operation of a metal universal structure over four tennis courts at the south end of Rotary Recreation Park;
- 2) That the following points be included in said agreement:
 - a) The points outlined in the April 4, 1995 report from the Recreation, Parks and Culture Manager and the Recreation Facilities Superintendent, re: Indoor Tennis Proposal, and as appearing on the Council agenda of July 17, 1995; and
 - b) A requirement that Foothills Indoor Tennis Limited (Ross Keenan) be required to provide an irrevocable letter of credit to The City in the event that the operation proves to be unsuccessful, in which event Foothills Tennis Limited (Ross Keenan) would be obligated to totally remove all structures and improvements and repair the site to its original condition;
- 3) That extensive tree planting and landscaping be carried out around the universal structure, in 1995, with particular emphasis on screening the universal structure from the adjacent condominium development;

- 4) That the universal structure be used for recreational uses only and any other uses would require the Recreation, Parks and Culture Board, and City Council approval;

and as presented to Council July 17, 1995."

The decision of Council in this instance is submitted for your information. By way of a copy of this memo I will be asking the Director of Community Services to ensure that the applicable agreement is drafted and executed by both parties.

Thank you for your efforts in seeing this project become a reality.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Community Services
Recreation, Parks & Culture Manager
Ross Keenan, Foothills Indoor Tennis Ltd.

DATE: July 11, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Community Services Director

RE: DAY CARE MANAGEMENT AGREEMENT RENEWAL

Day care services, like many other services, are under review due to changes in funding from senior levels of government. Our existing agreement with the Red Deer Child Care Society terminates on December 31, 1995, and we are required to notify them in writing if there is any intention to initiate changes to this agreement.

Changes will be necessary due to the elimination of the Federal Canada Assistance Plan (C.A.P.). In addition to this, a Day Care Review is underway, with a final report to be presented to Council in September.

Therefore, based on the above, I support the recommendation of the Social Planning Manager to notify the Red Deer Child Care Society of Council's intent to initiate changes in the Day Care Management Agreement.



LOWELL R. HODGSON

:dmg

c Colleen Jensen, Social Planning Manager

DATE: July 10, 1995

TO: KELLY KLOSS
City Clerk

FROM: COLLEEN JENSEN
Social Planning Manager

RE: DAY CARE MANAGEMENT AGREEMENT RENEWAL

The current Day Care Management Agreement between the Red Deer Child Care Society and The City is due for renewal on December 31, 1995. Clause 9.1 of the agreement clearly states that either the Lessor or the Lessee must notify the other party in writing of any intention to initiate changes to the agreement.

I am bringing this to Council's attention as it will definitely be necessary to initiate changes in the upcoming term. The main reason is related to changes in cost sharing under the Federal Canada Assistance Plan (C.A.P.). Clause 2.2 of the agreement states that significant changes to C.A.P. cost sharing means the agreement is subject to revision. As Council is aware, it was announced in the last Federal budget that C.A.P. would be discontinued as of April 1, 1996. Although C.A.P. is being replaced by the Canada Health & Social Transfer Payment, we know there will be large reductions in funding. The actual impact on social programs in general is unknown and, particularly, how it will relate to municipalities.

Currently there is also the Day Care Review which is underway. There is the possibility that some of the recommendations that will come forward could impact on terms of the Day Care Management Agreement. The Day Care Review Committee will be bringing their report forward to Council in September. You will have likely received several letters from concerned parents of the Red Deer Child Care Society. The Review Committee is in receipt of these letters as well, and will be including the letters as part of their input-gathering process.

Based on the above rationale, I make the following recommendation.

RECOMMENDATION

That Council for The City of Red Deer notify the Red Deer Child Care Society of Council's intent to initiate changes in the Day Care Management Agreement based on changes in Federal C.A.P. cost sharing.

And further, that negotiations should take place after the Day Care Review Report has been presented to Council in September 1995, in anticipation of potential changes which may be reflective of Review recommendations.



COLLEEN JENSEN

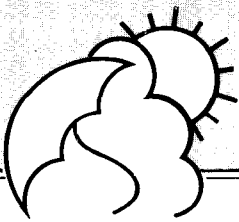
:ad

COMMENTS:

We concur with the recommendation of the Director of Community Services.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager



"providing choices in quality child care since 1970"

cc: Mayor
Aldermen
Social Planning Manager

Red Deer Day Care Center
c/o #101 - 4922 - 53 St.
Red Deer, AB
T4N 2E8
July 11, 1994

95/07/19

KL

Kelly Kloss
City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4

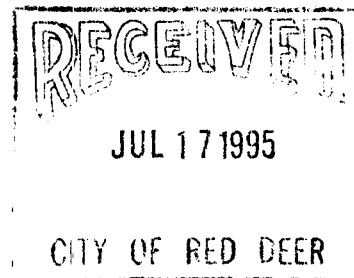
Dear Mr. Kloss;

Please find attached a number of letters from parents concerning the current Day Care Review Committee. Could you please circulate these letters to each City Council member. I would like to thank you in advance for taking the time to fill this request. If you have any further questions, please do not hesitate to contact me at 346-2378.

Sincerely Yours,

K. Miner

Karrie P. Miner
Director
Red Deer Day Care Center



Jennifer Hoffart
50 McCullough Cresc.
Red Deer, Alberta
T4R 1S7

July 5, 1995

Rick Assinger, Chairman
Day Care Review Committee
c/o Social Planning Dept.
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: Red Deer Child Care Society

I would like to take this opportunity to relate to you the experiences of my family in relation to the Red Deer Child Care Society.

In early 1988 I became acquainted with the Red Deer Daycare Centre when a co-worker recommended the facility to me. I had been experiencing disappointment after disappointment with three other local private daycare facilities and was extremely concerned with the lack of quality childcare we were looking for.

Upon placing our 2½ year old daughter in the Red Deer Daycare Centre my first impressions of the facility were excellent. I was very relieved to know that the facility was very safe, and had an outside play area that was second to none in Red Deer. The meals and snacks the children were provided were nutritious and, as I myself experienced, very delicious as well! The care-givers were all extremely well qualified, and most had been there for a number of years.

My daughter enjoyed all of the activities that Red Deer Daycare Centre offered, such as arts and crafts, and many educational songs and games. She enjoyed such field trips as swimming at Michener Centre, the visit to the beauty culture department at one of our local High Schools, the Charlotte Diamond concert at the Memorial Centre, and a visit to a local pizza parlour, just to name a few.

To my amazement, she was also able to recognize all the letters of the alphabet when she was just three years old, due to the educational games she and the other children played at daycare!

Her younger sister has also been fortunate enough to experience the same high-quality care available at the Red Deer Daycare Centre. She too has many special recollections of her years at this facility. She will continue to attend Red Deer Daycare for one more year on a part-time basis, as she is scheduled to commence French-Immersion E.C.S. in September. Some of our favorite family-based daycare activities have been the parent/child craft evenings at Christmastime, the muffin mornings and the zoo trips.

We could find less expensive child care, but it would not be the very best care available, as we have experienced at the Red Deer Daycare Centre.

We have experienced various increases in fees through our 8 years at the Red Deer Daycare Centre, but in our opinion, the care which is provided in this facility is top-notch and worth every cent.

It is extremely important for parents who either by choice, or by necessity must leave their children with a part-time or full-time caregiver in their absence, to know that their children are safe.

Most important, it is essential that the child feel secure in their environment.

Other priorities in my view are the experience and dedication of the staff, the cleanliness of the facility, the ratio of staff to the children, and the overall quality of the entire program. These criteria have consistently been met in our 8 years of involvement at this facility.

Carrie and her entire staff have done everything in their capacity to enable my children to experience professional child care as it should be.

I have recommended the Red Deer Daycare Centre to many people because of the consistent high quality program offered. It is my hope that this program will not suffer in the planned budget cuts, as our children are our most important resource!

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Hoffart".

Jennifer Hoffart

c.c. Red Deer Childcare Centre

July 5, 1995
596 Holmes St.
Red Deer AB
T4P 1S8

ATTN: Rick Assinger, et al.

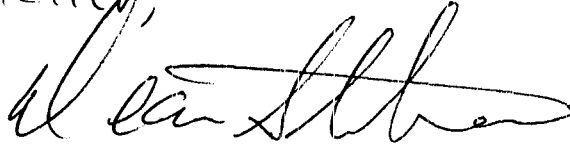
RE: City of Red Deer Day Care Subsidy Review.

I am a member of the non-profit organization "Red Deer Day Care Society" (RDBCS). I chose the Day Care location behind Lindsay Thurber High School after viewing several other daycares in the city in late December, 1994. The Red Deer Day Care Society, in my opinion, demonstrated the highest ability to meet my children's needs. For these reasons I chose this as the daycare I would support.

Being a single father with two children ages 1 & 4 and just starting my career in Red Deer after finishing school in Edmonton, I definitely appreciated the additional subsidy made available by the City of Red Deer. I am very impressed by the city's commitment to its youth and would like to see this subsidy continued. As a non-profit organization, these subsidies have been passed directly to deserving parents and not used to bolster possible revenues and profit for the daycare itself. I feel these subsidies

are required if the Red Deer Day Care center is to maintain its high level of service at a price which I can afford.

Thank-you for your considerations while reviewing this letter,



Dean Stenbeck

HOME (403) 347-7607

BUS (403) 341-5445.

61 Grant Street
Red Deer, AB
T4P 2L3
(403) 343-9245

June 28, 1995

To the Members of Red Deer City Council's Social Planning Department:

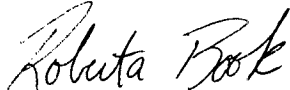
As a single parent earning \$5 an hour, I cannot stress enough how important daycare subsidy is to me. It is sometimes difficult to pay the \$110 that is my portion of daycare fees, but at an unsubsidized rate it would not even be possible to leave my home to work.

Over the past year, the Red Deer Daycare Centre has provided excellent child care for my three year old son. The facilities are both enjoyable and educational for my son, with the location contributing to the high standards of safety maintained by the centre. The daycare staff is of exceptionally high calibre and I can feel good about leaving my son with them when I go to work.

Red Deer Child Care Society has worked very hard to put together fundraisers to buy the centre new equipment, as needed, and to maintain a high standard of child care. I do not believe that they can take on any more fundraising themselves to replace monies now being recieved by the City of Red Deer. Without the funding that the city provides the centre I would be in a constant battle to pay daycare fees for a centre that could not possibly meet the quality care and educational standards that I want for my son.

It is on this last note that I appeal to City Council's Social Planning Department not to reduce funding to the Red Deer Child Care Society. The funding is too valuable to every parent who uses their services.

Sincerely



Roberta L. Book

July 4, 1995

To Whom It May Concern;

I'm writing in regards to government funding to the Red Deer Child Care Society. I have been a single parent for most of my two sons lives (4&6), during this time they have received excellent care from the Red Deer Day Care while I worked full time to support us. If it were not for government subsidy I either would not have been able to work and ended up on welfare or my children would have had second rate child care. As a single working parent it is such a relief to know that your children are being looked after and being loved while you are away from them. I always felt comfortable leaving my children with the staff at the day care this relieves a lot of stress.

So in conclusion please reconsider revoking funding to the Red Deer Child Care Society as it can mean a lot to people and families as myself who depend on a little help while we get back on our feet.

Sincerely

A handwritten signature in cursive script that reads "K. Shingleton". The signature is written in dark ink and is positioned to the right of the word "Sincerely".

K. Shingleton

102, 122 Cornett Drive
Red Deer, Alberta
T4P 2X3

June 28, 1995

City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Attention: Gail Surkan, Mayor

Dear Ms. Surkan:

RE: CHILDCARE FUNDING

I am writing in regards to the possible depletion of funding to the various daycare centres in Red Deer.

As a parent of a four year old child, I am greatly concerned with the cutbacks. I presently receive subsidy from the City of Red Deer and the subsidy board.

The staff at Red Deer Daycare provide my son with the nurturing and care he needs in a safe and productive setting. I feel he is getting the best care possible in the centre and feel I would have to leave my job or find a part-time job in the evenings if funding was cut and the fees were to go up.

In this day and age it is very difficult to provide a safe environment for children, I know I have found one in the Red Deer Daycare. If subsidy was cut, my son would have to be with a private sitter, which would be more expensive and less challenging then the skills and excitement he shows from attending the Red Deer Daycare.

Taylor is provided with interesting activities, stimulating tasks and exciting field trips, all of which I feel are important to a child's growth.

For the past two years, because I have had to work, Taylor has showed extreme growth in his overall ability to complete the tasks he is given.

The staff at the daycare have helped tremendously in the care and protection my child is entitled to receive during the day.

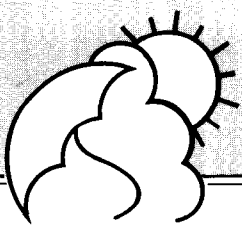
I certainly hope I am not the only voice heard, and you will take into consideration the children and not just the money factor. Daycare funding is one of the most important issues single working mothers have to face.

I look forward to hearing from you and hope you do not come to the decision of dismissing the education and raising the children of Red Deer need to succeed in their future.

Sincerely,

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

Lisa McPherson, Parent
Red Deer Daycare



"providing choices in quality child care since 1970"

FILE

July 4, 1995

Mr. Kelly Kloss
City Clerks Office
P.O. Box 5009
Red Deer, AB
T4N 3T4

CC. Mayor
Aldermen
Dir. Comm. Serv.
Social Planning Manager

95/07/07
EK

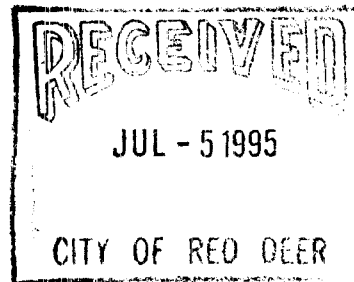
Dear Mr. Kelly Kloss:

Please find enclosed copies of letters which have been forwarded by parents to the Day Care Review Committee.

We have been requested to see that these letters be distributed to City Council. Would you please send a copy of each letter to the Aldermen of the City of Red Deer as information.

Thank you very much.

Sincerely,



Louise Newton, Office Manager
Red Deer Child Care Society

R.R. 2

Lacombe, AB T0C 1S0

Ph. 342-6889, fax 347-1666

To Whom It May Concern:

Please accept this letter of my support for the Red Deer Child Care Society/Red Deer Daycare, and of my support for its continued financial assistance from the City of Red Deer.

After "shopping around" for child care for my two children, my wife and I found and were delighted by the Red Deer Daycare. The facility -- a motley collection of recycled ATCO-type trailers -- leaves much to be desired, but the quality of childcare and the professionalism of the staff stood out head-and-shoulders above the commercial daycares we investigated in Red Deer.

The cost was high. In fact, it was virtually all we could afford. Because our family income was above the minimum, we weren't eligible for a subsidy. In addition, as we used the facility on a part-time basis and were from out-of-town, we paid a premium. If the cost had been any higher, we would have had to forego the quality of professional caregivers, and use a farm-family neighbour.

We tried the babysitter route, and had very mixed success. There were times we felt the "care" our children received bordered on abuse -- this, obviously, was not acceptable to us and made us all the more pleased with the quality of the Red Deer Daycare.

When we first started using the Red Deer Daycare, it was "part of" the City, and paid its staff more than the private centres. That was, in part, the reason for its superior staff and programs. Since then, the Child Care Society had to cut many of its ties to the City, (as did the golf course, Golden Circle and museum management boards). I have no idea if the wage differential still exists. I do know, however, that it is still a leader in the childcare field. It provides a standard of service and quality that the commercial centres have to strive to match.

My children now have "graduated" out of daycare into the public school system. I support the idea of public education. I would object to the school boards being handed over to businesses, in order to make a buck off of their education.

Philosophically, I object to for-profit daycares. The idea of someone cutting corners to make an extra buck off of a basic human need, in this case the care of preschool children, is repugnant.

I fully support the continued City support of non-profit child care societies and centres, and would object to the City subsidizing for-profit childcare.

Thanks for the opportunity to have input into this issue.

Yours truly,

Jim Robertson

FACSIMILE COVER PAGE

To:	Karrie / RD Daycare	Time:	15:08:42
From :	Jim Robertson	Date:	02/07/95
Subject:	Ami Pro - [DAYCARE.SAM]		
Pages (including cover):	2		

Here's my letter of support. I tried sending it to Pimm and Volk, but I don't think it got through.
I'll be away, so you'll have to distribute it for me.

Good luck!

Jim

June 30, 1995

To the Social Planning Department Review Committee:

I am a mother of two children, one seven years old currently in Central Elementary School and one in the Normandeau Day Care. I have used the Red Deer Child Care Society facilities for approximately 3 years now and have been asked to write this letter regarding the quality of care that my children have received through the society.

When my first child was 2, I enrolled him in a privately run Day Care and was more or less happy with the care he received. However, this facility closed down unexpectedly and, out of necessity and closeness, I chose to send him to the Normandeau Day Care. I knew very little about the Society at that time.

However, shortly afterward, he was diagnosed with A. D. D. (Attention Deficit Disorder) and was provided with a special needs aide through the Society. Rita Venables, director of the Day Care was especially helpful, understanding and supportive of me and my husband while we adjusted to the fact that he would need a special type of care and teaching for the rest

of his life. She encouraged me to go to various seminars and talks on A.D.O. and provided us with numerous articles to read and suggestions which might make our life easier. In short, she was there for us when there was no one else to talk to. We have no extended family in Red Deer.

Since then my son has started Grade 1 at Central Elementary Special Ed program and my daughter, currently almost 4 years old, has started at the same Day Care. The transition for her from a private care giver to the day care setting was made very smooth by the love & concern that the care givers at the Day Care provided. I've ~~have~~ had a few concerns/problems regarding the care provided and these have been dealt with in a very timely manner with my concerns ~~been~~ taken very seriously. I am very happy now with the quality of care she receives.

In short, the Society as a whole, and Normandeau Day Care in particular, have given us much, much more than any privately run Child Care facility would/could provide. I might add that we do not ~~qualify~~ qualify for a subsidy of any sort due to our combined incomes. We find the fees at the Day Care are somewhat higher but the quality of care

is so much better that I would recommend using the Society facilities to anyone who would ask.

I sincerely hope that the review committee continues to support this non-profit organization for the benefit of our children and future leaders of society. Red Deer, as a whole, would lose something very valuable if funding would no longer be provided. And, the biggest fact of all, is that our children would lose the most.

Sincerely,

Darlene DePape

Home 340-3146

Bus 885-7261

July 3, 1995

To Whom It May Concern:

I am a single mother of one son, who has been attending Normandeau Day Care Centre for four years now. Three and a half of those years were subsidized.

Due to low minimum wages, many of us working single moms would have to quit working and use the welfare system if there were no such thing as subsidized rates for daycares. There would be no possible way for us to find the funding to pay full rate.

As a result of being subsidized, I have been able to continue working and know that my son is in excellent hands and being taken care of in the high standard that I feel children of today need. Also as a result I can walk around with my head up knowing that I am able to make it on my own, thanks to the subsidized rates.

Normandeau Daycare is a wonderful centre, who has not just looked after my son on a daily basis for the last four years but has helped my son and I through tough times by communication and informing me of groups within Red Deer that are capable and willing to help single parent families.

I have used licensed care for my son since he was a year old and he is now six. Before doing this I tried the least expensive way by allowing an acquaintance to watch him but I was completely unsatisfied by the care and supervision he received.

If subsidies are discontinued, I feel alot of low income families will not have the option to have good quality care for the children of the future.

If you need any more information from myself, feel free to contact me at any time. I feel very strongly about this issue and would like to help in any way possible.

Sincerely,

A handwritten signature in cursive script that reads "Julie Dunn".

Julie Dunn
8 George Cres.
346-5998

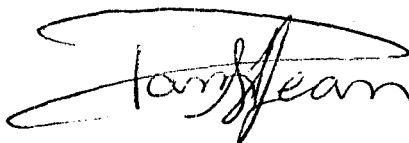
**BEST ATTAINABLE
IMAGE**

To Whom It May Concern:

I am a single parent and not by choice. I often wanted to go back to school or get a job but I knew it was impossible because every daycare I phoned said it was just about \$500.00 for a month.

Then I found out about Red Deer Child Care Society. I couldn't believe it was possible, the people in this office were genuinely concerned about my situation. I met with many different providers. They were all wonderful. They not only had flexible schedules but had the time and energy for the proper attention that a child needs at these tender ages. These people loved their jobs. I felt that a regular day care was to full children to give the proper love and attention that a child needs. I wanted my child in a home environment and given care by a person who had there first aid and knew about proper nutrition and activities for children. I found all this and more in these homes. For a non-profit organization this place had it all. If there is a price increase I'd be better off at home on welfare. You see, I only make \$6.00 an hour and I pay rent and other bills including feeding and clothing my child. My child gets the attention and care that she needs from this caregiver, I feel there is no way she could receive all this and more in a daycare packed full of kids and only three supervisors. I have finally had the chance to do something with my life and unless you are personally going to pay some of my bills or find me a better paying job I suggest you consider people like me or you'll even have more people on welfare and I personally will be one of them. The government is trying to get people off of welfare but yet they take it harder everything to afford anything. If there is a price increase there will be no way for me to get on welfare assistance because every penny you earn will go towards your child care, and that really doesn't make it worth it at all.

Very Concerned and
Extremely Worried



Jan St. Jean

JUNE 29/95

To Whom It May Concern:

As parents and supporters
of Red Deer Family Day
Home, we are not in favor
of any reduction in
present subsidies.

Any proposal by any office
to change the structure of
this program would not
be supported by us.

Jim Strickland
Helen Strickland

1995 06 30

To Whom It May Concern;

I am a single mother of two. I joined the work force on an ESP position, and without all of my subsidies, would not be able to afford to work, or to have gone off of Social Services

I am totally against the City revoking their subsidy to the Red Deer Child Care Society. I cannot afford to be paying more.

Please reconsider the revocation.

Sincerely,

Michelle Kell.

343-6395 (h)
340-5180 (w).

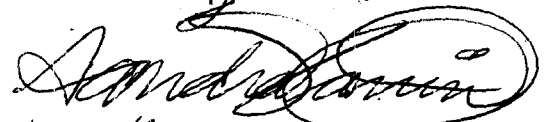
June 29, 1993

To Whom It May Concern,

My children, Vincent and Zorain, have been in the family dayhome Program with the Red Deer Child Care Society since March 1, 1993. My provider, Kelly Herman, has been wonderful with them. My son, Vincent, is a special needs child and has been involved with the Children's Services Centre for 2 years now. He is still 1 year delayed but is catching up rapidly. Kelly has always worked with myself, my husband, and the Children's Services Centre to help him. It has been a great comfort for us to know our children are not being abused or undressed or neglected. Kelly has become a big part of their lives.

In these hard economic times my husband and myself have struggled to keep a good job. It is easier to keep at it knowing our children have excellent care. Many times I have wanted to stay at home with the children, but I know we can not afford it. Rents are expensive, food is costly. If this subsidy is removed we would have no choice but to pay; it would make a tight budget even tighter. We wouldn't leave the Society because of our provider, Kelly, and her love & warmth to our children.

sincerely



68 Grant St
342-0485

Susan MOENCH
89B Rupert Crest.
Red Deer Alta.
T4P-249

(1)

Naycare Review Committee
c/o Social Planning Department
P.O. Box 2008
Red Deer, Alta.
T4N-3T4

ATT: Rick Assinger

Dear Sir,

I am writing this letter to you in regards to information I received on the elimination or reduction of the Child Care subsidy which I receive.

I am a thirty-one year old single parent of a seven year old boy, surviving on a very low income for my son.

In the past I have worked as many as three jobs at once to provide my son with the basic life. (Food, shelter, clothing, medical care etc.)

(2)

I pride myself in not being a burden to society by being on welfare, although there have been times when I wanted to give up and rely on our social programs completely. I learned in my life from my parents kept me striving. When I arrived in Red Deer almost 7 yrs ago I didn't have any idea of what to expect in the way of child care and help for my son.

I chose the Red Deer Child Care Society program after trying other programs because I found the program to be the best for my son and my situation as a single parent. Also the program counselors provided me with the information on the subsidies which no other society or program did. They seemed concerned about what happened to my son and myself. The Red Deer Child Care Society also provided me with names of providers and allowed me to interview them so as to decide on the best provider for my son. In my opinion, with my own heart & soul that the Red Deer Child Care Society is the best program

(3)

that is best suited to our needs
and I appreciate the assistance they
have given ~~us~~ us.

For, almost eight years I
have managed to support my son and
myself, but absolutely needed the
support of the society to do so. I
also have no family in the area to
assist me with my son. If the
Red Deer Day Care Society chooses
not to subsidize my sons daycare
any longer I really don't know
where this would leave us.

By being in the Red Deer Child
Care Society program I know my
son is being provided with healthy
meals, snacks, and most importantly
I know my son is very well loved
by the people who look after him.

In closing I would like
to say that I would like to stay
with the program, because of the care
and support that all the Child
Care workers have provided. I also
know there are other single moms
or fathers in my position and if
you were to drop the subsidies, I
don't know what this would mean
up. I only hope and pray it
doesn't force parents into a position

where they would have to leave
their children alone. Which would
result in scared children calling
911, and police & social workers
taking children away from parents
because they just couldn't afford
babysitting for them.

I would like to thank-
you for your previous support
and would appreciate it if you
could reconsider the dropping of
the subsidy as we do need your
help. I have always wanted the
best for my son and I have
learned from experience that the Med.
Wear Child Care Society is helping
to provide this for people like
myself.

Yours Truly
Susan L. March

FILE

July 4, 1995

Mr. Kelly Kloss
City Clerks Office
P.O. Box 5009
Red Deer, AB
T4N 3T4

Dear Mr. Kelly Kloss:

Please find enclosed copies of letters which have been forwarded by parents to the Day Care Review Committee.

We have been requested to see that these letters be distributed to City Council. Would you please send a copy of each letter to the Aldermen of the City of Red Deer as information.

Thank you very much.

Sincerely,



Louise Newton, Office Manager
Red Deer Child Care Society

CC: Mayor
Aldermen
City Manager
Director of Comm. Serv.
Social Planning Manager

95/07/05
LK

Kelly McConnell
69 Niven Street
Red Deer, Alberta
T4P 1P8

(403) 340-0941

July 4th, 1995

Day Care Review Committee
c/o Social Planning Department
Box 5008
Red Deer, Alberta T4N 3T4

ATTENTION: Rick Assinger - Chairman

Dear Sir:

Re: RED DEER CHILD CARE SOCIETY

It has come to my attention that the Social Planning Department is in the process of reviewing the City's involvement in day care and the allocation of municipal funding. I would like to take this opportunity to give you my opinion on the day care system in Red Deer.

I am a self-supporting single parent who has utilized the Red Deer Day Care Society for the past six years, and I am fortunate to have been receiving high quality care at an affordable portion of my limited budget.

I moved to Red Deer in 1989, to attend college and improve my ability to support my child. I heard about the Red Deer Child Care Society, and enroled my daughter in the society because of the quality in care and facilities, and of course the available subsidy. Without the day care subsidies I would not have been able to afford to attend college, nor would I be able to afford to continue my full-time employment while keeping my children in full-time care.

Both my eight year old daughter, and three year old son have been with the Society for the past six years, and have been positively influenced by each and every child care worker they have been in contact with. I appreciate the friendliness and concern of all employees of the Society that I have dealt with, and I fully support the hard working staff of the Red Deer Child Care Society.

If it were not for the Society's assistance with quality, low cost care, I doubt that most low income families would be able to afford to continue full-time employment and child care, as it would be very difficult to pay out more money from an already constricted financial struggle. I believe that all low income families would meet with an overpowering financial drawback if the Red Deer Child Care Society did not receive the funding from the City of Red Deer to provide the families with quality, low cost child care.

Day Care Review Committee
July 4th, 1995
Page 2

As such, I am asking you to carefully consider the choices that you are about to make with respect to day care funding. If the municipal day care funding were to be distributed among private day care, I believe that the availability of good quality care, and subsidised care would deteriorate considerably.

The Red Deer Child Care Society is a non-profit organization that prides itself in quality care, while assisting low income families to afford that quality care. It is this writer's opinion that the Red Deer Child Care Society has been providing a child care system that works, and that the City of Red Deer needs, and can not do without.

Please consider the situation of the parents and children of Red Deer by keeping the Red Deer Child Care Society afloat with the proper municipal funding. If the Red Deer Child Care Society ceased to exist, there would be many parents and children that would lose the very foundation of their livelihood.

Thank you for you time and attention to this matter.

Yours truly,



KELLY L. MCCONNELL
(Full-time worker and
Mother of two)

July 4, 1995

Mr. Kelly Kloss
City Clerks Office
P.O. Box 5009
Red Deer, AB
T4N 3T4

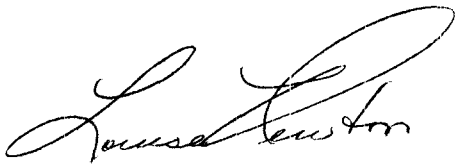
Dear Mr. Kelly Kloss:

Please find enclosed copies of letters which have been forwarded by parents to the Day Care Review Committee.

We have been requested to see that these letters be distributed to City Council. Would you please send a copy of each letter to the Aldermen of the City of Red Deer as information.

Thank you very much.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louise Newton".

Louise Newton, Office Manager
Red Deer Child Care Society

June 30/95

Mr. Rick Assinger, Chairman
Day Care Review Committee
c/o Social Planning Dept.
PO Box 5008
Red Deer, AB T4N 3T4

Dear Mr Assinger:

I am addressing this letter to you in regards to the funding provided to the Red Deer Child Care Society which assists families with low incomes or children with special needs.

I am a single parent with 2 children who have been enrolled with RDCCS since January 1994. I must praise the RDCCS for their excellent child care programs as I have at present one child in a day home and another in a before and after school program.

My initial contact with RDCCS was due to the fact New Dimensions Family Day Program Inc. advised me that they could not provide my children with care as initially contracted. When I contacted RDCCS they immediately gave me names of providers to interview in an area convenient for me.

Since January 1994 I have had my

children in care and never once have had to seek child care elsewhere due to the unavailability of a provider. This security is very important as we are totally dependent on my job and lost earnings would indeed affect my children.

From my point of view this agency is very well run and the enforcement of AFSS Regulations is evident.

If my day care costs were to increase, I would be forced to look into the private sector and truly believe that my children would suffer due to the lack of adhering to government regulations and the stability of care. I speak from past experiences with private sitters.

I ask that the Committee look at the children this funding assists. It is not the child's fault that they are from a single parent family or that they have special needs. They need quality care as much as any other child who is from a family who can afford this without the City's assistance.

Yours Truly

Lynn Sonstelie

<Lynn Sonstelie, 91 Oliver St. Red Deer, T4P 1W2>

1-5815 57 Avenue
Red Deer, AB
T4N 4S5
July 1, 1995

Buck Assinger, Chairman
Daycare Review Committee
c/o Social Planning Department
Box 5008
Red Deer, AB
T4N 3T4

Dear Mr. Assinger:

I am concerned about the proposed cuts in the funding to the Red Deer Child Care Society. I picked the Society because they offered quality care and subsidy for low income families.

I previously had a private sitter and it cost me a lot of money and I was not happy with the care my son was receiving. I contacted the Red Deer Child Care Society in February, 1995, and they put me in touch with the sitter I have now. I'm very happy with the care my son is receiving. He is also very happy there. Every night he tells me what he has done during the day and he even wants to go to the sitter's on the weekend. He never did this with my previous sitter.

I work full time and I earn \$800 per month, after taxes. With being subsidized, (\$110 per month), it's a bit easier to pay rent and other bills. However, if day-care fees are increased, it would be impossible for me to meet my other monthly payments.

In closing, I'd like you to consider the following questions:

- Have you ever worked for \$6.00 per hour?
- Have you ever wondered how you were going to repair your car when all the money you have goes to bills?
- Have you ever wondered how you'll be able to afford Christmas and birthday presents? (not just son/daughter. Parents, brothers, sisters, neices, nephews).
- Have you ever wondered how you're going to buy food?

I trust you'll make the right decision and not cut daycare funding.

Sincerely,
Shirley Hyonen

FILE

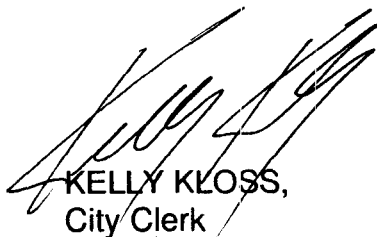
DATE: July 18, 1995
TO: Director of Community Services
FROM: City Clerk
RE: DAY CARE MANAGEMENT AGREEMENT RENEWAL

At the Council meeting of July 17, 1995, consideration was given to your report dated July 11, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Director of Community Services dated July 11, 1995, re: Day Care Management Agreement Renewal, hereby agrees that the Red Deer Child Care Society be advised of The City of Red Deer's intent to initiate changes in the Day Care Management Agreement following the Day Care Review report being completed in September of 1995, and as presented to Council July 17, 1995."

I am asking that your office advise the Red Deer Child Care Society of Council's decision in this instance, with a copy of said letter to my office.

I trust you will find this satisfactory.



KELLY KLOSS,
City Clerk

KK/fm

cc. Social Planning Manager



THE CITY OF RED DEER

RPC - 4.769

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

OFFICE OF THE DIRECTOR
COMMUNITY SERVICES DIVISION
PHONE: (403) 342-8323 FAX: (403) 347-4636

July 24, 1995

Mrs. Joanne Curtis, Chairperson
Red Deer Child Care Society
#101, 4922 - 53 Street
Red Deer, AB
T4R 2E9

Dear Mrs. Curtis:

As you are aware, the Day Care Management Agreement between The Red Deer Child Care Society and The City of Red Deer expires December 31, 1995. Clause 9.1 of the agreement states that either the lessor or the lessee must notify the other party in writing of any intention to initiate changes to the agreement.

At the City Council meeting of July 17, 1995, consideration was given to a report regarding the Day Care Management Agreement renewal. Council requested that the Red Deer Child Care Society be advised now of the City of Red Deer's intent to initiate changes in the Day Care Management Agreement.

The major reason for initiating change to this agreement is related to changes in cost sharing under the Federal Canada Assistance Plan (C.A.P.). Clause 2.2 of the agreement states that significant changes to C.A.P. cost sharing means the agreement is subject to revision and we are all aware that the Federal Budget has stated that C.A.P. funding would be discontinued as of April 1, 1996 and replaced with the Canada Health and Social Transfer Payment Program. However, we do not know the level of funding that we can expect through this new program.

In addition to the above, the Day Care Review is currently underway and there is a possibility that some of the recommendations in that report might impact the terms of the Day Care Management Agreement as well. This report will be brought forward to City Council in September and, thus, City Council has agreed that negotiations for our agreement for 1996 and beyond should take place after they have received this report.

This letter then serves as that official notice.

Yours sincerely,

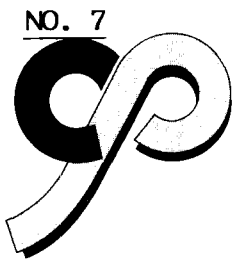
LOWELL R. HODGSON
Director of Community Services



*a delight
to discover!*

:ad

- c. Colleen Jensen, Social Planning Manager
Kelly Kloss, City Clerk
Noreen Spencer, Executive Director, Red Deer Child Care Society
Rick Assinger, Chair, Day Care Review Committee



DATE: JULY 10, 1995

TO: CITY COUNCIL

FROM: TONY LINDHOUT, PLANNER

RE: PROPOSED BYLAW NO. 2672/M-95

The following matters, outstanding issues that have previously been discussed by either City Council and/or City departments, need to be implemented through amendments to the City's Land Use Bylaw. For the sake of efficiency, all are being combined into one amending Bylaw. The City's solicitor has reviewed the proposed amendments.

1) Housing definitions & Social Care Residences

The current Land Use Bylaw contains various definitions relating to different aspects of housing which has created some difficulty in interpretation and process. The confusion is primarily centred around reference in the definitions to various numbers of people i.e. Dwelling Unit - 3 boarders and 4 foster children; Social Care Residence - 6 unrelated persons; Boarding House - 4 or more children, etc. (see attachment containing existing definitions).

Minor amendments to word and definition terminology should clarify and simplify interpretation of the various housing related definitions. It would appear that by altering the definition of "Dwelling Unit", "Boarding House" and "Social Care Residence", and incorporating the definition of "Specialized care" into the definition of "Social Care Residence", that most of the confusion can be eliminated. By leaving "Special residential use - Social Care Residence" as a discretionary use in the R1 and R2 Residential Districts, the Municipal Planning Commission will be able to continue to assess any such application on its individual merit. No problem is anticipated by leaving "Social Care Residence" as a permitted use in the R3 Residential District and the DC(6) Direct Control District. No change is proposed to the "Day Care Facility" definition as this was recently amended by City Council and adequately deals with that specialized residential use. A new definition for "senior citizens residence" will define the 'lodge' type of seniors accommodation as this differs from the 'nursing home' type of seniors facility that provides long term institutional care.

2) Adult Mini-theatres

City Council had earlier received a report prepared by planning staff concerning the lack of any regulation in the current Land Use Bylaw governing adult entertainment theatres (peep shows, etc.).

CITY COUNCIL
PROPOSED BYLAW NO. 2672/M-95
PAGE 2

Subsequently, planning staff were instructed to prepare a proactive Land Use Bylaw amendment that would address this potential issue by specifying requirements for the use in the Land Use Bylaw.

Adult orientated theatres are proposed to be defined under the term “adult mini-theatre”. Several existing definitions will require modification so that an adult oriented business as defined within the definition of “adult mini-theatre” does not fall under the parameters of any other definition. The new use “adult mini-theatre” will not be listed in any of the City’s Land Use Districts meaning that a specific land use bylaw amendment would have to be applied for and approved by City Council prior to such a use being established. Adult mini-theatres will also be subjected to parking requirements and minimum separation distances from certain vicinity land uses.

3) Outline Plans

Outline Plans currently exist for a number of areas within the City. These plans are required as a pre-condition for subdivision of larger land areas and implement City development policies and statutory plans. They include a public participation component and require approval by City Council. In order to better ensure the implementation of an outline plan, it should be securely tied to the Land Use Bylaw.

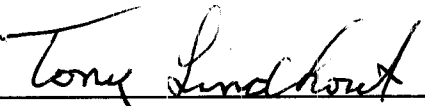
By defining outline plans and referencing them to the permitted and discretionary uses listed in the applicable land use districts, these plans will be linked to the Land Use Bylaw and therefore be binding on subsequent subdivision and development.

Proposed Bylaw

It is proposed that all of the above noted issues be dealt with in one amending Bylaw.

Recommendation

Planning staff would recommend that Council give first reading to proposed Bylaw No. 2672/M-95 attached hereto.



Tony Lindhout, ACP, MCIP
Planner

EXISTING DEFINITIONS

Boarding House means a building containing sleeping rooms without cooking facilities, where lodging and meals for four or more persons is provided for compensation.

Day Care Facility means a facility providing care, development and/or supervision for 7 or more children under the age of 12 (including the operator's own children) for more than 3 but less than 24 consecutive hours in a day.

Dwelling Unit means one or more rooms that may be used as a residence for a single household with sleeping, cooking living and sanitary facilities, EXCEPT that in the case of a household consisting of two or more persons related by blood, marriage or adoption, three boarders or four foster children may reside therein as part of that household.

Household means an individual, or two or more persons related by blood, marriage or adoption or a group of five unrelated persons, all living together as a single housekeeping unit and using common cooking facilities.

Social Care Residence means a dwelling in which not more than six unrelated persons live together on a temporary or short term basis under specialized care.

Specialized Care means the provision of supervisory, nursing and medical or counselling services and homemaking care or services related thereto by one or more persons.

COMMENTS:

We recommend that Council give first reading to the proposed
Land Use Bylaw Amendment.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

FILE

DATE: July 18, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/M-95

At the Council meeting of July 17, 1995, consideration was given to your report dated July 10, 1995 concerning the above topic, and at which meeting first reading was given to Land Use Bylaw Amendment 2672/M-95, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/M-95 provides for changes to the Land Use Bylaw relative to:

- 1) Housing definitions and social care residences;
- 2) Adult mini-theatres; and
- 3) Outline plans.

This office will now proceed with advertising for a Public Hearing of this Bylaw to be held on Monday, August 14, 1995 at 7:00 pm, or as soon thereafter as Council may determine. This Bylaw will be advertised in the Advocate on Friday, August 4 and 11, 1995.

I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

attchs.

cc. Director of Community Services
Director of Development Services
Social Planning Manager
Bylaws & Inspections Manager
Council & Committee Secretary, S. Ladwig

DATE: June 28, 1995

TO: KELLY KLOSS
City Clerk

FROM: DON BATCHELOR, Chairman
Senior Safe Operating Committee

RE: SAFETY CERTIFICATE OF RECOGNITION:
CITY CONSTRUCTION PROJECTS

The City of Red Deer Senior Safe Operating Committee has had ongoing discussions with the Alberta Construction Safety Association and the Red Deer Regional Safety Committee (Red Deer Construction Association) to develop a partnership for the Safety Certificate of Recognition program (see attached letters of support). This program's primary focus is to increase worksite safety by construction contractors and trades working on City projects with the goal of reducing/eliminating worksite accidents.

This safety program has been successfully implemented in Calgary, Edmonton, Medicine Hat, Lethbridge, and with TransAlta Utilities. The Certificate of Recognition program is a safety pre-qualification initiative for all City construction projects that would include the following benefits:

- Consistency with the City of Red Deer Partners in Injury Reduction program and the Safety Audit program for City employees.
- Increased contractor competency in safe worksite practices.
- Consistency in safety standards for all contractors bidding on City projects.
- Reductions of incidents and accidents on City property.
- Reduction in WCB premiums to local contractors and, consequently, lower bid prices.
- Reduction in losses caused by workplace injuries.

The program is coordinated and implemented through the Alberta Construction Safety Association (A.C.S.A.), and would require that all construction contractors bidding on City projects first obtain a Safety Certificate of Recognition from the A.C.S.A. This certificate is obtained after contractors receive instruction, direction and a safety audit from the A.C.S.A.

Appreciating that this program takes some time to implement, and to get all appropriate construction contractors with the required certificate, a phased implementation would be recommended. There is already a significant number of Central Alberta contractors that have the Safety Certificate of Recognition. The Development Services Division of the City already uses the Safety Certificate of Recognition as a pre-qualification on some City projects. This initiative has been supported by the Urban Development Institute and local contractors. The proposed procedure and timeframe for a phased implementation of this program in Red Deer would be as follows:

1. Send a letter to all trade associations in Central Alberta and commonly used Alberta trade associations (i.e., Home Builder's Association, Urban Development Institute, Red Deer Construction Association), indicating the City's intent to implement a pre-qualification initiative for all City construction contracts.

City Clerk
Page 2
June 28, 1995

2. Conduct a general meeting with representatives of all trade associations, interested contractors and the Alberta Construction Safety Association to outline the program and implementation schedule.
3. Phase the implementation of the program (pending Council approval) over a 2-year period commencing January 1, 1996. Construction contractors may bid on City construction contracts commencing January 1, 1996, if they have a Certificate of Recognition or have registered for the certificate, and are actively participating in the training sessions for the program.
4. Only construction contracts in excess of \$50,000 are applicable to this pre-qualification initiative.
5. Effective January 1, 1996, construction contracts for the following work areas will require pre-qualification program or registration in the program:
 - paving, concrete and surfacing operations;
 - curb and gutter work;
 - sewer and water installations;
 - water and sewage treatment plant installations/upgrades;
 - asphalt repairs.
6. Effective January 1, 1997, construction contracts for all the above and the following work areas will require pre-qualification:
 - landscaping and tree planting,
 - bridge construction and repairs,
 - building construction and renovations,
 - roofing,
 - drywall, masonry and glass installations,
 - metal fabrication,
 - electrical installations.
7. Special consideration may be necessary for construction contractors from out of the province. The Senior Safe Operating Committee, acting as an arbitrator, will determine if, in certain instances, contracts (unique in nature due to the size, scope or expertise) should be exempt from the pre-qualification initiative.
8. Sub-contractors of all City construction projects must abide by the pre-qualification standards of all respective general contractors.

City Clerk
 Page 3
 May 17, 1995

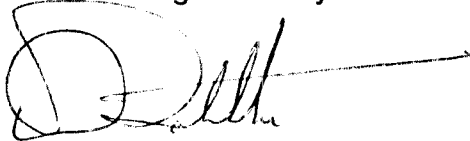
With this proposed implementation schedule, it would be the intent to exclude consulting services, maintenance and operational services and hired equipment from the program at this time. Similarly to some other Alberta municipalities, however, consideration to include them in a safety pre-qualification initiative would be desirable at a later date.

In addition, any existing contracts in place at the time this program is initiated (January 1, 1996) would be "grandfathered" and excluded from having to abide by the regulations of this program.

When totally implemented, all construction contractors would be responsible for obtaining a Safety Certificate of Recognition before bidding on a City construction contract.

RECOMMENDATION

1. That City Council support the Safety Certificate of Recognition Program to be implemented by The City of Red Deer in partnership with the Alberta Construction Safety Association.
2. That Council request the Senior Safe Operating Committee to convene a meeting with construction contractors and relevant associations to outline the program and implementation schedule, as outlined in the Senior Safe Operating Committee Chairman's report of June 28, 1995.
3. That City Council approve the Safety Certificate of Recognition Program as a pre-qualification for bidding on all City of Red Deer construction contracts in excess of \$50,000 in value.



DON BATCHELOR

:ad

Atts.

- c. H. Michael C. Day, City Manager
 Senior Safe Operating Committee
 Safety Committee Chairmen
 Graeme Dobson, Alberta Construction Safety Association
 Jim Riches, Alberta Construction Safety Association
 Alberta Construction Association
 Herman Bruin, Red Deer Construction Association

70

RED DEER CONSTRUCTION ASSOCIATION

205, 7803-50 Ave. Red Deer, Alberta T4P-1M8

Phone 346-4846 Fax 343-3280



June 22, 1995

Mr. Don Batchelor, Chairman
Senior Safe Operating Committee
City of Red Deer
P.O. Box 5008
Red Deer, Alberta T4N 3T4

Via fax to 347-4836
Original to be mailed

Dear Mr. Batchelor:

The Red Deer Construction Association is comprised of 78 local commercial construction businesses. We act as a voice for the local construction industry, and it is part of our mandate to promote worksite safety.

This Association supports and promotes the initiatives of the Alberta Construction Safety Association, including the "Certificate of Recognition" program, and many of our members are actively involved in the A.C.S.A. safety programs.

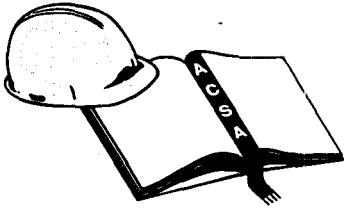
The Red Deer Construction Association would therefore encourage your use of the "Certificate of Recognition" as a pre-tender requirement. This certification will ensure the City has hired a contractor who has a health and safety program that meets the industry standard. The City will also be assured that delays caused by injury and investigation would be reduced or eliminated. To date many other municipalities in the province have successfully implemented a similar safety program, including the cities of Calgary, Edmonton, Medicine Hat, Lloydminster, Lethbridge as well as Alberta Transportation and Utilities. Implementation of this program in Red Deer will ensure that our workers and supervisors receive proper safety training and remain competitive with the rest of the province.

Please contact the RDCA office if you have any questions or require further information.

Yours truly

Red Deer Construction Association

Floyd Hansen
President



Alberta Construction Safety Association

10949 - 120 Street, Edmonton, Alberta T5H 3R2
 Tel: (403) 453-3311 Fax: (403) 455-1120
 Toll Free: 1-800-661-2272

#201, 2725 - 12 Street N.E., Calgary, Alberta T2E 7J2
 Tel: (403) 291-3710 Fax: (403) 250-2852
 Toll Free: 1-800-661-6090

"Industry Funded"

May 29, 1995

EXECUTIVE DIRECTOR:

Graham E. Dobson

EXECUTIVE COMMITTEE:

Greg J. Leduc

Herman Bruin

Wayne J. Cameron

P. Tom Brown

Bill H. Jacobson

Garry F. Stoek

BOARD OF DIRECTORS:

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Denny Miller

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Dave Paslawski

Kevin Schmaltz

Bob Schulli

Bill A. Spring

Bruce Szarka

E. (Chic) Thomas

Allan Westoby

Mr. Don Batchelor, Chairman
 Senior Safe Operating Committee
 City of Red Deer
 P.O. Box 5008
 RED DEER, Alberta
 T4N 3T4

FAXED
 29 MAY 95

Dear Mr. Batchelor:

The Alberta Construction Safety Association endorses and encourages the use of the "Certificate of Recognition" as a pre tender requirement. The use of the program as a prerequisite was initiated three years ago, with every year attracting more owners and municipalities into the program. Below is some background and details of the program.

Many Alberta municipalities and major construction owners have endorsed, as a pre-tender requirement, the Certificate of Recognition. It is based on a belief that every work related injury can be eliminated. Too often we hear that "it was just an accident"... Webster's dictionary defines accident as "a happening that is not expected, foreseen, or intended...". Work place hazards that cause injuries and/or damage can be foreseen. With proper safety training, managers, supervisors, and workers can identify and avoid hazards.

The results of basic safety training are staggering. Construction was one of the first and one of the largest sectors to take action. The goal was to reduce injuries and costs associated with incidents that could have been avoided.

To achieve this result partnerships had to be formed. A commitment from government, contractors, and project owners, guided by the industry controlled Alberta Construction Safety Association was necessary to ensure that all parties would support the initiative. From this commitment programs were developed to train managers in establishing a health and safety program, train supervisors in delivering the program on the job, and train workers in making health and safety part of their job. And to make sure that it all happens, a method of evaluating the company health and safety management system was developed.

Mr. Don Batchelor, Chairman
 Senior Safe Operating Committee
 Page 2
 May 29, 1995

The program is "Partnerships for Injury Reduction" and the over 1,400 companies that are enroled in or have successfully completed training and passed the evaluation have, or will be awarded the "Certificate of Recognition". The Certificate of Recognition is jointly administered by Alberta Labour, Occupational Health & Safety Division and the Alberta Construction Safety Association. There are certain requirements that must be met annually to maintain the Certificate. Similar programs are now being developed in other industries using the construction industry as a model.

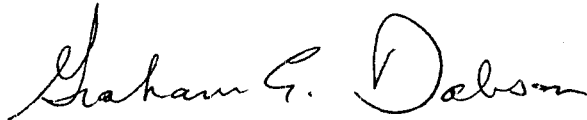
Positive Impact for the City of Red Deer:

For the project owner, hiring a contractor who has a Certificate of Recognition proves that the contractor has a health & safety management program that meets the industry standard. This assurance can benefit the owner by eliminating delays caused by injuries and investigations. It helps in satisfying the legal requirement for "Due Diligence", placed on the owner for ensuring that all contractors carry out their work in a safe manner. More and more, owners are requiring that contractors have a Certificate of Recognition as a pre-tender condition.

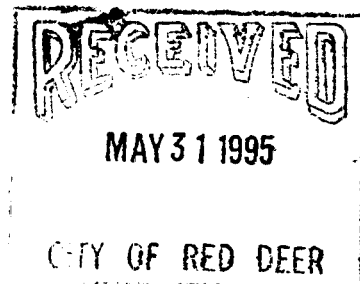
With the new definition of a Prime Contractor contained in Bill 48, the owner can designate, by mutual agreement, a prime contractor for any job site. It is, however, incumbent on the owner to ensure that the prime contractor is competent to manage the health and safety for his own workers, as well as those of all other employers on the job site. The use of the "Certificate of Recognition" as a requirement for prime contractors gives owners the assurance that the contractor has a system, that has met an accepted standard, that will demonstrate that competence.

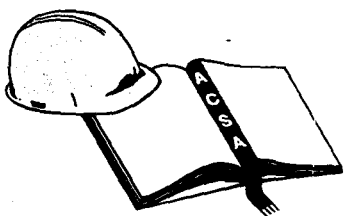
I hope this answers any questions that you had regarding this program. If you should require any additional information or support please call me at your convenience.

Sincerely,



Graham E. Dobson
 Executive Director





Alberta Construction Safety Association

10949 - 120 Street, Edmonton, Alberta T5H 3R2
 Tel: (403) 453-3311 Fax: (403) 455-1120
 Toll Free: 1-800-661-2272

#201, 2725 - 12 Street N.E., Calgary, Alberta T2E 7J2
 Tel: (403) 291-3710 Fax: (403) 250-2852
 Toll Free: 1-800-661-6090

"Industry Funded"

June 9, 1995

Mr. Don Batchelor, Chairman
 Senior Safe Operating Committee
 City of Red Deer
 P.O. Box 5008
 Red Deer, Ab. T4N 3T4

Dear Mr. Batchelor:

I have enjoyed our ongoing meetings over the last two months and I am encouraged to hear that you and your committee support the Safety Certificate of Recognition program (C.O.R.).

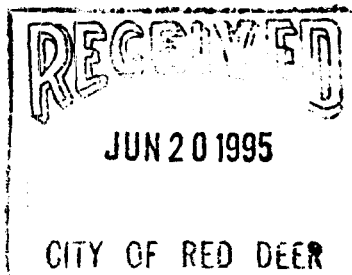
As the chairman of the Regional Safety Committee (R.S.C.) for Central Alberta and a construction business owner, my goal is to educate our workers and explain that every work related accident can be prevented with proper safety training through the cooperation of management, supervisors and workers.

The Regional Safety Committee is supported by trades people, owners, architects, home builders and general contractors who believe that now is time the City of Red Deer endorse the C.O.R. program. The cities of Calgary, Edmonton, Medicine Hat, and Lethbridge have successfully implemented the safety program.

We the R.S.C. want to ensure that our workers, supervisors, and managers receive proper safety training and remain competitive with the rest of the province. We therefore give our support to the City of Red Deer for the implementation of the Certificate of Recognition as a pre tender requirement.

Sincerely,

Dom Mancuso
 Chairman R.S.C.



CERTIFICATE OF RECOGNITION FOR ALBERTA CONSTRUCTION INDUSTRIES

INTRODUCTION

The Alberta Construction Safety Association (ACSA) and Alberta Labour - Occupational Health & Safety (OH&S) Division are committed to helping employers and workers reduce losses caused by workplace injuries through the "Certificate of Recognition (COR)" program for the Alberta Construction Industry.

A **COR** is given out by the Department of Labour - Occupational Health and Safety to companies that have had an external audit undertaken on their health and safety program and have met the standard set by the construction industry in Alberta.

This **COR** is also a pre-qualification requirement of many buyers of construction in order to bid their work.

The following steps will guide you through the process that will earn your company a Certificate of Recognition.

1. Fill out the **COR** registration sheet. All the information asked for in the registration form must be filled out along with any related companies and all WCB Account Numbers.
2. Send a copy of the registration sheet back to the Alberta Construction Safety Association to the attention of Trish Comeau at the Edmonton. Send registration form to:

Alberta Construction Safety Association
10949 - 120 Street
Edmonton, Alberta
T5H 3R2
Trish Comeau

or

Fax: 455-1120

3. There are four core courses which are vital when building the foundation of a successful health and safety system. They are as follows:

Principles of Health & Safety. A one day program which provides the company with a safety management system and is the first course that should be taken, by the owner or senior management.

Safety Evaluation (Auditor Training). A two day program which provides the company with a tool that shows participants how to measure the strengths and weaknesses of their safety management system. This is the second course that should be taken by the owner or the person designated to act as the peer auditor. Safety Basics is a pre-requisite for the Auditor Training course.

Taking the Safety Evaluation (Auditor Training) course gives you the **Alberta Certified Peer Safety Auditor** certificate which is valid for a period of three years. The student must attend the two day course and then do a **self audit** of your company and send the audit to the ACSA. Self audits are sent to our Edmonton office to the attention of Barbara Semeniuk who will check the audits and contact the auditor if there are any problems with the audit. These first two courses should be taken by management personnel who are going to manage the health and safety program. To maintain your **COR** your company must submit an audit of your health and safety program **every year** by an ACSA accredited auditor. It is to your advantage to make sure that the person taking the auditor training course is going to stay with your company or you will have to send another person to the auditor training should your auditor leave your company's employ.

Alberta Construction Safety Association
10949 - 120 Street
Edmonton, Alberta
T5H 3R2

WHMIS (Workplace Hazardous Materials Information System) "Train the Trainer" program. A one day program that teaches you how to train your own employees on workplace hazardous materials. This course should be taken by the individual selected by the organization to WHMIS train their workforce.

Leadership for Safety Excellence. A two day program aimed at teaching a Construction Supervisor what they should know about health and safety on site. This course **should** be taken by all the supervisors working at the company but only one person has to take it to meet the requirements of the program.

These four courses will have to be taken by **someone** within the company. It **does not have to be the same person for each course.**

To register for these courses in the Southern region phone Pam or Sandie in Calgary at 1-800-661-6090 or 291-3710. In the Northern region phone Bev at the Edmonton office 1-800-661-2272 or 453-3311. These courses are also offered in the following areas twice per year or on an as needed basis:

- | | | |
|------------------|----------------|----------------|
| ■ Fort McMurray | ■ Red Deer | ■ Hinton/Edson |
| ■ Grande Prairie | ■ Lethbridge | |
| ■ Lloydminster | ■ Medicine Hat | |

4. Once your company has taken all the required courses, a self audit on your company is completed, and you feel you can achieve the standard (78%), send a written request to Trish Comeau at our Edmonton office and ask for an external (peer) audit. The ACSA will arrange for an external auditor from the construction industry to come to your place of business and do an audit of your company's health and safety program. You have the right to refuse an auditor if you feel there is a conflict of interest between the assigned auditor and your company. The ACSA will then provide another auditor to undertake the audit. Whoever takes the auditor training course from your company must then undertake to go out and do an external audit of another construction company when asked by the ACSA. There is no charge for these audits with each company contributing the time of their auditor. The ACSA attempts to match auditors to companies of similar size. The first year you join the program you must have a external (peer) audit done. The second and third year of the program you must send in an internal audit to maintain your Certificate of Recognition. This internal audit **must** be done by an Alberta Certified Peer Safety Auditor and the company must meet the standard (78%) each year. The Certificate of Recognition is valid for three years as long as these requirements are met and certification is maintained.

When a company has achieved a Certificate of Recognition, they may be eligible to join the Workers' Compensation Board Voluntary Incentive Plan, if they are members of the ACSA, which provides a financial incentive to industry groups that reduce their claims costs. The Board estimates what the group would be expected to have in claims costs for each year. A reduction, by the group, in expected claims cost would be given back to the group on a dollar for dollar basis. For example, if the group achieved a \$200,000.00 reduction in expected claims cost they would be given the money back prorated on the percentage of payroll they have within the total group. Your company **must** have a Certificate of Recognition before they become eligible for the financial incentive and you **must re-register every year** to qualify for the financial incentive.

Once your company has received their Certificate of Recognition they can contact Trish to get the registration form to join the Partnership in Injury Reduction program. You can not get into the PIR program until a **COR** is obtained.

COMMENTS:

We concur with the recommendation of the Senior Safe Operating Committee.

"G. SURKAN"
Mayor

PIR-01

"M.C. DAY"
City Manager

FILE

DATE: July 18, 1995

**TO: Senior Safe Operating Committee
c/o Don Batchelor, Chairman**

FROM: City Clerk

**RE: SAFETY CERTIFICATE OF RECOGNITION: CITY CONSTRUCTION
PROJECTS**

At the Council meeting of July 17, 1995, consideration was given to your report dated June 28, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Senior Safe Operating Committee dated June 28, 1995, re: Safety Certificate of Recognition: City Construction Projects, hereby agrees as follows:

- 1) That the Safety Certificate of Recognition Program be implemented by The City of Red Deer in partnership with the Alberta Construction Safety Association;
- 2) That the Senior Safe Operating Committee convene a meeting with construction contractors and relevant associations to outline the program and implementation schedule as outlined in the Senior Safe Operating Chairman's report dated June 28, 1995;
- 3) That the Safety Certificate of Recognition Program be approved as a pre-qualification for bidding on all City of Red Deer construction contracts in excess of \$50,000.00 in value;

and as presented to Council July 17, 1995."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now be proceeding in accordance with the above resolution.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Director of Corporate Services
Purchasing Agent
Public Works Manager

DATE: September 15, 1995

TO: KEN HASLOP, Engineering Manager
GORD STEWART, Public Works Manager
AL ROTH, E.L. & P. Manager
RYAN STRADER, Bylaws/Inspections Manager

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: DON BATCHELOR, Chairman
SENIOR SAFE OPERATING COMMITTEE

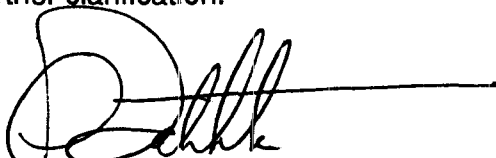
**RE: SAFETY PRE-QUALIFICATION REQUIREMENT:
CITY CONTRACTS**

In accordance with City Council's resolution of July 17, 1995, letters and notices have been forwarded to major contractors, associations and trade unions and a public meeting was held to outline the schedule of implementation and the requirements of the safety pre-qualification for all City of Red Deer construction projects in excess of \$50,000.

In partnership with the Alberta Construction Safety Association, this safety initiative becomes effective January 1, 1996. Please ensure that all construction tenders for City projects to be undertaken after January 1, 1996, in excess of \$50,000, adhere to the implementation schedule and guidelines (see attached).

Contractors/sub-contractors can obtain further information on the Safety Certificate of Recognition Program and register for the four (4) required training sessions by contacting The Red Deer Construction Association office, (Norma McCartney), 346-4846.

Please contact me or other members of the Senior Safe Operating Committee if you require further clarification.



DON BATCHELOR

:ad

- Atts. 1. Safety Pre-Qualification Initiative Implementation Schedule
2. Criteria for Exemption from the Safety Pre-Qualification
3. Certificate of Recognition Outline - Alberta Construction Safety Association
- c. H.M.C. Day, City Manager
Bryon Jeffers, Director of Development Services
Lowell R. Hodgson, Community Services Director
Kelly Kloss, City Clerk
Senior Safe Operating Committee
Safety Committee

**CITY OF RED DEER
SAFETY PRE-QUALIFICATION INITIATIVE - CONSTRUCTION CONTRACTS
CERTIFICATE OF RECOGNITION PROGRAM
IMPLEMENTATION SCHEDULE
September 1995**

1. Conduct a general meeting with representatives of all trade associations, interested contractors and the Alberta Construction Safety Association to outline the program and implementation schedule.
2. Phase the implementation of the program over a 2-year period commencing January 1, 1996. Construction contractors may bid on City construction contracts commencing January 1, 1996, if they have a Certificate of Recognition or have registered for the certificate and are actively participating in the training sessions for the program.
3. Only construction contracts in excess of \$50,000 are applicable to this pre-qualification initiative.
4. Effective January 1, 1996, construction contracts for the following work areas will require pre-qualification program or registration in the program:
 - paving, concrete and surfacing operations;
 - curb and gutter work;
 - sewer and water installations;
 - water and sewage treatment plant installations/upgrades;
 - asphalt repairs.
5. Effective January 1, 1997, construction contracts for all the above and the following work areas will require pre-qualification:
 - landscaping and tree planting;
 - bridge construction and repairs;
 - building construction and renovations;
 - roofing;
 - drywall, masonry and glass installations;
 - metal fabrication;
 - electrical installations.
6. Special consideration may be necessary for construction contractors from out of the province. In certain instances, contracts (unique in nature due to the size, scope or expertise) may be exempt from the pre-qualification initiative. Reciprocal agreements are in place for similar safety recognition programs when contractors bidding on City of Red Deer projects are from Saskatchewan, Ontario or the three Maritime Provinces. Contractors bidding on City projects from the other provinces would have to submit their safety programs as part of the bid. Their safety program would be evaluated in comparison to the Alberta Construction Safety Recognition Program and the attached criteria to determine if the bid would be accepted.
7. Sub-contractors of all City construction projects should abide by the pre-qualification standards of all respective general contractors.
8. Engineering and architectural firms must have a Certificate of Recognition registration number when bidding on City of Red Deer projects, when they are the project managers or site supervisors.



SAFETY PRE-QUALIFICATION - EXEMPTION CRITERIA

Subject to satisfactory answers to the following questions, Department Managers may grant an exemption to safety certification required for out-of-province and sub-contractors.

1. Are you registered under a different Province's Safety Recognition Program - state registration number.
2. Do you have a safety manual, and will you provide it to The City of Red Deer?
3. Does your firm have a safety certification you would consider equivalent to the City requirement?
4. What are the names, addresses and telephone numbers of two persons representing owners whom you have recently worked for, and who can act as safety references?

NAME

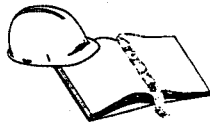
ADDRESS

TELEPHONE

FAX

5. Have you worked in Alberta previously? Where? When? Are you fully cognizant of Alberta Safety Regulations?

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL



Alberta Construction
Safety Association

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

CERTIFICATE OF RECOGNITION FOR ALBERTA CONSTRUCTION INDUSTRIES

INTRODUCTION

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A COR is given out by the Department of Labour - Occupational Health and Safety to companies that have had an external audit undertaken on their health and safety program and have met the standard set by the construction industry in Alberta.

This COR is also a pre-qualification requirement of many buyers of construction in order to bid their work.

The following steps will guide you through the process that will earn your company a Certificate of Recognition.

1. Fill out the **COR** registration sheet. All the information asked for in the registration form must be filled out along with any related companies and all WCB Account Numbers.
2. Send a copy of the registration sheet back to the Alberta Construction Safety Association to the attention of Trish Comeau at the Edmonton. Send registration form to:

Alberta Construction Safety Association
10949 - 120 Street
Edmonton, Alberta
T5H 3R2
Trish Comeau

or

Fax: 455-1120

3. There are four core courses which are vital when building the foundation of a successful health and safety system. They are as follows:

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Taking the Safety Evaluation (Auditor Training) course gives you the **Alberta Certified Peer Safety Auditor** certificate which is valid for a period of three years. The student must attend the two day course and then do a **self audit** of your company and send the audit to the ACSA. Self audits are sent to our Edmonton office to the attention of Barbara Semeniuk who will check the audits and contact the auditor if there are any problems with the audit. These first two courses should be taken by management personnel who are going to manage the health and safety program. To maintain your **COR** your company must submit an audit of your health and safety program **every year** by an ACSA accredited auditor. It is to your advantage to make sure that the person taking the auditor training course is going to stay with your company or you will have to send another person to the auditor training should your auditor leave your company's employ.

Alberta Construction Safety Association
10949 - 120 Street
Edmonton, Alberta
T5H 3R2

WHMIS (Workplace Hazardous Materials Information System) "Train the Trainer" program. A one day program that teaches you how to train your own employees on workplace hazardous materials. This course should be taken by the individual selected by the organization to WHMIS train their workforce.

Leadership for Safety Excellence. A two day program aimed at teaching a Construction Supervisor what they should know about health and safety on site. This course **should** be taken by all the supervisors working at the company but only one person has to take it to meet the requirements of the program.

These four courses will have to be taken by **someone** within the company. **It does not have to be the same person for each course.**

To register for these courses in the Southern region phone Pam or Sandie in Calgary at 1-800-661-6090 or 291-3710. In the Northern region phone Bev at the Edmonton office 1-800-661-2272 or 453-3311. These courses are also offered in the following areas twice per year or on an as needed basis:

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

- | | | |
|------------------|----------------|----------------|
| ■ Fort McMurray | ■ Red Deer | ■ Hinton/Edson |
| ■ Grande Prairie | ■ Lethbridge | |
| ■ Lloydminster | ■ Medicine Hat | |

4. Once your company has taken all the required courses, a self audit on your company is completed, and you feel you can achieve the standard (78%), send a written request to Trish Comeau at our Edmonton office and ask for an external (peer) audit. The ACSA will arrange for an external auditor from the construction industry to come to your place of business and do an audit of your company's health and safety program. You have the right to refuse an auditor if you feel there is a conflict of interest between the assigned auditor and your company. The ACSA will then provide another auditor to undertake the audit. Whoever takes the auditor training course from your company must then undertake to go out and do an external audit of another construction company when asked by the ACSA. There is no charge for these audits with each company contributing the time of their auditor. The ACSA attempts to match auditors to companies of similar size. The first year you join the program you must have a external (peer) audit done. The second and third year of the program you must send in an internal audit to maintain your Certificate of Recognition. This internal audit **must** be done by an Alberta Certified Peer Safety Auditor and the company must meet the standard (78%) each year. The Certificate of Recognition is valid for three years as long as these requirements are met and certification is maintained.

When a company has achieved a Certificate of Recognition, they may be eligible to join the Workers' Compensation Board Voluntary Incentive Plan, if they are members of the ACSA, which provides a financial incentive to industry groups that reduce their claims costs. The Board estimates what the group would be expected to have in claims costs for each year. A reduction, by the group, in expected claims cost would be given back to the group on a dollar for dollar basis. For example, if the group achieved a \$200,000.00 reduction in expected claims cost they would be given the money back prorated on the percentage of payroll they have within the total group. Your company **must** have a Certificate of Recognition before they become eligible for the financial incentive and you **must re-register every year** to qualify for the financial incentive.

Once your company has received their Certificate of Recognition (COR) they may be eligible to join the Partnership in Injury Reduction (PIR) program.

Certificate of Recognition Program

Construction - Registration Form

Yes, I have read the program Summary and I would like to participate in the Alberta Construction Safety Association (ACSA) Certificate of Recognition program.

Legal Name: _____ Operating Name: _____

Address: _____

City Province Postal Code

Phone Number: _____ Fax Number: _____

Contact Person(s): _____ Signature: _____

Date: _____

WCB Account Number: _____ WCB Industry Code: _____

Do you have any related Companies ☆ Yes ☆ No If yes, please list below.

Legal Name WCB Account WCB Industry Code

Training: Employers should complete the following ACSA courses: Principles of Health & Safety Management, Auditor Training, WHMIS, and Leadership for Safety Excellence.

Name (print): _____	Signed: _____
Title: _____	Date Signed: _____

Please Return the Completed Form to:

**Alberta Construction Safety Association
10949 - 120 Street
Edmonton, Alberta
T5H 3R2
Trish Comeau
Fax: 455-1120**

* Once you have achieved your Certificate of Recognition you may be eligible to join a voluntary Incentive Program with the Workers' Compensation Board. This may provide you with a financial return from the WCB.

PIR-01

NO. 9

DATE: July 12, 1995
TO: City Council
FROM: City Clerk
RE: **LAND USE BYLAW AMENDMENT 2672/S-95 AND LAND USE BYLAW AMENDMENT 2672/T-95**

At the Council meeting of July 4, 1995, first reading was given to each of the above noted Land Use Bylaw Amendments.

Land Use Bylaw Amendment 2672/S-95 provides for the southerly 4.5 acre parcel of the former vehicle licensing centre property at 5220 - 77 Street, currently zoned C4, to be changed to Public Service, with this property being developed and occupied by the NewLife Fellowship Christian Reformed Church.

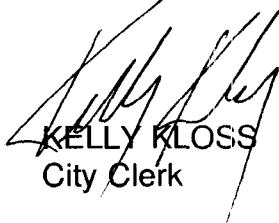
Land Use Bylaw Amendment 2672/T-95 provides for a spot zoning of the northerly 3.0 acre parcel of the former vehicle licensing centre property at 5220 - 77 Street, for the development of a motion picture theatre. This Bylaw also provides that the sale or serving of wine, liquor, or beer is not allowed on this property.

On July 12, 1995 this office was advised that the NewLife Fellowship Christian Reformed Church will be utilizing the total 7.5 acre parcel for their purposes, and as such the option for the Discount Movie Theatre to be located on the north portion of that site is no longer available. As a result of this information, our office has withdrawn the advertising of a Public Hearing for the location of a Discount Movie Theatre on the north portion of the former vehicle licensing centre property. We felt that withdrawing the advertising was in the best interest of Council as it would prevent any unnecessary public input as to whether or not the theatre should be located there, when that option is no longer available. However, as this rezoning was initiated by Council and not the applicant, should Council disagree with this course of action, we can still provide for advertising for a Public Hearing to be held on July 31, 1995.

This office will be proceeding with the advertising for the rezoning of the south portion of that site for a church, with the Public Hearing to be held July 31, 1995.

RECOMMENDATION:

That Land Use Bylaw Amendment 2672/T-95 be withdrawn.



KELLY KLOSS
City Clerk

KK/fm

Ralph Salomons

REALTY INC.

4440 - 49 AVENUE
RED DEER, ALBERTA
T4N 3W6

BUS. (403) 343-3023
FAX. (403) 343-6490

RE/MAX Real Estate Central Alberta
Each Office Independently Owned & Operated

Submitted To City Council

Date: July 17/95

RE/MAX®

COMMERCIAL

July 14, 1995

City of Red Deer
4914 48 Avenue
Red Deer, Alberta

Attention: Mayor Surkan

RE: Former Alberta Transportation Building, 5220 - 77th Street, Red Deer, AB

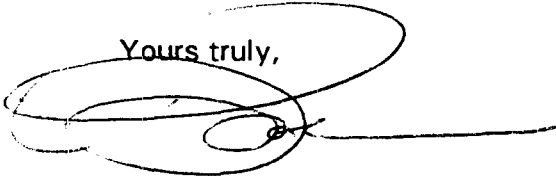
As a result of City Council's decision at its Council meeting of June 19, 1995 to defeat the resolution to provide spot zoning on the north three acres of the above noted property for a theatre and in light of the Congregation of the New Life Fellowship Christian Reformed Church ("New Life") raising the additional financing to purchase the entire property, the congregation at its meeting of June 29, 1995 voted to proceed with the purchase agreement with the Province of Alberta and buy the entire parcel. As you are aware, Council at its meeting of July 4, 1995, once again gave first reading to a resolution to provide spot zoning to the north three acres. This potentially could obtain second and third reading on July 31, 1995.

On separate application to MPC, New Life requested subdivision which application had been placed on hold until the sites are re-zoned for their intended uses. As a result, no legal parcel is currently available to sell nor would such parcel be available to sell until the middle of September, subject of course to Council's approval to rezone the site on July 31, 1995.

The agreement between New Life and FF Base Management expires on July 19, 1995 and the agreement between the Province of Alberta and New Life also expires on July 19, 1995. The Council for New Life passed a resolution at its meeting on July 11, 1995 not to extend the conditions on the New Life/FF Base Management agreement thereby making that agreement null and void. They also passed a resolution to withdraw its application to subdivide the subject site and request that the entire site be rezoned Public Service (PS). Another resolution was passed which would request the Province to amend the New Life/Province of Alberta agreement which amendment would remove all conditions except the condition of rezoning and extend this agreement to August 2, 1995. As a result of this series of events, Council's resolution to provide spot zoning for a theatre for this north site is no longer required and should now be withdrawn.

I have asked that a member of the Council for New Life be present at the Council meeting of July 31, 1995 to address any questions or concerns that City Council may have.

Yours truly,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Ralph Salomons



THE CITY OF RED DEER

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

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Ralph Salomons Realty Inc.
4440 - 49 Avenue
Red Deer, Alberta
T4N 3W6

ATTENTION: Ralph Salomons

Dear Sir:

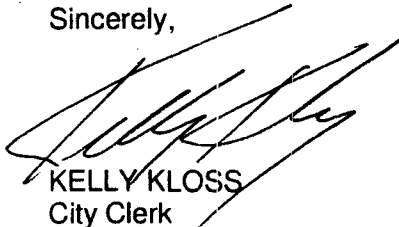
At the City of Red Deer Council meeting held on July 17, 1995, consideration was given to your letter dated July 14, 1995 re: Former Alberta Transportation Building, 5220 - 77 Street, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the City Clerk dated July 12, 1995, re: Land Use Bylaw Amendment 2672/S-95 and Land Use Bylaw Amendment 2672/T-95, hereby agrees to withdraw Land Use Bylaw Amendment 2672/T-95, and as presented to Council July 17, 1995."

As outlined in the above resolution, said bylaw has been withdrawn and as such no further action will be taken. The rezoning of the southern portion of the property in question to allow for the church will still proceed with a Public Hearing to be held on July 31, 1995. However, the north portion will now remain as C4.

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

Sincerely,



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Community Services
City Planner
Bylaws & Inspections Manager
Land & Economic Development Manager
Council & Committee Secretary, S. Ladwig



*a delight
to discover!*

FILE

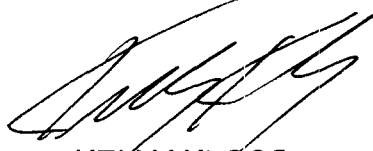
DATE: July 18, 1995
TO: Parkland Community Planning Services
FROM: City Clerk
RE: LAND USE BYLAW AMENDMENT 2672/T-95

At the Council meeting of July 17, 1995, consideration was given to the report from the City Clerk dated July 12, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the City Clerk dated July 12, 1995, re: Land Use Bylaw Amendment 2672/S-95 and Land Use Bylaw Amendment 2672/T-95, hereby agrees to withdraw Land Use Bylaw Amendment 2672/T-95, and as presented to Council July 17, 1995."

Land Use Bylaw Amendment 2672/T-95 provided for a spot zoning of the northerly 3.08 acre parcel of the former vehicle licensing centre property at 5220 - 77 Street, for the development of a motion picture theatre. This bylaw also provided that the sale or serving of wine, liquor or beer, was not allowed on this property.

This office will now not be proceeding with the advertising of this bylaw. I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

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

NO. 1

FILE No.



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 11, 1995

Libby's Gourmet Hotdogs
17 Page Avenue
Red Deer, Alberta
T4N 1J7
347-4231

TO WHOM IT MAY CONCERN:

Request from Libby's Gourmet Hotdogs to set up push vending unit on or about the area of 46 Street and Gaetz Avenue (map provided).

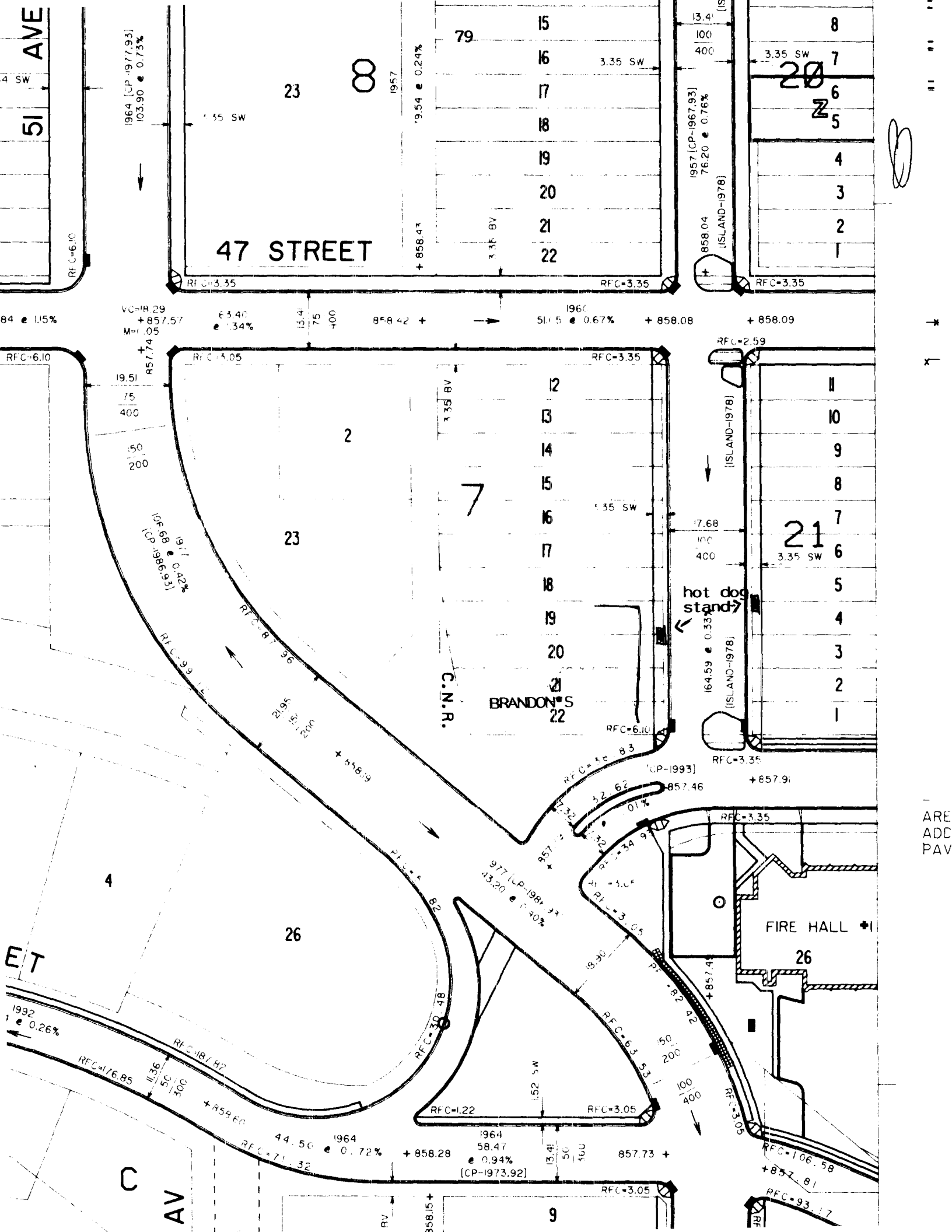
Food permit and insurance to be presented at Council meeting.

Yours Sincerely,

"Libby Szarka"



*a delight
to discover!*



DATE: July 7, 1995
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: LIBBYS GOURMET HOTDOGS VENDING UNIT

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

The application is for two locations, one in the immediate vicinity of Tom Sawyers and another in front of Brandon County Saloon. Both of these locations were on the list of requested locations submitted by Mr. Yip for Councils review on July 4, 1995.

As mentioned to Council on July 4, 1995, we have submitted a report which appears elsewhere on this agenda, recommending that approval of specific sites be the responsibility of the administration. As well, we are recommending that the adjacent property owners concurrence be required prior to approval for the vending unit.

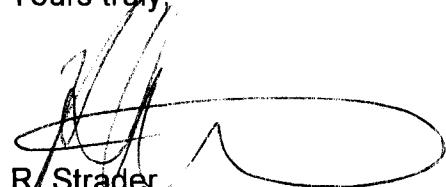
In this case, there is a push cart vendor operating from the Brandon County parking lot, which is private property and did not require City approval.

Recommendation:

That the locations in front of the Brandon County Saloon not be approved, as there is a similar operator on site.

That, subject to a letter of concurrence from the Management of Tom Sawyers, that location be approved.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Strader', with a large, sweeping loop at the end.

R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/yd

060-012

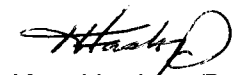
DATE: July 5, 1995

TO: City Clerk

FROM: Engineering Department Manager

**RE: LIBBY'S GOURMET HOT DOGS - PROPOSED VENDING LOCATION
SIDEWALKS ALONG GAETZ AVENUE, BETWEEN 46 AND 47 STREET**

We have reviewed the proposed vending machine locations and have no objections, subject to it being located within the rear 1.52 m (5 ft) of sidewalk.



Ken Haslop, P. Eng.
Engineering Department Manager

BDJ/emg

c.c. By-laws and Inspections Manager

COMMENTS:

We concur with the recommendation of the Bylaws & Inspections Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: JUNE 30, 1995

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: LIBBY'S GOURMET HOTDOGS VENDING UNIT

Please submit comments on the attached to this office by July 10, 1995 for the Council Agenda of July 17, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FILE No.

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Libby's Gourmet Hotdogs
17 Page Avenue
Red Deer, Alberta
T4N 1J7

Dear Ms. Szarka:

At the City of Red Deer Council meeting held on July 17, 1995, consideration was given to your correspondence dated July 11, 1995 concerning a request to locate push cart vending units, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Libby's Gourmet Hotdogs dated July 11, 1995, re: Location of Push Vending Units in the area of 46 Street and Gaetz Avenue, hereby agrees as follows:

- 1) That the requested location in front of Brandon County Saloon be denied;
- 2) That subject to a letter of concurrence from the management of Tom Sawyer's nightclub, the location adjacent to said club be approved;

and as presented to Council July 17, 1995."

The decision of Council in this instance is submitted for your information. As indicated, you have been approved for one location of a vending cart subject to concurrence with the adjacent owner.

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

Sincerely,


KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Service
Bylaws & Inspections Manager



*a delight
to discover!*

FILE

DATE: July 18, 1995

TO: Bylaws & Inspections Manager

FROM: City Clerk

RE: PUSH CART VENDING UNITS

At the Council meeting of July 17, 1995, consideration was given to your report dated July 5, 1995 concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Bylaws and Inspections Manager dated July 5, 1995, re: Push Cart Vending Units, hereby agrees as follows:

- 1) That the License Bylaw be amended to allow for the approval of the location of Push Cart Vending Units to be the responsibility of the Licensing Inspector, who would take into account relevant department's recommendations;
- 2) That the Push Cart Vending Unit locations that are applied for must be in use Monday to Friday, by the applicant, or they will be considered open on a first come basis;
- 3) That the applicant must submit a letter from the immediate adjacent businesses, indicating no objection from that business to the cart location;

and as presented to Council July 17, 1995."

In addition to the above resolution, first and second readings were given to License Bylaw Amendment 2846/B-95, a copy of which is attached hereto. Unfortunately, third reading of this Bylaw was withheld and shall be considered at the Council meeting of July 31, 1995.

I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

enc.

cc. Director of Development Services
D. Souch



5 Fir Street, Red Deer, Alberta T4N 4Y1
Bus: (403) 346-4750 Res: (403) 346-1707

June 23, 1995

Mr. Kelly Kloss
City Clerk
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Kloss:

RE: Cone Castle Signage
Kerry Wood Drive & Fir Street

My name is Jim Hickling and I am the owner of the Cone Castle ice cream parlor located at 5 Fir Street, in the Express 24 Plaza in Upper Fairview. I would like to request permission to place an "A frame" sign on the grass boulevard at the corner of Kerry Wood Drive and Fir Street. The sign is 38 inches high and 32 inches wide and advertises the name of my business and the direction towards it. I am located 200 feet north of the "T" intersection in question and I would like to place the sign on the N.E. corner of the intersection. Which is the north side of Kerry Wood Drive and the east side of Fir Street. The sidewalk runs along the south side of Kerry Wood Drive and thus would not pose a problem to pedestrian traffic.

I have placed the sign in the desired location and approached it from all directions in my vehicle, it does not interfere in any way with visibility around the intersection. I have enclosed a map showing you exactly where I would like to place my sign and a photo copy of the sign in question. The sign is of course in full color.

page 2.....

With all due respect for the C3 zoning by-law in which my business is located, I would humbly ask that this request be approved by City Council.

I am a new business owner as of June 18, 1995 and need to advertise my location as much as possible. As I was unaware of the "no A frame signs in C3 zoning" at the time, I had a sign made at considerable cost to me. I had been open for 3 days when I was visited by a By-Law Officer, who told me the sign had to be removed.

Many of my customers have told me that the sign enhances the corner rather than being a hindrance or an eye-sore. The improvements we have made to the building itself has also enhanced the community, to which the home owners of Upper Fairview have most favorably commented on. With out the signage on Kerry Wood Drive people will not realize where we are located and will make staying in business very difficult, as we are a new business and people do not know where we are located.

Once again I beg your deepest consideration on this matter and I will be available to answer any questions you may have in person or over the phone.

I look forward to hearing from you.

Yours truly;

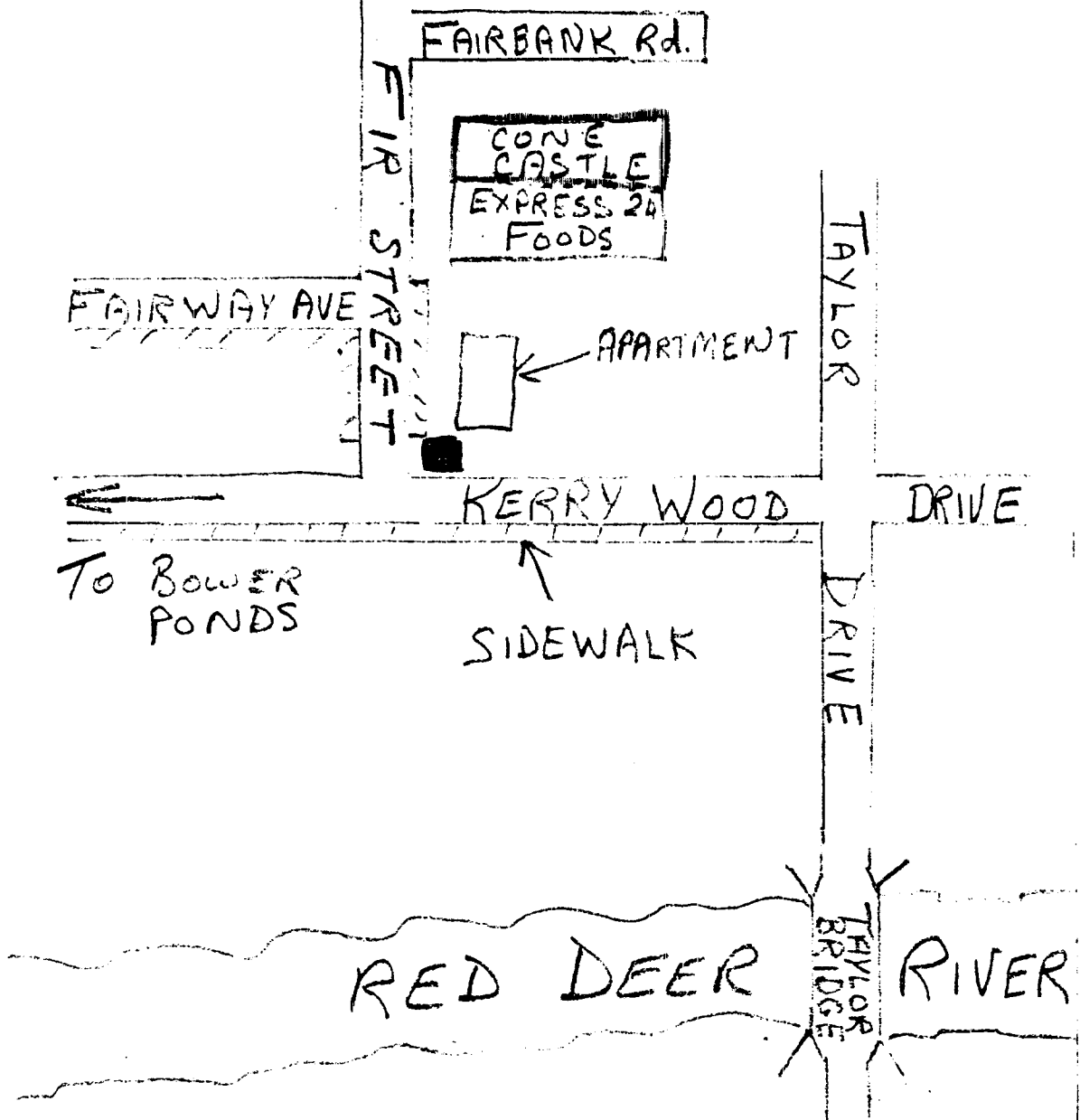
Cone Castle

Jim Hickling

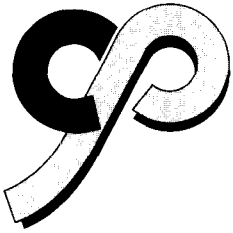
Jim Hickling
owner/manager

THE CITY OF RED DEER	
CLERK'S DEPARTMENT	
RECEIVED	
TIME	10:50 Am
DATE	95/06/26
BY	KK

RED DOT INDICATES DESIRED
LOCATION OF SIGN







**PARKLAND
COMMUNITY
PLANNING
SERVICES**

86

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

DATE: July 5, 1995

TO: KELLY KLOSS, CITY CLERK

FROM: TONY LINDHOUT, PLANNER

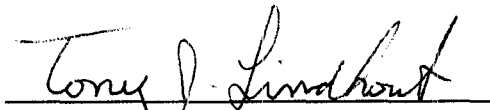
RE: CONE CASTLE - "A" FRAME SIGN IN BOULEVARD

The applicant, who operates an ice cream parlour in the Express 24 Plaza located at 5 Fir Street, is requesting City Council approval for an "A" frame advertising sign to be located at the corner of Fir Street and Kerry Wood Drive. The proposed sign location would be about 200 feet south of the C3 zoned Local Convenience Commercial District containing the Plaza. The City's Land Use Bylaw allows for an on-site sign advertising the businesses located within the Plaza. The City's Sign Bylaw #2996/89 does allow for signs to be located on City property subject to approval by Council. Where Council allows a sign on City property, an annual ground rental fee must be paid to the City.

From a land use and planning perspective we would be concerned about the location of commercial signage at roadway intersections. Signs could be a distraction for motorists, be subject to vandalism (knocked down, removed, damaged, etc.) as they are not located on the same parcel as the business and therefore cannot be properly supervised. Approval of this type of signage at a removed site would be precedent setting and could lead to potential enforcement problems concerning types of signs, location and additional requests for similar signage. Visually, such signs would detract from the boulevard setting which creates a sense of open space through grassed green areas that also in many cases contain high quality landscaping. Furthermore, grass cutting around these sign(s) could be problematic. The applicant has not indicated whether the "A" frame (portable?) sign would be in place 24 hrs. a day or only during business hours.

RECOMMENDATION

Although we are sympathetic to the applicants desire to be highly visible through advertising, we cannot support the approval of the "A" frame sign at the Kerry Wood intersection and recommend that City Council deny the request based on the above noted concerns.


Tony J. Lindhout, ACP, MCIP
PLANNER

c.c. Bylaws and Inspection Manger
Director of Community Services
Recreation, Parks and Culture Manager
Engineering Department Manager

DATE: July 5, 1995
TO: City Clerk
FROM: Bylaws & Inspections Manager
RE: "A" FRAME SIGNS

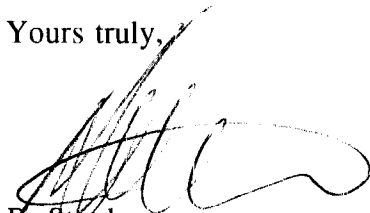
In response to your memo regarding the above, we have the following comments for Councils consideration.

Currently, "A" frame signs are the only form of signs not on a permanent foundation or attached to a building that are allowed in the City. They are only allowed in C1, C1A and certain I1 sites.

Other cities are currently trying to draft bylaws to restrict temporary signs as they have found they are impossible to control. The signs can be found on medians, boulevards and landscaped areas, blocking traffic lights etc. They are considered dangerous because of their locations and detract considerably from landscaping in those cities where they are located. One of the most frequently heard compliments the city receives is that temporary signs are not seen on our streets.

Recommendations: That the application be denied.

Yours truly,

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

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/yd

DATE: June 29, 1995
TO: City Clerk
FROM: Engineering Department Manager
RE: **CONE CASTLE - 5 FIR STREET
APPROVAL OF "A" FRAME BOULEVARD SIGN**

The applicant is requesting permission to place an "A" Frame Advertisement Sign in the City boulevard at the northeast corner of the intersection of Kerry Wood Drive and Fir Street. While the sign may not present any visibility problems for motorists as the applicant has stated, we are concerned that approval of this type of signing is precedent setting and will lead to many more signs being similarly located.

RECOMMENDATION

To avoid intersection sign clutter and minimize motorist's distraction at potential accident locations, we would respectfully recommend that City Council uphold the current By-law requirements.


Ken G. Haslop, P. Eng.
Engineering Department Manager

KGH/emg

c.c. By-laws & Inspections Manager
c.c. Recreation, Parks, & Culture Manager
c.c. Principal Planner

CS- 4.746

DATE: June 29, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Director of Community Services

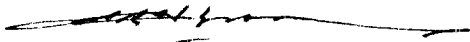
RE: CONE CASTLE - "A" FRAME SIGN IN BOULEVARD
Your memo of June 26, 1995 refers.

The Recreation, Parks & Culture Department Manager and myself are opposed to the request to place a commercial advertising sign on the Kerrywood Drive boulevard.

The Traffic Bylaw specifies that no objects should be placed on boulevard areas. City Council has been very consistent in enforcing this regulation to prevent a proliferation of signs on the landscaped boulevards throughout the city. The Strategic Plan refers to "greening of our transportation routes", and this should not be jeopardized by commercial signage.

RECOMMENDATION

That City Council deny the request from Cone Castle for an "A" frame sign on the Kerrywood Drive boulevard.



LOWELL R. HODGSON

:ad

- c. Paul Meyette, Principal Planner, P.C.P.S.
Ken Haslop, Engineering Services Manager

COMMENTS:

We concur with the recommendation of the Administration that the request be denied. As Council is aware, other similar requests from businesses just off major arteries have been denied in the past.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

BEST ATTAINABLE
IMAGE



DATE:

June 26, 1995

TO:

✓ X

DIRECTOR OF COMMUNITY SERVICES

DIRECTOR OF CORPORATE SERVICES

✓ X

DIRECTOR OF DEVELOPMENT SERVICES

✓ X

BYLAWS & INSPECTIONS MANAGER

CITY ASSESSOR

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

✓ X

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

✓ X

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FROM:

CITY CLERK

RE:

CONE CASTLE

LOCATE "A" FRAME SIGN IN BOULEVARD

Please submit comments on the attached to this office by July 10, 1995, for the Council Agenda of July 17, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

June 26, 1995

Mr. Jim Hickling, Owner/Manager
Cone Castle
5 Fir Street
Red Deer, Alberta
T4N 4Y1

Dear Sir:

I acknowledge receipt of your letter dated June 23, 1995, re: Cone Castle Signage/Kerry Wood Drive & Fir Street.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 17, 1995. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

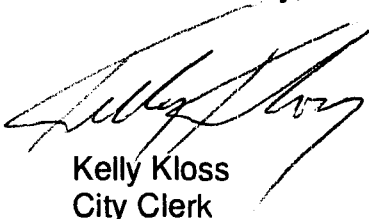
In the event you wish to be present at the Council meeting, would you please telephone our office on July 14, 1995, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 14, 1995.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,



Kelly Kloss
City Clerk

KK/ds



*a delight
to discover!*



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Cone Castle
5 Fir Street
Red Deer, Alberta
T4N 4Y1

ATTENTION: Jim Hickling

Dear Sir:

At the City of Red Deer Council meeting held on July 17, 1995, consideration was given to your correspondence dated June 23, 1995 concerning your request for the location of an "A" frame sign on the City boulevard, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Cone Castle dated June 23, 1995, re: Request for Approval of an 'A' Frame Boulevard Sign in the vicinity of Kerry Wood Drive and Fir Street, hereby agrees that said request be approved for the sign to be located, during business hours only, for the following periods:

July - October, 1995;

May - October, 1996;

subject to the passage of the applicable Sign Bylaw Amendment."

As outlined in the above resolution, approval of your request is conditional upon the passage of the necessary Sign Bylaw Amendment. City Administration will now begin work on the applicable amendment with same being presented to Council at either the July 31, 1995 or August 14, 1995 Council meeting.

.../2

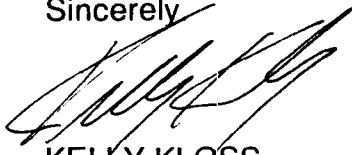


*a delight
to discover!*

Cone Castle
July 18, 1995
Page 2

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

Sincerely

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the word 'Sincerely'.

KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Bylaws & Inspections Manager
Recreation, Parks & Culture Manager
City Planner

FILE

DATE: July 18, 1995

TO: Bylaws & Inspections Manager

FROM: City Clerk

RE: CONE CASTLE SIGNAGE - KERRY WOOD DRIVE AND FIR STREET

At the Council meeting of July 17, 1995, consideration was given to the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Cone Castle dated June 23, 1995, re: Request for Approval of an 'A' Frame Boulevard Sign in the vicinity of Kerry Wood Drive and Fir Street, hereby agrees that said request be approved for the sign to be located, during business hours only, for the following periods:

July - October, 1995;

May - October, 1996;

subject to the passage of the applicable Sign Bylaw Amendment."

In accordance with the above resolution, I ask that you now proceed to prepare the necessary Sign Bylaw Amendment which would allow for the placement of said "A" frame sign. In speaking with Paul Meyette, we may wish to consider presenting before Council two possible bylaw amendments. The first would still not allow for "A" frame signs on boulevards with the exception of those allowed by Council resolution. The second bylaw can contemplate an even more limited placement of signs. Paul said he would be speaking with the City Solicitor with regard to the second idea.

It is our intention to place this on the Council agenda of July 31, 1995, or at the latest on the Council meeting agenda of August 14, 1995. If you have any questions please do not hesitate to call.



KELLY KLOSS

City Clerk
KK/fm

cc. Director of Development Services
Director of Community Services
Recreation, Parks & Culture Manager
City Planner
City Solicitor

NO. 3

June 20th, 1995

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

Dear Sir:

RE: Water & sanitary sewer servicing of Goldenwest Ave (north of 67th Street)

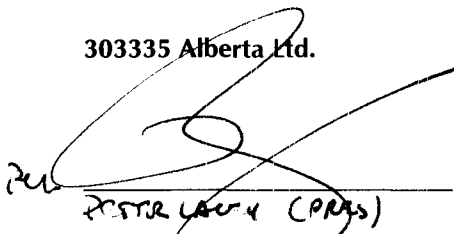
The property owners listed below with their signatures attached have reviewed the cost estimate prepared by Tom Warder, City Engineering Department and in principal would like to request sanitary sewer servicing and water (where not serviced now). We would request that this project be funded by way of a local improvement debenture, financed over a 10 or 15 year period.

Our request would be subject to final approval of all costs and meeting the requirements of City local improvement procedures.

Peter Lacey, of Deermart Equipment Sales Ltd. has been our appointed as our representative and may be contacted if you require further information.

303335 Alberta Ltd.

Property(s) owned:



PETER LACEY (PRYS)

Legal: Lot 15 Block 2 Plan 942 2085**Firan Corporation**

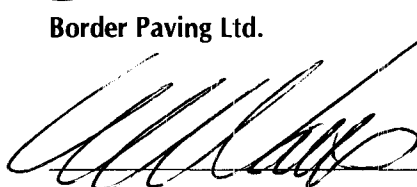
Property(s) owned:


Legal: Lot A Plan 4166 NY**Salmom Investments Ltd.**

Property(s) owned:

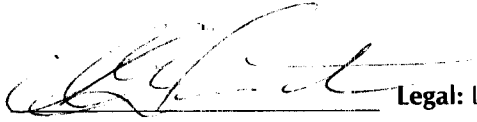

Legal: Lot 14 Block 2 Plan 942 2085**Border Paving Ltd.**

Property(s) owned:


Legal: Lot J3 Plan 872 2485**Legal:** Lot M1 Plan 3642 NY**Legal:** Lot 12 Block 2 Plan 942 2085**Legal:** Lot 13 Block 2 Plan 942 2085

R.D.B Holdings Ltd.

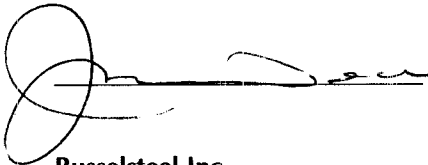
Property(s) owned:



Legal: Lot 2D Plan 812 0799

Parkland Properties Ltd.

Property(s) owned:



Legal: Lot 1G Plan 842 2267

Legal: Lot H Plan 6143MC

Russelsteel Inc.

Property(s) owned:

WILL BE SENDING SIGNED COPY

Legal: Lot 3B Plan 752 0643

KINGS METER SERVICE

~~Frontier Well Service Co. Ltd.~~

Property(s) owned:



LOT 8 BLOCK 2 PLAN 942-2085

~~Legal: Lot 1 Plan 872 1986~~~~Legal: Lot 3A Plan 752 0643~~~~Kings Meter Service Ltd.~~

FRONTIER WELL SERVICE

Property(s) owned:

FRONTIER WILL BE SENDING SIGNED COPY

LOT 1 PLAN 872 1986

LOT 3A PLAN 752 0643

~~Legal: Lot 8 Block 2 Plan 942 2085~~

Central Precasts Ltd.

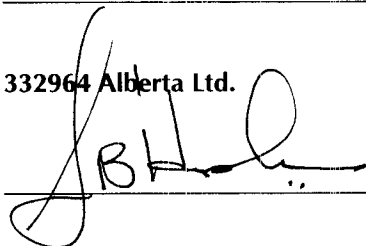
Property(s) owned:

HAS INDICATED THEY ARE NOT IN FAVOUR OF SERVICES

Legal: Lot 7 Block 2 Plan 942 2085

332964 Alberta Ltd.

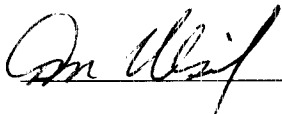
Property(s) owned:



Legal: Lot 5 Block 2 Plan 942 2085

Flint Eng. & Constr. Ltd.

Property(s) owned: Flint Canada Inc.



Legal: Lot N Plan 2749 NY

DATE: July 10, 1995

TO: City Clerk

FROM: Engineering Department Manager

RE: **GOLDEN WEST AVENUE (NORTH OF 67 STREET)
PETITION FOR WATER AND SANITARY SERVICES**

We support the petition from the property owners along Golden West Avenue to extend sewer and water mains by way of a Local Improvement By-law.

We have also received interest from several of the property owners along 67 Avenue in the Golden West Subdivision for extension of similar water and sanitary services. Council may wish to consider initiating a local improvement project for this work as well. This would likely improve the overall cost per property because of economies of scale and design efficiencies. It would also complete the servicing (water and sanitary) of the Golden West Industrial Subdivision north of 67 Street.

We estimate the approximate cost of extending the sanitary and water mains along Golden West Avenue and 67 Avenue to be as follows:

1. WATER MAINS (see Figure 1)
 - a. Golden West Avenue (Section B - C) \$204,000
 - b. 67 Avenue (Section E - F) \$174,000
 - c. Looped Main from 67 Avenue to Taylor Drive
(Section D - C - F) \$135,000
 2. SANITARY SEWER MAINS (see Figure 2)
 - a. Golden West Avenue (Section A - D) \$264,000
 - b. 67 Avenue (Section F - G) \$159,000
 3. Temporary roadway at north end of subdivision from
67 Avenue to Golden West Avenue (easily possible after
completing the looped water main) \$ 32,000
- Total Estimated Cost** **\$968,000**

City Clerk
Page 2
July 10, 1995

The Local Improvement rate (i.e. cost per hectare) can be determined once the detailed design and cost estimating are complete.

As indicated in the petition, we have had several discussions over the last 12 months with Mr. Peter Lacey, and in November 1994 provided some tentative cost estimates for this work. Our estimates were based on a preliminary design and assumed that both roadways as outlined above would be serviced. They were also based on 1994 costs. Our detailed cost estimates for work to be undertaken in 1996 may be a bit higher.

It should also be noted that the aforementioned costs do not include the cost of extending services from the new mains to each property. This would be the responsibility of the individual property owners.

The following table outlines the procedures and an approximate schedule for this local improvement, assuming that Council and the petitioners approve the project:

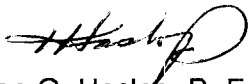
PROCEDURE	ACTION BY	SCHEDULE
Council review of petition and approval to proceed with design and preparation of a Local Improvement By-law.	Council	July 1995
Prepare detailed design, cost estimates, and assessment information.	Engineering Department	August to October 1995
Notice to property owners outlining detailed costs for each property.	Engineering Department	November to December 1995
Property owners accept or submit petition to reject project.	Petitioners	December 1995
Report to Council requesting approval of funding and local improvement rates.	Engineering/ Council	January 1996
Project tendering, award, and construction	Engineering	Spring 1996

RECOMMENDATIONS

1. That Council agree to initiate a Local Improvement By-law for the extension of sanitary and water mains for the properties along Golden West Avenue, north of 67 Street.
2. That Council agree to initiate a Local Improvement By-law for the extension of sanitary and water mains for the properties along 67 Avenue, north of 67 Street.

City Clerk
Page 3
July 10, 1995

3. That Council approve a budget of \$30,000 to complete the detailed design, cost estimating, and local improvement process. This cost would be included as part of the local improvement project. Should the project fail, this cost would have to be absorbed in the Engineering Department operating budget and an authorized overexpenditure would be required.



Ken G. Haslop, P. Eng.
Engineering Department Manager

KGH/emg

Att.

- c.c. Director of Corporate Services
- c.c. Director of Development Services
- c.c. Public Works Manager
- c.c. Subdivision Administrator
- c.c. City Assessor

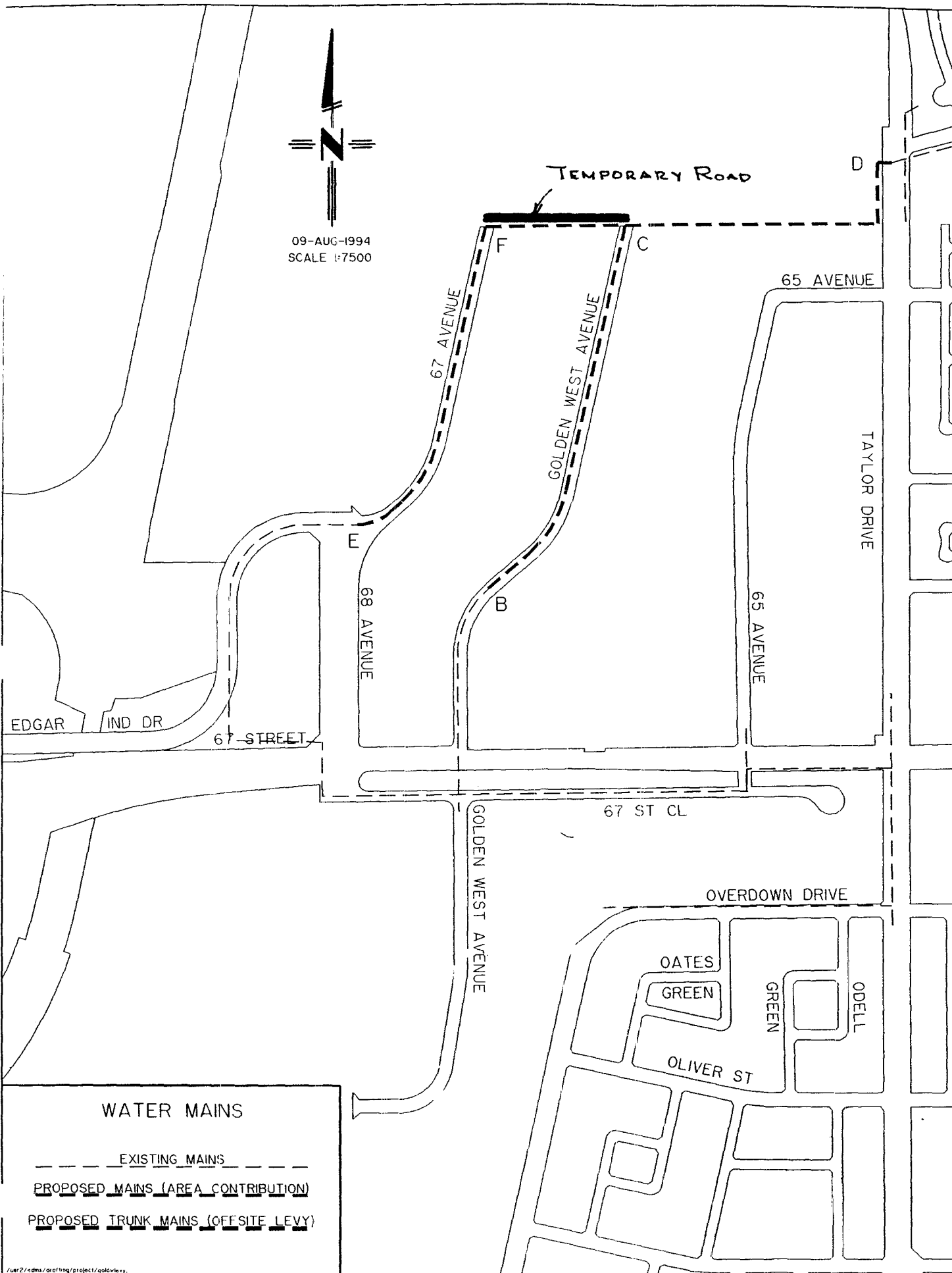


FIGURE 1

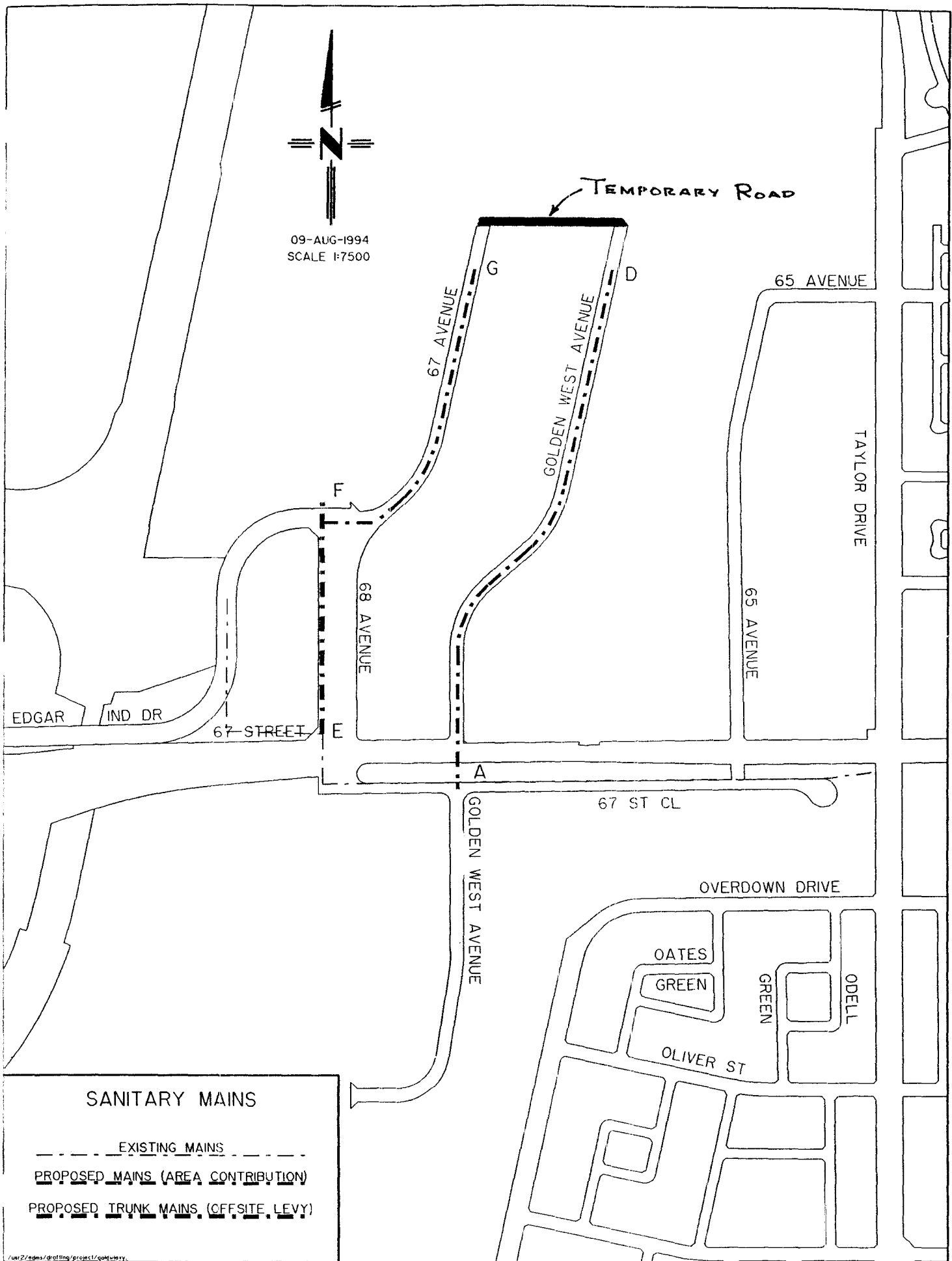


FIGURE 2

DATE: July 11, 1995
TO: City Clerk
FROM: Tax Coordinator
RE: SERVICING - GOLDEN WEST AVENUE, NORTH OF 67 STREET

There are 17 properties abutting the proposed local improvement on Golden West Avenue. Twelve valid signatures appear on the petition for the proposed local improvement.

The petition meets the requirements of Section 392(2) of the Municipal Government Act which states:

"A petition is not a sufficient petition unless:

- a) it is signed by 2/3 of the owners who would be liable to pay the local improvement tax, and
- b) the owners who sign the petition represent at least 1/2 of the value of the assessments prepared under Part 9 for the parcels of land in respect of which the tax will be imposed."

The local improvement may proceed as petitioned, as it meets the requirements of the Municipal Government Act.



Norm Ford
Tax Coordinator

NF/ngl

COMMENTS:

We concur with the recommendation of the Engineering Department Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

Post-It™ brand fax transmittal memo 7671		# of pages
To	KELLY KLOSS	From
Co.		Co.
Dept.		Phone #
Fax #	346-6193	Fax #

R.D.B Holdings Ltd.

Property(s) owned:

Legal: Lot 2D Plan 812 0799

Parkland Properties Ltd.

Property(s) owned:

Legal: Lot 1G Plan 842 2267

Legal: Lot H Plan 6143MC

Russelsteel Inc.

Property(s) owned:

Legal: Lot 3B Plan 752 0643

Frontier Well Service Co. Ltd.

Property(s) owned:

Do Langford

Legal: Lot 1 Plan 872 1986

Legal: Lot 3A Plan 752 0643

Kings Meter Service Ltd.

Property(s) owned:

Legal: Lot 8 Block 2 Plan 942 2085

Central Precasts Ltd.

Property(s) owned:

Legal: Lot 7 Block 2 Plan 942 2085

332964 Alberta Ltd.

Property(s) owned:

Legal: Lot 5 Block 2 Plan 942 2085

Flint Eng. & Constr. Ltd.

Property(s) owned:

Legal: Lot N Plan 2749 NY

DATE: June 29, 1995

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

X DIRECTOR OF DEVELOPMENT SERVICES

BYLAWS & INSPECTIONS MANAGER

X CITY ASSESSOR

✓ X E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

✓ X LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FROM: CITY CLERK

RE: SERVICING - GOLDEN WEST AVE. NORTH OF 67 STREET

Please submit comments on the attached to this office by July 10, 1995, for the Council Agenda of July 17, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

June 29, 1995

Mr. Peter Lacey
Deermart Equipment Sales Ltd.
6705 Golden West Ave.
Red Deer, Alberta

Dear Sir:

I acknowledge receipt of your letter dated June 20, 1995, re: Water and Sanitary Sewer Servicing of Goldenwest Ave., north of 67 Street.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on July 17, 1995. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 14, 1995, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on July 14, 1995.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds



*a delight
to discover!*

DATE: July 4, 1995
TO: City Clerk
FROM: D. Scheelar
E. L. & P. Dept.
RE: Servicing - Golden West Avenue north of 67 Street

E. L. & P. have no objection to the proposed extension of the sewer and water servicing north of 67 Street along Golden West Avenue.

A handwritten signature in black ink, appearing to read "Daryle Scheelar". The signature is fluid and cursive, with the first name "Daryle" and last name "Scheelar" clearly distinguishable.

Daryle Scheelar,
Distribution Engineer

GF/jjd

FILE

DATE: July 18, 1995

TO: Director of Development Services

FROM: City Clerk

**RE: GOLDEN WEST AVENUE (NORTH OF 67 STREET) PETITION FOR
WATER AND SANITARY SERVICES**

At the Council meeting of July 17, 1995, consideration was given to the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from property owners in the vicinity of Golden West Avenue north of 67 Street dated June 20, 1995, re: Water and Sanitary Sewer Servicing of Golden West Avenue (north of 67 Street), hereby agrees as follows:

- 1) That a Local Improvement Bylaw be initiated for the extension of Sanitary and Water Mains for the properties along Golden West Avenue, north of 67 Street;
- 2) That a Local Improvement Bylaw be initiated for the extension of Sanitary and Water Mains for the properties along 67 Avenue, north of 67 Street;
- 3) That a budget of \$30,000.00 be approved to complete the detailed design, cost estimating, and local improvement process, said costs being included as part of the local improvement project;

and as presented to Council July 17, 1995."

I ask that you now proceed with the necessary process in providing for this Local Improvement Bylaw and notification to all businesses affected, with a copy of said notices being forwarded to our office.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Corporate Services
Public Works Manager
City Assessor



THE CITY OF RED DEER

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

FILE FILE NO.

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Peter Lacey
Deermart Equipment Sales Limited
6705 Golden West Avenue
Red Deer, Alberta
T4P 1A7

Dear Sir:

At the City of Red Deer Council meeting held on July 17, 1995, consideration was given to your correspondence dated June 20, 1995 on behalf of various businesses along Golden West Avenue re: Water and Sanitary Sewer Servicing of Golden West Avenue (north of 67 Street), and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from property owners in the vicinity of Golden West Avenue north of 67 Street dated June 20, 1995, re: Water and Sanitary Sewer Servicing of Golden West Avenue (north of 67 Street), hereby agrees as follows:

- 1) That a Local Improvement Bylaw be initiated for the extension of Sanitary and Water Mains for the properties along Golden West Avenue, north of 67 Street;
- 2) That a Local Improvement Bylaw be initiated for the extension of Sanitary and Water Mains for the properties along 67 Avenue, north of 67 Street;
- 3) That a budget of \$30,000.00 be approved to complete the detailed design, cost estimating, and local improvement process, said costs being included as part of the local improvement project;

and as presented to Council July 17, 1995."

.../2



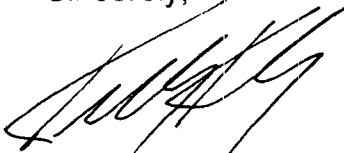
*a delight
to discover!*

Peter Lacey
July 18, 1995
Page 2

As outlined in the above resolution, we will now be initiating the process to develop a Local Improvement Bylaw which will include the exact cost of providing the above noted servicing. You and the property owners in this area will be receiving further correspondence from our Engineering Department when more detailed information has been accumulated.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name.

KELLY KLOSS,
City Clerk

KK/fm

cc. Director of Development Services
Director of Corporate Services
Public Works Manager
City Assessor

NO. 4

June 26, 1995

To Mr. Alan Scott

land + economic development manager

The purpose of this letter is to request to lease one half ($\frac{1}{2}$) of the city utility way (Pul 32) situated between ~~to~~ my home, 5 Rutledge cres + Mr Vokes's home 9 Rutledge cres.

I purchased 5 Rutledge cres in October 1993, with the intention that I too would be entitled to lease $\frac{1}{2}$ of the city utility (Pul 32). I was ready to erect a fence at my expense. The previous owners, the Robitaille's, were unsuccessful with their efforts to lease one half of (Pul 32).

After purchasing 5 Rutledge cres., I went to the city to see what I could do about leasing Pul 32. I was advised of the dispute between the Robitaille's + Vokes, and was instructed to approach the Vokes using the good neighbor approach in order to reach a mutual agreement on leasing one half of Pul 32.

Mr Vokes told me that they purchased the house mainly because of the extra land and that they were not willing to part with any of it. I explained that I too had purchased my house with intent to receive $\frac{1}{2}$ of pul 32.

The good neighbor approach was unsuccessful, yet I did not want to cause hard feelings or a feud between neighbors. I had decided that if the Vokes were ever to plan on

selling or moving, that would be an opportune time to apply for one half of Pul 32.

On June 25, 1995, I noticed a For Sale sign on 9 Rutledge cres. The Vokes have decided to sell their home. This is my opportunity to make a request to lease one half of the city utility way Pul 32. I will erect a fence at my expense.

One month prior to this date, I again voiced my intent to lease $\frac{1}{2}$ of pul 32. to Mr Vokes. He restated that his reason for buying was The size of the lot, and was not willing to part with any of it.

I feel the intent to use (Pul 32) the large lot as a selling feature will be used again. This is one reason Mr Vokes said council voted in his favor, as they purchased the lot because of its size and should not have to split it up.

A good neighbor approach would be to split Pul 32 equally, before any sale of the property so there will be no conflicts or funds between neighbors in the future.

Since my purchase I have made many improvements to beautify and upgrade my lot, including a double garage, poured sidewalks and a deck. I could certainly use the extra area for family as my son has less backyard to play in since the construction of the garage and RV parking.

Also my lot is considerably smaller than either lot on each side of me, making it less marketable.

In closing, I would like to say that as a tax paying citizen, I feel that Pul 32 should provide equal opportunity for both parties involved, allowing neither to benefit at the expense of the others property marketability.

Once and for all, I feel pul 32 should be equally split up immediately prior to any sale or move so to offset any gain in marketability from lot size and any future conflicts between neighbors.

If you have any further questions please call me at 342 4153 or Bowden Pen 227-3391 ext 325.

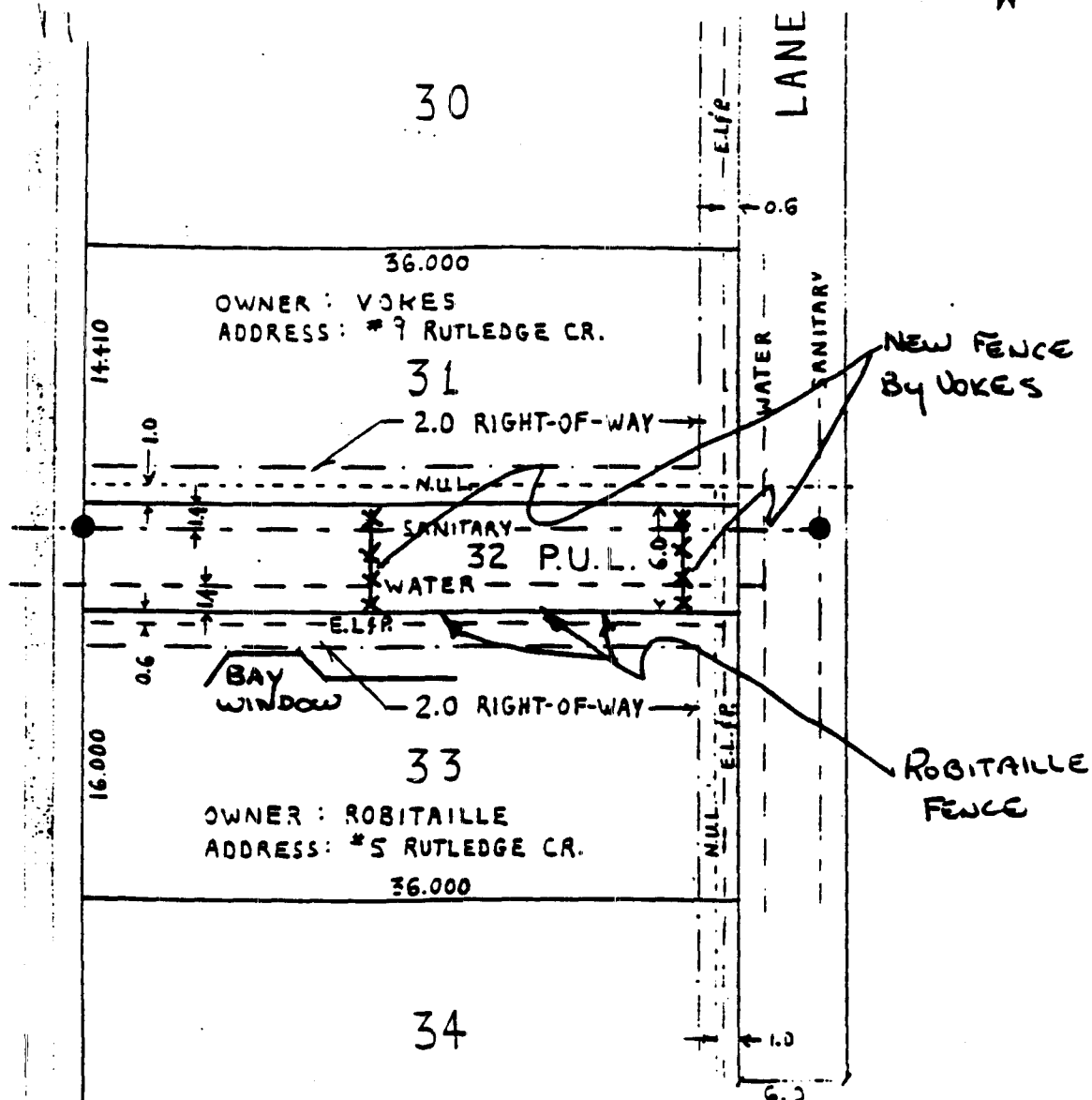
Regards,


Marc Jeannet.

5 Rutledge Crescent

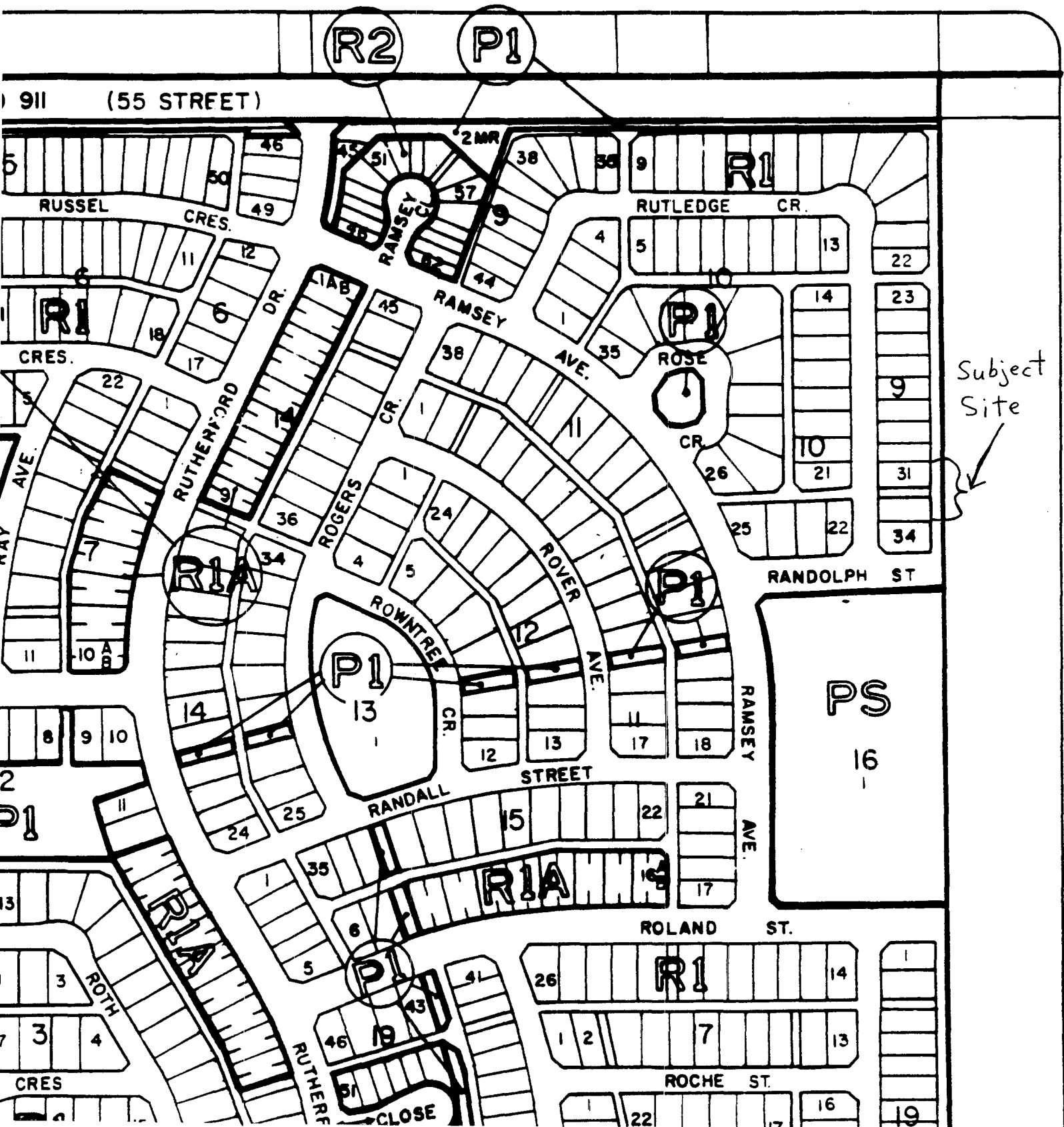


RUTLEDGE CRESCENT



				DRAWN	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY		
				L.M.B		LOT 32 P.U.L.; 8LK.9; 812-1608	 ENGINEER	
				DATE				DRAWING NO.
				93/07/13				
				SCALE				
				1:400				
NO.	DATE		REVISION	APP'D				

K-9



DATE: July 10, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **LOT 32 PUL, BLOCK 9, PLAN 812-1608**

The above public utility lot was originally leased in September 1991, to former owners of Lot 31 (9 Rutledge Crescent). In June 1993, the property was sold to the present owners (Mr. and Mrs. Vokes) and the lease of the utility lot was assumed by the new owners.

Later that year, owners of the property immediately south of the utility right-of-way, at 5 Rutledge, requested that they be permitted to lease or purchase half of the utility right-of-way. The matter was discussed on two occasions by City Council and in the end, the following resolution received Council approval:

"RESOLVED that Council of The City of Red Deer, having considered reports to Council August 16, 1993, re: Public Utility Lot 32, Block 9, Plan 812-1608, hereby agrees that Mr. and Mrs. Vokes be allowed to continue leasing the entire lot and that the Mayor and City Clerk be authorized to execute said lease on behalf of the City."

Mr. and Mrs. Vokes have continued to lease the lot under agreement with the City of Red Deer. All conditions of the lease have been maintained by the lessee, and annual lease payments are current.

The lease agreement contains conditions which permit the lease to be transferred to a new owner, provided all conditions of the lease are current and maintained.

RECOMMENDATION

The Land and Economic Development Department recommends that the lease of Lot 32 PUL, Block 9, Plan 812-1608 be maintained as it exists - that is as a lease to the owners of 9 Rutledge Crescent. In the event the property is sold, and the new owners are not interested in continuing with the lease, we would recommend we maintain our current policy, and offer the PUL to the property owners on the south side of the easement.



Alan V. Scott

AVS/mm

CS- 4.748

DATE: June 29, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Director of Community Services

RE: MARC JEANNEAU/LEASE OF UTILITY RIGHT OF WAY
Your memo of June 27, 1995 refers.

This memo is in response to your request for comments on this issue.

This issue was last before City Council August 16, 1993, when the following resolution was passed:

"RESOLVED that Council of the City of Red Deer having considered reports to Council August 16, 1993, regarding Public Utility Lot 32, Block 9, Plan 812-1608 hereby agrees that Mr. & Mrs. Volks be allowed to continue leasing the entire lot and that the Mayor and City Clerk be authorized to execute said lease on behalf of the City".

The history of this issue is as follows:

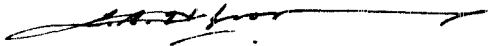
- In October 1991, City Council approved the lease of P.U.L. 32 in Rosedale to the owners of the adjacent Lot 31 to the north, at 9 Rutledge Crescent. Mr. Robitaille, the owner of Lot 33 to the south of the utility lot at 5 Rutledge Crescent, informed the City that he supported the lease and did not want to lease the property himself. The lease of P.U.L. 32 was assumed by the new owners, and fences were constructed to include a portion of the property within the enclosed yard and this is standard practice in most leases of this kind.
- Mrs. Robitaille wrote Council expressing concern regarding the location of the fences which she considered made her home "less marketable" and indicated that P.U.L. 32 "should provide equal opportunity for both parties", and wished to lease half of the utility lot for a walkway and increased yard space. She was, therefore, requesting that the City cancel the present lease with the owner of Lot 31 and enter into a new lease with both adjacent landowners.
- The Community Services Division supported the lease of this utility lot as it is not required as part of the City's pedestrian network, and this Division had no objection to the lease of the public utility lot to either of the adjacent landowners, or to leasing half of the utility lot to each party. The owner of Lot 31 had met the terms of the lease and the fences, as constructed, did not detrimentally impact the adjacent property. It was, therefore, felt to be unreasonable to cancel the lease after the owners had made a significant investment in high-quality fence construction and landscaping.

City Clerk
Page 2
June 29, 1995

It seems this issue is still one of a neighbour's dispute, and it seems unfortunate that it can't be resolved by those affected neighbours. However, it might now be reasonable to consider the cancellation of the existing lease when 9 Rutledge Crescent is sold so that the P.U.L. can be split and leased to both #9 and #5 Rutledge Crescent. If the existing lease is with the Volks and not the property, then this would be a reasonable time to accommodate this request.

RECOMMENDATION

That Council of the City of Red Deer give notice to cancel the lease agreement with the Volks upon the sale of their property at 9 Rutledge Crescent, and that the public utility lot then be split with a lease to both #5 and #9 Rutledge Crescent.



LOWELL R. HODGSON

:ad

c. Don Batchelor, Recreation, Parks & Culture Manager

235-039

DATE: June 30, 1995

TO: City Clerks

FROM: Engineering Department Manager

**RE: LEASE OF PUBLIC UTILITY LOT 32, BLOCK 9, PLAN 812 1608
VOKES - RUTLEDGE CRESCENT**

Regarding this request for shared lease, the information supplied in our attached memo dated July 19, 1993 to the City Clerk remains relevant.



Ken Haslop, P. Eng.
Engineering Department Manager

BDJ/emg
Att.

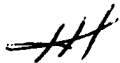
c.c. By-laws and Inspection Manager
c.c. Parks Manager

DATE: July 19, 1993
TO: City Clerk
FROM: Engineering Department Manager
RE: **PUBLIC UTILITY LOT IN ROSEDALE
LAURA ROBITAILLE**

While we do not have any comments relative to the circumstances leading up to the request to cancel the existing lease with the Vokes, we can supply the following information:

1. There are no shallow utilities in the middle of the utility lot. It would be possible to split the lease 50/50 and construct a fence in the middle. Gates at either end would not be a requirement; however, utility "locates" would be a requirement as well as maintaining immediate access to any water valves and/or manholes.
2. Common residential board type fences are usually not a problem with respect to removing and replacing; however, the more elaborate concrete/brick/rough timber fences are much more costly to repair and in some cases impossible to duplicate. Therefore, a requirement would be a common board fence.
3. Drainage of the utility lot is at 1.4% from back to the front street and should pose no problem to a middle fence.
4. Fences on each edge of a utility lot are normally on private property and privately owned and maintained. A fence in the middle of the utility lot is on City owned property; therefore, the lease agreement would have to cover liability, maintenance, and risk of losing their capital investment.

Hopefully this information will be of value to Council in reaching a decision.



Ken G. Haslop, P. Eng.
Engineering Department Manager

KGH/emg
c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. E. L. & P. Manager
c.c. Parks Manager

COMMENTS:

Currently our policy is to allow the lease to run with the property and be transferred to the new owner, and our lease agreements reflect this. For this reason we concur with the recommendation of the Land & Economic Development Department.

For Council's information, if we wish to reopen all leases for re-negotiation at the point of sale of property, this will amount to a significant administrative load due to the number of leases we have of this nature.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: June 27, 1995

TO: ✓ X DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
✓ X DIRECTOR OF DEVELOPMENT SERVICES
✓ X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF (EMERGENCY SERVICES)
INFORMATION TECHNOLOGY SERVICES MANAGER
X LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
✓ X PRINCIPAL PLANNER
✓ X CITY SOLICITOR

FROM: CITY CLERK

RE: MARC JEANNEAU/LEASE OF UTILITY RIGHT OF WAY

Please submit comments on the attached to this office by July 10, 1995, for the Council Agenda of July 17, 1995.

"Kelly Kloss"
City Clerk

f:\data\council\meeting\forms\com.tem



THE CITY OF RED DEER

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

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

June 27, 1995

Mr. Marc Jeanneau
5 Rutledge Crescent
Red Deer, Alberta
T4P 3K3

Dear Sir:

I acknowledge receipt of your letter dated June 26, 1995, re: Lease of Utility Right of Way.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 17, 1995. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 14, 1995, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on July 14, 1995.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds



*a delight
to discover!*



THE CITY OF RED DEER

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

FILE No
FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Mr. & Mrs. Vokes
9 Rutledge Crescent
Red Deer, Alberta
T4P 3K3

Dear Mr. & Mrs. Vokes:

At the City of Red Deer Council meeting held on July 17, 1995, consideration was given to a request made by Marc Jeanneau to lease a portion of City Public Utility Lot No. 32, Block 9, Plan 812-1608, which is currently being leased to you by The City.

At the above noted Council meeting, Mr. Jeanneau withdrew his request to lease a portion of this lot, however, subsequent to this, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that the Administration prepare a policy for Council's consideration, to provide that where a Public Utility Lot is leased to an adjacent property owner, and said owner is selling the property, then upon request, the Public Utility Lot be divided between the two adjacent properties with all costs associated with said change, including fencing if applicable, be the responsibility of the individual making the request."

The City Administration will now be preparing for Council's consideration at a future meeting, a policy in accordance with the above resolution. Such a policy would only affect you if you are to sell your house.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned. Thank you for attending the Council meeting.

Sincerely,

KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Land & Economic Development Manager



*a delight
to discover!*

FILE

DATE: July 18, 1995
TO: Land & Economic Development Manager
FROM: City Clerk
RE: LEASE OF CITY PUBLIC UTILITY LOTS

At the Council meeting of July 17, 1995 the following resolution was passed relative to the leasing of City Public Utility Lots:

"RESOLVED that Council of The City of Red Deer hereby agrees that the Administration prepare a policy for Council's consideration, to provide that where a Public Utility Lot is leased to an adjacent property owner, and said owner is selling the property, then upon request, the Public Utility Lot be divided between the two adjacent properties with all costs associated with said change, including fencing if applicable, be the responsibility of the individual making the request."

I ask that you now prepare a policy in accordance with the above resolution, for Council's consideration at a future meeting.

I trust you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
City Solicitor



THE CITY OF RED DEER

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

FILE No.

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Marc Jeanneau
5 Rutledge Crescent
Red Deer, Alberta
T4P 3K3

Dear Sir:

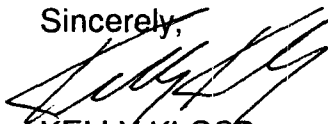
At the City of Red Deer Council meeting held on July 17, 1995, consideration was given to your letter dated June 26, 1995 re: Request to Lease a Portion of Public Utility Lot No. 32, Block 9, Plan 812-1608. Following discussion during this meeting, upon your direction, your request was withdrawn from Council's consideration. Subsequent to this, however, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees that the Administration prepare a policy for Council's consideration, to provide that where a Public Utility Lot is leased to an adjacent property owner, and said owner is selling the property, then upon request, the Public Utility Lot be divided between the two adjacent properties with all costs associated with said change, including fencing if applicable, be the responsibility of the individual making the request."

The City Administration will now be preparing a policy for Council's consideration at a future meeting for equally sharing of Public Utility Lots at the time of the sale of a property.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned. Thank you for attending the Council meeting.

Sincerely,



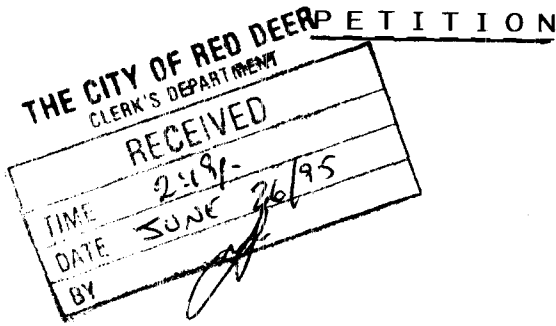
KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Land & Economic Development Manager



*a delight
to discover!*



ROBERT STOLTZ
31 RUTHERFORD CLOSE
RED DEER, AB. T4P3L1
JUNE 26/95

MAYOR + COUNCIL CITY OF RED DEER
RED DEER, AB.

Dear Ladies + Gentlemen:

Please accept the attached petition requesting that the local improvement not proceed. Most of the petitioners are against the proposal because of the high cost.

Please notify each of the property owners if there is any change of the date of the hearing.

If you require additional information or clarification regarding our petition, and you cannot reach me, please call Larry Shorn at 342-7695.

Thank You.

R. Stoltz

A F F I D A V I T

I, ROBERT STOLTZ R. Stoltz, swear that
 (signature of witness - must be an adult)

that to the best of my belief, the persons whose signatures I have witnessed
 are electors of The City of Red Deer in the Province of Alberta.

A F F I D A V I T

I, _____, swear
 (signature of witness - must be an adult)

that to the best of my belief, the persons whose signatures I have witnessed
 are electors of The City of Red Deer in the Province of Alberta.

RS

A F F I D A V I T

I, _____, swear
 (signature of witness - must be an adult)

that to the best of my belief, the persons whose signatures I have witnessed
 are electors of The City of Red Deer in the Province of Alberta.

R.S.

I, R. Stoltz ROBERT STOLTZ, whose name
 (Signature of Representative)

appears upon the attached petition represent the petitioners and I am the person
 to whom The City of Red Deer may direct any enquiries with regards to the petition.

My address and phone number are as follows:

31 RUTHERFORD CLOSE
 ADDRESS RED DEER, AB.
T4P 3L1

342-6238
 TELEPHONE NO.

RT Curran
Commissioner of OATHS.
For the Province of ALTA.
 RICHARD T. CURRAN
 February 15, 1996

69 Roland Street
 Red Deer, Alberta T4P 3K9
 June 20, 1995

JUN 26 1995

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

Dear Sir/Madam,

RE: LOCAL IMPROVEMENT
 69 ROLAND STREET
 LOT 44, BLOCK 19, PLAN 812-1608

It was with great dismay that I learned of the city's intention to proceed with the paving of the lane behind the residences on Roland Street. **Please consider this letter as my petition against this intention for Local Improvement.**

Like the other residents living on Roland Street, the initial petition was intentionally presented with inaccurate information. Mrs. Kooman, the initiator of the petition, told me that taxes for my property would increase by \$50 per year for ten years. This same information was presented to the other involved residents on Roland Street. When I questioned the information she assured me she had investigated this thoroughly and her information was in fact accurate. When I was reluctant to sign the petition she used bullying tactics to achieve her goal. When I contacted the Engineering Department about my concern, I was informed that the tax increase would be considerably higher than she had indicated but that I should not be concerned because there was no money available for such improvements anyway and that the request would be denied by council. It was interesting to note that council approved this petition on June 20, 1994 only shortly after my call to the Engineering Department. Now one entire year later I am informed that this improvement is in fact going to take place. **Why did it take so long to inform us and provide us with such a short time to respond?** The people living at 73 Roland Street (Victor and Maxine Weishaar) are away until about July 10, 1995. Hence, their time to respond to this improvement will have passed (due to the 30 day response time indicated in my notice). This is extremely unfair as they have no idea that this is taking place and no idea what this means to their taxes. Since these people also signed the initial petition based on false information, they deserve the opportunity to respond to this new information before anything is finalized.

It is with great interest that I noted on the map sent with my letter, that the people on Roland Street (only four of the ten residences involved) will be paying half of the cost for something that none of us is in favor of. **If half of the cost is to be our responsibility why do we need 2/3 of the residences to cancel this petition? We should only need the owners of half the property backing onto the lane to oppose the petition.** In this time of recession and outbacks, I, as a single income household, can not afford to subsidize the luxury of a paved lane which will provide no benefit for me and could provide a great deal of aggravation and hardship for me.

The reason for the petition was to decrease the traffic and related dust for those residences on the south side of the lane. Paving the lane will only increase the traffic and although the dust will be somewhat subdued, it will still be present. This improvement also stands to attract individuals (skateboarders, in line skaters etc.) who may in fact cause property damage to fences and yards and who may spoil the peacefulness of the neighborhood.

It would seem more reasonable, in terms of solving the problem and ending this unnecessary tax increase, to close the lane at its east entry as the majority (probably close to 90%) of the traffic is from residences on Roberts Crescent. These residents could use the lane exit and entrance off of Roland Street. At present, the only necessary use of this lane is for garbage pickup for the residences on Roland Street (which could be moved to the fronts of the residences on Roland Street) and for garage access to the house at the corner of Roland Street and Rutherford Drive which would be at the open end of the lane.

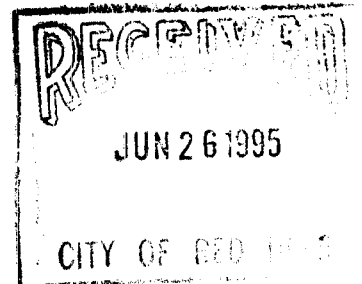
Please respond to this letter so that I know without a doubt that my concerns and my alternate solution to the problem have been taken into consideration.

Sincerely,

Judith M. Dobson

Judith M. Dobson

c.c. Mayor Gail Surkan



JUN 26 1995

June 22, 1995

Mr. Ken Haslop
Engineering Department
The City of Red Deer
P.O. Box 5008
Red Deer, AB.
T4N 3T4

Dear Sir:

RE: LOCAL IMPROVEMENT
65 ROLAND STREET
LOT 43, BLOCK 19, PLAN 812-1608

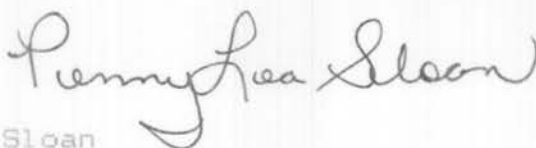

Please be advised that we are opposed to the paving of the lane adjacent to our above noted property.

We are against this improvement for the following reasons:

- 1) Our property taxes will increase \$197.50 per year for 20 years.
- 2) As this lane is already a problem with speeding vehicles, we feel paving it will only escalate the problem.
- 3) Paving the lane could also create a haven for skateboarders which creates a whole new problem.

We trust our concerns will be carefully considered.

Sincerely,



Larry & Penny Sloan
65 Roland Street
Red Deer, Alberta
T4P 3K9
Telephone: 342-7695



THE CITY OF RED DEER

235-013

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

ENGINEERING DEPARTMENT
(403) 342-8158 FAX (403) 347-1138

June 7, 1995

DOUBLE REGISTERED MAIL

Victor and Maxine Weishaar
 73 Roland Street
 Red Deer, Alberta
 T4P 3K9

Dear Sir/Madam:

RE: LOCAL IMPROVEMENT
73 ROLAND STREET
LOT 45, BLOCK 19, PLAN 812-1608

On June 20, 1994, City Council agreed that the lane adjacent to the above noted property be constructed as a paved lane by a Local Improvement By-law.

Attached is a Notice of Intention to Construct a Local Improvement that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-law, Council will be considering approval of this By-law July 17, 1995.

Yours truly,

Ken G. Haslop, P. Eng.
 Engineering Department Manager

SS/cm
 Att.

c.c. Director of Corporate Services
 c.c. City Clerk
 c.c. City Assessor

*We are not in favor of the
 above noted local improvement.*

M. Weishaar
 June 29/95 Victor & Maxine Weishaar



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 to discover!*

NOTICE
INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT
IN THE CITY OF RED DEER

PROJECT PAVED LANE SOUTH OF ROLAND STREET - RUTHERFORD DRIVE TO LANE EAST

TOTAL COST OF PROJECT \$14,400.00
TOTAL ASSESSABLE FRONTAGE 141.229 METRES
ASSESSMENT PERIOD 20 YEARS
INTEREST RATE 0.10760176

PROPERTY OWNER	MAILING ADDRESS	CIVIC ADDRESS	LOT	BLOCK	PLAN	ASSESSABLE FRONTAGE	PREPAYMENT RATE PER ASSESSABLE METRE	TOTAL PREPAYMENT AMOUNT (BASED ON FRONTAGE LENGTH)	ANNUAL RATE PER ASSESSABLE METRE	TOTAL AMOUNT PER ANNUM (BASED ON ANNUAL RATE PER ASSESSABLE METRE)
LLOYD E. & ISABELLE DICKSON	47 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	47 RUTHERFORD CLOSE	51	19	872-0152	13.856	\$101.96	\$1,412.81	\$10.97	\$152.02
WILLEM & VICKIE KOOMAN	43 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	43 RUTHERFORD CLOSE	52	19	872-0152	10.973	\$101.96	\$1,118.81	\$10.97	\$120.39
DUANE RICHARD AND JO-ANN LESLIE JOCELYN	39 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	39 RUTHERFORD CLOSE	53	19	872-0152	10.973	\$101.96	\$1,118.81	\$10.97	\$120.39
HENRY BILBY & HENDRIKA COQUHOUN	35 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	35 RUTHERFORD CLOSE	54	19	872-0152	9.751	\$101.96	\$994.19	\$10.97	\$106.98
ROBERT MARTIN STOLZ	31 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	31 RUTHERFORD CLOSE	55	19	872-0152	9.751	\$101.96	\$994.19	\$10.97	\$106.98
ALFRED & JANET FISKE	27 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	27 RUTHERFORD CLOSE	56	19	872-0152	15.292	\$101.96	\$1,559.18	\$10.97	\$167.77
LARRY ROBYN & PENNY LEA SLOAN	65 ROLAND STREET RED DEER, ALBERTA T4P3H24 3K9	65 ROLAND STREET	43	19	812-1608	18.001	\$101.96	\$1,835.47	\$10.97	\$197.50
JUDITH M. DOBSON	69 ROLAND STREET RED DEER, ALBERTA T4P3H24 3K9	69 ROLAND STREET	44	19	812-1608	18.001	\$101.96	\$1,835.47	\$10.97	\$197.50
VICTOR & MAXINE WEISHAAR	73 ROLAND STREET RED DEER, ALBERTA T4P3H24 3K9	73 ROLAND STREET	45	19	812-1608	18.001	\$101.96	\$1,835.47	\$10.97	\$197.50
LOUIS & MAUREEN McCULLAGH	77 ROLAND STREET RED DEER, ALBERTA T4P3H24 3K9	77 ROLAND STREET	46	19	812-1608	16.630	\$101.96	\$1,695.62	\$10.97	\$182.45
TOTALS						141.229		\$14,400.000	\$109.713	\$1,549.465

DATE: July 11, 1995
TO: City Clerk
FROM: Tax Coordinator
RE: LOCAL IMPROVEMENT/LANE PAVING - ROLAND/RUTHERFORD

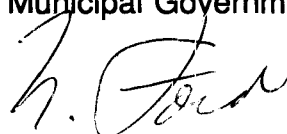
There are 11 properties abutting the proposed local improvement for a paved lane, with one of the properties being City-owned. Seven valid signatures appear on the petition opposing the proposed local improvement.

Section 392(2) of the Municipal Government Act states:

"A petition is not a sufficient petition unless:

- a) it is signed by 2/3 of the owners who would be liable to pay the local improvement tax, and
- b) the owners who sign the petition represent at least 1/2 of the value of assessments prepared under Part 9 for the parcels of land in respect of which the tax will be imposed."

The petition opposing the proposed local improvement meets the requirements of the Municipal Government Act.



Norm Ford
Tax Coordinator

NF/ngl

DATE: July 6, 1995

TO: City Clerk

FROM: Engineering Department Manager

**RE: LOCAL IMPROVEMENT - LANE PAVING
ROLAND STREET AND RUTHERFORD DRIVE**

We have the following information regarding the current petition:

1. The originating petition was received from the property owners on May 30, 1994.
2. A report dated June 7, 1994 from the Engineering Department to City Council, outlined the existing by-law rates for construction of a paved lane. At the June 20, 1994 Council Meeting, the following resolution was passed:

"That the Administration proceed with the process to pave the east/west lane North of Rutherford Close, from Rutherford Drive to the lane West of Roberts Crescent, by way of a local improvement."

At this time it was also indicated that this work would be undertaken in the summer of 1995, if approved by the property owners following proper notification as outlined in the Municipal Government Act.

3. In January 1995, the Engineering Department prepared detailed design drawings and a cost estimate to determine the project cost. Based on the estimate and interest factors provided by the Director of Financial Services, the proposed 1995 rate for the Uniform Rate By-law was calculated. The rate for a residential paved lane is based on an assessment period of 20 years as follows:

a. 1994 Existing Uniform Rate By-law

- i. Annual rate per assessable metre = \$ 13.07
- ii. Total Cost per Assessable metre = \$100.00

b. 1995 Proposed Uniform Rate By-law

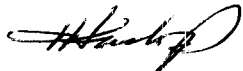
- i. Annual rate per assessable metre = \$ 10.97
- ii. Total Cost per Assessable metre = \$101.96

City Clerk
Page 2
July 6, 1995

4. In regard to the statements in Judith Dobson's letter concerning the amount to be paid annually, we are unable to determine who, if any one, provided misleading information. It would appear that some one did not understand that \$100 per assessable meter actually means \$200 per lineal meter of paved lane (frontages on both sides of the lane), or perhaps they forgot to multiply the rate by their assessable frontage.
5. With respect to timing of the information, we are following the procedures stipulated in the new Municipal Government Act, which were effective January 1, 1995.

RECOMMENDATION

In view of the number of landowners signing the current petition against this project (see attached map), we would recommend that the lane paving project north of Rutherford Close, from Rutherford Drive to the lane west of Roberts Crescent, be abandoned. For information of Council, the Department has spent \$4,000 on this project, which may result in an overexpenditure in our annual operating budget.



Ken G. Haslop, P. Eng.
Engineering Department Manager

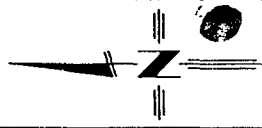
SS/emg
Att.

COMMENTS:

We recommend that Council cancel the local improvement.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager



ROBERTS CRESCENT

ROLAND STREET

EXISTING GRAVEL LANE

THE CITY OF RED DEER
LOT 42 M.R.

THE CITY OF RED DEER
LOT 48 M.R.

*65
SLOAN
(AGAINST)

*69
DOBSON

*73
WEISHOAR

*77
McCULLAGH

*25
FISKE

*31
LUND

*35
COLQUHOUN

*39
JOCELYN

*43
KOOMAN

*47
DICKSON

RUTHERFORD CLOSE

RUTHERFORD DRIVE

SIGNED
PETITION
AGAINST
09-JUN-1994



LOCAL IMPROVEMENTS LANE PAVING - ROSEDALE

June 7, 1995

DOUBLE REGISTERED MAIL

FIELD(Address)

Dear Sir/Madam:

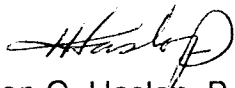
RE: LOCAL IMPROVEMENT
FIELD(Civic)
FIELD(Legal)

On June 20, 1994, City Council agreed that the lane adjacent to the above noted property be constructed as a paved lane by a Local Improvement By-law.

Attached is a Notice of Intention to Construct a Local Improvement that provides information on the local improvement charges applicable to your property.

In the event that no petitions are received against the proposed By-law, Council will be considering approval of this By-law July 17, 1995.

Yours truly,



Ken G. Haslop, P. Eng.
Engineering Department Manager

SS/cm
Att.

c.c. Director of Corporate Services
c.c. City Clerk
c.c. City Assessor

Larry Robyn and Penny Lea Sloan
65 Roland Street
Red Deer, Alberta
T4P 3K9ENDFIELD
65 ROLAND STREETENDFIELD
LOT 43, BLOCK 19, PLAN 812-1608ENDFIELD

Judith M. Dobson
69 Roland Street
Red Deer, Alberta
T4P 3K9ENDFIELD
69 ROLAND STREETENDFIELD
LOT 44, BLOCK 19, PLAN 812-1608ENDFIELD

Victor and Maxine Weishaar
73 Roland Street
Red Deer, Alberta
T4P 3K9ENDFIELD
73 ROLAND STREETENDFIELD
LOT 45, BLOCK 19, PLAN 812-1608ENDFIELD

Louis and Maureen McCullagh
77 Roland Street
Red Deer, Alberta
T4P 3K9ENDFIELD
77 ROLAND STREETENDFIELD
LOT 46, BLOCK 19, PLAN 812-1608ENDFIELD

Notice
Intention to Construct a Local Improvement
Page Two

The annual payments for your property would be as follows:

FIELD(metres) assessable metres times (x) the annual rate of \$10.97 per assessable metre equals for a total of FIELD(amount) for each year of the 20 year period.

The owners of any land so specially assessed may prepay, in lieu of annual payments, the total cost of the improvement prior to August 31, 1995, at the unit rate of \$10.97 per assessable metre for paved lane construction.

101.96

The prepayment for your property would be as follows:

FIELD(metres) assessable metres times (x) the unit rate of \$101.96 per assessable metre for a total of FIELD(amount).

Notice is hereby given that unless 2/3 of the owners who would be liable to pay this Local Improvement tax, and these owners represent at least one-half of the value of the assessments for the parcels of land on which the tax will be imposed, petition the Council against the proposed improvement within 30 days from the date of sending this Notice, the Local Improvement may be undertaken and the cost of it assessed by the system of assessment referred to in this Notice.

If no petition sufficiently signed has, within the time limited in that behalf, been presented to the Council against the Local Improvement, the Council may undertake the proposed Local Improvement at any time within three years of the giving of this Notice.

The owners of any land so specially assessed may at any time commute the amount or balance remaining unpaid in respect of it by paying the amount of the original assessment charged against the land together with interest and penalties chargeable in respect of it less any amounts previously paid on account of it.

Dated at The City of Red Deer this 7th day of June, 1995.

Lot 43, Block 19. Plan 812-1608, 65 Roland StreetENDFIELD
18.001ENDFIELD
18.001ENDFIELD
\$197.50ENDFIELD
18.001ENDFIELD
\$1,835.47ENDFIELD

Lot 44, Block 19. Plan 812-1608, 69 Roland StreetENDFIELD
18.001ENDFIELD
18.001ENDFIELD
\$197.50ENDFIELD
18.001ENDFIELD
\$1,835.47ENDFIELD

Lot 45, Block 19. Plan 812-1608, 73 Roland StreetENDFIELD
18.001ENDFIELD
18.001ENDFIELD
\$197.50ENDFIELD
18.001ENDFIELD
\$1,835.47ENDFIELD

Lot 46, Block 19. Plan 812-1608, 77 Roland StreetENDFIELD
16.630ENDFIELD
16.630ENDFIELD
\$182.45ENDFIELD
16.630ENDFIELD
\$1,695.62ENDFIELD

NOTICE
INTENTION TO CONSTRUCT A LOCAL IMPROVEMENT
IN THE CITY OF RED DEER

PROJECT PAVED LANE SOUTH OF ROLAND STREET - RUTHERFORD DRIVE TO LANE EAST

TOTAL COST OF PROJECT \$14,400.00
TOTAL ASSESSABLE FRONTAGE 141.229 METRES
ASSESSMENT PERIOD 20 YEARS
INTEREST RATE 0.10760176

PROPERTY OWNER	MAILING ADDRESS	CMIC ADDRESS	LOT	BLOCK	PLAN	ASSESSABLE FRONTAGE	PREPAYMENT RATE PER ASSESSABLE METRE	TOTAL PREPAYMENT AMOUNT (BASED ON FRONTAGE LENGTH)	ANNUAL RATE PER ASSESSABLE METRE	TOTAL AMOUNT PER ANNUM (BASED ON ANNUAL RATE PER ASSESSABLE METRE)
LLOYD E. & ISABELLE DICKSON	47 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	47 RUTHERFORD CLOSE	51	19	872-0152	13.856	\$101.96	\$1,412.81	\$10.97	\$152.02
WILLEM & VICKIE KOOMAN	43 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	43 RUTHERFORD CLOSE	52	19	872-0152	10.973	\$101.96	\$1,118.81	\$10.97	\$120.39
DUANE RICHARD AND JO-ANN LESLIE JOCELYN	39 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	39 RUTHERFORD CLOSE	53	19	872-0152	10.973	\$101.96	\$1,118.81	\$10.97	\$120.39
HENRY BILBY & HENDRIKA COQUHOUN	35 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	35 RUTHERFORD CLOSE	54	19	872-0152	9.751	\$101.96	\$994.19	\$10.97	\$106.98
ROBERT MARTIN STOLZ	31 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	31 RUTHERFORD CLOSE	55	19	872-0152	9.751	\$101.96	\$994.19	\$10.97	\$106.98
ALFRED & JANET FISKE	27 RUTHERFORD CLOSE RED DEER, ALBERTA T4P 3L1	27 RUTHERFORD CLOSE	56	19	872-0152	15.292	\$101.96	\$1,559.18	\$10.97	\$167.77
LARRY ROBYN & PENNY LEA SLOAN	65 ROLAND STREET RED DEER, ALBERTA T4P3H24 3K9	65 ROLAND STREET	43	19	812-1608	18.001	\$101.96	\$1,835.47	\$10.97	\$197.50
JUDITH M. DOBSON	69 ROLAND STREET RED DEER, ALBERTA T4P3H24 3K9	69 ROLAND STREET	44	19	812-1608	18.001	\$101.96	\$1,835.47	\$10.97	\$197.50
VICTOR & MAXINE WEISHAAR	73 ROLAND STREET RED DEER, ALBERTA T4P3H24 3K9	73 ROLAND STREET	45	19	812-1608	18.001	\$101.96	\$1,835.47	\$10.97	\$197.50
LOUIS & MAUREEN McCULLAGH	77 ROLAND STREET RED DEER, ALBERTA T4P3H24 3K9	77 ROLAND STREET	46	19	812-1608	16.630	\$101.96	\$1,695.62	\$10.97	\$182.45
TOTALS						141.229		\$14,400.000	\$109.713	\$1,549.465

DATE: June 29, 1995

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

X DIRECTOR OF DEVELOPMENT SERVICES

BYLAWS & INSPECTIONS MANAGER

X CITY ASSESSOR

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF (EMERGENCY SERVICES)

INFORMATION TECHNOLOGY SERVICES MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FROM: CITY CLERK

RE: LOCAL IMPROVEMENT/LANE PAVING - ROLAND/RUTHERFORD

Further to our memo of June 27, 1995, attached is an additional letter for your information on the above matter.

As stated in the previous memo, please submit comments on the attached to this office by July 10, 1995, for the Council Agenda of July 17, 1995.

"Kelly Kloss"
City Clerk

DATE: June 27, 1995

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

X DIRECTOR OF DEVELOPMENT SERVICES

BYLAWS & INSPECTIONS MANAGER

X CITY ASSESSOR

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

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CITY SOLICITOR

FROM: CITY CLERK

RE: LOCAL IMPROVEMENT/LANE PAVING - ROLAND/RUTHERFORD

Please submit comments on the attached to this office by July 10, 1995, for the Council Agenda of July 17, 1995.

"Kelly Kloss"
City Clerk

f:\data\council\meeting\forms\com.tem



THE CITY OF RED DEER

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

FILE No.

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Robert Stoltz
31 Rutherford Close
Red Deer, Alberta
T4P 3L1

Dear Sir:

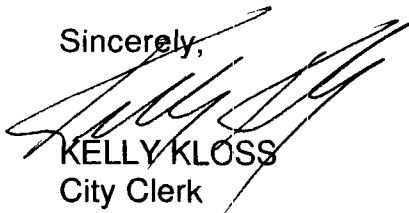
At the City of Red Deer Council meeting held on July 17, 1995, consideration was given to your petition dated June 26, 1995 re: Request That City Not Proceed With Local Improvement/Pave Lane South of Roland Street - Rutherford Drive to Lane East, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered a petition from residents along Rutherford Close and Roland Street dated June 26, 1995, re: Request that The City not proceed with the construction of the Local Improvement of a paved lane south of Roland Street - Rutherford Drive to lane east, hereby agrees that said request be approved, and as presented to Council July 17, 1995."

As outlined in the above resolution, this matter has now been withdrawn and the lane paving will not proceed.

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

Sincerely,



KELLY KLOSS
City Clerk

KK/fm

cc. Director of Development Services
Director of Corporate Services
City Assessor
Affected Residents



*a delight
to discover!*

BYLAW NO. 2846/B-95

Being a Bylaw to amend Bylaw No. 2846/84, The License Bylaw of The City of Red Deer.

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

- 1 The License Bylaw is hereby amended by:
 - (a) Deleting from Section 108 the words "except City streets or sidewalks";
 - (b) Deleting Section 109 in its entirety.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this	day of	July	A.D. 1995.
READ A SECOND TIME IN OPEN COUNCIL this	day of	July	A.D. 1995.
READ A THIRD TIME IN OPEN COUNCIL this	day of	July	A.D. 1995.

MAYOR

CITY CLERK

BYLAW NO. 3130/A-95

Being a Bylaw to amend Bylaw No. 3130/95, the Organizational Bylaw of the City of Red Deer.

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

Bylaw No. 3130/95 is hereby amended as follows:

- 1 By deleting section 2 in its entirety and substituting in its place and stead the following:

"2 In this bylaw unless the context otherwise requires, "Act" means the *Municipal Government Act*, R.S.A., 1980, Chapter M-26.1 (1994)."
- 2 By deleting the heading "Aldermen" on page 3 and substituting therefore the word "Council".
- 3 By deleting section 3 in its entirety and substituting in its place and stead the following:

"3 Council shall consist of 9 members including the Mayor, each of whom, except for the Mayor, shall have the title of "Councillor"."
- 4 By adding to section 29 the following:

"Section 420(2) - obtaining possession of lands."

CONSEQUENTIAL AMENDMENTS

- 5 Wherever the word "Alderman" or "Aldermen" appear in any Bylaw, they shall be deleted therefrom and replaced with the words "Councillor" or "Councillors".
- 6 In all other respects, Bylaw No. 3130/95 is hereby ratified and confirmed.
- 7 This bylaw shall come into full force and effect on July 31, 1995.

READ A FIRST TIME IN OPEN COUNCIL this day of July 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of July 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of July 1995.

MAYOR

CITY CLERK

BYLAW NO. 2672/M-95

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

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

1 Section 1.2 Definitions, is amended as follows:

- (1) By deleting in its entirety the existing definition of "Dwelling Unit" and replacing it with the following:

"Dwelling Unit" means a complete building or self-contained portion of a building used by a household, containing sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.

- (2) By deleting in its entirety the definition of "Specialized Care".
- (3) By deleting in its entirety the existing definition of "Social Care Residence" and replacing it with the following:

"Social Care Residence" means a dwelling unit for the purpose of providing its occupants with specialized care in the form of supervisory, nursing, medical, counselling or homemaking services, or services related thereto, on a temporary or short term basis.

- (4) By replacing the word "four" with the word "five" in the definition of "Boarding House".
- (5) By adding the following new definitions:

"Outline Plan" means a plan that shows in detail the type, size and location of all land uses; the transportation network; the location and size of neighbourhood facilities such as schools and parks; the location of day care centres, social care facilities and church sites; and may also contain the staging of development and a conceptual servicing design.

“Senior Citizens Lodge” means a building designed for the long term housing of senior citizens sharing common cooking, eating, and housekeeping facilities but who do not require medical or institutional type care.

“Adult Mini-theatre” means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides or similar electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an accessory or similar use to some other business activity which is conducted on the premises, and wherein each separate viewing area has a capacity of less than 20 seats.

- (6) By adding the words “but does not include an adult mini-theatre” to the end of the definitions of “Commercial Entertainment Facility”, and “Private Club or Organization”.
- (7) By adding the words “or adult mini-theatres” to the end of the definition of “Personal Services”.

2 Section 4.10.1 Parking Requirements, is amended by adding the following:

<u>Commercial & Industrial</u>	<u>Parking Spaces</u>
“adult mini-theatre”	1.0 per 3 seats, with a minimum of 1 space for each individual viewing area containing 3 seating spaces or less

3 Section 5.2 Special Regulations, is amended by adding the following new sub-section:

5.2.4. Adult Mini-theatre

Unless otherwise approved by City Council, an adult mini-theatre shall not be located on a lot having a minimum radial separation distance of less than 150 metres from the lot line of every lot in a residential district, and from the lot line of any lot accommodating a public, separate or private school, any church, any public park or playground, or any other adult mini-theatre.

-3-

Bylaw No. 2672/M-95

- 4 Sections 6.2.3.2. and 6.6.1.2 and 6.6.2.2 and 6.6.3.2 Permitted Uses of the C3, R1, R2 and R3 Districts respectively, are amended by adding to each after the words "Permitted Uses", the following:

, subject to any applicable Outline Plan approved by Council.
- 5 Sections 6.2.3.3 and 6.6.1.3 and 6.6.2.3 and 6.6.3.3 Discretionary Uses of the of the C3, R1, R2, and R3 Districts respectively, are amended by adding to each after the words "Discretionary Uses", the following:

, subject to any applicable Outline Plan approved by Council.
- 6 Section 6.6.3.3 Discretionary Uses, Sub-section (5) Special residential uses, in the R3 Residential District is amended by deleting "institutional homes for senior citizens, widows or children" and replacing it with "senior citizens lodge".
- 7 Section 6.6.2.3 Discretionary Uses, Sub-section (7) Special residential uses, in the R2 Residential District is amended by adding "senior citizens lodge" as a use.
- 8 Section 4.1 is amended by deleting it in its entirety and replacing it with the following:
 - 4.1 USE OF LAND
 - 4.1.1 No person may develop land for any purpose unless it is in conformity with the Land Use Bylaw and a development permit has been obtained.
 - 4.1.2 On receipt of a development permit a person may develop land for the purpose approved subject to meeting the regulations and any conditions that were attached to the approved permit.
- 9 Section 1.4.1 is amended by adding the following:
 - C1A - Commercial (Downtown West) District
 - R1A - Residential (Low Density) sub-District
- 10 This Bylaw shall come into full force and effect upon the passage of third reading.

-4-

Bylaw No. 2672/M-95

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 1995.

MAYOR

CITY CLERK



THE CITY OF RED DEER

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

FILE

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

July 18, 1995

Mr. Bill Ramji
c/o Truck Town
Red Deer, Alberta
T4P 1M3

SENT VIA FAX 341-4355

Dear Sir:

RE: CITY LAND AT CORNER OF 43 STREET AND 48 AVENUE - COMMERCIAL RECREATION
AND COMMERCIAL ENTERTAINMENT USE

At the City of Red Deer Council meeting held on July 17, 1995 the following resolution was passed relative to the above topic:

"RESOLVED that Council of The City of Red Deer hereby agrees to hold a Special Meeting of City Council on Monday July 24, 1995 commencing at 5:00 pm in the Council Chambers of Red Deer City Hall for the purpose of considering the advertising of a proposal call for the development of the site located at the corner of 43 Street and 48 Avenue, which is being considered for rezoning by Land Use Bylaw Amendment 2672/U-95 with the understanding that such a proposal call would be withdraw should Land Use Bylaw Amendment 2672/U-95 not be passed following the public hearing on July 31, 1995."

As outlined in the above resolution, Council will be holding a Special Meeting to discuss the possibility of proceeding with advertising for a proposal call on the above lands. The intent of Council was to allow for as much time for a proposal call as possible, keeping in mind your timing requirements. Any proposal call would be subject to the successful passage of Land Use Bylaw Amendment 2672/U-95, which rezones the parcel in question to allow for Commercial Recreation and Commercial Entertainment uses.

If you wish, you are invited to attend the Special Council meeting of July 24, 1995 which is scheduled to commence at 5:00 pm. If you have any questions please do not hesitate to contact the undersigned.

Sincerely,


KELLY KLOSS
City Clerk
KK/fm

cc. Director of Development Services
Land & Economic Development Manager
City Planner



*a delight
to discover!*