

**DATE:** June 16, 1998  
**TO:** All Departments  
**FROM:** City Clerks  
**RE:** PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES

---

## ***SUMMARY OF DECISIONS***

---

FOR THE ***REGULAR MEETING OF RED DEER CITY COUNCIL***  
HELD IN THE COUNCIL CHAMBERS, CITY HALL  
***MONDAY, JUNE 15, 1998***  
COMMENCING AT ***4:30 P.M.***

---

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, June 1, 1998

**DECISION - Confirmed as transcribed**

PAGE #

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

1. City Clerk - Re: Land Use Bylaw Amendment 3156/P-98 / Request from Hockey Alberta to Rezone Bays 3 & 4, 7875 - 48 Avenue / (See Bylaw Section for Bylaw Readings)

.. 1

(4) **REPORTS**

1. Community Services Director & Social Planning Manager - Re: Future of Community Services Centre . . . 3

**DECISION - Agreed that the Province take possession of the Community Services Centre building and that the current tenants be required to relocate prior to January 1, 1999. Further, that the Province be requested to reimburse The City for the \$100,000.00 financial liability resulting from the renovations to the Community Services Centre**

2. Community Services Director & Social Planning Manager - Re: 1998 Allocation of New Provincial FCSS Funding . . . 17

**DECISION - Council approved the 1998 allocation of additional FCSS funding as recommended by the Family and Community Support Services Board**

3. Parkland Community Planning Services - Re: Request to Adopt Updated Northwest Area Structure Plan / Bylaw No. 3213/98 / (See Bylaw Section for Bylaw Readings) . . . 25

**DECISION - Report received as information. See Bylaw Section for Readings**

4. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/R-98 / Request to Rezone Part of NW ¼ 19-38-27-4 from A1 to R2 / Part of Stage 3 - Oriole Park West Subdivision / Avalon Industries / Conwood Construction Ltd. / (See Bylaw Section for Bylaw Readings) . . . 31

**DECISION - Report received as information. See Bylaw Section for Readings**

5. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/S-98 / Request to Rezone Lot 3, Block 1, Plan 892-0476 from A1 to R1 and R1A / NW ¼ 19-38-27-4 / Parts of Stage 2 & 3 - Oriole Park West Subdivision / Conwood Construction Ltd. / (See Bylaw Section for Bylaw Readings) . . . 36

**DECISION - Report received as information. See Bylaw Section for Readings**

6. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/T-98 / Request to Rezone Lot 31, Block 4, Plan 932-0345 from A1 to R2-D70, P1 and Road / SE ¼ 32-38-27-4, East Kentwood - Phase 3, Seibel Construction Ltd. / Frank and Rosalie Kunnen / (See Bylaw Section for Bylaw Readings) . . 40

**DECISION - Report received as information. See Bylaw Section for Readings**

7. Land and Economic Development Manager - Re: Lancaster Meadows Phases 6 & 7 - Request for Increased Funding for Front Ending Costs . . 45

**DECISION - Approved an increase of \$135,000.00 for front ending costs in Lancaster Meadows Phases 6 & 7**

8. Engineering Services Manager - Re: 67 Street and 30 Avenue Road and Bridge Project Preliminary Design Study . . 47

**DECISION - Approved a budget of \$10,480,000.00 to complete the construction of the 67<sup>th</sup> Street and 30<sup>th</sup> Avenue Bridge Project as presented to Council, and further, directed the Administration to complete a detailed study as to possible solutions to the noise concerns expressed by Mr. & Mrs. Lynch of Pearson Crescent**

9. Engineering Services Manager - Re: Anders On The Lake Subdivision - Storm Water Outlet Line . . 71

**DECISION - Agreed to increase the budget for the Anders On The Lake Storm Water Outlet Line to \$1,060,000.00 to be initially funded by the Developer with repayment to be made by way of Off-Site Levies**

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

1. City Clerk - Re: Councillor Dawson - Re: Request for Information on Non-Tendered Services .. 74

**DECISION - Council directed the Administration to prepare the necessary reports to address the Written Inquiry and to present same at a future Council Meeting**

(9) **BYLAWS**

1. 3156/P-98 - Land Use Bylaw Amendment 3156/P-98 / Request from Hockey Alberta to Rezone Bays 3 & 4, 7875 - 48 Avenue / - 2<sup>nd</sup> and 3<sup>rd</sup> Readings .. 76  
.. 1

**DECISION - Bylaw given 2<sup>nd</sup> & 3<sup>rd</sup> Readings**

2. 3156/R-98 - Land Use Bylaw Amendment / Request for Redesignation from A1 Future Urban Development District to R3 Residential (Multiple Family) District - Oriole Park Outline Plan Area, Part of NW ¼ 19-38-27-4 / Part of Stage 3 - Oriole Park West Subdivision / Avalon Industries / Conwood Construction Ltd. / (See Bylaw Section for Bylaw Readings) / - 1<sup>st</sup> Reading .. 77  
.. 31

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

3. 3156/S-98 - Land Use Bylaw Amendment 3156/S-98 / Lot 3, Block 1, Plan 892-0476, NW ¼ 19-38-27-4 / Parts of Stage 2 & 3 - Oriole Park West Subdivision / Conwood Construction Ltd. / - 1<sup>st</sup> Reading .. 79  
.. 36

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

4. 3156/T-98 - Land Use Bylaw Amendment 3156/T-98 / Lot 31, Block 4,  
Plan 932-0345 / SE ¼ 32-38-27-4, East Kentwood - Phase 3, Seibel  
Construction Ltd. / Frank and Rosalie Kuhnlen / - 1<sup>st</sup> Reading . . 81  
.. 40

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

5. 3213/98 - Northwest Area Structure Plan Adoption Bylaw / - 1<sup>st</sup>  
Reading . . 83  
.. 25

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

## **A G E N D A**

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

**MONDAY, JUNE 15, 1998**

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

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, June 1, 1998

PAGE #

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

1. City Clerk - Re: Land Use Bylaw Amendment 3156/P-98 / Request from Hockey Alberta to Rezone Bays 3 & 4, 7875 - 48 Avenue / (See Bylaw Section for Bylaw Readings)

.. 1

- (4) **REPORTS**

1. Community Services Director & Social Planning Manager - Re: Future of Community Services Centre

.. 3

2. Community Services Director & Social Planning Manager - Re: 1998 Allocation of New Provincial FCSS Funding

.. 17

3. Parkland Community Planning Services - Re: Request to Adopt Updated Northwest Area Structure Plan / Bylaw No. 3213/98 / (See Bylaw Section for Bylaw Readings)

.. 25

4. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/R-98 / Request to Rezone Part of NW ¼ 19-38-27-4 from A1 to R2 / Part of Stage 3 - Oriole Park West Subdivision / Avalon Industries / Conwood Construction Ltd. / (See Bylaw Section for Bylaw Readings)

.. 31

5. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/S-98 / Request to Rezone Lot 3, Block 1, Plan 892-0476 from A1 to R1 and R1A / NW ¼ 19-38-27-4 / Parts of Stage 2 & 3 Oriole Park West Subdivision / Conwood Construction Ltd. / (See Bylaw Section for Bylaw Readings)	.. 36
6. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/T-98 / Request to Rezone Lot 31, Block 4, Plan 932-0345 from A1 to R2-D70, P1 and Road / SE ¼ 32-38-27-4, East Kentwood - Phase 3, Seibel Construction Ltd. / Frank and Rosalie Kuhnert / (See Bylaw Section for Bylaw Readings)	.. 40
7. Land and Economic Development Manager - Re: Lancaster Meadows Phases 6 & 7 - Request for Increased Funding for Front Ending Costs	.. 45
8. Engineering Services Manager - Re: 67 Street and 30 Avenue Road and Bridge Project Preliminary Design Study	.. 47
9. Engineering Services Manager - Re: Anders On The Lake Subdivision - Storm Water Outlet Line	.. 71
 (5) <b>CORRESPONDENCE</b>	
 (6) <b>PETITIONS AND DELEGATIONS</b>	
 (7) <b>NOTICES OF MOTION</b>	
 (8) <b>WRITTEN INQUIRIES</b>	
1. City Clerk - Re: Councillor Dawson - Re: Request for Information on Non-Tendered Services	.. 74
 (9) <b>BYLAWS</b>	
1. 3156/P-98 - Land Use Bylaw Amendment 3156/P-98 / Request from Hockey Alberta to Rezone Bays 3 & 4, 7875 - 48 Avenue / - 2 <sup>nd</sup> and 3 <sup>rd</sup> Readings	.. 76 .. 1

Agenda - Regular Meeting of Council  
June 15, 1998  
Page 3

2. 3156/R-98 - Land Use Bylaw Amendment / Request for Redesignation from A1 Future Urban Development District to R3 Residential (Multiple Family) District) - Oriole Park Outline Plan Area, Part of NW ¼ 19-38-27-4 / Part of Stage 3 - Oriole Park West Subdivision / Avalon Industries / Conwood Construction Ltd. / (See Bylaw Section for Bylaw Readings) / - 1<sup>st</sup> Reading .. 77  
.. 31
3. 3156/S-98 - Land Use Bylaw Amendment 3156/S-98 / Lot 3, Block 1, Plan 892-0476, NW ¼ 19-38-27-4 / Parts of Stage 2 & 3 - Oriole Park West Subdivision / Conwood Construction Ltd. / - 1<sup>st</sup> Reading .. 79  
.. 36
4. 3156/T-98 - Land Use Bylaw Amendment 3156/T-98 / Lot 31, Block 4, Plan 932-0345 / SE ¼ 32-38-27-4, East Kentwood - Phase 3, Seibel Construction Ltd. / Frank and Rosalie Kuhnen / - 1<sup>st</sup> Reading .. 81  
.. 40
5. 3213/98 - Northwest Area Structure Plan Adoption Bylaw / - 1<sup>st</sup> Reading .. 83  
.. 25



**DATE:** May 21, 1998  
**TO:** City Council  
**FROM:** Deputy City Clerk  
**RE:** Land Use Bylaw Amendment 3156/P-98,  
*Request From Hockey Alberta To Rezone Bays 3 & 4, 7875 - 48 Avenue*  
*(Lot 4, Block 4, Plan 792-3149)*


---

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, June 15, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/P-98 provides for the expansion of administrative/office uses for Hockey Alberta into Bays 3 & 4, 7875 - 48 Avenue.

***RECOMMENDATION***

That following the Public Hearing, Land Use Bylaw Amendment 3156/P-98 may be given 2<sup>nd</sup> and 3<sup>rd</sup> Readings.



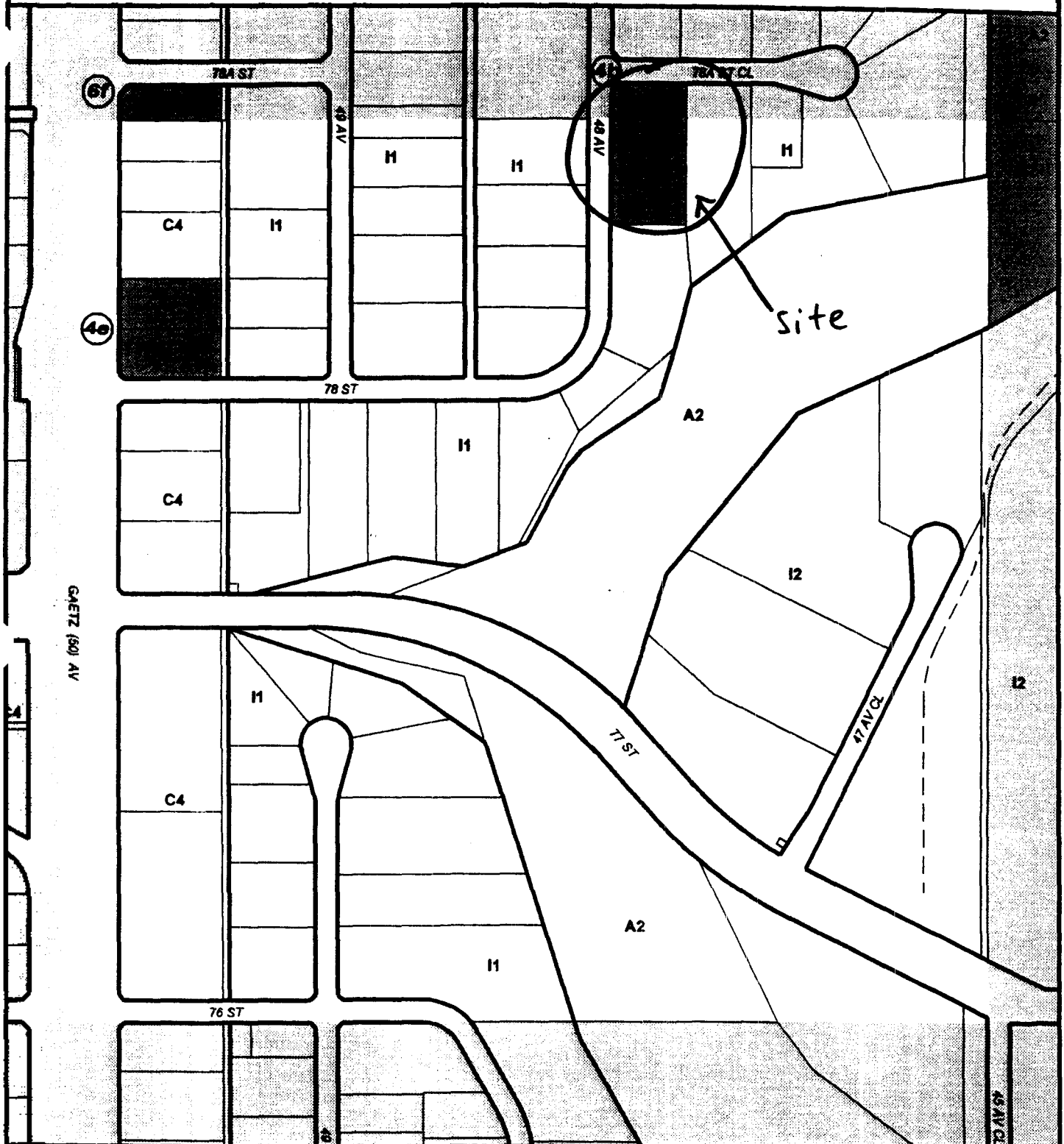
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

# THE CITY OF RED DEER - LAND USE BYLAW

## LAND USE DISTRICTS

G14



BYLAW NUMBER - 3156/96

## AMENDMENTS:

3156 / G - 98 20 - Apr. - 1998

1:5,000  
23-APR-1998SEE SECTION SIX FOR  
LANDUSE DISTRICT DEFINITIONS

F15	G15	H15
F14	G14	H14
F13	G13	H13

S.W.¼ -33-38-27-4

BYLAW NO. 3156/P-98

*Amended  
by resolution*

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

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

- 1 Section 55 "Exceptions Respecting Land Use" is hereby amended by replacing the phrase "Bay #1" with "Bays #1-4" in the following subsection:

"(4) (b) A.A.H.A. Training Program and distribution of materials on:

- (i) Bays #1-4, Lot 4, Block 4, Plan 792 3149 (#1, 7875-48 Avenue)"

READ A FIRST TIME IN OPEN COUNCIL this 19 day of ~~May~~ A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

\_\_\_\_\_  
MAYOR

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

## Council Decision - June 15, 1998 Meeting

**DATE:** June 16, 1998  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/P-98,  
Request From Hockey Alberta To Rezone Bays 3 & 4, 7875 - 48 Avenue  
(Lot 4, Block 4, Plan 792-3149)

---

**Reference Report:** City Clerk dated May 21, 1998

**Resolution:**

Prior to Land Use Bylaw Amendment 3156/P-98 being presented for consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings, the following resolution was passed amending same:

"RESOLVED that Council of The City of Red Deer hereby agrees to amend Land Use Bylaw Amendment No. 3156/P-98, Section 1, prior to consideration of second and third readings, as follows:

1. By deleting Section 1 in its entirety and replacing it with the following new Section 1, as follows:
  - 1 Section 55 is hereby amended by deleting section (4)(b) in its entirety and replacing same with the following new section 4(b):
    - "(4) (b) Alberta Amateur Hockey Association Training Program and distribution of materials on:
      - (i) Bays #1 - 4, Lot 4, Block 4, Plan 792-3149 (#1, 7875 - 48 Avenue)" ' ' "

**Bylaw Readings:**

Subsequent to the passing of the noted amending resolution, Land Use Bylaw Amendment 3156/P-98 was given 2<sup>nd</sup> & 3<sup>rd</sup> Readings.

**Report Back to Council Required:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/P-98 provides for the expansion of administrative/office uses for the Alberta Amateur Hockey Association into Bays 3 & 4, 7875 - 48 Avenue.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/P-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss  
City Clerk

/clr  
attchs.

- c     Director of Development Services
- Director of Community Services
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- Leigh-Ann Khoshaba, Graphics Designer
- Council and Committee Secretary, S. Ladwig
- C. Rausch



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

June 16, 1998

Hockey Alberta  
1, 7875 - 48 Avenue  
Red Deer, AB T4P 2K1

Att: Mr. Howard G. Wurban,  
General Manager

Dear Sir:

**RE: Request From Hockey Alberta To Rezone Bays 3 & 4, 7875 - 48 Avenue  
(Lot 4, Block 4, Plan 792-3149)**

---

At the City of Red Deer's Council Meeting held Monday, June 15, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/P-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/P-98 was given second and third readings. A copy of amended Land Use Bylaw Amendment No. 3156/P-98, as finally passed, is attached for your information.

Land Use Bylaw Amendment 3156/P-98 provides for the expansion of administrative/office uses for the Alberta Amateur Hockey Association into Bays 3 & 4, 7875 - 48 Avenue.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Kelly Kloss  
City Clerk

/clr  
attchs.

- c Director of Development Services
- Director of Community Services
- Land and Economic Development Manager
- Inspections & Licensing Manager
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Principal Planner
- Council and Committee Secretary, S. Ladwig

**DATE:** June 4, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** LOWELL R. HODGSON, Community Services Director  
COLLEEN JENSEN, Social Planning Manager

**RE:** COMMUNITY SERVICES CENTRE

---

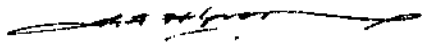
Council was made aware of impending financial issues at the Community Services Centre in 1997. The primary issue is the cost of maintaining the building, which is old and deteriorating. While the concept of agencies sharing a space is still sound and very much supported by the tenant agencies and Community Services, the feasibility of remaining in this particular facility is in question. The report that was considered by the Red Deer and District FCSS Board gives Council considerable detail, both in the background of the issue and in some potential options to be considered.

The Red Deer and District FCSS Board has considered the report and is recommending Option 3, whereby, The City will request the Province to take possession of the building, with The City being responsible to notify tenants that they must relocate to alternative locations. The City will further request that the Province reimburse us for the \$100,000 liability that we have related to debentures and loans from previous renovations. Once the Province has possession of the building, they will then begin to pay the grant in lieu of taxes, which is anticipated to be about \$15,000/year, with The City's share being approximately \$7,500.

As noted in the memo from Arni Skoretz, FCSS Board Chair, it is a regrettable that this approach must be taken. Agencies are aware of the impending changes and, while they are concerned about access to appropriate, affordable space, they also understand the financial implications of remaining in the facility.

#### **RECOMMENDATION**

That City Council approve the recommendation of the Red Deer and District FCSS Board to proceed with Option 3, including continued discussions with the Province, and further that tenants in the Community Service Centre be given until January 1, 1999 to move, assuming the Province will take possession of the building at that time.



Lowell Hodgson  
Community Services Director



Colleen Jensen  
Social Planning Manager

**DATE:** June 4, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** ARNI SKORETZ, Chairman  
F.C.S.S. Board

**RE:** COMMUNITY SERVICES CENTRE

---

The Red Deer and District Family and Community Support Services Board gave consideration to the attached report concerning the Community Services Centre (Old Provincial Building) at its June 2, 1998 meeting. Council will note that the report is prepared based on direction from Council at its meeting of August 25, 1997, where Council approved the overexpenditure of up to \$9,000 in 1997 to cover the expected deficit. As background, Council may recall that in the original establishment of the centre, it was determined that the FCSS Board would be the umbrella to which the centre reported and, if issues arose, it would be the FCSS Board that would come forward to Council.

The report prepared by Colleen Jensen, Social Planning Manager, describes in detail the issues which related primarily to the financial feasibility of remaining in the agreement with the Province in leasing the building, and the subsequent sub-leases to community agencies. The Centre is experiencing a yearly deficit and will continue to do so, and it is further anticipated that significant funding will need to be expended on major maintenance over the next two to three years. Three options are put forward in the report, together with some background and implications of each option. It is acknowledged that none of the options provide a good solution because, whatever the decision, there will be financial implications and also impact on the tenant agencies.

Having considered the three options, the Red Deer and District Family and Community Support Services Board regrettably recommends the following.

#### **RECOMMENDATION**

That Council of The City of Red Deer proceed with Option 3, including further negotiations with the Province and, further, that tenants in the Community Services Centre be given until January 1, 1999 to move, assuming the Province will take possession of the building.



ARNI SKORETZ

c. Lowell Hodgson, Community Services Director



**DATE:** May 21, 1998  
**TO:** FCSS Board  
**FROM:** Colleen Jensen, Social Planning Manager  
**RE:** Community Services Centre

---

At the August 25, 1997 meeting of Council, consideration was given to financial issues related to the operation of the Community Services Centre. Reports were put forward at that time, by the Family and Community Support Services Board, from the August 5, 1997 meeting and by Lowell Hodgson and Colleen Jensen, which are attached for your background reference. The request was for the expenditure of \$9,000 to cover the anticipated deficit for the building at the end of 1997. Approval was given for this request (see attached resolution), with the understanding that a further report would come back to Council outlining options for solutions for the ongoing difficulties at the Community Services Centre. One of the options suggested by Council was the cancellation of the lease between The City and the Province, resulting in the return of the building to the Province.

Over the past several months staff in the Social Planning Department have discussed the situation with the tenants at the Community Services Centre, as well as assessing the operating costs based on the 1997 actual. It would appear that the deficit of approximately \$12,000, as experienced at the end of 1997, will be the minimum that will be expected in future years. In addition, there will be other major maintenance items such as painting, carpet replacement in the whole building and the replacement of the main air conditioning unit that will be necessary in the next 2-3 years. These major expenses cannot be accommodated within the budget for the building.

Also of primary concern to The City, is the outstanding financial liability of approximately \$100,000 which is related to the initial renovations and repairs. The original intent was for the City to recover all of this liability from the operation of the building (through tenant rents) over the term of the 15 year lease with the Province. The Centre is currently in the ninth year of the 15 year lease.

Preliminary discussions with the Province have now taken place, where they have indicated some willingness to negotiate a solution. Difficulties arise, however, in addressing The City's outstanding liability of \$100,000. Options are presented below for consideration.

#### **Option 1**

The City continue under the lease with the Province for the next six years, maintaining the current agencies in the building.

The ramifications of this option are that The City would likely need to assume the yearly operating deficit of the building which could be approximately \$12,000/year. It

must be acknowledged that the Centre is paying The City \$21,000/year as payment on the debenture/loan. This is shown as part of their operating budget and therefore contributes to the deficit position. There will also be a need to do some significant maintenance to the building within this seven year period. As noted earlier in this report, painting, carpeting and replacement of the major air conditioning unit will all need to be done in the next 2-3 years. The air conditioning alone could cost upwards to \$20,000. Assuming the yearly deficit, along with the additional major maintenance costs, will likely cost The City more than writing off the \$100,000 liability that we currently have.

### **Option 2**

Request the Province to take over the operation of the building, and maintain the tenants in the current location. In order to facilitate this request it is likely that The City would have to write off the \$100,000 liability and may have to continue the current agreement with the Province where the Province does not pay any grant in lieu of taxes (approximately \$15,000/year with the municipal share being about \$7500).

This option is one that would likely be preferred by the tenants, and has some appeal in that The City will not need to have the tenants move. Should the tenants have to move, most of them could find alternate accommodations, however, there will be a significant difficulty in relocating the Downtown House Seniors Centre as they have stated that they have some very specific needs. It is doubtful that the Province will agree to this option, as they would also need to expend significant funding to keep the building operational over the next few years, very similar to the position that is outlined for The City in Option 1.

### **Option 3**

Request the Province to take possession of the building, with The City being responsible to notify tenants that they must relocate to alternate locations. This approach would allow the Province to sell the building at market value. The City would further request that the Province reimburse us for the \$100,000 liability. The rationale would be that, in affording the Province the opportunity to sell the building now, the market is good and they would have a cash return, rather than having the asset just sitting there. The request to cover the \$100,000 liability may not be considered. If the Province is willing to take possession of the building, they will then need to begin to pay the grant in lieu of taxes again. This amount could offset some of the \$100,000 liability.

This option will mean that all of the tenants must move from the building including Downtown House. Social Planning staff has explored the potential of tenants moving to the City Central School, but this is not likely to materialize. It is anticipated that most tenants in the building could find appropriate space on an individual basis, although they would prefer to have a collaborative arrangement with other agencies. Downtown House will have difficulty finding suitable, affordable space. Because of the sound rental market, good space is more difficult to obtain, and the cost is increasing. This could have some budget implications to FCSS funded agencies.

Each option has positive and negative aspects and must be viewed from the perspective of balancing financial implications with the impact on the tenants.

**RECOMMENDATION:**

**That the Red Deer & District FCSS Board recommend Option 3 to Council for The City of Red Deer, and further that tenants in the Community Services Centre be given until January 1, 1999 to move, assuming the Province will take possession of the building at that time.**

A handwritten signature in black ink, appearing to read 'Colleen Jensen', with a stylized, cursive script.

COLLEEN JENSEN  
Social Planning Manager

cc Lowell Hodgson, Director of Community Services

## Council Decision - August 25, 1997 Meeting

**DATE:** August 26, 1997  
**TO:** Social Planning Manager  
**FROM:** Assistant City Clerk  
**RE:** COMMUNITY SERVICES CENTRE

**Reference Report:**

Director of Community Services and  
 Social Planning Manager  
 dated August 15, 1997

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Community Services dated August 15, 1997 re: Community Services Centre, hereby agrees to the following:

1. To provide funding to cover the 1997 deficit of the Community Services Centre of up to \$9,000.00, and that this funding be provided from the \$216,000.00 CAP fund.
2. That the Red Deer and District FCSS Board bring back a report to Council prior to the end of 1997 that:
  - a) outlines the various options for solutions for the ongoing difficulties at the Community Services Centre;
  - b) considers the option of cancellation of the lease of the Community Services Centre with the Province and the return of the building to the Province;

and as presented to Council August 25, 1997."

**Report Back to Council Required:** Yes

**DATE:** August 15, 1997

**TO:** KELLY KLOSS  
City Clerk

**FROM:** LOWELL R. HODGSON, Community Services Director  
COLLEEN JENSEN, Social Planning Manager

**RE:** COMMUNITY SERVICES CENTRE

---

The Community Services Centre, as outlined in the background of the memo from the Red Deer and District FCSS Board, opened in 1990. This has been a collaborative project, with The City leasing the building from the Province for a 15-year period and subsequently subletting the office space to several community non-profit organizations. These groups include:

- ♦ Downtown House
- ♦ Volunteer and Information Centre, including the Landlord and Tenant Service
- ♦ Red Deer Action Group
- ♦ Red Deer Family Service Bureau (Counseling and Home Support)
- ♦ Children's Council
- ♦ Suicide Prevention Services
- ♦ Arthritis Society

The philosophy in establishing this facility was to encourage the cooperation amongst community social agencies, hopefully promoting efficiencies and sharing of resources. Renovations to the building were done such that agencies had input into the development of their specific space. The hope was that key agencies would be committed for the long term. In general the project has been a success, with the exception of ongoing difficulties experienced from the beginning, related to the maintenance costs of this older building.

Rents paid by the tenants are established to cover the operating costs of the building, including janitorial, maintenance, payback of loans and debentures, utilities and other general costs involved in keeping the building operational. When the facility opened, rents were lower than what could be found in the downtown area. In addition, tenants had the benefit of free meeting room space and the collaborative support of other agencies. Over the years, rents have increased in an effort to meet the increasing costs of maintenance. The rents are currently over \$13.00/sq. ft., which is at the upper end of what space rents for in the downtown area. The building has operated at full capacity until spring of 1997, when the Central Alberta AIDS Network (CAANS) moved. The Suicide Prevention Service, which was located in office space designed to accommodate their needs in conjunction with the Volunteer and Information Centre, decided to move the space vacated by CAANS. This means that space is now vacant in the middle of the Volunteer and Information Centre, making it difficult to rent.

As mentioned in the FCSS Board memo, maintenance has been an ongoing problem. This has included repair and upgrading of the heating system, substantial difficulties with the air conditioning,

broken water pipes and a host of other issues. The cost of these repairs continue to increase and this is not anticipated to stop.

The Red Deer and District FCSS Board is recommending the approval of the expenditure of up to \$9,000 to cover the 1997 deficit. The funding for this expenditure will come from the one-time grant allocation that came to The City from the Canada Assistance Plan, where \$198,000 of \$216,000 has been recommended for allocation. The remainder is \$18,000, from which the \$9,000 can be taken. While the paying of the 1997 deficit does not alleviate the ongoing problem, it does provide us with the time to search for other options that will address the issue. In particular, discussions with the Province need to occur, in exploring potential solutions.

In developing options, it is almost certain that there will be some budget implications. In order to ensure no surprises for Council, we are suggesting that options be developed before year end of 1997, so that Council can consider any monetary concerns during 1998 budget deliberations.

**RECOMMENDATION:**

That City Council approve the recommendation of the Red Deer and District FCSS Board as put forward, regarding the deficit at the Community Services Centre; with the understanding that options for addressing the ongoing difficulties at the Centre be developed and brought back to Council before year end of 1997.

  
\_\_\_\_\_  
LOWELL R. HODGSON  
Community Services Director

  
\_\_\_\_\_  
COLLEEN JENSEN  
Social Planning Manager

:kt

**DATE:** August 15, 1997

**TO:** KELLY KLOSS  
City Clerk

**FROM:** ARNI SKORETZ, Chairman  
Red Deer and District FCSS Board

**RE:** COMMUNITY SERVICES CENTRE

---

**Background:**

1. In December 1987, provincial authorities approached The City of Red Deer to determine if there was any interest in the use of the Old Provincial Building for some community purpose. In February 1988, The City responded, indicating interest in using the building to accommodate community, non-profit organizations in the downtown area. Provincial authorities indicated that they would be prepared to lease the building to The City for a 25-year term, at a nominal rent of \$1.00 per annum. The City would be responsible for all necessary upgrading and maintenance, and would sub-lease the building to the various community service organizations.
2. In July 1988, the Social Planning Department contracted with Bearden Engineering Limited to do a preliminary study of the facility. They were to report on the condition of the structure and the mechanical systems, and provide preliminary estimates for the cost of renovations and ongoing maintenance. This report was completed in September 1988.
3. In November 1988, the Social Planning Department prepared a preliminary response for the use of the Old Provincial Building as a Community Services Centre, which would provide accommodation for social service agencies, allowing them to share resources and work together more cooperatively.

The proposal was supported by the FCSS Board, and considered by City Council at its meeting on November 14, 1988, when the following resolution was adopted:

*"RESOLVED that Council of The City of Red Deer, having considered various reports and correspondence relative to the Old Provincial Building/Downtown House - proposed Community Services Centre, hereby endorse the concept of leasing the Old Provincial Building for development as a Community Services Centre, subject to a more detailed cost analysis and feasibility study, and as presented to Council November 14, 1988."*

4. In March 1989, The City received a \$4,700 grant from The Province, under the Community Facility Enhancement Program. This enabled the Social Planning Department to work with Bearden Engineering Limited to complete a detailed feasibility study for the project.

5. The study was completed and plans were drafted. A further report went to Red Deer City Council on May 19, 1989, requesting permission to proceed. The following resolution was approved:

*"RESOLVED that Council supports the proposal in principle subject to the facility being operated on a break-even basis or the deficit being absorbed in the FCSS budget."*

6. A 15-year lease was signed with The Province from January 1, 1990, to December 31, 2004, with a further five-year option.
7. The renovation proceeded with The City of Red Deer committing to \$128,300 in funding with the balance of the necessary funds obtained through grants from The Province and various foundations. The total cost of the project was \$296,150.

Funding provided by The City is to be recovered through rents, with the Community Services Centre Advisory Board committed to repay to The City of Red Deer \$17,400/year (due in June) for fifteen years. The last payment is June 2004.

8. Since its opening in May 1990, ongoing problems have been experienced with the maintenance of the building. The biggest issue has been and continues to be the heating and air conditioning systems. In June 1994, Council approved a further allocation of funds for up to \$19,500 to go toward the replacement of large parts of the heating system. Only \$17,500 was accessed. Again, this funding was in the form of a loan, with the repayment to The City over a five-year period.
9. The total payment schedule is now \$17,400/year for the initial work until June 2004 and \$3,701/year until 1999.

#### **The Issue:**

The letter from Jan Stevens, Red Deer Family Service Bureau (who manages the Centre on behalf of The City), explains the financial difficulties that the Community Services Centre is experiencing and the reasons behind the problem. In summary, it would appear that the Centre could have a budget shortfall of up to \$9,000 by the end of 1997. The primary reasons for the shortfall, as outlined in the letter, are that the maintenance costs for the building continue to be very high and there are now vacancies in the building that likely will be hard to fill. The rental rates (based on operating and maintenance costs and payback of the debentures) are at the high end of the scale of downtown rents.

In order to address the problem, the Red Deer and District FCSS Board have considered the situation at their meetings of June 3<sup>rd</sup> and August 5<sup>th</sup>. Initially some investigation was done, as per Ms. Stevens' request, to see if any renegotiation of payments back to The City could be arranged such that the problem could be alleviated. It was hoped that the two loans, as noted in the background, could be amalgamated and then amortized over a longer period of time. Mr. Doug Norris, Treasury Services Manager, calculated the potential saving, and it was found to be very



minimal, such that it was not worth doing. As the lease with the Province is fifteen years and the large debenture is already over fifteen years, the amortization could not be extended.

At the August 5<sup>th</sup> meeting of the FCSS Board, consideration was given to a suggestion that approval be given to cover the 1997 deficit of the Community Services Centre up to an amount of \$9000, which would be taken from the \$18,000 contingency fund of Canada Assistance Plan money. The \$18,000 is what is remaining from the additional one-time allocation of \$216,000 from the Canada Assistance Plan money. The \$9,000 would "buy some time" so options can be developed for an ongoing solution.

The following resolution was passed:

*That the Red Deer and District Family and Community Support Services Board approve the covering of the 1997 deficit of the Community Services Centre up to \$9,000, and that this money be taken from the \$216,000 CAP funding, where \$18,000 still remains not allocated.*

The result will be that no additional tax dollars are necessary.

**RECOMMENDATION:**

That Council for the City of Red Deer approve the covering of the 1997 deficit of the Community Services Centre up to \$9,000, and that this money be taken from the \$216,000 CAP funding, where \$18,000 still remains not allocated.

Before the 1997 year end, options for an ongoing solution will be developed and put forward to Council. Any budget implications will be identified, such that consideration can be given to them during the 1998 budget deliberations of Council.

  
ARNI SKORETZ, Chairman  
Red Deer and District FCSS Board

:kt  
Enc.

c. Lowell R. Hodgson, Community Services Director



# Red Deer Family Service Bureau

Second Floor • 4935 - 51 Street • Red Deer, Alberta • T4N 2A8  
(403) 343-6400 • FAX (403) 343-6407

May 28, 1997

Colleen Jensen  
Social Planning Department  
City of Red Deer  
4914 - 48 Avenue  
Red Deer, AB T4N 2A8

Dear Colleen:

I am writing to apprise you of the current financial status of the Community Services Centre, and to request a renegotiation of the repayment terms for the funds advanced by the city in respect to renovations on the building and for replacement of the boiler. The current financial situation of the centre results from a combination of the following factors:

1. Less than anticipated rental revenues due to difficulties in renting all the available office space. 1997 rental revenues were budgeted at \$71,800.00. Given current vacancies, 1997 rental revenues will be \$66,830.00, a shortfall of \$4,970.00.
2. A significant decrease in interest earned on the yearly loan repayment which is invested monthly in a designated T-Bill will result in an additional shortfall of \$920.00.
3. Due to the age of the building we are faced with ongoing, higher than anticipated repair and maintenance expenses. These are primarily related to:
  - air conditioning repairs on old equipment with difficult to obtain parts as well as costs associated with compliance to new environmental protection regulations.
  - the handicapped elevator which has been experiencing an increasing number of stoppages resulting in service call costs as well as one major repair that will have to be completed in order to pass inspection.
  - ongoing plumbing repairs to old fixtures.

4. Our inability to adequately fund preventative maintenance projects such as plumbing, air-conditioning, and floor coverings will result in continued deterioration with resultant high cost replacement inevitable within the next 10 years. The floor coverings will soon present a safety concern in terms of lifting tiles and torn carpets.

The 1997 repair and maintenance budget for the facility is \$5,500.00. This amount is meant to fund ongoing repair and maintenance such as required fire safety inspection, elevator inspections and permits as well as funds to match CFEP grants for specific maintenance and upgrading. Repair and maintenance expenses to date total \$3,679.67. This is already \$1388.00 in excess of our budgeted amount to the end of May. Even if we experience no further breakdowns of air-conditioning, elevators, or plumbing we still have expenses of at least \$1600.00 related to fire inspection and elevator inspection.

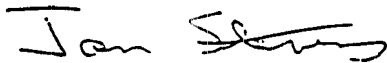
As of May 23 the Community Services Centre bank account was \$1600.00 overdrawn with May bills still to be paid. As this account is not permitted to be overdrawn, the Red Deer Family Service Bureau has made a temporary transfer of \$3000.00 into the Community Services Centre account. These funds must be returned to the Family Service Bureau by year end.

The Community Services Centre Advisory Committee has taken the following actions in an attempt to meet loan repayment obligations:

1. Tenants rents were increased by 3% effective January 1, 1997. Due to the current vacancy rates of downtown office space, this is the maximum increase that we can institute and still retain current tenants.
2. To date the Community Services Centre has utilized the CFEP grant program on a regular basis. However, since this program requires applicants to match grant funds the centre is not now in a financial position to provide matching funds to meet current needs.

Please contact me at your earliest convenience to discuss our request.

Sincerely,



Jan Stevens  
Executive Director

Enclosure

***Comments:***

We concur with the recommendations of the Administration.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - June 15, 1998 Meeting**

**DATE:** June 16, 1998  
**TO:** Community Services Director  
Social Planning Manager  
**FROM:** City Clerk  
**RE:** *Community Services Centre*

---

**Reference Report:**

Joint report from Community Services Director and Social Planning Manager dated June 4, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered joint report from the Community Services Director & Social Planning Manager dated June 4, 1998, re: Community Services Centre, hereby approves the recommendation of the Red Deer and District FCSS Board to proceed with Option 3 outlined in the report of the Social Planning Manager dated May 21, 1998, as follows:

1. That the Province take possession of the Community Services Centre building with The City being responsible for notifying tenants that they must relocate to alternate locations prior to January 1, 1999;
2. That the Province be requested to reimburse The City for the \$100,000 financial liability which is a result of renovations to the Community Services Centre,

and as presented to Council June 15, 1998."

**Report Back to Council Required:** No



Kelly Kloss  
City Clerk

/clr

c Red Deer & District F.C.S.S. Board

**DATE:** June 4, 1998

SP-5.703

**TO:** KELLY KLOSS, City Clerk**FROM:** LOWELL R. HODGSON, Community Services Director  
COLLEEN JENSEN, Social Planning Manager**RE:** 1998 ALLOCATION OF NEW PROVINCIAL FCSS FUNDING

At the time the 1998 Social Planning budget was approved by Council, additional funding from the provincial government was unknown, but was projected to be \$95,000 beyond what had been received in 1997. When the new provincial funding allocation model was implemented in April 1998 the actual amount of additional funds was \$151,366. A further \$50,000 will be available in 1999 to cover the first quarter of the year. Council will also recall that budget approval was given for \$25,000 City funding, which was to be used in the area of outreach service.

In making decisions about the allocation of this funding, the Red Deer and District Family and Community Support Services Board has gone through a very thorough and thoughtful process. As noted in the letter from the FCSS Board Chair, Arni Skoretz, the foundation for the recommended allocation is based on the Review of the Role of the Social Planning Department, the feedback given by Council during budget deliberations, a two-day board planning session, and input from agencies through a questionnaire that was distributed to them. This process has allowed the FCSS Board to develop priorities based on sound information.

In summary, the recommendation requests Council's approval for funding to be allocated to the following priorities:

- Support to existing services \$80,000
- Support to Outreach Services \$37,500
- Agency staff salaries \$51,900
- Rural staff time and salaries \$ 6,600

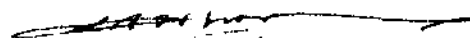
It should be noted that much of the previous two-year commitment of the one-time Canada Assistance Plan money has now been made as an ongoing commitment through the additional funding. There still remains \$47,400 committed for two years to specific projects, and the FCSS Board now recommends the reallocation of the \$52,500 one-time funding to priority areas of support to volunteers, staff/board training, technology updates and one-time projects. The attached report gives Council the detailed breakdown of the funding as noted above.

The response that has been received from agency staff, who are aware of the recommendations, has been extremely positive. They have indicated that they are very pleased to have been asked for input into the allocation of funding, and they feel they have been heard in the priorities that have been chosen.

The Red Deer and District FCSS Board should be commended on the process used in this exercise.

#### RECOMMENDATION

That City Council approve the 1998 allocation of additional FCSS funding as presented in the report from the Red Deer and District Family and Community Support Services Board.



LOWELL HODGSON  
Community Services Director



COLLEEN JENSEN  
Social Planning Manager

Att.

**DATE:** June 4, 1998

**TO:** KELLY KLOSS  
City Clerk

**FROM:** ARNI SKORETZ, Chairman  
F.C.S.S. Board

**RE:** 1998 ALLOCATION OF NEW PROVINCIAL FCSS FUNDING

---

At the June 2<sup>nd</sup> meeting of the Red Deer and District Family and Community Support Services (FCSS) Board, consideration was given to the allocation of the additional FCSS money that the Red Deer and District Program received from the Province, based on the new funding allocation model. Prior to the report's coming to the board, significant work was done in identifying priorities. This involved the use of the Review of the Role of the Social Planning Department, the feedback given by Council at budget time, a two-day planning session of the board, and input from agencies through a questionnaire that was distributed to them.

The priorities that were identified were as follows:

- **Support to Existing Services**

Many of the agencies continue to experience increasing demand and/or increasing costs beyond their control in providing the service. The feedback from the agency questionnaire confirmed what was identified a year ago when the board allocated the one-time Canada Assistance Plan money. In addition to the increasing demand and costs, agencies have also dealt with reductions in budgets due to the decrease in FCSS funding from 1994 to 1996. The board was able to make a significant amount of headway by recommending \$80,000 to change the two-year commitment made with the Canada Assistance Plan money to an ongoing commitment with FCSS money.

- **Outreach Service**

In the Review of the Role of the Social Planning Department, the use of an outreach approach to service delivery was strongly recommended. The board has worked with agencies to move them in this direction and, in providing funding that is specifically earmarked for outreach service (i.e., with the Boys and Girls Club, the Golden Circle, and People's Place Outreach Worker), we have been successful. During the 1998 budget debate, Council also identified this as a priority, and approved an additional \$25,000 to be used for funding further outreach service. The board was able to use the money from Council, together with additional provincial money, to recommend \$37,500 in ongoing FCSS support in outreach.

It should be noted that these outreach services are also focused on addressing the issue of poverty as well.

- **Agency Staff Salaries**

Over the past several years, with funding decreases to all of the FCSS funded agencies, staff salaries have been impacted, with many agencies being in the position of implementing rollbacks and no salary increases. Social agencies have, traditionally, only been able to pay their staff at a low rate, so rollbacks and freezing salaries became a concern for the volunteer agency boards and the FCSS Board. The issue of

staff retention is also a concern of agencies, where well-trained, experienced staff may leave the social field because of salaries. During the 1998 budget debate, Council approved, in principle, some funding (provincial) to address the issue of staff salaries. In the feedback from the agency questionnaire, staff salaries was the number one priority. Based on all of this information, the board put this as a high priority and, therefore, recommends a significant amount of funding (\$51,900 to City agencies and a further \$6,600 to the rural community workers) to address the issue.

In addition to the above priorities, agencies also identified the need for support to volunteers, for staff and board training, and for funding to upgrade technology in their operations. The FCSS Board is able to recommend these kinds of expenditures as one-time only. The funding will come from the Canada Assistance Plan money that is once again available due to the ongoing commitment of recommended FCSS allocations.

With this background, the Red Deer and District Family and Community Support Services Board recommends the following.

#### **RECOMMENDATION**

That Council of the City of Red Deer approve the allocation of the additional FCSS money, both from the Province and The City, as outlined in the attached report, and further that the one-time Canada Assistance Plan money be expended as outlined in the report.

It is important for Council to note that there is no additional requirement for matching funding from The City of Red Deer, as there are currently sufficient funds available through current City commitments.



ARNI SKORETZ

c. Lowell Hodgson, Community Services Director



## 1998 Allocation of New FCSS Funding

### 1998 BUDGET (APPROVED)

- based on the assumption of \$95,000 from the province
- three priorities were identified:
  - support to existing services
  - outreach/poverty
  - increase to agency staff salary
- assumed \$50,000 from CAP to existing services  
\$50,000 from CAP to outreach

Therefore:

	CAP	PROVINCE	CITY	TOTAL
Existing Services	\$50,000	\$50,000	0	\$100,000
Outreach	\$50,000	\$10,000	\$25,000	\$85,000
Staff Salaries	0	\$35,000	0	\$35,000
	\$100,000	\$95,000	\$25,000	\$220,000

### 1998 BUDGET - REALLOCATION

In preparation for the allocation of new FCSS funding, the Red Deer and District FCSS Board

- established funding principles which committed to maintaining service stability, addressing priorities, especially salaries, and continuing support for outreach and facilitation
- decided on the funding priorities, based on the principles
- circulated the funding principles and priorities to funded agencies with a questionnaire asking for the agencies' priorities

The allocation of FCSS funds from the province was \$151,000 rather than \$95,000 so the board met in subcommittee to assign the funding within the following categories.

	CAP	PROVINCE	CITY	TOTAL
Existing Services		(1) \$80,000	0	\$80,000
Outreach	(2) \$47,500	(3) \$12,500	(3) \$25,000	\$85,000
Staff Salaries	0	(4) \$51,900	0	\$51,900
Rural	0	(5) \$6,600	0	\$6,600
One Time	(6) \$52,500	0	0	\$52,500
	\$100,000	\$151,000	\$25,000	\$276,000

1998 Allocation of New FCSS Funding									
Agency	Salaries (4)(5)	2 Year Hot Spot Funding made Ongoing (1)	Additional Ongoing (1)	Outreach- maintain 2 Year (2)	Outreach additional 2 year (2)	Outreach Ongoing (3)	Additional Ongoing Outreach (3)	One Time City/Rural (6)	One Time Rural (6)
Community Information & Referral	1,055								
Central Alberta Women's Emergency Shelter Child Support	1,742								
Central Alberta Refugee Effort - Immigrant Families	375	2,500			5,000				
Central Alberta Women's Outreach Society - Collective Kitchens				15,000					
Family Service Bureau - Home Support		10,000			3,500				
Family Service Bureau - Education/Counselling	7,509	5,000			10,000				
Youth & Volunteer Centre - Boys/Girls	1,230	10,000	5,000						
Youth & Volunteer Centre - Teen Networks	468								
Youth & Volunteer Centre - Youth Shelter	1,098								
Children's Council	164								
Golden Circle	13,388	20,000	5,000						
Red Deer Child Care Society - School Age Child Care	21,225		10,000						
Central Alberta Sexual Assault Centre	636	5,000			5,000				
Canadian Mental Health Association - Education									
Canadian Mental Health Association - Bereavement	969	5,000			7,000				
Canadian Mental Health Association - People's Place Outreach						15,000	14,500		
Meals on Wheels - Red Deer	2,054	2,500							
Fairview School - Bright Beginnings (1988 only)				2,000					
Delburne/Elnora Outreach						8,000			
Bowden	1,835								
Delburne	1,552								
Elnora	1,600								
Penhold	1,600								
	58,500	60,000	20,000	17,000	30,500	23,000	14,500	42,500	10,000

## Process for 1998 Allocation of New FCSS Funding (May 1998)

### SALARIES

The FCSS Board, at the May 05, 1998 meeting, asked that staff address 'poverty' issues within the salaries of funded agency personnel by trying to raise all salaries to at least \$10.00 an hour. The Board realizes that staff are trained, dedicated and often overworked. When Social Planning staff worked out the financial implications of \$10.00/hour, the total was \$57,575, without addressing any further salary issues.

The staff then addressed designated salaries (i.e. persons in supervisory positions only slightly above \$10.00/hour or persons whose salaries were out of line with other similar positions, to a cost of \$74,727.

The above information was brought to the Salary Committee (<sup>G. Gehrke</sup> W. Kubaek, P. Mancuso, L. Watkinson-Zimmer, A. Skoretz) on May 07 and, after much discussion, the committee asked staff to prepare the ramifications of the two options to present to the ad hoc committee of the Board.

The FCSS Board, at the May 05 meeting, had also discussed a 2% raise 'across the board', based on the 1998 Budget Submissions, with a further 4% or 6% to designated low paid position. Option 1 (4% + 2%) would cost \$42,036. Option 2 (6% + 2%) would cost \$51,913.

An ad hoc committee of the FCSS Board (H. Klein, G. Gehrke, S. Adams, R. Reckseidler, L. Watkinson-Zimmer, V. Channan, P. Mancuso) met May 09, 1998 to discuss the above salary information and to assign outreach, existing, rural and one-time funding. The recommendations for allocations must be ratified by the FCSS Board at the June 02, 1998 meeting (in Bowden) then approved by City Council June 15, 1998.

After reviewing all of the salary information, the ad hoc committee, on a motion by Heather Klein, seconded by George Gehrke, agreed to Option 2 (8% to designated salaries, 2% to all others). Agencies would receive the lump sum payment to allocate as they see fit but be urged to address the lowest salaries first. The dollars are retroactive to January 1998.

### RURAL

The FCSS Committee will suggest to the FCSS Board and rural municipalities that the Community Worker's salaries be increased by 8% and their hours increased by a moderate amount to better reflect the work they are doing.

#### Existing:

Bowden	\$9.00 x 9 hours	x 52 weeks	= \$4212.
Delburne	\$10.10 x 10 hours	x 52 weeks	= \$5252.
Elnora	\$9.45 x 7.5 hours	x 52 weeks	= \$3686.
Penhold	\$9.45 x 14 hours	x 52 weeks	= \$6880.

#### Suggested:

Bowden	\$9.72 x 12 hours	x 52 weeks	= \$6065
Delburne	\$10.91 x 12 hours	x 52 weeks	= \$6808.
Elnora	\$10.21 x 10 hours	x 52 weeks	= \$5309.
Penhold	\$10.21 x 16 hours	x 52 weeks	= \$8495

#### Please note:

- The hourly wage for Bowden will be re-examined for the 1998 budget, when the new Community Worker will have been in the position 8.5 months.
- Penhold has no other FCSS projects, partly because of its proximity to Red Deer.
- Elnora is the smallest community, therefore the hours are less. However, it is also the furthest from Red Deer services.

## **EXISTING SERVICES**

The ad hoc committee assigned the \$50,000 from CAP hot spot funding to ongoing FCSS funding and added a further \$10,000 to School Age Child Care and \$5000 each to Boys & Girls Club and Golden Circle.

## **OUTREACH - 2 YEAR**

The ad hoc committee continued their two year commitment to Women's Outreach Collective Kitchen and the single payment to Fairview School Bright Beginnings. Funding to Women's Outreach will be reexamined at the end of 1999.

## **OUTREACH - ADDITIONAL 2 YEAR**

The CAP funding still remaining was assigned to 5 projects for the years 1998 and 1999.

## **OUTREACH - ONGOING**

Because of the Board's commitment to outreach funding to People's Place Outreach and Delburne/Elnora Outreach was made ongoing with a further \$14,500 assigned to People's Place Outreach.

## **ONE TIME FUNDING**

To complete the use of the CAP dollars, two funds were set up to allow agencies/projects to apply for one time grants. Categories for allocation of these funds were based on agency feedback.

### **1. CITY/RURAL      \$42,500**

- Bursaries for Training (Boards and Staff)
- Technology (photocopier, computer etc.)
- Support to Volunteers (training, recognition etc.)
- Program Projects (supplies, publishing a manual etc.)

### **2. RURAL**

The FCSS Committee has assigned \$10,000 to be shared by the four communities of Bowden, Delburne, Elnora and Penhold for one time projects. The money could be used for volunteer or staff training, start-up costs for a project, program supplies etc.

**The 1998 Allocations were approved by the ad hoc committee on a motion by Ray Reckseidler and Shirley Adams.**

***Comments:***

We concur with the recommendations of the Administration.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

**Council Decision - June 15, 1998 Meeting**

**DATE:** June 16, 1998

**TO:** Community Services Director  
Social Planning Manager

**FROM:** City Clerk

**RE:** 1998 Allocation of New Provincial FCSS Funding

***Reference Report:***

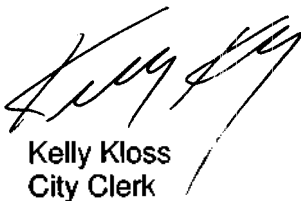
Joint report from Community Services Director and Social Planning Manager dated June 4, 1998

***Resolution:***

"RESOLVED that Council of The City of Red Deer, having considered joint report from the Community Services Director and Social Planning Manager dated June 4, 1998, re: 1998 Allocation of New Provincial FCSS Funding, hereby approves the 1998 allocation of additional FCSS funding, including the one-time Canada Assistance Plan money, from both The City and the Province, as presented in the report from the Red Deer and District Family and Community Support Services Board dated June 4, 1998."

***Report Back to Council Required:*** No

***Comments/Further Action:*** N/A



Kelly Kloss  
City Clerk

/clr

c Red Deer & District F.C.S.S. Board



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 501, 4801 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (413) 343-3394  
FAX: (413) 346-1570  
e-mail: pcps@twi.solanet.net

**DATE: June 5, 1998**

**TO: Kelly Kloss, City Clerk**

**RE: NORTHWEST AREA STRUCTURE PLAN**

---

The proposed update to the Northwest Area Structure Plan has been prepared by Parkland Community Planning Services. It has been processed in a manner consistent with the City of Red Deer's *Planning and Subdivision Guidelines (1996)*. All Area Structure Plans must be forwarded to City Council for consideration of approval.

The Northwest Area Structure Plan covers the areas bounded by Highway 11A to the north, Highway 2 to the west, and portions of Gaetz Avenue, Taylor Drive and 77<sup>th</sup> Street, as well as the Red Deer River, to the south and east, as shown in the attached plan maps. Neighbourhoods within the plan area include Kentwood, Glendale, Normandeau, and Oriole Park West as well as businesses in the Edgar Industrial Park, Goldenwest, and Gaetz/Highway 11A area. This Plan identifies general land use concepts and proposed major roadways for the northwest area of Red Deer, with these broad based planning concepts implemented through the more in-depth neighbourhood Outline Plans. If approved by Council, this Area Structure Plan will become the basis for area future development.

This plan is intended to replace the existing Area Structure Plan approved for the Northwest in 1992. It is a statutory plan and all Outline Plans must be in conformity. The key changes in this revised Area Structure Plan include:

- Extension of the C4 Commercial (Major Arterial) District along Gaetz Avenue to allow for more commercial development on lands previously designated as residential.
- Addition of public utility lots in the vicinity of Highway 11A and Gaetz Avenue.
- Relocation of the Catholic Kindergarten to Grade 9 school from the Kentwood Natural Area, South of Kennedy Drive to a site located north of Kennedy Drive.
- Realignment of several collector roads to reflect improved traffic flow patterns.

**Background**

The current draft update Area Structure Plan has been referred to all applicable City Departments and relevant outside agencies for comment and identification of concerns. Through this referral process, it was determined that some minor modifications were

required in order to address concerns held by City of Red Deer departments. A revised Area Structure Plan was then prepared for re-circulation. Having addressed departmental concerns through these means, the plan was presented at a community meeting for public review and input.

### **Public Meeting**

A public meeting was held on the evening of June 2, 1998 at Kentwood Alliance Church. The meeting was held in conjunction with a neighbourhood meeting regarding the Kentwood West Outline Plan as the residents affected by the Kentwood West plan are also affected by the Northwest Area Structure Plan. The public meeting, hosted by Parkland Community Planning Services, was advertised in the Friday May 29, 1998 edition of the *Red Deer Advocate*. In addition, a neighbourhood newsletter, which advertised both the Kentwood West and the Northwest Area Structure Plan meeting, was delivered door to door to residents of the area adjacent to the proposed Kentwood West development. Approximately fifteen members of the public attended the meeting, with 11 registering on the sign-in-sheet. Staff of Parkland Community Planning Services presented the draft update of the Northwest Area Structure Plan. Representatives of the City's Recreation, Parks, and Culture Department and the Engineering Department were present along with Parkland Community Planning staff to answer questions.

Comments and questions discussed in the meeting generally centred on four main issues. The first issue related to truck traffic throughout the residential portions of the Northwest Area Structure Plan. The second issue referred to the need for traffic lights at the busier intersections of the plan area. The third issue dealt with the need for additional berms along industrial areas in the Northwest. The fourth issue was the designation of the lands along Highway 11A in proximity to Gaetz Avenue (the Ordman/Oslund lands) as residential rather than parks/open space.

The written comment sheets collected from the meeting also brought forward several concerns held by area residents. To a large extent, the comment sheets echo concerns voiced during the meeting such as traffic lights/truck traffic, noise, and berming. All issues and concerns cited at the public meeting or in comment sheets collected by Parkland Community Planning Services are listed in the table below.

### **ISSUES**

ISSUE/CONCERN	NUMBER	RESPONSE
<b>TRAFFIC LIGHTS</b> The intersection at 77 Street and Taylor Drive and Kennedy Drive and 77 Street are busy, traffic lights are needed.	4	Engineering Services has identified this area for traffic signals and is currently monitoring traffic levels. A full set of traffic signals will be installed when traffic volumes increase to a level which has typically warranted signals in other parts of Red Deer. This is estimated to be approximately 5-10 years.
<b>BERMS/NOISE</b> Noise from industrial uses and traffic creates a need for larger berms than	4	The current berm along the Edgar Industrial area is 5 metres in height and approximately 30 metres wide. Engineering Services believes that the berm is of an adequate size to provide a



<p>proposed.</p> <p>As well, when 77 Street is widened a noise reduction berm will be needed to reduce traffic noise.</p>		<p>sufficient buffer between future residential areas and industrial development. The berm has been topsoiled and coarse seeded. Recreation, Parks and Culture Department have a detailed landscaping plan, which entails planting native trees and shrubs along the length of the berm.</p> <p>A berm on the south side of 77 Street currently exists at a height of 1.5 metres. A matching berm will be constructed along the north side when the final stages of the Kentwood West neighbourhood have been developed.</p>
<p><b>TRAINS</b></p> <p>The train using the rail line in the Northwest has a loud whistle. The installation of gates on Taylor Drive at the rail line may allow the train to use the whistle less or with less intensity.</p>	4	<p>Engineering Services explains that land has been allocated for an eventual overpass (2038 or later) which would eliminate the requirement of trains travelling through the area to sound whistles. In the interim Transport Canada's guidelines require trains at level crossings, where no gates are in place, sound their whistle. A request could be made to CP for gate installation but it is expected they would bill the City at a cost over \$100,000.</p>
<p><b>TRUCK TRAFFIC</b></p> <p>Kennedy Drive should be used only for residential traffic, not for shortcutting trucks from the industrial areas. Trucks should be discouraged from using Kennedy Drive through a median along Taylor Drive.</p>	3	<p>Engineering Services has responded that truck traffic is unlikely, as there is no direct shortcut advantage to Kennedy Drive. The removal of the collector roadway into Kentwood East and the construction of a "p-loop" adjacent to the school site will result in no physical east-west roadway. In the unlikely event that truck traffic were to become an issue, the topic would be re-visited and "no truck" signs can be posted if required. RCMP enforcement could also be used.</p>
<p><b>FENCING</b></p> <p>The berms separating industrial areas from residential or school development should have fencing.</p>	1	<p>The Recreation, Parks, and Culture Department have a landscaping plan which entails planting native trees and shrubs along the length of the berm. This is expected to be more aesthetically appealing, more ecologically sustainable, and more realistic in terms of maintenance than construction of a fence. At this time a wire fence does exist along the railroad tracks in some areas, which will provide additional separation between industrial areas and residential development.</p>

<b>ORDMAN/OSLUND LAND</b> Mrs. Ordman requested her lands not be designated as park but they be shown as residential, similar to the way in which her property in the South is designated in the <i>East Hill Area Structure Plan</i> .	1	The lands in question have been changed to a designation of residential with a clause stating that if the City purchases the land from the owner, such portion of the property may be developed as park/open space.
<b>PRICE OF LOTS</b> The price of lots in the Northwest area should not be too expensive.	1	Current City policy is to price the lots at market value.

Parkland Community Planning Services also received a telephone call on the morning of June 2, 1998 from a resident of Kirkland Drive who was unable to attend the meeting. A second, follow up telephone conversation occurred on June 3, 1998. This resident, his wife, and family are concerned with the proposed Area Structure Plan as they feel it does not allow for the preservation of sufficient wildlife habitat in the Kentwood West and Kentwood East area. This resident has personally seen deer, moose, timber wolves, and falcons using these areas for feeding and nesting. They suggested that additional wildlife corridors are needed in the Northwest Area particularly along Taylor Drive and in the areas of the Kentwood East and Kentwood West neighbourhoods where wetlands presently exist.

In discussing this issue with the Recreation, Parks, and Culture Department, they have stressed, as does Parkland Community Planning, that the development of this plan has followed the ecological profile/ecospace management plan which identified and prioritized significant wetland and tree stand ecological areas. The updated Northwest Area Structure works to preserve as much of the ecologically significant areas of the northwest portion of the City as possible by designating them municipal reserve. Under the required municipal reserve dedication policies, developers are obligated to provide 10% of land as park/open space area. Within this 10% dedication, a central park and school site must be provided along with related facilities as specified in the *Community Services Master Plan*. Great cooperation and flexibility have been offered by the school boards in the Northwest Area Structure Plan to assist in preserving the most significant and unique environmental areas. The Northwest Area Structure Plan has identified the most significant ecological and habitat areas and the land uses as currently designated are designed to preserve environmental resources for the benefit of all. Although the Plan has incorporated significant natural treed areas as municipal reserve, additional natural treed stands containing mature spruce trees are being negotiated for acquisition with the possibility of being consolidated and preserved as parkland over and above the 10% municipal reserve dedication.

Written submissions were received from Laebon Developments Ltd. Their comments suggest that the residential tract of land that was shown in the northeast corner of the plan adjacent to Highway 11A, between the commercial lands and the public utility lot

was too small and awkward to develop as residential. It was suggested it be changed to commercial designation. In reviewing this property, planning staff agreed that the property is awkward for residential development and that it actually consists of wetlands as shown in Map 3 Ecospace Management Plan. Subsequently the land has been adjusted to public utility lot. Laebon's comments also pointed out a drafting error in the location of a parkette and trail shown on the Area Structure Plan, which have been adjusted to accurately reflect the intended parkette and trail location and the previously registered lots.

A copy of written comments has been provided directly to City Council members.

### **Recommendation**

Planning staff recommends that the Council of the City of Red Deer give first reading to a Bylaw adopting the updated Northwest Area Structure Plan. Much of the development anticipated in the Northwest portion of the City requires that this plan be adopted prior to finalizing new Outline Plans. The majority of concerns identified at the public meetings, and in the written comments received, have been addressed.

A handwritten signature in cursive script, reading "Nancy C. Hackett", is written over a horizontal line.

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

### **Attachments**

- c. Lowell Hodgson, Director of Community Services

***Comments:***

We recommend that Council proceed with 1<sup>st</sup> Reading of Bylaw No. 3213/98. The actual Plan has been submitted as an attachment to this agenda.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

## **COUNCIL MEETING OF JUNE 15, 1998**

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

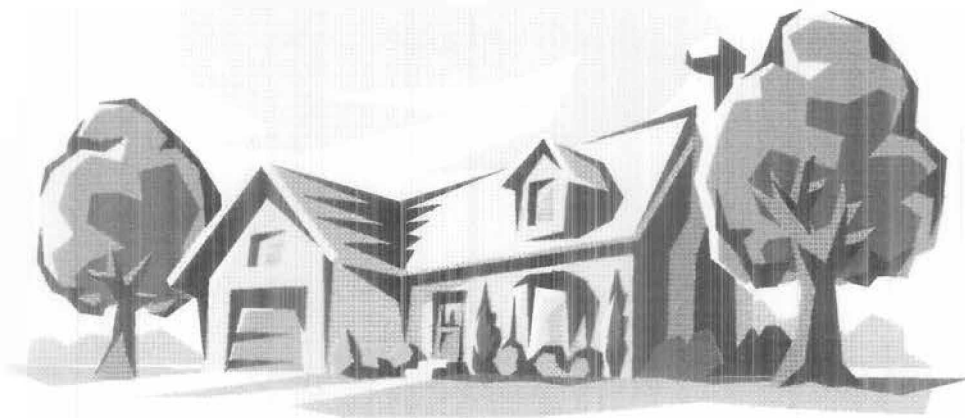
**RE:**

**Northwest Area Structure Plan**

# FILE

## NORTHWEST AREA STRUCTURE PLAN

Prepared for  
The City of Red Deer



Prepared by

Parkland Community Planning Services  
June 1998

## **1. INTRODUCTION**

### **1.1 ENABLING LEGISLATION**

This plan known as the Northwest Area Structure Plan is a statutory plan pursuant to Section 633 of the Municipal Government Act. This plan has been adopted by the City of Red Deer in accordance with the Municipal Government Act.

### **1.2 LOCATION**

This plan is located in the northwest portion of the City of Red Deer and includes the residential neighbourhoods of Kentwood, Oriole Park West, Glendale and Johnstone Park. The plan also includes the Edgar Industrial area.

### **1.3 PLANNING FRAMEWORK**

The Northwest Area Structure Plan is one of a series of plans adopted by the City of Red Deer. The hierarchy is shown below:

#### **1.3.1 City of Red Deer Strategic Plan '96**

On June 24, 1996 City Council adopted Strategic Plan '96 to provide long term municipal direction in all aspects of City services. The plan includes the community's vision, values, operating principals and long term goals and strategies. The plan is updated at three year intervals.

#### **1.3.2 Intermunicipal Development Plan**

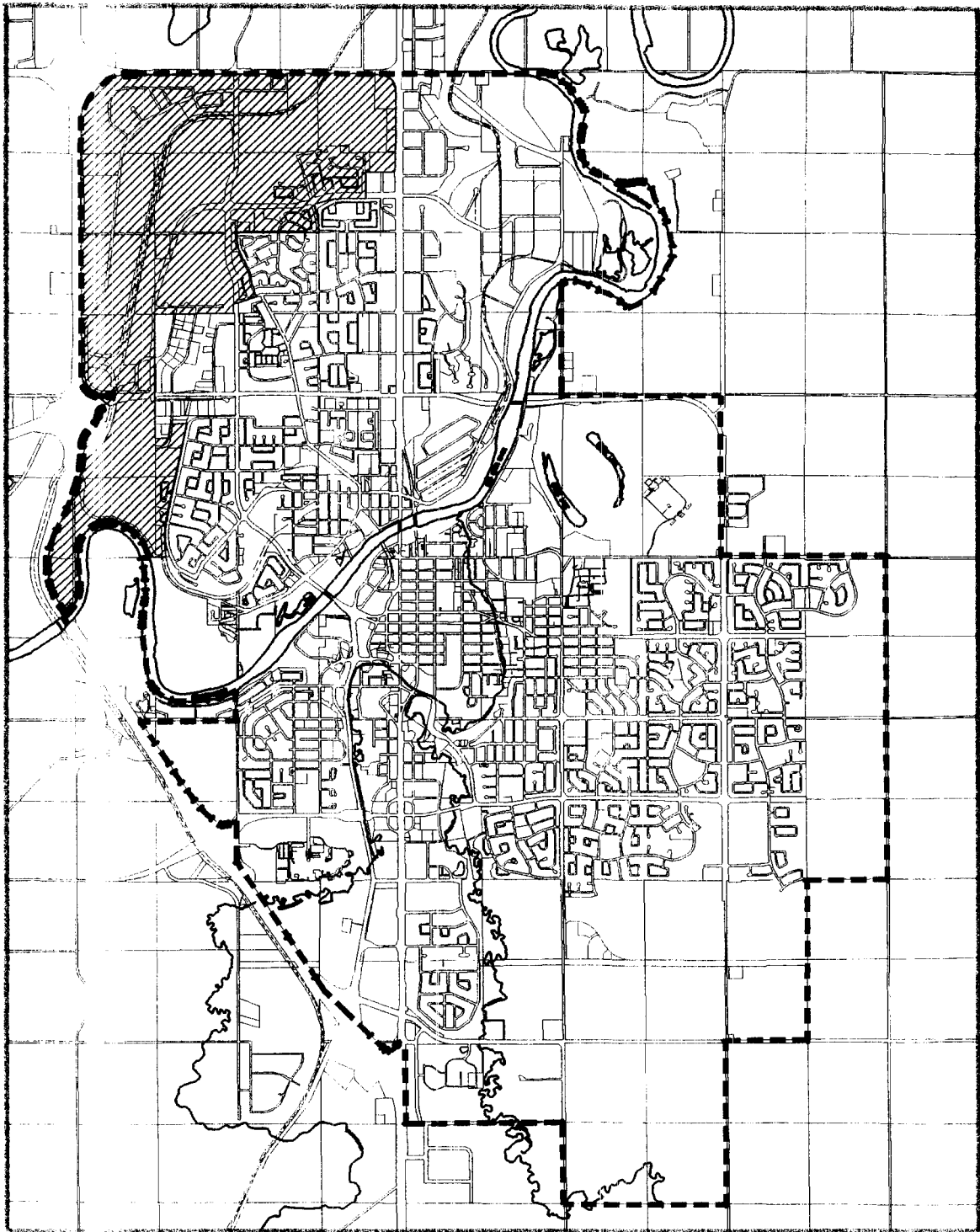
On October 10, 1995, City and County Council adopted the Joint General Municipal Plan to provide a land use framework both within the City and in the urban fringe. The intermunicipal development plan includes the area covered by the Northwest Area Structure Plan. The Intermunicipal Development Plan is currently being updated to ensure its compliance to the amended Municipal Government Act.

#### **1.3.3 Municipal Development Plan**

On March 31, 1980, the City adopted the Municipal Development Plan. The plan was amended in 1991, 1992 and 1993. The Municipal Development Plan provides generalized land uses and policies as well as future land use, the provisions of services and facilities and the order of future development. The Municipal Development Plan is currently being updated.

#### **1.3.4 Area Structure Plan**

The Northwest Area Structure Plan is one of two major area structure plans within the City; the other major area structure plan covers the southeast side of the City and is known as the East Hill Area Structure Plan. Area Structure Plans provide more detailed plans for future development within a segment of the City. Area Structure Plans are expected to describe the land use, sequence of



## City of Red Deer

MAP 1 LOCATION

 PLAN AREA

June 1998





development, road patterns, population density, provision of public utilities and other necessary matters.

#### **1.3.5 Land Use Bylaw**

The land use bylaw divides the City into districts and regulates the use of land and development. The land use bylaw implements the policies and objectives outlined in the Municipal Development Plan and any area structure plan.

## **2. BACKGROUND**

### **2.1 Northwest Area Structure Plan 1980-81**

The City's northwest area was initially covered by two plans. The area south of 67<sup>th</sup> Street was encompassed in a plan known as the Section 19 Area Structure Plan while the area north of 67<sup>th</sup> Street was included in the original Northwest Sector Area Structure Plan. The Section 19 Area Structure Plan was adopted by City Council on October 27, 1980 while the Northwest Sector Area Structure Plan was adopted by City Council on March 30, 1981.

### **2.2 Northwest Area Structure Plan 1989**

In 1989, the areas north and south of 67<sup>th</sup> Street were combined into one plan - the Northwest Area Structure Plan. This new plan was adopted by City Council on July 10, 1989.

### **2.3 Northwest Area Structure Plan 1992**

On June 22, 1992 the plan was updated to reflect new growth, railway relocation and to amend the location of schools.

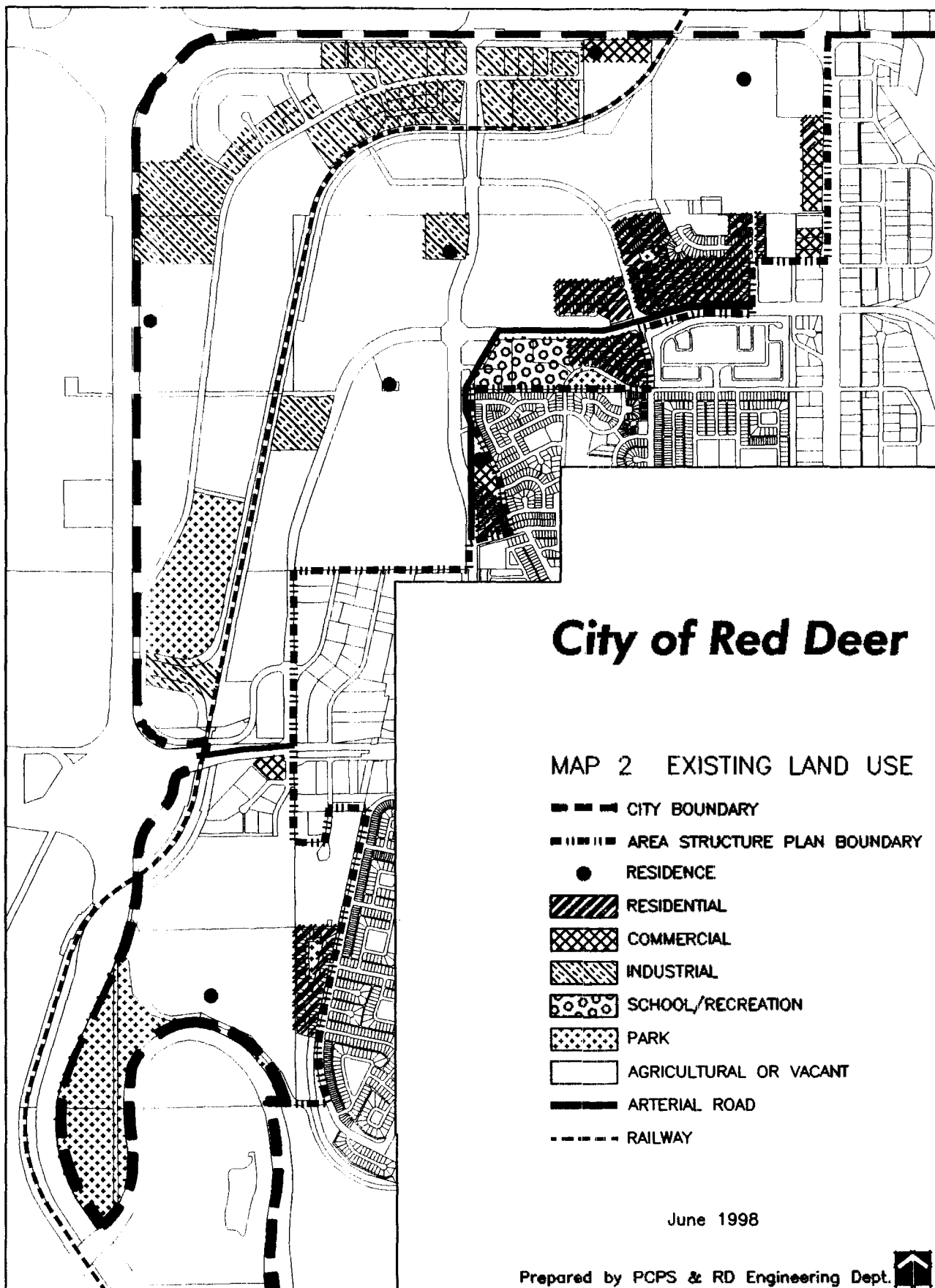
### **2.4 The Need to Update the Northwest Area Structure Plan**

The update of the Northwest Area Structure Plan is required to incorporate the ecospace management plan, which has been completed for the City, and to implement components of that plan. There is also a need to incorporate road, park and land use changes.

## **3 GOALS AND OBJECTIVES**

### **3.1 Goal**

The goal of the Northwest Area Structure Plan is to provide a framework for orderly and economical growth of the City in the northwest in order to create a safe and healthy living environment.



June 1998

Prepared by PCPS & RD Engineering Dept. 

### **3.2 Objectives**

The objectives of the Northwest Area Structure Plan are:

1. to guide City expansion in an orderly manner;
2. to provide a framework and guidance for neighbourhood land use planning leading to subdivision and development;
3. to outline the location of roads, in keeping with the City's 1996 Transportation Plan Update;
4. to provide for an open space and trail system, in keeping with the Community Services Master Plan; and
5. to preserve significant environmental features
6. to position commercial sites that serve the community and are economically viable, and
7. to ensure that development in the north is comparable in terms of quality and density to development in the southeast area of the City.

As indicated on Map 1, the Plan area covers approximately 11.5 quarter sections.

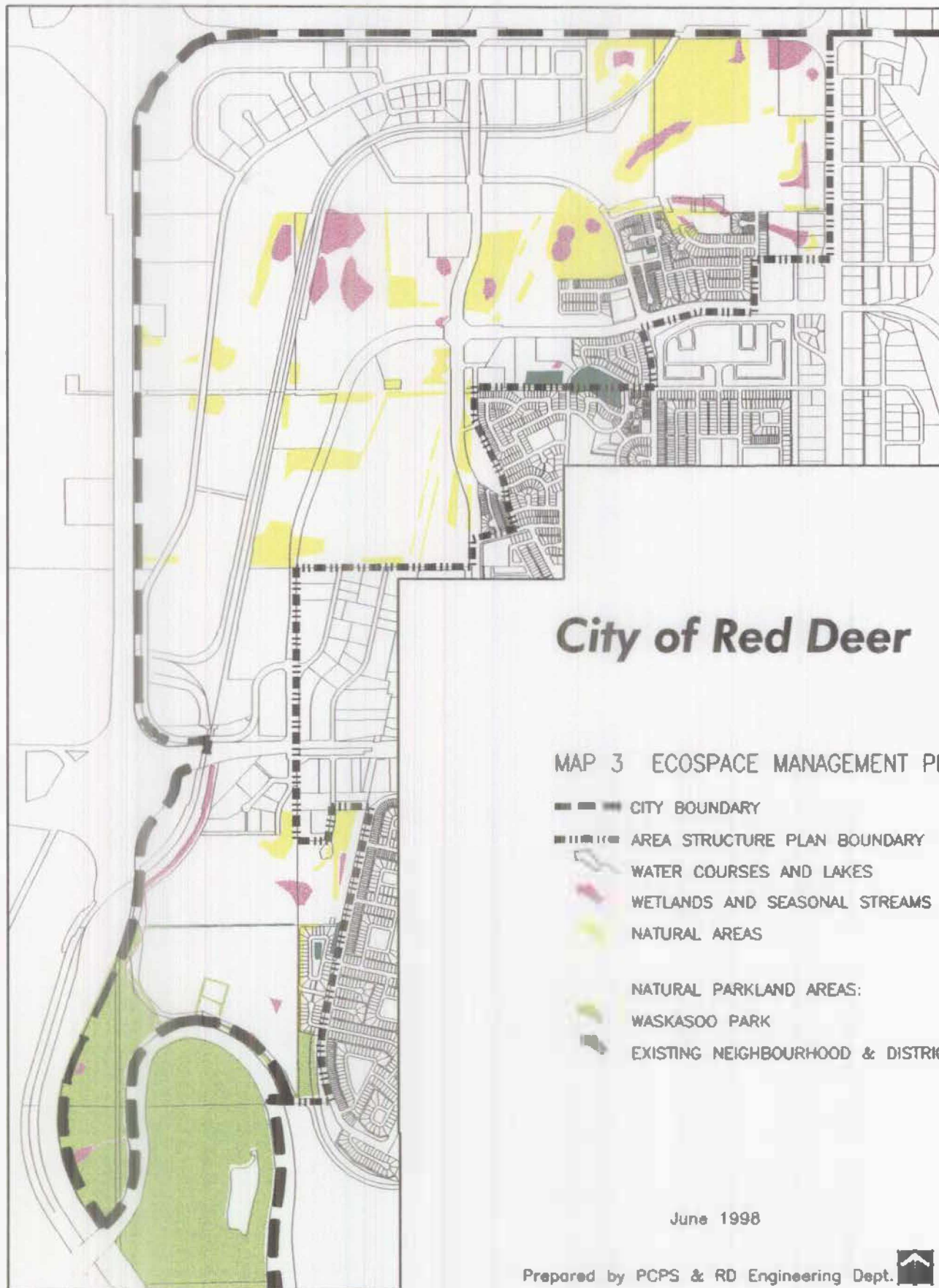
## **4. PLAN COMPONENTS**

### **4.1 Natural Features**

The northwest plan area is generally flat with highest elevations on the west side. The region contains significant tree stands, wetlands, and ecological features. Among the most significant features is the Maskepetoon Natural Area, a special ecological area, located in the southwest corner of the Area Structure Plan. The intent is to preserve it in its natural state with only limited trail access. Map #3 contains a reproduction of the Ecospace Management Plan which identifies vegetation and wetlands in the area. Many of these significant features will be preserved through the allocation of municipal reserve.

### **4.2 Residential**

Residential development in the plan area will be located east of the railway line. The neighbourhoods developed through this plan will have a higher proportion of park space than required because of the reallocation of municipal reserve requirements from the Edgar Industrial Park to the residential areas. Any residential development must be preceded by an Outline Plan in accordance with the City's Planning and Subdivision Guidelines. These guidelines require that residential development should be diversified providing a range of housing types and densities to suit the needs of the community. Specific land uses are determined at the Outline Plan stage. The overall density cannot exceed 45 persons per gross hectare. The Planning and Subdivisions Guidelines contain



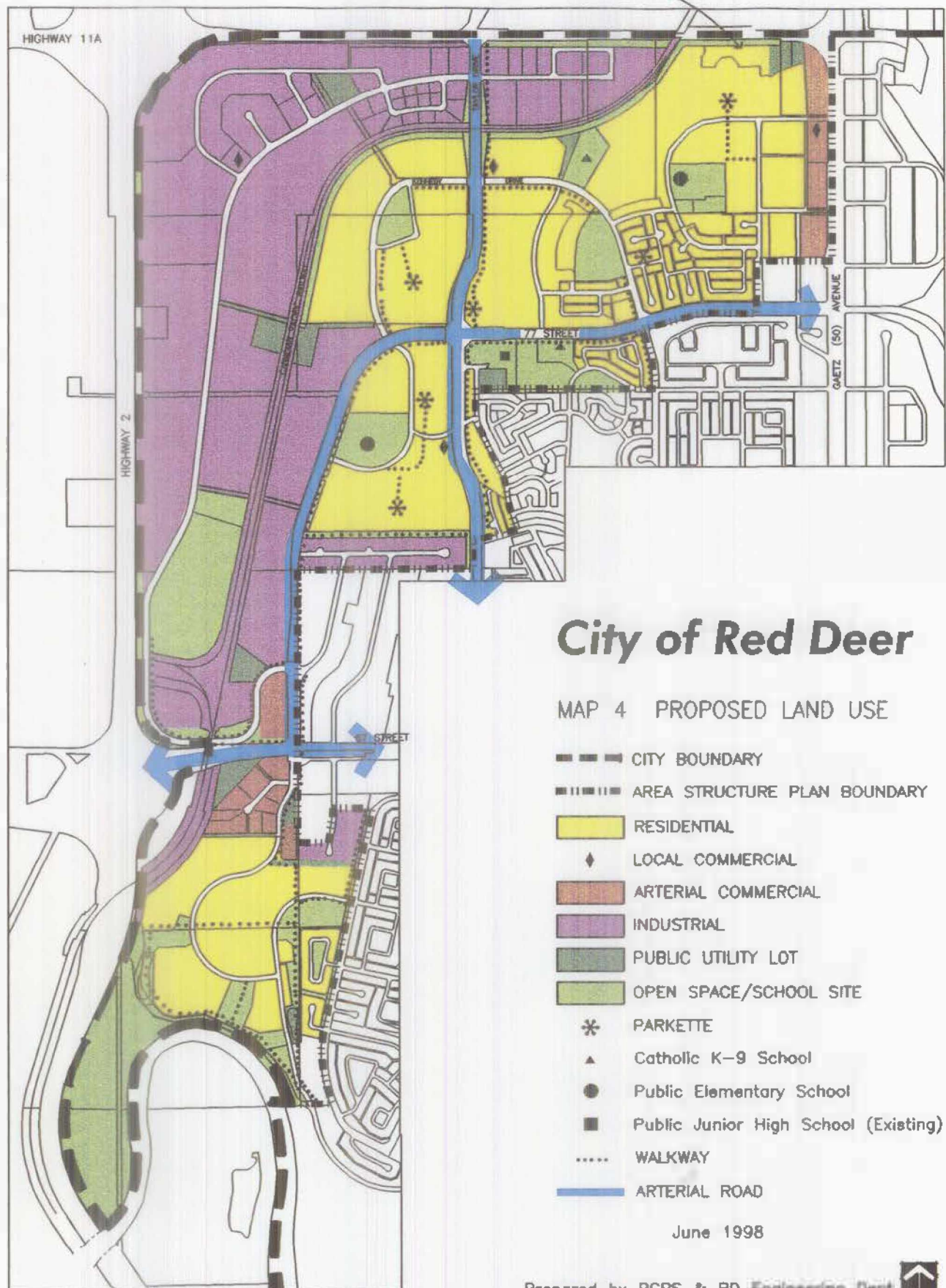
June 1998

Prepared by PCPS & RD Engineering Dept.





This land is designated for future residential development. If the City purchases this land from the owner, such portion of the land could be considered for park development.



**NOTE:**

All school locations shown on this map are tentative, actual construction of any school will be dependent on approval of the respective school board.

several guidelines related to residential development and are included as an appendix to this plan.

#### **4.3 Industrial**

Industrial growth within the plan area is primarily focused in the area west of the railway, however there are two additional areas where industrial growth will occur. The first additional area is at the south end of Johnstone Park where there will be a small extension of the Golden West Industrial area. This extension will allow the roads to be looped; the roads currently dead-end at the quarter section line. The second additional industrial area is the area between 68<sup>th</sup> Avenue and the railway tracks. No heavy industrial uses shall be allowed in the area covered by this plan.

#### **4.4 Commercial**

There are three significant commercial areas within the Northwest Area Structure Plan. These include two areas north and south of 67<sup>th</sup> Street and an area along Gaetz Avenue. All of the areas are designated C4 Commercial (Major Arterial) District which allows for a wide range of retail uses. These areas along with existing commercial uses along Gaetz Avenue and 67<sup>th</sup> Street will serve the northwest district.

In addition to the district level commercial sites noted above, there are two local commercial sites. These neighbourhood commercial sites are intended to provide neighbourhood conveniences including convenience store/gas bar, doctor's offices, hairdressing, pharmacy, video store etc. The local neighbourhood commercial sites are intended to serve approximately two quarter sections of development.

#### **4.5 Schools**

Five school sites are proposed for the plan area. Two of the sites in the Glendale neighbourhood are existing. The three new sites include a Public elementary school in the Johnstone Park neighbourhood, a Catholic K-9 school in Kentwood and another Public elementary school in Kentwood. In accordance with the agreement between the City and the School Board, the school sites are provided through Municipal Reserve dedication; each school is located within a large central park site.

#### **4.6 City Level Facilities**

City level facilities are intended to serve the entire community and include recreation centres and large scale parks. Two large scale parks exist within the plan area. The first City level park is the Edgar Athletic Park, which will contain a large number of sports fields. The second City level park is the Maskepetoon Natural Area, this area is to be preserved and is intended for passive, limited trail use.

#### **4.7 District Level Facilities**

District level facilities are intended to serve specific sections of the City. Typical services would include libraries, swimming pools, arenas and outdoor playing fields and hard surface courts. There are no district level facilities proposed within the plan area. It is intended that the residents within the Northwest Area Structure Plan area would use the Dawe Centre located at 67<sup>th</sup> Street between Taylor Drive and 59<sup>th</sup> Avenue.

#### **4.8 Neighbourhood Level Facilities**

Neighbourhood facilities include the neighbourhood parks found within each quarter section. Each park plan will be prepared in conjunction with the City of Red Deer Recreation, Parks and Culture Department. As outlined within the Community Services Master Plan, each park site should generally include playing fields, trails, various hard surface play areas, playgrounds and a community shelter. Each park site will be fully landscaped for natural and aesthetic purposes.

Park site locations should be in the approximate location shown on this plan. The open space berm located in the northwest quadrant of the plan, situated adjacent to the rail line, is depicted in Map 4 as neighbourhood open space. However, to further clarify, this berm is to be planted with native grasses, containing some native tree and shrub stands. The berm is not to be maintained to the typical neighbourhood park standards, it is instead to function as a planned natural area.

#### **4.9 Trail System**

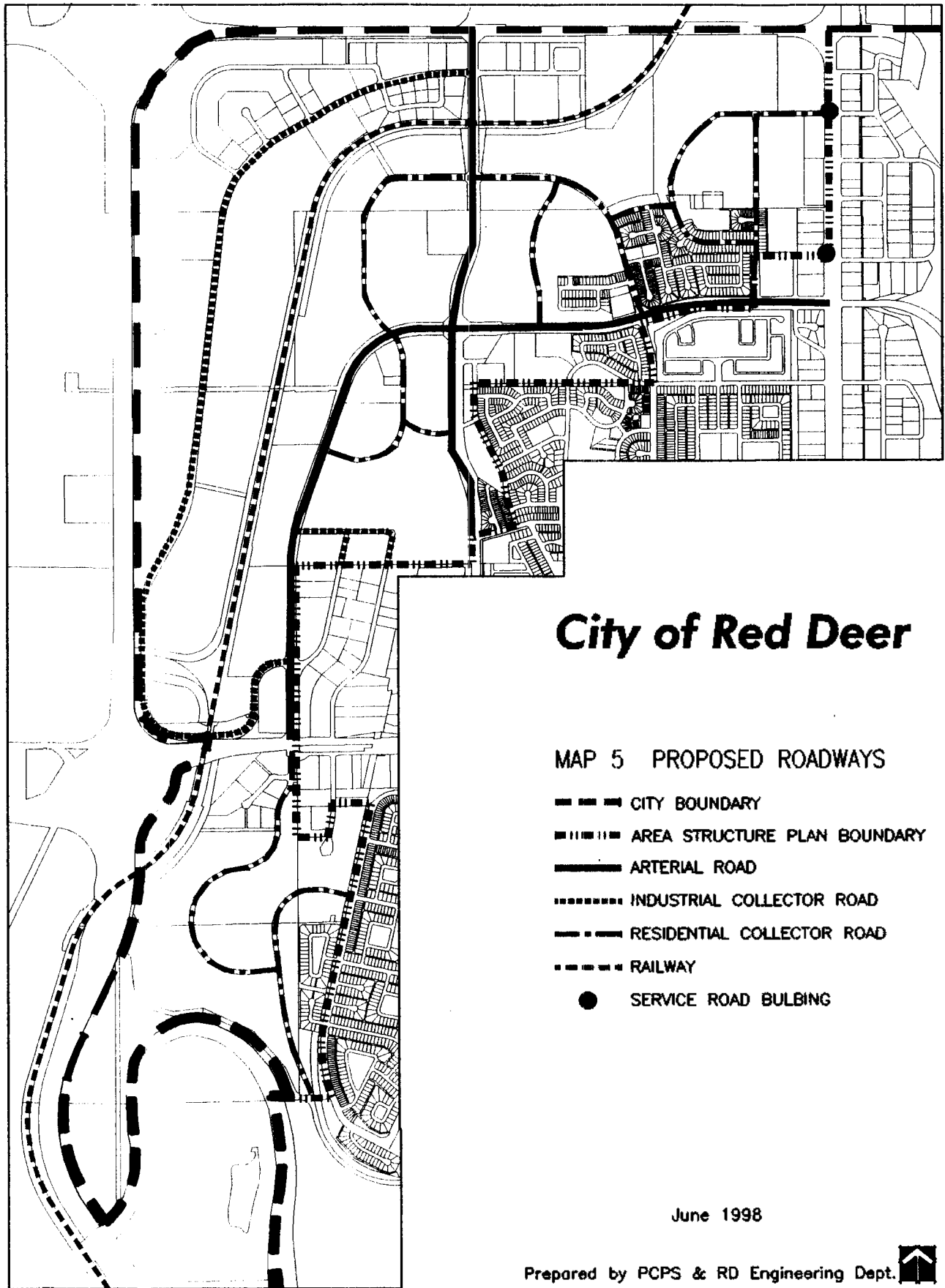
A comprehensive trail system has been identified within the Northwest Area Structure Plan (Map 4). These trails are laid out to provide pedestrian and cycle access to the varied school and park sites throughout the area. Many trails have been located within identified park spaces, environmentally significant areas, and utility easements.

All future development should be cognizant of the planned trail system and be planned and designed to allow for the safe and easy movement of pedestrian and cycle traffic.

#### **4.10 Roadways**

The Northwest Area has a full range of land uses, which will make the preplanning of the roadways a critical function in the development of this neighbourhood. There are three classes of roadways in this area structure plan: local, collector and arterial roads (see Map 5).

Local roads are intended to supply direct access to abutting land uses only and are not intended to provide routes through a neighbourhood. Local roads are



## City of Red Deer

### MAP 5 PROPOSED ROADWAYS

- CITY BOUNDARY
- ... AREA STRUCTURE PLAN BOUNDARY
- ARTERIAL ROAD
- - - INDUSTRIAL COLLECTOR ROAD
- . - RESIDENTIAL COLLECTOR ROAD
- x - RAILWAY
- SERVICE ROAD BULBING

June 1998

Prepared by PCPS & RD Engineering Dept.





evaluated and approved at the Outline Plan stage. Local roads should be designed to prevent their use as a short cut from one area to another.

Collector roads are intended to distribute traffic between arterial and local roads; direct access from businesses or residences is permitted. Collectors are generally designed to provide quick access to arterial roads; a circuitous design is often used for collectors to prevent their use for interneighbourhood traffic. The collector roads are identified within the area structure plan; the general location of the roads within the area structure plan should be followed in order to maintain the integrity of the road network.

Arterial roads are designed for high traffic volumes and provide the most direct route to major destinations within the community. No direct access from residences or businesses is allowed onto an arterial road. Access to arterials is generally designed at 400 metre intervals to permit the efficient flow of traffic. Arterial roads are identified in the area structure plan and are shown on Map 5.

All classes of roadway shall be designed and built according to the City of Red Deer Engineering and Design Guidelines.

#### **4.11 Utility Services**

##### **4.11.1 Storm Drainage**

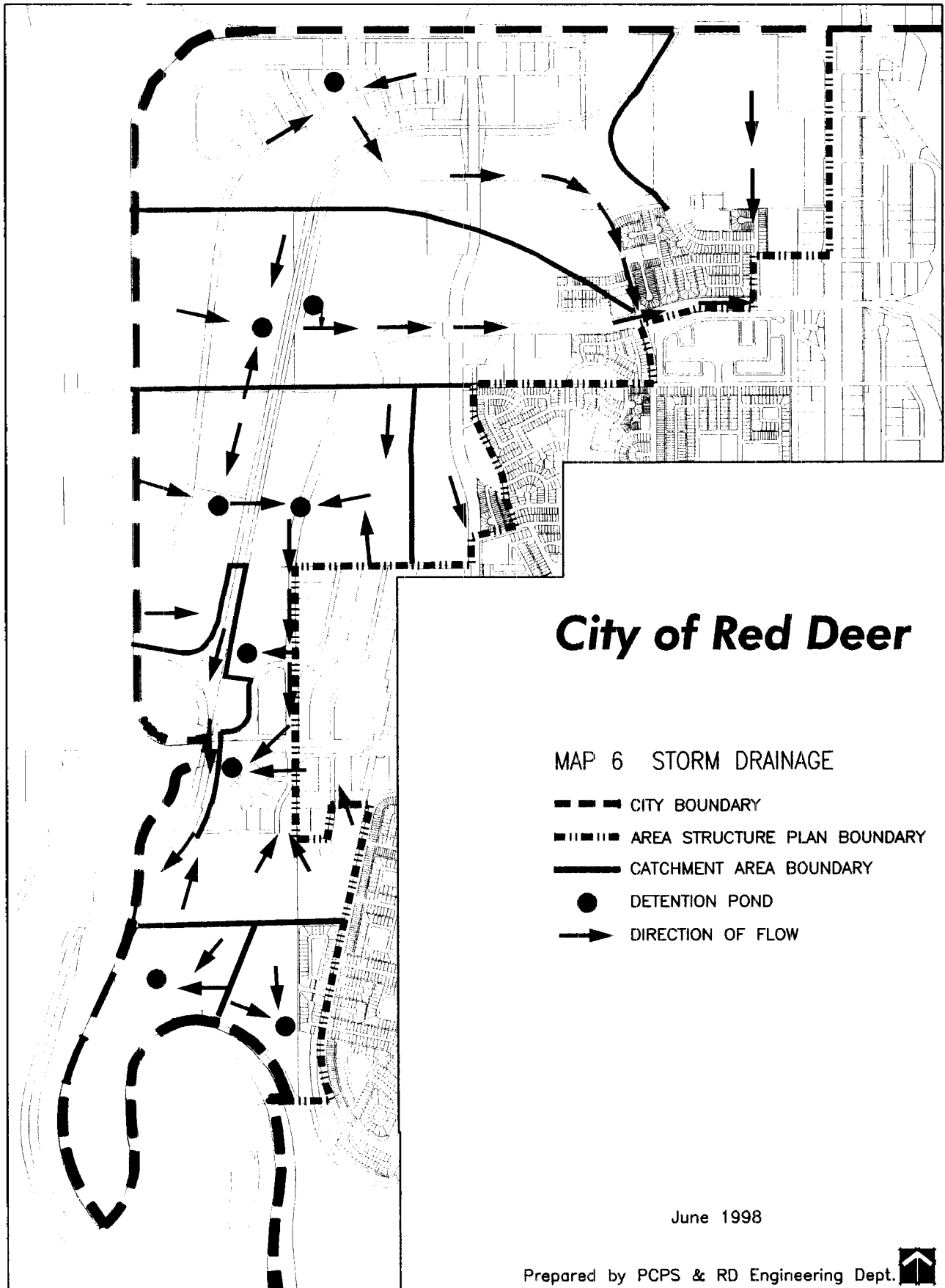
The storm water in the northwest plan area drains southward to the Red Deer River as shown on Map 6. In order to limit the impact of discharges to the river, the City uses storm water detention ponds within the plan area; these storm water detention ponds are used to temporarily hold water after a heavy storm and to slowly discharge the water into the storm sewer system. Alternative methods of managing storm water such as storm water retention ponds and naturalized marsh areas may be given consideration by the City, although the storm drainage system shown on Map 6 does not anticipate these alternative methods. Seven storm catchment areas will be used to provide drainage in this area; the catchment area boundaries are shown on Map 6.

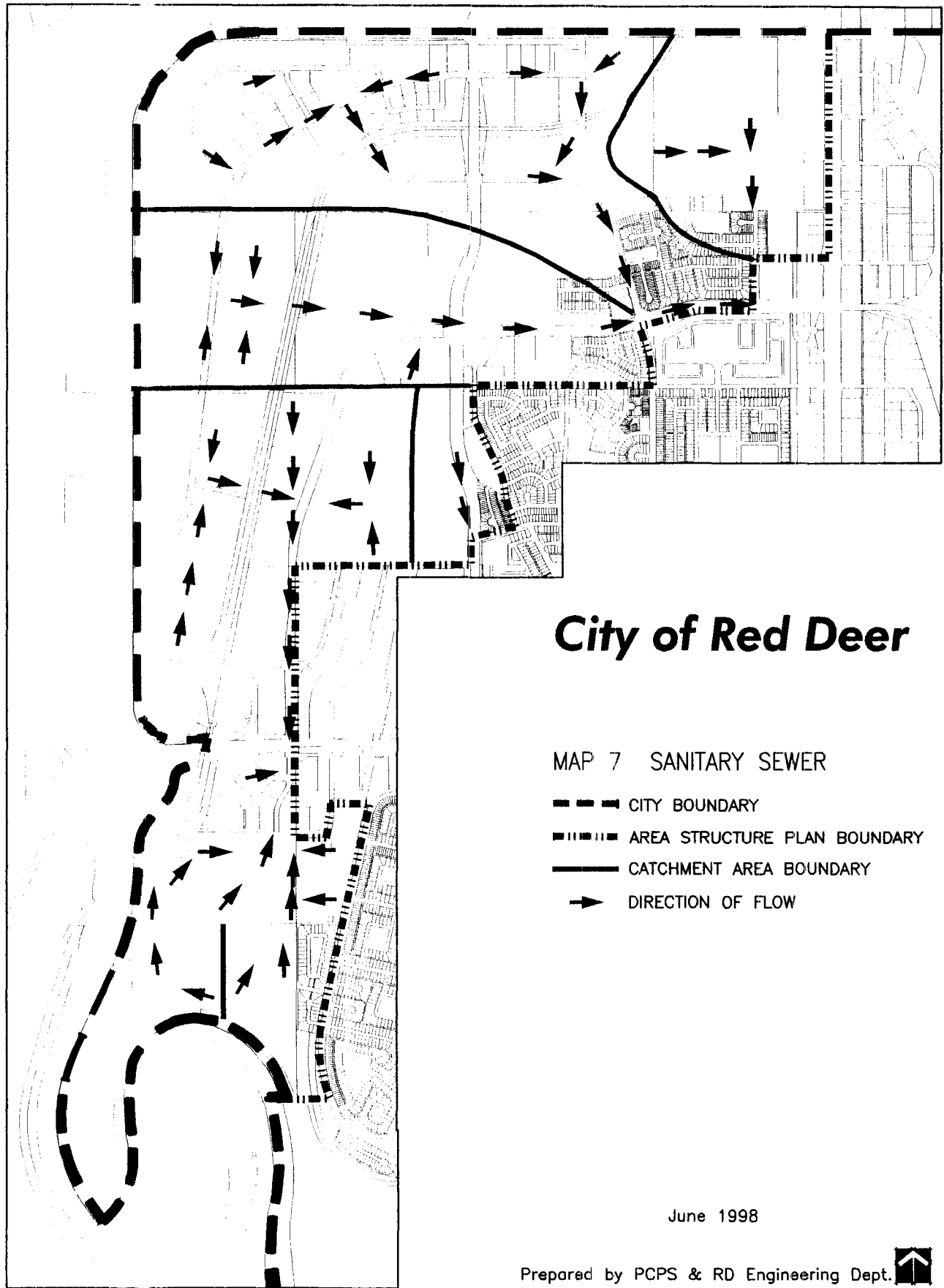
##### **4.11.2 Sanitary Sewer**

Six catchment areas will be used to provide sanitary service to the City's northwest area. All of the sanitary sewer system will operate through a gravity line. The direction of flow and catchment area boundaries are shown on Map 7.

#### **4.12 Other Development Constraints**

There are two oil and gas pipelines, one active and one abandoned, within the plan area. As regards the abandoned pipeline, an abandonment certificate supplied by the landowner will be required prior to development proceeding. In addition, an abandoned oil well is situated in the southern portion of the Northwest Area Structure Plan. Both the pipelines and the oil well are shown on Map 8. As part of the Outline plan process, a Level One Environmental Site





Assessment shall be completed in order to identify any further constraints or hazard areas.

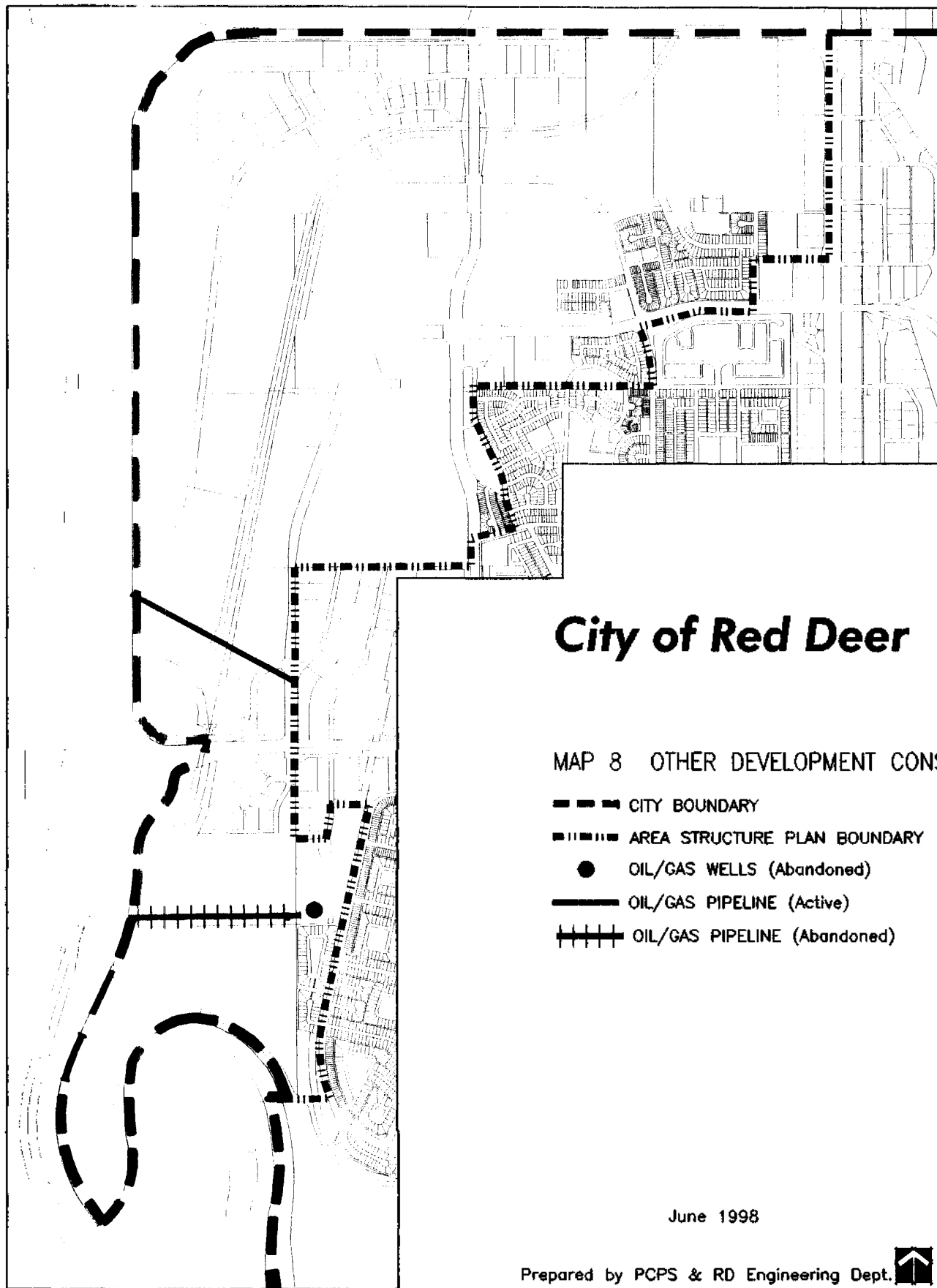
**5. PHASING OF DEVELOPMENT**

The development of the northwest area should proceed in an orderly fashion based upon servicing availability.

**6. IMPLEMENTATION AND AMENDMENT**

The objectives of the Northwest Area Structure Plan shall be implemented through the Outline Plans that are developed for the area. Outline Plans are mandatory prior to any residential development within the plan area; consideration should be given to requiring an area structure plan prior to any industrial development. The process for preparing an Outline Plan is contained in the City of Red Deer "Planning and Subdivision Guidelines" (see Appendix A). Any Outline Plan shall be consistent with the Northwest Area Structure Plan.

Any amendment to this Area Structure Plan shall follow the process outlined in the Planning and Subdivision Guidelines and the Municipal Government Act.



**FILE**

**Council Decision - June 15, 1998 Meeting**

**DATE:** June 16, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** Northwest Area Structure Plan Adoption Bylaw No. 3213/98

**Reference Report:** Nancy Hackett, Planner, dated June 5, 1998

**Bylaw Readings:**

Bylaw No. 3213/98 was given 1<sup>st</sup> Reading.

**Report Back to Council Required:**

Yes. A Public Hearing will be held Monday, July 13, 1998 at 7:00 p.m.

**Comments/Further Action:**

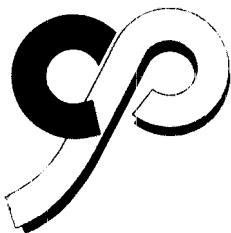
Bylaw No. 3213/98 provides for the adoption of the revised Northwest Area Structure Plan and also repeals previous Adoption Bylaw No. 3071/92. A copy of Bylaw No. 3213/98 is attached hereto. The actual Northwest Area Structure Plan itself is available for viewing at the City Clerk's Office.

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Community Services  
       E. L. & P. Manager  
       Fire Chief/Manager Emergency Services  
       City Assessor  
       Land and Economic Development Manager  
       Council and Committee Secretary, S. Ladwig



**MARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

Date: June 5, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/R-98  
Part of NW ¼ Sec. 19-38-27-4  
Part of Stage 3, Oriole Park West Subdivision  
Avalon Industries/Conwood Construction Ltd.

---

UMA Engineering Ltd. on behalf of Avalon Industries, beneficial owner of the subject property, is requesting an amendment to the Land Use Bylaw, which will facilitate part of Stage 3 of the Oriole Park West Subdivision. The request is to redesignate 1.27 ha (3.1 ac) of land from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment will accommodate a townhouse condominium project of approximately 35 units.

This proposal complies with the recently amended Oriole Park West Outline Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/R-98.

Sincerely,

Frank Wong  
Planning Assistant

Attachment



**UMA Engineering Ltd.**  
Engineers, Planners & Surveyors

254 Kensington Road N.W., Calgary, Alberta, Canada T2N 3S3 (403) 270-9200 FAX 270-0399

May 28, 1998

Mr. Kelly Kloss  
City Clerk, City Of Red Deer  
City Hall, 4914 - 48 Avenue  
Red Deer, Alberta T4N 3R2

Attention: Mr. Kloss

Dear Sir:

**Re: Land Use Redesignation - Oriole Park**

On behalf of our client, Avalon Industries, we are requesting land use redesignation on a portion of the Oriole Park Outline Plan area. The rezoning map is attached. The parcel is approximately 1.27 ha (3.1 ac) in size.

Recent approval by the Municipal Planning Commission, and expected approval by Council on June 1, 1998 of the Oriole Park Outline Plan amendment application has initiated this application. This portion of the Outline Plan area is currently zoned A1 - Future Urban Development District. Our application is to have it rezoned to R3 - Residential (Multiple Family) District in accordance with Land Use Bylaw 3156/96.

As presented at the public open house and Municipal Planning Commission meeting, this parcel will be developed with townhouse condominiums. We will be submitting a Tentative Plan of Subdivision that will reflect the land use redesignations we are seeking in the very near future. We hope to have this run concurrently with approval from MPC one week following second and third readings of this land use redesignation application.

If you require anything further, please do not hesitate to contact the undersigned.

Yours ver, truly,

UMA ENGINEERING LTD.

D.J. (Dan) Young, Planner  
Land Development Services

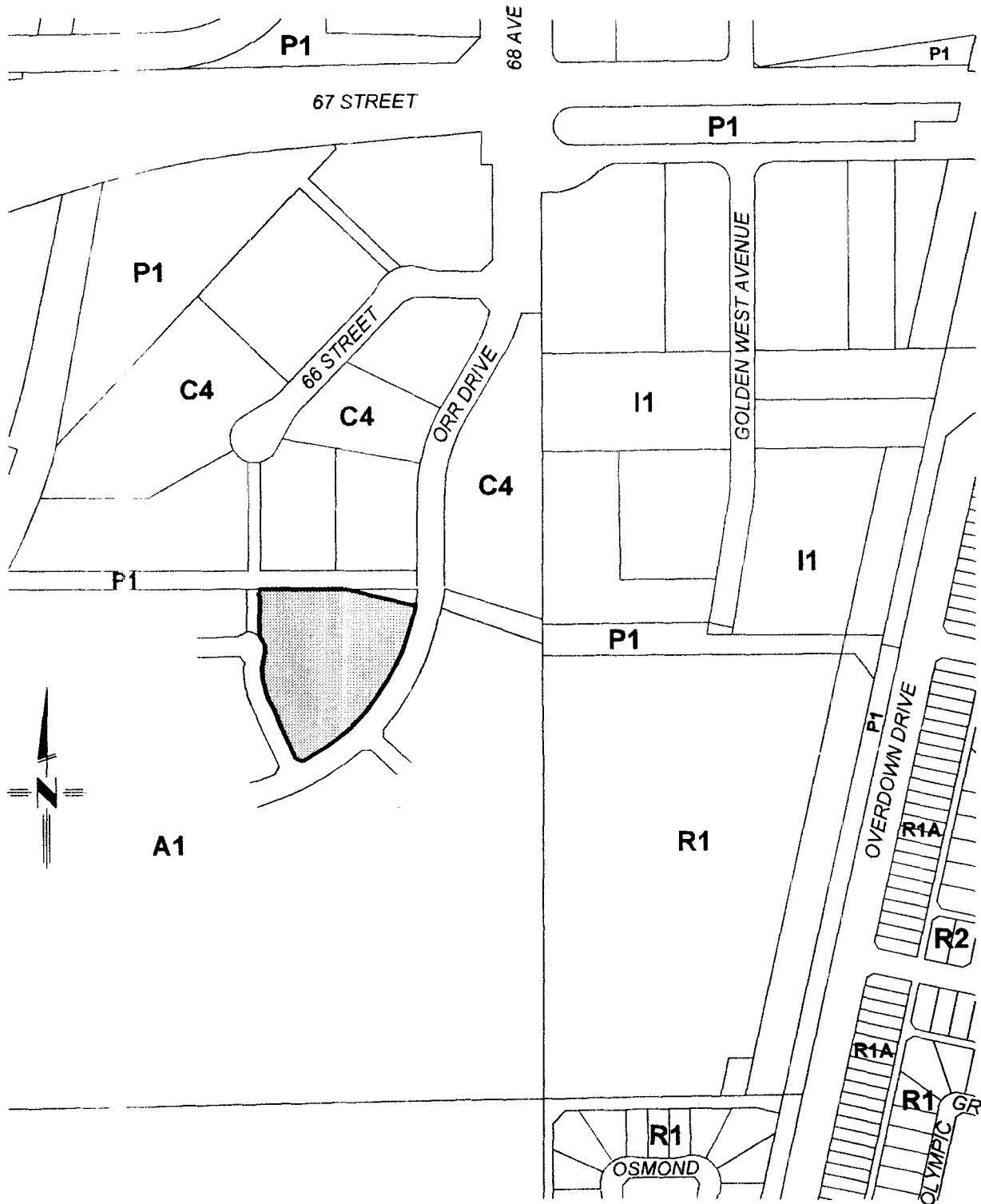
DJY/jm  
Enclosure

c.c. G. Will, UMA Calgary  
C. Suchy, UMA Red Deer  
S. Scott, Avalon Industries  
T. Lindhout, PCPS



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**Change from: A1 to R2**



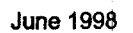
### AFFECTED DISTRICTS:

A1 - Future Urban Development

R2 - Residential (Medium Density)

MAP No. 14 / 98

BYLAW No. 3156 / R - 98



## Development Concept

**PARKLAND COMMUNITY PLANNING SERVICES**

 **Lovatt  
Planning Consultants**

### Figure 3

***Comments:***

We recommend that Council proceed with 1<sup>st</sup> Reading of Land Use Bylaw Amendment No. 3156/R-98.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Office of the City Clerk

June 2, 1998

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

UMA Engineering Ltd.  
2540 Kensington Road NW  
Calgary, AB T2N 3S3

Attention D.J. Young, Planner

Dear Mr. Young :

I am in receipt of your letter dated May 28, 1998 re: Land Use Redesignation - Oriole Park. Your letter will be placed on the Red Deer City Council Agenda of Monday, June 15, 1998.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, June 12, 1998.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, June 12<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council Meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,



Kelly Kloss  
City Clerk

KK/fm



DATE: June 2, 1998  
TO: DIRECTOR OF COMMUNITY SERVICES  
DIRECTOR OF CORPORATE SERVICES  
DIRECTOR OF DEVELOPMENT SERVICES  
CITY ASSESSOR  
E. L. & P. MANAGER  
ENGINEERING DEPARTMENT MANAGER  
FIRE CHIEF/MANAGER EMERGENCY SERVICES  
INFORMATION TECHNOLOGY SERVICES MANAGER  
INSPECTIONS AND LICENSING MANAGER  
LAND AND ECONOMIC DEVELOPMENT MANAGER  
PERSONNEL MANAGER  
PUBLIC WORKS MANAGER  
R.C.M.P. INSPECTOR - C/O: WENDY  
RECREATION, PARKS & CULTURE MANAGER  
SOCIAL PLANNING MANAGER  
TRANSIT MANAGER  
TREASURY SERVICES MANAGER  
X PRINCIPAL PLANNER  
CITY SOLICITOR

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK  
RE: UMA Engineering - Oriole Park - Land Use Bylaw Amendment

---

Please submit comments on the attached to this office by June 8, 1998 for the Council Agenda of Monday, June 15, 1998.

"Kelly Kloss

City Clerk

c Tony Woods

(Attached for your use is the autocad disk for the Land Use Bylaw Amendment)

# FILE

## Council Decision - June 15, 1998 Meeting

**DATE:** June 16, 1998  
**TO:** Principal Planner  
**FROM:** City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/R-98*  
*Part of the NW ¼ 19-38-27-4*  
*Part of Stage 3, Oriole Park West Subdivision*  
*Avalon Industries*

---

**Reference Report:** Frank Wong, Planning Assistant, dated  
June 5, 1998

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/R-98 was given 1<sup>st</sup> Reading.

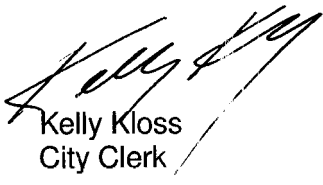
***Report Back to Council Required:***

Yes, Public Hearing to be held Monday, July 13, 1998 at 7:00 p.m. in the Council Chambers.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/R-98 provides for the redesignation of a portion of Stage 3 (1.27 ha) of the Oriole Park West Subdivision from A1 Future Urban Development District to R2 Residential (Medium Density) District.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Avalon Industries, c/o UMA Engineering Ltd., that they will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Director of Community Services  
E. L. & P. Manager  
Fire Chief/Manager Emergency Services  
City Assessor

Land & Economic Development Manager  
S. Ladwig, Council & Committee Secretary

# FILE

## Office of the City Clerk

June 16, 1998

Box 5008  
Red Deer, Alberta  
T4N 3T4

UMA Engineering Ltd.  
2540 Kensington Road, N.W.  
Calgary, AB T2N 3S3

Faxed To: (403) 270-0399

Att: D. J. (Dan) Young, Planner  
Land Development Services

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/R-98, Part of the NW ¼ 19-38-27-4  
Part of Stage 3, Oriole Park West Subdivision  
Avalon Industries**

At the City of Red Deer's Council Meeting held Monday, June 15, 1998, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/R-98, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/R-98 provides for the redesignation of a portion of Stage 3 (1.27 ha) of the Oriole Park West Subdivision from A1 Future Urban Development District to R2 Residential (Medium Density) District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 13, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$600. We require this deposit by no later than 10:00 a.m., Wednesday, June 24, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

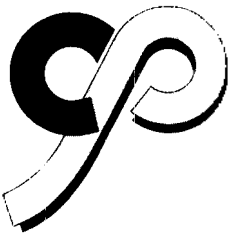
If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Council and Committee Secretary, S. Ladwig



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

Date: June 5, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/S-98  
Lot 3, Block 1, Plan 892 0476  
NW ¼ Sec. 19-38-27-4  
Parts of Stage 2 & 3, Oriole Park West Subdivision  
Conwood Construction Ltd.

---

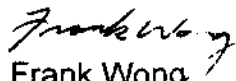
Conwood Construction Ltd. is requesting an amendment to the Land Use Bylaw, which will facilitate part of Stages 2 & 3 of the Oriole Park West Subdivision. The request is to redesignate approximately 1.27 ha (3.1 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. The amendment when combined with already designated City land located in the NE ¼ Sec. 19 will accommodate a subdivision creating 30 single family lots and 2 blocks of land to be further subdivided for semi-detached dwelling development.

This proposal complies with the recently amended Oriole Park West Outline Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/S-98.

Sincerely,

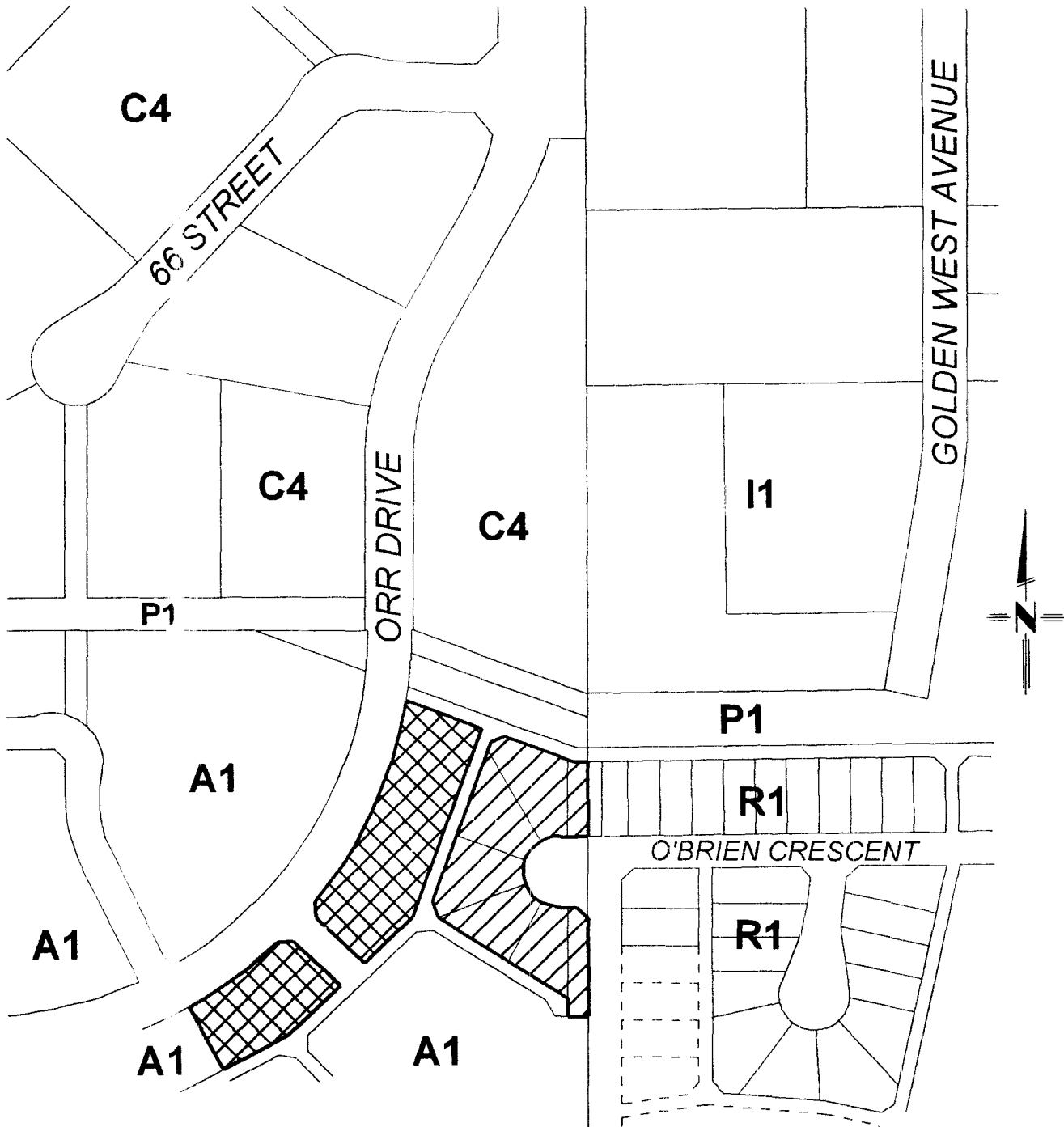
  
Frank Wong  
Planning Assistant

Attachment



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from: A1 to R1



AFFECTED DISTRICTS:

A1 to R1A



A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 15 / 98

BYLAW No. 3156 / S - 98

# Oriole Park West Outline Plan



SCALE: 1:7000

3156/R-98

67 Street

Highway 2

Railway Right of Way

Dry Storm Pond

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

PUL

3156/S-98

Golden West Avenue

Emergency Access

2

Oak Street

Park (MR)

Overdown Drive

Park (MR)

SC

DC

MR

MR

MR

MR

MR

MR

MR

MR

MR

MR

MR

MR

MR

MR

MR

MR

MR

Reserve  
2.62 ha

Red Deer River

Dry Storm Pond

to Kerry Wood Drive

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

Council Approval: June 1/99

June 1998

## Development Concept

mapping by:



PARKLAND COMMUNITY PLANNING SERVICES

Plan prepared by:



Lovatt  
Planning Consultants

Figure 3

***Comments:***

We recommend that Council proceed with 1<sup>st</sup> Reading of Land Use Bylaw Amendment No. 3156/S-98.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Office of the City Clerk

June 16, 1998

Conwood Construction Ltd.  
Suite 204, 7803 - 50 Avenue  
Red Deer, AB T4P 1M8

Faxed To: (403) 347-1970

Att: Mr. Uli Wunsch

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/S-98  
Lot 3, Block 1, Plan 892-0476, NW ¼ 19-38-27-4  
Parts of Stage 2 & 3, Oriole Park West Subdivision  
Conwood Construction Ltd.**

---

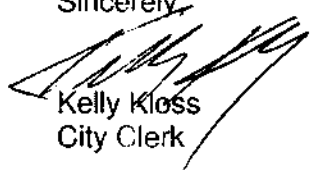
At the City of Red Deer's Council Meeting held Monday, June 15, 1998, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/S-98, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/S-98 provides for the redesignation of approximately 1.27 ha (3.1 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. The amendment, when combined with already designated City land located in NE ¼ Section 19, will accommodate a subdivision creating 30 single family lots and 2 blocks of land to be further subdivided for semi-detached dwelling development. This amendment will facilitate part of Stages 2 & 3 of the Oriole Park West Subdivision.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 13, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$600. We require this deposit by no later than 10:00 a.m., Wednesday, June 24, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference. If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Council and Committee Secretary, S. Ladwig

Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



# **FILE**

## **Council Decision - June 15, 1998 Meeting**

**DATE:** June 16, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/S-98  
Lot 3, Block 1, Plan 892-0476  
NW ¼ 19-38-27-4  
Parts of Stage 2 & 3, Oriole Park West Subdivision  
Conwood Construction Ltd.*

---

### ***Reference Report:***

Frank Wong, Planning Assistant, dated June 5, 1998

### ***Bylaw Readings:***

Land Use Bylaw Amendment No. 3156/S-98 was given 1<sup>st</sup> Reading, a copy of which is attached hereto.

### ***Report Back to Council Required:***


Yes. A Public Hearing will be held Monday, July 13, 1998.

### ***Comments/Further Action:***

Land Use Bylaw Amendment 3156/S-98 provides for the redesignation of approximately 1.27 ha (3.1 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. The amendment, when combined with already designated City land located in NE ¼ Section 19, will accommodate a subdivision creating 30 single family lots and 2 blocks of land to be further subdivided for semi-detached dwelling development. This amendment will facilitate part of Stages 2 & 3 of the Oriole Park West Subdivision.

Principal Planner  
June 16, 1998  
Page 2

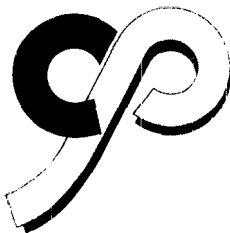
This office will now proceed with the advertising for a Public Hearing. Our office has advised Conwood Construction Ltd., via letter, that they will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/clr  
attchs.

c     Director of Development Services  
      Director of Community Services  
      E. L. & P. Manager  
      Fire Chief/Manager Emergency Services  
      City Assessor  
      Land and Economic Development Manager  
      Council and Committee Secretary, S. Ladwig



**MARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 500, 4806 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

Date: June 8, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/T-98  
Lot 31, Block 4, Plan 932 0345  
SE ¼ Sec. 32-38-27-4  
East Kentwood – Phase 3  
Seibel Construction Ltd./Frank and Rosalie Kuhnen

---

Seibel Construction Ltd., beneficial owner of the above lot containing 2.719 ha (6.718 ac) is requesting an amendment to the Land Use Bylaw, which will facilitate Phase 3 of the East Kentwood Subdivision. The request is to redesignate approximately 2.494 ha (6.16 ac) of land from A1 Future Urban Development to R2-D70 Residential (Medium Density) District with a maximum density of 70 persons per hectare, P1 Parks and Recreation and ROAD (extension of 52 Avenue). Municipal reserve requirement for this area will be provided northwest of this parcel to form part of the future central school/park site for the neighbourhood. The remaining 0.225 ha (0.55 ac) of land will be developed in conjunction with land to the north. The proposed 2.163 ha (5.34) R2-D70 site can accommodate a bareland condominium development of 50 townhouse units and is within the overall density calculation for the East Kentwood Outline Plan area.

This proposal complies with the recently amended East Kentwood Outline Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/T-98.

Sincerely,

Frank Wong  
Planning Assistant

Attachment

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

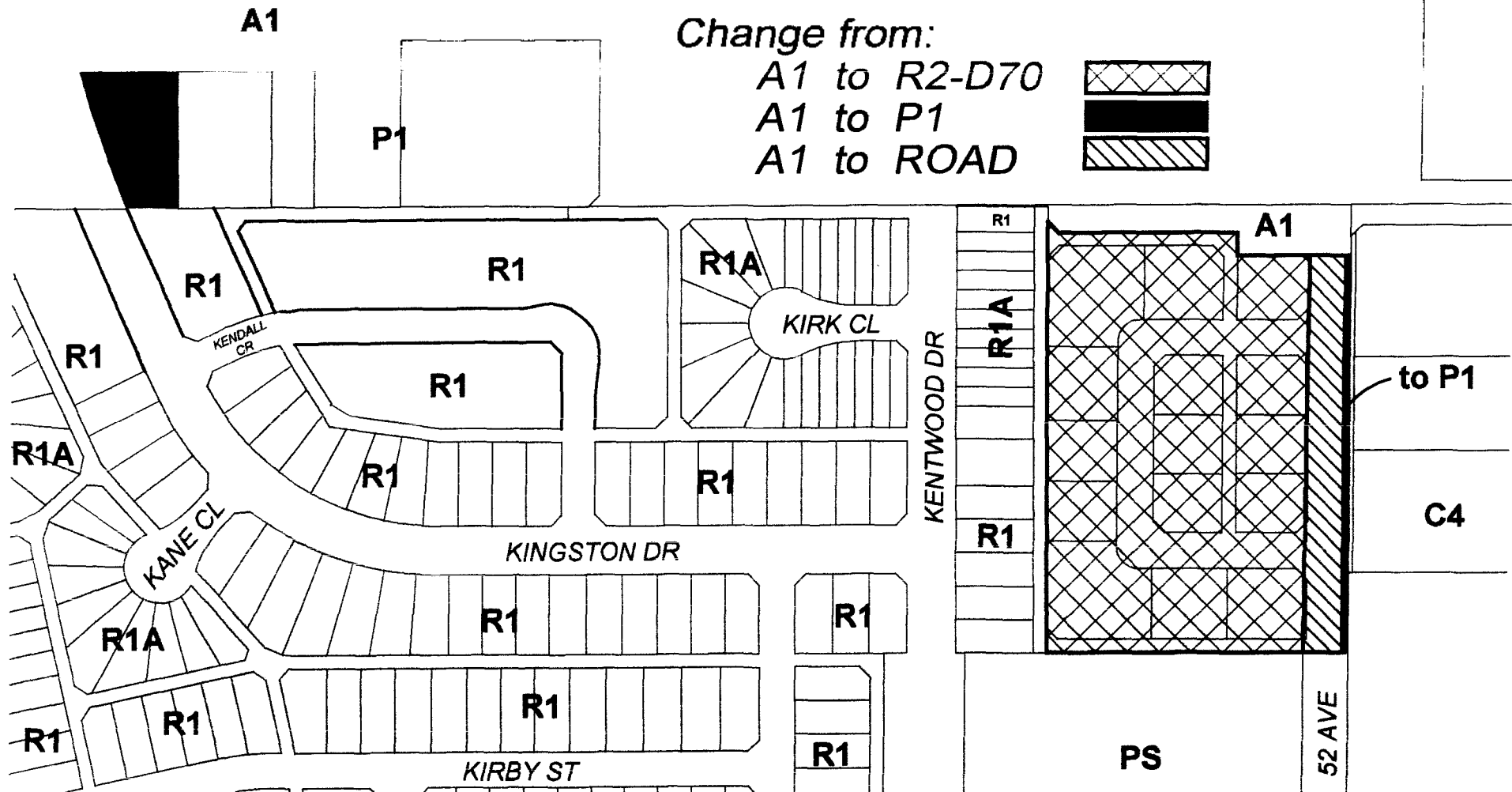


Change from:

A1 to R2-D70

A1 to P1

A1 to ROAD



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R2 - Residential (Medium Density)

D70 - Maximum Density of 70 persons per hectare

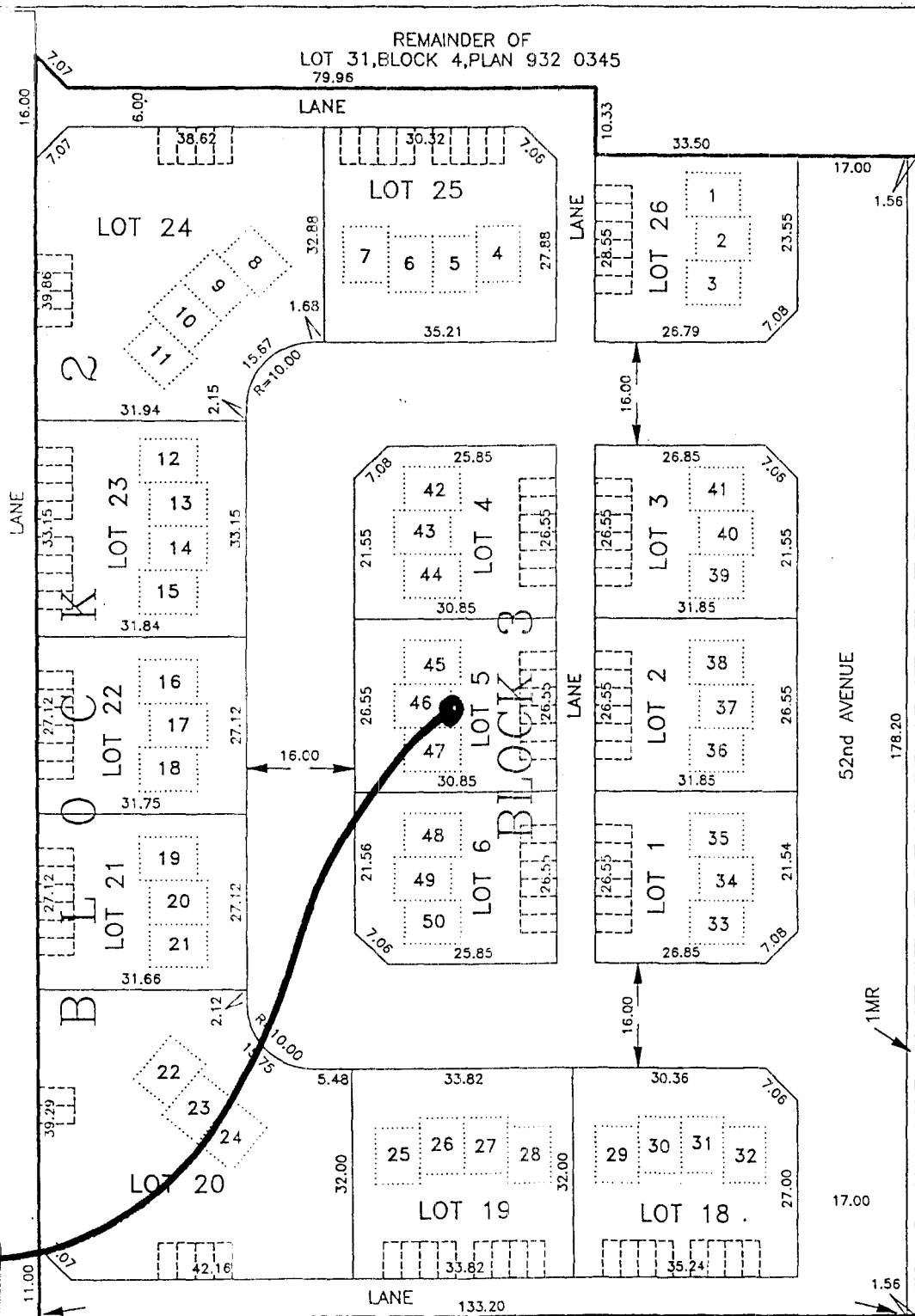
P1 - Parks & Recreation

MAP No. 16 / 98  
BYLAW No. 3156 / T - 98



*Note: Building locations are tentative and subject to approval by Development Officer*

PLAN 942 2766



PLAN 972 3182

RED DEER

Plan Showing a Proposed Subdivision  
of part of

LOT 31, BLOCK 4, PLAN 932 0345

in the

S.E.1/4 Sec.32,Twp.38,Rge.27 W4M

SCALE = 1:1000

PROPOSED UNIT SIZES ARE 6.71x8.53m

MINIMUM SIDE YARDS ARE 2.40m

MINIMUM FRONT YARDS ARE 6.00m

PROPOSED SUBDIVISION IS OUTLINED THUS

AND CONTAINS 2.496 ha. & 6.17 Acs.

BY: DIRK VANDENBRINK A.L.S.



JUNE 4, 1998  
JOB No.:504-023



**Comments:**

We recommend that Council proceed with 1<sup>st</sup> Reading of Land Use Bylaw Amendment No. 3156/T-98.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Council Decision - June 15, 1998 Meeting

**DATE:** June 16, 1998

**TO:** Principal Planner

**FROM:** City Clerk

**Re:** *Land Use Bylaw Amendment 3156/T-98  
Lot 31, Block 4, Plan 932-0345, SE ¼ 32-38-27-4  
East Kentwood - Phase 3  
Seibel Construction Ltd. / Frank & Rosalie Kuhn*

---

***Reference Report:***

Frank Wong, Planning Assistant, dated June 8, 1998

***Bylaw Readings:***

Land Use Bylaw Amendment No. 3156/T-98 was given 1<sup>st</sup> Reading, a copy of which is attached hereto.

***Report Back to Council Required:***

Yes. A Public Hearing will be held Monday, July 13, 1998.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/T-98 provides for the redesignation of approximately 2.494 ha (6.16 ac) of land in Phase 3 of the East Kentwood Subdivision, from A1 Future Urban Development District to R2-D70 Residential (Medium Density) District, P1 Parks and Recreation and Road (extension of 52 Avenue). The proposed 2.163 ha (5.34 ac) R2-D70 site will accommodate a bareland condominium development of 50 townhouse units and is within the overall density calculation for the East Kentwood Outline Plan area. This proposal complies with the recently amended East Kentwood Outline Plan.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Seibel Construction Ltd., via letter, that they will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Community Services  
       E. L. & P. Manager  
       Fire Chief/Manager Emergency Services

City Assessor  
Land & Economic Development Manager  
S. Ladwig, Council & Committee Secretary

# FILE

## Office of the City Clerk

June 16, 1998

Seibel Construction Ltd.  
#2, 5816 - 53 Avenue  
Red Deer, AB T4N 4L5

Att: Mr. Gerry Seibel

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/T-98  
Lot 31, Block 4, Plan 932-0345, SE ¼ 32-38-27-4  
East Kentwood - Phase 3  
Seibel Construction Ltd. / Frank & Rosalie Kuhnen**

At the City of Red Deer's Council Meeting held Monday, June 15, 1998, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/T-98, a copy of which is attached hereto.

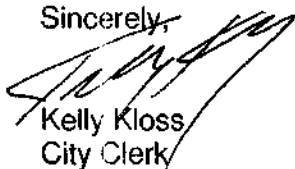
Land Use Bylaw Amendment 3156/T-98 provides for the redesignation of approximately 2.494 ha (6.16 ac) of land in Phase 3 of the East Kentwood Subdivision, from A1 Future Urban Development District to R2-D70 Residential (Medium Density) District, P1 Parks and Recreation and Road (extension of 52 Avenue). The proposed 2.163 ha (5.34 ac) R2-D70 site will accommodate a bareland condominium development of 50 townhouse units and is within the overall density calculation for the East Kentwood Outline Plan area. This proposal complies with the recently amended East Kentwood Outline Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 13, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$600. We require this deposit by no later than 10:00 a.m., Wednesday, June 24, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Principal Planner  
Council and Committee Secretary, S. Ladwig

4914 - 48<sup>th</sup> Avenue, Red Deer, AB Canada T4N 3T4  
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>

The City of Red Deer

Box 5008  
Red Deer, Alberta  
T4N 3T4



Item No. 7

DATE: June 9, 1998

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **LANCASTER MEADOWS PHASES 6 & 7**

---

Our 1998 budget for servicing of the above phases of Lancaster Meadows was established at \$1.2 million. After receiving the tenders, we have re-estimated our budget requirements as follows:

• Roads and Services Contract (including contingency)	\$1,030,000
• Power and Street Lighting	115,000
• Legal Surveys	30,000
• Engineering Fees	100,000
• Internal Costs	<u>50,000</u>
<b>Total Costs</b>	<b>\$1,325,000</b>

Of this amount, roughly \$200,000 will be deferred to 1999 (e.g. final paving, landscaping, and lanes).

Furthermore, roughly \$135,000 is recoverable from Laebon as a boundary improvement. This would apply to completion of the Laebon portion of Phase 7. Laebon has indicated they will be developing in this area in 1998, but we can't recover these funds until we have a development agreement. In the end, we will likely have sufficient budget, but it's possible that we may have to front end some costs for Laebon if they don't proceed in 1998.

### **RECOMMENDATION**

In view of the above, we recommend that Council approve the increase of \$135,000 for front ending costs in Lancaster Meadows Phases 6 and 7, in the event Laebon does not proceed in 1998. These funds will be recovered from Laebon as they develop.

  
Alan V. Scott

AVS/mm

***Comments:***

We concur with the recommendations of the Land and Economic Development Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - June 15, 1998 Meeting**

**DATE:** June 16, 1998  
**TO:** Land and Economic Development Manager  
**FROM:** City Clerk  
**RE:** Lancaster Meadows Phases 6 & 7

**Reference Report:**

Land & Economic Development Manager dated June 9, 1998.

**Resolution:**


"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated June 9, 1998, re: Lancaster Meadows Phases 6 & 7, hereby:

1. Approves an increase of \$135,000.00 for front ending costs in Lancaster Meadows Phases 6 & 7, in the event that Laebon Developments Ltd. does not proceed with development in these areas in 1998;
2. Agrees that funds disbursed for the front ending of costs in Lancaster Meadows are to be recovered from Laebon Developments Ltd. as development occurs,

and as presented to Council June 15, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**



Kelly Kloss  
City Clerk

/clr

c Director of Corporate Services  
Director of Development Services



**DATE:** June 8, 1998  
**TO:** City Clerk  
**FROM:** Engineering Services Manager  
**RE:** 67 STREET AND 30 AVENUE ROAD AND BRIDGE PROJECT  
PRELIMINARY DESIGN STUDY

---

During the 1998 budget review process this past January, Council approved a budget to complete a preliminary design study for the above noted project and asked that the results of this study be brought back to Council prior to proceeding with detailed design and construction of the project. In March 1998, Infrastructure Systems Ltd. (ISL) was retained to conduct this study.

The Preliminary Design Study is now complete. Attached herewith is a copy of the Executive Summary of the report for your information. The Executive Summary outlines the project background, study findings, recommended scope of work, construction schedule, and project budget. Copies of the complete report are available from the Engineering Services Department if you would like a more detailed review.

As indicated in the report, the public is generally in support of the project and any concerns that were voiced were addressed in the report. However, one issue that we were not able to fully address within the scope and level of detail provided in this report relates to traffic noise emanating from the intersection of 67 Street and Pameley Avenue, through the gap in the existing noise barrier. Based on comments and correspondence received from the residents located at the northwest corner of this intersection (Mr. and Mrs. Lynch) the traffic noise seems to be having a significant effect. A feasible solution to this problem does not appear to be readily available, as the noise barrier cannot be extended through the intersection. However, we feel that more detailed study and further discussion with the resident is warranted and should be undertaken during the detailed design stage of the project.

Based on the findings of the Preliminary Design Study, we are now seeking Council direction on the following issues:

**A. Project Scope**

As indicated in the Preliminary design study, we recommend that the scope of the project include the following items of work:

City Clerk  
Page 2  
June 9, 1998

- a. Roadway construction as required to complete the four lane divided arterial section along 30 Avenue, from 55 Street to 67 Street, and along 67 Street, from 30 Avenue to Pamelly Avenue.
- b. Bridge construction to provide two additional driving lanes spanning across the Red Deer River, 45 Avenue, and Riverside Drive at 67 Street.
- c. Bridge construction to provide two additional driving lanes and a right turn lane spanning across the CNR railway track at 67 Street.
- d. Installation of a traffic signal at the 67 Street and 30 Avenue intersection. This location meets the warrant requirements as outlined by the MUTCD (Manual of Uniform Traffic Control Devices for Canada).
- e. Repair of a portion of the existing roadway adjacent to College Park, including an asphalt overlay of the original two lanes, over the length of the complete project.
- f. Implementation of noise attenuation measures as required to meet the current City Noise Policy along the north side of 67 Street, west of 52 Avenue to 59 Avenue (i.e. adjacent to Parkside Estates and Newcombe Crescent).
- g. Further study and, if feasible, implementation of additional noise attenuation measures as required to meet the current City Noise Policy for the residents at the northwest corner of the 67 Street and Pamelly Avenue intersection (i.e. Mr. and Mrs. Lynch).

**B. Project Schedule**

The proposed project schedule is included with the attached Executive Summary and results in a projected project opening of September 2000.

**C. Project Budget**

In order to complete this work on the schedule outlined, we recommend that the following budget amounts be approved:

Budget Year	Activity	Budget Amount
1998	Detailed design	\$ 500,000
1999	Commence bridge construction	\$ 2,100,000
2000	Complete bridge and road construction	\$ 7,880,000
	<b>Total Project Budget</b>	<b>\$10,480,000</b>

City Clerk  
Page 3  
June 9, 1998

The original budget for this project was \$8.5 million, which is comparable to the \$8.95 million identified by ISL in the Executive Summary for the basic road and bridge construction. The difference is due to the Consultant's estimate, which includes a 15% contingency, whereas the previous budget estimate only included a 10% contingency. Through the preliminary design process, the Consultant has identified an additional \$1.53 million budget requirement for noise attenuation, traffic signals, frost mitigation measures, and repair/overlay of the existing roadway, which were not included in our estimate.

#### **D. Project Funding**

The main sources of funding for this type of project are as follows:

1. **Provincial Grants** under the Transportation Partnership Basic Capital Program will cover up to 75% of arterial road and bridge works, but have an annual per capita limit of \$32.50 in 1998 and \$25.00 in each of 1999 and 2000. Other than the noise wall, all project items are potentially eligible for funding under this Program. This would amount to \$5.0 million in grants for this project, over the period 1998 to 2000.

Although we have had discussions with the Province with regard to increasing this Grant and/or providing a one-time Grant for special projects such as this one, we have not yet reached a successful agreement with them. Attached is a memo which outlines our progress to date in this regard.

2. **City Transportation Reserves** can be used to fund items of work that are considered to be of general benefit to The City, such as the proposed noise attenuation walls, repair of the existing roadway, and overlay of the existing roadway. These items are estimated to cost approximately \$980,000.
3. **Off-site Levies** are collected from new developments in the City and are used to construct new arterial roadways and arterial roadway improvements that will benefit City growth areas. The basic road and bridge construction, as well as the traffic signals and frost mitigation measures, are all eligible for funding from The City's Off-site Levy Fund. Funding from off-site levies would be \$10.48 million, less \$5.0 million Provincial Grants, less \$0.98 million of General Benefit funds, for an amount of approximately \$4.5 million.

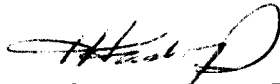
City Clerk  
 Page 4  
 June 9, 1998

In summary, the funding sources recommended for this project are as follows:

Provincial Grants (Basic Capital Program)	\$ 5,000,000
New Development Off-site Levies	\$ 4,500,000
General Benefit - City Reserves	<u>\$ 980,000</u>
Total Funding	\$10,480,000

### **RECOMMENDATIONS**

We respectfully recommend that Council approve a budget of \$10,480,000 to complete the construction of the 67 Street and 30 Avenue Road and Bridge project as described under "Project Scope" above.



Ken G. Haslop, P. Eng.  
 Engineering Services Manager

TCW/emr  
 Att.

- c. Director of Development Services
- c. Director of Corporate Services
- c. Ron Neuman, ISL, Edmonton
- c. Ralph Hargrove, ISL, Red Deer

**DATE:** June 8, 1998  
**TO:** City Clerk  
**FROM:** Engineering Services Manager  
**RE:** **FUNDING MEETINGS FOR THE 67 STREET RIVER BRIDGE  
TWINNING PROJECT**

---

As per Councilor Hughes request during the 1998 budget meetings, we met with representatives of Alberta Transportation & Utilities in Red Deer on March 10, 1998, and with Provincial Treasurer Stockwell Day and MLA Victor Doerksen in Edmonton on March 19, 1998, to determine the possibility of additional funding.

**Meeting with Alberta Transportation and Utilities**

We were advised as follows:

1. This project is eligible for funding under the current Transportation Partnership Grant Program, up to the maximum of \$25/capita/year. Any shortfalls in the Grant Program will have to be funded entirely by The City of Red Deer.
2. There currently are no additional Provincial funds available on a one-time basis for this project.
3. There is no initiative within the Province to promote a permanent increase in the basic \$25/capita Grant. We understood that this year's increase to \$32.50/capita was a one-time increase to all Alberta cities for 1998 only.
4. The addition of \$100 million of Provincial Transportation dollars, referred to in the current Provincial budget, has been allocated to the upgrading of the north/south Provincial trade corridor which basically consists of Highway 2 and to the smaller towns and villages' street improvement program.
5. Highway 11 through the City of Red Deer does not qualify for funds under the Provincial trade corridor program.

City Clerk  
Page 2  
June 8, 1998

### **Meeting with Provincial Treasurer and MLA Doerksen**

We were advised as follows:

1. The Province has established an "Infrastructure Needs Committee" that is comprised of the Premier, Transportation Minister, Provincial Treasurer, Mayor of Calgary, Mayor of Edmonton, and representatives of AUMA and ARMA. This Committee was to meet March 24, 1998, and will have the mandate to determine the transportation needs of the Alberta Municipalities for consideration in future budgets. We have no knowledge of progress made by the Committee.
2. We requested Provincial consideration based on the inadequacy of the currently transportation funding program and the development of Provincial natural resources and major industries such as the petrochemical expansion currently underway east of the City, which is taxing the connection of Highway 11, via The City's roadway network, to Highway 2. No encouragement was offered.
3. We suggested that there should be some flexibility in future transportation partnership programs to address the needs of the large cities such as Edmonton and Calgary, and address the needs of the smaller cities in a different fashion. Perhaps the smaller cities should lobby for a basic level of say \$30 per capita, plus the ability to be eligible for one-time additional funding for specific larger projects, while the larger cities might lobby for a constant larger per capita funding level. It was indicated that this might be an option for the Committee.

### **Meeting with Alberta Urban Municipalities Association**


1. We made a presentation to AUMA in Edmonton on April 22, 1998, to determine the "gap" for the smaller cities between the anticipated revenue and planned expenditures over the next five year period. We indicated that the current level of \$25/capita is totally inadequate to allow The City of Red Deer to initiate planned extensions and upgrading of the arterial road system, pavement overlay program, public bus purchases, and a Downtown bus transfer terminal.
2. Red Deer's gap is estimated to be \$13.0 million in Provincial dollars based on the current 75% Provincial and 25% City cost sharing formula. We further indicated that an increase in the Provincial Grant to approximately \$70/capita/year would be required to accomplish The City's needs over the next five year period.

City Clerk  
Page 3  
June 8, 1998

### **SUMMARY**

We had little success in securing additional Provincial funding for the 67 Street River Bridge Twinning Project this year. We are, however, optimistic that there will be positive action resulting from the Provincial Infrastructure Review Committee and that additional funding may be available in 1999. In the meantime, The City will likely need to consider funding a portion of this project with either transportation reserve or general benefit funds

This update is respectfully submitted for the information of Council.



Ken G. Haslop, P. Eng.  
Engineering Services Manager

KGH/emr

- c. City Manager
- c. Director of Financial Services
- c. Director of Development Services
- c. Director of Community Services

(03 JUN 98)

## DISTRIBUTION LIST

TO CITY COUNCIL (THRU CITY CLERK)

REFERENCES: A. my LTR to city hall D/15 Sep 97

B. LTR FROM OFFICE OF CITY CLERK D/7/10/97

C. TELCON MR. CLYNCH/MR HASLOP 02/7/97

I HAD CONTACTED MR HASLOP APPROXIMATELY  
3 YEARS AGO TO COMPLAIN ABOUT THE TRAFFIC  
NOISE THAT WAS INCREASING AT MY RESIDENCE. I  
SUBMITTED REF A TO CITY HALL ON MY  
CONCERNS TO THE EVER INCREASING TRAFFIC  
NOISE. I ALSO ATTENDED CITY COUNCIL MEETING  
15 SEP 97, AND VOICED MY FRUSTRATION AND  
CONCERNS WITH THE EVER INCREASING TRAFFIC NOISE.  
 PLEASE READ THIS LETTER IN CONJUNCTION WITH  
 REF A, AS TO THE SPECIFICS OF MY CONCERNS

I ATTENDED THE "OPEN HOUSE" WITH MY WIFE  
 IN MAY OF THIS YEAR, AND DISCUSSED WITH MR BEN  
 NEUMAN (INFRA SYS LTD) ON WHAT COULD BE DONE  
 TO ALLEVIATE THIS INCREASING NOISE. I GAVE WHAT  
 RECOMMENDATIONS I COULD, HOWEVER HE WAS DOUBTFUL  
 THAT ANY REALISTIC SOLUTIONS COULD BE  
 FOUND. I ALSO LEFT A WRITTEN COMMENT ON  
 MY CONCERNS AND OPPOSITION TO THE FUTURE  
 TURNING OF 67 ST.

TH/2



THE REASON I AND MY WIFE OPPOSED THIS FUTURE TWINNING, IS THAT THE FUTURE INCREASE OF NOISE WILL MAKE AN INTOLERABLE SITUATION, IMPOSSIBLE TO LIVE WITH, NEXT YEAR.

I CONTACTED MR HASLOP (REF C) TO ASCERTAIN WHAT WOULD BE DONE TO SHELTER MY RESIDENCE FROM THIS INCREASING NOISE. HE STATED THAT HE WAS NOT HOPEFUL FOR A NOISE SOLUTION BECAUSE MY RESIDENCE WAS TOO CLOSE TO PAMELY & 67 ST TO EFFECTIVELY PUT UP ANY BARRIERS THAT WOULD WORK. MY PROPERTY IS APPROXIMATELY 10 FEET FROM PAMELY, AND 25 FEET FROM 67 ST. HE FURTHER STATED THAT 100K COULD BE SPENT WITH ~~MINIMAL~~ ~~EFFECTIVENESS~~ MINIMAL EFFECTIVENESS.

THROUGHOUT THIS ORDER I HAVE CONTACTED MR BEL HIGHER ON NUMEROUS OCCASIONS, AND I HAVE FOUND HIM TO BE MOST HELPFUL, AND GREATLY APPRECIATE HIS EFFORTS ON MY BEHALF.

MY WIFE AND I HAVE LIVED IN OUR RESIDENCE SINCE 1989 AND SINCE 1995 THE TRAFFIC NOISE HAS INCREASED DRAMATICALLY. INDEED AT PRESENT IT INCREASES DAILY. IT HAS RECENTLY BEGUN TO EFFECT OUR MORNING DUE TO STRESS ON NOT BEING ABLE TO SEE OUR RESIDENCE, UNLESS AT A CONSIDERABLE LOSS, NOR BEING ABLE TO LIVE HERE DUE THE STEADY INCREASING NOISE.

THEREFORE my WIFE AND I HEREBY  
Request that (1) ADEQUATE NOISE REDUCTIONS  
Be implemented, OR (2) that the city OF  
Red Deer purchase my Residence AT  
MARKET VALUE. I KNOW THAT RESIDENCES  
 HAVE BEEN PURCHASED BY THE CITY IN THE  
 PAST, ON CONSTRUCTION OF "TAYLOR DRIVE"  
 DUE TO NOISE TRAFFIC INCREASE

BOTH my WIFE AND I WILL BE ATTENDING  
 CITY COUNCIL MEETING ON 15 JUNE 98, SHOULD  
 YOU WISH TO ADDRESS THIS ISSUE.

SINCERELY

B Z Lynel

4 PEARSON CRES.

RED DEER AB, T4P 1L9

DISTRIBUTION LIST

CITY COUNCIL COMMISSIONER  
 ENGINEER DEPARTMENT

THE CITY OF RED DEER CLERK'S DEPARTMENT		
RECEIVED		
TIME		
DATE	June 3/98	
BY		

15 Sep 97

## DISTRIBUTION LIST

TO City Hall

I WISH TO COMPLAIN ABOUT THE NOISE MY RESIDENCE IS BEING BOMBARDED WITH, SINCE THE CITY HAS DESIGNATED 67ST, PAST THE SOUTH SIDE OF PINE AS A COMMERCIAL TRUCK AND HAZMAT ROUTE, SINCE APPROX 1 1/2 YEARS AGO. THE NOISE TO MY RESIDENCE HAS BEEN HORRIFIC! THE NOISE BARRIER SITED BETWEEN 67ST AND <sup>my</sup> ~~my~~ RESIDENCE IS COMPLETELY INADEQUATE, AS THE TRUCK EXHAUST STACKS ARE SOMETIMES 4 FEET ABOVE THE BARRIER, AND THE SOUTH AND EAST OF MY RESIDENCE IS CONTINUOUSLY BEING BOMBARDED BY TRUCK BLASTS, SQUELLING AIR BRAKES, CONSTANT GEARING UP + DOWN FROM TRUCKS PASSING THROUGH THE LIGHTS. THE 67ST ROAD THROUGH THE LIGHTS HAS GREATLY DETIORATED IN THE PAST YEAR, AND WHEN HEAVY TRUCKS AND SEMI-TRAILERS TRUCKS HIT THESE DEPRESSIONS IN THE ROAD, WHEN CARRYING A LIGHT LOAD, CAUSING A SERIES OF CRASHES, SIMILAR TO CLAPS OF THUNDER, AND HEAVY COMMERCIAL TRUCKS PASSING MY HOUSE OFTEN USE THEIR ENGINE RETARDANTS, BOTH DAY AND NIGHT.

THE ENTRANCE + EXIT TO 67ST THROUGH PAMELY ST HAS ALSO ~~become~~ become VERY NOISY, AS MANY OF THE CARS USE THIS AS A SHORT CUT + THROUGH PINE, AND AS A MINI DRAG STRIP

B/2

THE NOISE AND VEHICLE EXHAUST SMELL HAS BECOME SO TERRIBLE, WE CANNOT USE AND ENJOY OUR BACK YARD. INDEED WE CANNOT HEAR OURSELVES TALK IN THE YARD.

~~AND AS A MINI BOAG STAIR~~ THE SIGN ON THE ENTRANCE TO PAMELY STATES "LOCAL TRAFFIC ONLY". WHAT A JOKE, AS UP TO 70% OF TRAFFIC USE THIS AS A SHORT CUT, AND EVEN HEAVY COMMERCIAL TRUCKS AND SEMIS ARE USING IT NOW. FROM WHAT I HAVE OBSERVED, LAW ENFORCEMENT IS VIRTUALLY NOT EXISTENT, TO ENFORCE SPEED REGULATIONS ON PAMELY. THERE IS A CONTINUOUS LINE OF CARS AND HEAVY TRUCK ON THE EAST END OF PAMELY, ADJACENT TO MY RESIDENCE WAITING TO TURN LEFT TO 67ST. THIS CAUSE CONSIDERABLE NOISE AND AIR POLLUTION, AND IS VERY ANNOYING AS I KNOW 70% ARE USING THIS ROUTE AS A SHORT CUT.

WE PURCHASED ~~THE~~ OUR RESIDENCE APPROX 7 YEARS AGO, AND IT WAS AN EYE SORE TO THE ENTRANCE TO PINES, AND MY WIFE AND I, SPENT CONSIDERABLE TIME AND MONEY TO UPGRADE THE OUTSIDE OF OUR RESIDENCE. LIVING HERE IN PINES WAS GREAT, UNTIL LAST SPRING, WHEN COMMERCIAL TRUCKS BEGAN TO USE 67ST, PAST OUR RESIDENCE, ON A CONTINUOUS BASIS. I CONTACTED CITY HALL, BOTH TRAFFIC ~~AND~~ AND ENGINEERING SECTION LAST SPRING WITH HOPES THAT AN EFFORT WOULD BE MADE TO DECREASE THIS NOISE, TO NO AVAIL.

I WAS CONTACTED BY THE CITY ENGINEERING, WHILE ADMITTING THE NOISE WAS EXTREME, BUT NOTHING WOULD BE DONE TO ALLEVIATE TRAFFIC NOISE! 1/2

Due to the TRAFFIC NOISE, my WIFE AND I decided to sell our home, AT BELOW VALUE with "REMAX" REAL ESTATE. Prospective buyers liked the house + property, but NO OFFERS were tendered DUE to the NOISE!

I REALIZE THAT CITY COUNCIL HAS TO MAKE DECISIONS FOR THE BENEFIT OF THE CITY, HOWEVER SAFE GUARDS to NOISE SHOULD HAVE BEEN implemented prior to designating this as a COMMERCIAL TRUCK + HAZMAT ROUTE. Now my WIFE AND I, ARE LIVING IN A HOME, WHERE WE SPENT OUR LIFE SAVINGS ON, WHICH WE CAN'T SELL, UNLESS AT A CONSIDERABLE LOSS, AND THAT WE CAN'T EVEN OPEN OUR WINDOWS AT NIGHT, IN HOT WEATHER, BECAUSE OF THE NOISE, AND INDEED even with the windows CLOSED, THE NOISE IS VEXING.

we don't expect MIRACLES, But we ARE URGENTLY REQUESTING CITY COUNCIL to come up with some SOLUTIONS to this depressing PROBLEM. Pls contact US AT:

CF LYNCH

4 PEARSON CREW

TPP IL9

347-0249

*[Signature]*

#### DISTRIBUTION LIST

MAYOR GAIL SURKAN  
CITY COMMISSIONERS  
ENGINEERING Department  
TRAFFIC Section

DATE: September 26, 1997  
TO: City Clerk  
FROM: Engineering Services Manager  
RE: **TRAFFIC NOISE - 67 STREET AND PAMELY AVENUE**  
**MR. C. F. LYNCH**

---

Mr. Lynch is registering a complaint regarding the increase in traffic noise adjacent to his residence due to increased traffic volume which includes a high percentage of heavy trucks and hazardous goods. While we have no current information relative to the noise levels, we would like to draw Council's attention to the following:

1. This portion of 67 Street was opened to traffic in 1988. During the design phase, a noise evaluation of the anticipated traffic was completed which resulted in the construction of the precast concrete wall on the north side of 67 Street in the area of the Pamely Avenue intersection. During the evaluation, it was indicated that attenuating traffic noise at an intersection would be difficult due to the opening in the wall for the intersection.
2. We have monitored the traffic volume since the opening of the 67 Street River Bridge. In 1989 there were 9,000 vehicles per day two-way total, compared to the 1996 volume of 14,100. This is an increase of approximately 57%.
3. The 1996 General Transportation Study predicts that the traffic volume by population level of 68,000 will reach 15,300 vehicles per day. Even though the current population is at 88% of the population horizon, we are at 92% of the predicted volumes, likely due to increasing activity at the petrochemical industry east of the City.
4. The 1996 General Transportation Study recommends that the twinning of the 67 Street River Bridge be in place by the 68,000 population level. It goes on to state that due to the significant grades on both sides of the river valley and the lack of truck climbing lanes, the widening of the roadway is warranted now. It is becoming apparent from the existing traffic volumes and recent noise complaints along 67 Street, that the City should be considering advancing this two year construction project to the years 1998 and 1999. This is reflected in the 1998-2000 Budget to be presented to Council in January 1998.

City Clerk  
Page 2  
September 26, 1997

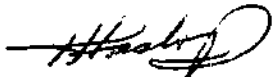
5. The capacity of a two-lane roadway is typically between 15,000 to 20,000 vehicles per day, depending on the number and spacing of intersections and other restrictions such as driveway access points. At capacity, the roadway is operating at a level of service between Level D and Level E. (Level A is the best traffic flow with no restrictions, and Level E is full lane occupancy with Level F being "grid lock" traffic conditions.) Allowing for some increase in traffic since last measured in 1996, this section of 67 Street is between 75% and 100% of theoretical capacity.
7. The 67 Street corridor, from Highway 2 to 30<sup>th</sup> Avenue, was designated as a truck route and a dangerous goods route from the time that the current bridge opened (1988).

### **RECOMMENDATION**

We appreciate the concern expressed by Mr. Lynch. In view of this concern, we would respectfully recommend that this matter be addressed during the design phase of the twinning of the 67 Street Roadway and River Bridge. At that time a noise study can be undertaken along 67 Street and modifications to the existing noise wall and/or additional noise attenuation features can be determined and included in the construction phase.

In the interim, Council may wish to consider posting "No Heavy Vehicle" signs on Parnely Avenue and on Piper Drive and request that the RCMP actively enforce this area.

The matter of shortcutting traffic using the Parnely Avenue/Piper Drive routes has been before Council many times before with no mutually agreeable solution arrived with the Pines Community.



Ken G. Haslop, P. Eng.  
Engineering Services Manager

- c. Director of Development Services
- c. Public Works Manager
- c. Principal Planner
- c. Fire Chief
- c. R.C.M.P.

**THE CITY OF RED DEER**

**67 STREET & 30 AVENUE  
ROAD & BRIDGE CONSTRUCTION  
STAGE 2  
1998 PRELIMINARY DESIGN**

**JUNE 1998**





## EXECUTIVE SUMMARY

### Background

The initial two lanes of 67 Street and 30 Avenue (Pamely Avenue to 55 Street), including bridges, were opened in 1988. The design of this facility anticipated the ultimate four lane construction. The City is now proposing to twin the road and bridges in this area. The work will consist of approximately four kilometers of roadway, a bridge crossing the CN Railway, and a bridge crossing the Red Deer River, Riverside Drive and 45 Avenue (refer to the attached Exhibit 1.1).

The City hired Infrastructure Systems Ltd. (ISL) in March, 1998 to undertake the preliminary engineering study for the twinning of 67 Street and 30 Avenue as shown on the attached plan. The study deals with the following key components of the proposed project and provides recommendations:

- analyze existing and projected traffic volumes
- assess requirements for traffic signals
- preliminary design of the roadway widening
- preliminary design of the river bridge and the CN overpass
- obtain approvals in principle from various agencies
- undertake a storm water modeling study
- review performance of existing pavement
- identify environmental issues
- investigate noise attenuation measures
- seek public input
- develop an implementation schedule for the project
- prepare a cost estimate for the project.

## Study Findings

Existing traffic volumes were counted and traffic volumes were forecasted for future population horizons (68,000; 85,000; and 115,000). The existing two lane roadway is operating at Level of Service E which means that this facility is at full capacity and subject to major delays during peak hours. There is full justification for immediately expanding this roadway to four lanes. The four lane roadway will operate at an acceptable level of service at the future population horizons.

Climbing lanes will not be required on this facility after it is widened to four lanes. Based on the traffic signal analysis that was done for various intersections, only the intersection of 67 Street and 30 Avenue will require signals at this time. Geometric improvements will be made to the intersection of 67 Street and Riverside Drive to accommodate truck turning movements.

The sidewalk and bikeway needs were reviewed and no additional bikeway construction is recommended due to the relatively high cost of constructing a bikeway on the new river bridge. Installation of a traffic signal at the 67 Street and 30 Avenue intersection will provide a signalized crossing for cyclists and pedestrians.

The river bridge will be designed and tendered on the basis of steel girders similar to the existing bridge. This will provide the most aesthetically pleasing structure within the river valley and adjacent park setting. Based on preliminary estimates, the steel girder option appears to be less costly than precast concrete.

During the preliminary engineering study, ISL contacted various Federal and Provincial agencies regarding the necessary permits for construction of the river bridge, and the preparation of the permit applications is currently underway based on those discussions. CN has provided a letter of approval in principle. The County of Red Deer and Alberta Transportation and Utilities have reviewed the preliminary plans, and both have indicated no major concerns with the proposals.

The performance of the existing roadway pavement has been an ongoing concern relative to the frost heaving conditions. A detailed review of the problem has provided a number of recommendations for corrective action to both the existing roadway and the proposed twinning, generally involving the use of styrofoam insulation on some sections of roadway and regrading of other areas of concern.

Eight existing environmental studies, as well as the Gaetz Lakes Wildlife Corridor Study, were reviewed to identify potential environmental concerns and issues related to this project. The results of this review were presented to the Environmental Advisory Board on May 26, 1998 and they approved the report in principle, subject to further investigation into four items – lighting, wildlife reflectors, moose gates and recommendations contained in the Gaetz Lakes Wildlife Corridor Study. These items will be addressed during the detailed design phase of the project.

Existing noise issues at four locations were reviewed and are addressed in the study. Based on the noise measurements and future projections, and utilizing the City of Red Deer Noise Policy for guidance, this report recommends the construction of a noise attenuation wall on the north side of 67 Street between 59 Avenue and west of 52 Avenue at this time. In the future there will be a need for noise attenuation measures on the south side of 67 Street in the same area. Noise walls will not be required for the properties along the escarpment east of Pamelly Avenue nor adjacent to College Park on the east side of 30 Avenue north of 55 Street. The existing noise wall on the north side of 67 Street near Pamelly Avenue is generally providing adequate noise attenuation, except that there appears to be a problem with a single property on the north west corner of Pamelly Avenue and 67 Street where there is an opening in the noise wall for Pamelly Avenue. More work should be done to determine if there are any feasible solutions to this problem during the detailed design, if Council agrees to include noise attenuation in this project.

Public input on the preliminary design work was obtained at an Open House on May 13, 1998 at the Public Library. The attendance was relatively low; however, the comments are detailed in the report in three categories – environmental, supportive and roadways. The concerns that were raised are addressed in the report.

### **Recommended Plan**

The recommended plan for the twinning of 67 Street and 30 Avenue between Pameley Avenue and 55 Street consists of the following construction elements:

- second half of the four lane divided arterial roadway between the 67 Street/Pameley Avenue intersection and the 30 Avenue/55 Street intersection
- eastbound river bridge over Riverside Drive, the Red Deer River and 45 Avenue
- eastbound overpass over the CN railway tracks
- noise attenuation wall on the north side of 67 Street (59 Avenue to 55 Avenue)
- traffic signals at the 67 Street and 30 Avenue intersection
- items related to addressing environmental issues.

### **Proposed Project Schedule**

The schedule for the project was developed in order to accommodate the timing constraints for working in the Red Deer River. The allowable construction window as established by the Federal Fisheries and Oceans regulations is July 1 to September 15. Detailed design for both the bridge structures and the roadway should commence during the summer of 1998 and be completed by December 1998. The river bridge would then be tendered and the contract awarded in February, 1999.

Construction of the river bridge would commence in August, 1999 with the installation of the temporary construction berms in the river, and the bridge would be completed by August 31, 2000. The roadway construction would occur in 2000 and would also be scheduled for completion by August 31, 2000. The complete facility would be open to traffic by September 1, 2000.



Details of the proposed schedule are shown on the attached bar chart (Exhibit 11-1).

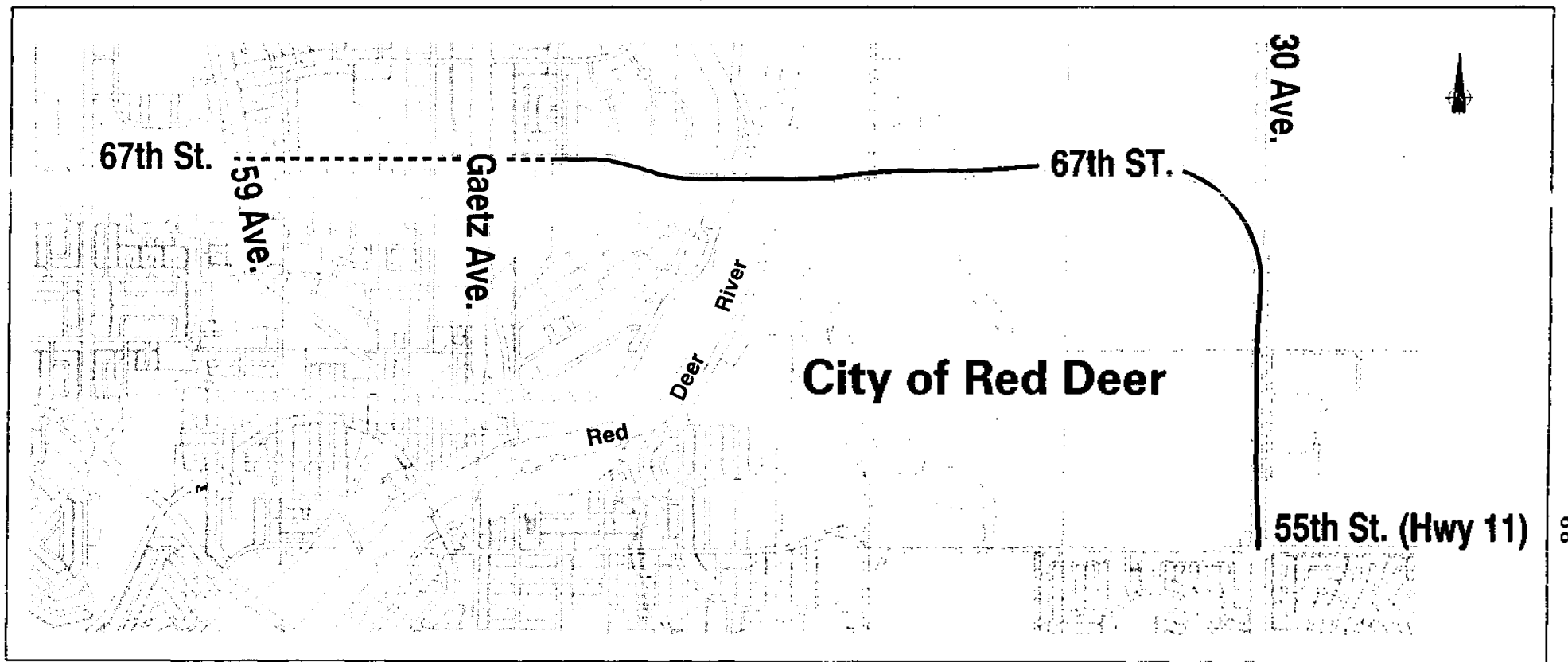
### Cost Estimate

The total estimated cost of the recommended plan is \$10,480,000. with a proposed annual budget requirement of \$500,000. for 1998, \$2,100,000. for 1999 and \$7,880,000. for 2000.

The estimate consists of the following elements:

• Basic project estimate	\$8,950,000.
- Roadways	\$4,120,000.
- Bridges	\$4,830,000.
• Noise wall (north side of 67 Street)	\$200,000.
• Traffic signals (67 Street/30 Avenue)	\$100,000.
• Grind and overlay existing roadway	\$530,000.
• Repair road base on existing roadway	\$250,000.
• Mitigation of frost heave on new roadway	<u>\$450,000.</u>
TOTAL ESTIMATED COST OF RECOMMENDED PLAN	\$10,480,000.

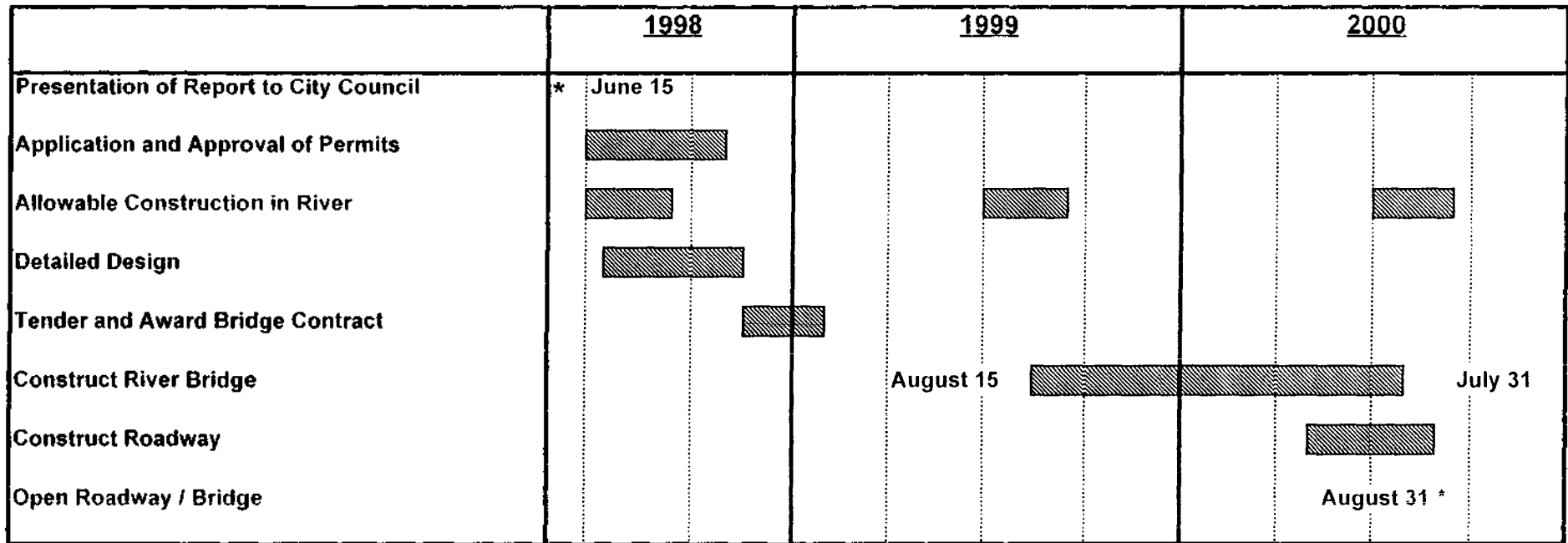
Further details of all elements of the project are contained within the appropriate sections of the Preliminary Design Study which will be available from the Engineering Services Department if any member of Council wishes to review it in more detail.



STUDY AREA  
67 St. / 30 Ave. TWINNING

# PROJECT SCHEDULE

## 67 STREET AND 30 AVENUE TWINNING



**Comments:**

We concur with the recommendations that Council approve the budget and project scope of the construction of the 67 Street and 30<sup>th</sup> Avenue Road and Bridge project.

With respect to Mr. & Mrs. Lynch's concerns regarding traffic noise, we have difficulty considering the purchase of their house as the long term plans for this corridor were in place, as was its designation as a truck route, prior to the Lynchs purchasing this property.

However, we are in concurrence with the Engineering Services Manager, that prior to making any final decisions respecting this problem, a more detailed study and further discussion is required. We recommend that this be done and a report be brought back to Council for consideration

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



# MEMO

---

640-119 U

DATE: September 10, 1999

TO: Mayor  
City Council  
City Manager

FROM: Engineering Services Manager

RE: **67 STREET BRIDGE AND ROAD PROJECT**

---

Council will recall a resolution passed June 15, 1998 wherein a budget of \$10,480,000 was approved and that directed the Administration complete a study as to the possible solutions to the noise concerns expressed by Mr. & Mrs. Lynch living at 4 Pearson Crescent.

As an update to the events that have transpired to date, we are able to provide the following information:

1. The Noise Study concluded that construction of a solid 2.4 m high fence would provide some relief from the current and future noise levels. The estimated noise level reduction after fence installation was approximately 5 decibels. The noise levels were determined to be 59 decibels today with a predicted noise level of 62 decibels in the future. Our current policy indicates that noise mitigation should be considered when noise levels exceed 60 decibels.
2. The City offered to construct the fence on the property line such that maintenance would be the property owners. After receiving competitive quotes, the lowest bid was approximately \$6,000 to install the fence.
3. During our discussions with Mr. Lynch, he indicated that he was trying to sell his house which by the way has been on the market several times during the last two years, but was having no success. Rather than the fence, he now wanted The City to consider reimbursing him for the difference between the sale price of the house and the assessed value that was currently on The City's tax roll.
4. His house sold at a less than market value price of \$123,000. The City tax assessment of this property was approximately \$129,000, resulting in his claim of \$6,000. Lesand and AE Lepage provided market evaluations to Mr. Lynch of \$140,500 and \$135,900 respectively.

# FILE

## Council Decision - June 15, 1998 Meeting

**DATE:** June 16, 1998  
**TO:** Engineering Services Manager  
**FROM:** City Clerk  
**RE:** 67<sup>th</sup> Street and 30<sup>th</sup> Avenue Road and Bridge Project Preliminary Design Study

---

**Reference Report:** Engineering Services Manager dated June 8, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated June 8, 1998, re: 67 Street and 30<sup>th</sup> Avenue Road and Bridge Project - Preliminary Design Study, hereby:

1. Approves a budget of \$10,480,000 to complete the construction of the 67 Street and 30 Avenue Bridge Project as described in the noted report presented to Council June 15, 1998;
2. Agrees that the Administration complete a detailed study as to possible solutions to the noise concerns expressed by Mr. & Mrs. Lynch at 4 Pearson Crescent."

**Report Back to Council Required:** Yes, as directed above.

**Comments/Further Action:**

Please advise this office of the date you anticipate your report being ready for presentation to Council.

I have attached hereto a copy of the correspondence forwarded to Mr. & Mrs. Lynch regarding Council's decision in this regard.



Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Director of Corporate Services  
Director of Development Services

# FILE

## Office of the City Clerk

June 16, 1998

Mr. & Mrs. Lynch  
4 Pearson Crescent  
Red Deer, AB T4P 1L9

Dear Mr. & Mrs. Lynch:

**Re: 67<sup>th</sup> Street & 30<sup>th</sup> Avenue Road and Bridge Project Preliminary Design Study**

At the City of Red Deer's Council meeting held Monday, June 15, 1998, consideration was given to your correspondence dated June 3, 1998. At that meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated June 8, 1998, re: 67 Street and 30<sup>th</sup> Avenue Road and Bridge Project - Preliminary Design Study, hereby:

1. Approves a budget of \$10,480,000 to complete the construction of the 67 Street and 30 Avenue Bridge Project as described in the noted report presented to Council June 15, 1998;
2. Agrees that the Administration complete a detailed study as to possible solutions to the noise concerns expressed by Mr. & Mrs. Lynch at 4 Pearson Crescent."

As directed above, a further report is to be presented to Council in due course addressing your concerns. I will advise you of the Council meeting date at which the noted report will be presented to Council. In the interim, should you have any further questions or require clarification of the above, please do not hesitate to contact me at 342-8132 or Mr. Ken Haslop, Engineering Services Manager at 342-8167.

Sincerely,



Kelly Kloss  
City Clerk

/clr

c     Director of Community Services  
       Director of Corporate Services  
       Director of Development Services

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



**DATE:** June 8, 1998  
**TO:** City Clerk  
**FROM:** Engineering Services Manager  
**RE:** **ANDERS ON THE LAKE SUBDIVISION  
STORM WATER OUTLET LINE**

---

On May 4, 1998, Council approved a budget of \$815,000 for construction of a 1200 m long storm trunk from the proposed storm water pond in the above noted subdivision, westerly to Piper Creek. You may recall that this amount is to be initially funded by the Developer, Red Brook Group 2 Corporation. Repayment to the Developer will be in part from storm off-site levies generated from this development, and the balance is to be repaid without interest in ten annual installments. These payments are to be included in future Storm Off-site Levy Fund expenditure budgets.

The Developer recently tendered this work and found that the project cost will be considerably higher than the budget estimate noted above. The Developer's Consultant, UMA Engineering Ltd., has indicated that the new budget requirement will be approximately \$1,060,000; \$245,000 higher than their original estimate. The main reasons indicated by UMA for the increase in budget are as follows:

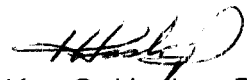
1. Installations of large diameter storm sewers at depths of 8 to 10 m are not common. The Consultant, therefore, had a limited amount of historical information to draw from in developing his cost estimate. This resulted in a somewhat low initial estimate.
2. This installation will be somewhat more difficult than normal because of the close proximity to the TransAlta transmission lines and because of conflicts with City power lines.
3. In order to cross the neighbouring quarter section with the storm line, significant additional costs will be incurred to secure a temporary working easement, install a temporary fence, and to restore the area after construction. These costs were not anticipated, as the Consultant's initial design was based on a storm sewer alignment within the existing TransAlta right of way. This route proved to be unfeasible.

City Clerk  
Page 2  
June 9, 1998

It should be noted that the tendered cost estimates for other items included in the May 4 Council agenda for this project (e.g. 40 Avenue widening, sanitary lift station, force main, trunk extension) are within the budget estimates provided.

### **RECOMMENDATION**

We respectfully request that Council increase the budget for the Anders on the Lake Storm Water Outlet Line to \$1,060,000, as indicated above. As indicated in the previous Council report, this amount is to be initially funded by the Developer, Red Brook Group 2 Corporation. Repayment to the Developer will be in part from storm off-site levies generated from this development (approximately \$40,000), and the balance (approximately \$1,020,000) is to be repaid without interest in ten annual installments (approximately \$102,000 each). These payments are to be included in future Storm Off-site Levy Fund expenditure budgets.



Ken G. Haslop, P. Eng.  
Engineering Services Manager

TCW/emr

- c. Director of Development Services
- c. Director of Corporate Services
- c. Subdivision Administrator
- c. Gary Will, UMA Engineering Ltd.
- c. Red Brook Group 2 Corporation

***Comments:***

We concur with the recommendations of the Engineering Services Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - June 15, 1998 Meeting**

**DATE:** June 16, 1998

**TO:** Engineering Services Manager

**FROM:** City Clerk

**RE:** Anders On The Lake Subdivision - Storm Water Outlet Line

**Reference Report:** Engineering Services Manager dated June 8, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated June 8, 1998, re: Anders On The Lake Subdivision Storm Water Outlet Line, hereby agrees as follows:

1. To increase the budget for the Anders On The Lake Storm Water Outlet Line to \$1,060,000 to be initially funded by Red Brook Group 2 Corporation, the Developer;
2. Repayment to the Developer is to be in part from storm off-site levies generated from this development (approximately \$40,000) and the balance (approximately \$1,020,000) is to be repaid without interest in ten annual installments (approximately \$102,000 each). Payments are to be included in future storm off-site levy fund expenditure budgets,

and as presented to Council June 15, 1998."

**Report Back to Council Required:** No

**Comments/Further Action:**

I trust you will be advising UMA Engineering Ltd. and Red Brook Group 2 Corporation of Council's decision in this regard.

  
Kelly Kloss  
City Clerk

/clr

c Director of Corporate Services  
Director of Development Services  
Subdivision Administrator

**DATE:** June 10, 1998

**TO:** City Council

**FROM:** City Clerk

**RE:** *Written Inquiry -*  
***Request for Information on Non-Tendered Services: Councillor Dawson***

---

At Council's meeting held Monday, June 1, 1998, Councillor Dawson submitted the following *Request for Written Information* regarding non-tendered services:

*"Please provide a report on services or other acquisitions The City is not tendering for and the reasons for not tendering, i.e. Long Distance Telephone Services, Auditing, Legal Services, other."*

The information requested is currently being compiled, however will not be available in time for the June 15<sup>th</sup> Council Meeting. If Council is in agreement, the information will be presented to a future meeting of Council.



Kelly Kloss,  
City Clerk

/clr



***Comments:***

We concur that as the information requested has not been finalized, the Written Inquiry be deferred to a future meeting of Council.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# FILE

## Council Decision - June 15, 1998 Meeting

**DATE:** June 16, 1998

**TO:** Councillor Dawson

**FROM:** City Clerk

**RE:** Request for Information on Non-Tendered Services

**Reference Report:** City Clerk dated June 10, 1998

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated June 10, 1998 re: Written Inquiry from Councillor Dawson dated June 1, 1998 - Request for Information on Non-Tendered Services, hereby agrees that the Administration be directed to prepare the necessary reports to address the noted Written Inquiry and to present same at a future meeting of Council."

**Report Back to Council Required:** Yes

**Comments/Further Action:**

As directed above, the necessary reports are forthcoming and will be presented to Council at a future meeting



Kelly Kloss  
City Clerk

/clr

c     Director of Community Services  
       Director of Corporate Services  
       Director of Development Services

# **BYLAW NO. 3156/P-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer.

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

- 1 Section 55 "Exceptions Respecting Land Use" is hereby amended by replacing the phrase "Bay #1" with "Bays #1-4" in the following subsection:

"(4) (b) A.A.H.A. Training Program and distribution of materials on:

- (i) Bays #1-4, Lot 4, Block 4, Plan 792 3149 (#1, 7875-48 Avenue)"

READ A FIRST TIME IN OPEN COUNCIL this 19 day of May A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/R-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 14/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

---

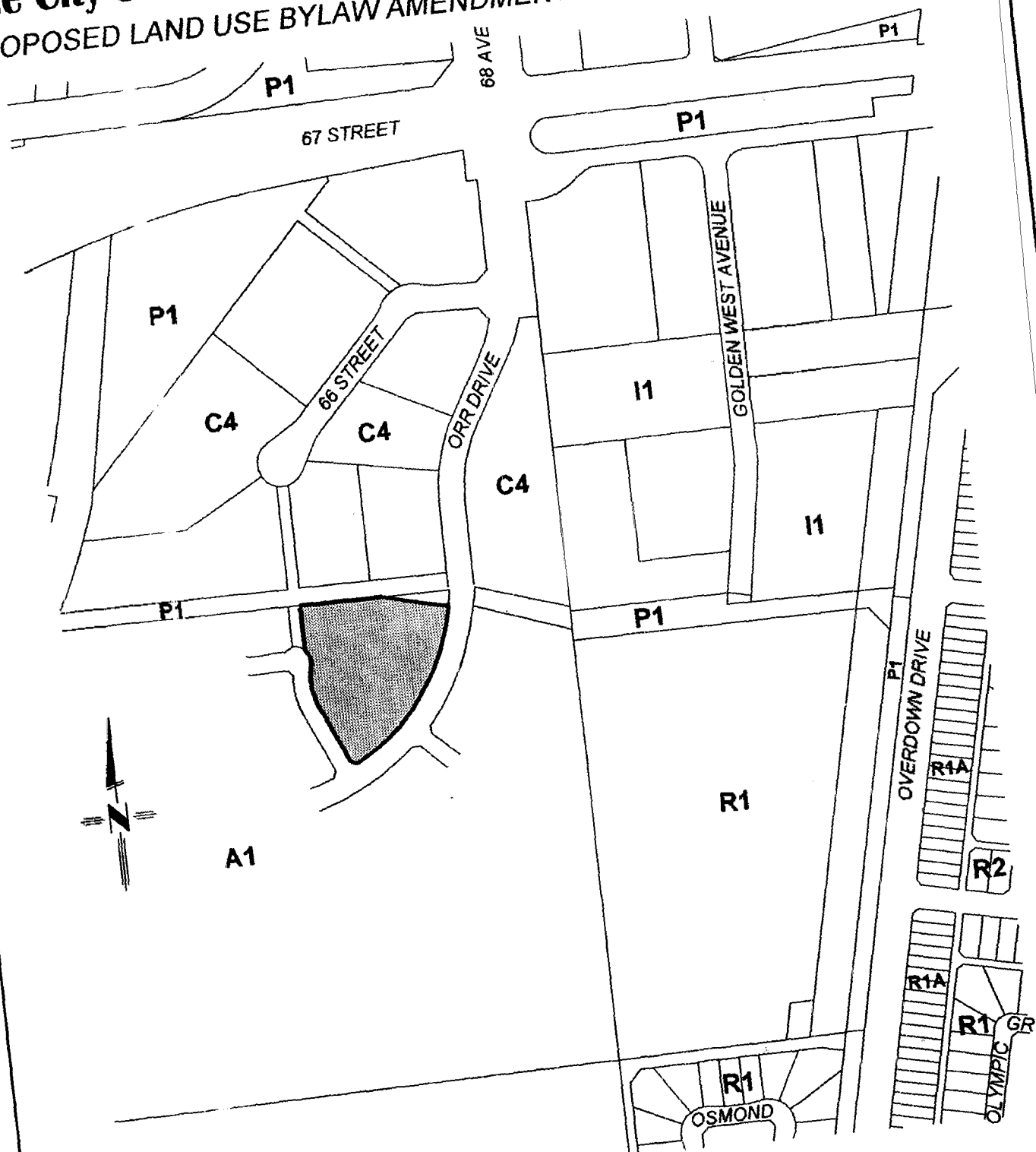
MAYOR

---

CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**Change from: A1 to R2**

**AFFECTED DISTRICTS:**

A1 - Future Urban Development

R2 - Residential (Medium Density)

MAP No. 14 / 98  
BYLAW No. 3156 / R - 98

**BYLAW NO. 3156/S-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 15/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

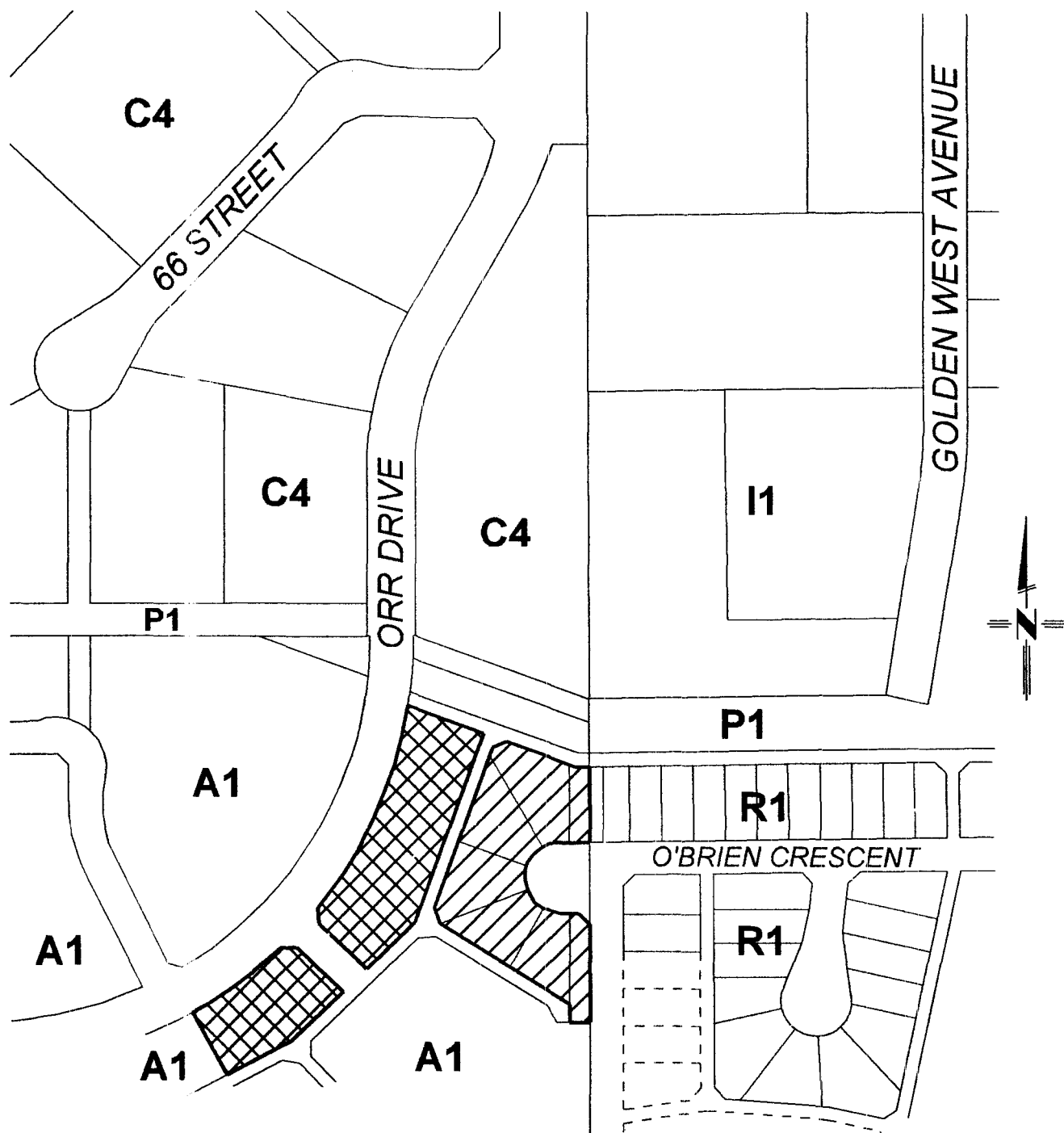
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from: A1 to R1



AFFECTED DISTRICTS:

A1 to R1A



A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 15 / 98

BYLAW No. 3156 / S - 98

**BYLAW NO. 3156/T-98**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map F14" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 16/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

\_\_\_\_\_  
MAYOR

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



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

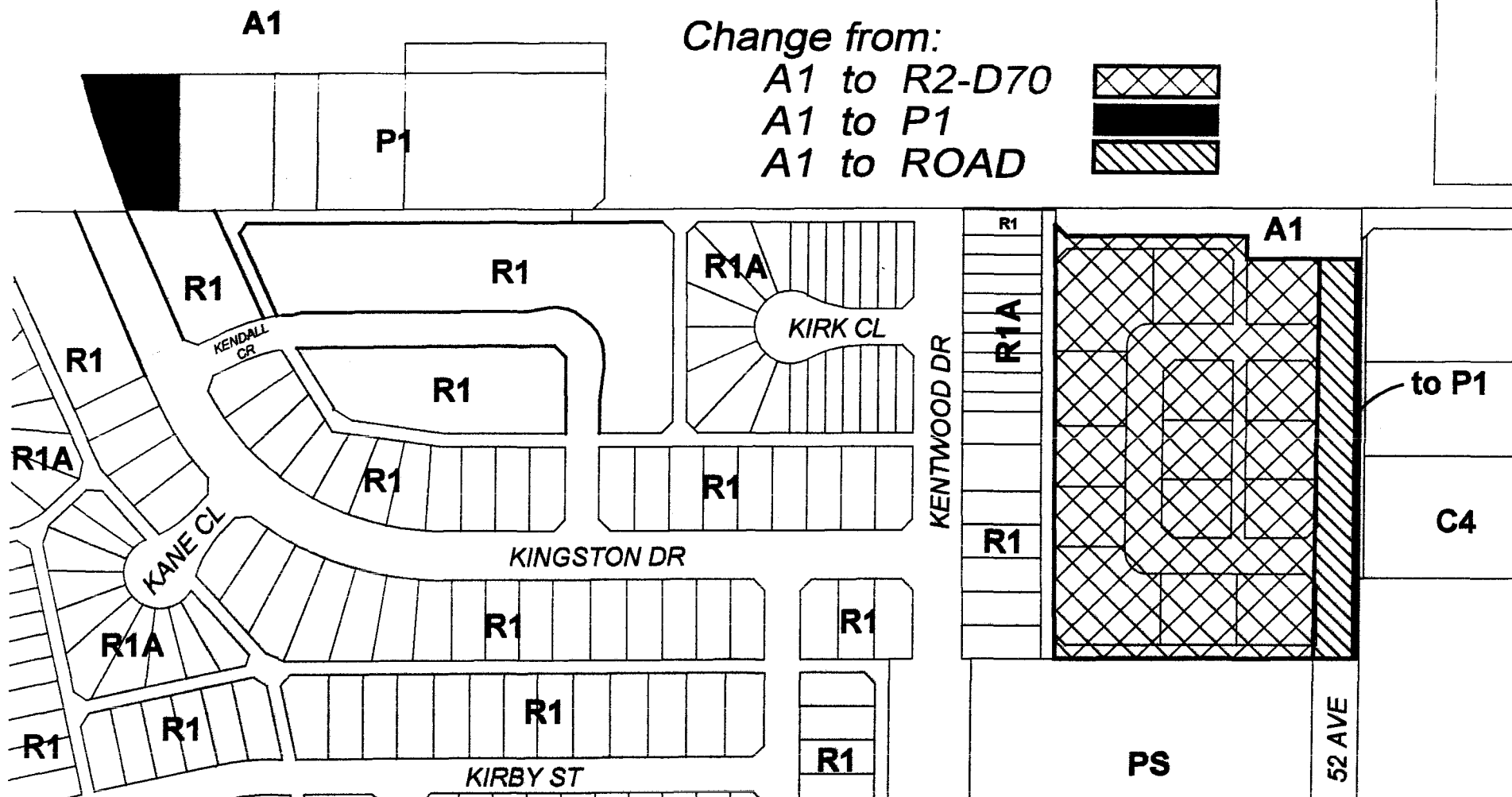


Change from:

A1 to R2-D70

A1 to P1

A1 to ROAD



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R2 - Residential (Medium Density)

D70 - Maximum Density of 70 persons per hectare

P1 - Parks & Recreation

MAP No. 16 / 98  
BYLAW No. 3156 / T - 98

**BYLAW NO. 3213/98**

Being a bylaw of the City of Red Deer to adopt the Northwest Area Structure Plan in 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 That Bylaw No. 3071/92 is hereby repealed.
- 2 That Schedule "A" attached hereto is hereby adopted as the Northwest Area Structure Plan in the City of Red Deer.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

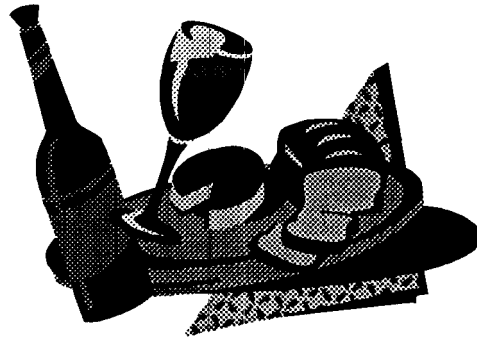
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1998.

**NOTE: Schedule "A" is included as an attachment to this Agenda.**

\_\_\_\_\_  
MAYOR

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



## **Supper Break Council Meeting June 15**

Recently Council agreed that the location for supper could be altered from the regular schedule of restaurants if:

1. requested, and
2. it occurred no more than once every 6 months.

The Normandeau Cultural and Natural History Society have invited Council & Staff for supper as follows:

Location: Kerry Wood Nature Centre

Transportation: A Transit Bus will drive us to and from Kerry Wood. The Bus will be parked **just west of the RCMP entrance across from the Library south entrance.**

Time: We hope to leave City Hall between 5:30 & 5:45 and return to City Hall by 7:00

Kelly Kloss  
City Clerk