

COUNTER
COPY

ADDITIONAL AGENDA

FOR THE REGULAR MEETING OF RED DEER
CITY COUNCIL TO BE HELD ON **MONDAY, JULY 6, 1992,**
IN THE COUNCIL CHAMBERS OF CITY HALL,
RED DEER, COMMENCING AT 4:30 P.M.

- 1) Bylaws and Inspections Manager - Re: Unsightly Premises/19 Woodsworth
Close .. 1 ✓
- 2) Red Deer Visitor & Convention Bureau - Heritage Ranch Equestrian
Services .. 3

NO. 1

DATE: July 2, 1992
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **UNSIGHTLY PREMISES/19 WOODSWORTH CLOSE
LOT 22, BLOCK 42, PLAN 605 T.R.**

Could you please place the following item before City Council, at their meeting of July 6, 1992, for their consideration?

We have received complaints from residents within the area that the property at 19 Woodsworth Close has deteriorated to an unsightly condition, by means of mattresses, household furnishings, fencing material, and other miscellaneous debris, which have been discarded at the rear of the property, in addition to being overgrown with tall grass and weeds. The owners of the property are Michelle Arlene Wiseman and David J. Brunner, of the same address.

To date, this department has sent three (3) letters to the registered owners, on May 13, 1992, May 20, 1992 and June 18, 1992, requesting that the property be cleaned up, but inspections have revealed that the items noted still remain at the rear of the property. We recommend that Council declare the site as unsightly, as defined in the Nuisance Bylaw 3034/91, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to cut the grass, and remove the discarded items from the property.

Should the owner fail to remedy this condition, City forces will be authorized to remove same, with all costs incurred being charged against the property as taxes due and owing.

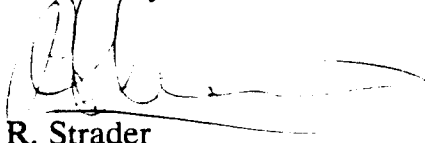
If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that Council, being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of tall grass, mattresses, household furnishings, fencing material and other miscellaneous debris discarded at the rear of the property, Michelle Arlene Wiseman and David J. Brunner, being the registered owners of 19 Woodsworth Close, in the City of Red Deer, Province of Alberta (hereinafter described as the 'premises'), be and are hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to cut the grass and remove the mattresses, household furnishings, fencing material and

19 Woodsworth Close
July 2, 1992
Page 2

other miscellaneous debris, failing which the Bylaws & Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Michelle Arlene Wiseman and David J. Brunner, and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,



R. Strader
Bylaws & Inspections Manager
BUILDING INSPECTION DEPARTMENT

/pr

Commissioners' Comments

We would concur with the recommendation of the Bylaws & Inspections Manager.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner



July 2, 1992

Mayor McGhee and Members of Council
The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor McGhee and Members of Council:

The Red Deer Visitor and Convention Bureau is delighted with our new home at Heritage Ranch. Since opening the visitor information centre here in mid-April, over 10,000 people have visited the centre.

The Visitor Bureau's renovation of Heritage Ranch to serve as Red Deer's visitor information centre, and our operational plans for the balance of our lease, are based on sharing this site with an equestrian operator. We enjoy a good working relationship with the current operator.

Now that our centre is fully operational we look forward to increased cooperation with the equestrian operator to provide services and programming at Heritage Ranch. This will enhance the experience we provide to visitors and to residents using this part of Waskasoo park.

Yours truly,

Wendy Martindale

Wendy Martindale
Manager
RED DEER VISITOR AND CONVENTION BUREAU

WM/th

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

DOUBLE REGISTERED

July 8, 1992

Michelle Arlene Wiseman and
David J. Brunner
19 Woodsworth Close
RED DEER, Alberta
T4N 5L9

Dear Sir/Madam:

RE: UNSIGHTLY PREMISE - 19 WOODSWORTH CLOSE, RED DEER

I would advise that Council of The City of Red Deer at its meeting held on Monday, July 6, 1992, passed the following motion regarding the above matter.

"RESOLVED that Council of The City of Red Deer, being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of tall grass, mattresses, household furnishings, fencing material and other miscellaneous debris discarded at the rear of the property, Michelle Arlene Wiseman and David J. Brunner, being the registered owners of 19 Woodsworth Close in the City of Red Deer, Province of Alberta (hereinafter called 'the premises') be and are hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to cut the grass and remove the mattresses, household furnishings, fencing material and other miscellaneous debris, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work to be done, in which case the cost thereof shall be charged to Michelle Arlene Wiseman and David J. Brunner, and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

....2

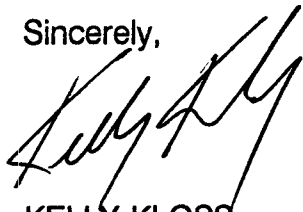
*a delight
to discover!*

Michelle Arlene Wiseman and
David J. Brunner
July 8, 1992
Page 2

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

Your co-operation in this matter would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Bylaws and Inspections Manager

A G E N D A

* * * * *

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, JULY 6, 1992,

COMMENCING AT 4:30 P.M.

* * * * *

(1) Confirmation of the Minutes of the Meeting of June 22, 1992. PAGE

(2) **UNFINISHED BUSINESS**

- | | | |
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| 2) | City Clerk - Re: Alderman Surkan/Notice of Motion/Public Drop-Off Point/White Bond and Computer Paper | .. 6 |
| 3) | City Clerk - Re: Sunnybrook Bakery and Deli/Signage | .. 8 |
| 4) | Assistant City Clerk - Re: Alarm Bylaw Amendment 3017/A-92/Alderman Lawrence/Notice of Motion | .. 13 |

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

- | | | |
|----|---|-------|
| 1) | E.L. & P. Manager - Re: Alberta Electric Energy Marketing Act/City of Red Deer 1993 Transmission Compensation | .. 20 |
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6)	Red Deer Association for the Mentally Handicapped - Re: Request for Refund of 1992 taxes for seven homes being built this year	.. 118
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(6) **PETITIONS & DELEGATIONS**

- 1) Sheane Meikle - Re: Request to allow Sunnybrook Grocery Store Sign to be located along 32 Street Boulevard . . 140

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- 1) Assistant City Clerk - Re: Alderman Campbell/Electron Board for registering Council votes . . 157
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- 1) 3017/A-92 - Re: Alarm Bylaw Amendment/False Alarms - 3 readings . 13

Committee of the Whole

- 1) Land Matter
- 2) Administrative Matter

NO. 1

DATE: June 24, 1992
TO: City Council
FROM: Assistant City Clerk
RE: HERITAGE RANCH EQUESTRIAN SERVICES

The above matter was considered at the Council meeting of June 22, 1992 and at which meeting the following motion was introduced.

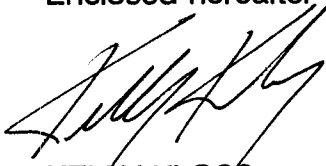
Moved by Alderman Statnyk, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer hereby approves entering into a contract to be prepared by the City Solicitor, with Rocky Mountain Retreat Ltd. for Equestrian Services at Heritage Ranch for a five-year term commencing in October 1992 with a fee for service of \$30,000 being reduced by \$2,000 per annum commencing in 1993 and the contractor assuming responsibility for utility costs in the ranch residence commencing October 1, 1992 and for the duration of the contract, and as recommended to Council June 22, 1992."

The above resolution, however, was tabled pending receipt of additional information with regard to usage, cost of operations, revenues, subsidies, etc. In addition, the following resolution was passed.

"RESOLVED that Council of The City of Red Deer hereby agrees that the administration review possible alternative uses of the Heritage Ranch Equestrian Facility."

Enclosed hereafter is the information requested.



KELLY KLOSS
Assistant City Clerk

KK/jt

Att.

DATE: June 24, 1992

FILE NO. R-38848

TO: Charlie Sevcik
City Clerk

FROM: Lowell R. Hodgson
Recreation & Culture Manager

RE: HERITAGE RANCH EQUESTRIAN SERVICES

City Council at their June 22 meeting tabled this matter of entering into a new contract for the operation of equestrian services, asking for more information on use of the service and for alternative uses for the facility. The purpose of this memo is to provide that requested information.

The Equestrian Operator reported in 1991 that there 4,498 on hay rides, 1,027 on trail rides, 927 on pony rides, and 36 in Kids' Camps for a total utilization of 6,488. These statistics are down slightly from 1990, yet up considerably from 1989 and years earlier. These are the "paying customers" and do not include the hundreds and perhaps thousands who simply come out to "pet a nose" or to see other animals at the Ranch. I would, therefore, caution Council in using the statistics we have to determine the level of subsidy per facility user, as we indeed do not have accurate numbers for this. Likewise, we do not have statistics on the thousands of individuals who go through the park annually--hiking or on bicycles, cross country skiing, or picnicking--nor do we have a breakdown on the number of local versus out-of-town users; however, I think the "pay for service" patrons are primarily city residents.

Heritage Ranch use has increased significantly in the last three years, due in part to improved services by the Equestrian Operator and with our Department's Annual Winter Fun Fest and the Heritage Day Celebrations, you can conservatively add another 6,000 to 8,000 who are using these facilities. That is why I am convinced that the use of this park is reasonably significant even if the numbers involved in the Equestrian Services are not as high as we might have first anticipated.

The 1992 Budget for Heritage Ranch Operations is \$90,491.00, down from \$97,710.00 in 1991. These expenditures are for all utilities (telephone, power, and gas), property taxes, repair and maintenance of the buildings, roadway and parking lot sweeping and snow removal, janitorial services, contractual services (plumbing, heating, septic tank), general supplies, etc. Included in this amount is \$30,000.00 for the Equestrian Lease and Site Security. Revenue for this budget is \$1,500.00 from the Visitor and Convention Bureau and the remainder from the Urban Parks grant. No city taxes are utilized for this operation.

In considering the fee for service, Council is also reminded that this fee covers much more than the Equestrian Services. By agreement, we have on-site adult supervision and security 24 hours a day every day of the year. This contractor lives on the site and is required to open and close the park gates every day at prescribed times and also to make a sweep through the entire park at least once a day in providing information and security services. Our investment in facilities at this park is very significant, and I believe we get good service in security through this fee.

This operator is becoming more successful each year as he better establishes himself in the facility, and it is for this reason that he is prepared to accept a reduced fee for service commencing in 1993 if he is given a five-year contract. As his business grows, our fee for service decreases. In the last year of this proposed contract, the fee will be \$22,000 rather than the \$30,000 in Year 1. This represents a significant saving for the City and is a commitment on behalf of the Operator to further develop his program and the services he offers there.

Charlie Sevcik
File No. R-38848
June 24, 1992
page 2

Gopher control was raised as an issue during the June 22 meeting, and I can report that the Gopher Control on Site is a function of the Parks Department. It is my understanding that they undertake limited control each spring; however, in light of the extensive infestation now on site, they will perform another mid-season control. They expect this to be an ongoing issue as the gophers will continue to move in from the adjacent natural area where they are protected from these controls.

With respect to alternative uses for Heritage Ranch, I would add that they are limited, and significant expenditures would need to be made to accommodate any of these alternatives. The suggestion was made that this might be an ideal site for a Recreation Vehicle Park, and while this might be appealing to some Highway 2 traffic, we would have large costs in developing a park, and then we would have the ongoing operational costs of it too. It is my belief that any extended campground facilities should be built at the Lions Campground, where we have the infrastructure now in place, an operator who is capable of handling additional units, and where our camping visitors have been brought into our city rather than having them on the outskirts where they might not come in. This would be a much more economical extension of campground facilities in our city, and I believe that the development of an RV Park at Heritage Ranch would be at the expense of the successful operation at the Lions Campground.

A second alternative considered for this site many years ago was that of a golf course, and while there is sufficient land here to accommodate a municipal course, we already have one now at River Bend. The cost of building such a course would also be very significant, and we are committed to a moratorium on major new capital expenditures for a further four-year term. Furthermore, the investment in facilities now at Heritage Ranch would be lost, as they would not accommodate other uses and would have to be substantially demolished.

The Heritage Ranch node of Waskasoo Park has been one of the slowest growth, yet good progress is now being made, and I believe it will continue and be enhanced with the Visitor and Convention Bureau now located on this site. I feel the potential for additional tourist visitations is there, and with more special event programming planned for this site by the Equestrian Operator and by the Visitor and Convention Bureau, the use it gets will continue to increase. It is for this reason that I reiterate my recommendation and the recommendation of the Recreation, Parks & Culture Board that City Council enter into an agreement with Rocky Mountain Retreat for the provision of Equestrian Services and Site Security at Heritage Ranch for a further five-year term with the same conditions as presented to Council June 22, 1992.



LOWELL R. HODGSON
Recreation & Culture Manager

/mm

c Craig Curtis, Director of Community Services

DATE: June 26, 1992
TO: CITY COUNCIL
FROM: DON BATCHELOR
A/Director of Community Services
RE: HERITAGE RANCH EQUESTRIAN SERVICES

The contract for equestrian services at Heritage Ranch was considered at the June 22, 1992 meeting of Council. The contract was not awarded as Council requested additional information on alternative uses for the Heritage Ranch site. The report from the Recreation & Culture Manager outlines some alternatives and considerations.

Heritage Ranch has operated as an equestrian centre since the start of Waskasoo Park. Each node (major park location, i.e. Bower Ponds, River Bend, Heritage Ranch, etc.) of Waskasoo Park was intentionally planned and developed with a different theme. Heritage Ranch is the only equestrian area in Waskasoo Park. The need for an equestrian area was clearly demonstrated through the public participation process of Waskasoo Park in the early 1980s. Since that time, Heritage Ranch has seen a number of equestrian centre operators. However, over the past 3½ years, the ranch operation has demonstrated significant progress in terms of attendance, quality and variety of services.

The existing ranch operator, Rocky Mountain Retreat Ltd., has marketed the facility and provided an increased range of recreational opportunities. An alternate use for the Heritage Ranch site would negate the progress made in establishing this site as a successful equestrian centre, and a location for special events (i.e. Winter Fun Fest).

The report from the Recreation & Culture Manager outlines alternate uses as a campground or golf course, and I agree with his conclusion that these uses are not appropriate at Heritage Ranch for the following reasons:

- a ranch facility is necessary in accordance with the public requests in the Waskasoo Park Master Plan;
- Heritage Ranch is considered a natural area;
- existing improvements and structures are only conducive to an equestrian operation without considerable capital expenditures;
- an alternate or different type of recreational opportunity is not perceived as necessary at this time in Waskasoo Park;

City Council
June 26, 1992
Page 2

- the Red Deer Visitor & Convention Bureau, Tourist Information Centre has already stimulated an increase in the profile, visitation and use of this site as an equestrian facility.

In view of the above, I recommend that Heritage Ranch remain as an equestrian facility, and that Rocky Mountain Retreat Ltd. be issued the contract for equestrian services. Their proposal to decrease the fee for service (security and supervision fee) by \$2,000/annum, over the 5 years of the proposed contract, demonstrated their and the administrations confidence in the successful operation of this facility. There are no tax funds utilized in the operation of this facility and there is a 60-day cancellation clause proposed in the respective contract.

RECOMMENDATION

That City Council approve entering into a contract with Rocky Mountain Retreat Ltd. to be prepared by the City Solicitor to offer equestrian services at Heritage Ranch for a 5-year term commencing October 1992, with a fee for service of \$30,000 being reduced by \$2,000 per annum commencing 1993, and that the contractor assume responsibility for utility costs in the ranch residence commencing October 1, 1992 and for the duration of this contract.



DON BATCHELOR

:ad

- c. Lowell Hodgson, Recreation & Culture Manager
Harold Jeske, Facilities Superintendent

Commissioners' Comments

We believe that the attached report answers the questions posed by Council.
We would recommend that Council award the contract as outlined.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

Unf.

DATE: June 24, 1992

TO: Recreation & Culture Manager

FROM: City Clerk

RE: HERITAGE RANCH EQUESTRIAN SERVICES

I would advise that the report dated May 20, 1992 from the Recreation, Parks & Culture Board pertaining to the above received consideration at the Council meeting of June 22, 1992 and at which meeting the following resolution was introduced.

"RESOLVED that Council of The City of Red Deer hereby approves entering into a contract to be prepared by the City Solicitor, with Rocky Mountain Retreat Ltd. for Equestrian Services at Heritage Ranch for a five-year term commencing in October 1992 with a fee for service of \$30,000 being reduced by \$2,000 per annum commencing in 1993 and the contractor assuming responsibility for utility costs in the ranch residence commencing October 1, 1992 and for the duration of the contract, and as recommended to Council June 22, 1992."

Prior to voting on the above resolution, however, the matter was tabled pending receipt of further information on the present operation, specifically:

What are the figures on usage?
Are the users of the facility local residents or from outside the City?
What are the costs of the operation?
What are the revenues?
How much is the amount of the subsidy from the City?

We look forward to further information in this regard for inclusion on the Council agenda of July 6th.

In addition, I would advise that a further resolution was passed by Council, as follows:

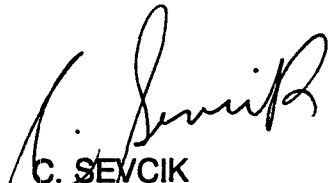
"RESOLVED that Council of The City of Red Deer hereby agrees that the administration review possible alternative uses of the Heritage Ranch Equestrian Facility."

It is appreciated that this review will take some time and that in all likelihood, same will not be received in time for consideration at the July 6th meeting.

Recreation & Culture Manager
June 24, 1992
Page 2

One other item which was raised at the Council meeting when the above matter was considered, is the gopher problem. Apparently the neighbour to the south has complained about the number of gophers that have invaded the fields in this area.

Submitted for your information and appropriate action. If you have any questions, please do not hesitate to contact the undersigned.



C. SEVCIK
City Clerk

CS/jt

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

NO. 5

DATE: May 20, 1992**FILE NO. R-38548****TO: Mayor and City Council****FROM: William A. Hull, Chairman
Recreation, Parks & Culture Board****RE: HERITAGE RANCH EQUESTRIAN SERVICES**

The Recreation, Parks & Culture Board met May 19 and considered the bids recently received for the provision of Equestrian/Security services at Heritage Ranch. This proposal call was issued March 23 with proposal documents sent to the current operator, and an advertisement placed in the City Section of the Red Deer Advocate. The closing date for receiving proposals was April 14, with three bids submitted, along with one employment application. The bids submitted were received from:

1. Greg Cripps
R. R. 4
Red Deer, Alberta
2. Rocky Mountain Retreat Ltd.
Box 641
Red Deer, Alberta
3. Sundance Trail Rides (Ralph Cook)
Sylvan lake, Alberta

Only the first two bidders were interviewed because the fee for service request from Sundance Trail Rides far exceeded what the City is willing or able to pay for this service.

After hearing the results of these two interviews and a full discussion on the terms of this proposed contract, the Board passed the following resolution:

"THAT the Recreation, Parks & Culture Board recommend to City Council entering into a contract, to be prepared by the City Solicitor, with Rocky Mountain Retreat Ltd. to offer equestrian services at Heritage Ranch for a five-year term commencing in October 1992 with a fee for service of \$30,000 being reduced by \$2,000 per annum commencing in 1993 and that the contractor assume responsibility for utility costs in the Ranch residence commencing October 1, 1992, and for the duration of this contract."

Bill Hull per J.H.

Wm. A. Hull

/mm

c Craig Curtis, Director of Community Services

DATE: June 16, 1992

CS-3.676

TO: CITY COUNCIL

**FROM: DON BATCHELOR, A/Director
Community Services Division**

**RE: HERITAGE RANCH:
EQUESTRIAN OPERATION PROPOSALS**

Heritage Ranch has been operated by Rocky Mountain Retreat Ltd. for the last three years, at \$2,500/month fee for service. The contract is now due to expire in October 1992. A proposal call was issued on March 23, 1992. Proposal documents were sent to the current operator, and this business opportunity was advertised in the "City Section" of the Red Deer Advocate. A press release was also sent to the other local media.

Three proposals and one employment application were received, as outlined below.

1. Gregg Cripps, R.R. 4, Red Deer, Alberta
2. Rocky Mountain Retreat Ltd., Box 641, Red Deer, Alberta (present operator)
3. Sundance Trail Rides (Ralph Cook), Sylvan Lake, Alberta
4. Carole Ann Poche, Calgary, Alberta

Only two bids were interviewed, as the last two proposals were not considered reasonable or acceptable in terms of the fee for service request and detail provided.

GREGG CRIPPS

Mr. Cripps's proposal met all of the tender requirements. The hours of operation and the range of services to be provided are very similar to what is currently being provided, as are the user fees for trail rides, hay rides and pony rides. Mr. Cripps would not live on site in the ranch residence. He proposed to hire an elderly couple to live in the residence and to provide supervisory and security services.

Leasehold improvements of \$2,500 was requested of the City by Mr. Cripps.

Financial considerations for providing equestrian services included:

- a) The City of Red Deer would pay \$2,500/month fee for service for the term of the contract (36 months).
- b) Mr. Cripps would pay to the City 10% of gross revenues from the sale of souvenirs.

City Council
Page 2
June 16, 1992
Heritage Ranch Equestrian Operations

ROCKY MOUNTAIN RETREAT LTD. (Stan & Conrad Radke)

This proposal met all of the tender requirements. The hours of operation and range of services are almost identical to what they are currently offering, and they are not proposing any changes to user fees.

Stan and Conrad Radke share in the day-to-day operating responsibilities. They both live at the ranch residence and ensure that either is on site 24 hours a day to provide supervision and security services.

A couple of leasehold improvements are being contemplated at no cost to the City: a small building (wood constructed garden shed) to hold the zoo animals, and minor modifications to the barn floor to improve drainage.

The City of Red Deer would pay the same fee for service of \$2,500/month, as in the Cripps Proposal. Financial considerations for providing equestrian services have been proposed in the form of a reduced fee for service charge. Rocky Mountain Retreat Ltd. agreed to reduce the fee for service by \$2,000 annually during the term of the contract, beginning in the second year. A five-year contract, as opposed to a three-year contract with two one-year renewals, is proposed.

Over the life of this proposed five-year contract, the fee for service reduction would amount to \$8,000.

In view of the above and the proven track record of Rocky Mountain Retreat Ltd., their proposal should be considered for the Heritage Ranch Equestrian Services.

RECOMMENDATION

That City Council approve entering into a contract with Rocky Mountain Retreat Ltd., to be prepared by the City Solicitor, to offer equestrian services at Heritage Ranch for a five-year term commencing in October 1992, with a subsidy of \$30,000 being reduced by \$2,000 per annum commencing in 1993, and that the contractor assume responsibility for utility costs in the ranch residence commencing October 1, 1992, and for the duration of this contract.



DON BATCHELOR

Commissioners' Comments

We concur with the recommendations of the Recreation, Parks & Culture Board.

"R.J. McGHEE",
Mayor

"M.C. DAY",
City Commissioner

:dmg

DATE: July 6, 1992

TO: CITY COUNCIL

FROM: CRAIG CURTIS, Director
Community Services Division

Submitted to City Council

Date:

July 6/92

RE: HERITAGE RANCH EQUESTRIAN SERVICES

RECOMMENDATION

THAT City Council approve entering into a contract with Rocky Mountain Retreat Limited, to be prepared by the City Solicitor, to offer equestrian services and supervision at Heritage Ranch, for a two-year term commencing October 1992, with a fee for service of \$30,000 per annum.


DATE: July 7, 1992
TO: Recreation & Culture Manager
FROM: Assistant City Clerk
RE: AWARD OF TENDER /
HERITAGE RANCH EQUESTRIAN SERVICES

At the Council meeting of July 6, 1992, consideration was again given to the awarding of the tender for the Heritage Ranch Equestrian Services. At this meeting, the following resolution was passed.

"RESOLVED that Council of The City of Red Deer hereby approves entering into a contract to be prepared by the City Solicitor, with Rocky Mountain Retreat Ltd. for Equestrian Services at Heritage Ranch for a five-year term commencing in October 1992 with a fee for service of \$30,000 being reduced by \$2,000 per annum commencing in 1993 and the contractor assuming responsibility for utility costs in the ranch residence commencing October 1, 1992 and for the duration of the contract, and as recommended to Council June 22, 1992."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now be informing Rocky Mountain Retreat Ltd. of Council's decision in this instance.

If you have any questions or require additional information, please do not hesitate to contact the undersigned.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Community Services
Director of Financial Services
Parks Manager

NO. 2

DATE: June 26, 1992

TO: City Council

FROM: City Clerk

**RE: ALDERMAN SURKAN - NOTICE OF MOTION
PUBLIC DROP-OFF POINT - WHITE BOND AND COMPUTER PAPER**

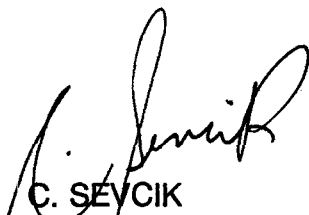
The following motion was passed by Council at its meeting of May 25, 1992 with regard to establishing a drop-off point where citizens could voluntarily deliver white bond and computer paper for recycling.

"WHEREAS Red Deer citizens and businesses have a high degree of interest in recycling a broader range of products;

AND WHEREAS White Bond and Computer Paper are currently only accepted by Laidlaws from large-scale customers;

THEREFORE BE IT RESOLVED that The City of Red Deer, in cooperation with Laidlaws, establish a public drop-off point where citizens and small businesses can voluntarily drop off White Bond and Computer Paper for recycling."

Enclosed hereafter is a report from the Public Works Manager.



C. SEVCIK
City Clerk

CS/jt

Att.

DATE: June 18, 1992
TO: City Clerk
FROM: Public Works Manager
**RE: ALDERMAN SURKAN NOTICE OF MOTION
PUBLIC DROP-OFF POINT - WHITE BOND AND COMPUTER PAPER**

We agree that it is desirable to have a drop-off point where citizens could voluntarily deliver white bond and computer paper for recycling.

We have been pursuing this for some time and have had discussions with Laidlaw regarding this.


We would propose the following:

1. Garden type shed be installed at the Public Works yard and be available for drop off between the hours of 7:30 a.m. and 4:30 p.m., Monday to Friday. The cost of this shed would be approximately \$800.00
2. Individuals and small business register with the Public Works Department to be eligible to drop off paper. As a means to control quality and prevent the rejection of an entire load, each participant would be requested to mark their name on bundles of paper.
3. Laidlaw would pick up the paper and transport it to their recycling depot for recycling. Laidlaw has offered to do this at no cost to the City.

The revenue we are obtaining this year from the sale of recyclables is greater than anticipated. We would request that a portion of this revenue be used to fund an over expenditure in the recycling account to purchase the garden shed.

RECOMMENDATION:

That Council approve the proposed office and computer paper recycling program as outlined and that an over expenditure of \$800.00 be authorized in the recycling program.


Gordon Stewart, P. Eng.
Public Works Manager

Commissioners' Comments

/blm

We would concur with the
recommendation of the Public Works Manager.

c Director of Engineering Services

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

Unfinished Bus.

DATE: May 27, 1992
TO: Public Works Manager
FROM: City Clerk
RE: ALDERMAN SURKAN NOTICE OF MOTION
PUBLIC DROP-OFF POINT - WHITE BOND AND COMPUTER PAPER

The following motion was passed by Council at its meeting of May 25, 1992 which regard to establishing a public drop-off point where citizens could voluntarily deliver white bond and computer paper for recycling.

"WHEREAS Red Deer citizens and businesses have a high degree of interest in recycling a broader range of products;

AND WHEREAS White Bond and Computer Paper are currently only accepted by Laidlaws from large-scale customers;

THEREFORE BE IT RESOLVED that The City of Red Deer, in cooperation with Laidlaws, establish a public drop-off point where citizens and small businesses can voluntarily drop off White Bond and Computer Paper for recycling."

The decision of Council in this instance is submitted for your information and appropriate action. We trust that you will submit a report back to Council in due course with regard to a proposal.


C. SEVCIK
City Clerk

CS/jt

c.c. City Commissioner
Director of Engineering Services

**THE CITY OF RED DEER**

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

Public Works Department
(403) 342-8238 FAX (403) 340-1911

May 26, 1992

Citizens' Action Group on the Environment
#1, 6300 - 45 Avenue
RED DEER, Alberta
T4N 3M6

Attention: Sheila Free

Dear Ms. Free:

As we discussed, the Mayor forwarded to me the letter from C.A.G.E. dealing with recycling options.

The lack of ability for small businesses and individuals to recycle white bond and computer paper was a deficiency which we had identified. We have had discussions with Laidlaw and they are prepared to service a drop-off depot at our Public Works yard.

It is my intent to bring a report to City Council and, with their authorization, we would proceed with a drop-off site.

We appreciate C.A.G.E.'s very positive and active participation in environmental issues.

Yours truly,

Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Engineering Services
City Council
Stockwell Day, M.L.A.

City Commissioners
John Oldring, M.L.A.



*a delight
to discover!*



DATE: July 8, 1992

TO: Public Works Manager

FROM: Assistant City Clerk

**RE: ALDERMAN SURKAN - NOTICE OF MOTION
PUBLIC DROP-OFF POINT - WHITE BOND & COMPUTER PAPER**

At the Council meeting of July 6, 1992, consideration was given to the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered the report from the Public Works Manager dated June 18, 1992 re: Alderman Surkan Notice of Motion - Public Drop-Off Point - White Bond and Computer Paper, hereby agrees as follows:

1. That a garden-type shed be installed at the Public Works Yards and be available for drop-off of white bond and computer paper for recycling between the hours of 7:30 a.m. and 4:30 p.m., Monday to Friday;
2. That individuals and small businesses register with the Public Works Department to be eligible to drop off paper. As a means to control quality and prevent the rejection of an entire load, each participant is to be requested to mark their name on the bundles of paper;
3. That Laidlaw would pick up the paper and transport it to the recycling depot for recycling at no cost to the City;
4. That an overexpenditure of \$800 be approved in the recycling program which represents the cost of the garden-type shed;

and as presented to Council July 6, 1992."

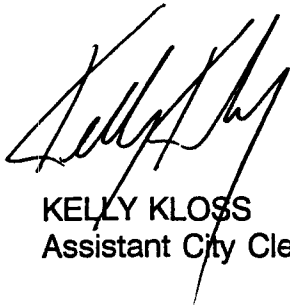
In addition to the above, Alderman Lawrence indicated that he was aware of an individual who may have a shed which could be utilized by the Public Works Department. You may wish to contact Alderman Lawrence to obtain the pertinent information.

It was also recommended by Council that this new service be advertised as well as placing an insert in the residential and commercial utility bills to more thoroughly inform the public of this opportunity.

Public Works Manager
July 8, 1992
Page 2

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

Trusting you will find same satisfactory.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a long, sweeping underline that extends below the printed name.

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Engineering Services
Director of Financial Services

NO. 3

DATE: June 24, 1992
TO: City Council
FROM: City Clerk
RE: SUNNYBROOK BAKERY AND DELI / SIGNAGE

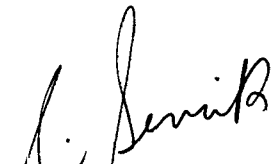
An application from Sunnybrook Bakery and Deli to locate a temporary sign near 32 Street received consideration at the Council meeting of June 22, 1992. At the above meeting the following motion was introduced.

Moved by Alderman McGregor, seconded by Alderman Pimm

"RESOLVED that Council of The City of Red Deer hereby agrees that the request from Scott and Trudy Pool, Sunnybrook Bakery and Deli, for a relaxation of the Sign Bylaw, be not approved and as recommended to Council June 22, 1992."

Prior to voting on the aforesaid resolution, however, a tabling motion was passed requesting additional information concerning commercial signage.

Enclosed hereafter is the information requested.



C. SEVCIK
City Clerk

CS/jt

DATE: June 26, 1992
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **SUNNYBROOK BAKERY-DELI**

FILE NO. 92-1727

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

Firstly, in response to Alderman Campbell's inquiry, the site is zoned C3. Permanent signs in a C3 site are limited to 5 m² in area and a maximum height of 4.5 metres.

During the previous Council meeting, information on how we deal with temporary signs was requested. The Sign Bylaw does not permit any temporary signs, either on-site, on City property, or adjacent property, with the exception of "A-Board signs" in the downtown area. Signs on service station sites fall into the temporary sign category; however, the City has not enforced the bylaw unless the signs were blocking visual access or were on City property. Real estate signs also fall into this category and the same treatment has been followed.

Council also requested information on locating a permanent sign on adjacent sites which are zoned R3. This zoning does not allow signs, other than signs identifying buildings, on site.

In response to the petition, we appreciate the points raised but Council should consider what will happen if this application is approved. We receive several inquiries a week, especially during the summer, regarding approval for temporary signs. If they are going to be allowed for one location, numerous other applications will follow.

Recommendation: That the Bylaw be endorsed in its present form.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

City Councillors
 Mayor Bob McGee
 Bylaw Enforcement: Ryan Strader

RE: Sign bylaw

- We are asking for a leniency to the sign bylaw which is enforced based on complaint
- We have tried to advertise on a sign on the side of our store, but vandals have rearranged, destroyed or removed the letters every time we have put some out.
- Because of the recession, increased hours of the larger stores, and 6 robberies last year we do not have any money for expensive advertising, so we had 2 signs professionally made to hopefully increase business.
- Because of the city bylaw, enforced based on complaint we no longer can put our sign out.
- The sign is not as unsightly as the many cardboard garage sale signs that are out every weekend. It was never left out all the time and we would like permission to have it out during peak hours (ie: 1000 am to 730 pm)
- It was out for about 3 months and it did help get new people to enjoy our fresh daily bakery and deli items.
- The sign is not on a public side walk. It is not unsafe or unsightly. We feel it is unfair when other businesses in town have portable signs out that they never take down.
- Whatever access our sign would be allowed would help our business to remain viable. We need an economical way to let our customers know the services we offer.
- If a presentation or financial explanation is necessary I would be more than willing to attend a city council meeting to answer any concerns or questions.
- Trusting your concern in this matter....

Sincerely,

Trudy Pool

Scott and Trudy Pool
 Sunnybrook Bakery and Deli

11 Springfield Ave
 Red Deer, Alta.

T4N 5E4

347-5150 or 343-6573

THE CITY OF RED DEER
 CLERK'S OFFICE

RECEIVED	
TIME	May 22/92
DATE	10:28 AM
ST	

Re: Could John Campbell please call me
 prior to meeting

DATE: May 25, 1992

FILE NO. 92-1727

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **SUNNYBROOK BAKERY AND DELI**

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

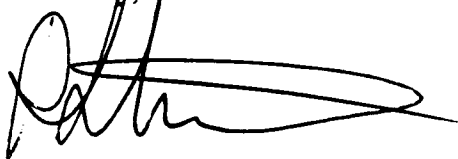
The present Sign Bylaw prohibits the use of temporary signs anywhere in the City, with the exception of the A-Board signs located in the Downtown area (maximum size 0.61 metres in width x 0.92 metres in height). Accordingly, when this department received complaints regarding the applicant's sign, which was located adjacent to 32 Street, we requested its removal, which Mr. Pool complied with.

Temporary signs can vary from the small sandwich board, which Mr. & Mrs. Pool were using, to the larger sign which comes with flashing lights and directional arrows. They can be located, and often are, on boulevards, medians, vacant lots and the shoulders of roads.

We have no doubt, after several conversations with the applicants, that they would adhere to the arrangement they have outlined in their letter. Our concern is that once temporary signs are allowed, even for specific hours, the precedent is set. We are certain that there would be numerous similar applications, which would be impossible to control. We already are receiving complaints about the proliferation of real estate signs, which are difficult to follow up on because of the number of these signs.

Recommendation: That the present policy, regarding temporary signs, be reaffirmed.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments — June 22/92

We concur with the recommendations of the Bylaws and Inspections Manager.

"R.J. McGHEE",
Mayor

"M.C. DAY",
City Commissioner

Commissioners' Comments

While we can appreciate the difficulties being experienced by some businesses as a result of the current economic recession and the increase in competition, we cannot support the location of temporary or permanent signs on the boulevards. There are hundreds of businesses in the City who would like to locate temporary signs on their own property and on the City boulevards, many of whom have applied in the past. If Council were to approve a relaxation for this business, we believe they will be inundated with requests for relaxations on a City wide basis or worse still, people will ignore the bylaw and locate the signs anyway.

As outlined by the Bylaws & Inspections Manager, we only enforce the Bylaw on a complaint basis, but as the applicant indicated to Council that infractions of the bylaw are becoming widespread, we regard this as a complaint and will take steps to reduce the incidence of such infractions.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 7, 1992

Scott and Trudy Pool
#11 Springfield Avenue
RED DEER, Alberta
T4N 5E4

Dear Mr. and Mrs. Pool:

RE: SUNNYBROOK BAKERY AND DELI / SIGNAGE

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was again given to your request for the placement of a sign on the boulevard adjacent to 32 Street. At this meeting, Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request from Scott and Trudy Pool, Sunnybrook Bakery and Deli, for a relaxation of the Sign Bylaw, be not approved and as recommended to Council June 22, 1992."

The decision of Council in this instance is submitted for your information. I would like to take this opportunity to thank you for your patience with regard to this matter, and understand the difficulty Council has in ensuring a fair and equitable system to control the proliferation of signs within the City.

With regard to the proliferation of signs, our Bylaws and Inspections Department will be taking steps in other areas of the City to reduce the incidence of sign placement infractions.

If you have any questions or require additional information, please do not hesitate to contact the undersigned. Thank you for taking the time to attend the Council meeting to discuss this issue.

Sincerely,

KELLY KLOSS
Assistant City Clerk
c.c. Bylaws and Inspections Manager

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to discover!*

NO. 4

DATE: June 30, 1992
TO: City Council
FROM: Assistant City Clerk
RE: ALARM BYLAW NO. 3017/90 - ALDERMAN LAWRENCE
NOTICE OF MOTION

At the Council Meeting of December 10, 1990, the following motion was passed agreeing to set up an Ad Hoc Committee to study and bring forward recommendations to improve Alarm Bylaw No. 3017/90.

"WHEREAS the Alarm Bylaw No. 3017/90 does not meet with total acceptance from the groups concerned.

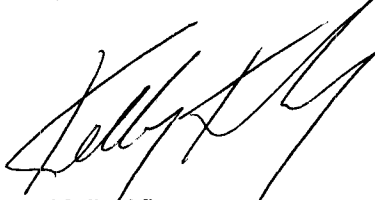
THEREFORE BE IT RESOLVED that Council strike a committee to study and bring to Council recommendations through the Policing Committee that will improve Bylaw No. 3017/90 so that it will serve its original purpose to eliminate false alarms. The committee consisting of people representing:

Home Users
Commercial Users
Alarm companies
R.C.M. Police
Insurance Companies
City Council."

This review has now been completed and attached are recommendations from the Policing Committee relative to amendments to the Alarm Bylaw.

In addition, we have attached herewith a brief summary of those sections of the current Alarm Bylaw which are being replaced. Also, we are submitting as an attachment to the agenda a copy of the total current Alarm Bylaw.

This is submitted for Council's consideration.



Kelly Kloss
Assistant City Clerk

KK/ds

Encl.

DATE: JUNE 25, 1992
TO: CITY COUNCIL
FROM: CHAIRMAN, POLICING COMMITTEE
RE: **AMENDMENTS TO THE ALARM BYLAW 3017/A-92.**

The Policing Committee, at its meeting of May 26, 1992, passed the following motion recommending approval of amendments to the Alarm Bylaw:

"THAT the Policing Committee recommend to Red Deer City Council approval of Alarm Bylaw Amendment 3017/A-92 as submitted to the Policing Committee on May 26, 1992."

I enclose herewith Alarm Bylaw Amendment 3017/A-92 for your consideration.

Thank you.



JAMES B. MITCHELL
CHAIRMAN
POLICING COMMITTEE

BYLAW NO. 3017/A-92

BEING a Bylaw to amend Bylaw Number 3017/90, the Alarm 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:

That Bylaw No. 3017/90 is hereby amended as follows:

1 By deleting Section 2(e) and substituting in its place the following new Section:

"2(e) "excessive false alarms" means more than 3 false alarms in any 180 day period subsequent to the issue of an alarm permit;".

2 By adding new Section 3.1 as follows:

"3.1 No person shall operate an alarm monitoring company or service in the City of Red Deer unless he or she is the holder of a valid alarm monitoring company or monitoring service license."

3 By deleting Section 4 and replacing it with new Section 4 as follows:

"4 (1)The License Officer shall issue an alarm system permit upon receipt of a duly completed application together with a permit fee as provided in clause 4 (3), which permit shall be valid until change of ownership of the permit holder.

(2) The License Officer shall issue an alarm monitoring company or monitoring service license upon receipt of a duly completed application together with a license fee as provided in clause 4 (3).

(3) The one-time permit or license fee to be paid by the applicant shall be:

- a) the sum of \$10.00 for a permit for an alarm system situated in a residential building as defined in the Land Use Bylaw No. 2672/80;
- b) the sum of \$30.00 for a permit for an alarm system installed in any other type of building; and
- c) the sum of \$50.00 for an alarm monitoring company or monitoring service license."

4 By deleting Section 5 and replacing it with new Section 5 as follows:

"5 The Licensing Officer shall maintain a Register in which is recorded the names and addresses of all permit and license holders together with the details of all alarm system permits issued by him or under his authority. A copy of all or parts of the contents of such Register, sealed with the seal of the City and certified by the City Clerk to be a true copy of such Register, shall be taken to be authentic and shall be received in evidence as prima facie proof of its contents and of the existence or absence of a valid alarm system permit" or alarm monitoring company or monitoring service license.

5 By adding new Section 5.1 as follows:

"5.1 An alarm monitoring company or monitoring service shall maintain a list of people who are keyholders to the protected premises and who do not live at the premises. The keyholders shall be capable of affording access to the premises within 20 minutes of being notified by the alarm company."

6 By adding to the last sentence of Section 12 the following words:

"and a copy of the notice of revocation shall also be sent to the alarm monitoring company".

7 By adding new Sections 12.1 to 12.5 inclusive as follows:

"12.1 The alarm holder has the right to appeal to the Alarm Bylaw Educational Appeal Board pending revocation of his permit or license.

12.2 The Alarm Bylaw Educational Appeal Board will consist of the following persons:

One Aldermanic representative and three citizens at large as well as one representative from the alarm industry and one representative from the R.C.M.P., the latter to sit as advisory members only without voting or other powers.

- 12.3 The voting members of the Alarm Bylaw Educational Appeal Board shall be appointed by City Council for a two year term and may be reappointed for a further two year term thereafter. The ex-officio members shall be appointed from time to time by the alarm industry and by the Commanding Officer of the R.C.M.P. Red Deer Detachment.
- 12.4 A quorum of the Alarm Bylaw Educational Appeal Board shall be three of the voting members.
- 12.5 The Alarm Bylaw Educational Appeal Board shall, upon appeal by an alarm holder, have authority to:
- i) confirm the revocation of any permit or license;
 - ii) direct that a permit or license be issued;
 - iii) reinstate a revoked permit or license, either unconditionally or upon completion of specified conditions, such conditions to be determined by the Board."

8 By adding new Section 14 as follows:

- "14.1 The permittee or any person who is listed as a key holder pursuant to Section 5.1 shall attend at the premises within 20 minutes of being notified by the alarm company."

9 This Bylaw shall come into full force and effect upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this DAY OF , A.D. 1992

READ A SECOND TIME IN OPEN COUNCIL this DAY OF , A.D. 1992

READ A THIRD TIME IN OPEN COUNCIL this DAY OF , A.D. 1992

MAYOR

CITY CLERK

BYLAW NO. 3017/A-91
DELETIONS & SUBSTITUTIONS
FOR THE INFORMATION OF COUNCIL

1. By deleting Section 2(e), which was:
 2. (e) "excessive false alarms" means three (3) or more false alarms in any 180 day period subsequent to the issue of an alarm permit,
3. By deleting Section 4, which was:
 4. (1) Annually, the license officer shall issue an alarm system permit upon receipt of a duly completed application together with a Permit Fee as provided in clause 4. (2), which license shall be valid for the 12 months subsequent to its issue.
 - (2) The Annual Permit Fee to be paid by the applicant shall be:
 - a) the sum of \$10.00 for an alarm system situate in a residential building as defined in the Land Use Bylaw No. 2672/80; and
 - b) the sum of \$30.00 for an alarm system installed in any other type of building.
4. By deleting Section 5, which was:
 5. The Licensing Officer shall maintain a Register in which is recorded the names and addresses of all permittees together with the details of all alarm system permits issued by him or under his authority. A copy of all or part of the contents of such Register, sealed with the seal of the City and certified by the City Clerk to be a true copy of such Register, shall be taken to be authentic and shall be received in evidence as prima facie proof of its contents and of the existence or absence of a valid alarm system permit.
6. By adding to the last sentence of Section 12 - Section 12 is:
 12. When the Licensing Officer revokes a permit, he shall notify the permittee of such revocation by notice in writing delivered to such person, or mailed to such person by registered mail addressed to his last known address and a copy of the notice of revocation shall also be sent to the alarm monitoring company.

Commissioners' Comments

Attached are proposed amendments to the Alarm Bylaw as recommended by the Policing Committee following their review requested by Council. As Council is aware since the existing bylaw was put into effect there has been a very substantial reduction in the number of false alarms, with the reduction increasing annually. We would concur with the recommendations of the Policing Committee, but believe that the establishment of an Alarm Bylaw Education Appeal Board may not be required and would recommend this provision be reviewed after 12 months. Further we would recommend that this Board not be established until the Organizational Meeting of Council, at which time it can be established along with all the other Boards and Committees of Council.

As a suggestion to Council, rather than establishing a new Committee, Council may wish to consider adding this mandate to the Policing Committee, with a member of the Alarm industry acting as a resource person.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

OFFICE CONSOLIDATION

THE ALARM BYLAW 3017/90

BY-LAW NUMBER 3017/90

**BEING A BY-LAW OF THE CITY OF RED DEER TO REGULATE AND
CONTROL ALARM SYSTEMS AND TO REQUIRE PERMITS THEREFOR**

WHEREAS Council for the City of Red Deer has the authority under Section 112 of the Municipal Government Act to enact by-laws for the peace, order and good government of the municipality and to promote the safety and welfare of its citizens;

AND WHEREAS it appears that there have been excessive numbers of false alarms requiring emergency responses from police and such unnecessary emergency responses pose a threat to the safety of policemen and members of the public by creating unnecessary hazards, and in addition result in unnecessary expense to the taxpayers of the City of Red Deer;

AND WHEREAS Council for the City of Red Deer deem it desirable and necessary in order to protect and preserve the safety and welfare of its citizens to regulate and control alarm systems so as to reduce such false alarms to a minimum;

NOW THEREFORE, COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, HEREBY ENACTS AS FOLLOWS:

1. This By-Law may be cited as "The Alarm By-Law".
2. In this By-law:
 - (a) "alarm signal" - means a telephone request for emergency police services;
 - (b) "alarm system" - includes a device or devices designed to activate an alarm signal but excludes a device that is installed in a vehicle;
 - (c) "Chief of Police" means the Commanding Officer of the R.C.M.P.;

- (d) "City" - means the City of Red Deer, a municipal corporation in the Province of Alberta and, where the context so requires, means the area contained within the corporate boundaries of the said municipality;
- (e) "excessive false alarms" means three (3) or more false alarms in any 180 day period subsequent to the issue of an alarm permit;
- (f) "false alarm" - means an alarm signal which results in a response by the R.C.M.P. where unauthorized entry or police emergency does not exist.
- (g) "Licensing Officer" means the By-laws and Inspections Manager for the City or his designate;
- (h) "permit" - means an alarm system permit issued under this By-law;
- (i) "R.C.M.P." means the City detachment of the Royal Canadian Mounted Police providing policing services to and for the City.

REQUIREMENT TO HOLD A PERMIT

3. No person shall install, keep, use or permit the installation, keeping or use of an alarm system in any building unless he is the holder of a valid permit for each building containing such an alarm system.

POWERS AND DUTIES OF LICENSE OFFICER

4.(1) Annually, the license officer shall issue an alarm system permit upon receipt of a duly completed application together with a Permit Fee as provided in clause 4.(2), which license shall be valid for the 12 months subsequent to its issue.

4.(2) The Annual Permit Fee to be paid by the applicant shall be:

- a) the sum of \$10.00 for an alarm system situate in a residential building as

defined in the Land Use By-law No. 2672/80; and

- b) the sum of \$30.00 for an alarm system installed in any other type of building."

5. The Licensing Officer shall maintain a Register in which is recorded the names and addresses of all permittees together with the details of all alarm system permits issued by him or under his authority. A copy of all or part of the contents of such Register, sealed with the seal of the City and certified by the City Clerk to be a true copy of such Register, shall be taken to be authentic and shall be received in evidence as prima facie proof of its contents and of the existence or absence of a valid alarm system permit.

6. An alarm system permit is not capable of being transferred.

REVOCATION OF PERMIT - EXCESS FALSE ALARMS

7. The Licensing Officer shall revoke an alarm system permit if the alarm system actuates excessive false alarms.

AUDIBLE ALARM SYSTEMS

8. Every person maintaining an alarm system which is accompanied by a sound when the alarm is activated shall:

- a) keep posted near the alarm system in such a position as to be legible from the exterior ground level adjacent to the premises where the alarm system is located a notice in a form approved by the Chief of Police containing such information as the Chief of Police may from time to time require.
- b) keep the Chief of Police informed by notice in writing of the names and telephone numbers of the persons to be contacted in the event that the alarm system is actuated and such persons shall:
 - (i) be available to receive telephone calls made in respect of the alarm system;

- (ii) be capable of affording access to the premises where the alarm system is located; and
- (iii) attend at the premises where the alarm system is located within twenty (20) minutes of being requested to do so by a member of the R.C.M.P.;
- (iv) no person shall install, maintain or use an alarm system which is accompanied by a sound which is capable of being sounded continuously for a period of greater than fifteen (15) minutes after each activation.

9. A person who contravenes a provision of Section 8 is guilty of a breach of this By-law and an offence in respect of such contravention, however Section 8(a) of this By-law does not apply to an alarm system installed in a private dwelling house.

REVOCATION OF PERMIT

10. The Licensing Officer shall revoke any alarm system permit if the permittee has contravened any of the provisions of this By-Law.

11. The Licensing Officer may revoke an alarm system permit where the alarm system ceases to be actively used and there is no further need for a permit. Where an alarm system permit is revoked in error, the Licensing Officer shall re-instate such permit without fee or charge.

NOTIFICATION OF REVOCATION

12. When the Licensing Officer revokes a permit, he shall notify the permittee of such revocation by notice in writing delivered to such person, or mailed to such person by registered mail addressed to his last known address.

REINSTATEMENT OF PERMIT

13. Where a permit has been revoked, the Licensing Officer shall reinstate such permit on application by the permittee and on payment by the permittee of a fee of \$200.00.

MONITORING OF ALARM SYSTEM

14. A person who monitors a monitored alarm system and who informs any member of the R.C.M.P. that the monitored alarm system has been actuated, shall cause a person capable of affording access to the premises where the monitored alarm system is located to attend at such premises within twenty (20) minutes of so informing such member of the R.C.M.P. of the actuation.

15. Except as provided in section 14, no person shall use, maintain or install, or permit the use, maintenance or installation of any alarm system which is designed to transmit a message to any telephone number assigned to the R.C.M.P.

OFFENCES AND PENALTIES

16. Any person who installs, keeps, uses or permits the installation, keeping or use of an alarm system without being the holder of a valid permit for such alarm system is guilty of an offence and shall be liable upon conviction to a penalty of \$500.00.

17. Any person who breaches any provision of this by-law shall be guilty of an offence and where no specific penalty is provided herein shall be liable upon conviction to a penalty of \$500.00 for each offence.

VIOLATION TICKETS

18. Any person who contravenes any of the provisions of this By-Law shall be in breach of this By-Law and may be issued a violation ticket in the form prescribed by the Provincial Offences Procedures Act, requiring payment of a penalty therefore in the sum of \$500.00.

19. If at any time after the expiry of 15 days from the date of service of the violation ticket, and up to but excluding the 7 days prior to the return date on any summons forming part of such ticket, the person tenders payment of the full amount of the specified penalty, a person authorized to receive such payment shall accept it in lieu of prosecution.

20. If the person upon whom a violation ticket is served fails to pay the required sum within

the time herein limited, the provisions for acceptance of payment do not apply. Such person shall be liable on summary conviction to pay a minimum fine equal to the penalty stated in the offence ticket, plus Court costs, and in default of payment of the penalty and costs imposed by the Court, to imprisonment for a period not exceeding thirty (30) days.

21. Should any provision of this By-law be found void or unenforceable then it is the express intention of Council for the City that such void or unenforceable sections be severed from this By-law and the balance remain in full force and effect.

COMING INTO FORCE

22. This By-Law shall come into force ninety (90) days after receiving third reading.

23. By-law 2751/82 is hereby repealed effective ninety (90) days following third reading.

READ A FIRST TIME THIS 11th DAY OF June, A.D. 1990.

READ A SECOND TIME THIS 23rd DAY OF July, A.D. 1990.

READ A THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF July, A.D. 1990.

CITY OF RED DEER

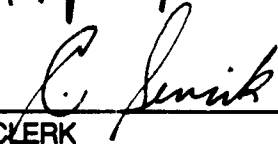
Per: _____

MAYOR



Per: _____

CITY CLERK



REPORTSNO. 1

DATE: June 25, 1992

TO: City Clerk

FROM: E. L. & P. Manager

RE: **ALBERTA ELECTRIC ENERGY MARKETING ACT
CITY OF RED DEER 1993 TRANSMISSION COMPENSATION**

The Alberta Electric Energy Marketing Act and Regulations make provision for a compensation payment to the non-generating municipalities who own transmission facilities. This payment is an amount equivalent to each municipality's cost of owning and operating its transmission facilities. The provincially averaged cost for the generation and transmission of electrical power is determined by adding the municipalities' transmission compensation payments to the generation and transmission costs of the generating utilities.

The amount of the annual municipal compensation payment is based on a submission of costs by the municipality and a review by the Alberta Electric Energy Marketing Agency. Attached is a letter from the Agency which sets the compensation payment to the City of Red Deer at \$88,366. per month for the period of January 1, 1993 to December 31, 1993 and requests approval of the figure by The City.

The corresponding 1992 payment was \$92,092. per month. The main reason for the decrease is that we will not be completing the addition of any new transmission facilities in 1993. With continuing depreciation being charged against existing plant, our 1993 depreciated property value is lower and, hence, the return which is earned on the depreciated property base is less. The 1993 earning is even further reduced by the fact that the 1993 Public Utilities Board allowed return for the private utilities, and used in determining the City's return, is 0.25% lower than that allowed in 1992. The payment set by the Agency, is identical to the figure included in our submission.

The compensation payment is made directly to the City of Red Deer Electric Utility and is included in the E. L. & P. Department Budget each year as a revenue.

City Clerk
Page 2
June 25, 1992

RECOMMENDATION

It is respectfully requested that Council approve the above 1993 compensation figure and authorize the Mayor and City Clerk to sign the agreement document with the Alberta Electric Energy Marketing Agency.

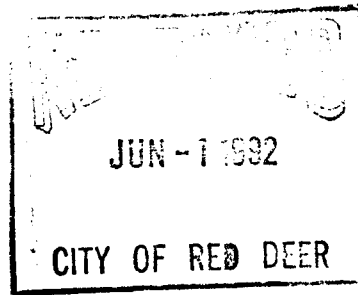
A handwritten signature in cursive script, likely belonging to A. Roth, the Manager mentioned in the text below.

A. Roth,
Manager

AR/jjd
Attachment

May 26, 1992

Mr. Al Roth, Manager
Red Deer Electric Light
and Power Department
Box 5008
Red Deer, Alberta
T4N 3T4



Dear Mr. Roth:

Re: City of Red Deer Compensation Payment for 1993

I am pleased to advise that a payment of \$88,366 per month has been determined as compensation for your upstream transmission facilities for the fiscal year January 1, 1993 to December 31, 1993. This determination in no way prejudices the right of the City of Red Deer or the Electric Energy Marketing Agency with respect to future negotiations or with regard to the position either party may take in any arbitration of this compensation.

The compensation determined by the Electric Energy Marketing Agency as being payable to the City of Red Deer (\$1,060,392.00 for fiscal year 1993) requires the approval of your City Council before being accepted by the Electric Energy Marketing Agency.

For your convenience, I have set out below a brief form which can be completed and returned to me without the actual wording of your Council Motion being included. Given the scheduling information provided to you, I would appreciate receiving your Council's decision during the last week in June.

The cities compensation is based on Section 15 (attached) of the Electric Energy Marketing Act General Regulation.

.../2

On behalf of Rick Orman, Minister of Energy, I express appreciation for the City of Red Deer's cooperation in determining the compensation for the upstream component of your electric system.

Yours truly,



Larry Charach
Senior Director
Electricity Policy

cc: Honourable Rick Orman
M.F. Kanik

City of Red Deer

Date _____

1. Approved: per: _____

per: _____

Dated at the City of Red Deer this _____ day of _____, 1992

per: _____

Commissioners' Comments

We concur with the recommendations of the E.I. & P. Manager:

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner

DATE: July 7, 1992

TO: E. L. & P. Manager

FROM: Assistant City Clerk

RE: ALBERTA ELECTRIC ENERGY MARKETING ACT
CITY OF RED DEER 1993 TRANSMISSION COMPENSATION

At the Council meeting of July 6, 1992, consideration was given to your report dated June 25, 1992 regarding the above noted, and the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the E. L. & P. Manager dated June 25, 1992 re: Alberta Electric Energy Marketing Act, City of Red Deer 1993 Transmission Compensation, hereby approves the compensation payment to The City of Red Deer from the Alberta Electric Energy Marketing Agency, in the amount of \$88,366.00 per month for the period of January 1, 1993 to December 31, 1993, and hereby authorize the Mayor and City Clerk to sign the agreement document between the City and the Alberta Electric Energy Marketing Agency relative to this compensation, and as recommended to Council July 6, 1992."

The decision of Council in this instance is submitted for your information. Attached is the duly signed agreement which we would ask you to forward to the Alberta Electric Energy Marketing Agency.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

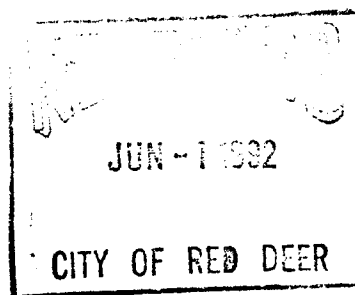
KK/jt

Att.

c.c. Director of Financial Services

May 26, 1992

Mr. Al Roth, Manager
Red Deer Electric Light
and Power Department
Box 5008
Red Deer, Alberta
T4N 3T4



Dear Mr. Roth:

Re: City of Red Deer Compensation Payment for 1993

I am pleased to advise that a payment of \$88,366 per month has been determined as compensation for your upstream transmission facilities for the fiscal year January 1, 1993 to December 31, 1993. This determination in no way prejudices the right of the City of Red Deer or the Electric Energy Marketing Agency with respect to future negotiations or with regard to the position either party may take in any arbitration of this compensation.


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Yours truly,

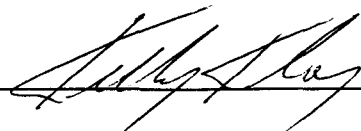

Larry Charach
Senior Director
Electricity Policy

cc: Honourable Rick Orman
M.F. Kanik


City of Red Deer

Date July 6, 1992

1. Approved: per: 
MAYOR

per: 
ASSIST. CITY CLERK

Dated at the City of Red Deer this 6 day of July, 1992

per: 



**RED DEER
REGIONAL PLANNING COMMISSION**

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

NO. 2

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

Telephone: (403) 343-3394

Fax: (403) 346-1570

TO: City Council

FROM: Frank Wong, Planning Assistant

DATE: June 19, 1992

RE: Proposed Kentwood Outline Plan and Subdivision Plan
Avalon Industries Ltd.

1952 - 1992

CELEBRATING

40 YEARS

PLANNING SERVICE

A public meeting was held on June 18, 1992 at the Red Deer Lodge to provide an opportunity for any interested persons to view the Kentwood Outline Plan and proposed Subdivision Plan contemplated by Avalon Industries Ltd.

There were over 50 people in attendance at the public meeting. There were also 11 letters submitted from people who were unable to attend.

Steve Scott of Avalon Industries Ltd. explained the proposed outline plan (Kuhnen property of approximately 8.58 ha [21.2 acres]) and in particular the 7 acres which Avalon Industries is proposing to develop. Their development would consist of 49 townhouse units and 5 or 6 single family lots. The development would also create the permanent access road into the existing development -the present temporary access is via one of the lots created by Avalon in 1987.

The audience of area residents voiced their opposition and concern regarding the townhouse project. Some of their concerns included the effect of townhouse development on property values, increased parking congestion in the neighbourhood and a previous understanding that development on the Kuhnen property would consist of single family residences.

Avalon Homes proposed a compromise of turning the 17 proposed units adjacent to the collector street into 7 or 8 single family parcels. The majority of residents opposed this compromise.

A further suggestion was the possibility of relocating the proposed development from the west side of 53rd Avenue to the east side of 53rd Avenue (north of the Alberta Transportation site). This area has been slated for residential use in the N.W. Sector Area Structure Plan. The majority of the residents did not support this alternative.

MUNICIPALITIES WITHIN COMMISSION AREA


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

- 2 -

The Planning Commission suggested that the residents set up a committee of 5 or 6 people and try to work out some kind of compromise with Avalon Homes. The group declined and indicated that they do not want any multiple family development in the vicinity of the existing Kentwood development.

There were 11 letters submitted by residents who were unable to attend; these are enclosed.

This report is for Council's information only.


FRANK WONG
PLANNING ASSISTANT

FW/pim

Enc.

Commissioners' Comments

Submitted for Council's information only.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

M.R.

Avalon Proposal

NORTH LIMIT LOT A

Outline Plan

Townhouses

*Compromise of turning
12 townhouse units into
7 or 8 Single Family units.*

*Single
Family*

*Single
Family*

STREET

COLLECTOR STREET

KEMP

STREET

STREET

PLAN

902 1616

PLAN 872 1784

KIRBY

STREET

KENNINGS CRES.

53rd

*Alberta
Transportation*

**AVALON INDUSTRIES LTD. - CITY OF RED DEER
KENTWOOD OUTLINE PLAN
PROPOSED PLAN**

RED DEER LODGE HOTEL - PUBLIC MEETING

JUNE 18, 1992

REGISTRATION

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
PATRIC Huebler	727 101 51st St	310-8577
Mike & Marlene Robertson	27 Kennings Cr	346-1487
Mike & Scott Miller	20 Kirby St.	342-1121
Pam Kennings	62 Kennings Cr	342-1121
John Wymann	61 KEE CHAY	340-8925
John Wymann	21 7th St	342-1121
Bob & Linda Bellas	1-24th St	342-1121
John Cook	61 Kennings Cr	342-7937
Ben Smith	1-24th St	342-6867
John Wymann	57 Kennings Cr	342-1121
Ben Meyer	29 Kennings Cr	342-1121
John Wymann	45 1st Cr	342-1121
John Meyer	29 Kennings Cr	342-1121
Jane & Darrel Northcutt	80 Kirby	342-0979
John Wymann	21 7th St	342-1121
John Wymann	21 7th St	342-1121
John Wymann	21 7th St	342-1121
John Wymann	21 7th St	342-1121
John Wymann	21 7th St	342-1121
KARNIK SHISHMANIAN	48 KIRBY	340-0473

**AVALON INDUSTRIES LTD. - CITY OF RED DEER
KENTWOOD OUTLINE PLAN
PROPOSED PLAN**

RED DEER LODGE HOTEL - PUBLIC MEETING

JUNE 18, 1992

REGISTRATION

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
D. Hachance	40 Kirby St	342-4925
Michael [unclear]	"	"
Jeanette Diemert	117 Kennings Cres.	342-1775
RANDY DIEMERT	"	11
Michael Schalm	79 Kemp Ave.	346-3204
Robert Elert	101 KENNINGS	342-1779
Marvin Schmidt	28 Kirby St	342-2898
C P FOX	97 KENNINGS CARS	347-6753
ED SHUDRA	93 KENNINGS CRESENT	347-5729.
Shauna Paquette	4 Kirby Street	340-347- ⁷⁰⁴⁸ 1120
Clenny Paquette	4 Kirby St.	343-6624
John Cabwell	71 Kemp Ave.	340-0837
Trevor Hillman	53 Kee Close	347-7685
Jim O'Neill	19 KIRBY ST.	342-5853
Joe Polz	44 Kirby St	346-3177

AVALON INDUSTRIES LTD. - CITY OF RED DEER
KENTWOOD OUTLINE PLAN
PROPOSED PLAN

RED DEER LODGE HOTEL - PUBLIC MEETING

JUNE 18, 1992

Name: Randy & Jeanette Deimat

Address: 117 Kennings Cres

Phone No.: 342-1775

Please provide your comments below:

Definitely

NO!

No duplexes and townhouses
in Kentwood.

June 17, 1992.

To Whom It May Concern,

I am opposed to the Avalon
Townhouse project proposed for the
Kentwood Estates area.

YEE UON CHEONG
27 KEMP AVE.
RED DEER.

AVALON INDUSTRIES LTD. - CITY OF RED DEER
KENTWOOD OUTLINE PLAN
PROPOSED PLAN

RED DEER LODGE HOTEL - PUBLIC MEETING

JUNE 18, 1992

Name: NORTHCOTT, DARREL & JANICE
Address: 80 KIRBY ST.
Phone No.: 342-0979

Please provide your comments below:

Strongly opposed to townhouse plan
as presented.
The option of moving the townhouse
development to the East side of
53rd would be acceptable.
D. Northcott

June 18, 1992

45 Kennings Cres.
Red Deer Alta.
T4P 3M8

Attention: City of Red Deer & Avalon Industrys,

We presently reside at 45 Kennings Crescent in Kentwood Estates. We purchased this home April 1991 moving in from Edmonton. When we were looking for houses we found that in this particular area the homes were all fairly consistant between 130-185,000 range and a nice quiet, clean, neat appearance. We were told by our realtor, that the street just West of the Alberta Transportation Building, which runs behind our house, would eventually be closed off, which was pleasing to hear and we would have to enter from the further West entrance.

Bow your proposing to open this entirely plus build town houses to the north, which will create more trafffic, kids, and lower our property value.

I think our Planning Commision Board is out to lunch in this city mixing apartments, trailers, rowhousing etc. in amongst higher standard homes.

We are totally against this plan and dearly hope it will not be approved.

Mr. & Mrs Ken Ermantrout

K Ermantrout
DE Ermantrout

June 16, 1992

City of Red Deer &
Avalon Industries Ltd.

Dear Sir or Madame,

It was with nothing less than absolute horror that I learned of your plan to build townhouses adjacent to the Kentwood Estates area. The MAIN reason we purchased in this area, which commanded a premium price, is because we believed that the City of Red Deer would never be so devious as to build high-density housing next door, and bring our property values crashing. Until now I believed in the City and I also believed that Avalon had a reputation as a community-oriented, high quality builder. IF YOU PROCEED WITH THIS UNWANTED DEVELOPMENT YOUR CREDIBILITY IS GONE. I WILL HAVE NO OPTION BUT TO INFORM MY CO-WORKERS TO AVOID A TRANSFER TO THIS CITY, AND IF THEY DO MOVE HERE, I WILL ASK THEM TO SERIOUSLY CONSIDER A MORE REPUTABLE HOUSING DEVELOPER.

People have the right to affordable housing, and often that means high-density. However, home-owners also have the right to expect a uniform housing development to protect their investment. We already have a large development of duplexes in the sub-division. A townhouse development in that vicinity would be acceptable. But to place townhouses and mid-to-upper price range single family homes together is totally incredible. PLEASE RECONSIDER THIS ATTACK ON MY HOME VALUE.

Respectfully submitted,

Gord Martens
Lona Martens

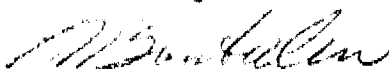
Gord and Lona Martens
52 Kirby Street

SOUTHERN REGIONAL PLANNING COMMISSION

RE: KENTWOOD TOWNHOUSE DEVELOPMENT

The purpose of this letter is to inform you that I oppose the townhouse development outlined in the Kentwood Outline Plan and Subdivision Plan as proposed by Avalon Homes. As a homeowner in the Kentwood Subdivision, I feel that the value of the single-family dwellings would greatly decrease. With mobile homes across the street from the Kentwood Subdivision and town houses on the other side, the Kentwood Subdivision will not be a quiet or safe area.

Sincerely,


MONICA ROUTHILL, R

June 18, 1992

To whom it may concern,

It is with great concern we write this letter to oppose the proposed Avalon townhouse development.

We have been in Kentwood one year now and chose to build here because of the "estate" atmosphere.

Our community is not anywhere near complete and we already have more than our fair share of Avalon duplexes.

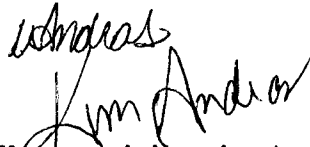
The area of land for the proposed development was originally intended for low density housing not more ~~duplexes~~. townhouses

Problems such as congested traffic, parking, and the eventual fact they will end up as rental type properties in poor condition will arise.

Single family lots should be developed as originally intended along with more parks and playgrounds.

Along with the aforementioned problems many will face the fact that their own properties will decrease in value.

Hoping to make a difference,



Kim and Wanda Andras
39 Kemp Ave.
Red Deer, Ab.
T4P-3M3

To City of Red Deer and Avalon Industries Ltd

It has come to our attention that Avalon Homes has Purchase the land North of Kentwood Estate. I also understand that they (Avalon Industries Ltd) plan on putting Row Housing in there.

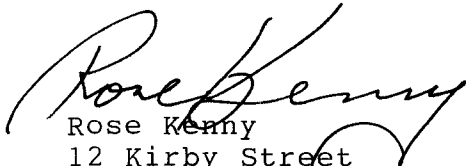
The sign at the Entrance to Kentwood Estates, put there by Avalon, states there will be Single Dwelling Homes only in this Sub-Division. Not only are they now planning to build Row Housing, but they already have built Duplexes here. I was under the impression that Row Housing and Duplexes are are normally occupied by more then one family. I would consider that FALSE ADVERTISEMENT.

We as Resident's of this Sub-Division, and I might add, situated directly South of the proposed,object strongly to this plan.

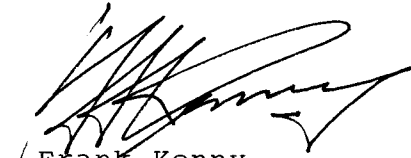
The Majority of Row Housing, is normally bought by Land Lords, as an investment, and rented out, which means that they are usually occupied by Renters, and or Transients, who really don't have much interest in maintenance and upkeep.

Two years ago, on the word of Avalon (e.g Entrance sign) we purchase a Home in Kentwood Estates, paid a lot of Monies for it and a lot of taxes since. Now you, the City of Red Deer and Avalon Industries Ltd, are asking us to sit back and watch as our beautiful homes and Community start to depreciate.

No way, enough is enough. There is an abundance of Row Housing in this City, as is, we do not need any more, especially after we have been led to believe that they would not be putting any in here.



Rose Kenny
12 Kirby Street
Red Deer, Alta



Frank Kenny
12 Kirby Street
Red Deer, Alta

We disagree with the Avalon housing proposal for the Kentwood area.

When we planned to build in Kentwood there weren't a lot of lots available, our only reason for choosing the one we did rather than some of the others was because we did not want to back onto your housing and share an alley with them. Eventually these become very run down and are most often rented out by their owners. Rental properties are never kept up!

Have you ever tried to drive down the street or even parking in front of these places. Its too congested.

Kentwood is quite a nice area of the city lets keep it that way and keep the number of Avalon homes down to a minimum.

Bob Bollinger for Les Lakes
65 Kee Ch.

June 18, 1992

* Original letter to be read at Public Meeting by a
Representative from Kentwood *

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

Dear Sirs:

RE: PUBLIC MEETING OF 1992 JUNE 18 - AVALON TOWNHOUSE DEVELOPMENT

We strongly object to the proposed Avalon Townhouse Development in Kentwood, however, we are unable to attend the noted meeting.

We purchased our lot from the City of Red Deer in May of 1991 and completed construction on our home in October of 1991. At the time of choosing our lot, we asked the City what was to be built in this area. We were advised that there would be duplexes built in certain areas of Kentwood and we were careful **NOT** to purchase at lot backing on to these areas. There was **NO** mention of a townhouse development behind the lot that we purchased at #68 Kirby Street so we went ahead with our house building plans.

We are very much opposed to the development of townhouses behind our property as undoubtedly in years to come, these will become rental properties and eventually "slum" areas. We feel that our property value will be drastically decreased.

We do not see any advantage to the City of Red Deer, or the citizens of Red Deer, should this project go ahead. We do however, understand that Avalon would gain financially, which is of course understandable as they are business people.

However, in the near future, if some restraints are not put on developers, we will surely be opening our City up to the misfortunes of larger centres in which slums are inevitable. We do not see this as an advantage to anyone. Please take this letter into consideration and put some thought toward keeping Red Deer, and in particular, Kentwood, a nice place in which to live.

Thank you for any consideration you may be able to give this letter.

Sincerely,



C. L. RAUSCH
Home Owner
#68 Kirby Street
Red Deer, Alberta
T4P 3M4

u

85 Kennings Crescent
Red Deer, Alberta
T4P 3M9

June 17, 1992

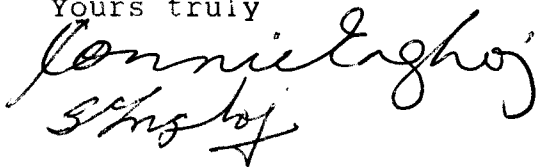
TO WHOM IT MAY CONCERN

We are against the **AVALON TOWNHOUSE DEVELOPMENT** in the Kentwood Subdivision. The main reason we purchased our home in Kentwood was because the area was advertized as being only single family housing. We currently have a high density of Duplex housing in Kentwood. The developers have made no green or playground area for the children in this subdivision.

I realize that there is a need for multi-family housing, however I believe that the Kentwood area has enough. I think that when beginning a subdivision the advertisements should say multi-family housing. Developers should not be allowed to change the original concept, half way through development.

For your future considerations, if there is intent on multi-family housing development in the future in the area, then it should be stated as such on the original sales advertising. Some developers appear to want to change the rules time and time again after beginning subdivision projects.

Yours truly

A handwritten signature in cursive script, appearing to read "Connie Enghoj". Below the main signature, there is a smaller, less legible handwritten mark that could be interpreted as "Enghoj".

Bernie & Connie Enghoj

18 June '92

To Whom It Might Concern:

We the undersigned do not approve of Levolox wanting to build
Sawm Houses in the Kestwood area.

Feel with that type of development the value of our property
will decrease. With the duplexes in the area, we've noticed an
~~is~~ increase in the flow of traffic.

The reason we bought in this district was because of
the peace and quiet from busy traffic areas.

Remain Yours truly
Mr & Mrs Mike Lottis

81 KENNINGS CR.
June 17/92

City Of Red Deer &
Avalon Industries Ltd.

Re: Avalon Townhouse Development -

I am opposed to this development for the following reasons:

When my wife & I decided to purchase a home in Kentwood Estates, we were under the impression this subdivision was for single family dwellings only. There is still a sign up as you enter Kentwood Estates that states this.

We realize the trailer park to the south of us was there before we bought in Kentwood - therefore we had a choice & decided to live with it - also to the west of us we have numerous duplexes and now you want to build townhouses to the north of us, I feel that this will greatly reduce property values in our area with all the high density buildings on three sides of our home.

In the future I would like to see the city & contractors build townhomes, duplexes etc in any new subdivisions & try & sell the single family lots later. I'm sure things would be a lot different.

Thank You.

GRANT HEWINS
G. Hewins

**AVALON INDUSTRIES LTD. - CITY OF RED DEER
KENTWOOD OUTLINE PLAN
PROPOSED PLAN**

RED DEER LODGE HOTEL - PUBLIC MEETING

JUNE 18, 1992

Name: Doreen Pachance
Address: 40 Kirby Street
Phone No.: 342-4925

Please provide your comments below:

- Multifamily dwellings are NOT WANTED
anywhere within a 50 mile radius of
KENTWOOD ESTATES. There is no parking to speak
of on the existing Multifamily development by Avalon
& a VERY miniscule playground. Children are
constantly playing in the streets and this
IS VERY UNSAFE!

I think we have shown that there is a
VERY GREAT DESIRE to continue any development
in the area as our previous development
(EXCLUDING ALL AVALON MULTIFAMILY DWELLINGS)
is done. I don't believe a developer would
have any problems to sell housing that
resembles our housing (EXCLUDING MULTIFAMILY
DWELLINGS BY AVALON)!

There are many other Developers who are able to make money selling 100,000 - 200,000 + properties such as Kallis Developments, Stch Developments & Abbey Homes.

There are a great deal of citizens who desire a "controlled" subdivision with a certain ~~st~~ value of property.

A base this opinion on the fact ~~that~~ of the number of people in attendance here tonight!!

We are concerned about
the AVALON TOWNHOUSE
DEVELOPEMENT in
Kentwood. We cannot attend
the meeting, ~~but~~ would
like to state our opposition
to this developement. Hoping
this to be satisfactory.

(37 Kee Close) Yours truly,
Arlyn & Johanna
Sordahl

DATE: July 7, 1992

TO: Planning Assistant, Red Deer Regional Planning Commission

FROM: Assistant City Clerk

**RE: PROPOSED KENTWOOD OUTLINE PLAN AND SUBDIVISION PLAN -
AVALON INDUSTRIES LTD.**

At The City of Red Deer Council meeting of July 6, 1992, consideration was given to your report dated June 19, 1992 regarding the public meeting held on June 18, 1992 on the Kentwood Outline Plan and proposed Subdivision Plan contemplated by Avalon Industries Ltd. and it was agreed that your report be received as information.

Thank you for your report in this instance and we look forward to receiving a Land Use Bylaw Amendment for same in due course.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Engineering Services
Bylaws and Inspections Manager
City Assessor

NO. 3


SP-3.636

DATE: June 18, 1992
TO: CITY COUNCIL
FROM: BARBARA JEFFREY
A\Social Planning Manager
RE: HOUSING NEEDS STUDY

The Inner City Task Force, a committee of Community Service Network, convened a study on the need for affordable, accessible, suitable housing in Red Deer in the late fall of 1991. Need for housing was ascertained by contacting 29 agencies serving persons who may have difficulty obtaining adequate shelter. Information was also gathered on the availability of accommodation, especially in the social housing and rental market, and the costs of such accommodation.

Based on data from Statistics Canada and Alberta Municipal Affairs, approximately 2814 households in Red Deer are "households in need" or households which pay 30% or more of their income for shelter. The Housing Study has documented a need for additional housing for emergency situations, for transitional housing, for long-term special purpose housing and for persons with low to moderate income.

The complete Housing Report is circulated to Council for information.



BARBARA JEFFREY

BJ/kl

Commissioner's Comments

Submitted for Council's information only.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: July 7, 1992
TO: A/Social Planning Manager
FROM: Assistant City Clerk
RE: HOUSING NEEDS STUDY

At The City of Red Deer Council meeting of July 6, 1992, consideration was given to your report dated June 18, 1992 regarding Housing Needs Study, and it was agreed that this be received as information.

We thank you for your report in this instance.

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

KELLY KLOSS
Assistant City Clerk

/jt

c.c. Community Services Director

HOUSING NEEDS STUDY RED DEER

Prepared by

Housing Sub-Committee
Red Deer Inner City Task Force
May, 1992

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APPENDIX C - ALBERTA FAMILY AND SOCIAL SERVICES
SUPPORTS FOR INDEPENDENCE - FINANCIAL BENEFITS
- FEBRUARY 1, 1991

EXECUTIVE SUMMARY

The Inner City Task Force formed a sub-Committee in November 1991 to compile information on the need for affordable, accessible, suitable housing in Red Deer. Members on the committee were chosen for their interest and involvement in housing in Red Deer. The first task of the Housing Study Sub-Committee was to attend a Housing Forum convened by the Joint Services Committee to listen to agencies and consumers talk about housing issues. Appendix 'B' contains the information from the Forum.

The Housing Study's mission was to identify the need for adequate, accessible, affordable housing in Red Deer. The committee contacted 29 agencies serving persons who may have difficulty obtaining adequate shelter, to ascertain the need. The information detail from each agency is contained in Appendix 'A'.

The committee also gathered information on the availability of accommodation, especially in social housing and the rental market and the costs of such accommodation. Based on data from Statistics Canada and Alberta Municipal Housing, approximately 2814 households in Red Deer are "households in need" or households which pay 30% or more of their income for shelter.

The Housing Study has suggested need for additional housing for emergency situations, for transitional housing, for long-term special purpose housing, and for persons with low to moderate income.

The Committee suggested an ad hoc committee to consider creation of lower cost housing with interested stakeholders. They also proposed a Housing Registry that would keep agency and government personnel apprised of the housing needs on an ongoing basis.

**"HOUSING IS AT THE VERY CORE
OF HOW WE BELONG TO OUR COMMUNITY"**

Patricia Orr



A C K N O W L E D G E M E N T S

Thank you to all agency representatives who responded to the request for information. Thank you also to the Edmonton Inner City Housing Need and Demand Study Committee Members who created a similar (though larger scale) report of Edmonton's housing needs. This study served as the impetus for the Red Deer Committee.

Special thanks go to the Housing Needs Study Committee members who contributed to the completion of this document. They are as follows:

Margaret Hicks - Handicapped Housing Society of Alberta
Darlene Cardinal - Native Friendship Centre
Jody Davis - Practicum Student, Red Deer College
Vic Michalchuk - Alberta Family & Social Services
Fred Lebedoff - Melcor; Urban Development Institute
Donna Nye - Red Deer Housing Authority
Joan Warren - Alberta Municipal Affairs: Housing
Barbara Jeffrey - Social Planning, City of Red Deer
Paul Babott - Alberta Municipal Affairs, Calgary
Frank Wong - Red Deer Regional Planning Commission

1.0 INTRODUCTION

Inherent in the Vision 2020 statement for the City of Red Deer is the concern for all aspects of the lives of its citizens. To quote from Vision 2020:

"Red Deer is a City of opportunity with a strong emphasis on the quality of life in the Community. It is:

- A community which reflects high standards in terms of quality of life.
- A caring community ..."

With the premise that adequate housing is a major factor in the quality of life, a study of housing needs, as identified by agencies who work with citizens of Red Deer, was undertaken.

The Housing Needs Study Sub-Committee was formed in November 1991 as a result of deliberations of the Inner City Task Force.

The Inner City Task Force had been meeting for about a year, originally to discuss the daytime hours of persons who are permanently unemployed because of illness or disability and who need a space to spend those hours. The issue of adequate housing as part of the reason for the unfulfilled daytime hours was constantly mentioned by many agency representatives.

Simultaneously, the Joint Services Committee on Mental Health Issues convened a Housing Forum on November 27, 1991 to discuss housing issues in Red Deer (see summary, Appendix B).

Although many people realized that not all housing needs were being met in Red Deer, no compilation of those needs had been prepared.

2.0 MISSION STATEMENT

Conduct a study to identify the need for adequate, suitable, accessible and affordable housing in Red Deer in order to maximize the allocation of funds relative to Red Deer's needs.

The report is prepared for the Inner City Task Force. Copies will be widely distributed to the general public; agencies who responded with information; the private sector, particularly those who are interested in housing issues; and all three levels of government.

3.0 RESEARCH PROCESS

3.1 Objectives of the Study

1. Survey the agencies whose clients are affected by housing needs.
2. Identify programs and services already available.
3. Research the availability of housing in Red Deer.
4. Determine the affordability of housing in Red Deer.
5. Conclusions.

3.2 Process

Studies of housing needs in Edmonton and Calgary have followed a procedure similar to that used in Red Deer. Agencies who have direct contact with persons who may need housing were contacted by a member of the study committee. Information given by telephone was verified by circulation of the written submission. Agencies were asked to provide:

- client profile,
- service description,
- shelter needs (current demand/unmet need),
- appropriateness of housing/location of housing, and
- support service needs.

The information regarding availability and affordability was compiled from municipal, provincial, and federal statistical data sources.

4.0 AVAILABILITY OF HOUSING

4.1 GOVERNMENT-SPONSORED SOCIAL HOUSING

4.1.1 Community Housing Program

The Community Housing Program provides subsidized rental accommodation for low to moderate income families, senior citizens, physically handicapped and individuals who cannot afford private sector housing.

Operating deficits and amortization costs are shared by the Federal, Provincial and Municipal Governments.

Responsibility

The Red Deer Housing Authority is responsible for tenant selection, property management and maintenance of the units.

Eligibility

- The net value of family assets such as bank deposits, equity in real estate, stocks and bonds, must not exceed \$7,000 per household, excluding a car and furniture;
- The applicant's gross household income must not exceed the maximum income limits;
- The applicant must have lived or worked in Red Deer for three months prior to application;
- Applicants must be Canadian citizens, independent landed immigrants, or government-sponsored refugees.

Priority is given to those families who have dependent children and to applicants living in poor or overcrowded housing conditions, and/or paying a high percentage of their earnings for rent and unable to afford private housing in their area.

Application Process

Applications are accepted at the Red Deer Housing Authority Office, 5024 Ross Street, Red Deer. Applications are point scored according to need and placed on a waiting list.

Portfolio Status

The Red Deer Housing Authority has 274 Community Housing Units in Red Deer - one apartment building, townhouses, duplexes and single family dwellings:

- 22 - 4 bedroom units
- 105 - 3 bedroom units
- 145 - 2 bedroom units
- 2 - 1 bedroom units

8 of these units are Wheelchair Accessible - Handicapped:

- 2 - 2 bedroom units
- 4 - 3 bedroom units
- 2 - 4 bedroom units

Present Waiting List - 160 applicants

Approximate Annual Turnover - 90 units

Present Family Composition - 232 single parent families
42 - 2 parent families

Income Source (as of April 1, 1992)

Full-Time Employment	Employment & Social Assistance	Full Social Assistance	Student Loans	Student Social Assistance	AISH/ Pension	UIC
105	52	56	34	3	12	12

Contact Person

Donna Nye
Red Deer Housing Authority
5024 Ross Street
Red Deer, AB
T4N 1Y3 Phone: 343-2177

4.1.2 Private Rent Supplement Program

The Private Rent Supplement Program enables low income families or persons to remain in their current accommodation or find suitable accommodation in the private market. Rent is based on 25% of the tenants' gross income and a rent supplement for the balance of their rent is paid directly to their landlord. The difference between 25% of the tenants' income and market rent is cost shared by the Federal and Provincial Governments.

Responsibility

The Red Deer Housing Authority is responsible for tenant selection and payment of the subsidy to the private landlord.

Eligibility

- Low income households, with or without children; seniors; persons with disabilities; individuals in core housing need;
- Net value of family assets such as bank deposits, equity in real estate, stocks and bonds, must not exceed \$7,000 per household, excluding a car and furniture;
- The applicant must have lived or work in Red Deer for 3 months prior to application;
- Applicants must be Canadian citizens, independent landed immigrants or government-sponsored refugees.

Priority is given those in greatest need, such as people living in poor or overcrowded conditions, paying a high percentage of their earning as rent and unable to afford appropriate private sector housing in their area. This program in Red Deer is targeted to the hard to house and disabled.

Portfolio Status

There are presently 13 Private Rent Supplement Units in Red Deer consisting of single family dwellings and apartment units.

Waiting List - 25

Turnover Rate - Nil

Client Profile - Physically Disabled
Mentally Disabled
Mentally Ill

Contact Person

Donna Nye
Red Deer Housing Authority
5024 Ross Street
Red Deer, AB
T4N 1Y3 Phone: 343-2177

4.1.3 Senior Citizens' Self-Contained Housing Program

The Senior Citizens' Self-Contained Housing Program provides affordable accommodation for low to moderate income senior citizens who cannot afford or obtain adequate housing for their needs.

Operating deficits and amortization costs are shared by the Federal and Provincial Governments.

Responsibility

Non-profit sponsoring organizations are responsible for tenant selection, property management and maintenance of the units.

Eligibility

Applicant - Senior citizens who are mentally and physically self-sufficient, and have been residents of Alberta for one year prior to making application, or for any other 10 years, are eligible. A medical certificate may be required. Tenants who are under age 65 and meet other eligibility criteria may be accepted if space permits. Under special circumstances the management agency may also waive the Alberta residency requirement. Tenants are selected according to their need based on their present accommodation, rent, income and proximity to services.

Sponsor - Sponsoring non-profit organizations (including service clubs, municipalities and other organizations incorporated under the Societies Act of Alberta) are eligible. The group appoints a board of directors to handle tenant selection and property management.

Form of Assistance

Units are fully self-contained bachelor or one-bedroom suites. Some projects have units specially designed for wheelchair users. Projects range from fourplexes to highrise apartment blocks. Rents are based upon 25% of household income, including pension income. There are additional charges for cable television, electricity, telephone, and parking plug-ins.

Application Procedures

Non-profit organizations apply to Alberta Municipal Affairs for sponsorship. Individuals apply directly to the building manager for accommodation. Red Deer's Senior Citizens' Self-Contained Housing Program, the number of units, types of units and waiting list is shown on Table 4.1.

RED DEER SENIOR CITIZENS' SELF-CONTAINED HOUSING PROGRAM

PROJECTS	LOCATION	CONTACT PERSON	# OF UNITS	TYPE OF UNITS	WAITING LIST	ANNUAL TURNOVER RATE*
Barrett Place	4809 - 34 Street Red Deer, AB T4N 0P2	Florence Long 343-0680	108	3 handicapped 105 1-bedroom	5	16
Canyon View Place	4724 - 34 Street Red Deer, AB T4N 0N9	Florence Long 343-0680	41	3 handicapped 2 bachelor 36 1-bedroom	10	1
Fleming Manor	27 Patterson Cr. Red Deer, AB T4P 1J5	Florence Long 343-0680	25	25 1-bedroom	0	1
Twilight Cottages	4724 - 33 Street Red Deer, AB T4N 0N5	Florence Long 343-0680	8	8 1-bedroom	0	3
Centennial Courts	4702 - 33 Street Red Deer, AB T4N 0N5	Florence Long 343-0680	60	60 bachelor	5	8
Waskasoo Towers	4810 - 54 Street Red Deer, AB T4N 6R3	Sheila Thorpe 340-1585	112	4 handicapped 1 2-bedroom 107 1-bedroom	11	17
TOTALS			354		31	46

Table 4.1

* Average

4.1.4 Senior Citizens' Lodge Program

The Senior Citizens' Lodge Program provides housing for Alberta's senior citizens at affordable rates in rural and urban areas. Lodges offer accommodation including single or double bedrooms, meals, house-keeping services and recreational facilities. Temporary accommodation is also available in lodges under the Vacation Relief or Respite Care Program.

Alberta Municipal Affairs provides capital financing and an annual grant to assist foundations with operating deficits.

In some lodges, Canada Mortgage and Housing Corporation may also contribute to the amortization of capital costs for the projects and to the project operating deficits.

Operating losses are paid by The City of Red Deer. However, grants are available from Alberta Municipal Affairs under the Lodge Assistance Program to cover a portion of the Foundation's deficit.

Responsibility

The Piper Creek Foundation is responsible for tenant selection and the overall management of the three senior citizens lodges in Red Deer.

Eligibility

Senior citizens who are mentally and physically self-sufficient are eligible to apply. There are no income or asset limits in the Red Deer Lodges, however, residency and other eligibility requirements may be set by the Foundation.

Form of Assistance

Accommodation costs are set by the Piper Creek Foundation but cannot exceed provincial government guidelines.

Application Procedures

Seniors may apply directly to the Piper Creek Foundation. The location of the Red Deer Senior Citizens' Lodges, the number of units, type of units and turnover rate are contained on Table 4.2.

Table 4.2

RED DEER SENIOR CITIZENS' LODGE PROGRAM

PROJECTS	LOCATION	CONTACT PERSON	# OF UNITS	TYPE OF UNITS
Parkvale Lodge	4277 - 46A Ave. Red Deer, AB T4N 6S9	Verne Reeves 343-0688	65	55 1-bedroom 5 2-double suites
Pines Lodge	52 Piper Drive Red Deer, AB T4P 1H8	Molly Johnston 343-06560	65	62 1-bedroom 2 spec. single 1 1-bedroom (couples)
Piper Creek Lodge	4820 - 33 Street Red Deer, AB T4N 0N5	Fran Hitchings 343-1077	51	42 1-bedroom 4 double suites 2 spec. suites
Total Number of Units			181	

There are no separate waiting lists maintained for each lodge. Therefore, the total number on a combined waiting list is 220.

The turnover rate is also a combination of all the lodges. The total turnover rate for the lodges in Red Deer is 30 - 40 on an annual basis.

4.2 PRIVATE INVENTORY RENTAL ACCOMMODATIONS

4.2.1 Market Rental Units, City of Red Deer

Table 4.3

Unit Type	# of Rented Units	# of Vacant Units
Single Detached	917	85
*Single Detached with Suite	225	13
**Suite in Single Detached	380	52
Duplex	649	16
Fourplex/Triplex	1,017	37
Townhouse/Row Housing	1,410	29
*** Apartment	5,461	213
Mobile Home	144	41
Group Home	34	0
**** Other	23	0
TOTAL	10,274	486

City of Red Deer 1991 Census Results

Definition Of:

- *Single Detached with Suite: - A structure built as a single dwelling but in which the basement or upper storey has been converted into a suite as another separate dwelling.
- **Suite in Single Detached: - The suite must have a private entrance from outside, or from a common hallway, to be defined as a separate dwelling.
- ***Apartment: - Checkmate Court, which in 1990 was classified an apartment building, is now classified a condominium complex (Townhouse category).
- ****Other: - Hotel, Motel, Nursing Home, Senior Citizen Lodge, Single Dwelling attached to a non-residential structure.

4.2.2 Hotels and Motels - Regular Tenants

A member of the Housing Study Committee contacted the following hotels and motels to determine whether some Red Deer residents used, as their permanent dwelling, hotel and motel rooms.

Most of the regular tenants were identified as elderly males. The impression given by the hotel/motel staff is that the tenants prefer these particular accommodations. The contact person did not speak directly to the tenants so no determination was made as to source of income or the circumstances which placed them in this housing.

Arlington Hotel	15
Buffalo Hotel	6-8
City Centre Motel	20-25
Granada Inn	14
Park Hotel	7
Red Deer Inn	Weekly tenants
Sleepy's Inn	23
Valley Hotel	11
Windsor Hotel	10

Total 106 - 113/month

5.0 VACANCY RATES

5.1 April 1991 Census, City of Red Deer

Table 4.3, showing the Market Rental Units in Red Deer, indicates a vacancy rate of 3.9% when considering the vacancy in the four types of units traditionally available for rent: duplexes, fourplexes, townhouses and mobile homes.

5.2 April 1991 Housing Survey, Department of Municipal Affairs

Rental Unit	Vacancy Rate
Bachelor	3.0%
One Bedroom	1.5%
Two Bedroom	4.5%
Three Bedroom	2.8%
Four+ Bedroom	0%

Overall Vacancy Rate 3.3% (Rates obtained from Department of Municipal Affairs, Housing Survey date April 1991. Reported October 1991).

5.3 December 1991, Landlord and Tenant Board

The Landlord and Tenant Board reported the vacancy rate as 2.5% in April 1991 and 0.7% in December 1991.

Note: This information on vacancy rates is difficult to access as there are many private enterprises throughout Red Deer and as well many property management firms and owners of apartments from outside Red Deer; nonetheless, this should give a general indication of Red Deer's situation. Seasonal adjustment also needs to be taken into consideration (Red Deer College students, for example). Information indicates that, as of April 1992, the vacancy rate may be rising.

6.0 AFFORDABILITY

This section will attempt to identify and/or estimate the total number of households experiencing affordability problems because of insufficient income to pay market rental rates.

The **Household** is defined as a person or a group of persons who occupy or who have need of a dwelling in the city of Red Deer and who do not have a place of residence elsewhere in the province.

The income being referred to is the "**Core Need Income Threshold**" which is the income point or level beyond which a household is able to acquire suitable and adequate housing within its market area for less than 30% of the household income.

Households in Need are defined as those households "who pay 30% or more of their income for shelter and for whom an adequate and suitable dwelling in the market area would consume 30% or more of their income" (Global Agreement on Social Housing, December 1985).

6.1 Core Need Income Threshold for Red Deer (gross income) (as determined by Canada Mortgage and Housing Corporation) 1991

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$18,500	\$22,500	\$28,000	\$30,000	\$30,000

Example: For a household to live in a one bedroom unit and pay 30% of their income on rent, the household income must be \$18,500.

6.2 Rental Rates for the City of Red Deer (CMHC, April 1991)

	Average \$	Range \$
Bachelor	347	150-420
One Bedroom	421	200-650
Two Bedroom	500	200-730
Three Bedroom	550	370-950
Four+ Bedroom	495	490-550

Rental Rates, City of Red Deer, December 1991 (Committee Survey)

Information below was obtained by a Housing Study Committee member from property managers for:

Burnt Lake Management
 Cornerstone Management
 Manor Management
 Sim & Thorne Property Management

and from the newspapers. Approximately 80 apartment buildings and 74 townhouses are included in the survey.

One Bedroom Rent	- low - \$275.00
(apartments)	- high - \$625.00
	- avg. - \$420.00

Two Bedroom Rent	- low - \$350.00
(apartments)	- high - \$825.00
	- avg. - \$499.00

Three Bedroom Rent	- low - \$500.00
(apartments)	- high - \$750.00
	- avg. - \$570.00

Fourplexes	- low - \$450.00
	- high - \$615.00
	- avg. - \$535.00

Duplexes	- low - \$450.00
	- high - \$950.00
	- avg. - \$695.00

Townhouses	- low - \$575.00
	- high - \$850.00
	- avg. - \$712.50

Houses	- low - \$525.00
	- high - \$950.00
	- avg. - \$737.50

6.3 Households "In Need" in Red Deer

Based on data from Statistics Canada and Alberta Municipal Affairs, there are approximately 2,813 households (or 14% of all households) in the city of Red Deer who pay 30% or more of their income for shelter:

1291 - singles
187 - seniors
1335 - families

Based on the social housing programs being provided by the three levels of government and the ratio to estimated need, only 14% of the families in need have been served and 58% of seniors have been served. Generally speaking, singles in the community have not had their needs addressed except by projects pertaining to public and private non-profit special purpose housing programs (approximately 25 units or 2%).

Note: The Senior Citizen Lodge program was not included in the inventory because the primary factor for determining need is social well being rather than income.

6.4 Rental Rates for Special Needs

Persons with special needs may have to pay more of their income toward rent or may not be able to find adequate accommodation. Persons needing barrier-free homes or buildings with elevators or accommodation for large families may only be able to find such services in more expensive units, if at all. Therefore, the higher of the rental rates will usually apply to these units. Unfortunately, these consumers also may have increased expenses in other areas of their lives (health care, personal supports, etc.).

The Handicapped Housing Society reports that, in Red Deer, the average rent for a somewhat accessible bachelor suite is \$373.00; a one-bedroom is \$471.00, a two-bedroom averages \$589. Persons living on Assured Income for the Severely Handicapped (\$793 per month) are, therefore, paying 47% - 75% of their income for rent.

**6.5 ALBERTA FAMILY AND SOCIAL SERVICES:
SUPPORTS FOR INDEPENDENCE (SFI) - FINANCIAL BENEFITS**
- Effective February 1, 1991

The complete information concerning Supports for Independence is contained in Appendix C. Excepts which refer to housing only are included in this chapter.

6.5.1 Maximum Shelter Allowance

	For Room and Board	For Independent Living
Child in Need (Guardian Social Allowance)	64	--
Each person living with parents or adult children	64	--
1 person unit (employable)	215	215
1 person unit (unemployable)	215	300
2 person unit	430	430
3 person unit	510	510
4 person unit	530	530
5 person unit	550	550

- The shelter allowance includes rent, payments on mortgages or agreements of sale, fuels and utilities, municipal taxes, homeowner's fire insurance, condominium fees, lot rentals for mobile homes and houses, a homeowner's maintenance allowance (\$19) and the shelter portion of room and board.
- For each additional family member of larger family units, add \$200 per person above the maximum for a five person unit.
- The shelter allowance is the MAXIMUM available; the actual benefit is based upon what is actually paid.

6.5.2 Additional Shelter - actual cost in excess of applicable shelter allowance up to \$300/month for 3 months at a time for:

- clients whose health would be endangered by a move.
- disabled clients who live in accommodation adapted to their disability, or
- families of 6 or more children where no suitable accommodation is available within the shelter allowance.

7.0 HOUSING STUDY AGENCY RESPONSE

Alberta Alcohol and Drug Abuse Commission
Alberta Family and Social Services
Alberta Health, Mental Health Services
 - Community Outreach
 - Funded Programs
Alzheimer Society
Canadian Mental Health Association
Canadian Paraplegic Association
Catholic Social Services
Central Alberta AIDS Network Society
Central Alberta Refugee Effort
Central Alberta Residence Society
Central Alberta Women's Outreach Society
Central Alberta Women's Emergency Shelter
Employment Placement Support Services
Golden Circle Seniors Centre
Handicapped Housing Society of Alberta
Human Resource Development Bureau
John Howard Society
Multiple Sclerosis Society
PLURA (coalition of churches - see detail)
RCMP
Red Deer Action Group for the Physically Disabled
Red Deer Association for the Mentally Handicapped
Red Deer College - Transitional/Vocational/Programme
Red Deer Native Friendship Society
Red Deer Regional Health Unit
Red Deer Regional Hospital Centre
Salvation Army
Schizophrenic Society
Youth and Volunteer Centre

7.0 HOUSING STUDY AGENCY RESPONSE

The information presented here is a result of a telephone survey to ascertain the housing available and in use by agencies attempting to house people or who use housing as part of their programs. This is an attempt to establish:

- * what housing there is available in the community
- * what those serving "people in need" perceive as needed
- * some idea of the agencies needs for affordable, suitable housing.

The information obtained by telephone was mailed to each agency to ascertain the correct interpretation. Agencies were asked to respond if the information needed changes.

Appendix A contains the detailed agency responses, in alphabetical order. Table 7.1 is a compilation of this material for easier reference.

7.1 AGENCY ANALYSIS

Estimated Housing Needs by Agency

AGENCY	CLIENT PROFILE	TYPE OF HOUSING	ESTIMATED NEED
Alberta Alcohol & Drug Abuse Commission (AADAC)	Substance abusers; mixed.	Makes use of other housing agencies.	5-10 per month need halfway house.
Alberta Family & Social Services (AFSS) (Handi-capped Client Services)	Mentally handi-capped people.	Provides funding for other agency clients (CARS) (CSS).	1-2 at any one time inappropriate. Less than 12 in hotels, motels, transient.
Alberta Health - Mental Health Services - Community Outreach	Chronic mentally ill.	Clients discharged from hospitals to hotels.	Half (10) of clients in poor accommodation.
Alberta Health - Mental Health Services - Funded Programs	Focuses on chronic problems, adults.	34 approved home spaces. Overflow live in hotels and poor basement suites.	
Alzheimer Society	Elderly - Single or Couples.	None provided.	Group Home with trained staff.
Canadian Mental Health Association (CMHA)	Mixed age - House only referrals from hospitals.	Transitional - group home - 6 beds plus 2 relief spaces. 2 per month wait list.	Estimate 2 per month inappropriate housing.
Canadian Paraplegic Association	Physically handicapped; mixed age, gender and marital status.	Different housing options - wheelchair accessible.	Co-op Housing with support services.
Catholic Social Services	Referrals only, mixed age gender and marital status. Outreach of 70 plus clients.	Conventional housing; has 42 approved home spaces - 36 are full.	Approximately 7 per month inappropriate housing.
Central Alberta AIDS Network Society	Persons alienated from community.	Safe, stable, affordable.	Difficult to ascertain (see detail).

AGENCY	CLIENT PROFILE	TYPE OF HOUSING	ESTIMATED NEED
Central Alberta Refugee Effort: Immigrant Centre	<ul style="list-style-type: none"> - single adults - large families - newly unemployed 	<ul style="list-style-type: none"> - Landlords sensitive to cultural differences. - Housing available at affordable rent. 	No numbers available.
Central Alberta Residence Society (CARS)	Mentally handicapped and their families; 120 clients.	Conventional as well as group homes.	100% occupancy now.
Central Alberta Women's Emergency Shelter (CAWES)	Homeless women at risk to violence	Transitional and permanent - shelter runs at 75% to 100% occupancy.	Turn away 12 per month.
Central Alberta Women's Outreach	Homeless women with or without children.	Require all types, apartment units to houses.	8 per month.
Employment Placement Support Services (EPSS)	<ul style="list-style-type: none"> - Singles who cannot get money for DD/rent (even if employed). - Families who do not qualify for Social Assistance. 	Need appropriate housing; hotels not appropriate for some.	10 per month in need of adequate, affordable housing.
Golden Circle Seniors' Centre	50-65 especially single, unemployed women with limited education. +65	Affordable housing needed for four out of five of these clients. <ul style="list-style-type: none"> - Clean, quiet. - Pets allowed for seniors. - Affordable housing while on waiting list. 	<ul style="list-style-type: none"> - 6 per month needing assistance. - Also need apartment-style building with supervision.

AGENCY	CLIENT PROFILE	TYPE OF HOUSING	ESTIMATED NEED
Handicapped Housing Society of Alberta	Handicapped - mixed.	Affordable, accessible adapted housing with support services for single adults.	Continuum of housing options; priority to 8 adapted units with supports; transitional living unit; barrier-free options in community.
Human Resources Development Bureau	Mentally handicapped	Requires conventional housing for hard to house.	2-3 per month.
John Howard Society	Youth - sent to them through court system	10 bed group home, 2 per month wait list	4-5 per year are homeless.
Multiple Sclerosis Society (MSS)	Physically handicapped mostly single.	Accessible adapted housing.	Accessible housing with support services.
PLURA	Transients needing meals, overnight housing, travel.	Use Granada for overnight.	1 per week need shelter. 1 per day need meals, travel.
RCMP	Transient, temporary.	Temporary shelter; arrangement with AFSS for downtown hotels.	Not used frequently.
Red Deer Action Group for the Physically Disabled	Persons with physical disabilities.	Adapted, barrier free.	Encountered about 20 in 1991.
Red Deer Association for the Mentally handicapped.	Children and adults majority of clients require support services.	Group homes - single family units.	24 beds over next 18 months or 15 single family units.
Red Deer Native Friendship Society	Mostly aboriginal.	Need rental accommodations without discrimination; affordable units.	Not available.

AGENCY	CLIENT PROFILE	TYPE OF HOUSING	ESTIMATED NEED
Red Deer Regional Health Unit	Inappropriately housed though client not complaining (sometimes a lifestyle choice).	Some need for accessible housing.	2 on present caseload.
Red Deer Regional Hospital Centre (patient discharge)	Wide mix - seniors to transients.	Mixed - apartment to hostels.	Hostels for short term housing in order to free hospital beds.
Salvation Army	Single to family - mixed age.	Need for all types - from hostel to apartment	- 2 per month permanent housing. - 1 per day - emergency housing.
Schizophrenia Society of Alberta Red Deer Chapter	Mixed - mostly young to middle aged. Mentally ill.	Apartments - preferably under one roof - individual style living.	Requesting a 20 unit complex.
Transitional/Vocational Program (Red Deer College)	Admission by referral - 1/2 are from out of town.	Conventional	1-2 per year.
Youth and Volunteer Centre	Homeless and run-away youth.	8 bed hostel - 4 beds now have funding.	20 plus per month.

8.0 STUDY FINDINGS

The information contained in this study confirms and reinforces the lack of adequate, accessible, affordable housing in The City of Red Deer.

8.1 EMERGENCY OR CRISIS SHELTERS

Youth - Respondents reiterated the need for temporary shelter for teens. The Central Alberta AIDS Network Society, schools, the RCMP, and the Youth and Volunteer Centre all see teens who need a safe haven to re-evaluate their situation. The Youth Shelter (8 beds) is renovated and has operating funds for four beds.

Adults - Respondents often see transient people who need overnight or short-term accommodation. Arrangements are made with Alberta Family and Social Services and downtown hotels and motels. Alberta Alcohol and Drug Abuse Commission and the Salvation Army are concerned if the temporary housing for people needing treatment are hotels with bars readily accessible. Several agencies think that a hostel is already a necessity in Red Deer.

The Red Deer Regional Hospital Centre often has clients who, because of no short-term housing facilities, use the hospital as a temporary shelter. Obviously, the concern is both for the patients who need beds and the costs associated with housing people in the hospital.

The Central Alberta Women's Emergency Shelter (CAWES) is often contacted for women in need of temporary shelter. Unfortunately, the demand for shelter by women and children in violent situations means that CAWES cannot always help other women.

8.1.1 Transitional Housing

Non-profit agencies and the provincial government are already cooperating to provide this type of housing for some clientele (Example: Canadian Mental Health Association and Alberta Mental Health for a six bed group home). However, most of these facilities are operating at capacity and with a waiting list. The costs of funding the support services to accompany the housing units is a major difficulty. Six agencies indicated a need for transitional housing for a combined total of about 50 clients.

8.1.2 Long-Term Special Purpose Housing

Various mental health agencies as well as those agencies serving persons with physical disabilities require special purpose long-term residences.

The Handicapped Housing Society of Alberta (HHSA) advocates a continuum of housing options ranging from adapted housing with a high level of support services, to adaptable housing where persons with disabilities who develop independent living skills may live alone. The first step on the continuum would be eight units of affordable, accessible, adapted housing with support services for single adults; the second would see development of a transitional housing unit where persons with disabilities would try out their independent living skills; and then a variety of barrier-free housing options with supports in our community. In May 1992, 12 units were granted to HHSA by Alberta Municipal Affairs through a federal/provincial cost share.

The Schizophrenic Society has a similar need for a 20 unit apartment complex with assistance with living skills for clients. In May 1992, 10 units were granted to the society by Alberta Municipal Affairs

8.1.3 Long-Term Community Housing

Approximately 14% of all households in Red Deer (2,814) pay 30% or more of their income for shelter. Seniors, families, and singles all are represented in these figures. However, social housing programs are not addressing adequately the needs of single people. An increase of people needing Unemployment Insurance and Social Assistance will increase the percentage of people whose shelter is a disproportionate part of their expenses.

8.2 CONCLUSIONS

The Housing Study is an attempt to enumerate housing needs in Red Deer. Information was compiled from existing social agencies whose mandate is to assist persons with specific needs.

The information obtained from the Red Deer Housing Authority refers to people who have identified their difficulty with housing and are willing to accept assistance.

No attempt was made to reach the general public to assess housing needs as this was beyond the scope of the study. However property managers and local hotels and motels were surveyed to determine use of their facilities. The statistical data from the 1991 census reveals that a disproportionate amount of income is being required for people to feel adequately housed.

A Housing Registry which would obtain information on housing needs on an ongoing basis would allow such information to be readily attainable.

8.3 RECOMMENDATIONS FOR FOLLOW-UP

Consider the establishment of a Housing Registry to allow for consistent, up-to-date information on housing needs in Red Deer. Integrate the Registry with an existing agency. (suggested agencies: Handicapped Housing Society of Alberta, to expand the registry they already have; Community Information and Referral Service, an information agency with a similar goal).

Form an ad hoc committee to study the issue of creating more affordable housing on the market; members could include representatives from various levels of government, service clubs, builders and contractors, and social agencies.

APPENDIX A

HOUSING STUDY AGENCY RESPONSE

ALBERTA ALCOHOL AND DRUG ABUSE COMMISSION

Craig Staniforth 340-5274

- toxic substance abusers (drugs and alcohol) go to "detox" in Calgary and Edmonton by driving, bus; 5 - 10 per month
- If they are interested in in-patient treatment, referred to same; may wait at Salvation Army
- if outpatient and without home, they talk to Alberta Family and Social Services and are put up in City Centre Motel and go to clinic on a regular basis
- unaware of homeless
- sees need for large half-way house instead of hotel housing with bars downstairs

ALBERTA FAMILY AND SOCIAL SERVICES (AFSS) SERVICES FOR HANDICAPPED

Christine Becker 340-5473

- provides funding for Red Deer Association for the Mentally Handicapped, Central Alberta Residence Society, Catholic Social Services - all approved homes and group homes
 - need for housing for women and children in violent situations; higher functioning residents of Michener Centre who come into the community; a "Drop-In Shelter" to serve those whose lifestyle choice leaves them without permanent residence
 - affordable, suitable housing
 - feels we must ask "how many want a better kind of housing"; related to, what satisfies some is not appropriate for others (e. g. guardians)
 - client workers see no homeless
 - may see 1 to 2 at any one time who are without an apartment and in an emergency situation and may be placed in housing that is inappropriate, but the problem is solved in the long term
 - less than 12 at any one time are in hotels and motels and are transients, behavioral problems and they take what is available
 - many are helped through crisis management and working with agencies such as Catholic Social Services, Central Alberta Residence Society (mentally disabled)
-

ALBERTA HEALTH, MENTAL HEALTH SERVICES

Funded Programs - Valerie Ward 340-5047

- fund three programmes
- 2 CMHA residences, 6 spaces for adults in Camrose, not necessarily transitional; 5 spaces for adults, Good Shepherd Lutheran Church, Wetaskiwin both for psychiatric needs
- 34 approved home spaces (20 satellites - have own apartment but support programme for individual and 14 spaces in family situations providing room and board plus support programme and will put up to 3 people in some home; these exist over whole central Alberta area; have no maximum length of stay
- an application process and contract
- focuses on chronic problems

ALBERTA HEALTH, MENTAL HEALTH SERVICES

Community Outreach, Trina McKinnon 340-5466

- focus on chronic mental health problems
- don't maintain a waiting list
- many individuals discharged from hospitals (Alberta Hospital Ponoka, Red Deer Regional Hospital Centre) move into hotels such as the Buffalo Hotel or the City Centre Motel
- many downtown hotels are rented by the month
- source of income is often social assistance or Assured Income for the Severely Handicapped
- see a total of twenty clients and about half of them live in motels or poor basement suites
- difficult for many to obtain a damage deposit in order to move into an apartment
- several individuals move from hotel to hotel looking to upgrade accommodation

ALZHEIMER SOCIETY

Bob Johnstone, 346-2540

- clients are housed at home with family until family can not longer cope
 - couples sometimes go to a seniors lodge setting
 - individuals must go to auxiliary hospital
 - a need for a group home where staff is specifically trained to work with Alzheimer needs
-

CANADIAN MENTAL HEALTH ASSOCIATION (CMHA)

Patricia Turnbull, Executive Director, 342-2266

- transitional (an adjustment between hospital and community) group home, 6 beds + 2 relief spaces
- 100% occupancy, 2 per month on waiting list
- only refuse those not suitable to programmes, or "criminally at risk"
- they house only with referrals from hospitals (Alberta Hospital, Red Deer Regional Hospital)
- see 20 - 40 people per year
- see 2 per month whose housing is inappropriate to their situation, e.g. downtown hotels and motels
- don't see homeless but know they go from hotel to hotel

CANADIAN PARAPLEGIC ASSOCIATION (CPA)

Leanne Squair 341-5060

- need of wheelchair accessible accommodations; with support services (personal care and homemaking)
 - affordability is one problem
 - some living in their own homes have accessed Home Adaptation Program (HAP) and Disabled Residential Rehabilitation monies
 - 15 to 25 living with parents; some are in school so affordability and accessibility are issues - no where to go
 - Co-op housing with support services could be an option
 - clients wish to share in the decision making of their housing and care
 - different housing options in different parts of the city are needed
 - most of her clients could make a choice, but there is nothing to choose from
-

CATHOLIC SOCIAL SERVICES (CSS)

Laurie Kaban 347-8844

- 42 approved home spaces for rehabilitation
 - 36 are full now
 - those who receive Individual Funding are referred to them, so don't deal with just anyone looking for housing
 - however, those provided Individual Funding (I.F.) have limited budget with \$300 being allowed for their housing needs; creates a real affordability problem
 - only persons refused are those who are referred inappropriately
 - referrals for mentally handicapped from Client Service Coordinator, Alberta Family & Social Services
 - referrals for Mentally Ill from referring source (i.e. Therapist, Physician, Alberta Hospital Ponoka)
 - have an Outreach program of 70 clients
 - of this number, Catholic Social Services estimates 60 to 65 are paying at least 50% of their income to rent
 - those on Individual Funding (17 clients) 10 are paying 50% of income to rent; consequently their food and other needs are not being met
 - has recently seen one homeless person, female
 - see people in transition of programs, but cannot afford to get own apartment - can't afford damage deposit
 - those living in approved homes can save money, but can't afford rents on market and don't choose to live in an approved home as a lifetime option
 - see "street people" they are people who have exhausted all the services and, due to lack of responsibility, cannot find housing, live in hotels
 - see approximately 7 per month who are housed in housing inappropriate to their needs, whether it be cost, the facilities are rundown, toilets not working, etc.
 - have two individuals where Assured Income for the Severely Handicapped benefits have been cut due to common-law living situation
 - one situation of husband and wife, where wife has had reduced Assured Income for the Severely Handicapped benefits due to a husband's pension
-

CENTRAL ALBERTA AIDS NETWORK SOCIETY: OUTREACH PROGRAM

Patricia Orr, Mark Marriott 346-8858

- Outreach workers have conceptualized the issue of housing - not as a single concrete entity (ie. 4 walls/shelter) but of a person's relationship to agencies, community at large, and individuals within the sub-community described by the contacts as "their home". It is these factors in relationship to living in a hotel room, crash house, friends house, or "on the street" that have aided workers in understanding what some of the issues surrounding housing needs are for our contacts. Within this idea of the extension of home is the actual physical extension of shelter (ie. a hotel room may be the private space, the hotel restaurant is viewed as the kitchen, the bar/restaurant as the living room).
 - Outreach workers have contact with teens under 16 and individuals between the ages of 16-45. There is minimal contact with individuals over 45.
 - Majority of individuals have previously accessed social assistance or social agency services and either no longer qualify for agency services or the agency services cannot meet their needs.
 - There are no housing referral networks for these contacts.
 - Consequently, many contacts see their only support - emotionally, socially, financially within illicit, illegal activities and highly chaotic, abusive relationships
 - In particular, the exchange of food and shelter for sex.
 - Clients become alienated from social agencies, the community at large primarily because of the difficulties in problems of daily living and are consequently unable to maintain stable, safe, affordable housing.
 - Clients become highly transient - living from room to room, crash house to crash house, friends, casual sex partners.
 - In addition - people are unwilling to live with or in close proximity to these clients because of their severe problems in daily living.
 - The issue of "housing" becomes a reality of "not belonging" - not belonging to social medical agencies, to friends, to community members, to a life defined as worthwhile.
 - Within this alienation is a strong sense of humiliation, denial and the normalization of unsafe and chaotic environments - many contacts do not want to talk about "housing" are weary of talking about their "housing" situation with no hope of change, and many do not know how to talk about it because of overwhelming issues in daily lives.
-

CENTRAL ALBERTA REFUGEE EFFORT; IMMIGRANT CENTRE

Helen Osadca 346-7055

- three caseworkers deal with government sponsored immigrants
- don't see homeless
- have difficulty finding suitable housing in the range allocated for housing
- great difficulty finding suitable affordable housing for single adults; one bedroom apartments not affordable
- great difficulty housing large families and ceiling for funding does not accommodate this
- sees problems for people who have been here, been employed and then encounter job difficulties or unemployment and can no longer afford the standard of housing that they are accustomed to
- had great difficulty in finding affordable housing after the government withdrew subsidies from apartment buildings
- encounter problems with landlords relative to cultural differences, such as cooking, humidity, the way a kitchen is kept, as well as discrimination relative to being a visible minority
- well versed with the property managements and work closely with them

CENTRAL ALBERTA RESIDENCE SOCIETY (CARS)

Pat Schropfer 342-4550

- referrals for four group homes; five in two of them, six in one and four in another with two relief spaces
 - all of the spaces are 100% occupied except for the relief spaces that are 80% occupied
 - deal with 120 clients and their families in support programmes with majority in appropriate housing
 - only refuse admission due to severe behavioral problems
 - doesn't maintain a waiting list as housing is long term with two homes housing mentally handicapped seniors and two homes with younger residents
-

CENTRAL ALBERTA WOMEN'S EMERGENCY SHELTER (CAWES)

Frieda Letkeman 346-5643

- total funded capacity is 21
- total licensed capacity is 24; don't use because don't have funding
- annual rate of occupancy is 76% up from 67% last year; some months they are at 100%
- first priority is to those at risk; encourage others to find other alternatives, such as other shelters, emergency Social Assistance
- have refused 144 over the year; this means they turn away approximately 12 per month - 1/2 of these are because the shelter is full, the other 1/2 are because they are inappropriately referred to them - some think the shelter is a "dumping ground" for any woman in need of housing
- sees women in need of housing because the Social Service allowance is too low
- often have women being released from hospital referred to them; will help if they have room
- women who come from violent situations are all homeless - they arrive without options and without resources

CENTRAL ALBERTA WOMEN'S OUTREACH SOCIETY

Bess Rasmussen 347-2480

- they serve 80% of those women coming out of Central Alberta Women's Emergency Shelter
 - serve small percent of those just looking for a different place
 - most difficult to serve are native women with large families - has no actual numbers
 - need for emergency housing for homeless women who are coming out of "detox", prison, psychiatric
 - does not consider hotels and motels appropriate housing for those in need
 - usually has 8 per month looking for housing
 - she copes with these from lists from property management companies who she has got to know their "likes" and "dislikes", or who they will house and who they won't (some will cater to certain types of needs)
-

EMPLOYMENT PLACEMENT SUPPORT SERVICES

Dagmar Hargreaves 343-6249

- do not see homeless
- do see people living in inappropriate housing
- singles, who can't get enough money for rent and a damage deposit, even if they are employed
- families (mother and father and up to three children) housed in a hotel room until they can get together enough money ("not everyone qualifies for Social Assistance")
- when a client is searching for employment, if they cannot find affordable, appropriate housing it is difficult for them to maintain cleanliness, personal hygiene, nutrition, transportation
- considers housing in the Buffalo, Arlington, etc. inappropriate housing for some
- in consultation with the frontline counsellors, they believe they see approximately 10 persons per month in need of adequate, affordable housing

GOLDEN CIRCLE SENIORS' CENTRE (50 years and older)

Marie Kuz, Outreach Coordinator 343-6074

- affordable housing issue voiced by 50-65 year old, especially single, unemployed women with limited education, no job training, some disabled and on low incomes; do not qualify for senior apartments; for 4 out of 5 clients in this age group, affordable housing is a problem.
 - for 65+ age group, affordable housing a problem while on waiting list for seniors' housing sites, estimate 1 in 5 finds difficulty.
 - six clients per month need assistance in finding accommodation.
 - clients request clean quiet building; substandard conditions only mentioned when there is a substantial rent increase.
 - number of individuals who "fall through the cracks" will not adapt to senior apartments, lodges and nursing homes, living at high risk, strong-willed, alert, determined to remain independent as long as possible, regardless of ailments or substance abuse.
 - also group of individuals who could be described as semi-homeless.
 - need for an apartment style housing with 24 hour supervision, cost of support and health services plus the individual's level of risk would be lowered.
 - senior housing with pets allowed.
-

HANDICAPPED HOUSING SOCIETY OF ALBERTA

Marg Hicks 343-1630

- request from Canadian Paraplegic Association and Multiple Sclerosis Society to find wheelchair accessible housing for clients
 - surveys were carried out to find accessible housing in Red Deer and then the Central Alberta area (Camrose, Wetaskiwin; south to Olds, Didsbury, Drumheller; west to Stettler, Bashaw, Three Hills; and west to Rocky Mountain House)
 - two workshops were carried out bringing together government representatives, clients in need and helping agencies trying to help them provide for their needs
 - offer support for the Red Deer Task Force for Affordable, Accessible, Adapted Housing with Support Services, such as personal care and homemaking in their meetings and advocacy for their housing needs
 - maintain a housing registry for "somewhat accessible" apartments; many rents beyond clients ability to pay
 - help in housing search for semi-ambulatory or ambulatory clients with limited ability to handle steps with satisfaction for few, due to unaffordable rents and lack of availability of apartments with reasonable rents
 - most in this category are paying 60 to 70% of income to rent
 - average clients on list per month is 14 (started with 6 in January/91 to a high of 25 in October and now at 20, after culling those few who have moved out of town, solved their problems or I have lost track of)
 - offer referrals made to other agencies who may be able to help in other areas e.g. Red Deer Housing Authority (RDHA), HAP; those on this list are able to be housed in "somewhat accessible" accommodations
 - recent allocation of Rent Supplement helped four on our list
 - no housing to offer per se; therefore, many do not register, especially those requiring adapted housing with support services, because people just know we do not have any
 - maintain a list of those in need of Rent Supplement program and refer them to RDHA
 - have a list of approximately 20 people who would be interested in adapted (wheelchair) housing with support services
 - have done a profile of need for support services required with 12 clients
 - while many who are in apartments with rising rents view themselves as only one rental increase and one step removed from the streets
 - have encountered two persons with disabilities faced with homelessness, due in part to their lifestyle choices; one has returned to Saskatchewan, one has life together at this point with assistance and counselling and housing
 - the people I talk with seek dignity in their lives, control of their lives and choice of options
-

HUMAN RESOURCE DEVELOPMENT BUREAU

Rudy deBoer 347-8808

- deals mostly with mentally handicapped
- they use conventional housing, Catholic Social Services (CSS) and "other networks"
- sees 2 - 3 per month transients who are "hard to house"
- expressed concern over loss of some Alberta Income for the Severely Handicapped (AISH) when sharing rent, because the shared rent becomes income

JOHN HOWARD SOCIETY, Youth Residential Centre

Stephen Soucy 346-5666

- only deal with those sent to them out of the court system (youth)
- have 10 beds, at 99.6% occupancy, 2 per month on waiting list, only refuse behavioral problems
- believes 2 - 3 per month go to housing that inappropriate to their needs
- sees 4 - 5 per year who are homeless "by choice"

MULTIPLE SCLEROSIS SOCIETY (MSS)

Joanne Seefried 346-0290

- clients require affordable, accessible, adapted housing with some support services
- many clients are faced with living with parents
- sometimes in strained relationships
- parents become responsible for supplying housing, personal care
- parents/family members suffer burn-out
- people with disabilities, because of very limited housing options are not able to live independently in the community
- many clients end up receiving care from long-term or acute care facilities because of lack of support
- many persons with physical disabilities do not have the opportunity for "normal" independent living because of being restricted by lack of accessible, affordable, adapted housing
- accessible, affordable, adapted housing with support services would increase the "quality of life" for people
- lack of barrier-free or even somewhat accessible accommodations and ever increasing rents leave few options and little or no disposable cash for those on limited incomes

PLURA (a coalition of Presbyterian, Lutheran, United, Roman Catholic, and Anglican churches)

Leanne Hall 347-2244 (Gaetz United Church)

- answers requests for help of a meal or overnight housing, often transients who are on their way to somewhere else; advocates on behalf of people and their needs
- use the Granada Hotel because it is so close
- suggested the Loaves and Fishes group would be able to provide more information

RCMP

Irving Kurz 341-2041

- sometimes need over night shelter for people
- call Alberta Family and Social Services to obtain overnight hotel accommodation
- not used frequently

RED DEER ACTION GROUP FOR THE PHYSICALLY DISABLED

Howard Maki 343-1199

- has not encountered homeless
 - sees those who are in somewhat accessible apartments, but need adaptations inside to assist in daily living
 - considers he has encountered 20 of this nature during 1991; refers some to RRAP
 - does not encounter many who cannot afford housing
-
-

THE RED DEER ASSOCIATION FOR THE MENTALLY HANDICAPPED

Phil Stephan 347-3333

- serve both children and adults
- 11 beds in residential setting for Parkland School
- 15 homes; 14 X 3 bedrooms; 1 X 4 bedrooms
- 100% occupancy
- no waiting list right now
- high priority given to Michener Centre list
- expect 24 from Michener to be housed over the next 18 months
- see people housed inappropriately when they are self-advocating or their own guardians; may be higher functioning, but have low skill levels and they just subsist - doesn't know how many
- not aware of homeless; Alberta Family and Social Services would know

RED DEER NATIVE FRIENDSHIP SOCIETY

Darlene Cardinal, Executive Director 340-0020

The Red Deer Native Friendship Centre will:

1. Assist Native people in the adjustment process to urban society.
2. Build effective working relationships for Native people between the Native and non-Native society in addressing Native issues.
3. Preserve and promote aboriginal culture, in a non-sectarian and politically non-partisan manner.

The Native Friendship Centre:

- deals mostly with aboriginal people
 - provides referrals to various agencies throughout the city of Red Deer and Alberta (i.e. Alcohol and drug treatment centres, food bank, Social Services assistance, advocacy for various issues) is also available at the Centre.
 - assisting clients for seeking assistance in housing.
 - accept applications for the Metis Housing Corporation.
 - commonly refers many to downtown hotels/motels.
 - established a directory of various rental units throughout Red Deer; including rent range, number of bedrooms, and area of town. Many clients of Native heritage face discrimination or financial difficulty when seeking housing.
-

RED DEER REGIONAL HEALTH UNIT

Darlene Yarish 342-2131

- only identified two people inappropriately housed
- one due to inaccessibility
- not that many express dissatisfaction
- some may live in what the members of the team consider inappropriate, but the client does not complain
- some are housed where they are (downtown "corner hotels") due to lifestyle choices
- have clients in these situations, who do occasionally move to live with members of family, but cannot live them as a lifetime commitment; therefore revert back to hotel living

RED DEER REGIONAL HOSPITAL CENTRE - Patient Discharge

Judy Hennig 343-4422, one of three Discharge Coordinators

- sees 20 people per month go to housing inappropriate to their needs
 - this ranges from seniors, to transients, chemically dependent people, those from abusive situations (both men and women); CAWES can handle women, but not men
 - many are seniors who cannot return to apartments with stairs
 - of the 80 - 100 referrals they do, 1/4 are for accommodations
 - sees need for a hostel; many are held in hospital because they have no where to go, must wait on Social Assistance, or UIC
 - sees need for short term housing that will co-ordinate ongoing needs for housing as well as counselling
-

SALVATION ARMY

Captain Habkirk 346-6145

- receives one call per month for permanent housing
 - one call per day for emergency housing
 - occasionally for couples and/or with children
 - gives a voucher for Buffalo Hotel for one night and tells them to see Alberta Family and Social Services immediately
 - sees people who have jobs, but can't get enough money together at one time for damage deposit and rent and are living in hotels and motels for that reason
 - does not see "homeless", although people tell him about them
 - Captain Habkirk stated that in conversation with a reporter from Red Deer Advocate they believe there are 250 people who "float" from hotel to hotel and rooming houses in the downtown area
 - men's residence (13 beds) for men who have completed detox or treatment; 5 beds contracted to federal government
 - director of the halfway house says 5 at any one time looking for adequate housing
-

SCHIZOPHRENIC SOCIETY

Laurie Holt 343-4673 Allison Richards 886-4296

- 1/100 persons has schizophrenia
- estimate 500 in Red Deer
- have made use of Rent Supplement programme, but it has taken a lot of work to find landlords willing to participate in the programme; especially when the person in need is dealing with the landlord; only 4 available
- have developed criteria for future residents of housing (client must have a psychiatrist's diagnosis)
- problems are affordability, availability, suitability
- most live on Assured Income for the Severely Handicapped
- most of their clients have trouble dealing with stress
- most are living in low priced apartments or in the Valley Hotel by the month and are forced to deal with "drug busts", police cars, alcohol, and cannot cope with the stress
- choice of downtown hotels means they can live alone, but are not left with enough money to buy prepared food and have no fridge, stove, etc. for holding food
- consequently, nutritional needs are not met
- there are not enough programmes for those in need
- only 9 psychiatric beds in Red Deer Regional Hospital, 6 beds in Canadian Mental Health Association group and three approved homes

- Proposal submitted for a 20 unit apartment building situated close to affordable shopping, easy access to hospital or medical attention and near a bus route. There would be 10 two-bedroom units, 9 single units, and 1 unit for a caretaker. We would like a common area to be used for group meals, T.V. and video available, sewing machine, ping pong or pool table, and a manager's office. Laundry facilities would be free. Hopefully a patio/barbecue area would be available to encourage more socialization. Alberta Mental Health Association has offered to supply a "support" staff for 50 hours/month to organize group get-togethers or outings or help tenants on an individual basis with living skills.

TRANSITIONAL/VOCATIONAL/PROGRAMME (Red Deer College)

Terry Card 342-3115

- admission is by referral
- some by Services for Persons with Disabilities provided by Client Service Plan
- 1/2 are from out of town
- use Catholic Social Services and Central Alberta Residence Society
- sees 1 - 2 people per year in inappropriate housing
- no homeless

YOUTH AND VOLUNTEER CENTRE

Karen Murphy, Executive Director, 342-6500

- send children who come to them to Alberta Family and Social Service (AFSS)
- 8 beds, 4 not open due to lack of funding
- did not have numbers because they were not operating, and any numbers they could offer at this point would not be accurate.
- needs survey done in fall of 1989, before shelter was completed
- did 72 interviews with kids found sleeping in parks, open areas, etc. 34 were classed as run-a-ways and ranged from one who has been on the street overnight to 3 who had been on the street for six months; 23 did not know from day to day where they would stay that night or did not have a regular home to go to
- Calgary statistics state they had 20 youth per month on the streets
- Edmonton stats given said 20 per year were from Red Deer and felt this may only represent 1/3 of those who are from Red Deer

**APPENDIX B
HOUSING FORUM
RED DEER NOVEMBER 27, 1991**

- RESULTS FROM DISCUSSION GROUPS
(Composed of representatives from consumers, agencies,
government, private sector)

HOUSING FORUM FACT SHEET

Why is a forum being organized?

Numerous individuals have raised concerns about the lack of available, accessible, affordable housing within the city of Red Deer. The concerns have been expressed by people across interest groups (individuals with a mental illness, individuals with physical needs, individuals on fixed incomes, and individuals who are new to Canada).

Concerns include:

- a) spending more than 50% of income on housing
- b) lack of increases in income to cover housing increases
- c) Moves to numerous locations
- d) lack of choices
- e) lack of accessible housing for people with physical needs
- f) lack of support services

Who organized the forum?

Representatives from community agencies involved with interest groups (members of the Community Services Network and Joint Services Committee on Mental Health Issues).

Note: The Community Services Network also recently developed an Inner City Housing Task Force to address the Red Deer housing issues.

What is expected by holding the forum?

- Interest groups defining their concerns.
- Dialogue between interest groups and the Inner City Housing Task Force.
- Accurate up-to-date information from Canada Mortgage and Housing and Alberta Municipal Affairs on housing programs.
- Preliminary plans for addressing the housing issues.

GROUP I

- more funding for housing
- up-to-date housing costs
- Alberta Family and Social Services regional differences for housing costs
- cost effectiveness of co-op housing sharing personal attended care
- support needs of people
- integration
- currently no direct relation between income and available housing
- more housing needs to be available (i.e. in every neighbourhood, work together with city planners).
- corporate sponsorship
- corporate membership
- service clubs in membership
- consumer on task force as well as person using a wheelchair
- committee for the homeless

GROUP II

Task force to look at

- homeless - child/adult
- single, low income
- mentally/physically handicapped
- seniors
- women, children in abusive situations
- immigrants
- Native
- variety of funding options, starting a Housing Registry

How

- going to agencies involved for stats/info.
- information from City of Red Deer
- survey/uniform questionnaire
- access business students/85 students to do surveys (government grant)

* Make report public.

GROUP III

Survey mandate

- define needs
- hostels for men and women
- ex-detox patients
- second stage housing for women

Hostel duration

- open at night
- sweat equity
- define and describe types of short and long-term housing for men, women and co-ed
- social assistance hostel expansion for women re: detoxification
- key - get the word out without creating false hopes
- lack of Housing Registry

Population Needs

- emergency shelters for large families is a problem (FCSS availability?)
- detox shelters
- interim housing for women
- housing for homeless/street people
- housing for large families (low income)/single women especially
- outpatients from hospital/institutions
- settlement place for refugees and immigrants
- affordability
- more cooperation between structure and support services
- jobless better economy
- alternate means to housing (ie. Habitat for Humanity)

GROUP IV

Vision

1. Integrated complex
 - persons with disabilities (barrier free)
 - persons who cannot afford adequate housing
 - general public
 - attendant care a necessity, Abby Road an example
2. Downtown core
 - in walking distance
 - renovate any existing buildings
 - transportation can be a problem, increases isolation
 - near bike paths

3. Better quality rental units soundproof, accessible
 4. Own Home
 - more independence (louder music, etc.)
 - more privacy
 5. Safety Features (fire, etc.)
 6. More buildings with elevators (rather than 4 floor walk-ups)
 7. Buildings becoming parking lots
 8. Needs very different
 - affordability different for different stakeholders
 - reality is that people spending 50% of income on shelter
 9. Roommates expected of persons in trouble
 10. Cooperatives
 - high energy level needed to start, complete, continue
 - fear of repercussions if people speak out
 11. Vested interest for tenants
 - proactive rather than reactive
 12. General public unaware, apathetic of needs
 13. Barrier free helps also seniors, young parents, apartment owners.
 14. Red Deer has made some commendable moves; the final step is housing.
 15. Stigma involved with persons with disabilities
 16. Bylaw needed to have 2-3 accessible units per building.
 17. Builders have not been kept abreast of need.
 - voluntary better than bylaw
 18. Rent subsidies - only 300 available IN THE PROVINCE
 - landlord must be willing
 - tenant has to be a core need
 - subsidy on apartment not tenant
-

GROUP V

Issues

1. Affordability; meets reasonable community standards, adequate
2. Homeless youth, aged
 - income, handicapped
3. Accessibility
 - financial
 - physical
 - discrimination (attitudes)
 - policy - children/pets
4. Integration/Segregation
 - large, separate units not be built
 - consistent with neighbourhood mixture
5. Choices
 - emergency
 - transitional
 - special needs option
 - rentals
 - own home
 - communal living
 - accommodations for large families
6. Economic Issues
 - Government restraints
 - political pathways
 - funding increase
 - employment
 - education initiatives
 - hard economic choices
7. Awareness of Needs
 - what we have/what we need
 - information centre - Housing Registry, busing changes
 - educating the community - encouraging the developer to build rental housing
 - making the renting to subsidized renters more attractive to landlord
 - lobbying
 - tapping into existing resources: churches, corporations
 - forming support groups

8. Solutions/Suggestions

- public awareness - create interest
- appropriate funds
 - to education of recipients on self-reliance
 - major change in Social Allowance funding to increase incentives to move off Social Allowance
- continue collaborative efforts in the community
- change government thinking
- clearing house for clients, agencies, etc.
- bringing together of the needs

APPENDIX C
ALBERTA FAMILY & SOCIAL SERVICES
SUPPORTS FOR INDEPENDENCE
FEBRUARY 1, 1991

Standard Benefits

Number of Children	Ages of Children		Standard Allowance	
	0-11 Years	12-17 Years	One Adult \$	Two Adult \$
0	0	0	255	478
1	1	0	412	602
	0	1	445	635
2	2	0	543	745
	1	1	576	778
	0	2	609	811
3	3	0	686	883
	2	1	719	916
	1	2	752	949
	0	3	785	982
4	4	0	824	1,021
	3	1	857	1,054
	2	2	890	1,087
	1	3	923	1,120
	0	4	956	1,153
5	5	0	962	1,159
	4	1	995	1,192
	3	2	1,028	1,225
	2	3	1,061	1,258
	1	4	1,094	1,291
	0	5	1,127	1,324

- The standard allowance covers: food, clothing, household supplies, personal needs, telephone, laundry and basic transportation.
- For families of more than 5 children add \$138 per child for each child age 0-11 years and \$171 for each child 12-17 years.
- For children in need living with a guardian the standard allowance is \$138 for children age 0-11 years and \$171 for children 12-17 years.
- The food component of the standard allowance is \$143 for an adult in a one person unit, \$137 for an adult in a two person unit, \$130 for an adult in a three or more person unit, \$106 for a child age 0-11, and \$136 for a child age 12-17.

Maximum Shelter Allowance

	For Room and Board	For Independent Living
Child in Need (Guardian Social Allowance)	64	--
Each person living with parents or adult children	64	--
1 person unit (employable)	215	215
1 person unit (unemployable)	215	300
2 person unit	430	430
3 person unit	510	510
4 person unit	530	530
5 person unit	550	550

- The shelter allowance includes rent, payments on mortgages or agreements of sale, fuels and utilities, municipal taxes, homeowner's fire insurance, condominium fees, lot rentals for mobile homes and houses, a homeowner's maintenance allowance (\$19) and the shelter portion of room and board.
- For each additional family member of larger family units, add \$200 per person above the maximum for a five person unit.
- The shelter allowance is the MAXIMUM available; the actual benefit is based upon what is actually paid.

The following tables provide a summary of selected benefits that may be provided in ADDITION to the standard benefits. These are ONLY available under very specific conditions as outlined in policy. Those benefits that have changed with the introduction of SFI are marked with an asterisk. Refer to the Social Allowance regulations and policy manual for complete details and eligibility criteria for each benefit.

Participation Benefits

The following benefits are available to support a client's participation in employment or training:

1. ***Additional Transportation** - \$15 per month for clients in full time employment or training.
 2. ***Day care/babysitting** - actual cost for clients in employment/training/employment preparation or looking for work.
-

Continuous Supplementary Benefits

The following is a selected listing of benefits that may be provided on a monthly basis based upon demonstrated need and/or individual client circumstances:

1. **Handicap (disability) Benefit** - \$175 for persons eligible for the Assured Income for the Severely Handicapped Program.
2. ***Additional Transportation** - \$15 for clients in receipt of a handicap benefit (excludes modified AISH).
3. ***Personal Support Benefit** - On the basis of an individual service plan, maximum \$3,000 per month plus 12% for administration for clients in receipt of a handicap benefit.
4. **Special Diet** -
 - a) \$20 for high protein/gluten free/pregnancy
 - b) \$12 for restricted sodium
 - c) diabetic:

<u>Diet Calories</u>	<u>Single Person</u>	<u>Family</u>
1500	\$14	\$14
2000	36	30
2600	66	54

5. ***Nutritional Supplement for Infants** - The difference between the actual dietary cost and the \$106 food rate for infants. Requires physician's statement.
6. ***Food for Homemakers** - \$4 per diem.
7. ***Day care/Babysitting** - actual cost for purposes other than employment or training.
8. **Comforts Allowance** - \$56 for patients who do not receive the disability benefit and who reside in a nursing home, auxiliary hospital, or active treatment hospital.
9. **Additional Laundry** - \$10 for families with children in diapers or if bedwetting is a problem.

10. **Additional Shelter** - actual cost in excess of applicable shelter allowance up to \$300/month for 3 months at a time for:

- clients whose health would be endangered by a move.
- disabled clients who live in accommodation adapted to their disability, or
- families of 6 or more children where no suitable accommodation is available within the shelter allowance.

Non-Continuous Supplementary Benefits

Non-continuous supplementary benefits may be provided under limited circumstances as specified in policy. The following is a list of benefits where provincial rates have been established:

1. **Training/Work Clothing** - maximum \$107.
2. **Maternity Clothing** - maximum \$160 per pregnancy
3. ***Replacement Clothing** - maximum \$214/adult, \$160/child
4. **Additional Food** - maximum \$22/adult, \$14/child in a month
5. **Damage Deposit** - Actual amount not to exceed the applicable monthly shelter allowance.
6. **Household:**

a) *Standard Appliances and Furniture

		<u>Assured Support</u>	<u>Other Client Categories</u>
Refrigerator		\$710	\$300
Stove		630	250
Washer	545		275
Dryer		450	225
Vacuum Cleaner	150		75
Lamp(s)	25		15
Sofa	350		225
Dresser	100		50
High Chair		75	35
5-piece Dinette	300		150
7-piece Dinette	400		200
Kitchen Chair	50		25
Crib and Mattress	225	125	
Bed (complete)	400		200
Mattress only	175		175

- Furniture and appliances are to be issued once only.
- A laundry allowance is included in the standard benefit. Washers and dryers are to be issued only if commercial facilities are unavailable or unsuitable.

- b) ***Household supplies** when establishing a household-maximum of \$135/applicant and \$34 for each dependent to a maximum of \$270 per family.

NO. 4

DATE: June 30, 1992

TO: Mayor and Members of Council

FROM: Alan Scott, Manager Economic Development

RE: **LOT PRICING -
DEER PARK PHASES 4B, 4C AND 5A
KENTWOOD PHASE 4B**

Servicing work on the above City-owned subdivisions is nearing completion, and we would anticipate being in a position to undertake the sale of residential building lots in these areas early in August 1992. Our present inventory of residential building lots stands at 2, with 26 single family lots having sold since January 1, 1992. In view of our near depleted inventory, it is important we proceed with the sale of newly serviced lots as quickly as possible.

In keeping with the approved Business Plan for Land Bank Administration, we respectfully request Council's approval of a pricing schedule for these two subdivisions. In addition, we also request Council's approval of an extension of existing policies governing the sale of these building lots.

An independent appraisal was commissioned to review prices and make recommendations with respect to the Deer Park and Kentwood subdivisions. A report from the Land Supervisor is attached, outlining the findings of the appraisal. It indicates that recommended prices are 5.2% higher than those established by the City for Deer Park building lots sold in November 1991, and 7% higher in Kentwood than the previous sale in August 1990. These prices are consistent with our internal findings, and confirm the fact the City has indeed been selling residential building lots at market value.

Based on the findings of the independent appraiser, and the recommendations contained in the report from the Land Supervisor, we would recommend that building lots in Deer Park Phases 4B, 4C and 5A be offered at \$7.00/sq. ft., plus or minus the necessary adjustments for size, shape and location. We would further recommend that lots in Kentwood Phase 4B be offered to the public at \$6.51/sq. ft., plus or minus similar adjustments to those considered in Deer Park. Based on the recommendation, an average Deer Park lot would be priced at \$43,120 and an average Kentwood lot at \$39,607.

2/...

Mayor and Members of Council
Page 2
June 30, 1992

Attached are proforma statements on Deer Park and Kentwood, which estimate revenues and expenditures and the expected net revenue to be generated from each subdivision. There is a decided difference in the net revenue from Deer Park and Kentwood. Part of this is due to the fact that much of the costs associated with the extension of services, prelevelling of land, etc. was absorbed in previous subdivision development in Deer Park, while the Kentwood estimates include some of this work which will benefit future development in that area. As we provide more of this information to Council through the new Land Band Administration Plan, we hope to improve our accounting procedures to better reflect the allocation of these costs to the proper phases of each subdivision.

Recommendation

It is recommended that pricing and sales policies, as outlined in the report from the Land Supervisor, be adopted by Council for Deer Park Phases 4B, 4C and 5A, and Kentwood Phase 4B, and that we proceed as quickly as possible to a land sale.

Respectfully submitted,



Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

c: Bill Lees, Land Supervisor

Deer Park Phases 4B, 4C and 5A

Revenue

Lot Sales	\$ 3,610,000
Deferred Revenues	120,000
	<hr/>
Total	\$ 3,730,000

Expenditures

Land Costs	\$ 82,800
Offsite Levies	273,200
Recreation Levies	62,700
Area Improvement Levies	33,000
On-site Servicing	1,600,000
Legal Survey	18,250
Marketing	53,500
Administration	80,300
	<hr/>
Total	\$ 2,203,750

Net Revenue	\$ 1,526,250
--------------------	---------------------

Kentwood Phase 4BRevenues

Lot Sales	\$ 1,647,700
Deferred Revenues	-
	<hr/>
Total	\$ 1,647,700

Expenditures

Land Cost	\$ 17,600
Offsite Levies	123,900
Recreation Levies	26,600
On-site Servicing	1,258,900
Legal Survey	9,500
Marketing	27,900
Administration	41,800
	<hr/>
Total	\$ 1,506,200

Net Revenue**\$ 141,500**

DATE: 29 June 1992
TO: Manager of Economic Development
FROM: Land Supervisor
RE: CITY OF RED DEER RESIDENTIAL DEVELOPMENT
CITY DEER PARK PHASE 4B, 4C & 51
CITY KENTWOOD PHASE 4B
PRICING AND LAND SALE POLICIES
(PLEASE SEE ATTACHED MAPS)

A. City Deer Park Phases 4B, 4C & 5A

At the March 16, 1992, meeting of City Council, the following resolution authorizing the servicing of City Deer Park Phases 4B, 4C & 5A was approved:

"Resolved that Council of The City of Red Deer, having considered report from the Engineering Department Manager dated March 11, 1992, re: City Deer Park - Phases 4 and 5 Subdivision Servicing, hereby approves proceeding with servicing of Deer Park - Phases 4B and 4C and Phase 5A at a budget of \$1,600,000 and as recommended to Council March 16, 1992."

In Phase 5A, servicing has progressed to a stage whereby sanitary sewer and water underground is in, and the Electric Light and Power Department is commencing.

Underground servicing of sanitary sewer and water are presently commencing in Phase 4B & 4C. It is anticipated that all servicing (excluding gravel lanes) including road construction (weather permitting) will be finished to a gravel stage by July 30, 1992.

The present City inventory of residential lots stands at two (City Deer Park Phase 3C - one and City Deer Park Phase 4A - one) The City has sold 26 single family lots to date in 1992.

In view of the servicing in Phases 4B, 4C and 5A progressing to a stage whereby 64 single family lots, 7 semi detached, 1 day care, or 2 semi-detached lots and 1 church site will be ready for sale in August of 1992, we respectfully submit for City Council approval the pricing and sale policies for Phases 4B, 4C and 5A of City Deer Park.

City Council
Page 2
29 June 1992

PRICING

The Land Bank Strategy, approved by City Council March 23, 1992, as it applies to the sale of residential lands developed by the City, states that pricing for residential lands is to be based on market value.

The Land Bank Business Plan also indicated that the pricing be established on an annual basis by an independent appraiser.

In view of the foregoing, an independent appraiser was commissioned to determine the price of a basic 6160 sq. ft. lot and a 3680 sq. ft. duplex lot for City Deer Park Phases 4B, 4C and 5A and similar basic sized lots in City Kentwood Phase 4B.

A review of the appraiser's report analyzing private developers' comparable sales to the lots being proposed in City Deer Park indicates a value of \$7.00/sq. ft. for a 6160 sq. ft. single family lot and a value of \$7.06/sq. ft. for a 3680 sq. ft. semi-detached lot in City Deer Park.

This value, as determined, will represent a 5.2% increase to the previous lot pricing of City Deer Park Phase 4A, sold in November of 1991.

POLICIES

The present land sale policies to apply with the inclusion of the information as accepted by City Council on March 14, 1991, pertaining to the process for involving and informing the public of the planning process.

Phase 5A of City Deer Park also includes a day care site. This site is to be advertised in accordance with Section 4.41 of the Community Services Master Plan and the recommendation of the Director of Community Services that the site be held as a possible day care site for six months after advertising. Subsequently, at the end of six months, if no interest is shown in the site as a day care, the site be sold as 2 semi-detached lots.

The proposed lot draw will be similar to previous draws (Deer Park Phases 3A, 3B, 3C, 4A and Kentwood Phase 2), in that there will be only one initial draw open to both homeowners and licensed general contractors at the same time, with any lots remaining after the initial draw being made available to contractors on a draw system, should they wish to continue with the selection of lots up to 40% of the total lots available. (Homeowners 60%; Contractors 40%)

Lots not sold at the draw will be sold on a first come, first served basis commencing the day after the initial draw.

City Clerk
Page 3
29 June 1992

- B. Kentwood Phase 4B (34 Single Family; 2 semi-detached; 1 day care site & 1 group home site)

At the April 13, 1992, meeting of City Council, the following resolution authorizing the servicing of City Kentwood Phase 4B was approved:

"Resolved that Council of The City of Red Deer having considered report dated April 6, 1992, from the Engineering Department Manager re: Kentwood Phase 4B, hereby authorizes proceeding with the servicing of the said subdivision at an estimated cost of \$1,075,000 and as recommended to Council April 13, 1992."

The servicing of Phase 4B has progressed to where the prelevelling has been completed and the underground is to commence as of July 2, 1992, with a projected completion of all servicing (weather permitting), excluding gravel lanes, by August 30, 1992.

The City has no inventory of serviced residential lots in Kentwood at this time.

In view of the servicing in this phase to be completed the summer of 1992, we respectfully submit, for City Council's approval, the pricing and sale policies for Kentwood Phase 4B.

PRICING

The independent appraisal report indicates a price differential of 7% less than Deer Park for single family serviced lots. This would result in a value of \$6.51/sq. ft. for a 6084 sq. ft. lot and be a 7% increase over the pricing of Kentwood Phase 2, sold in August of 1990.

Our inhouse evaluations have shown that this difference in value between the southeast and northwest parts of the City has historically existed in the market place.

All other lot sizes (smaller or larger than 6084 sq. ft.) be adjusted by market indicators.

City Clerk
Page 4
29 June 1992

POLICIES

Same comments as they pertain to Deer Park Phases 4B, 4C & 5A, including the comments as to the day care site.

Phase 4B of Kentwood not only contains a day care site, but also a group home site. Therefore if the sites are not sold for these uses, they are to be sold for semi-detached use.

The following resolution of City Council passed in March 23, 1992, regarding single family building permits to be included in brochures:

"Resolved that Council of The City of Red Deer, having considered report from the Bylaws and Inspections Manager dated March 23, 1992, re: Single Family Building Permits, hereby agrees that the condition that foundations must be designed and inspected by a geotechnical engineer be added to the sales brochure for the Kentwood and Lancaster Meadows subdivisions, and as recommended to Council March 30, 1992."

RECOMMENDATIONS

Based on the Land Bank Strategy and Business Plan to sell residential lands, we recommend approval of the following:

PRICING:

Basic Price of a Deer Park Phase 4B, 4C and 5A 6160 sq. ft. lot to be established at \$7.00/sq. ft. with all other lot sizes (smaller and larger than 6160 sq. ft.) being adjusted by market indicators.

Basic price of a Kentwood Phase 4B, 6084 sq. ft. lot to be established at \$6.51/sq. ft. with all other lot sizes (smaller and larger than 6084 sq. ft.) being adjusted by market indicators.

City Clerk
Page 5
29 June 1992

POLICIES

All present policies to apply (i.e. residency, issuing of building permits, land transfers, licensed contractors) to apply.

Inclusion of resolution dated March 23, 1992, pertaining to Kentwood Phase 4B and relating to building permits.

Lot draw to be as described previously in report.

The development of the day care sites and group home sites in City Deer Park, Phase 5A and Kentwood Phase 4B to be as semi-detached if lots are not sold as day care or group home sites.

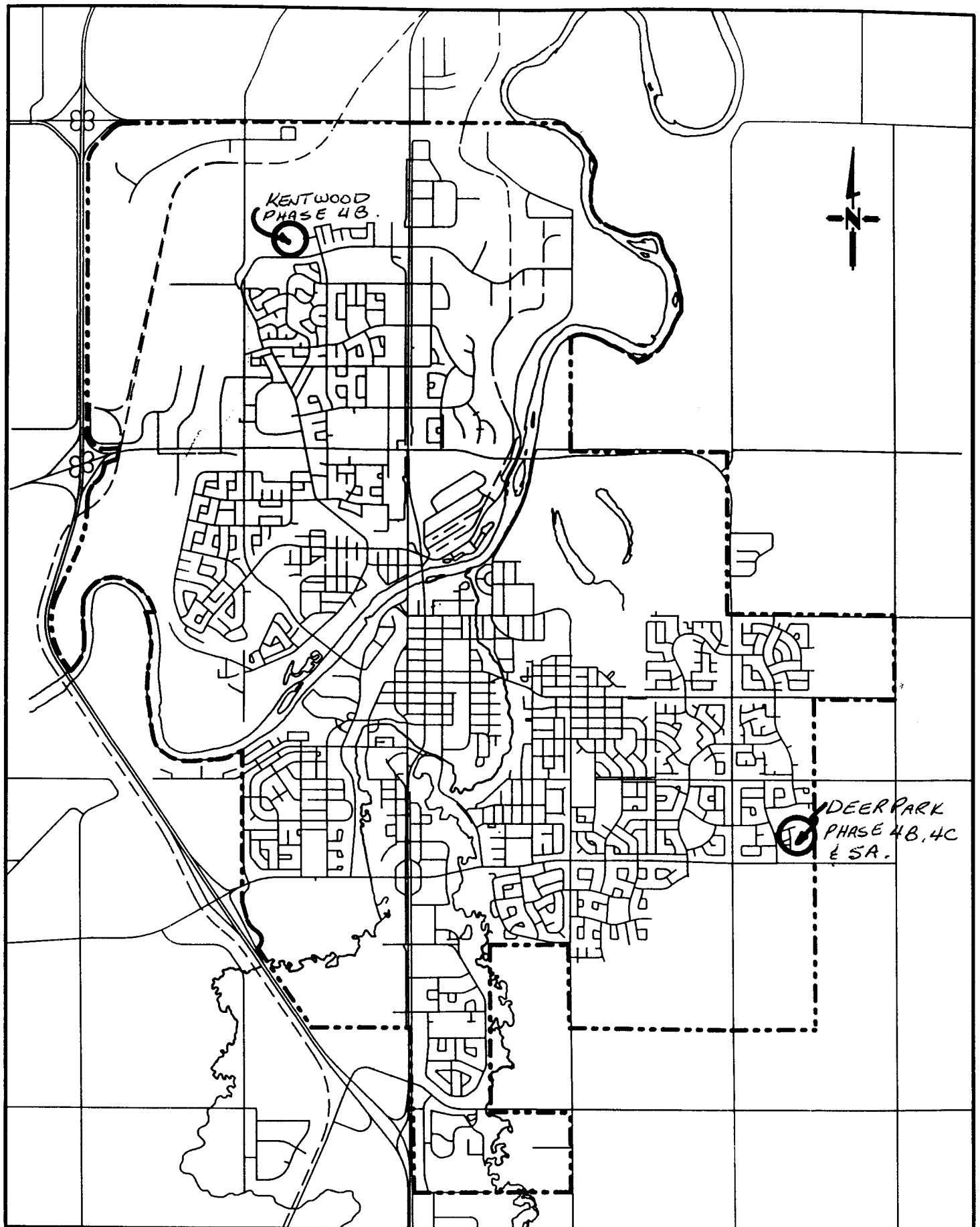


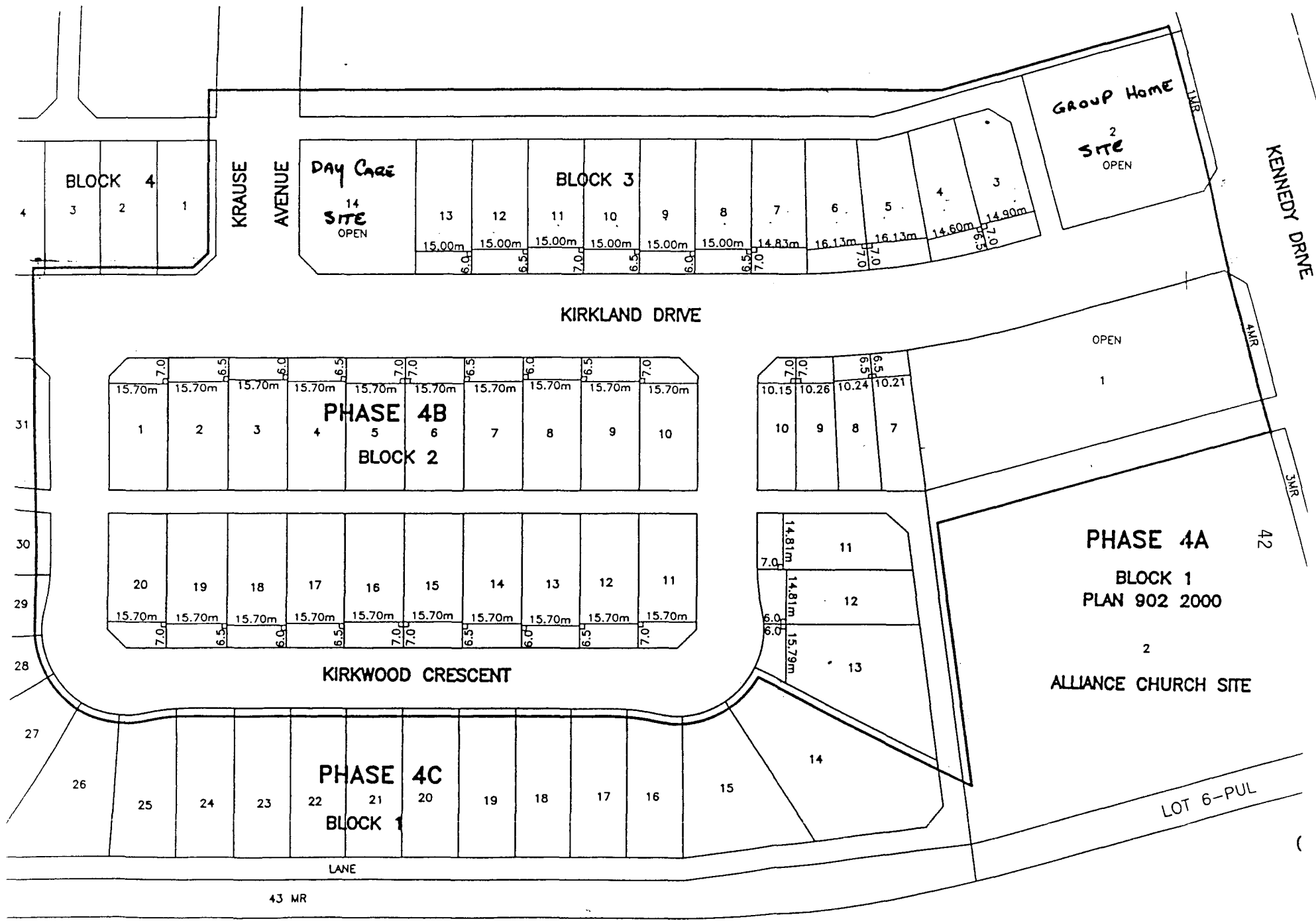
W. F. Lees
Land Supervisor

WFL/ngl

Enc.

c.c. Director of Finance
City Assessor





NOTES

- 1) DISTANCES AT SETBACK ILLUSTRATE THE LOT WIDTH AT THAT LOCATION
- 2) SETBACKS FOR LOT 1, BLOCK 1, AND LOTS 2 AND 14, BLOCK 3, ARE TO BE NEGOTIATED WITH THE DEVELOPMENT OFFICER.

KENTWOOD

APR 9 1992

Commissioners' Comments

We would concur with the recommendations of the Administration.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE: July 8, 1992

TO: Economic Development Manager

FROM: Assistant City Clerk

RE: LOT PRICING - DEER PARK PHASE 4B, 4C AND 5A /
- KENTWOOD PHASE 4B

At the Council meeting of July 6, 1992, consideration was given to your report dated June 30, 1992 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Economic Development Manager dated June 30, 1992 re: Lot Pricing - Deer Park Phases 4B, 4C and 5A / Kentwood Phase 4B, hereby agrees as follows:

1. That the basic price of a Deer Park Phase 4B, 4C and 5A - 6,160 square foot lot to be established at \$7.00 per square foot with all other lot sizes (smaller and larger than 6,160 square feet) being adjusted by market indicators;
2. That the basis price of a Kentwood Phase 4B, 6,084 square foot lot, to be established at \$6.51 per square foot with all other lot sizes (smaller or larger than 6,084 square feet) being adjusted by market indicators;
3. That all present policies to apply (i.e. residency, issuing of building permits, land transfers, licensed contractors);
4. That the lot draw is to be as described in the report from the Land Supervisor dated June 29, 1992 concerning this topic and as submitted to Council July 6, 1992;
5. The development of day care sites and group home sites in City Deer Park, Phase 5A and Kentwood, Phase 4B, to be as semi-detached if lots are not sold as day care or group home sites;
6. That all foundations must be designed and inspected by a geotechnical engineer;

and as recommended to Council July 6, 1992."

Economic Development Manager

July 8, 1992

Page 2

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

Trusting you will find this satisfactory.

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

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Financial Services
 City Assessor
 Land Supervisor
 Senior Planner
 Director of Engineering Services
 Director of Community Services

NO. 5

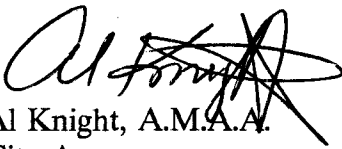
DATE: 29 June 1992
TO: City Clerk
FROM: City Assessor
RE: M.C.C. CORRIDOR - ROAD CONSTRUCTION

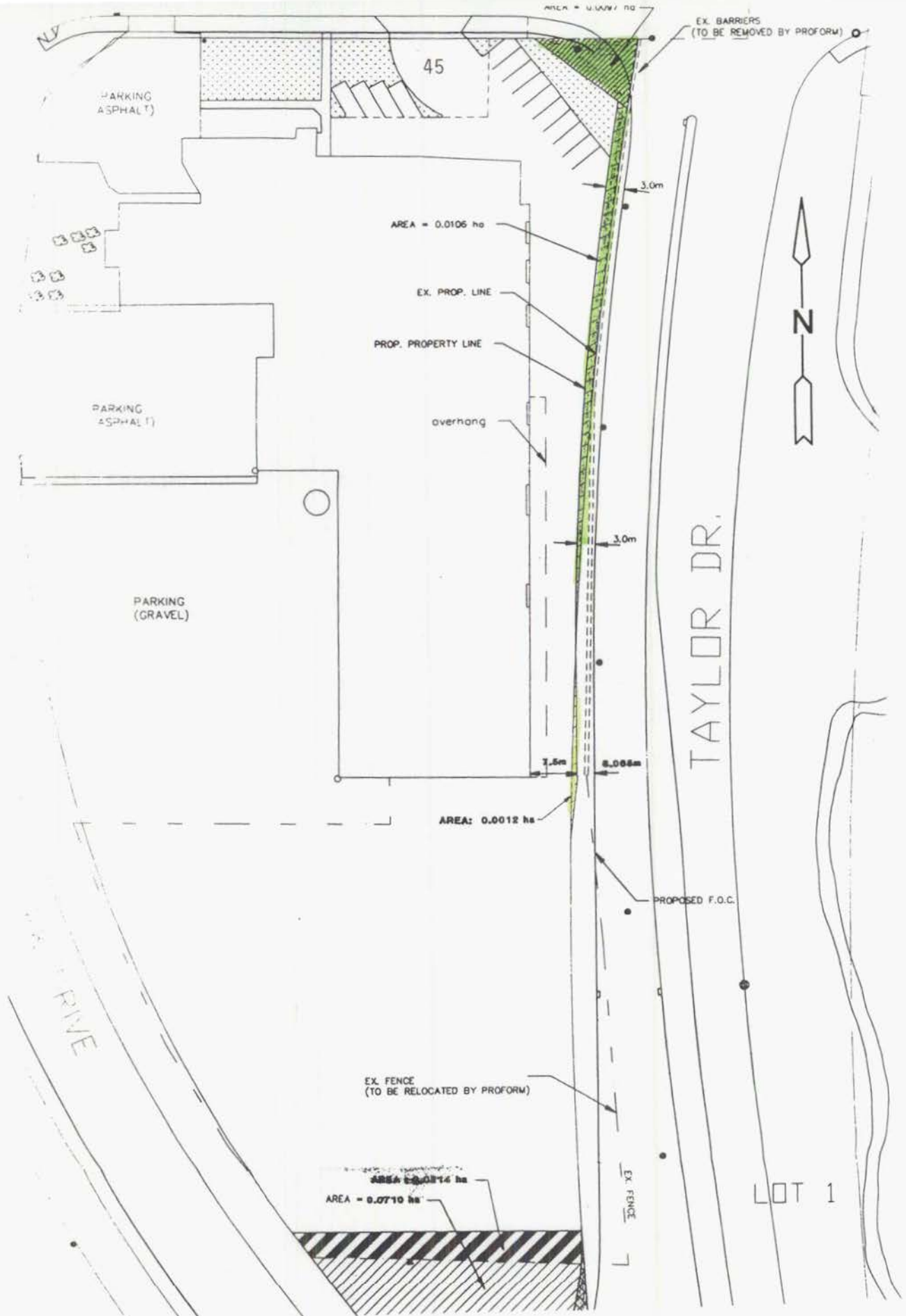
To facilitate road construction in the downtown area, an area of land was required from Proform. Negotiations have been concluded to purchase that are satisfactory to City administration and are within terms of other purchases in the area.

RECOMMENDATION

We respectfully recommend approval of this purchase, subject to the following:

1. Purchase of 2185 sq. ft. of land, more or less, @ \$2.75/sq. ft.
2. City remove chain link fence east of easterly property line at City expense by August 15, 1992.
3. Owner remove concrete barriers on proposed right-of-way east of the eastern boundary by August 15, 1992.
4. City pay \$19,042 for reconstruction and redesign of parking lot.
5. Access road construction from Taylor Drive to West Park Drive.
6. Construction of two catchbasins on owner's lands.
7. City responsible for all plans, survey, registration costs.
8. Owner accepts all compensation as payment for damages for injurious affection and development of the roadway.
9. City pay owner reasonable legal costs incurred to strike this agreement.
10. Agreement acceptable to City Solicitor.


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



Commissioners' Comments

We would concur with the recommendation of the City Assessor.

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

DATE: July 3, 1992
TO: City Assessor
FROM: Assistant City Clerk
RE: M.C.C. CORRIDOR - ROAD CONSTRUCTION

At the Council meeting of July 6, 1992, consideration was given to your report dated June 29, 1992 regarding the above noted and at which meeting the following resolution was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated June 29, 1992 re: M.C.C. Corridor - Road Construction, hereby agrees to the purchase of land from Proform, subject to the following conditions:

1. Purchase of 2,185 sq.ft. of land, more or less, at \$2.75/sq.ft.;
2. City remove chain link fence east of easterly property line at City expense by August 15, 1992;
3. Owner remove concrete barriers on proposed right-of-way east of the eastern boundary by August 15, 1992;
4. City pay \$19,042 for reconstruction and redesign of parking lot;
5. Access road construction from Taylor Drive to West Park Drive;
6. Construction of two catch basins on owners's lands;
7. City responsible for all plans, survey, registration costs;
8. Owner accepts all compensation as payment for damages for injurious affection and development of the roadway;
9. City pay owner reasonable legal costs incurred to strike this agreement;
10. Agreement acceptable to City Solicitor;

and as recommended to Council July 6, 1992."

City Assessor
July 7, 1992
Page 2

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

Trusting you will find this satisfactory.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

KELLY KLOSS
Assistant City Clerk

/jt

c.c. Director of Financial Services
 Director of Engineering Services
 M.C.C. Project Manager
 Public Works Manager
 City Solicitor

NO. 6

DATE: 29 June 1992

TO: City Clerk

FROM: City Assessor

RE: LEASE AGREEMENT DATED NOVEMBER 6, 1980
THE CITY OF RED DEER & ALBERTA FINANCIAL CONSULTANTS
LTD. & RAMCO DEVELOPMENT CORPORATION LTD.
LOT U-3, PLAN 752-1574
PT. SW 33-38-27-W4
(SEE ATTACHED)

We respectfully submit for City Council's perusal the attached request from Alberta Property Management (1990) Ltd., agents for the property owners adjacent to Utility Lot U-3, for a 20-year extension to the present lease agreement dated November 6, 1980.

In 1975 City Council approved a 25-year lease of this utility Lot U-3 for the purpose of access to and egress from owner lands only (initial agreement signed February, 1976, with Richfield Properties, the property owners, prior to those as stated above) for lease rent of \$1.00 per annum.

On November 6, 1980, an agreement amending the name of the lessee from Richfield Properties to Alberta Financial Consultants and Ramco Development Corporation for the remaining 21 years was entered into.

This recent request for an additional period to the year 2121 has been reviewed by the Administration, with approval being subject to approval being received from Northwestern Utilities Ltd., as this Utility Lot contains an 8" medium pressure and a 6" high pressure gas main.

We have attached a letter from Northwestern Utilities approving the lease.

RECOMMENDATION

Recommend approval of the lease for a term of an additional 20 years to 2021, subject to the following:

1. City Council approval
2. Lease rent of \$1.00 per annum
3. All conditions of existing agreement to carry forward

City Clerk
Page 2
29 June 1992

4. Conditions of letter from Northwestern Utilities Ltd. dated January 8, 1992, to be included new lease agreement.
5. Agreement satisfactory to City Solicitor.

A handwritten signature in black ink, appearing to read 'Al Knight', with a large, stylized flourish at the end.

Al Knight
City Assessor

WFL/ngl

Enc.

c.c. Manager of Economic Development
Director of Finance

ALBERTA PROPERTY MANAGEMENT (1990) LTD.

#103, 4826 - 47 STREET, RED DEER, ALBERTA, CANADA T4N 1R2

PHONE (403) 342-4505 (24 HR.) FAX (403) 346-4191

June 11, 1992

The City of Red Deer,
P. O. Box 5008,
Red Deer, Alberta
ATTN: W. F. Lees
Land Supervisor

Dear Sir:

RE: LEASE AGREEMENT DATED NOVEMBER 6, 1980, BETWEEN
THE CITY OF RED DEER & ALBERTA FINANCIAL CONSULTANTS LTD.
AND RAMCO DEVELOPMENT CORPORATION LTD.
PROPERTY AT UTILITY LOT U-3, PLAN 652-1547

We are in receipt of your letter of February 5, 1992. We apologize for the delay in responding to you regarding this matter.

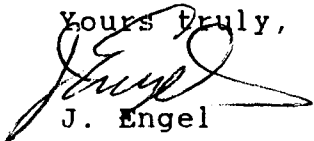
Further to our recent telephone conversation, we would like to renew the lease on the same terms and conditions for an additional 20 years which would now make an expiry date of January 1, 2021.

We ask for this time frame because the owners of the property are renegotiating some long term leases which will extend for long periods of time when you consider options and renewal clauses that national firms require in their lease agreements.

We also have noticed that city council has recently made decisions to lease other lands at \$1.00 per year. Therefore, we feel that our lease should be extended at a similar rental of \$1.00 per year for the extension period.

We look forward to trying to finalize this matter with you.

Yours truly,



J. Engel

Received June 12/92
with

4

fd. 1.
p-17

ALLOWANCE

LOT 1
3.90 Acres

556.2
00 10
566.2

547

21.21
45° 07' 30" W
28

Δ - 5° 53' 50"
ST - 59.04
Arc. 117.99

$$\begin{array}{r} 378.06 \\ \hline 0608 \overline{) 2} \end{array}$$

77' N 89° 53' 10" E

57

↓

GAETZ Ave

3932 F11.

POD

ROAD

CONVICE

Plan 772-2701

Lat 13 ALBERTA FINANCIAL CONSULTANTS
3.84 acres / \$ Ramco Dev. Corp. 3.76 acres

Bel.

LOT U-3 PLAN 753-1574
1033/8

LOT 2

AK 274.9

$R = 7$

N 76° 53' 10" W

LOT 2
1924 Acres

Ref: Bar
1000000

76th N 89° 42' 40" E Street

FOI R-16 NCMA
N.E. Cor. se

20

29

66' $N 44^{\circ} 51' 30'' E$

289.65

120.0

U-1	20	20
0.27	20	20

Acres 1001

120.0

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 10

509.40

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**NORTHWESTERN UTILITIES LIMITED**

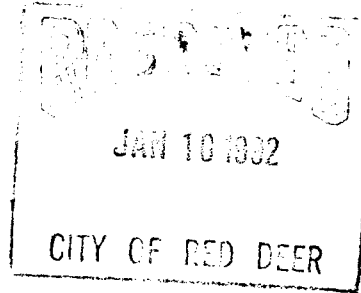
10035 - 105 STREET, EDMONTON, ALBERTA T5J 2V6 • TELEPHONE (403) 420-7211 • FAX (403) 420-7400

FAX 46-8130

1992 01 08

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

Attention: William F. Lees
Land Supervisor



Mr. Lees:

**RE: Lease of Lot U-3, Plan 752 1574
76 Street to 77 Street, East of Gaetz Avenue**

In response to your letter addressed to Steve Fladager of our Red Deer office we have no objections to the requested extension of the existing lease.

Please advise your Lessee of our following conditions:

- 1) No additional activity is to take place on this utility lot without prior written permission from us; and,
- 2) Absolutely no structures are to be placed on this utility lot.

If you or the Lessee has any questions, please contact me at 420-7356.

Sincerely,

NORTHWESTERN UTILITIES LIMITED

Kay Beauchamp
Land Acquisition Clerk

\mhb
D\KB\CityEd

Commissioners' Comments

We would concur with the recommendation of the City Assessor.
"R.J. MCGHEE", Mayor
"M.C. DAY", City Commissioner

DATE: July 7, 1992
TO: City Assessor
FROM: Assistant City Clerk
RE: LEASE AGREEMENT - THE CITY OF RED DEER
& ALBERTA FINANCIAL CONSULTANTS
& RAMCO DEVELOPMENT CORPORATION
76 STREET TO 77 STREET - EAST OF GAETZ AVENUE

At the Council meeting of July 6, 1992, consideration was given to your report dated June 29, 1992 regarding the above noted Lease Agreement and the following motion was passed.

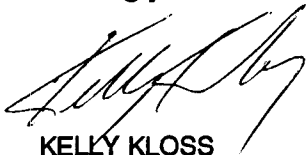
"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated June 29, 1992 re: Lease Agreement dated November 6, 1980, The City of Red Deer and Alberta Financial Consultants Ltd. and Ramco Development Corporation Ltd. - Lot U-3, Plan 752-1574 - Pt. S.W. 33-38-27-W4, hereby approves an extension to the above noted Lease Agreement to the year 2021, subject to the following:

1. Lease rent of \$1.00 per annum;
2. All conditions of the existing agreement to carry forward;
3. Conditions of the letter from Northwestern Utilities Ltd. dated January 8, 1992 relative to this item, to be included in the new Lease Agreement;
4. Agreement satisfactory to the City Solicitor;

and as recommended to Council July 6, 1992."

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

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Financial Services
Economic Development Manager

CORRESPONDENCENO. 1

THE CITY OF RED DEER	
CLERK'S DEPARTMENT	
RECEIVED	
TIME	12:25 PM
DATE	June 17/92
BY	GT

The Red Deer Landlord & Tenant Advisory Board
4935 - 51 Street
Red Deer, Alberta
T4N 2A6

Telephone Number: 343-0410

June 17, 1992

Attention: Charlie Sevcik

Last November Alberta Consumer and Corporate Affairs asked me if I would be interested in participating in an evaluation of the services of the Red Deer Landlord & Tenant Advisory Board. Since I work in partnership with Alberta Consumer and Corporate Affairs I felt that the evaluation would be beneficial to myself and my board.

The evaluation was completed and I have attached a copy of it for you.

Thanks!

Sincerely Yours,

Peggy Lane

Peggy Lane
Executive Director
att.

Commissioners' Comments

Council will recall that some two or three years ago during budget deliberations the Commissioners were requested to informally review the work of and necessity for the Landlord & Tenant Advisory Board. Our recommendations to Council were that the Board did provide a valuable service to the community at a relatively modest cost to the annual budget and in our view should be continued. We are pleased to see the attached report which supports our faith in the value of the Board.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

EVALUATION PROJECT

Red Deer Regional Office
Alberta Consumer and Corporate Affairs

RED DEER LANDLORD AND TENANT

ADVISORY BOARD

1991-92

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Methodology	2
1. Determining Accuracy and Completeness	3
2. Courteous Service	4
3. Timeliness of Information	5
Procedure	6
Results	8
Conclusions and Recommendations	14

Objective

The Red Deer Regional Office committed to undertaking an evaluation of a referral agency. Section 49 of the Landlord and Tenant Act grants such status to Landlord and Tenant Advisory Boards in that their functions include the receiving of complaints and the mediation of disputes between landlords and tenants.

The **Red Deer Landlord and Tenant Advisory Board** was chosen for a regional evaluation given that consumers are extensively referred to its mediation service. This evaluation set out to determine the level and effectiveness of the mediation and information service being supplied by the Advisory Board. The goal of this evaluation was ultimately to identify whether or not the Board's objective of effective community service in Red Deer was being met.

Methodology

We defined "effective community service" from the point of view of the community as including:

- providing accurate and complete information
- providing timely information
- providing courteous service
- impartiality (not advocating for landlords or tenants in particular)

This report did not evaluate the Board's impartiality. Evaluating the Board's impartiality will be very difficult and time-consuming. This is due to the relatively few requests for information or complaints initiated by landlords and to the difficulty of obtaining unbiased information from either the landlords or tenants.

The evaluation of the Board's accuracy and completeness of information will provide us with some measure of the Board's impartiality. If a bias is in place, incorrect or incomplete information will be expected. Should the evaluation provide such results, reconsideration will be given to developing a methodology to test the Board's impartiality.

1. Determining Accuracy and Completeness

In order for landlords and tenants to behave in accordance within the legislative framework, they must be provided with accurate information on which to base their decision and actions. Equally important to the accuracy of information is its completeness. Lack of relevant information can result in ineffective or inappropriate action by either tenants or landlords. As such, it is evident that for proper complaint resolution to take place and for tenants and landlords to act responsibly, information must be both accurate and complete.

From our experience dealing with consumers, we have noted that when consumers are asked to relay their complaint for a second time, the information provided usually differs from their original statement. Consumers will either omit information previously provided, add information not provided or most likely combine both. This usually is not done intentionally; rather it seems to be a characteristic of normal human memory recall.

It is thus possible that the information received in the evaluation process could be different from the information originally received by the Board. As such a discrepancy could lead to different advice being provided, we found it necessary to ensure that the information originally provided to the Board by complainants was the same as the information later provided to departmental staff. Then effective comparisons could be drawn. The tenants' written complaints were used to establish the information provided

to the Board. The telephone data gathered from the complainants was compared to the original written complaint forms to ensure uniformity and consistency of information. The next step was to take the information given by the Board and to evaluate the advice, information and actions taken by the Board. Relevant conclusions were drawn from the aggregate process.

The standard used to determine if the information was accurate and complete was the advice that our department would have provided. Having chosen this standard it becomes possible that the Board may exceed the level of service provided by the department. A section entitled "Service Level" was added to compare the level of service provided by the Board and the department.

The department's level of service is adequate. Should the Board service levels exceed the service provided by the department, the interpretation of these results should be that the Board provides service beyond normal expectations. It must not be construed as the department providing inferior service. Even with the present constraint on resources, the department provides complete and accurate information. Unless circumstances warrant, such as the capacity of the consumer, the department cannot provide a greater service level without service levels in other areas being reduced.

2. Courteous Service

Courteous service is an integral part of effective community service. When people are deeply involved in their problems they find it difficult to express their concerns. Courteous service gives the complainant the assurance that their concerns will be heard. This in turn provides a greater degree of freedom of expression. As more information is provided

it becomes easier to determine the cause of the complaint. Both landlords and tenants are more likely to be receptive to any information provided, regardless if it's positive or negative to the caller. Courtesy also is more conducive to complaint resolution, as it focuses on the problem and not on the people.

Evaluation of the Board's courtesy was achieved by asking the tenants to rate the courtesy of service on a scale of "1" to "5"; "1" being most courteous while "5" was most uncourteous service.

Timeliness of Information

The timeliness of information is essential to effective service. The best explanation of a right or a responsibility is useless if that information comes after the expiration of the time period allowed to exercise that right or duty. Timeliness is thus essential when rights and responsibilities are dependent on fixed deadlines such as those stipulated in the Landlord and Tenant Act.

Evaluation of the Board's timeliness of information was achieved two ways. Firstly, we asked tenants to rate the Board's timeliness on a scale of "1" to "5". "1" was most timely while "5" was most untimely. Secondly, we used the dates on the written complaints to find if any legislative or legal deadlines were missed.

There was the possibility of comparing the tenants' perceived timeliness of information with the timeliness of information provided according to the legislative guidelines. Such an evaluation would allow us to compare the consumers' perception of timeliness to the legislative time constraints. However, given time constraints and that this evaluation strays from our intended objective it was not conducted.

Procedure

Complaints received by the board were tracked for a 4 week period commencing on November 1, 1991. Approximately 24 written complaints are received by the Board in a typical month, chiefly from tenants. Data gathering was undertaken via a questionnaire developed with assistance from the department's Training and Evaluation Specialist.

SAMPLE QUESTIONNAIRE

1. What was the concern/problem which you were experiencing?
2. What did the Landlord and Tenant Board advise you and/or do for you?
3.
 - a) What was the outcome of your situation?
 - b) Were you satisfied with the outcome of your situation?
4. Were you provided with written materials?
 - If so, what materials?
 - Were the materials explained?
5. On a scale of 1 (best) to 5 (worst), please rate:
 - Courtesy of service _____
 - Promptness of service _____
6. Any other comments?

The questionnaire ensures that the information provided to the evaluator was the information originally provided to the Board. It allows for the evaluation of the accuracy and completeness of information, courtesy and timeliness of information. Question #6 allows the consumer to voice concerns not previously anticipated in the evaluation.

One-on-one telephone interviews took place whereby a qualified evaluator performed the following:

- evaluated the advice provided by the Board to the advice that would have been provided by the department.
- obtained results of the mediation process.
- obtained consumer's perception of the level of courtesy provided by the Board.
- evaluated the timeliness of the information being provided.
- obtained other general comments not previously anticipated.

The telephone was chosen as the communication medium so as to be manageable in terms of staff time and to allow for flexibility when dealing with possible information differences. It also allowed for the explanation of the rating scales. The questionnaire was field-tested with three consumers at random to identify weaknesses. No adjustments were required.

Consumers were advised of the purpose of our evaluation and that their comments would be kept in strict confidence. This would ensure free flow of relevant information. The following sample script was used:

One-on-one Telephone Interviews

Sample Script

- * "Hello, I'm _____ from Alberta Consumer and Corporate Affairs. We work in cooperation with the Red Deer Landlord and Tenant Advisory Board! Would you have a couple of minutes to discuss the complaint which you brought to the Advisory Board in November?"
- * "Our goal is to ensure continued good service by the Board."
- * "Your comments will be kept strictly confidential."

Results

Accuracy and Completeness of Information

The information received from Question 1 was compared to the written complaint. Once the officer became reasonably satisfied of what information was provided to the Board, this information was compared to the Board's advice and actions (Question 2) for accuracy and completeness.

23 tenants were polled and the results are as follows.

(See Chart A on following page.)

CHART A

Landlord and Tenant Advisory Board Survey Advice/Action Provided (23 responses)

<u>Response Number</u>	<u>Accurate Info Provided</u>	<u>Complete Info Provided</u>	<u>Info/Action Beyond that Normally Provided by ACCA</u>
1	Yes	Yes	Above
2	Yes	Yes	Equal
3	Yes	Yes	Above
4	Yes	Yes	Above
5	Yes	Yes	Above
6	Yes	Yes	Above
7	Yes	Yes	Equal
8	Yes	Yes	Above
9	Yes	Yes	Equal
10	Yes	Yes	Equal
11	Yes	Yes	Equal
12	Yes	Yes	Equal
13	Yes	Yes	Equal
14	No	No	Below
15	Yes	Yes	Equal
16	Yes	Yes	Above
17	Yes	Yes	Equal
18	Yes	Yes	Above
19	Yes	Yes	Equal
20	Yes	Yes	Equal
21	Yes	Yes	Above
22	Yes	Yes	Equal
23	<u>Yes</u>	<u>Yes</u>	<u>Equal</u>

Yes - 22
No - 1

Yes - 22
No - 1

Above - 9
Equal - 13
Below - 1

Accurate 95%
Inaccurate 5%

Complete 95%
Incomplete 5%

Above 39%
Equal 57%
Below 4%

Accuracy

22 out of 23 consumers were provided with accurate information. This translates into a 95% accuracy level. It is important to note that in the single instance where the information provided by the Board was not found to be accurate, inaccurate information was not provided. Rather, there was the complete absence of information. The complainant now resides in Saskatchewan and it's expected that the Board did not find it in their mandate to provide assistance. Given the circumstances the Board was 100% reliable in providing accurate information whenever accurate information was provided.

Completeness

22 of 23 consumers were provided with complete information. This translates into a 95% completeness level. Once again the Saskatchewan resident was not provided with any information. When this is taken into consideration the Board was 100% reliable in providing complete information.

Service Level

This section attempted to establish if the Board would provide a level of service superior to the level of service provided by the department.

The data was obtained from the information or advice given and from the evaluation of written materials provided.

In 9 out of 22 instances (39%) consumers were given written materials. These materials were the department's tipsheets, Dial-a-law transcripts, and Civil Claims Division of Provincial Court booklets. It was also found that in some of these instances help was even provided in the completion of Civil Claims Division claim forms and general Civil Claims Division advice such as procedures, evidence, etc.

The Saskatchewan resident was not provided with any service. This accounted for a 4% below service. The remaining 57% of complaints were provided with service very similar to the service that would have been provided by the department.

Courtesy

Twenty-one of the 23 tenants polled responded to Question 5(b) regarding courtesy of service. The results are as follows:

	<u>Rating</u>	<u>Respondents</u>	<u>Percent</u>
most courteous	1	15	71%
	2	6	29%
neutral	3	0	0%
	4	0	0%
most uncourteous	5	0	0%

100% of the respondents rated the Board's service as courteous; 71% of whom gave it top ratings. This indicates that a very high level of courtesy is maintained by Board staff.

Timeliness of Service

Timeliness of service was evaluated on the basis of

- a) the respondents' rating for promptness; and
- b) whether applicable legislative timelines were met (e.g. 14 days to respond to an eviction notice, applicable Statutes of Limitation, etc.)

(See Chart B on following page.)

CHART B

Landlord and Tenant Advisory Board Survey Courtesy/Promptness of Service (23 polled - 22 responses)

<u>Response Number</u>	<u>Courtesy of Service</u>	<u>Promptness of Service</u>	<u>Legislative Timelines Met</u>
1	Excellent	Excellent	Yes
2	Excellent	Excellent	Yes
3	Good	Good	Yes
4	Excellent	Excellent	Yes
5	Good	Good	Yes
6	Good	Good	Yes
7	Excellent	Excellent	Yes
8	Good	Good	Yes
9	Excellent	Excellent	Yes
10	Excellent	Excellent	Yes
11	Excellent	Excellent	Yes
12	Good	Good	Yes
13	(No Response)	N/A	N/A
14	N/A	Very Poor	N/A
15	Excellent	Excellent	Yes
16	Excellent	Excellent	N/A
17	Excellent	Excellent	Yes
18	Excellent	Excellent	Yes
19	Excellent	Excellent	Yes
20	Good	Good	Yes
21	Excellent	Excellent	Yes
22	Excellent	Excellent	Yes
23	Excellent	Excellent	Yes
	Excellent - 15	Excellent - 15	Yes - 20
	Good - 6	Good - 6	N/A - 3
	N/A - 2	Very Poor - 1	
		N/A - 1	

Twenty-two of the 23 tenants polled responded to Question 5(a) regarding promptness of service. The results are as follows:

	<u>Rating</u>	<u>Respondents</u>	<u>Percent</u>
most prompt	1	15	68%
	2	6	27%
neutral	3	0	0%
	4	0	0%
most untimely	5	1	5%

One rating of "5" (poor) was given by a tenant who had moved out of province and had not been contacted by the Board.

In twenty instances, some kind of legislative deadline applied to the action being considered. In all twenty of these cases, information was provided in ample time to meet the deadline. 95% of consumers rated the Board's service as timely; 68% of which gave it a most prompt rating.

Overall results indicate that the assistance provided by the Landlord and Tenant Board was very prompt, and well within time constraints imposed by applicable legislation.

CONCLUSIONS AND RECOMMENDATIONS

It was determined through the evaluation process that the Red Deer Landlord and Tenant Advisory Board is providing services which meet and in some cases surpass base-line legislative standards. This is a result of the Board having a different mandate of narrower focus. This allows the Board to provide mediation between landlords and tenants or assist consumers with their claims in the Civil Division of Provincial Court. Questionnaire findings suggest that action taken by the Board is appropriate for particular circumstances, information provided to tenants is accurate and complete, and communication with clients concerning rights and responsibilities is courteous and timely. It was concluded that the Red Deer Landlord and Tenant Advisory Board's objective of effective community service is being met at present.

Based on the above, it is recommended that referrals to this agency continue with an emphasis on partnership between the respective offices.

DATE: July 7, 1992

TO: Peggy Lane, Executive Director
The Red Deer Landlord & Tenant Advisory Board

FROM: Assistant City Clerk

RE: EVALUATION OF SERVICE
LANDLORD & TENANT ADVISORY BOARD

At The City of Red Deer Council meeting of July 6, 1992, consideration was given to your report dated June 17, 1992 regarding the above noted and at which meeting your report was filed as information.

We thank you for forwarding a copy of the evaluation of the services of the Red Deer Landlord & Tenant Advisory Board, which confirms our view that the Board provides a valuable service to the community at a relatively modest cost to the annual budget.



KELLY KLOSS
Assistant City Clerk

KK/jt



• RED DEER'S •

ORIGINAL

• BUSINESS DISTRICT •

• TOWNE CENTRE ASSOCIATION • B3, 4901 - 48 STREET • RED DEER, ALBERTA • T4N 1S8 • (403) 340-TOWN (8696) •

NO. 2

June 26th, 1992

City Council

City of Red Deer

RE: Permanent Transit Location**THE CITY OF RED DEER**
CLERK'S DEPARTMENT

RECEIVED	
TIME	12:38 PM
DATE	July 26/92
BY	ST

Dear Council,

In May, Council passed a resolution approving the temporary location of buses in front of the businesses on 48Av. In addition, it is our understanding that the administration was directed to plan the construction of the permanent transit terminal in the '93 budget. The Association requests that an alternative to the Sportsworld proposal be seriously considered.

Specifically, the Association is recommending that the terminal be constructed on 48St, as submitted by the TCA in 1988. This option provides several advantages;

1. According to discussions with Mr. Beatty, it meets the requirements of transit.
2. It does not remove significant amounts of "public" parking.
3. It does not require the construction of a multi-level structure.
4. It leaves a significant piece of development property available for development, and the potential of a joint venture parking structure.
5. It can be accomplished in '93 and does not place existing businesses in jeopardy.

We would appreciate the opportunity to present this proposal formally to Council at the JULY 6th meeting. It is our hope that administration be supplied with direction from council, so that the best solution to off street transit can be determined. The existing on street temporary terminal remains a problem for business, as well as transit.

We have supplied copies of a layout done by the administration as well as their estimates of cost to construct. This information illustrates a significant cost saving in the 48St option, while still meeting the needs of transit.

Thank you for your consideration of our request.

Sincerely yours,

TOWNE CENTRE ASSOCIATION

John P. Ferguson, General Manager.

ADDENDUM TO TRANSIT PROPOSAL

During the recent IDA conference in Saskatoon, the manager made a point of observing their on street terminal, which is comparable to the alternative we are proposing. At transfer time, 18 buses arrive in this one block facility.

10 buses are located in the terminal with 2 additional at each corner of the north and south intersections. Saskatoon has a population of 182,000 people and have similar terminals in outlying areas of the transit system. Physically it functions well, but it is located on opposite sides of the street, creating cross road transfer by passengers. Our option does not require cross road transfer, and while according to the City only contains 13 buses in the terminal site, could accommodate an additional two buses on 49 av.

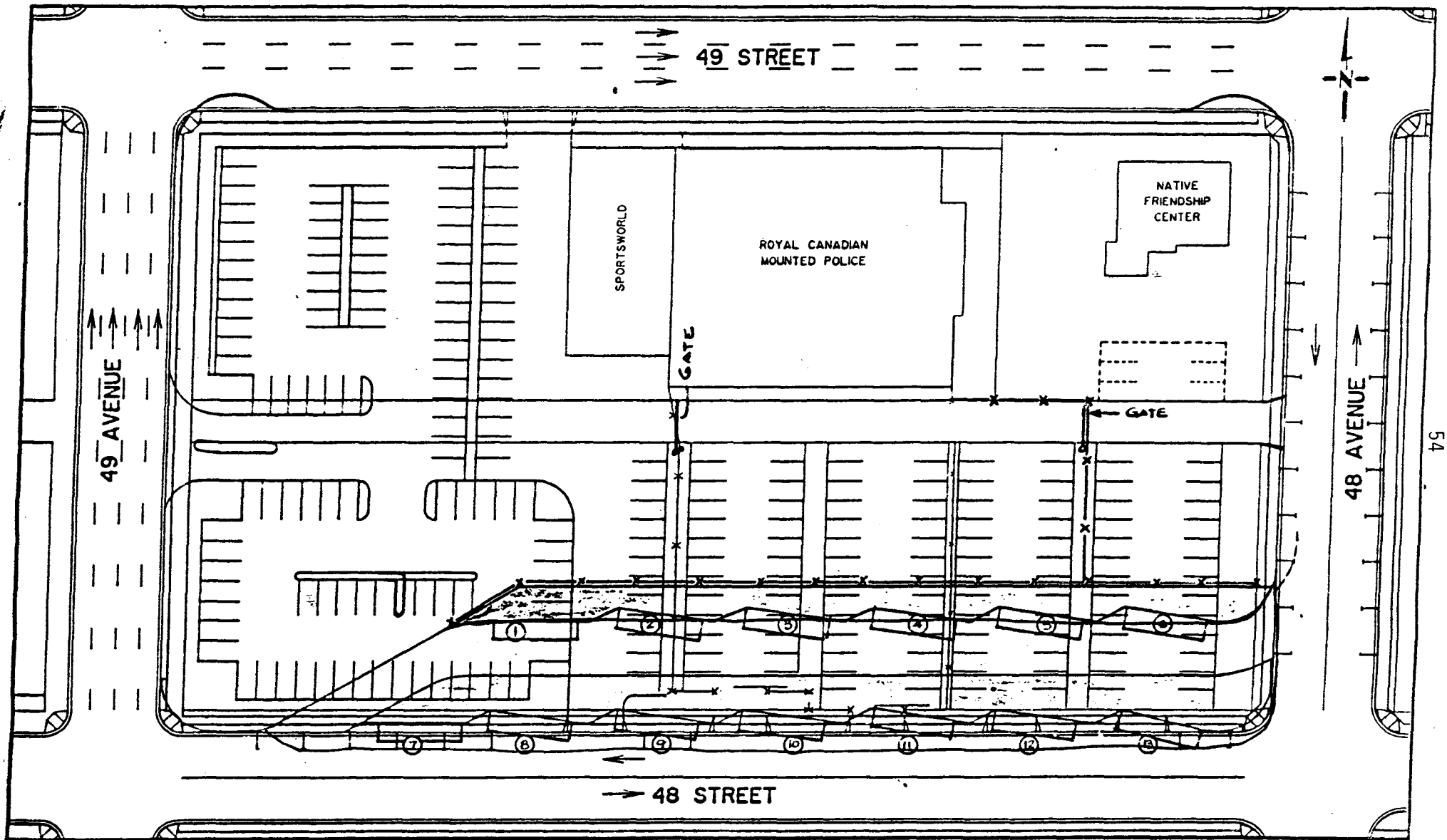
In addition, we believe fewer parking spaces would be lost by reducing the size of the platform illustrated in the City plan, as well as better use of the existing parking lane on 49St.

Saskatoon uses the sawtooth bay design in their terminal, but not to the extent the City proposes. We feel the City concept would work better than the Saskatoon design.

The adjacent businesses in Saskatoon suffered a very high rate of failure and turnover as a result of the terminal, but this is in large part because Saskatoon left no public parking in the immediate area at all.

The newest businesses on this street, which was a primary retail street, are finding success by targeting the transit user as their primary target. The layover time for transfer in Saskatoon was recorded as 15 minutes while it was being observed. We do not know if this is typical, but 15 minutes leaves adequate time for the specialized merchant to take advantage of the passenger market.

The 48St option does not have the same retail concerns nor does it have the cross street transfer problem. We feel that this is a viable compromise to meeting transit needs, safety, and future development opportunity.



54

10 0 5 10 20 30metres

THE CITY OF RED DEER BUS TRANSFER TERMINAL

DRAWING No. 2
APRIL 2/92

NOTE: SIZE OF ISLAND IS EXCESSIVE!

6 m wt
9 ON ST.
28 ft. wt
25 RAMP
19. SPORTSW.

	ALTERNATIVE TERMINAL LAYOUTS						
DRAWING NUMBER	1A	1B	2A	2B	3	4A	4B
Location	49 Street and 48 Avenue (48 Street to 49 Street)	49 Street and 48 Avenue (49 Street to Ross Street)	49 Street and City Hall Lot	City Hall Lot	48 Street	Sports World Lot	Sports World Lot
Facility Type	On-Street	On-Street	On/Off-Street	Off-Street	On/Off-Street	On/Off-Street	Off-Street
Number of Buses	10	10	10	10	13	10	12
Permanency	Temporary	Temporary	Temporary	Temporary	Permanent	Permanent	Permanent
Expansion Capability	None	None	Expandable to 2B	None	Not Expandable Beyond 13 Buses	Expandable to 16 Buses	Expandable to 16 Buses
Operating Efficiency	Fair	Fair	Fair	Fair	Good	Very Good	Very Good
Safety	Fair	Poor/Fair	Fair	Fair	Fair/Good	Good	Good
Parking Loss ³	19	21	67	93	100	63	74
Costs ¹							
a. Basic Construction	\$ 28,500	\$ 15,000	\$ 150,000	\$ 250,000	\$ 275,000	\$ 200,000	\$ 270,000
b. Amenities	N/A	N/A	N/A	N/A	\$ 50,000	\$ 50,000	\$ 50,000
c. Lost Staff Time	0	0	\$ 60,000	\$ 80,000	\$ 40,000	0	0
d. Lost Parking Revenue	\$ 69,300	\$ 81,900	\$ 25,200	\$ 25,200	\$ 201,600	\$ 198,450	\$ 233,100
e. Land	<u>0</u>	<u>0</u>	<u>\$ 270,000</u>	<u>\$ 510,000</u>	<u>\$ 590,000</u>	<u>\$ 610,000</u>	<u>\$ 860,000</u>
Total Cost - Land and Construction	\$ 28,500	\$ 15,000	\$ 420,000	\$ 760,000	\$ 915,000	\$ 860,000	\$1,180,000
City Share ²	\$ 7,500	\$ 4,000	\$ 420,000	\$ 760,000	\$ 228,750	\$ 215,000	\$ 295,000

1. Cost estimates noted above are very preliminary to be used for comparison purposes only. They include only basic construction requirements such as pavement, sidewalks, fencing, basic landscaping, and lighting. Shelters, washrooms, and other facilities are not included.
2. Alternative 2 is not eligible for Provincial funding as it is deemed to be temporary. Per capita restrictions on annual transportation grants may limit the funding available to this project (i.e. Alternatives 3 and 4) depending on its level of priority compared with other City projects.
3. Four potential (not existing) parking stalls on 49 Street, opposite the Fire Hall, will be lost in Alternatives 1 and 2A. Four potential (not existing) parking stalls on 49 Street, north of the Sports World lot will be lost in Alternatives 4A and 4B.
4. Loss of staff efficiency is \$10,500/year (present value of 15 years @ 10% is \$80,000).
5. Loss of parking revenue at Sports World parking lot is \$54,000/year (present value of 15 years @ 10% = \$410,400).
6. Loss of on-street parking assuming 85% occupancy is \$830/year/stall (present value of 15 years @ 10% = \$6,300).
7. Parking Revenue Calculations

1A	-	11 @ \$6,300 =	\$ 69,300
1B	-	13 @ \$6,300 =	\$ 81,900
2A	-	4 @ \$6,300 =	\$ 25,200
2B	-	4 @ \$6,300 =	\$ 25,200
3	-	32 @ \$6,300 =	\$201,600
4A	-	63 @ \$3,150 =	\$198,450
4B	-	74 @ \$3,150 =	\$233,100

TRANSIT TERMINAL OPTION EVALUATION - PARKING IMPACT

		OPTION 1		OPTION 2A		OPTION 2B		OPTION 3		OPTION 4A		OPTION 4B	
	EXIST. STALLS	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT
PUBLIC PARKING													
On-Street	25	19	6	12	13	5	20	12	13	5	20	5	20
Sportsworld	124	0	124	0	124	0	124	20	104	58	66	69	55
TOTAL PUBLIC PARKING	149	19	130	12	137	5	144	32	117	63	86	74	75
PRIVATE PARKING													
Sportsworld	7	0	7	0	7	0	7	5	2	0	7	0	7
City Staff	63	0	63	49	14	63	0	49	14	0	63	0	63
RCMP	55	0	55	6	49	25	30	14	41	0	55	0	55
TOTAL PRIVATE PARKING	125	0	125	55	70	88	37	68	57	0	125	0	125
TOTAL PARKING	274	19	255	67	207	93	181	100	174	63	211	74	200
DEVELOPMENT COSTS TO REPLACE OFF-STREET PARKING LOST:													
NO. OF PARKING STALLS		0		55		88		88		58		69	
PAVING,CURBS,LIGHTING, AND LANDSCAPING		0		\$60,500		\$96,800		\$96,800		\$63,800		\$75,900	
PLUG-INS REQUIRED		0		55		88		68		0		0	
PLUG-IN COSTS		0		\$23,500		\$30,100		\$26,200		0		0	
TOTAL DEVELOPMENT COSTS		0		\$84,000		\$126,900		\$122,900		\$63,800		\$75,900	

TRANSIT TERMINAL OPTIONS:**Assumptions;**

1. An off-street terminal has consensus of agreement
2. The Sportsworld block is the correct geographic location for transit operations and destinations.
3. Use of the Sportsworld parking requires simultaneous development of multi-level parking.
4. Alberta Transportation will not pay any costs for the parkade.
5. Finances are not available for a parkade in the foreseeable future.

With the preceeding; - still need permanent off-street solution.
 - alternative to a parkade must be accomplished.
 - City cost must be drastically reduced.
 - public customer parking receives highest priority.
 - parking policy requires retaining a specified amount of public parking in this area, and no replacement site meets the policy criteria.

SPORTSWORLD OPTION PREFERRED BY ADMIN.

Land Cost \$1,180,000.00
 Construction Cost \$275,000.00
 Amenities \$50,000.00
 Replacem't Parking \$1,875,000.00
TOTAL PROJECT COST \$3,380,000.00
PARKING CREDIT \$1,180,000.00

HARD COST \$2,200,000.00

Up Front Cost \$2,200,000.00

PROV. SHARE \$693,750.00
 CITY SHARE \$1,506,250.00

48ST OPTION RECOMMENDED BY TCA

Land Cost \$500,000.00
 Construction Cost \$275,000.00
 Amenities \$50,000.00
 Replacem't Parking \$200,000.00
TOTAL PROJECT COST \$1,025,000.00
PARKING CREDIT \$200,000.00

HARD COST \$825,000.00

Up Front Cost \$525,000.00

PROV. SHARE \$618,750.00
 CITY SHARE \$206,250.00
 (City Savings of \$1,300,000.00)

COMPARISONS:**Permanent**

Meets Transit Operational Needs
Dislocates 120 Public Stalls
No effect on City Staff Parking
Must include Parkade development
Cannot be funded in foreseeable future
Leaves no development options
Affects 48St businesses
Affects 49st businesses
Affects 49av businesses
If phased, affects 48st, 49st & 49av businesses
Direct up front City cost
NO BUSINESS SUPPORT WITHOUT A PARKADE WITHIN 2 YEARS.

Permanent

Meets Transit Operational Needs
Dislocates 28 Public Stalls
Dislocates 48 City Staff Stalls
Must include City Staff lot
Could be funded in '93
Leaves major development option
Affects 48st businesses

Requires no phasing

No up front City cost
 Doesn't require a parkade and has 90% business support, also requires truck loading zone in front of Sportsworld.

Parking - June 10, 1992.

Alderman Statnyk suggested that this item be tabled until the Towne Centre Association has had an opportunity to discuss this matter with businesses in the downtown, asking that they each police their own staff, otherwise a request will be made that City Council enforce Saturday parking downtown. If employees are faced with this decision, they will assist by parking in the lots provided. The only way we can provide a commissionaire to enforce the parking is to charge for Saturday parking. We would continue with a 5-day commissionaire service, rotating between Mondays and Saturdays.

Following further discussion, the motion as set out hereunder was introduced and passed.

Moved by L. Urquhart, seconded by B. Vanson

"THAT the Parking Commission recommend to City Council that the Notice of Motion by Alderman Campbell regarding Two-Hour Parking Limit Downtown on Saturdays, be tabled until such time as the Towne Centre Association is able to contact downtown businesses with a request that they appeal to their own employees to park in downtown City parking lots rather than on-street on Saturdays."

MOTION CARRIED

5) PARKING POLICIES

R. Strader suggested that a report, including all recent policy statements, be forwarded to City Council in order to keep them informed on the activities of the Parking Commission. Commission members agreed that the Chairman, parking administrator and R. Strader work together to compile all relevant decisions of the Commission concerning policy and forward same to City Council.

6) TRANSIT TERMINAL SITE OPTIONS - TOWNE CENTRE

In considering the correspondence from Towne Centre Association re: Transit Site Options, dated June 1, 1992, the Association is requesting that the Parking Commission respond to their recommendations of a 48 Street Terminal. Alderman Statnyk advised Mr. Ferguson that the transit terminal does not effect the Parking Commission relative to considering site locations, and that the Association's recommendations be forwarded directly to City Council. Mr. Ferguson advised that this item will be submitted to City Council on June 22, 1992.



June 1st, 1992

Parking Commission
City of Red Deer

Re: Transit Site Options

A series of options for the Transit site have recently been discussed by the Commission on request of the Engineering Department. This request came forward as a result of important concerns expressed by the businesses on 48Av who face problems associated with the siting of the "temporary" terminal.

As a result, several options have been reviewed, some of which are variations of phasing of the permanent Sportsworld Terminal site.

Our Association provided a concept to the City for a 48St option in 1988. This option did not receive much consideration at the time and subsequently has only received cursory acknowledgement. The City's preferred option is to develop, either in phases, or completely the Sportsworld Parking lot. The Commission has responded with acceptance only on the basis of immediate parking replacement, either on another site or in a multi-level facility.

The Associations response was the same. During meetings with the City and the 48St businesses a response was requested regarding the phasing of the Sportsworld site and the delay of replacement parking. We have discussed this with businesses in the area and cannot accept any alternative to immediate replacement. It is also clear that replacement in the immediate area is only possible through development of a multi-level facility.

The financial inability to proceed with a structure, the response of the affected businesses, the direction of City Council to budget for the terminal in '93, and the lack of confidence in the Sportsworld site to function as a prime multi-level location, requires another serious look at options to Sportsworld.

The Association is requesting that the Parking Commission respond to our recommendation of a 48St terminal as opposed to the Sportsworld option. The key points of this proposal are as follows;

1. Meets all transit requirements satisfactorily.
2. Can be developed without significant displacement of "public" parking.
3. Leaves the Sportsworld site for future development options. A multi-level structure is highly unlikely on this site without the partnership of a private sector development.

(cont'd)

4. Displacement of City staff parking and RCMP parking can be handled without compromising the existing parking policy and hierarchy of parking supply, as contained in the existing parking policy.
5. It would appear that it can be developed at significantly lower cost.

If the administration is to provide a capital budget proposal as directed by Council in the '93 budget request, a project must be identified. The existing situation will very likely lead to the closing of important core businesses and further deterioration of the parking supply. Neither of these results are acceptable to the Association.

The Towne Centre will be submitting a report and recommendation to City Council regarding the 48St option, and it is our hope that the Parking Commission will support this option.

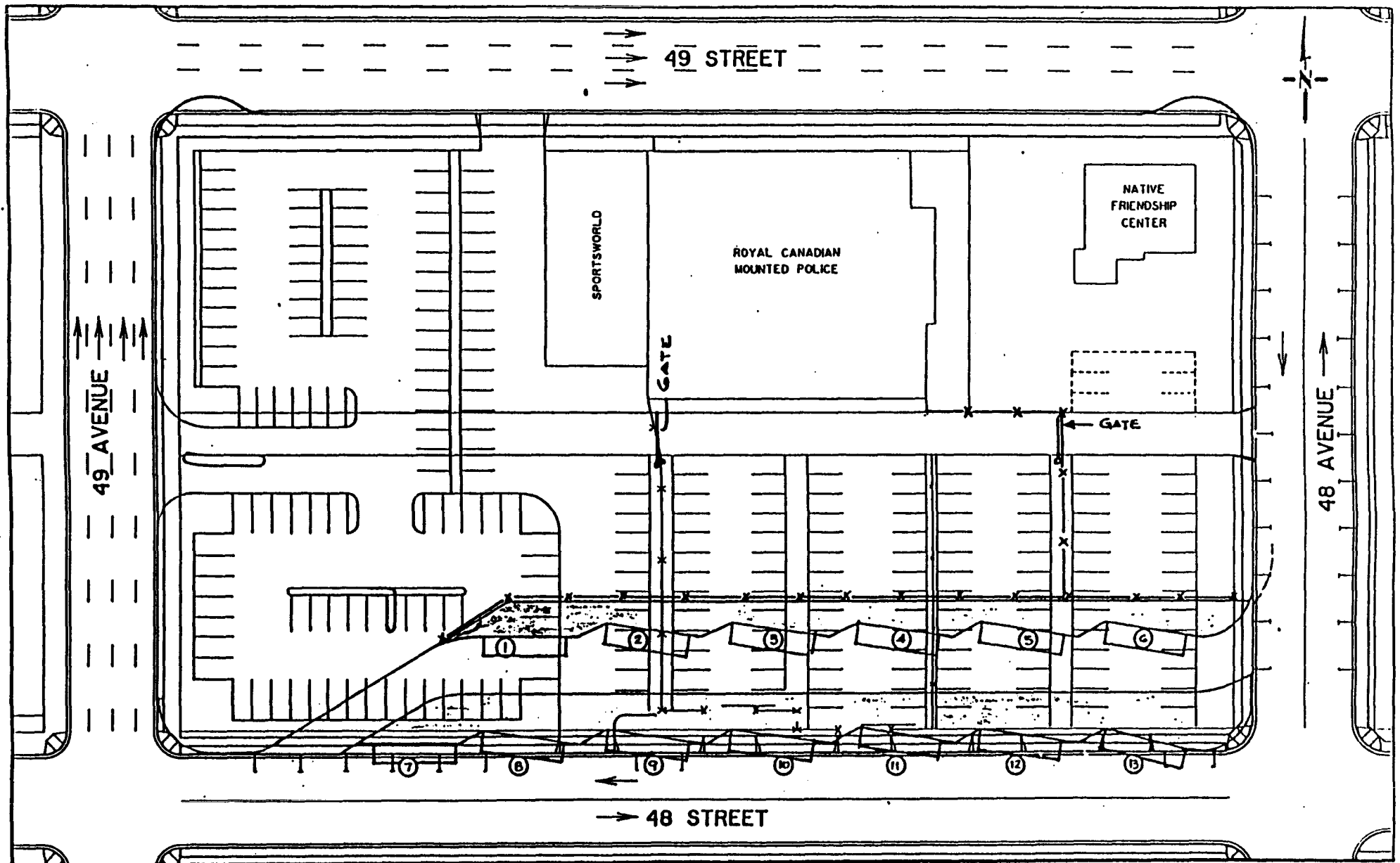
Included is a copy of the City's design for 48St as well as the cost figures provided in previous reports to the Commission. We will also have a model of the site for your viewing at the meeting of June 10.

It is important to acknowledge that the Parking Commission does not own any of the affected properties, nor does it have control of how they are used or disposed of, as a result of the existing land bank program.

Sincerely yours,
TOWNE CENTRE ASSOCIATION



John P. Ferguson, General Manager.



THE CITY OF RED DEER
BUS TRANSFER TERMINAL

DRAWING No. 2
APRIL 2/92

	ALTERNATIVE TERMINAL LAYOUTS						
DRAWING NUMBER	1A	1B	2A	2B	3	4A	4B
Location	49 Street and 48 Avenue (48 Street to 49 Street)	49 Street and 48 Avenue (49 Street to Ross Street)	49 Street and City Hall Lot	City Hall Lot	48 Street	Sports World Lot	Sports World Lot
Facility Type	On-Street	On-Street	On/Off-Street	Off-Street	On/Off-Street	On/Off-Street	Off-Street
Number of Buses	10	10	10	10	13	10	12
Permanency	Temporary	Temporary	Temporary	Temporary	Permanent	Permanent	Permanent
Expansion Capability	None	None	Expandable to 2B	None	Not Expandable Beyond 13 Buses	Expandable to 16 Buses	Expandable to 16 Buses
Operating Efficiency	Fair	Fair	Fair	Fair	Good	Very Good	Very Good
Safety	Fair	Poor/Fair	Fair	Fair	Fair/Good	Good	Good
Parking Loss ³	19	21	67	93	100	63	74
Costs ¹							
a. Basic Construction	\$ 28,500	\$ 15,000	\$ 150,000	\$ 250,000	\$ 275,000	\$ 200,000	\$ 270,000
b. Amenities	N/A	N/A	N/A	N/A	\$ 50,000	\$ 50,000	\$ 50,000
c. Lost Staff Time	0	0	\$ 60,000	\$ 80,000	\$ 40,000	0	0
d. Lost Parking Revenue	\$ 69,300	\$ 81,900	\$ 25,200	\$ 25,200	\$ 201,600	\$ 198,450	\$ 233,100
e. Land	<u>0</u>	<u>0</u>	<u>\$ 270,000</u>	<u>\$ 510,000</u>	<u>\$ 590,000</u>	<u>\$ 610,000</u>	<u>\$ 860,000</u>
Total Cost - Land and Construction	\$ 28,500	\$ 15,000	\$ 420,000	\$ 760,000	\$ 915,000	\$ 860,000	\$1,180,000
City Share ²	\$ 7,500	\$ 4,000	\$ 420,000	\$ 760,000	\$ 228,750	\$ 215,000	\$ 295,000

1. Cost estimates noted above are very preliminary to be used for comparison purposes only. They include only basic construction requirements such as pavement, sidewalks, fencing, basic landscaping, and lighting. Shelters, washrooms, and other facilities are not included.
2. Alternative 2 is not eligible for Provincial funding as it is deemed to be temporary. Per capita restrictions on annual transportation grants may limit the funding available to this project (i.e. Alternatives 3 and 4) depending on its level of priority compared with other City projects.
3. Four potential (not existing) parking stalls on 49 Street, opposite the Fire Hall, will be lost in Alternatives 1 and 2A. Four potential (not existing) parking stalls on 49 Street, north of the Sports World lot will be lost in Alternatives 4A and 4B.
4. Loss of staff efficiency is \$10,500/year (present value of 15 years @ 10% is \$80,000).
5. Loss of parking revenue at Sports World parking lot is \$54,000/year (present value of 15 years @ 10% = \$410,400).
6. Loss of on-street parking assuming 85% occupancy is \$830/year/stall (present value of 15 years @ 10% = \$6,300).

7. **Parking Revenue Calculations**

1A	-	11 @ \$6,300 =	\$ 69,300
1B	-	13 @ \$6,300 =	\$ 81,900
2A	-	4 @ \$6,300 =	\$ 25,200
2B	-	4 @ \$6,300 =	\$ 25,200
3	-	32 @ \$6,300 =	\$201,600
4A	-	63 @ \$3,150 =	\$198,450
4B	-	74 @ \$3,150 =	\$233,100

TRANSIT TERMINAL OPTION EVALUATION - PARKING IMPACT

		OPTION 1		OPTION 2A		OPTION 2B		OPTION 3		OPTION 4A		OPTION 4B	
	EXIST. STALLS	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT	STALLS LOST	STALLS LEFT
PUBLIC PARKING													
On-Street	25	19	6	12	13	5	20	12	13	5	20	5	20
Sportsworld	124	0	124	0	124	0	124	20	104	58	66	69	55
TOTAL PUBLIC PARKING	149	19	130	12	137	5	144	32	117	63	86	74	75
PRIVATE PARKING													
Sportsworld	7	0	7	0	7	0	7	5	2	0	7	0	7
City Staff	63	0	63	49	14	63	0	49	14	0	63	0	63
RCMP	55	0	55	6	49	25	30	14	41	0	55	0	55
TOTAL PRIVATE PARKING	125	0	125	55	70	88	37	68	57	0	125	0	125
TOTAL PARKING	274	19	255	67	207	93	181	100	174	63	211	74	200
DEVELOPMENT COSTS TO REPLACE OFF-STREET PARKING LOST:													
NO. OF PARKING STALLS		0		55		88		88		58		69	
PAVING,CURBS,LIGHTING, AND LANDSCAPING		0		\$60,500		\$96,800		\$96,800		\$63,800		\$75,900	
PLUG-INS REQUIRED		0		55		88		68		0		0	
PLUG-IN COSTS		0		\$23,500		\$30,100		\$26,200		0		0	
TOTAL DEVELOPMENT COSTS		0		\$84,000		\$126,900		\$122,900		\$63,800		\$75,900	

TRANSIT TERMINAL OPTIONS:**Assumptions;**

1. An off-street terminal has consensus of agreement
2. The Sportsworld block is the correct geographic location for transit operations and destinations.
3. Use of the Sportsworld parking requires simultaneous development of multi-level parking.
4. Alberta Transportation will not pay any costs for the parkade.
5. Finances are not available for a parkade in the foreseeable future.

With the preceeding; - still need permanent off-street solution.
 - alternative to a parkade must be accomplished.
 - City cost must be drastically reduced.
 - public customer parking receives highest priority.
 - parking policy requires retaining a specified amount of public parking in this area, and no replacement site meets the policy criteria.

SPORTSWORLD OPTION PREFERRED BY ADMIN.		48ST OPTION RECOMMENDED BY TCA	
Land Cost	\$1,180,000.00	Land Cost	\$500,000.00
Construction Cost	\$275,000.00	Construction Cost	\$275,000.00
Amenities	\$50,000.00	Amenities	\$50,000.00
Replacem't Parking	\$1,875,000.00	Replacem't Parking	\$200,000.00
TOTAL PROJECT COST	\$3,380,000.00	TOTAL PROJECT COST	\$1,025,000.00
PARKING CREDIT	\$1,180,000.00	PARKING CREDIT	\$200,000.00
HARD COST	\$2,200,000.00	HARD COST	\$825,000.00
Up Front Cost	\$2,200,000.00	Up Front Cost	\$525,000.00
PROV. SHARE	\$693,750.00	PROV. SHARE	\$618,750.00
CITY SHARE	\$1,506,250.00	CITY SHARE	\$206,250.00
		(City Savings of	\$1,300,000.00)

COMPARISONS:

Permanent
Meets Transit Operational Needs
Dislocates 120 Public Stalls
No effect on City Staff Parking
Must include Parkade development
Cannot be funded in foreseeable future
Leaves no development options
Affects 48st businesses
Affects 49st businesses
Affects 49av businesses
If phased, affects 48st, 49st & 49av businesses
Direct up front City cost
NO BUSINESS SUPPORT WITHOUT A PARKADE WITHIN 2 YEARS.

Permanent
Meets Transit Operational Needs
Dislocates 28 Public Stalls
Dislocates 48 City Staff Stalls
Must include City Staff lot
Could be funded in '93
Leaves major development option
Affects 48st businesses

Requires no phasing

No up front City cost
Doesn't require a parkade and has 90% business support, also requires truck loading zone in front of Sportsworld.

DATE: June 3, 1992

FILE NO. 92-0835

TO: Parking Commission

FROM: Bylaws and Inspections Manager

RE: **TRANSIT SITE OPTIONS**

In response to Mr. Ferguson's letter of June 1, 1992, we have the following comments:

The location of the permanent Transit Terminal has been considered in a number of studies which have concluded the Sportsworld parking lot is the preferred site. From the attached letter it appears the provincial transportation department is not prepared to consider any other location without further transit studies being completed.

The Parking Commission has reviewed the issue and passed the following resolution:

"THAT the Red Deer Parking Commission recommend to Red Deer City Council with regard to Transit Terminal Relocation, approval of the following:

- (a) The City maintain the approved parking strategy requirement of supplying as a minimum, 200 off-street City-owned public parking stall in the four (4) blocks bordered by Ross Street, 48 Avenue, 49 Street and Gaetz Avenue.
- (b) Any decision that would see off-street public and/or private (City and RCMP staff) parking displaced as a result of the Transit Terminal construction be replaced and all associated costs be included in the total project costs. The Transit Terminal Project should not be constructed at the expenses of the Downtown Parking Strategy or the Parking Commission's budget."

City Council after deliberation approved the resolution which supported the temporary location of the Terminal on 48 Street and 49 Avenue. Until such time as Council approves a change in this resolution it is premature of the Commission to deal with the issue. If Mr. Ferguson wants the location reviewed, then he should advise City Council directly.

TRANSIT SITE OPTIONS

June 3, 1992

Page 2

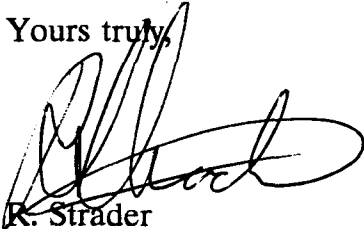
Mr. Ferguson's letter makes a number of points which require clarification:

- 1) Mr. Beattie will comment on this item.
- 2&4) Regardless of whether it is public or private parking, removal of these stalls will reduce the supply of parking in the area. It is our opinion that the approved temporary location has the least affect on parking.
- 3) Not sure of what the intent of this statement is.
- 4) We do not agree, that "it can be developed at substantially lower cost". The initial cost of \$915,000 is less than the \$1,180,000 of the Sportsworld option, however \$915,000 is not the total cost. That option results in a loss of 100 stalls versus 74 for Sportsworld. The cost of providing the extra 26 stalls will result in very little difference in cost between the two.

The next paragraph contains the sentence beginning "The existing situation", the correlation between business closing and further deterioration of parking is not clear to us at all.

The last paragraph also requires an explanation. What effect these statements have on the Transit Terminal is not clear.

Yours truly,



R. Strader

Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/cap

DATE: June 3, 1992

FILE NO. 92-0885

TO: R. Strader
Bylaws and Inspections Manager

FROM: D. Kutinsky
Parking Administrator

RE: **TOWNE CENTRE - TRANSIT SITE OPTIONS**

The Towne Centre, in their June 1, 1992 letter to the Parking Commission is expressing their concerns regarding the permanent placement of the Transit Terminal on the Sportsworld parking lot and recommended further study be given to their proposal for permanently constructing the Transit Terminal off-street parallel to 48 Street between 48 - 49 Avenue. In addition the Towne Centre will be submitting a report to City Council and is asking for the Parking Commission's support.

- June, 1991** The Engineering Department, in cooperation with the Parking Commission hired Delcan Consultants to prepare an "Off-Street Bus Transfer Terminal and Parkade Feasibility Design Study" for the City owned property currently used for parking (ie. Sportsworld Lot, RCMP Lot, & City Staff Lot) on the Sportsworld block.
- Nov., 1991** The study examined four (4) concepts (see attached) and the final report recommended Concept B-3 as the best overall plan to provide for the long term operations of both the Transit Department and the Parking Commission. This concept provides a design for up to a sixteen (16) bus off-street Transit Terminal and a parkade of 271 stalls (initially) to 460 stalls (capacity).
- Dec. 19, 1991** The Parking Commission met with the Downtown Planning Steering Committee to have the Delcan Consultants present the finding to the study.
- Jan. 15, 1992** The Parking Commission, when discussing the Transit Terminal/Parkade Feasibility Design Study passed the following motion.

Moved By Alderman McGregor, Seconded by K. Heywood

"THAT the Red Deer Parking Commission recommend to Red Deer City Council that if a Transit Terminal is constructed on the Sportsworld lot, that the City replace at least a minimum of 200 stalls in the immediate area simultaneously with the construction of the Transit Terminal".

TOWNE CENTRE - TRANSIT SITE OPTIONS

June 3, 1992

Page 2

Apr. 15, 1992

The Parking Commission, when discussing the Engineering Department recommendation regarding the temporary replacement of the on-street Transit Terminal passed the following motion:

Moved by K. Heywood, Seconded by B. Vanson

"THAT the Red Deer Parking Commission recommend to Red Deer City Council with regard to the Transit Terminal relocation, approval of the following:

- (a) The City maintain the approved parking strategy requirement of supplying a minimum, 200 off-street city owned public parking stalls in the four (4) blocks bordered by Ross Street, 48 Avenue, 49 Street, and Gaetz Avenue.
- (b) Any decision that would see off-street public and/or private (City and RCMP staff) parking displaced as a result of the Transit Terminal construction be replaced and all associated costs be included in the total project costs. The Transit Terminal project should not be constructed at the expense of the Downtown Parking Strategy or the Parking Commission's budget."

It is important to note that the Parking Commission did not wish to endorse any of the Transit Terminal options.

May 11, 1992

City Council, having received responses from city staff and the downtown business community on the Transit Terminal options, and in consideration of that information passed the following motion:

"RESOLVED THAT Council of The City of Red Deer, having considered the report dated May 5, 1992 from the Engineering Department Manager re: Update to Major Capital Budget for Transit Terminal, hereby agrees to the relocation of the buses to a temporary location described as Option 1A to accommodate the current construction program and to consider the permanent relocation for construction in either 1993 or 1994.

TOWNE CENTRE - TRANSIT SITE OPTIONS

June 3, 1992

Page 3

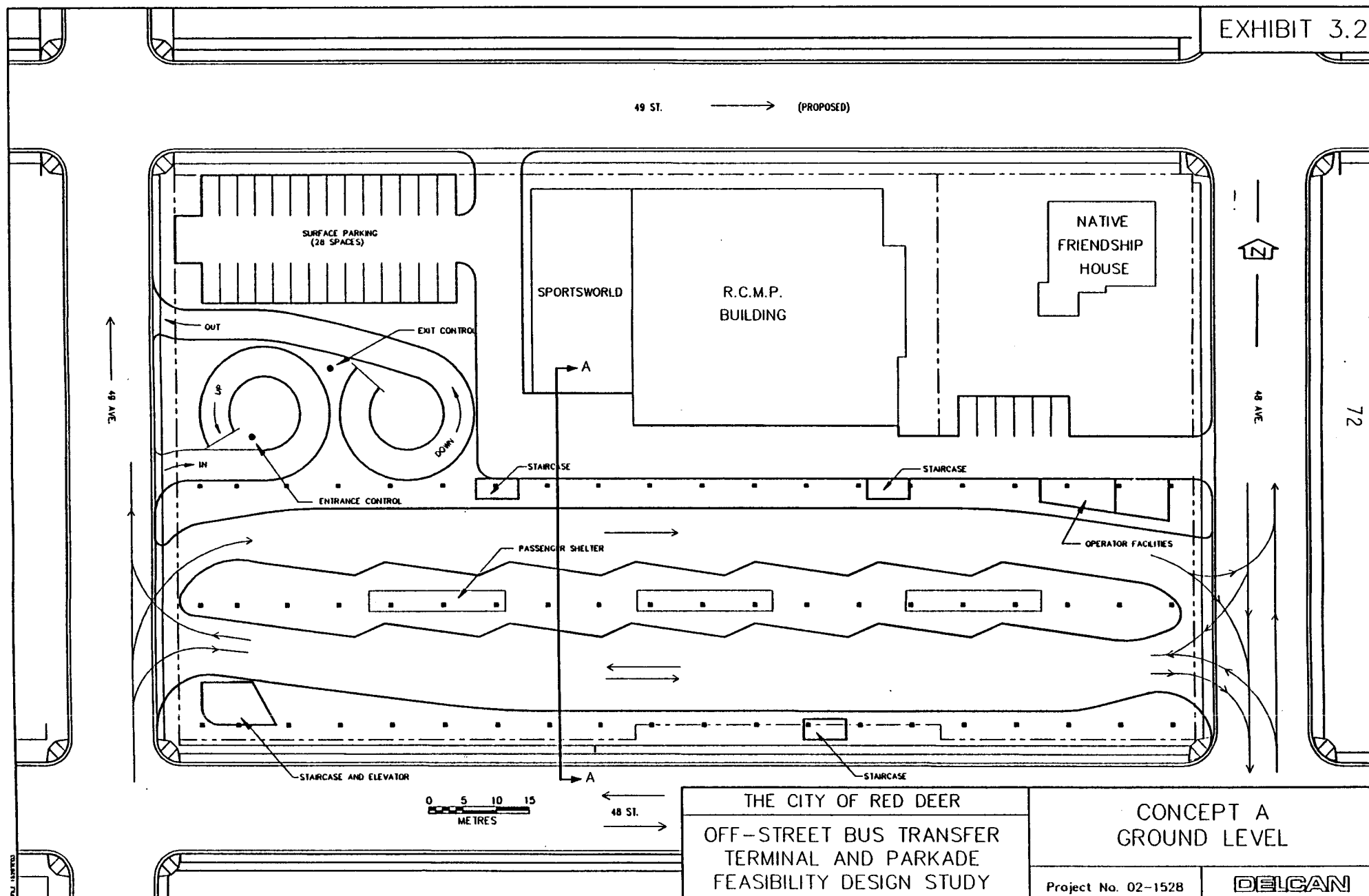
The Engineering Department and Parking Commission have spent a lot of time and money to examine the best options for the utilization of the Sportsworld block for a combined Transit Terminal and Parkade. If the Towne Centre's new proposal is to be considered it is recommended it will have to be referred to the Engineering Department and City Council in order that a detailed feasibility study may be undertaken.

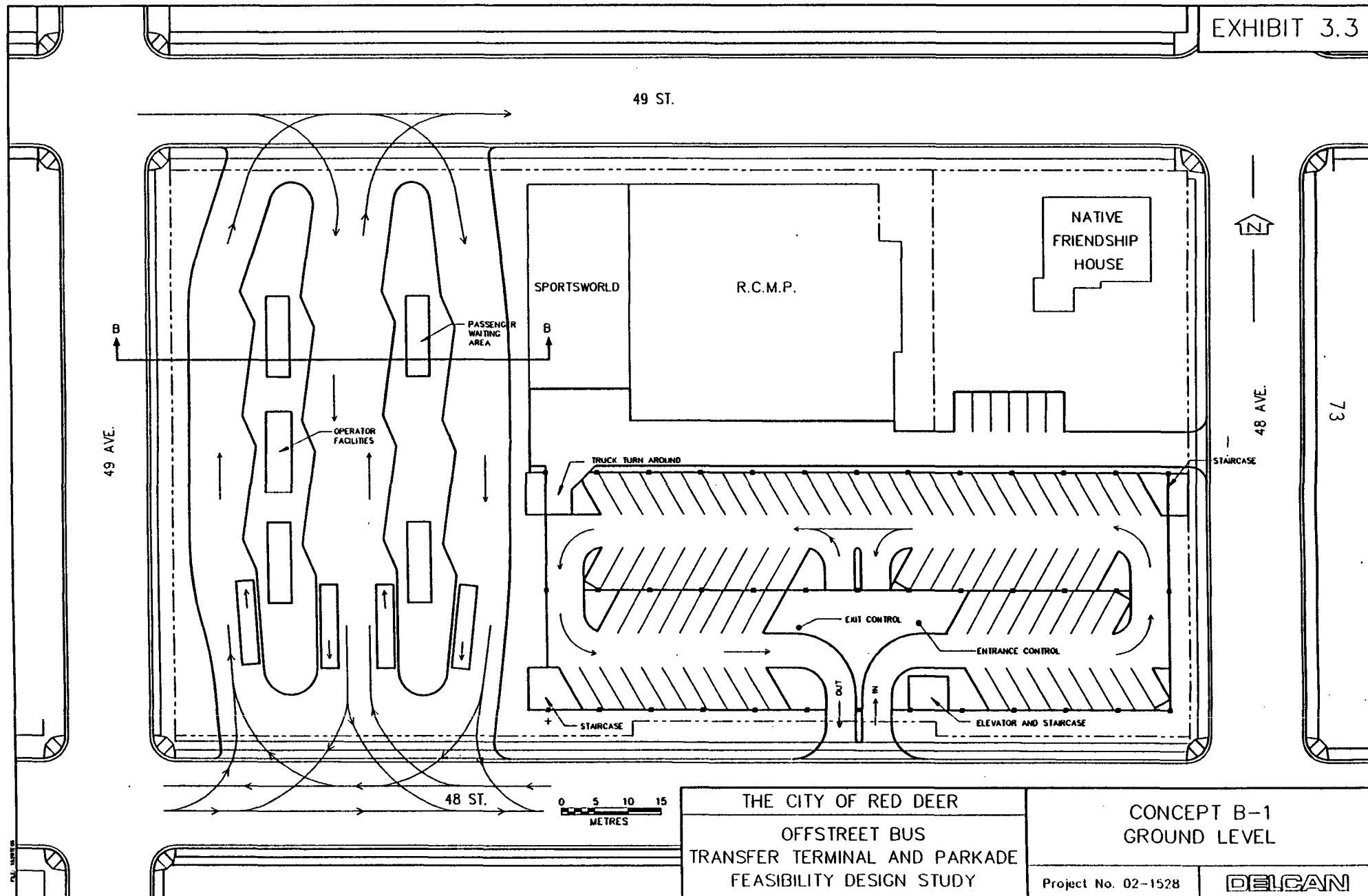
Yours truly,

A handwritten signature in black ink, appearing to read 'Doug W. Kutinsky', with a stylized flourish at the end.

Doug W. Kutinsky
Parking Administrator

DWK/cap



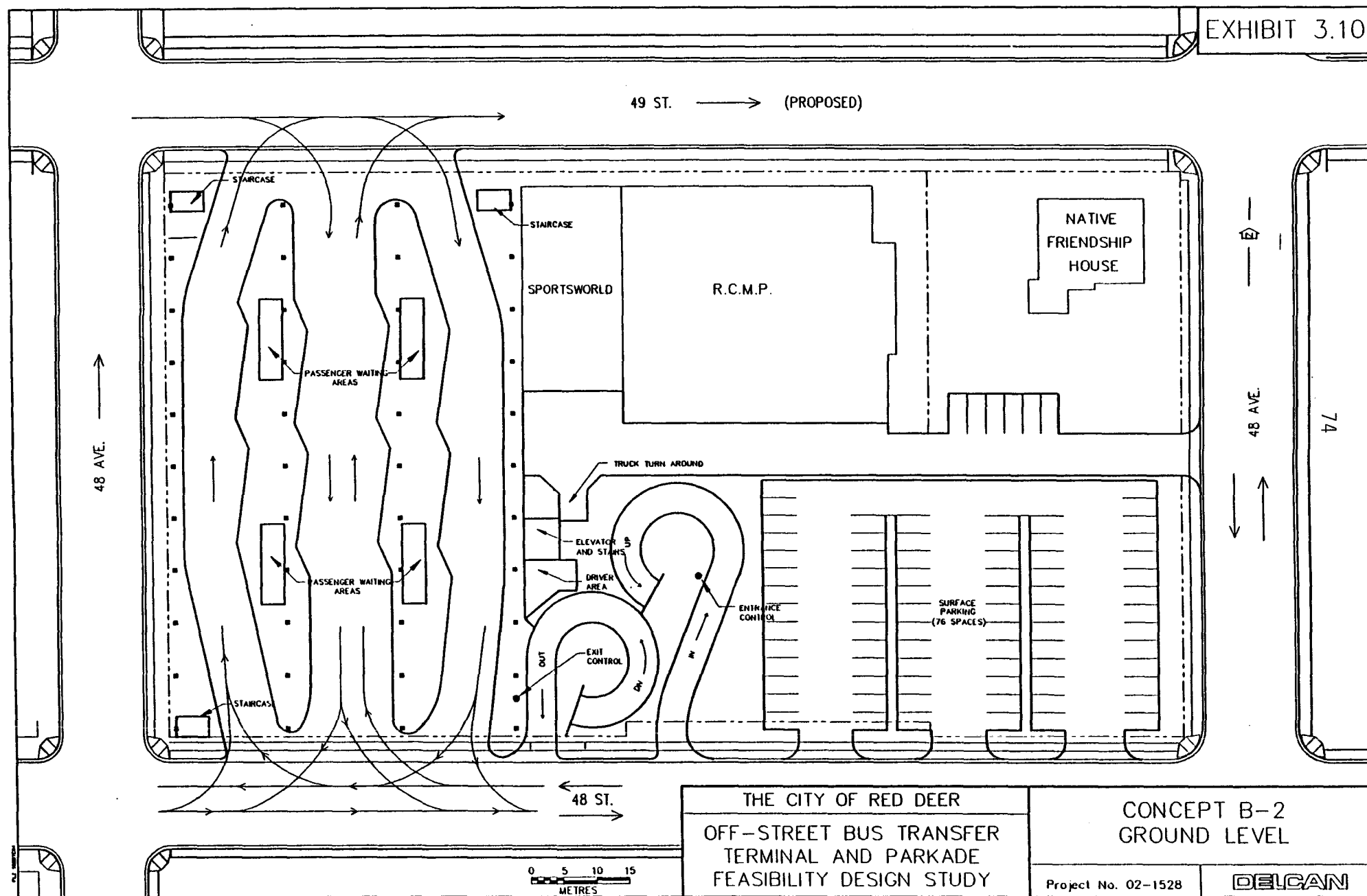


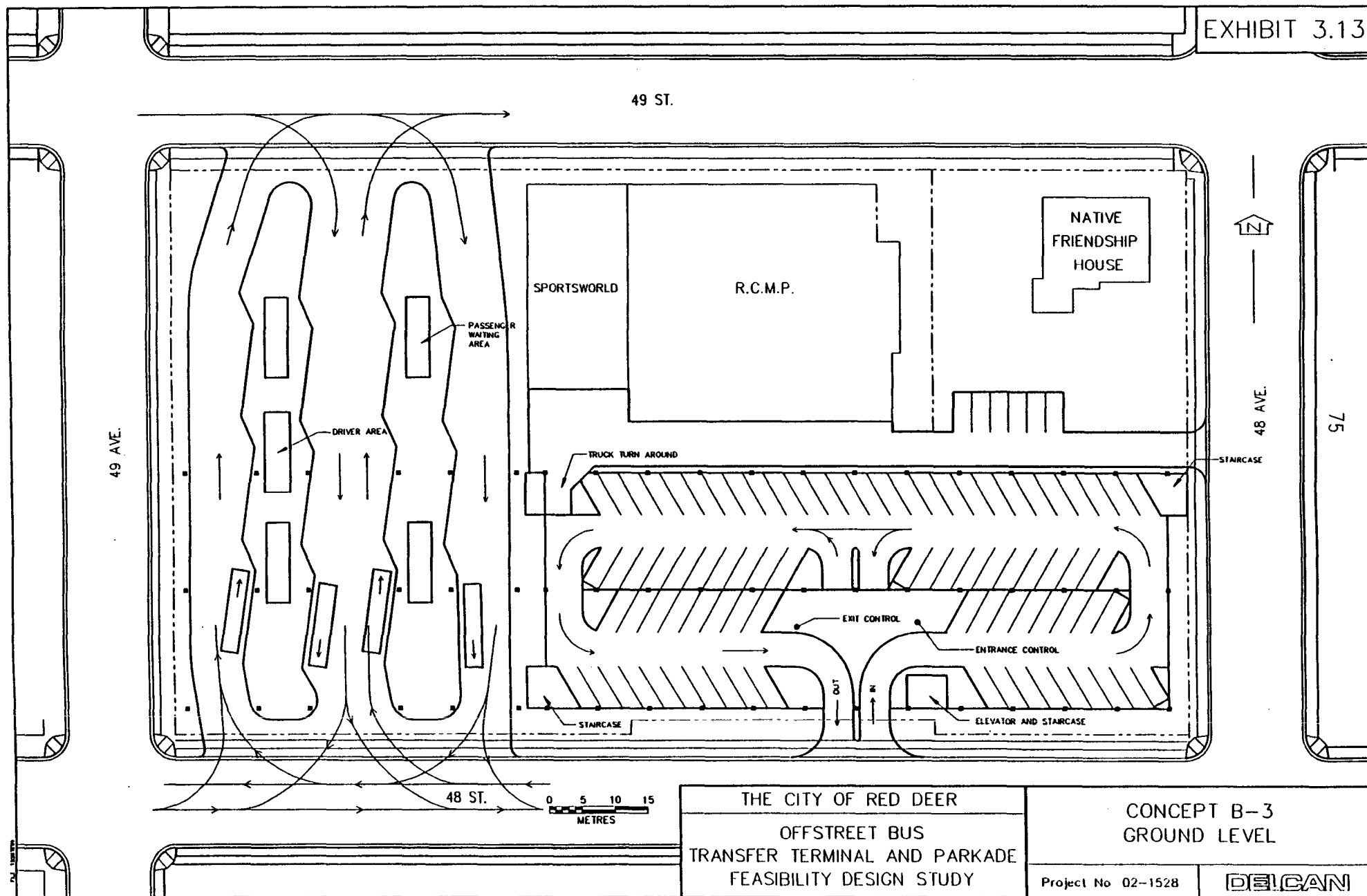
THE CITY OF RED DEER
OFFSTREET BUS
TRANSFER TERMINAL AND PARKADE
FEASIBILITY DESIGN STUDY

CONCEPT B-1
GROUND LEVEL

Project No. 02-1528

DEL CAN





DATE: June 4, 1992

TO: Ryan Strader
By-laws & Inspection Manager

FROM: Grant Beattie
Transit Manager

RE: *OFF-STREET TRANSIT TERMINAL*

I am in receipt of a letter addressed to the Parking Commission from the Towne Centre Association regarding the proposed off-street transit terminal.

In the letter it is stated that the Towne Centre Association provided a concept for a 48 Street option in 1988 and that the option was not given much consideration and only received cursory acknowledgement. I take some exception to the Towne Centre Association's comment that the 48 Street option was not fully researched.

In 1981 the Transit Department contracted an in-depth study into transit operations with Associated Engineering Services Ltd. Within the study was a section that dealt with a multi-model transit facility. This was the first time the issue of an off-street terminal was suggested. This report recommended that major transfer points and a central bus terminal location be identified.

In 1986 the Downtown Concept Plan stated that both the Chamber of Commerce and the Towne Centre Association proposed the development of a central downtown bus staging facility. The report also recommended that the downtown core remain as the transit system's focal point.

In keeping with the recommendations of both the 1981 Associated Engineering report and the 1986 Downtown Concept Plan the Transit Department commissioned Prof. John Morrall of the University of Calgary to update the 1981 operational study. A major component of this study was the investigation and evaluation of several locations in the downtown for an off-street terminal.

This report found that the Sports World lot was the favoured location for an off-street terminal. Appendix I, attached, is the information copied from the report. In 1989 the Transit Department conducted another operational study which was prepared by Delcan Western Ltd. Once again a major component of the study was the off-street terminal and is attached as Appendix II.

This report also recommended the Sports World lot as the optimum location for an off-street terminal. This study also addressed the issue, although limitedly, of replacement parking and suggested that an off-street terminal in conjunction with a multi-level parkade could be constructed.

As a result Delcan Western conducted an Off-Street Bus Terminal and Parkade Feasibility Design Study. Numerous layout options were considered including a configuration along 48 Street. Once again the recommended design showed the bus terminal located on the Sports World lot. Unfortunately the costs associated with such a project are prohibitive and funds are not available for the parkade in the near future.

The three operational studies conducted by different consultants in 1981, 1986 and 1989 are consistent in their recommendations that the downtown must remain as the major focal point for transit and that buses downtown must be located in a major staging area. By all indications available the Towne Centre Association supports those concepts.

I believe that the downtown core has been thoroughly researched in order to determine the best location for an off-street terminal. All the reports are consistent with their recommendation that the site be the Sports World lot.

Due to the pending commencement of the one-way couplet, it was necessary to relocate the current on-street bus terminal. As the Sports World site was linked to the construction of a parkade it was necessary to recommend an alternative on-street location.

Numerous sites in the downtown were investigated with the department recommendation being 48 Avenue and 49 Street. This recommendation was opposed by the businesses on 48 Avenue which resulted in several other proposals being brought forward by both the 48 Avenue businesses and the Towne Centre Association. Among those suggestions was the 48 Street proposal referred to by Mr. Ferguson.

For Mr. Ferguson to suggest that the Towne Centre Association's proposal did not receive adequate analysis is not justified. The Transit Department spent a considerable amount of time, approximately 50 man hours, researching and analysing the alternatives brought forward. Once the analysis was completed the Transit Department did not alter its recommendation. We continued to recommend that the on-street terminal be relocated to 48 Avenue and 49 Street on a temporary basis until such time that the issue of funding and replacement parking is adequately addressed for the construction of an off-street terminal in the Sports World lot.

Although Mr. Ferguson states that the 48 Street proposal meets all transit requirements, there are some minor operational difficulties evident. The most significant issue is, however, the funding of the project.

Alberta Transportation has advised that they would not fund the 48 Street Towne Centre proposal unless another feasibility study was conducted. I am not prepared to recommend that yet another study be conducted. As previously outlined, several studies have recommended Sports World as the optimum site for the off-street terminal.

In conclusion, I would like to make the following comments:

- 1) All proposals were thoroughly researched and analyzed including the 48 Street proposal.
- 2) The downtown must remain as the focal point for the public transportation system.
- 3) The need for an off-street terminal and the location for the terminal has been thoroughly researched and analyzed by several consultants.
- 4) The Transit Department is not prepared to recommend additional funding for a study to meet the funding request requirements stipulated by Alberta Transportation.



Grant Beattie
Transit Manager

GB/slp
Att.

c.c. Director of Engineering Services
City Commissioner

7.0 Downtown Transit Terminal

7.1 Background

The concept of a downtown transit terminal was first introduced in the 1981 Red Deer Transit Study. The basic concept was for the City of Red Deer to pioneer a central downtown multi-modal transfer terminal. The recommendation was for an off-street structure which would provide a comfortable and weather protected transfer location. It was noted however, that initially an uncovered open parking lot facility in the downtown core would be a more economically viable solution for the multi-modal terminal.

In the intervening years 1981-1986 Greyhound has re-located and built a new terminal outside the downtown core and VIA Rail service has been discontinued in the Edmonton-Calgary corridor. Thus the 1981 concept of a downtown multi-modal terminal is no longer valid.

Subsequent studies have continued to pursue the concept of a downtown transit terminal.

The 1981 Red Deer Transit Needs Study concluded that one of the priorities for 1 to 5 years hence (1986) should include provisions for a "comfortable, safe downtown off-street transfer terminal".

More recently the 1986 Red Deer Downtown Concept Plan recommended that: "a study be undertaken to determine a site for a new Downtown transit terminal and that the median between the extensions of Ross and 49th Streets at the present site of the CPR parking lot be considered along with alternative sites".

7.2 Planning Objectives

The overall objective of a downtown transit terminal is to facilitate the process of passengers transferring between buses.

Specific planning objectives are as follows:

Objective 1

Provide convenient, efficient and safe facilities for passenger transfers.

Objective 2

Maximize ease of access and coverage for trips originating or destined to the Central Business District (approximately 40% of all transit trips).

Objective 3

Minimize the impact on bus re-routing within the downtown area (in other words minimize the increase in route circuitry which only increases bus travel time and hence cost, and increases passenger travel time making the bus a less attractive alternative to the automobile).

Objective 4

Minimize conflicts with automobile traffic movements in the immediate vicinity of the terminal (in practice this means "right in's" and "right out's").

Objective 5

Complement the Downtown Concept Plan and future roadway system (when railway relocation is implemented).

7.3 Terminal Requirements

The following terminal land requirements were established for site evaluation:

- (i) the site should be large enough to accommodate 12 buses.
- (ii) the minimum land requirements for bus bays, turning movements, and passenger and driver amenities are 6,020 M² (64,800 ft²). This translates to a terminal module of approximately 140 m X 43 m.
- (iii) the shape of the site is an important (although not an essential requirement) consideration as well. For example a rectangular site can be used more efficiently than a square site.

7.4 Alternative Sites

A total of six sites were examined for the downtown transit terminal. Figure 7.1 shows the location of the six sites.

In the initial screening process each site was evaluated on the basis of walking distance from City Hall, size, and transit access and routing. As shown in Figure 7.1 sites 4,5 and 6 are beyond a 5 minute walk from City Hall and would be awkward and inefficient from a transit access and routing point of view.

Site 3, the post office lot, is immediately west of the City Hall block and would provide good passenger access to the City centre. The site is also well located with respect to the impact on bus access and re-routing. A detailed study of this site showed that the Post Office site would be required to accommodate 12 buses and a passenger terminal. Thus site 3 was rejected on the basis of cost.

Site 1

Located in the block immediately south of City Hall. The site is bounded by 49th Street on the north, 48th Street on the south and 49th and 48th Avenues on the west and east respectively. The north side of the site contains Sports World, the RCMP and an elegant old residence. The remainder of the site is used for public and employee surface parking. The Downtown Concept Plan has noted that the site to the south of Sports World is an ideal central location for a major public parkade including parking provision for RCMP and City employees. The Downtown Concept Plan also proposed a "Town Plaza" on the western end of this block with underground parking beneath the plaza.

The site was examined for both on-street and off-street transit terminals.

Site 2

Located in the median between the extensions of Ross and 49th Streets at the present site of the CPR parking lot. Also examined was the feasibility of locating the transit terminal immediately north of the Ross/49th Street couplet.

The Downtown Concept Plan has noted that "the Transit Department and the Planning Commission both concluded that a location in the vicinity of the CPR parking lot is most feasible considering routing and accessibility".

7.5 Evaluation of Alternatives

In order to evaluate the two sites predesign transit terminal alternatives layouts were developed for each site. This enabled a detailed analysis of site impact on bus routing and conflicts with other vehicular movements. In addition an on-street terminal layout was developed for site 1 shown in Figure 7.2. Predesign layouts for Sites 1 and 2 are shown in Figures 7.3, 7.4 and 7.5 respectively.

Each site was evaluated using the planning objectives established at the outset of the terminal evaluation process.

Table 7.1 provides a summary comparison of the two sites with respect to the five planning objectives.

7.6 Discussion

Site 1

On-Street Transfer Point

The proposed city centre on-street transfer point is shown in Figure 7.2. Similar to the existing transfer point it provides good access to the central business district. The proposed location would minimize the impact on bus re-routing and minimize conflicts with automobile traffic. The location can easily accommodate eight buses and has adequate curb space for storage of peak overloads. The only disadvantages of this site is that access to parking would be restricted to 48th Street and 48th Avenue in addition to the fact 7 parking locations on the north side of 48th Street would be required and RCMP visitor parking would have to be shifted elsewhere.

Site 1 - Alternative A

This alternative site shown in Figure 7.3 is ideal from a transit planning and operations point of view. Namely it provides good access to the central business district, minimizes the impact on bus re-routing and minimizes conflicts with auto traffic. The site can accommodate more than the 12 buses required and has adequate room for a passenger terminal building and facilities for Red Deer Transit drivers. It is also compatible with the Downtown Concept plans for a public parkade south of Sports World. The only disadvantage of this site is that it would require one corner of the block (south of the alley - approximately 38 m X 46 m) planned for the Town Plaza.

The transit terminal could be built in combination with a parkade, the parking being provided on the upper levels.

Site 1 - Alternative B

Similar to Alternative A this configuration provides good access to the central business district and minimizes the impact on bus re-routing. The site can accommodate more than the 12 buses required and has adequate room for a passenger terminal building and facilities for Red Deer Transit drivers.

Figure 7.4, in fact, illustrates that all 12 buses can be accommodated on site or alternatively with a bus bay along 49th Ave which would minimize terminal access time for several routes.

Alternative B, however, has several disadvantages. Unlike Alternative A passengers would have to walk on the transit roadway when transferring. In Alternative A all transferring is done on a single platform. It is noted that the limited land area make this alternative more constrained for expansion potential and bus operations and may rule out a parkade in combination with the transit terminal.

Similar to Alternative A the entire section of the block planned for the Town Plaza would be required for the off-street terminal. However, unlike Alternative A the terminal would not encroach on the Sports World and RCMP parking lots.

Site 2

Although this site, shown in Figure 7.5, is favored in the Downtown Concept Plan it is the poorest of the two sites from a transit planning and operations point of view.

The site is located on the very periphery of the downtown more than 400 m distant from the present transit transfer point. This site

would provide poor CBD passenger access. The CBD is the maximum passenger load point thus the site would not coincide with the origins and destinations of approximately 40 percent of transit riders. The site would result in CBD passengers waiting at bus stops and not utilizing the transit terminal to the same extent if it was located in the city centre. This site would also result in greater delay to transit passengers. For example inbound buses routed through the terminal before entering the downtown would delay CBD destined passengers while buses layed over. Similarly buses re-routed through the terminal after passing through the CBD would delay passengers on their outward bound journey.

Site 2 would have a negative impact on bus re-routing as all buses would have to pass through the CBD and the terminal. Increased bus route circuitry combined with the terminal and downtown stops, would result in greater travel (time and costs) for this site compared to the other two sites. In effect Site 2 would create a split-hub with a terminal on site and a de facto terminal in the downtown.

Site 2 is poorly located from an operations standpoint. One alternative would be to have buses enter the site directly from Ross and 49th Street. This routing alternative has two basic problems. Firstly, the direction of entry is incompatible with terminal circulation which is clockwise. Secondly, entry would be from the fast lane on a roadway in a high speed environment. For these reasons buses were routed to and from site 3 via 51 Avenue as shown in Figure 7.5. This however causes another operational problem. Due to the fact buses depart simultaneously (and arrive in a short period of time) they would do so in platoons along Ross Street and 49th Avenue. As shown in Figure 7.5 five buses would access the terminal via Ross while six would depart via 51 Avenue and 49th Street. These large platoons combined with turning movements and lane changes over a short distance could cause delays and conflicts with other vehicular traffic.

With respect to terminal land requirements it is noted that the median between the Ross and 49th Street couplet would have to be of adequate width and length to accommodate the transit terminal module shown in Figure 7.5. The approximate roadway locations in Figure 7.5 illustrate the couplet separation required to accommodate the terminal module. In actual fact the Ross Street alignment is south of the CPR Station which would greatly reduce the land available for the terminal.

Sites north of the Ross Street couplet would have similar characteristics to the median site except they would afford easier access from a traffic operations standpoint.

7.7 Terminal Strategy for the Post 1987 Period

The findings of this study tend to favor site 1 (the block immediate south of the City Hall block) over site 2 (on the CPR lands). Site 1 is considered well located from a transit operations and passenger access point of view but is in conflict with the TOWN PLAZA concept.

For the immediate post 1987 period it is recommended that the present terminal location be retained. If the location of an off-street terminal is not resolved when the Ross Street and 49th Street couplet becomes operational it is recommended that the off-street terminal shown in Figure 7.2 be used until a terminal location decision is made.

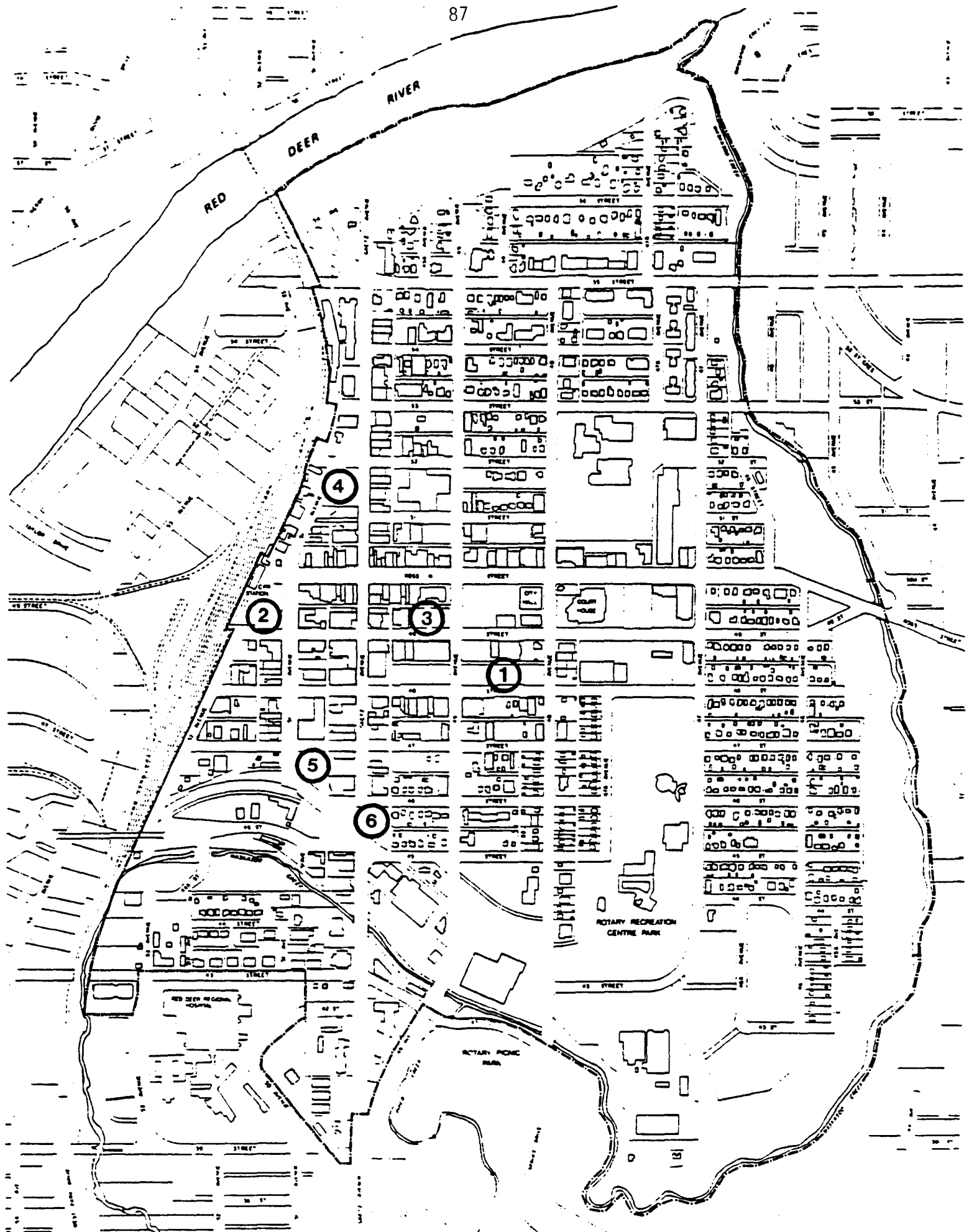


Figure 7-1 TERMINAL SITES

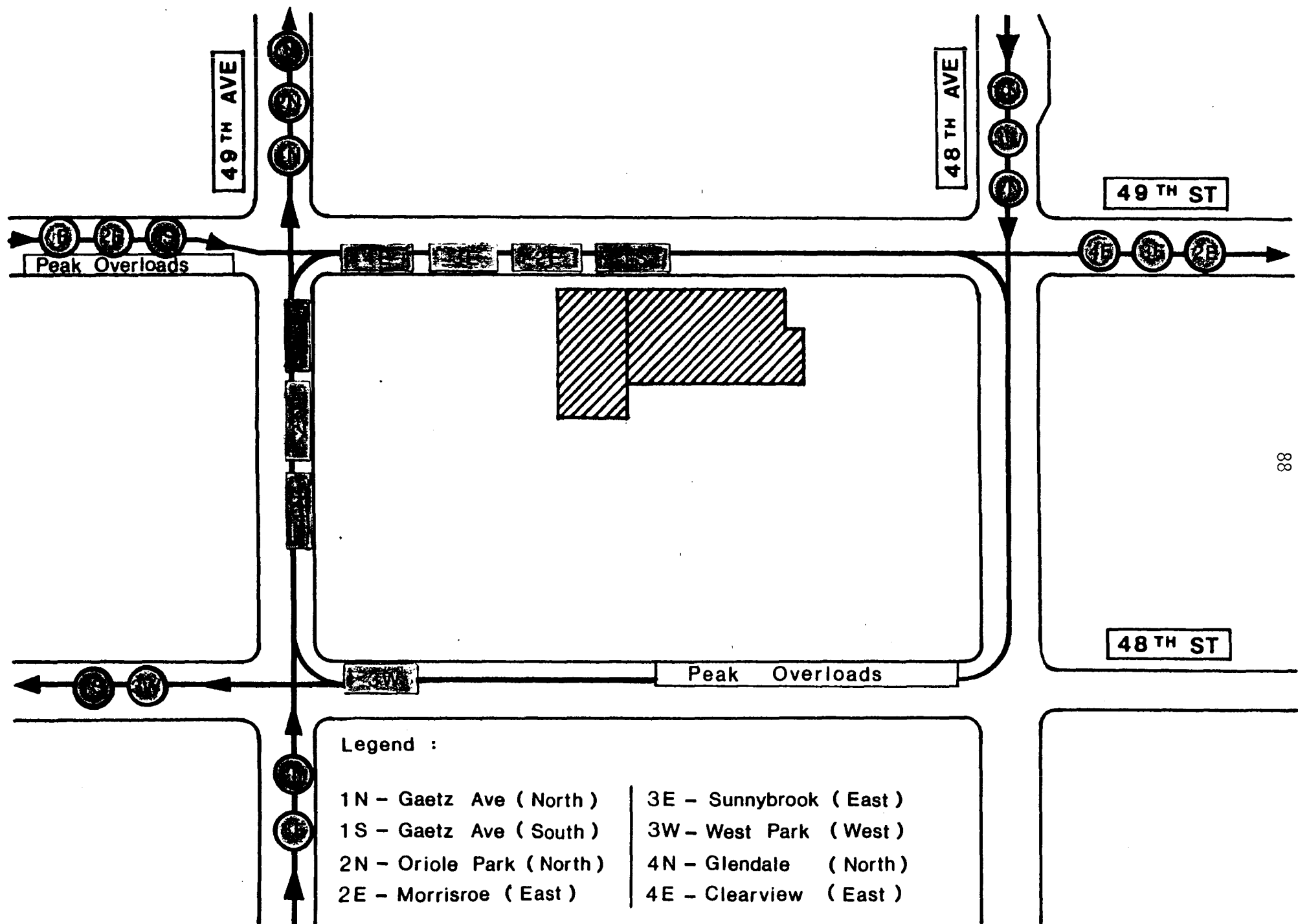


Figure 7-2 ON-STREET CITY CENTRE TERMINAL

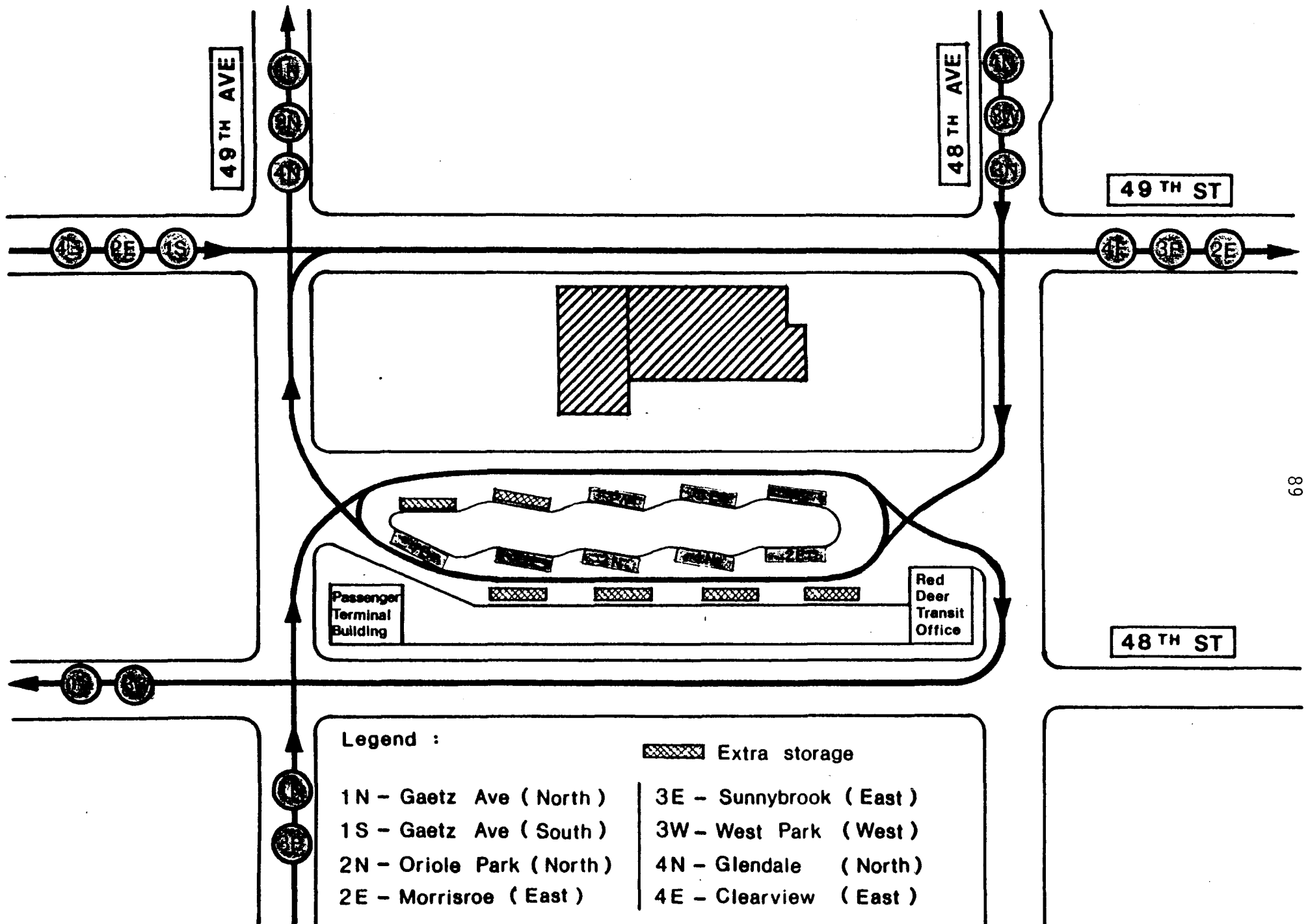


Figure 7-3 SITE 1 - Alternative A

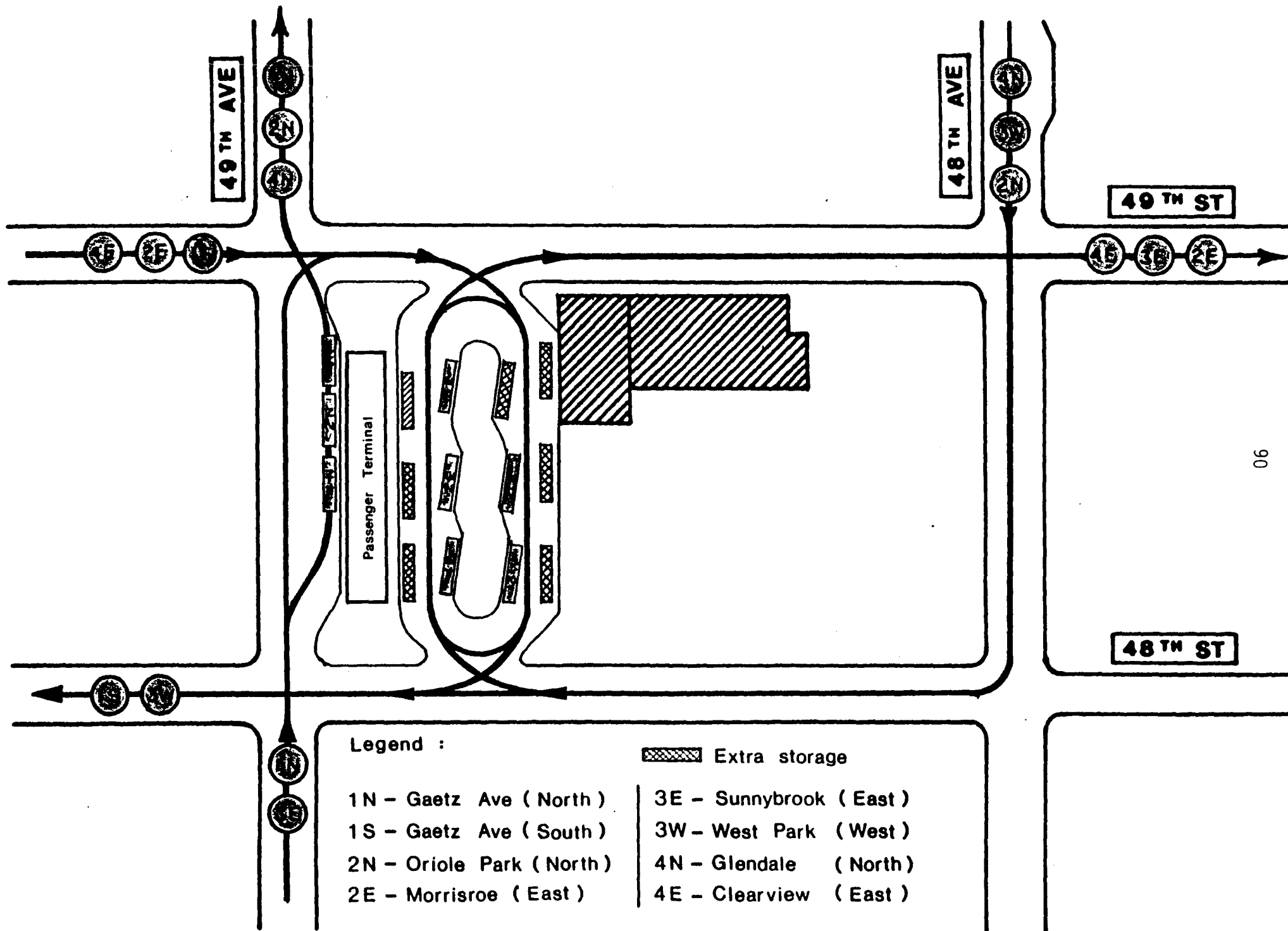


Figure 7-4 SITE 1 - Alternative B

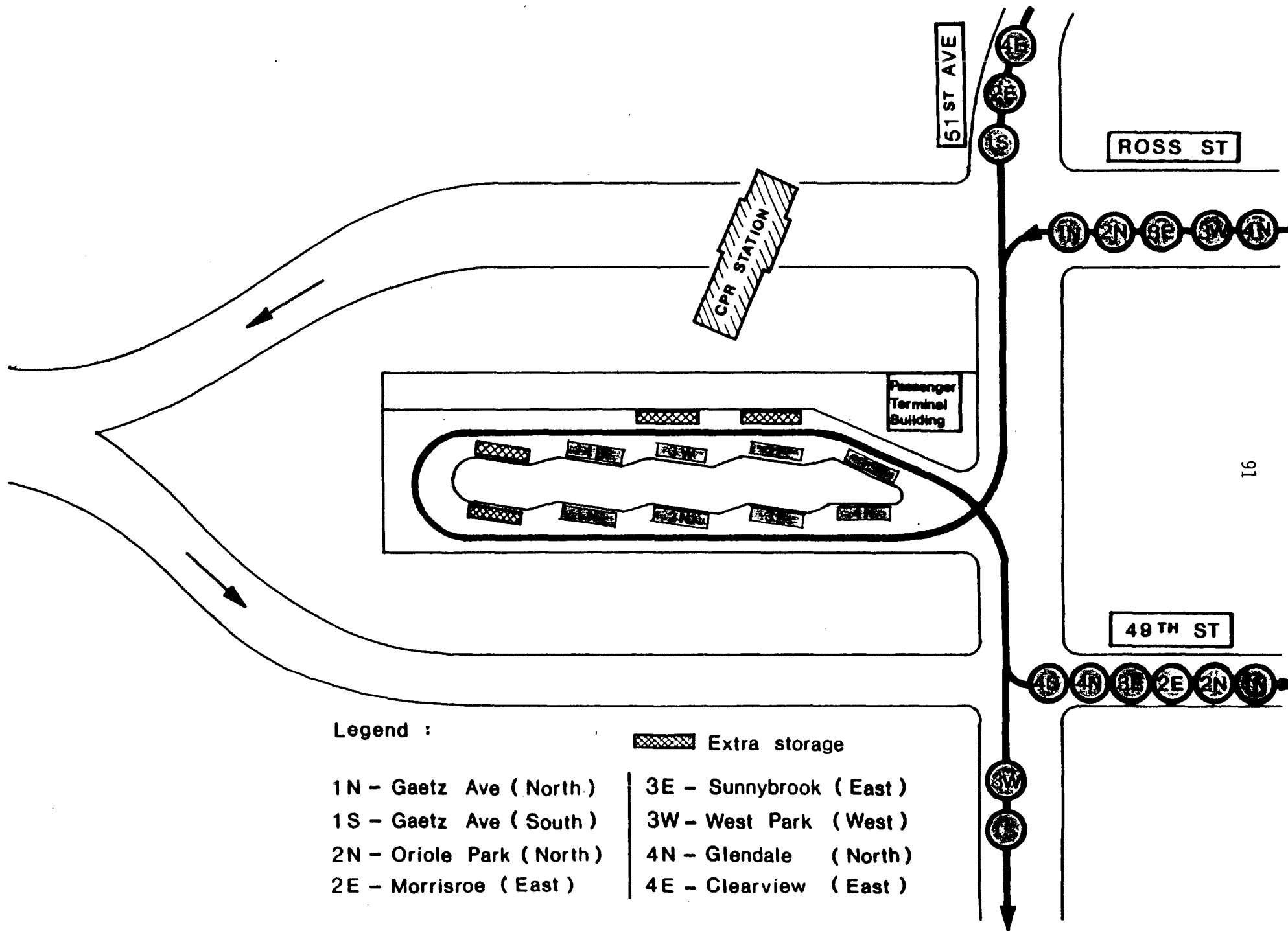


Figure 7.5 SITE 3

Table 7.1 Site Evaluation

PLANNING OBJECTIVE	SITE 1	SITE 2
<u>Objective 1</u>		
Provide convenient, efficient and safe facilities	GOOD for transferring and CBD passengers	GOOD - ONLY for transferring passengers POOR for CBD passengers
<u>Objective 2</u>		
Passenger access to the CBD	GOOD	POOR - site is over 400 m from the present terminal. Passengers passing through the terminal before the CBD and vice versa would be subject to delays
<u>Objective 3</u>		
Minimize impact on bus re-routing	GOOD	POOR - all routes must pass through the CBD and Site 2. High route circuitry and increased CBD travel time. Access points awkward for terminal circulation
<u>Objective 4</u>		
Minimize conflicts with auto traffic	GOOD (all right-in's and right-out's)	POOR - access from high speed lanes on couplet. Couplet access incompatible with terminal circulation. Heavy bus turning movements from Ross to 51 Avenue and 51 Avenue to 49 Street

Table 7.1 CONT'D

PLANNING OBJECTIVE	SITE 1	SITE 2
<u>Objective 5</u>		
Compatibility with Downtown Concept Plan	Conflict with TOWN PLAZA concept. Compatible with SPORT WORLD Parkade Plan if terminal built in conjunction with the parkade	Compatible with land-use plan provided terminal module fits the couplet median
Compatibility with roadway plans	compatible	median site is incompatible with terminal circulation requirements. CPR lands north of Ross would be more compatible with respect to terminal circulation requirements.

routes in the Strategic Plan would remain the same. One route would be modified. The remaining two routes would be replaced by the Ring Route, which provides service on many of the same streets.

7.5 DOWNTOWN TERMINAL LOCATION

An important characteristic of the recommended Strategic Plan Radial System is that it focuses services on the CBD. As a result, the number of buses at the downtown terminal will increase. At present, there are eight bus stops at the downtown terminal (one for each route). In addition to buses in regular service, some school overload buses also serve the terminal. In the future, it will be necessary for the downtown bus terminal to accommodate up to 16 buses. The number of buses in regular service will increase from the current eight buses to ten buses in five years, and eleven buses in the long-term. The number of school overload buses that would also use the downtown terminal may vary. At present, five of the seven school overloads serve the downtown terminal, although not necessarily all at the same time. The other two school overloads do not operate via the terminal. Under the recommended Route and Service Plan, it may be possible to reduce the number of school overload buses which would use the terminal by staggering schedules and routing some buses to avoid the terminal.

The existing on-street City centre terminal arrangement creates some problems. Buses currently obstruct the one traffic lane on 49 Street, 48 Street and 49 Avenue reducing the capacity of each of these roads in the centre of the downtown, where there is the greatest need for road capacity. Cars parked illegally in bus stop areas often prevent buses from using the designated bus stop. When this occurs, buses must stop elsewhere so that passengers may board and alight, which may create operational problems and negatively impacts passengers. A greater number of buses at the downtown terminal will only increase these problems and conflicts with other vehicle traffic and pedestrians. In view of this, it will be necessary to construct an off-street terminal facility in the downtown.

In the past few years a number of studies have been conducted that looked at the need for and possible locations of an off-street downtown transit terminal.

The City of Red Deer Downtown Concept Plan (January, 1986) prepared by the Urban Planning Section of the Red Deer Regional Planning Commission proposed that an off-street bus terminal be constructed between Ross Street and 49 Street, east of 51 Avenue. The Downtown Concept Plan further recommended that: "a study be undertaken to determine a site for a new downtown transit terminal and that the median between the extensions of Ross and 49 Streets at the present site of the CPR parking lot be considered along with alternative sites.

In 1986 the City of Red Deer undertook an update of the 1981 Transit Study. This study included an investigation of a number of potential sites for an off-street bus terminal. Six possible sites, including the site in the CPR yards suggested in the Downtown Concept Plan, were investigated. The evaluation of the six possible sites initially narrowed the potential site to two locations, namely the Sports World location and the CPR yard location. The 1986 study concluded that "the findings of this study tend to favor Site 1 (the block immediately south of the City Hall block) over Site 2 (on the CPR lands). Site 1 is considered well located from a transit operation and passenger access point of view but is in conflict with the Town Plaza concept".

An in depth assessment of the Sports World and CPR Yard locations for a new downtown off-street bus terminal was conducted in the 1986 update of the transit study. A brief discussion of each of these sites is given in the following sections.

7.5.1 Sports World Site

An off-street bus terminal on the Sports World site would be located between 48 Street and 49 Street immediately east of 49 Avenue. The Sports World site is currently a public parking lot with approximately 90 parking spaces. Constructing an off-street terminal on this site will result in a loss of some parking spaces in the downtown. Any concerns related to the loss of parking spaces can be addressed by incorporating a parking structure into the design of the terminal, as was done, for example, in Medicine Hat. Similarly, commercial uses may be incorporated into the terminal facility.

The advantages/benefits of an off-street bus terminal on the Sports World site can be summarized as follows:

1. Provides excellent access to the central business district. The downtown area generates over 50 percent of all transit trips. Any site away from the centre of the downtown or to the periphery of the downtown would possibly experience a decrease in ridership.
2. The site can accommodate the requirements for some 14 to 16 bus bays in the future.
3. The proposed location will have a minimal impact on routing through the downtown area.
4. With a high percentage of downtown oriented trips the current transfer rate is low. The Sports World Site would allow this low transfer rate to be maintained.

The major disadvantage of the Sports World site are:

- 1) It conflicts with the proposal to develop a Town Square Concept west of City Hall, including the Sports World site.
- 2) Reduces available parking in the downtown area. However this can be overcome by including parking as a component of the transit terminal.

7.5.2 CPR Yard Site

The second potential site for an off-street bus terminal is located in the median of the Ross Street and 49 Street one-way couplet east of 51 Avenue. Bus access to this site would be limited to 51 Avenue, thus requiring all buses to enter and exit at a single point.

The advantages/benefits of an off-street bus terminal on the CPR yard site can be summarized as follows:

1. Does not conflict with the proposed Town Square Concept as proposed in the Downtown Concept Plan.
2. Does not eliminate any existing parking spaces in the downtown area.

The disadvantages/potential problems of the CPR yard site are:

1. Walking distances from the bus terminal to destinations in the downtown will increase. As a result the ridership may decrease and the requirements to transfer between routes may increase.
2. Poor from a transit planning and operations point of view. This site will be located on the periphery of the downtown some 400 m away from the existing transfer point. The downtown is the maximum passenger load point and this site would not coincide with the origin and destination of some 50 percent of current transit users.
3. Increase bus route travel distance combined with the terminal and downtown stops would increase travel (time and costs) for this site.

7.5.3 Recommended Site

Because the downtown is and will continue to be the primary origin and destination of transit riders, the Sports World site is considered the most appropriate location for an off-street bus terminal. Other sites away from the center of the downtown will result in increased travel and transfer and possibly a corresponding decrease in transit ridership.

7.5.4 Timing and Construction

The timing and construction of an off-street terminal is dependent on a number of factors, such as the implementation of proposed route changes, the implementation of the Taylor Drive/Ross Street connection and the need to provide additional off-street parking.

As it exists now, some double parking of buses is occurring to accommodate school overloads. This in turn creates traffic flow and congestion problems for other street users and is not considered a desirable situation and will be exacerbated as traffic in downtown increases.

The recommended initial route changes, scheduled for implementation on July 2, 1991, will not require any additional bus spaces. Additional bus bays will not be required until Route 5 North (Exhibits 7.1 and 7.2) is introduced. This would not occur until Taylor Drive is connected to Ross Street. It is assumed that this would occur no earlier than 1993.

To eliminate the problem of double bus parking on-street and thus facilitate traffic flow through the downtown area, it is recommended that the off-street bus terminal be constructed at the earliest opportunity.

Throughout the study concern has been expressed about the loss of parking in the downtown if the Sports World site is developed as the downtown off-street bus terminal as recommended in this report. The possible opening date for a bus terminal combined with a parkade is considerably different than a stand alone at-grade off-street bus terminal.

If a stand alone off-street bus terminal is constructed, an opening date that coincides with the route changes is feasible. However, if a decision is made to construct a joint transit terminal/parkade, a minimum period of 30 months is required for the planning, design and construction. That is, the earliest opening date would not occur until the middle of 1992.



TRANSPORTATION
AND UTILITIES
Urban Transportation Branch

1st Floor, Twin Atria Building, 4999 - 98 Avenue, Edmonton, Alberta, Canada T6B 2X3 403/427-4575

May 5, 1992

MAY 11 1992

Bryon
Kear

Mr. Bryon Jeffers, P.Eng.
Director of Engineering Services
City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Mr. Jeffers:

RE: PROPOSED DOWNTOWN TRANSIT TERMINAL

Further to our telephone discussion today, I am writing to express my concern regarding the numerous alternatives that have recently been brought forward for the location and size of the city's proposed Downtown Transit Terminal for Red Deer Transit.

Previous studies had recommended an optimum location for the transit terminal at the Sports World site in the block immediately south of the City Hall block. In addition, we cost-shared on a comprehensive functional planning study conducted by Delcan Western Ltd., which confirmed the Sports World site as the optimum location and provided significant design details for the recommended terminal, including number of buses to be accommodated, layout of terminal, access to terminal, costs, etcetera.

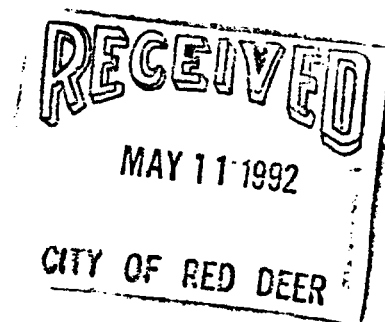
We would have serious reservations about cost-sharing on the construction of a downtown transit terminal which did not follow the recommendations from the Delcan study. Given the significant costs involved, if an alternative site is to be pursued, a detailed functional study of the alternative site would be required.

Sincerely,

Brian Marcotte

Brian Marcotte, P.Eng.
Executive Director

BM/cn/2051.RED



Commissioners' Comments

As a result of this application being received well beyond the deadline for the July 6 Council meeting, we have merely attached on the agenda the comments that were prepared when this identical request was addressed to the Parking Commission. We believe that the information contained therein is comprehensive and adequate as this issue has been addressed several times before. As indicated this project would not be cost shareable by Alberta Transportation unless a further study was undertaken. We cannot support yet a further study. This question has been reviewed by consultants on several occasions. In their review, many alternates have been evaluated including a variation of that proposed by Mr. Ferguson. In each case these consultants determined that the best solution to offstreet transit was the Sports World Parking Lot. While we appreciate that this is not the answer that Mr. Ferguson would like to see, it is the recommendation of independent professional traffic engineers.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner



Submitted to City Council

Date: July 6/92

1st Floor, Twin Atrium Building, 4888 - 98 Avenue, Edmonton, Alberta, Canada T6B 2X3 403/427-4575

File: 1) APA - Red Deer, 1992/93
2) Red Deer: BCG- Transit -
Transit Terminal-1991

July 6, 1992

Bryon

JUL - 6 1992

Mr. Bryon Jeffers, P.Eng.
Director of Engineering Services
City of Red Deer
P.O. Box 5008
RED DEER, Alberta
T4N 3T4

Dear Mr. Jeffers:

RE: TRANSIT TERMINAL

This letter will confirm our telephone discussion this morning regarding construction of an off-street downtown transit terminal.

I indicated that I would not recommend to our Minister that Alberta Transportation and Utilities cost-share on construction of an off-street transit terminal which did not follow the recommendations from the functional study undertaken by DeLCan. The construction cost of the terminal is simply too high for another alternative to be pursued in the absence of a proper functional study being undertaken.

Also, irrespective of whether or not another alternative is developed, at the present level of Basic Capital Grant funding, it does not appear that there would be sufficient Basic Capital funding to allow construction of the transit terminal to proceed in the near future.

Sincerely,

Brian P. Marcotte, P.Eng.
Executive Director

BPM/ilp/5014TTRM.RED

cc: Bob Rebus
Vince Wu

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 7, 1992

Towne Centre Association
B3, 4901 - 48 Street
RED DEER, Alberta
T4N 1S8

Attention: John Ferguson
General Manager

Dear John:

RE: PERMANENT TRANSIT LOCATION

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to your letter dated June 26, 1992 concerning the above topic.

At the above noted meeting, Council did receive your correspondence as information, however, did direct the administration to include the costs for an off-street transit terminal based on a number of scenarios, within the upcoming 1993 capital budget.

I would like to thank you for attending the meeting and expressing your views relative to this issue. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Engineering Services
Transit Manager
Director of Financial Services

*a delight
to discover!*

DATE: July 7, 1992
TO: Transit Manager
FROM: Assistant City Clerk
RE: OFF-STREET TRANSIT LOCATION


At the Council meeting of July 6, 1992, consideration was given to correspondence from the Towne Centre Association relative to an alternate permanent off-street transit location to the one proposed by Delcan.

Council did receive the correspondence from the Towne Centre Association as information, however, did direct the administration to ensure that the cost for a permanent off-street transit location be included in the upcoming 1993 capital budget. It was also noted that in addition to this being included in the capital budget, a possible strategy be included as to how and when such a terminal be constructed. I believe the intent was to have on the books hopefully a short range plan as to the construction of same, if feasible.

Also, it was requested that you contact Delcan and ask them the rationale as to why the proposal set out by the Towne Centre Association for the permanent transit location was not considered a better location than that of the Sports World parking area.

A final comment made by the City Commissioner was that Council may wish to request Delcan to again review their recommendations for a permanent off-street transit terminal once the downtown redevelopment is complete. I trust you will take this into consideration and at the appropriate time bring same back for Council's future consideration.

Trusting you will find this satisfactory. If you have any questions or require additional information, please do not hesitate to contact the undersigned.



KELLY KLOSS
Assistant City Clerk

KK/jt
c.c. Director of Engineering Services
Director of Financial Services
Bylaws and Inspections Manager
Parking Administrator

NO. 3

June 24, 1992

TO: Mayor and City Council

RE: APPEAL BOARD DECISION OF APRIL 26, 1991
AN APPLICATION REQUESTING A RELAXATION OF THE LAND USE BYLAW
AS IT APPLIES TO A PROPOSED ATTACHED GARAGE
AT 16 NORDEGG CRESCENT (LOT 21, BLOCK 12, PLAN 772-0983)
ZONED R1

I have been advised there is a time limit on taking out a permit regarding the above noted. In the correspondence I received (copies attached) it was not indicated that there was a time limit, and now I have been told that the time in which I would be permitted to take out the permit has expired.

I now wish to receive permission to take out a building permit.


W. Zohner

3702 - 43 Avenue
Red Deer, Alberta
T4N 3B6

Phone 343-1936

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	2:00 PM
DATE	June 24/92
BY	ST

TO: W. ZOHNER
3702 - 43 AVENUE
RED DEER, ALBERTA
T4N 3B6

**COPY OF APPEAL BOARD MINUTE STATING
SUBJECT OF APPEAL, DATE OF HEARING,
THE DECISION, AND REASONS THEREFORE**

DATE OF HEARING: APRIL 25, 1991

"IN THE MATTER of The Planning Act, R. S. A. 1980, Ch. p. 9;
AND IN THE MATTER of City of Red Deer General Municipal Plan (Bylaw 2663/80);
AND IN THE MATTER of The City of Red Deer Land Use Bylaw (No. 2672/80);
AND IN THE MATTER of the Development Appeal Board Bylaw 2589/78;
AND IN THE MATTER of a decision of the Municipal Planning Commission of April 8, 1991, which denied a 0.5 metre sideyard relaxation to a proposed attached garage at 16 Nordegg Crescent (Lot 21, Block 12, Plan 772-0983) zoned R1;
AND IN THE MATTER of an Appeal by W. Zohner from the decision of the Commission; THIS APPEAL HAVING COME ON to be heard before the Red Deer Development Appeal Board on the 25th day of April, 1991, in the presence of W. Zohner, the Appellant herein, the Bylaws & Inspections Manager, R. Strader, the Planning Assistant, F. Wong;
AND UPON HEARING the verbal submissions of W. Zohner, the Appellant herein, the Appellant herein, the Bylaws & Inspections Manager, R. Strader, the Planning Assistant, F. Wong; AND UPON HAVING REGARD to The Planning Act 1980, The City of Red Deer General Municipal Plan, The City of Red Deer Land Use Bylaw and other relevant planning policies;
AND UPON CONSIDERING the relevant planning evidence adduced at this Hearing and the circumstances and merits of this application;

"THAT the Red Deer Development Appeal Board reverse the April 8, 1991 Municipal Planning Commission decision and grant a 0.5 metre sideyard relaxation to a proposed attached garage at 16 Nordegg Crescent (Lot 21, Block 12, Plan 772-0983) zoned R1, on the grounds that it does not adversely affect the aesthetics of the area and the adjacent property owner does not object to the relaxation."

"152. (l) Subject to subsection (2), on a question of law or on a question of jurisdiction, an appeal lies to the Court of Appeal from the Board or a development appeal board.

- (2) An application for leave to appeal pursuant to subsection (1) shall be made
- (a) to a judge of the Court of Appeal, and
 - (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.

and notice of the application shall be given to the Board or the development appeal board, as the case may be, and such other persons as the judge may direct."

A decision of the Development Appeal Board is not a Development or Building Permit. Such permits may be obtained separately from City Hall after the expiration of the 30 day appeal period above stated has expired and if leave to appeal has not been granted.

PER:

Chairman

346-4642

346 7345 Stan

THE CITY OF RED DEER

DEVELOPMENT PERMIT PAYMENT RECEIPT

Name Mr WILE ZOLNERReference 116 NORDEC CR

PERMIT TYPE	ACCOUNT NO.	PERMIT NO.	AMOUNT
Development	I-2907-0000-528	<u>2</u>	<u>21.00</u>
Advertising Fee	I-1999-0000-595		<u>40.00</u>
Survey Fee	I-2907-0000-528		
Zoning Inq.	I-2907-0000-418		
Real Property Reports	I-2907-0000-417		
Occupancy	I-2907-0000-422		

61.00
Total Amount Received

NOT VALID UNLESS MACHINE STAMPED

31549858 11-89

BEST ATTAINABLE
IMAGE

THE CITY OF RED DEER

CITY CLERK'S DEPARTMENT PAYMENT RECEIPT

Name W. ZolnerReference Original

ITEM	ACCOUNT NO.	AMOUNT
L. U. B. Advertising	I-1999-0000-595	
DAB Fee	I-1902-0000-594	<u>30.00</u>
DAB Advertising	I-1902-0000-595	<u>40.00</u>
Miscellaneous		
		<u>70.00</u> SUND
		<u>70.00</u>

Total Amount Received

NOT VALID UNLESS
MACHINE PRINTED HERE

2867

3

11/04/91

70.00 TOTL

70.00 TOTL

7:07 AM

70.00 CHEK



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6188

City Clerk's Department 342-8132

W. ZOHNER
3702 - 43 AVENUE
RED DEER, ALBERTA
T4N 3B6

Dear Sir:

Re: An application requesting a relaxation of the Land Use Bylaw as it applies to a proposed attached garage at 16 Nordegg Crescent (Lot 21, Block 12, Plan 772-0983) zoned R1.

The decision of the Municipal Planning Commission at their meeting of April 8, 1991, in regard to the above application was as follows:

"THAT the Municipal Planning Commission deny a 0.5 metre sideyard relaxation to a proposed attached garage at 16 Nordegg Crescent (Lot 21, Block 12, Plan 772-0983) zoned R1.

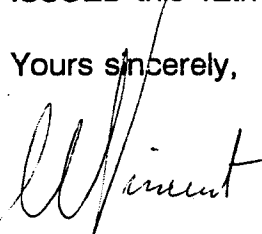
Said application was denied on the grounds that the relaxation is excessive."

NOTE: Any person affected by this decision may appeal same within fourteen (14) days of the date the decision is issued by paying the required appeal fee, and by filing an appeal in writing against the decision with the Red Deer Development Appeal Board, City Hall, Red Deer, Alberta. Appeal Forms are available at City Hall. An appeal may be lodged by one person or by a group of persons.

If you have any questions pertaining to this decision, please do not hesitate to contact this office.

ISSUED this 12th day of April, 1991.

Yours sincerely,

for 
CITY CLERK



RED DEER

*a delight
to discover!*

N O T I C E O F A P P E A L

Red Deer Development Appeal Board

Appeal No.

Pursuant to Section 2.4 of the Development Appeal
Board Bylaw 2589/78File No.
Receipt No.

(to be prepared in triplicate)

TO: The Secretary
Red Deer Development Appeal Board
City Hall, RED DEER, Alberta

I/We W. ZOHNERof mailing address 3702 - 43 Avenue, Red Deer, Alberta, T4N 3B6(which is my/our address for service of any notice in connection therewith) hereby give
Notice of Appeal in respect of the (give particulars)

Municipal Planning Commission decision of April 8, 1991, which denied a
0.5 metre sideyard relaxation to a proposed attached garage at 16 Nordegg
Crescent, on the grounds that they felt the relaxation was excessive.

The fence on the affected side of the property is totally on my property,
and therefore not protruding onto the neighbour's property.

The neighbour on the affected side does not have any windows on their side
of the house that looks into my proposed garage.

I enclose herewith a letter from the neighbour on the affected side of my
property, Mrs. Margaret Beckley, stating that she does not object to me
building a garage as proposed.

I am very limited at the front of the proposed garage, as it is only 16 ft.,
resulting in a 14 ft. doorway, however, if I am allowed to build the garage
parallel with the fence, the garage is a little larger at the back portion.

I feel that if I am allowed to construct the garage as I have proposed, I will
have a better resale value than I would if I am obliged to construct the
garage smaller.

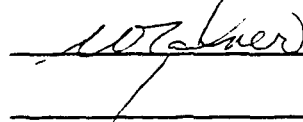
The land affected by the subject matter of this appeal is:

Lot 21, Block 12, Plan 772-0983Municipal address or location: 16 Nordegg Crescent

Enclosed herewith are relevant site plans, elevation plans etc. to clearly indicate subject
of appeal. Forms to be submitted in triplicate.

Date: April 11 19 91

Signature (s) of Appellant (s)



DATE: June 29, 1992
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **MR. W. ZOHNER**

FILE NO. 92-1727

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

On April 8, 1991, an application for a relaxation of the Land Use Bylaw was submitted by Mr. Zohner. This application was heard by the Municipal Planning Commission and denied. Subsequently, on April 25, 1992, the Development Appeal Board reversed the Municipal Planning Commission decision and approved the relaxation.

A Development Permit was issued on April 26, 1992 (attached) which, on the reverse side, clearly states that the permit is valid for 12 months only. Mr. Zohner did not start construction, therefore, he must reapply for a relaxation to the Municipal Planning Commission.

Recommendation: Council does not have the ability to grant a relaxation, to permit Mr. Zohner to build his garage. Also, Council cannot extend the Development Permit, as this authority is not granted to Council under the Planning Act or the Land Use Bylaw.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

106
CITY OF RED DEER
DEVELOPMENT PERMIT
BY-LAW NO. 2672/80

NO. 7163

OWNER/AGENT Wilf Zohner

ADDRESS 3702-43 Avenue, Red Deer, AB T4N 3B6 PHONE 343-1936

ENTERED

MAY 02 1991

ADDRESS OF PROPOSED DEVELOPMENT 16 Nordegg Close

LEGAL DESCRIPTION: LOT 21 BLOCK 12 PLAN 772-0983

PROPOSED DEVELOPMENT Attached Garage

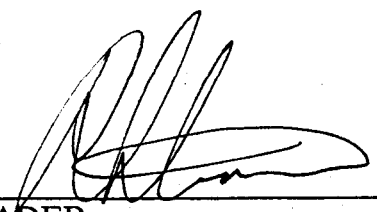
NOTICE OF DECISION

The above proposed development has been approved subject to the following condition:

"That the Red Deer Development Appeal Board reverse the April 8, 1991 Municipal Planning Commission decision and grant a 0.5 metre sideyard relaxation to a proposed attached garage at 16 Nordegg Crescent (Lot 21, Block 12, Plan 772-0983) zoned R1, on the grounds that it does not adversely affect the aesthetics of the area and the adjacent property owner does not object to the relaxation."

DATE OF DECISION: April 25, 1991 DATE OF ISSUANCE OF THIS NOTICE AND PERMIT

April 26, 1991



R. STRADER
DEVELOPMENT OFFICER
CITY OF RED DEER

IMPORTANT - See Notes Over

IMPORTANT NOTICE

1. A Development Permit issued under the provisions of this By-law shall not be valid until the lapse of fourteen (14) days after the notice of decision to grant a Permit has been published in a newspaper.
2. Should this decision be appealed within fourteen (14) days after the notice of decision has been published, this permit shall not become effective until the Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby.
3. A Permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this Permit shall be null and void.
4.
 - a) Every application for a Permit shall be accompanied by the following information:
 - i) a site plan (four copies), showing the location of any building or structure on the site and the provisions for setbacks and sideyard requirements.
 - ii) a set of plans (four copies), showing floor plans, elevations and perspective of the building;
 - b) In addition, if required by the Development Officer, the following:
 - i) a plan of survey (four copies) of the site of the development prepared by an Alberta Land Surveyor,
 - ii) a statutory declaration by the Applicant deposing to the fact that the Applicant or his principal, has a legal or equitable interest in the land and the right to proceed with development thereon;
 - c) All properly completed in accordance with the By-law.
5. Failure to complete this form fully and to supply the required information and plans may mean that this application for a Permit will not be considered and may cause delays in the processing of the application.

APPEAL PROCEDURE

If your application is refused you may exercise your right of appeal pursuant to Section 2.2.7 of the Land Use By-law.

It will be necessary for you to obtain a "Notice of Appeal" from the Secretary of the Development Appeal Board. The completed form must be returned to the Secretary within fourteen (14) days of the date of the notice of decision. This decision may also be appealed by any person claiming to be affected by it and to whom notice may be given.

The granting of this permit shall in no way relieve the owner of the building or the constructor thereof from complying with the requirements of the said Alberta Uniform Building Standards Act and Regulations, the City Building Bylaw or any other relevant City Bylaws or Provincial or Federal statutes or regulations in force.

Commissioners' Comments

We would concur with the comments of the Bylaws & Inspections Manager that Council does not have the authority to grant this request.

Rather the applicant should re-apply to the Municipal Planning Commission and if necessary the Development Appeal Board once again.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

DATE June 24, 1992

TO:

<input type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input checked="" type="checkbox"/>	CITY SOLICITOR

FROM:

CITY CLERK

RE: W. ZOHNER - APPEAL BOARD DECISION/DEVELOPMENT PERMIT

Please submit comments on the attached to this office by June 29
 for the Council Agenda of July 6.


C. SEVCIK
City Clerk

DATE

92/06/24

TO:

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

FROM:

CITY CLERK

RE:

W. Zohner - Appeal Bd Decision /
Development Permit

Please submit comments on the attached to this office by

29 for the Council Agenda of

July 6



ACKNOWLEDGE

C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 26, 1992

Mr. W. Zohner
3702 - 43 Avenue
Red Deer, Alberta
T4N 3B6

Dear Sir:

I acknowledge receipt of your letter dated June 24, 1992, regarding Appeal Board Decision/Development Permit.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 6, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 3, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 3.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,

C. Sevcik
City Clerk

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to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 8, 1992

W. Zohner
3702 - 43 Avenue
RED DEER, Alberta
T4N 3B6

Dear Sir:

RE: DEVELOPMENT PERMIT/ATTACHED GARAGE/16 NORDEGG CRESCENT

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to your letter dated June 24, 1992 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from W. Zohner dated June 24, 1992 re: Appeal Board Decision of April 26, 1991, an application requesting a relaxation of the Land Use Bylaw as it applies to a proposed attached garage at 16 Nordegg Crescent, zoned R1, hereby agrees that as Council does not have the authority to grant said request, the applicant be directed to reapply to the Municipal Planning Commission and, if necessary, the Development Appeal Board, once again, and as presented to Council July 6, 1992.

Council further agrees that any fees for the applicant to reapply to the Municipal Planning Commission and the Development Appeal Board be waived."

The decision of Council in this instance is submitted for your information. As outlined in the above resolution, if you wish to proceed with the construction of your garage, you will again be required to apply to the Municipal Planning Commission and, if necessary, the Development Appeal Board, however, any fees with regard to these applications will be waived.

....2


**RED · DEER***a delight
to discover!*

W. Zohner
July 8, 1992
Page 2

I would ask that if you wish to proceed, that you contact the City's Bylaws and Inspections Department to make the necessary application.

Thank you for attending the Council meeting and speaking to Council relative to this matter. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Bylaws and Inspections Manager

RED DEER ACTION GROUP



Community Services Centre
4935 - 51 Street
Red Deer, Alberta T4N 2A8

June 17, 1992

Mr. C. Sevcik
City Clerk
City of Red Deer
Red Deer, AB

Dear Mr. Sevcik,

The Red Deer Action Group at the last Board of Directors meeting had the opportunity to discuss Alderman Campbells motion to lower some of the counters at City Hall.

The Board has requested that I submit a letter on their behalf to express their disappointment in the fact that the Motion was defeated and also the fact that they had no opportunity to comment on or provide some input on the motion.

The Action Group takes the position that this type of accessibility should be in place regardless of whether requests had been received from the public or department managers, especially when we are given to understand that funds were available.

The Action Group also feels that The City has a responsibility to demonstrate leadership in terms of accessibility and strongly believes that the more accessibility that is built in the more the disabled public will take a advantage of it.

The Board is now left wondering if this now becomes a dead issue or could the motion be presented again.

Sincerely

Howard L. Maki
Executive Director

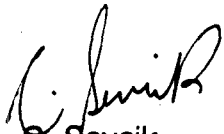
THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:45 am
DATE	June 18/92
BY	L. Sevcik

DATE: March 31, 1992
TO: City Council
FROM: City Clerk
RE: NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Campbell this date.

"BE IT RESOLVED that Council allocate a maximum of \$2000. from AMPLE funds to lower portion of the counter at the Utilities, Cashier and Assessment Departments."



C. Sevcik
City Clerk

DATE: 6 April 1992
TO: City Clerk
FROM: City Assessor
RE: ALDERMAN CAMPBELL/NOTICE OF MOTION/
UTILITIES, CASHIER AND ASSESSMENT COUNTERS

I have discussed the proposal to lower the height of our front counter, in a specified area, with the supervisors of the department, and we have agreed that a portion of the westerly end of the existing counter could be lowered to facilitate the handicapped people that may wish to contact City employees. We do not feel that there are any additional areas that would be of any advantage to have lowered for other customer convenience at this time. Should it be deemed necessary for customer public relations that access be gained other than at the full counter height, we would suggest that portions of the counter be removed in total, to allow access to the personnel's desks for consultation rather than counter height reductions other than the above proposal.



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

AK/ngl

c.c. Land Supervisor
Tax Supervisor
Assessment Supervisor

FILE: alan\memos\notofmot.cam

DATE: April 6, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: ALDERMAN CAMPBELL/NOTICE OF MOTION/UTILITIES, CASHIER AND ASSESSMENT COUNTERS

The notice of motion from Alderman Campbell proposes spending \$2,000 from AMPLE funds to lower a portion of the counters at Utilities, Cashier and Assessment Departments.

The notice of motion is apparently an attempt to make the counters on the main floor more accessible for handicapped people. Although these counters are the most visible because they are on the main floor, similar counters also exist on the third floor in Engineering and Bylaws and on the second floor in City Clerks.

At some of the high counter locations the opportunity does exist to have handicapped people move around the counter and deal with employees at desks where it is more convenient. On the main floor the recommendations would be:

- Cashiers
 - No change. It does not appear to be a problem here because customers are at the location a short time. If an employee had to deal with a low counter for long periods, it could cause back problems.
- Utilities
- Assessment and Taxes
 - Lower the Counter at one employee location in each area that could be signed as wheelchair accessible. The employee would probably be seated at this location when required.

It is recommended if changes are to be considered by Council that a City committee appointed to review such problems be asked to comment and recommend the appropriate changes.

..../2

City Clerk
 April 6, 1992
 Page 2 File: alan\memos\notofmot.cam

There are sufficient AMPLE funds remaining to provide the \$2,000 proposed.



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

AW/mrk

- c. Treasury Services Manager
 Utility Billing Supervisor
 City Assessor

Commissioners' Comments - April 13, 1992

We would have no objection to undertaking this work and would recommend it be funded from AMPLE, with the exception of the Cashiers Counter.

"M.C. DAY"
 City Commissioner

We are not aware of any requests either from the public or the Department Managers for this type of accessibility.

"R.J. MCGHEE"
 Mayor

Commissioners' Comments

In light of the attached letter from the Red Deer Action Group, we would recommend Council reconsider this item. Previous comments are attached for Council's information.

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

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 8, 1992

Red Deer Action Group
Community Services Centre
4935 - 51 Street
RED DEER, Alberta
T4N 2A8

Attention: Howard Maki, Executive Director

Dear Sir:

RE: REQUEST TO LOWER COUNTERS AT CITY HALL

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to your letter dated June 17, 1992 and at which meeting the following motion was introduced.

"BE IT RESOLVED that Council allocate a maximum of \$2,000 from AMPLE funds to lower portion of the counter at the Utilities, Cashier and Assessment Departments."

Prior to voting on the above motion, however, Council agreed that same be referred to the 1993 budget deliberations. In this regard, I would ask that you contact our Director of Financial Services, Alan Wilcock, during the first week of January, 1993 to determine when this item would be considered by Council during the budget debate.

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS

Assistant City Clerk

KK/jt

c.c. Director of Financial Services
City Assessor

Bylaws and Inspections Manager
Treasury Services Manager

**RED DEER***a delight
to discover!*

DATE: July 8, 1992
TO: Director of Financial Services
FROM: Assistant City Clerk
RE: RED DEER ACTION GROUP /
REQUEST TO LOWER COUNTERS AT CITY HALL

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to correspondence from the Red Deer Action Group relative to the above topic and at which meeting the following motion was introduced.

"BE IT RESOLVED that Council allocate a maximum of \$2,000 from AMPLE funds to lower portion of the counter at the Utilities, Cashier and Assessment Departments."

Prior to voting on the above motion, same was referred to the 1993 budget deliberations. I would ask that you now ensure same is included with the 1993 budget and that the Red Deer Action Group is advised when this will be considered by Council.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Bylaws and Inspections Manager
City Assessor

NO. 5

June 23, 1992

City of Red Deer
Box 5008,
Red Deer, Alta.
T4N 3T4

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	12:09 PM
DATE	June 23/92
BY	GT

Attention: City Clerk

Dear Sir:

On January 31, 1992 my home was damaged due to an explosion of a neighbors home. For the period of January 31, 1992 to April 15, 1992 the house was vacant due to the damage caused by the explosion.

I would appreciate consideration by Council to waive the portion of taxes for the period of time that the home was vacant. Application was made to my insurance company for the portion of taxes while it was vacant. They turned down my claim for the tax portion of the damage claim.

I would appreciate Councils consideration.

Yours truly,

Tom Skeoch



74 Dunning Crescent

Red Deer, Alta.

T4R 2G3

FILE: alan\memos\skeoch.tax

DATE: June 29, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: THOMAS SKEOCH - REQUEST TO WAIVE TAXES
74 DUNNING CRESCENT

As indicated in a report from the City Assessor to Council, it would appear Mr. Skeoch was reimbursed for all out of pocket costs resulting from the explosion.

While property taxes were charged for the period of time the property was vacant, the insurance company did provide for alternate accommodation. Accordingly, it should not be necessary to consider waiving a portion of the taxes.

If Council did decide for whatever reason that a portion of the taxes should be waived, the following is recommended for the period of time the property was vacant

- Improvement property tax only, and
- Municipal portion only because the school portion cannot be recovered by The City.

RECOMMENDATION

That no portion of the property taxes be waived but if Council do decide to refund a portion of the taxes for the period the property was vacant that the municipal portion of the improvement property tax be waived.



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

AW/mrk

c.c. City Assessor

DATE: 29 June 1992
TO: City Clerk
FROM: City Assessor
RE: THOMAS SKEOCH - REQUEST TO WAIVE TAXES
74 DUNNING CRESCENT

Further to this request, may I advise that 74 Dunning was one of the properties that was before Council on June 22, 1992. I have been advised by the insurance agent that living accommodation, etc., was paid by the insurance companies to compensate the property owners for their costs of living when they were not able to live in their homes. No claim was made nor representation made that the insurance company paid or was willing to pay the portion of the property taxes that were due during the time of vacancy. However, it was indicated that the insurance company were of the mind that, in compensating the people for accommodation costs, the tax portion of the damage claim was included.

RECOMMENDATION

The City Assessor cannot recommend a refund of property taxes with regard to this property, as compensation has been paid to the individual by way of alternate accommodation.



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

AK/ngl

c.c. Director of Finance
Assessment Supervisor

JUNE 24, 1992

PROPERTY TAX MASTER FILE INQUIRY

ROLL NUMBER: 1130100

THOMAS A. SKEOCH & RUSSELENE

G TUNNICLIFFE

74 DUNNING CRESCENT

RED DEER ALTA

74 DUNNING CR

LT 19 BK 1 PL 8721665

T4R 2G8

MORTGAGE NO. 5408870

MORTGAGE CODE 002

TAX CAVEAT DATE 00/00/00

CHANGE DATES - L.T. 88/11/18

CITY 88/10/31

S.O. 00/00/00

	TAXABLE	EXEMPT
OWNER TYPE	2	0
SEP. SCHL.	.0	.0

----ASSESSMENT INFORMATION----

	TAXABLE	EXEMPT
LAND TYPE	1101	
OWNER TYP	2	0
SEP.SCHL.	.0	.0
LAND	15520	0
IMP.	52120	0
EQ.	0	0
TOT	67640	0

-----TAX LEVIED-----

MUNICIPAL	975.17
ED.FOUND	415.78*
PUB.SCHL.	922.47
SEP.SCHL.	.00
HOSPITAL	.00
FRONTAGES	5.38
TOTAL TAX	1903.02

----BALANCE OWING----

CURRENT	.00
ARREARS	0.00
TOTAL	0.00

Commissioners' Comments

We concur with the recommendation of the Administration.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

DATE June 23, 1992

TO:

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

FROM:

CITY CLERK

RE: THOMAS SKEOCH - REQUEST TO WAIVE TAXES, 74 DUNNING CRESCENT

Please submit comments on the attached to this office by June 29
 for the Council Agenda of July 6, 1992.


C. SEVCIK
City Clerk

DATE

92/06/23

TO:

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

FROM:

CITY CLERK

RE:

*Thomas Skoock - Request to Waine
Tapes 74 Dunning Crescent*

Please submit comments on the attached to this office by June
29 for the Council Agenda of July 6.



ACKNOWLEDGE

C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 26, 1992

Mr. Thomas Skeoch
74 Dunning Crescent
Red Deer, Alberta
T4R 2G3

Dear Sir:

I acknowledge receipt of your letter dated June 23, 1992, regarding your request to waive taxes.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 6, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 3, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 3.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,

C. Sevcik
City Clerk

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to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 8, 1992

Tom Skeoch
74 Dunning Crescent
RED DEER, Alberta
T4R 2G3

Dear Sir:

RE: REQUEST TO WAIVE TAXES / 74 DUNNING CRESCENT

At The City of Red Deer Council meeting held on July 6, 1992, consideration was given to your letter dated June 23, 1992 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Tom Skeoch dated June 23, 1992 re: Request for Refund of Portion of Taxes, 74 Dunning Crescent, hereby agrees that the City refund the municipal portion of the improvement property tax at 74 Dunning Crescent for the period of time the property was vacant as a result due to the damage caused by the explosion at 70 Dunning Crescent, and as presented to Council July 6, 1992."

The decision of Council in this instance is submitted for your information. I would ask that you now contact the City's Tax Department to advise them of the exact dates in which your property was vacant as a result of the explosion.

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Financial Services

City Assessor

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to discover!*

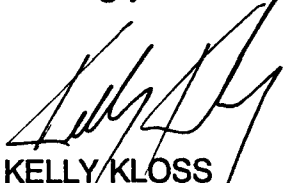
DATE: July 8, 1992
TO: City Assessor
FROM: Assistant City Clerk
RE: TOM SKEOCH - 74 DUNNING CRESCENT /
REQUEST TO REFUND PORTION OF TAXES

At the Council meeting of July 6, 1992, consideration was given to the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Tom Skeoch dated June 23, 1992 re: Request for Refund of Portion of Taxes, 74 Dunning Crescent, hereby agrees that the City refund the municipal portion of the improvement property tax at 74 Dunning Crescent for the period of time the property was vacant as a result due to the damage caused by the explosion at 70 Dunning Crescent, and as presented to Council July 6, 1992."

The decision of Council in this instance is submitted for your information and appropriate action. By way of letter, I have requested that Mr. Skeoch contact your office to advise as to when the property was vacant, following which I trust you will be refunding him the municipal portion of the improvement property tax at 74 Dunning Crescent for this time period, in due course.

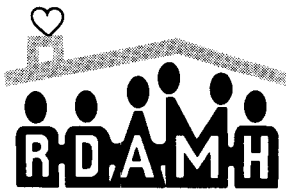
Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Financial Services



Red Deer Association for the Mentally Handicapped

6010 - 45th Avenue, Red Deer, Alberta T4N 3M4
Phone (403) 347-3333 Fax (403) 342-2677

NO. 6

June 15, 1992

CITY OF RED DEER
Box 5008
Red Deer, Alberta
T4N 3T4

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	1:59 PM
DATE	June 16/92
BY	ST

ATTENTION: CITY CLERK

The Red Deer Association for the Mentally Handicapped has constructed, or is in the process of constructing, seven homes within the City of Red Deer. These homes are wheelchair accessible and will be rented by our association to mentally handicapped adults.

Last spring our association met with City Council and was approved a refund of taxes on a home purchased in April of 1991. On behalf of the Association, I would respectfully request City Council's consideration of an additional refund of 1992 taxes for the seven homes we are building this year.

In the previous refund decision, the sections of the Municipal Taxation Act referred to were: Section 24(1)(x), for exemption of taxes for residents housing handicapped individuals, and Section 106 of the Act which reads:

"Council may with respect to a specific property or business pass a resolution in any case where Council considers it equitable to do so

a) to cancel or refund all or any part of a tax levy, or

b) to suspend and defer for the period of time and on the terms and conditions that to the Council seem proper, a special frontage or a special local benefit assessment."

I have attached to this application, copies of the tax notices for the seven properties to be considered. If you require additional information, please contact me at the above address and telephone number.

Respectfully Submitted,

RED DEER ASSOCIATION FOR THE MENTALLY HANDICAPPED

Roxanne MacKenzie
Financial Controller

Enclosures (7)

RED DEER ASSOCIATION FOR THE MENTALLY HANDICAPPED

APPLICATION FOR 1992 TAX REFUNDS

JUNE 15, 1992

<u>PROPERTY</u>	<u>1992 TAX LEVIED</u>
#7 Duston Street	\$ 424.33
#27 Duston Street	315.99
#35 Eversole Crescent	452.94
#191 Douglas Avenue	434.49
#31 Davison Drive	392.88
#43 Donnelly Crescent	403.67
#55 Kemp Avenue	389.03



THE CITY OF RED DEER

4914 - 48 AVE., BOX 5008
RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

120
MAY 20 1992

PROPERTY TAX NOTICE

LEGAL DESCRIPTION OF PROPERTY

55 KEMP AV

Lot 53, Blk. 5, Pl. 902-1616

RED DEER ASSOCIATION FOR THE
MENTALLY HANDICAPPED
6010 - 45 AV
RED DEER, AB
T4N 3M4

TAX YEAR

1992

ROLL NUMBER

32-1-1295

ASSESSMENT ON WHICH TAX IS CALCULATED

PUBLIC SCHOOL ASSESSMENT

12015

TOTAL ASSESSMENT

15150

SEPARATE SCHOOL ASSESSMENT

3135

BUSINESS ASSESSMENT

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
Property taxes calculated from Feb. 1 - Dec. 31/92 \$424.40 x 11/12 = \$389.03			PROV. EDUCATION FDTN.	6.147	93.13
			PUBLIC SCHOOL	13.638	163.86
			SEPARATE SCHOOL	13.436	42.12
			TOTAL EDUCATION		299.11
			TOTAL HOSPITAL		
			TOTAL MUNICIPAL	14.417	218.42
			BUSINESS	0%	
			TOTAL BASIC TAX		517.53
			TOTAL FRONTAGE & OTHER CHARGES		
			TOTAL CURRENT TAX		
TOTAL FRONTAGE CHARGES AND OTHER CHARGES	▶		ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO MAY 15, 1992		
			DEDUCT EDUCATION FDTN. CREDIT		93.13
			11 months of taxes levied	BALANCE DUE ▶	389.03

CURRENT PROPERTY TAX

TERMS OF PAYMENT

Due date for payment is last business day for the City of Red Deer in the month of June. Payment must be made at City Hall during business hours or deposited in the night depository located at east entrance not later than June 30, or by post-dated cheque dated no later than June 30, of the current year. If mailed the envelope must bear a postmark of no later than June 30 of the current year. Failure to comply with the above will constitute a 9% penalty of the unpaid balance of current taxes which will be added to and form part of the unpaid tax on July 1. A further penalty of 4.5% will be added to and form part of the unpaid tax as of September 1 and an additional 3.5% penalty will be levied as of November 1 of the current year.

Property tax is calculated and levied from Jan. 1 to Dec. 31 for the current year.

RECEIPTS

Issued in acknowledgment of a cheque or other negotiable instrument shall be valid only when the amount of such cheque or instrument has been collected by the City of Red Deer.

PRIOR YEARS ARREARS (PROPERTY)

A penalty of 3% of the unpaid balance of prior year's tax arrears will be added to and form part of the unpaid tax on the first days of business of the City of Red Deer in the months of January, March, May, July, September with a 1.7% penalty levied in November.

Any payment for property tax forwarded by mail shall be deemed to be paid on the same date as the postmark on the envelope in which said payment is mailed.

When prior year's taxes in respect of any property are in arrears the provisions of the Tax Recovery Act apply.

Receipts not issued unless requested.

Make cheques payable at par.

Payment may be made:

By depositing payment in mail through Canada Post.
At City Hall during office hours (8:00 a.m. to 4:30 p.m.)
In night depository at east entry to building.
Cheque, cash, money order or postdated cheque are acceptable

NO PENALTY IF PAID ON OR BEFORE

JUNE 30, 1992

ALL DATES AS INDICATED ARE STRICTLY ADHERED TO.

ROLL NUMBER	TAX YEAR	CODE	MORTGAGE NUMBER
32-1-1295	1992		
ARREARS		CURRENT TAX	BALANCE DUE
		389.03	389.03

55 KEMP AV

THE CITY OF RED DEER
PROPERTY TAX NOTICE

PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE
RETURNED WITH YOUR PAYMENT.



THE CITY OF RED DEER

4914 - 48 AVE., BOX 5008
RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

121

PROPERTY TAX NOTICE

LEGAL DESCRIPTION OF PROPERTY

43 DONNELLY CR
Lot 9, Blk. 12, Pl. 912-3084

RED DEER ASSOCIATION FOR THE
MENTALLY HANDICAPPED
6010 - 45 AV
RED DEER, AB
T4N 3M4

TAX YEAR

1992

ROLL NUMBER

11-3-2145

ASSESSMENT ON WHICH TAX IS CALCULATED

PUBLIC SCHOOL ASSESSMENT

12468

TOTAL ASSESSMENT

15720

SEPARATE SCHOOL ASSESSMENT

3252

BUSINESS ASSESSMENT

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
Property taxes calculated from Feb. 1/92 - Dec. 31/92 \$440.37 x 11/12 = \$403.67			PROV. EDUCATION FDTN.	6.147	96.63
			PUBLIC SCHOOL	13.638	170.04
			SEPARATE SCHOOL	13.436	43.69
			TOTAL EDUCATION		310.36
			TOTAL HOSPITAL		
			TOTAL MUNICIPAL	14.417	226.64
			BUSINESS	0%	
			TOTAL BASIC TAX		537.00
			TOTAL FRONTAGE & OTHER CHARGES		
			TOTAL CURRENT TAX		
TOTAL FRONTAGE CHARGES AND OTHER CHARGES	▶		ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO MAY 15/92		
			DEDUCT EDUCATION FDTN. CREDIT		96.63
			11 months of taxes levied	BALANCE DUE ▶	403.67

CURRENT PROPERTY TAX

TERMS OF PAYMENT

Due date for payment is last business day for the City of Red Deer in the month of June. Payment must be made at City Hall during business hours or deposited in the night depository located at east entrance not later than June 30, or by post-dated cheque dated no later than June 30, of the current year. If mailed the envelope must bear a postmark of no later than June 30 of the current year. Failure to comply with the above will constitute a 9% penalty of the unpaid balance of current taxes which will be added to and form part of the unpaid tax on July 1. A further penalty of 4.5% will be added to and form part of the unpaid tax as of September 1 and an additional 3.5% penalty will be levied as of November 1 of the current year.

Property tax is calculated and levied from Jan. 1 to Dec. 31 for the current year.

RECEIPTS

Issued in acknowledgment of a cheque or other negotiable instrument shall be valid only when the amount of such cheque or instrument has been collected by the City of Red Deer.

PRIOR YEARS ARREARS (PROPERTY)

A penalty of 3% of the unpaid balance of prior year's tax arrears will be added to and form part of the unpaid tax on the first days of business of the City of Red Deer in the months of January, March, May, July, September with a 1.7% penalty levied in November.

Any payment for property tax forwarded by mail shall be deemed to be paid on the same date as the postmark on the envelope in which said payment is mailed.

When prior year's taxes in respect of any property are in arrears the provisions of the Tax Recovery Act apply.

Receipts not issued unless requested.

Make cheques payable at par.

Payment may be made:

By depositing payment in mail through Canada Post.

At City Hall during office hours (8:00 a.m. to 4:30 p.m.)

In night depository at east entry to building.

Cheque, cash, money order or postdated cheque are acceptable.

NO PENALTY IF PAID ON OR BEFORE

JUNE 30, 1992

ALL DATES AS INDICATED ARE STRICTLY ADHERED TO.

ROLL NUMBER	TAX YEAR	CODE	MORTGAGE NUMBER
11-3-2145	1992		
ARREARS	CURRENT TAX	BALANCE DUE	
	403.67	403.67	

43 DONNELLY CR

THE CITY OF RED DEER
PROPERTY TAX NOTICE

PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE
RETURNED WITH YOUR PAYMENT.



THE CITY OF RED DEER

4914 - 48 AVE., BOX 5008
RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

122

PROPERTY TAX NOTICE

LEGAL DESCRIPTION OF PROPERTY

31 DAVISON DR.
Lot 4, Blk. 8, Pl. 912-2398

RED DEER ASSOCIATION FOR THE
MENTALLY HANDICAPPED
6010 - 45 AV
RED DEER, AB
T4N 3M4

TAX YEAR

1992

ROLL NUMBER

11-3-1790

ASSESSMENT ON WHICH TAX IS CALCULATED

PUBLIC SCHOOL ASSESSMENT

12134

TOTAL ASSESSMENT

15300

SEPARATE SCHOOL ASSESSMENT

3166

BUSINESS ASSESSMENT

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
Property taxes calculated from Feb. 1 to Dec. 31/92 \$428.60 x 11/12 = \$392.88			PROV. EDUCATION FDTN.	6.147	94.05
			PUBLIC SCHOOL	13.638	165.48
			SEPARATE SCHOOL	13.436	42.54
			TOTAL EDUCATION		302.07
			TOTAL HOSPITAL		
			TOTAL MUNICIPAL	14.417	220.58
			BUSINESS	%	
			TOTAL BASIC TAX		522.65
			TOTAL FRONTAGE & OTHER CHARGES		
			TOTAL CURRENT TAX		
TOTAL FRONTAGE CHARGES AND OTHER CHARGES	▶		ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO May 15/92		
			DEDUCT EDUCATION FDTN. CREDIT		94.05
			11 months of taxes levied	BALANCE DUE ▶	392.88

CURRENT PROPERTY TAX

TERMS OF PAYMENT

Due date for payment is last business day for the City of Red Deer in the month of June. Payment must be made at City Hall during business hours or deposited in the night depository located at east entrance not later than June 30, or by post-dated cheque dated no later than June 30, of the current year. If mailed the envelope must bear a postmark of no later than June 30 of the current year. Failure to comply with the above will constitute a 9% penalty of the unpaid balance of current taxes which will be added to and form part of the unpaid tax on July 1. A further penalty of 4.5% will be added to and form part of the unpaid tax as of September 1 and an additional 3.5% penalty will be levied as of November 1 of the current year.

Property tax is calculated and levied from Jan. 1 to Dec. 31 for the current year.

RECEIPTS

Issued in acknowledgment of a cheque or other negotiable instrument shall be valid only when the amount of such cheque or instrument has been collected by the City of Red Deer.

PRIOR YEARS ARREARS (PROPERTY)

A penalty of 3% of the unpaid balance of prior year's tax arrears will be added to and form part of the unpaid tax on the first days of business of the City of Red Deer in the months of January, March, May, July, September with a 1.7% penalty levied in November.

Any payment for property tax forwarded by mail shall be deemed to be paid on the same date as the postmark on the envelope in which said payment is mailed.

When prior year's taxes in respect of any property are in arrears the provisions of the Tax Recovery Act apply.

Receipts not issued unless requested.

Make cheques payable at par.

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By depositing payment in mail through Canada Post.
At City Hall during office hours (8:00 a.m. to 4:30 p.m.)
In night depository at east entry to building
Cheque, cash, money order or postdated cheque are acceptable.

NO PENALTY IF PAID ON OR BEFORE

JUNE 30, 1992

ALL DATES AS INDICATED ARE STRICTLY ADHERED TO.

ROLL NUMBER	TAX YEAR	CODE	MORTGAGE NUMBER
11-3-1790	1992		
ARREARS		CURRENT TAX	BALANCE DUE
		392.88	392.88

31 Davison Dr

THE CITY OF RED DEER
PROPERTY TAX NOTICE

PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE
RETURNED WITH YOUR PAYMENT.



THE CITY OF RED DEER

4914 - 48 AVE., BOX 5008
RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

123

PROPERTY TAX NOTICE

LEGAL DESCRIPTION OF PROPERTY

191 DOUGLAS AV
Lot 2, Blk. 7, Pl. 902-1466

RED DEER ASSOCIATION FOR THE MENTALLY
HANDICAPPED
6010 - 45 AV
RED DEER, AB
T4N 3M4

TAX YEAR

1992

ROLL NUMBER

11-3-1340

ASSESSMENT ON WHICH TAX IS CALCULATED

PUBLIC SCHOOL ASSESSMENT

13419

TOTAL ASSESSMENT

16920

SEPARATE SCHOOL ASSESSMENT

3501

BUSINESS ASSESSMENT

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
Property taxes calculated from Feb. 1 - Dec. 31/92 473.99 x 11/12 = \$434.49			PROV. EDUCATION FDTN	6.147	104.01
			PUBLIC SCHOOL	13.638	183.01
			SEPARATE SCHOOL	13.436	47.04
			TOTAL EDUCATION		334.06
			TOTAL HOSPITAL		
			TOTAL MUNICIPAL	14.417	243.94
			BUSINESS	%	
			TOTAL BASIC TAX		578.00
			TOTAL FRONTAGE & OTHER CHARGES		
			TOTAL CURRENT TAX		
			ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO MAY 15/92		
			DEDUCT EDUCATION FDTN. CREDIT		104.01
			11 months of taxes levied		
TOTAL FRONTAGE CHARGES AND OTHER CHARGES			BALANCE DUE		434.49

CURRENT PROPERTY TAX

TERMS OF PAYMENT

Due date for payment is last business day for the City of Red Deer in the month of June. Payment must be made at City Hall during business hours or deposited in the night depository located at east entrance not later than June 30, or by post-dated cheque dated no later than June 30, of the current year. If mailed the envelope must bear a postmark of no later than June 30 of the current year. Failure to comply with the above will constitute a 9% penalty of the unpaid balance of current taxes which will be added to and form part of the unpaid tax on July 1. A further penalty of 4.5% will be added to and form part of the unpaid tax as of September 1 and an additional 3.5% penalty will be levied as of November 1 of the current year.

Property tax is calculated and levied from Jan. 1 to Dec. 31 for the current year.

RECEIPTS

issued in acknowledgment of a cheque or other negotiable instrument shall be valid only when the amount of such cheque or instrument has been collected by the City of Red Deer

PRIOR YEARS ARREARS (PROPERTY)

A penalty of 3% of the unpaid balance of prior year's tax arrears will be added to and form part of the unpaid tax on the first days of business of the City of Red Deer in the months of January, March, May, July, September with a 1.7% penalty levied in November.

Any payment for property tax forwarded by mail shall be deemed to be paid on the same date as the postmark on the envelope in which said payment is mailed

When prior year's taxes in respect of any property are in arrears the provisions of the Tax Recovery Act apply.

Receipts not issued unless requested.

Payment may be made:

Make cheques payable at par

By depositing payment in mail through Canada Post
At City Hall during office hours (8:00 a.m. to 4:30 p.m.)
In night depository at east entry to building.
Cheque, cash, money order or postdated cheque are acceptable.

NO PENALTY IF PAID ON OR BEFORE

JUNE 30, 1992

ALL DATES AS INDICATED ARE STRICTLY ADHERED TO.

ROLL NUMBER	TAX YEAR	CODE	MORTGAGE NUMBER
11-3-1340	1992		
ARREARS	CURRENT TAX	BALANCE DUE	
	434.49	434.49	

191 Douglas AV

THE CITY OF RED DEER
PROPERTY TAX NOTICE

PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE
RETURNED WITH YOUR PAYMENT.



THE CITY OF RED DEER

4914 - 48 AVE., BOX 5008
RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

124

PROPERTY TAX NOTICE

LEGAL DESCRIPTION OF PROPERTY

35 EVERSOLE CR
LT 21 BK 12 PL 9022364

MELCOR DEVELOPMENTS LTD
900 10310 JASPER AVENUE
EDMONTON ALTA

T5J 1Y8

Kallis
11/01/2017

TAX YEAR

1992

ROLL NUMBER

15-1-3160

ASSESSMENT OF WHICH TAX IS CALCULATED

PUBLIC SCHOOL ASSESSMENT

12,682

TOTAL ASSESSMENT

15,990

SEPARATE SCHOOL ASSESSMENT

3,308

BUSINESS ASSESSMENT

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
WATER MNT. TAX		5.00	PROV. EDUCATION FDTN.	6.147	98.29
			PUBLIC SCHOOL	13.638	172.96
			SEPARATE SCHOOL	13.436	44.45
			TOTAL EDUCATION		315.70
			TOTAL HOSPITAL		
			TOTAL MUNICIPAL	14.417	230.53
			BUSINESS	%	
			TOTAL BASIC TAX		546.23
			TOTAL FRONTAGE & OTHER CHARGES		5.00
			TOTAL CURRENT TAX		551.23
			ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO MAY 1, 1992		
TOTAL FRONTAGE CHARGES AND OTHER CHARGES		5.00	DEDUCT EDUCATION FDTN. CREDIT		98.29
			BALANCE DUE		452.94

CURRENT PROPERTY TAX

Due date for payment is last business day for the City of Red Deer in the month of June. Payment must be made at City Hall during business hours or deposited in the night depository located at east entrance not later than June 30, or by post-dated cheque dated no later than June 30 of the current year. If mailed the envelope must bear a postmark of no later than June 30 of the current year. Failure to comply with the above will constitute a 9% penalty of the unpaid balance of current taxes which will be added to and form part of the unpaid tax on July 1. A further penalty of 4.5% will be added to and form part of the unpaid tax as of September 1 and an additional 3.5% penalty will be levied as of November 1 of the current year.

Property tax is calculated and levied from Jan. 1 to Dec. 31 for the current year.

RECEIPTS

Issued in acknowledgement of a cheque or other negotiable instrument shall be valid only when the amount of such cheque or instrument has been collected by the City of Red Deer.

PRIOR YEARS ARREARS - PROPERTY

A penalty of 3% of the unpaid balance of prior year's tax arrears will be added to and form part of the unpaid tax on the first days of business of the City of Red Deer in the months of January, March, May, July, September with a 1.7% penalty levied in November.

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When prior year's taxes in respect of any property are in arrears the provisions of the Tax Recovery Act apply.

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At City Hall during office hours (8:00 a.m. to 4:30 p.m.)

In night depository at east entry to building

Cheque, cash, money order or postdated cheque are acceptable.

NO PENALTY IF PAID ON OR BEFORE

JUNE 30, 1992

ALL DATES AS INDICATED ARE STRICTLY ADHERE TO.

THE CITY OF RED DEER

PROPERTY TAX NOTICE

ROLL NUMBER	TAX YEAR	CODE	MORTGAGE NUMBER
15-1-3160	1992		
ARREARS	CURRENT TAX	BALANCE DUE	
	452.94	452.94	

35 EVERSOLE CR



PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE
RETURNED WITH YOUR PAYMENT



THE CITY OF RED DEER

4914 - 48 AVE., BOX 5008
RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

125

PROPERTY TAX NOTICE

LEGAL DESCRIPTION OF PROPERTY

27 DUSTON ST

Lot 7, Blk. 10, Pl. 912-3084

RED DEER ASSOCIATION FOR THE
MENTALLY HANDICAPPED
6010 - 45 AV
RED DEER, AB
T4N 3M4

TAX YEAR

1992

ROLL NUMBER

11-3-2015

ASSESSMENT ON WHICH TAX IS CALCULATED

PUBLIC SCHOOL ASSESSMENT

13419

TOTAL ASSESSMENT

16920

SEPARATE SCHOOL ASSESSMENT

3501

BUSINESS ASSESSMENT

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
Property taxes calculated from May 1 - Dec. 31/92 \$473.99 x 8/12 = \$315.99			PROV. EDUCATION FDTN.	6.147	104.00
			PUBLIC SCHOOL	13.638	183.01
			SEPARATE SCHOOL	13.436	47.04
			TOTAL EDUCATION		334.05
			TOTAL HOSPITAL		
			TOTAL MUNICIPAL	14.417	243.94
			BUSINESS	%	
			TOTAL BASIC TAX		577.99
			TOTAL FRONTAGE & OTHER CHARGES		
			TOTAL CURRENT TAX		
TOTAL FRONTAGE CHARGES AND OTHER CHARGES	▶		ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO MAY 15, 1992		
			DEDUCT EDUCATION FDTN. CREDIT		104.00
			8 months of taxes levied	BALANCE DUE ▶	315.99

CURRENT PROPERTY TAX

TERMS OF PAYMENT

The due date for payment is last business day for the City of Red Deer in the month of June. Payment must be made at City Hall during business hours or deposited in the night depository located at east entrance not later than June 30, or by post-dated cheque dated no later than June 30, of the current year. If mailed the envelope must bear a postmark of no later than June 30 of the current year. Failure to comply with the above will constitute a 9% penalty of the unpaid balance of current taxes which will be added to and form part of the unpaid tax on July 1. A further penalty of 4.5% will be added to and form part of the unpaid tax as of September 1 and an additional 3.5% penalty will be levied as of November 1 of the current year.

Property tax is calculated and levied from Jan. 1 to Dec. 31 for the current year.

RECEIPTS

Receipts issued in acknowledgment of a cheque or other negotiable instrument shall be valid only when the amount of such cheque or instrument has been collected by the City of Red Deer.

PRIOR YEARS ARREARS (PROPERTY)

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NO PENALTY IF PAID ON OR BEFORE

JUNE 30, 1992

ALL DATES AS INDICATED ARE STRICTLY ADHERED TO.

ROLL NUMBER	TAX YEAR	CODE	MORTGAGE NUMBER
11-3-2015	1992		
ARREARS		CURRENT TAX	BALANCE DUE
		315.99	315.99

27 DUSTON ST

THE CITY OF RED DEER
PROPERTY TAX NOTICE

PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE
RETURNED WITH YOUR PAYMENT.



THE CITY OF RED DEER

4914 - 48 AVE., BOX 5008
RED DEER, ALBERTA T4N 3T4
TELEPHONE: 342-8126

126

PROPERTY TAX NOTICE

LEGAL DESCRIPTION OF PROPERTY

7 DUSTON ST

Lot 2, Blk. 10, Pl. 912-3084

RED DEER ASSOCIATION FOR THE
MENTALLY HANDICAPPED
6010 - 45 AV
RED DEER, AB
T4N 3M4

TAX YEAR

1992

ROLL NUMBER

11-3-1990

ASSESSMENT ON WHICH TAX IS CALCULATED

PUBLIC SCHOOL ASSESSMENT

13054

TOTAL ASSESSMENT

16460

SEPARATE SCHOOL ASSESSMENT

3406

BUSINESS ASSESSMENT

FRONTAGE CHARGES AND OTHER CHARGES	EXPIRY YEAR	AMOUNT	TAX AUTHORITY	MILL RATE	TAX LEVIED
Property taxes calculated from May 1 - Dec. 31/92 \$636.49 x 8/12 = \$424.33			PROV. EDUCATION FDTN.	6.147	101.18
			PUBLIC SCHOOL	13.638	178.03
			SEPARATE SCHOOL	13.436	221.16
			TOTAL EDUCATION		500.37
			TOTAL HOSPITAL		
			TOTAL MUNICIPAL	14.417	237.30
			BUSINESS	%	
			TOTAL BASIC TAX		737.67
			TOTAL FRONTAGE & OTHER CHARGES		
			TOTAL CURRENT TAX		
TOTAL FRONTAGE CHARGES AND OTHER CHARGES			ADD PRIOR YEARS ARREARS		
			PREPAYMENTS TO MAY 15, 1992		
			DEDUCT EDUCATION FDTN. CREDIT		101.18
			8 months of taxes levied	BALANCE DUE	424.33

CURRENT PROPERTY TAX

TERMS OF PAYMENT

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RECEIPTS

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PRIOR YEARS ARREARS (PROPERTY)

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In night depository at east entry to building.

Cheque, cash, money order or postdated cheque are acceptable.

NO PENALTY IF PAID ON OR BEFORE

JUNE 30, 1992

ALL DATES AS INDICATED ARE STRICTLY ADHERED TO.

ROLL NUMBER	TAX YEAR	CODE	MORTGAGE NUMBER
11-3-1990	1992		
ARREARS		CURRENT TAX	BALANCE DUE
		424.33	424.33

7 DUSTON ST

THE CITY OF RED DEER
PROPERTY TAX NOTICE

PAYABLE ONLY BY MAIL OR AT CITY HALL

THIS STUB MUST BE
RETURNED WITH YOUR PAYMENT.

DATE: 29 June 1992
 TO: City Clerk
 FROM: City Assessor
 RE: RED DEER ASSOCIATION FOR THE MENTALLY HANDICAPPED

The Red Deer Association for the Mentally Handicapped has purchased the properties as outlined in their correspondence from The City of Red Deer during the calendar year, 1992, for, we assume, the construction of homes to house the mentally handicapped people. City policy within residential properties, within the Municipal Taxation Act, is to place properties sold on the assessment and tax rolls with taxes payable by the purchaser on a prorated basis in the year of the acquisition of the lot. This is the case within the lots purchased by the Association for the Mentally Handicapped. Section 24(1)(x) reads as follows:

"Land and Improvements owned and operated by a non-profit organization while used chiefly for the purpose of providing living accommodation for senior citizens or persons suffering from a physical or mental disability;"

would be exempt from property taxes by way of this legislation. Therefore, in reference to said legislation and the reference to land and improvements, these lots have not fallen to this section of the Act, and therefore have been placed on the roll as "taxable".

The status of these properties in terms of building commitment and finalization as at June 26, 1992, is as follows:

- a) 7 Duston Street - Permit issued on April 7 for a single family dwelling. Not occupied.
- b) 27 Duston Street - Permit issued on April 7 for a single family dwelling. Not occupied.
- c) 35 Eversole Crescent - No permit issued to date.
- d) 191 Douglas Ave - Permit issued January 10, 1992. Occupied March 17, 1992.
- e) 31 Davison Dr - No permit issued to date.
- f) 43 Donnelly Cr - No permit issued to date.
- g) 55 Kemp Ave - No permit issued to date.

City Clerk
Page 2

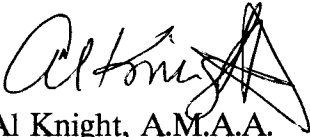
As noted within the correspondence from the Red Deer Association for the Mentally Handicapped, Council has the ability to pass a resolution to cancel or refund any or all taxes, should they consider it equitable to do so.

The Red Deer Association for the Mentally Handicapped has obtained a contractors license from The City of Red Deer, and therefore can obtain lots and build homes as any other contractor within the City can. There is no guarantee, in our opinion that these homes would be constructed and utilized as properties that would fall to the section of the Act requiring that use be made by persons suffering from a physical or mental disability. It would be our suggestion that these properties have been purchased for this purpose and will be; however, we cannot guarantee this. Therefore, we cannot recommend that Council refund property taxes with regard to this application.

RECOMMENDATION

The City Assessor cannot recommend a refund of the property taxes on these properties because they do not, in our opinion, fall squarely to the section of the Municipal Taxation Act that allows for exemption from property taxes, specifically providing living accommodation for senior citizens or persons suffering from a physical or mental disability.

Should these properties be utilized for this purpose as at December 31 of this year, then for the 1993 taxation year, said properties would be carried on the roll as "exempt" from taxation.


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

AK/ngl

c.c. Director of Finance
Assessment Supervisor

Commissioners' Comments

We would concur with the recommendation of the City Assessor.

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

DATE June 18, 1992

TO:

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

FROM:

CITY CLERK

RE: RED DEER ASSOCIATION FOR THE MENTALLY HANDICAPPED

Please submit comments on the attached to this office by June 29
 for the Council Agenda of July 6/92.


C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 19, 1992

Ms. Roxanne MacKenzie, Financial Controller
Red Deer Association for the Mentally Handicapped
6010 - 45 Avenue
Red Deer, Alberta
T4N 3M4

Dear Madam:

I acknowledge receipt of your letter dated June 15, 1992, regarding refund of 1992 taxes.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 6, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

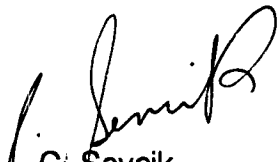
In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 3, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday,

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,



C. Sevcik
City Clerk

CS/ds

*a delight
to discover!*

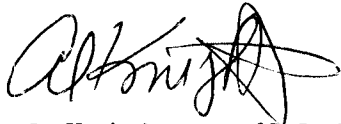
Submitted to City Council
Date: July 6/92

DATE: July 6, 1992
TO: City Clerk
FROM: City Assessor
RE: RED DEER ASSOCIATION FOR THE MENTALLY HANDICAPPED

An error has been made in information pertaining to building commitment and finalization as at June 26, 1992. The following should be inserted:

- (a) OK
- (b) OK
- (c) Permit issued April 14, 1992
- (d) OK
- (e) Permit issued January 24, 1992 occupied
- (f) Permit issued January 24, 1992
- (g) Permit issued January 10, 1992 occupied March 26.

Please forward this information as an addendum to this report on council agenda.



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

c.c. Director of Finance
Assessment Supervisor

AL/cs



MINISTER OF MUNICIPAL AFFAIRS

127 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3744

Submitted to City Council
Date July 6/92

July 24, 1991

Ms. Sylvia Johnson
President
Red Deer Association for the Mentally Handicapped
24 Ailsop Close
Red Deer, Alberta
T4R 1A3

Dear Ms. Johnson:

Honourable Elmer MacKay, Minister of Public Works and Responsible for Canada Mortgage and Housing Corporation (CMHC), and I are pleased to inform you that your application for eight units for special needs housing has been approved. In addition, approval has been given to your application for a project to house three to four multiple-dependant applicants who have special needs.

These units will be cost-shared under the Private Non-Profit/Special Purpose Housing Program by the Government of Canada and the Government of Alberta. Project operating deficits, including repayment of capital costs, will be shared 70/30 respectively by CMHC and Alberta Municipal Affairs.

To proceed with development of your project, please contact Mr. Ralph Hubele, Manager of Program Delivery for the Calgary Region, Alberta Municipal Affairs, in Calgary at 250-4672.

The federal and provincial governments recognize your commitment to the mentally handicapped in Red Deer and wish you success with your project.

Your sincerely,

Raymond A. Speaker
Minister

cc: Hon. John A. Oldring
M.L.A. Red Deer South Constituency

Mr. Stockwell B. Day
M.L.A. Red Deer North Constituency

Hon. Elmer MacKay
Minister, Public Works
Responsible for CMHC

DATE: July 7, 1992
TO: City Assessor
FROM: Assistant City Clerk
RE: PROPERTIES EXEMPT FROM TAXATION

At the Council meeting of July 6, 1992, during discussion of correspondence from the Red Deer Association for the Mentally Handicapped re: Request Refund for Taxes, Alderman Pimm requested information as to the number of properties that are tax exempt and the dollar value that this represents.

I would request that you provide this information to Alderman Pimm at your earliest convenience, with a copy to this office.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Alderman Pimm

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 7, 1992

Red Deer Association for
the Mentally Handicapped
6010 - 45 Avenue
RED DEER, Alberta
T4N 3M4

Attention: Roxanne MacKenzie
Financial Controller

Dear Madam:

RE: REQUEST FOR TAX REFUND

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to your letter dated June 15, 1992 concerning the above topic.

I would advise that at the above noted meeting, your request for a refund of property taxes was not approved. The Municipal Taxation Act states that land and improvements owned and operated by a non-profit organization, while used chiefly for the purpose of providing living accommodations for senior citizens or persons suffering from a physical or mental disability, would be exempt from property taxes. Should these properties be utilized for this purpose as at December 31st of this year, then for the 1993 taxation year, said properties would be carried on the tax roll as "exempt from taxation".

I would ask that you thank Phil Stephan for attending the Council meeting and speaking to Council relative to this matter. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

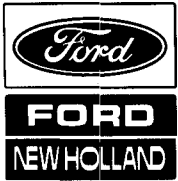
Sincerely,

KELLY KLOSS
Assistant City Clerk
KK/jt

c.c. Director of Financial Services
City Assessor

**RED DEER***a delight
to discover!*

NO. 7

**HAYALTA FARM EQUIPMENT LTD.**

6525 67 Street • Phone 343-3390

Red Deer, Alberta T4P 1A3

June 15, 1992

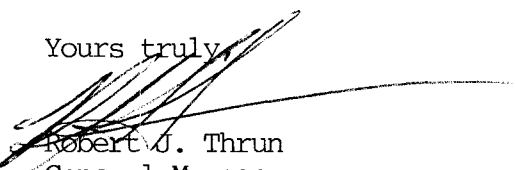
City of Red Deer
Box 5008
Red Deer, AB
T4N 3T4

ATTENTION: CITY CLERK

Dear Sir;

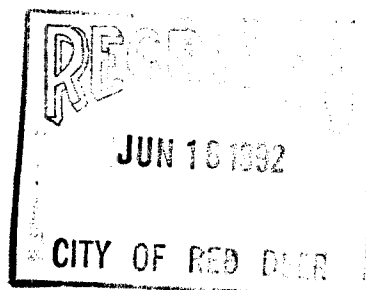
In regards to your correspondence to us from Mr. Bryan Jeffers on June 10, 1992 regarding service connections at our 6525 - 67 Street location we request a relaxation of your bylaw requirement for a couple of reasons. Firstly, our current well and septic tank are adequate for our needs and Secondly, we never requested the services you ran out to the new rail yards and we have not budgeted for such expenditures at this time.

Yours truly,



Robert J. Thrun
General Manager

RJT/emg

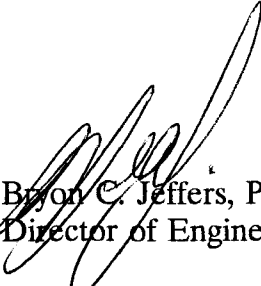


DATE: June 29, 1992
TO: City Clerk
FROM: Director of Engineering Services
RE: **HAYALTA FARM EQUIPMENT LTD.**

We have reviewed the request from Mr. Thrun of Hayalta Farm Equipment Ltd. Mr. Thrun's statement is correct in that the water and sewer mains were not constructed at this or other neighbouring businesses' request.

RECOMMENDATION

It is our considered opinion that relaxation to the Utility By-law, as it relates to mandatory hookup to public water and sewerage systems, will be very rare and our support will only be for exceptional cases. It is our opinion that this is one of those exceptional cases, and we would respectfully recommend relaxation of the By-law in this instance be granted with a condition. That condition would be that if there is ever an expansion or alteration to this property, that the water and sewer connections must be made at that time.



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

BCJ/emg

c.c. Director of Financial Services

Commissioners' Comments

We would concur with the recommendations of the Director of Engineering Services.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

DATE June 18, 1992

TO:

☐

DIRECTOR OF COMMUNITY SERVICES

☒

DIRECTOR OF ENGINEERING SERVICES

☒

DIRECTOR OF FINANCIAL SERVICES

☐

BYLAWS & INSPECTIONS MANAGER

☐

CITY ASSESSOR

☐

COMPUTER SERVICES MANAGER

☐

ECONOMIC DEVELOPMENT MANAGER

☐

E.L. & P. MANAGER

☐

ENGINEERING DEPARTMENT MANAGER

☐

FIRE CHIEF

☐

PARKS MANAGER

☐

PERSONNEL MANAGER

☐

PUBLIC WORKS MANAGER

☐

R.C.M.P. INSPECTOR

☐

RECREATION & CULTURE MANAGER

☐

SOCIAL PLANNING MANAGER

☐

TRANSIT MANAGER

☐

TREASURY SERVICES MANAGER

☐

URBAN PLANNING SECTION MANAGER

☐

FROM:

CITY CLERK

RE: HAYALTA FARM EQUIPMENT LTD.

Please submit comments on the attached to this office by June 29
 for the Council Agenda of July 6/92.


C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 19, 1992

Mr. Robert J. Thrun, General Manager
Hayalta Farm Equipment Ltd.
6525 - 67 Street
Red Deer, Alberta
T4P 1A3

Dear Sir:

I acknowledge receipt of your letter dated June 15, 1992, regarding service connections at 6525 - 67 Street.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 6, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.


In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 3, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday,

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,



C. Sevcik
City Clerk

CS/ds

*a delight
to discover!*

FILE: alan\memos\hayalta

DATE: June 19, 1992
TO: CITY CLERK
FROM: DIRECTOR OF FINANCIAL SERVICES
RE: HAYALTA FARM EQUIPMENT LTD.

The Director of Engineering Services should comment on this correspondence.

A handwritten signature in cursive script, appearing to read 'A. Wilcock'.

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

AW/sh

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 8, 1992

Hayalta Farm Equipment Ltd.
6525 - 67 Street
RED DEER, Alberta
T4P 1A3

Attention: Robert Thrun
General Manager

Dear Sir:

RE: RELAXATION OF SERVICE CONNECTIONS AT 6525 - 67 STREET

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to your letter dated June 15, 1992 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Hayalta Farm Equipment Ltd. dated June 15, 1992 re: Request for Relaxation of Service Connections at 6525 - 67 Street, hereby approves a relaxation of the Utility Bylaw for service connections at 6525 - 67 Street, in this instance, subject to the condition that if there is ever an expansion or alteration to said property, that the water and sewer connections must be made at that time, and as recommended to Council July 6, 1992."

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

Sincerely,

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Engineering Services

Director of Financial Services

**RED · DEER***a delight
to discover!*

NO. 8

26 June 1992

City of Red Deer
4914 48 Avenue
Red Deer, Alberta

Att: Mayor Bob McGhee
Aldermen of the City of Red Deer

You may have read about a Toronto trucker named Jim Taylor who erected a series of billboards about one year ago in Canadian cities. These billboards carried the message 'MY CANADA INCLUDES QUEBEC' or 'MON CANADA COMPREND LE QUEBEC'.

For the last year as his work has permitted, Mr. Taylor has taken similar billboards with him on tours of central and eastern Canada. At the request of people who expressed a desire to add their names to his, he assembled and kept the billboards at grade level. Did the idea ever catch on - there are now more than 50 billboards with over 200,000 signatures of Canadians who, in this way, have declared their desire to keep Quebec within Canada.

It wasn't Jim Taylor's plan to create a national unity billboard program and tour Canada with it in his spare time. But that is what has happened. It's popularity shows that Canadians in all parts of the country consider Quebec to be an important component.

This billboard program is strictly non-partisan. It is funded by unsolicited contributions.

Jim Taylor and his group are planning a trip to this province in July to provide Albertans with an opportunity to add their signatures to the billboards. At the moment, they are expecting to be in Red Deer on the afternoon of Friday, 10 July and then on Monday, 13 July and Tuesday, 14 July.

On their behalf, I am taking this opportunity to advise Red Deer city officials of their detailed plans, to request your support of their initiative and to offer you a special opportunity.

First of all, their plans. The group has entered a float in the Canada Day Parade in Montreal. Immediately following the parade, they will drive to Alberta where their current schedule includes:

- o July 9, 10, 11 billboards at Stephen Ave. Mall in Calgary
- o July 13, 14 billboards at Red Deer
- o July 23, 24, 25 billboards near or in Edmonton

Jim Taylor's work only allows him to be in Alberta from the afternoon of Thursday, 9 July to Sunday, 12 July. He will be at the Stephen Avenue Mall on the Friday morning and most of Saturday. Friday afternoon he will be in Red Deer to be interviewed live on the RDTV program 'Getting Together' which is broadcast from 2:00 to 2:30.

With regard to a Red Deer location for the billboards, the support of Red Deer City Council for use of the southwest corner of the parking lot opposite 'The Bay' is requested. This would remove 16 parking stalls on the northeast corner of the intersection of 49 Avenue and 48 Street from service for the two days of 13 July and 14 July. That location is both visible and accessible in

downtown Red Deer as well as being on the route of the Westerner Parade on the Tuesday. Arrangements will be made for indoor locations in case of inclement weather.

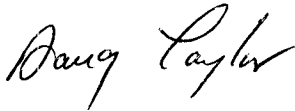
With regard to the special opportunity, the group has both fullsize (8' X 16') and quarter size (4' X 8') signs. Consequently, should City Council so wish, it will be possible to temporarily erect a quarter size billboard at the west entrance of City Hall during the late afternoon of Friday, 10 July. Jim Taylor would be pleased to be there at that time and to participate with the members of the Council and civic employees as appropriate in signing the billboard and having a photograph taken. Jim will endeavor to deliver the billboard to the City Council of your twin city, Cap de la Madeleine, should that be of interest.

Your City Clerk, Mr. Charlie Sevcik, has further information on this billboard program which includes a copy of an article in Maclean's magazine and three audiovisual documentaries totally 55 minutes on a VHS cassette tape.

On behalf of Jim Taylor and his group, thank you for your attention and your consideration of this grassroots initiative.

Doug Taylor
20 Anquetel Close
Red Deer, Alberta
T4R 1G7

Tel: 342-8765 (W)
342-2875 (H)
FAX: 342-8806



CANADA*Maclean's / January 13, 1992*

CANADA SPEAKS OUT

BEST ATTAINABLE
IMAGE

**MANY CITIZENS ARE
RESPONDING TO
THE COUNTRY'S
UNITY CRISIS WITH
PUBLIC DISPLAYS
OF PATRIOTISM**

In the early morning hours last May 3, Toronto truck driver James Taylor adjusted the radio in the cab of his transport and settled in for the ride home through the rolling Ontario countryside. When the music gave way to the news, the announcer gave the latest bleak report on the constitutional impasse that has pushed Canada to the verge of breaking up. Appalled at the state of affairs, Taylor steered his giant gasoline tanker to the side of the highway, where he mused about Canada until the sun came up. As he recalled last week, "I remember thinking, 'Enough is enough. If no one else was going to do anything about it, then I had better.'" Within a few months, Taylor had rented 15 billboards across Canada, spelling out in large print his own definition of his nation: "My Canada includes Québec." To his surprise, thousands of Canadians contacted him and offered him so much financial support that he is now planning to extend his billboard campaign. Last week, meanwhile, hundreds of patriotic Canadians across the country, from Charlottetown to Gibsons, B.C., began the new year by linking arms and singing *O Canada* at precisely 12 noon. At the same time, thousands of other Canadians entered 1992 by throwing themselves with renewed vigor into their own projects to rescue Canada from the threat of separation. "There is a quiet patriotism in Canada," Taylor said. "All people need is a vehicle to express it."

As the deeply divided nation approaches its 125th birthday on July 1, thousands of Canadians are involving themselves in the great debate about the future of the country. The grassroots patriotism of federalists—at times mirroring the intensity of passion of Quebec nationalists—seems fuelled in part by the raw fear that the nation is on the edge of an abyss. Many of the people behind the projects say



Stars recording *O Canada*: trying to rescue Canada from the threat of separation

that by publicly demonstrating their passion for Canada, they are sending the politicians a clear message: Canada amounts to much more than the jurisdictional tug of war now raging between Ottawa and the provinces. One of them is Nikki Basuk, who along with 17 other Ottawa residents is publishing a magazine called *O Canada: A Citizens' Constitutional Express*, which contains hundreds of letters and opinions from Canadians on the national crisis. Said Basuk: "One of our motivations for getting together was fear. We need to create a political climate in which we can talk to one another."

Basuk's sense of dread and frustration underscores the surge of patriotism now bubbling beneath the national debate. Said Basuk: "We have to reclaim our political space so that

politicians will learn again to listen to the people." Both the apprehension and the exasperation that Taylor and Basuk expressed were apparent at two special conferences that *Maclean's* organized in 1991. The meetings brought together a national forum of 12 Canadians from various walks of life across the country, representing every political point of view from federalist to Quebec separatist. The participants concluded that despite their differences, their shared values as Canadians allowed them to agree on broad sets of joint recommendations to the government and fellow Canadians on how to develop a better nation. After the second conference, held last month at Château Montebello near Ottawa, Marie LeBeau, a Quebec sovereigntist, said of her colleagues on the forum: "Their minds and

hearts are open. From there, we can go anywhere—and everywhere.”

The celebrated Victoria-based journalist Bruce Hutchison, who has written extensively on the Canadian character, says that the rush of heartfelt patriotism has arrived at a critical time in the nation's history. Said Hutchison: “If Quebec separates, it is the end of Canada—the complete end.” As well, Keith Spicer, whose Citizens' Forum on Canada's Future heard from about 700,000 Canadians last summer, said that politicians would be making a serious mistake to

other Canadians. In Taylor's case, he said that prior to his billboard campaign, he printed 200 bumper stickers carrying his “My Canada includes Québec” message. When he put a sticker on his family truck, motorists waved him down and asked him for one. Later, his campaign, in which people sign the billboard panels before they are erected, became so popular that he needed volunteers to help with promotion. Said Taylor: “Some of the people who signed the billboards even included their phone numbers so that people in Quebec could phone them and ask them how they feel about Canada.”

Even within Quebec, new high-profile groups are forming in an attempt to develop a new national consensus. Headed by former Air Canada president Pierre Jeannot, the Montreal-based Friends of Canada formally launched their campaign to foster harmony in Canada last Sept. 6 in Vancouver. Jeannot told the city's Canadian Club at the time that ordinary Canadians have to speak up for Canada. Said Jeannot: “The vast majority of Canadians do not want to see the country broken up.”

Other solitary acts of patriotism have also caught the imagination of Canadians. Two months ago, Robert Quinn, a songwriter and music producer from Mason's Point, N.S., 30 km west of Halifax, wrote and recorded a song entitled *Christmas in Canada* that called on Canadians to share the joy and diversity offered by Canada. It became one of the most requested records of the Christmas season in Halifax and Calgary. Buoyed by the warm reception, Quinn is now trying to raise money for

a musical extravaganza, to be called *A Song for Canada*, which he hopes to take on a national tour this year. Said Quinn: “This will do more than all the speeches by all the politicians.”

The desire to speak up about Canada has even helped to recharge the nation's subdued national anthem, *O Canada*, with a new enthusiasm. At the outset of the Gulf War last January, Ross Carlin, a morning radio announcer in Orzangeville, Ont., planned to air the national anthem. After discovering that the station did not have a copy, he finally found one at the library. It was an old and uninspiring version, and Carlin then wrote a letter to a trade publication urging the recording industry to update the record. The letter brought results when he heard from Toronto record producer Hayward Parrott, who in 1985 helped produce the celebrated *Tears Are Not Enough* project that brought together Canada's top recording



dismiss the groundswell of national pride as naïve. Said Spicer: “Countries are built out of dreams and hope—and not by accountants.”

In their attempts to save the country, Taylor, Basuk and others say that they are speaking over the heads of the politicians, describing to their fellow citizens their own visions of Canada. In those visions, Quebec is firmly and happily within the Canadian family. At noon on New Year's Day, Catherine McManus of Gibsons, B.C., 60 km north of Vancouver, stood in the rain with more than 50 other residents of her community of 3,500 people to sing the national anthem. “We think that something terribly amiss has happened to the country,” said McManus. “What will happen to the people on this side of the Rocky Mountains if Quebec leaves?”

In some cases, individual expressions of patriotism fire the imagination of hundreds of

BEST ATTAINABLE
IMAGE

stars to raise money for Ethiopian famine relief. Over the past few months, Parrott and Carlin assembled more than 200 of Canada's top singers in both languages and more than 70 musicians to produce new vocal and orchestral versions of the anthem.

Several large companies, including Maclean Hunter Ltd., which publishes *Maclean's*, contributed as corporate sponsors. The new vocal version—both recordings have now been released—features such leading performers as contralto Maureen Forrester, balladeer Rita MacNeil, rocker Alannah Myles and country-

● The 125 Gold Song Contest, a national contest sponsored by the federal department of communications, is open to any Canadian who wants to write a song celebrating Canada's 125th birthday.

● The Canadian Federation of Municipalities is twinning English- and French-speaking communities and encouraging citizen exchanges between them.

● Kinsmen and Kinnettes service clubs are now organizing a Proud to Be a Canadian Tour. At ceremonies at schools and festivals across Canada, children can sign flags that will be



Taylor: a sense of nationalism born out of apprehension and exasperation

and-western star Tommy Hunter. The patriotism reflected in the national anthem was not restricted to English Canada. In fact, some of Quebec's top singers, including the Choeur de Montréal and Patsy Gallant, took part. And Parrott said that for many of the artists, the experience was so moving that the "hairs on the back of the neck stood up." He added: "At the end, no one could understand why there was so much controversy over the future of the country." A video of the recording process will form part of an hour-long special program on the CTV network on March 1.

Other stars are also preparing to lend their names to the cause of Canadian unity. Celebrated Canadian comedian John Candy, who now lives in Los Angeles, has said that he will make some appearances at a series of national unity block parties being organized by Winnipeg teacher Joannie Halas. Some of those parties are planned for Quebec. Among dozens of other events designed to express Canadians' love of their country:

● Discovery Box, a national school-based program organized with the collaboration of teachers from across the country, will encourage students to fill boxes with information about themselves and exchange them with students in different parts of Canada, including Quebec.

featured at this year's Canada Day celebration on Parliament Hill.

● Marketing executive Allan Black of Oshawa, Ont., has designed a national unity flag that includes the red Maple Leaf and colors from native symbolic art and provincial and Canadian coats of arms.

● A group of law firms from across the country will provide a toll-free number that people can call to discuss constitutional topics with their members or seek expertise for meetings on the Constitution.

For his part, Spicer noted that while Canadians traditionally find overt displays of nationalism objectionable or even embarrassing, the level of frustration in the country has reached the point where people are beginning to speak out. He said that there should be massive youth exchanges among the various parts of Canada and cheap airfare to allow young Canadians to travel widely across the country. Spicer also said that it is now critical that people speak to one another over the heads of the politicians. That appears to be happening, as Canadians speak out about their love of Canada—and how desperately they want the nation to survive.

TOM FENNELL with correspondents' reports

My Canada Includes Québec

If you agree,
please call us.
Add your name to
Jim Taylor's and the
thousands of
Canadians who
believe their Canada
includes Québec.

(416) 483-5958

OR FAX

(416) 483-3018

MY CANADA INCLUDES QUÉBEC
MON CANADA COMPREND LE
QUÉBEC

c/o Box 206, 238 Davenport Rd.,
Toronto, Ontario M5R 1J6

BEST ATTAINABLE
IMAGE

Page 7 Maclean's April 27, 1992

DATE: June 29, 1992

FILE NO. 92-1728

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **REQUEST FOR PARKING - DOUG TAYLOR**

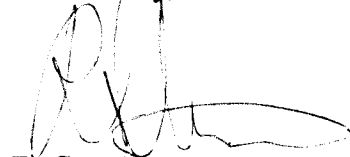
In response to your inquiry regarding the above, we have the following comments for Council's consideration.

The number of City provided parking stalls has long been of concern to the Downtown merchants, especially long term parking. In response to this concern, we do not support the use of parking spaces for other uses. While it could be argued that this is a special circumstance, we do not support the request, especially during Fair Week.

Another issue is temporary signs, which are being dealt with on this Agenda for another application. Once again, it can be argued that this is a special application; however, we would not support a commercial application of this type, therefore we do not support this application. It should be noted that, notwithstanding our comments regarding the use of parking stalls, the Parking Commission, which has a number of downtown businessmen as members, recently approved the use of 28 parking stalls in this lot for "Banker's Chuckwagon Races" on July 15, 16, & 17.

Recommendation: That the application not be approved because of the need for long-term parking and the prohibition against temporary signs.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

Council direction is requested.

"R.J. MCGHEE"
Mayor

"M.C. DAY"
City Commissioner

21 June 1992

City of Red Deer,
4914 48 Avenue,
Red Deer, Alberta

Att: Mr. C Sevcik
City Clerk

Re: My Canada Includes Quebec: Visit to Red Deer

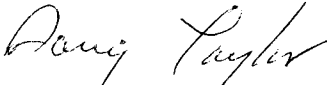
Thank you for the opportunity of Friday, 19 June, of briefly chatting with you in your office about the proposed visit of the 'My Canada Includes Quebec' group to this part of Red Deer.

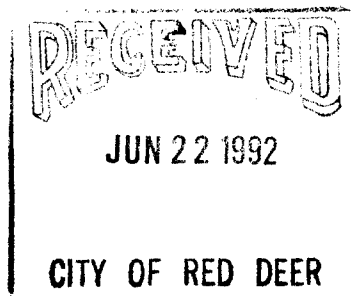
For a number of reasons, that group has often had to make, modify, defer or cancel their plans to visit various communities on short notice. Just recently, their schedule provided for a stop in Red Deer in the first part of July. More recent considerations have necessitated that they modify these plans, deferring most of it including their stop in Red Deer until mid-August.

Because there is now somewhat more time to consider locations and to make arrangements, I do not wish to speak at the Council Meeting of July 6. I will however endeavor to advise you when and where the group will be visiting in Alberta next in the event that you have an interest in observing their program and reception.

In the meantime, should you have any comments, please contact me by telephone at 342-8765 (w) or 342-2875 (h).

Sincerely,


Doug Taylor
20 Anquetel Close
Red Deer, Alberta
T4R 17



MR. D TAYLOR
JUNE 18, 1992 - 09:56

JOF-01
AGEC/NOVACOR

DATE : June 17, 1992
TO : DIST-MCIQ
FROM : D. Taylor
SUBJECT : My Canada Includes ... Garfinkel's

You may have seen the article on page A4 of today's Toronto Globe & Mail. That article includes a picture of Jim Taylor standing in front of one of his billboards where the word 'Quebec' had been crossed out and replaced by 'Garfinkel's'.

I will send you a copy of a column written by John Godfrey in the September 6, 1991 issue of 'The Financial Post' which explains 'Garfinkel's'. In my opinion, the Globe & Mail has created quite a distortion by using that picture, without explanation, to accompany the item written by Patricia Poirier of the Quebec Bureau.

Jim's group has often been puzzled by the Globe & Mail because the G&M has been sent press releases like the other Toronto newspapers but the Globe & Mail has chosen to never contact MCIQ by telephone let alone send out a reporter for an interview. This is in contrast to the Sun (4 interviews and direct articles), the Star (3) and the Financial Post (2 that I know about). It seems odd that a national newspaper would look to a Quebec separatist for news about a Toronto unity organization.

It is not yet a given that our country will remain whole or dismember into two or more parts. Ms. Poirier's article has identified some areas that may need attention and may consequently be instrumental in one or more of the grassroots organizations becoming more effective. Thank you, Ms. Poirier!

The newspaper article is correct in that Jim has taken his initiative into English-speaking parts of Quebec; it has however been selective in its reporting because his Quebec visits have been to predominantly French-speaking areas. Because Jim hasn't been secretive about his plans, it seems quite surprising that Bloc Quebecois MP Gilles Duceppe could possibly be ignorant of his initiatives yet be knowledgeable of a Jim Taylor billboard in an adjacent riding.

Jim told me from Orangeville today that his group is planning visits into some Quebec ridings shortly. He's not sure whether Duceppe's area is on the list but he did mention some others.

In the event that you've taken some comments already about the article in today's G&M, I thought the above might be helpful. Cheers,

Doug Taylor { 342-8765 work
342-2875 Ms.

CC : M. Lee

Michele Stanners

DIST-*MCIQ

Armellino, Karen

Bruton, Ron

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	9:45 am 1
DATE	June 19/92
BY	C. Smith

My Canada includes Garfinkel's as well

THE LAST time we saw Ontario truck driver Jim Taylor was a couple of weeks ago in Whistler Village, B.C. He was standing in front of a large billboard which had been defaced by spray paint. The sign had originally said, "My Canada includes Quebec." Now the sign had been altered to read, rather oddly, "My Canada includes Garfinkel's."

Together with its French counterpart, "Mon Canada comprend le Québec," the sign had been



**John
Godfrey**

**NATION'S
BUSINESS**

placed at the outskirts of Whistler to greet the premiers as they arrived for their annual first ministers' conference. The man behind the project was Taylor, a 38-year old truck owner and operator, who had decided on his own to rent billboards in Quebec and five other provinces bearing the simple message, "My Canada includes Quebec."

He approached Mediacom, the giant outdoor advertising firm, and offered to buy space. Mediacom, in turn, supported the project and gave him a very friendly price.

Originally, the signs were simply signed "Jim Taylor, Toronto." But as the first ministers' conference drew near, Taylor decided to place two of the billboards in Whistler, but to have them signed by ordinary Canadians like himself. He took out an ad in *The Financial Post* and I did a column on him, including a fax number which allowed readers to add their names.

Before the ad and column appeared, Taylor and his committee had gathered 1,300 names. There are now over 6,000. The fax machine of volunteer Mary Jane Heintzman in Toronto kicked into action at 5:45 am on Friday morning and continued throughout the weekend and beyond with signatures, offers of support, and messages and letters to Taylor.

But when, on the following Monday, newspapers ran photos of the sign which had been defaced over the weekend, supporters of the project felt slightly deflated. Here was an idealistic gesture which had been soiled by the actions of some unknown louts. And while the reference to Garfinkel's was puzzling, some chose to interpret it as an obscure racist slur.

In Quebec, television news coverage of Tay-

lor's project concentrated almost exclusively on the graffiti, with the implication that, once again, Quebec had been insulted. In a small way, the incident seemed to equate with the infamous television clip of a group of people in Brockville wiping their feet on the Quebec flag, a clip which was run no less than 23 times subsequently.

But for all the furor about the defacing, no journalist bothered to ask the fundamental question: Who is Garfinkel? Anyone who knows Whistler well and is not averse to the odd drink knows the answer. Garfinkel's is a local bar. So what happened that weekend? A bunch of the boys (and, who knows? girls too) was whoopin' it up one night, headed out in a merry state, saw the signs, and decided to add a tribute to their favorite watering hole. End of story.

In other words, no racist slur, no bitter attack on Quebec, simply a certain, what shall we say? alcoholic joie de vivre.

But the journalists who failed to decode Garfinkel's also failed to follow up the story. The signs were whisked down and repaired immediately. Of Whistler's 2,900 permanent residents, 1,600 came forward over the weekend, climbed ladders, signed the billboards, then came down and chatted with each other about Canada. One family drove 50 kilometres to sign, then drove back to sign again after they heard about the defacing. Some of the premiers came along and added their signatures as well. Even journalists signed.

Gathering signatures

The local RCMP detachment took special measures to protect the signs from future merry-makers. Though they could not sign the billboards in uniform, several officers went home, changed into civvies, came back and signed.

So what happens now? The tentative plan calls for the billboards to be moved around to other centres in British Columbia so that more people can sign on. Then, with luck and good management, the signs would be moved slowly across Canada through other communities over the next six to eight months, gathering signatures until they finally arrived in Quebec next spring.

The logistical problems are considerable, and clearly, it would be helpful if people who have signed or still want to sign, sent along a small donation to defer costs. Anyone wishing to do so should contact the "My Canada Includes Quebec" Committee, c/o Box 206, 238 Davenport Road, Toronto, Ont. M5R 1J6. Fax: (416) 483-3018. A major bank may also soon be taking donations.

JOHN GODFREY is editor-at-large, Canada, for *The Financial Post*.

**NOVACOR**

Novacor Chemicals Ltd.
Joffre Plant Site
Highway 815
P.O. Box 5006
Red Deer, Alberta
T4N 6A1
Canada

TELEFAX COVER LETTER

Please deliver the following pages to:

NAME Mr. Charlie Sercik

COMPANY City Clerk

CITY Red Deer **FAX NO.** 346-6195

FROM Doug Taylor

COMMENTS

Please put a copy in the Mayor's & Aldermen's mail boxes.

Please also give a copy to Ryan Strader. I will check with Kelly Kloss mid-week (in your absence) for any concerns.

Original letter will be addressed on the envelope to Kelly and dropped off late today.

Happy Holidays!

We are transmitting 3 **pages, including this cover letter.**

Doug Taylor

If you do not receive all of the pages, please contact:

Fax Operator: Doug

Projects Management Group (Building 1, Joffre Plant Site)

Telephone: (403) 342-8815 or (403) 342-8827

Telefax: (403) 342-8806

DATE _____

26 June 1992

City of Red Deer
4914 48 Avenue
Red Deer, Alberta

Att: Mayor Bob McGhee
Aldermen of the City of Red Deer

You may have read about a Toronto trucker named Jim Taylor who erected a series of billboards about one year ago in Canadian cities. These billboards carried the message 'MY CANADA INCLUDES QUEBEC' or 'MON CANADA COMPREND LE QUEBEC'.

For the last year as his work has permitted, Mr. Taylor has taken similar billboards with him on tours of central and eastern Canada. At the request of people who expressed a desire to add their names to his, he assembled and kept the billboards at grade level. Did the idea ever catch on - there are now more than 50 billboards with over 200,000 signatures of Canadians who, in this way, have declared their desire to keep Quebec within Canada.

It wasn't Jim Taylor's plan to create a national unity billboard program and tour Canada with it in his spare time. But that is what has happened. It's popularity shows that Canadians in all parts of the country consider Quebec to be an important component.

This billboard program is strictly non-partisan. It is funded by unsolicited contributions.

Jim Taylor and his group are planning a trip to this province in July to provide Albertans with an opportunity to add their signatures to the billboards. At the moment, they are expecting to be in Red Deer on the afternoon of Friday, 10 July and then on Monday, 13 July and Tuesday, 14 July.

On their behalf, I am taking this opportunity to advise Red Deer city officials of their detailed plans, to request your support of their initiative and to offer you a special opportunity.

First of all, their plans. The group has entered a float in the Canada Day Parade in Montreal. Immediately following the parade, they will drive to Alberta where their current schedule includes:

- o July 9, 10, 11 billboards at Stephen Ave. Mall in Calgary
- o July 13, 14 billboards at Red Deer
- o July 23, 24, 25 billboards near or in Edmonton

Jim Taylor's work only allows him to be in Alberta from the afternoon of Thursday, 9 July to Sunday, 12 July. He will be at the Stephen Avenue Mall on the Friday morning and most of Saturday. Friday afternoon he will be in Red Deer to be interviewed live on the RDTV program 'Getting Together' which is broadcast from 2:00 to 2:30.

With regard to a Red Deer location for the billboards, the support of Red Deer City Council for use of the southwest corner of the parking lot opposite 'The Bay' is requested. This would remove 16 parking stalls on the northeast corner of the intersection of 49 Avenue and 48 Street from service for the two days of 13 July and 14 July. That location is both visible and accessible in

downtown Red Deer as well as being on the route of the Westerner Parade on the Tuesday. Arrangements will be made for indoor locations in case of inclement weather.

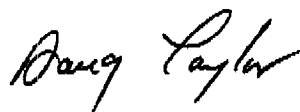
With regard to the special opportunity, the group has both fullsize (8' X 16') and quarter size (4' X 8') signs. Consequently, should City Council so wish, it will be possible to temporarily erect a quarter size billboard at the west entrance of City Hall during the late afternoon of Friday, 10 July. Jim Taylor would be pleased to be there at that time and to participate with the members of the Council and civic employees as appropriate in signing the billboard and having a photograph taken. Jim will endeavor to deliver the billboard to the City Council of your twin city, Cap de la Madeleine, should that be of interest.

Your City Clerk, Mr. Charlie Sevcik, has further information on this billboard program which includes a copy of an article in Maclean's magazine and three audiovisual documentaries totally 55 minutes on a VHS cassette tape.

On behalf of Jim Taylor and his group, thank you for your attention and your consideration of this grassroots initiative.

Doug Taylor
20 Anquetel Close
Red Deer, Alberta
T4R 1G7

Tel: 342-8765 (W)
342-2875 (H)
FAX: 342-8806



25 June 1992

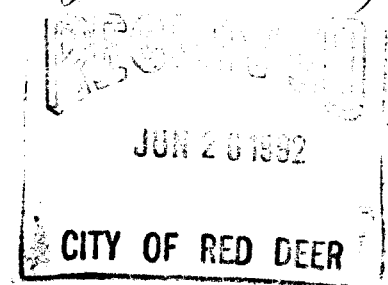
Mr. C. Sercik
City Clerk

Please set aside the previous tape.

The enclosed tape should be clearer. It also has some additional information.

I will be having further discussions with Councillor Guilbault shortly. However, in the event that the Mayor has interest in the upcoming visit and if it is not inappropriate, please do not hesitate to share the enclosures and the letter to be FAXed to you Friday morning with Mayor McGhee before leaving for your one week vacation.

Thanks
Doug Taylor





NOVACOR

Novacor Chemicals Ltd.
Joffre Plant Site
Highway 815
P.O. Box 5006
Red Deer, Alberta
T4N 6A1
Canada

TELEFAX COVER LETTER

Please deliver the following pages to:

NAME Mr. Charlie Sercik

COMPANY City Clerk

CITY Red Deer FAX NO. 346-6195

FROM Doug Taylor

COMMENTS

Please put a copy in the Mayor's & Aldermen's mail boxes.
Please also give a copy to Ryan Strader. I will check
with Kelly Kloss mid-week (in your absence) for any concerns.
Original letter will be addressed on the envelope
to Kelly and dropped off late today. *Happy Holidays!*
We are transmitting 3 pages, including this cover letter. *Doug Taylor*

If you do not receive all of the pages, please contact:

Fax Operator: Doug

Projects Management Group (Building 1, Joffre Plant Site)

Telephone: (403) 342-8515 or (403) 342-8827

Telefax: (403) 342-8806

DATE _____

DATE: July 7, 1992

TO: Mayor
Aldermen
City Commissioner
Directors
Department Heads

FROM: Assistant City Clerk

RE: SPECIAL PRESENTATION / PROGRAM
MY CANADA INCLUDES QUEBEC
FRIDAY, JULY 10th, 4:30 P.M.
WEST STEPS OF CITY HALL

At the Council meeting of July 6, 1992, consideration was given to an initiative by Jim Taylor to create a National Unity Billboard Program. One segment of this program is a stop in Red Deer to allow for a special program at the above noted time and place to allow various organizations and individuals to participate in this initiative and, if desired, to sign the billboard.

Doug Taylor has invited and encouraged members of City Council and City employees to participate in this program. As outlined above, the program begins at 4:30 p.m. and is expected to last approximately 15 to 20 minutes.

This is submitted as a reminder only. If you have any questions, please do not hesitate to contact the undersigned.



KELLY KLOSS
Assistant City Clerk

KK/jt

7 July 1992

Mayor Bob McGhee

Aldermen

Pimm

McGregor

Moffat

Lawrence

Guilbault

Statnyk

Surkan

Campbell

City Clerk

Doug Fee

MP - Red Deer

Stockwell Day

MLA - Red Deer North

John Oldring

MLA - Red Deer South

Red Deer Native Friendship Society

1992 'Quebec Trip' Group from Central Junior High School

Red Deer Clergy

Red Deer Chamber of Commerce

Red Deer Advocate

Kinsmen Club of Red Deer

Kiwanis Club of Red Deer

Optimist Club of Red Deer

Red Deer Central Lions

Rotary Club of Red Deer East

Royal Canadian Legion

Mr. Jim Taylor

Friday, July 10: 4:30 p.m. Photograph Session at Red Deer City Hall

With the support and encouragement of the Mayor and Aldermen of the City of Red Deer, I am most pleased to invite you to a special event this Friday afternoon at Red Deer City Hall.

Present at this gathering will be Jim Taylor, the Toronto trucker, whose personal initiative has created a Canadian unity billboard program which features the slogans 'My Canada Includes Quebec' and 'Mon Canada Comprend Le Quebec'. Jim will bring a reduced size billboard (4' X 8') with the English language slogan with him for officials and representatives of Red Deer to co-sign. Following the get together, he will take the sign with him and deliver it to Red Deer's twin city, Cap-de-la-Madeleine, at his first opportunity.

Red Deer media will be invited to attend so that photographic and tape records of the event may be obtained.

At the moment, I expect two separate group photographs; the first being the Mayor, Aldermen and Jim Taylor with the second being the people listed above together with City Hall employees. Photographs will be taken as soon after 4:30 p.m. as possible.

I encourage you to wear 'Canada colours - red and white' if possible.

The billboard will be in place by 3:30 for those who are able to sign early and avoid the rush.

Please do not consider the above list to be complete - it is the best I could

manage on short notice. If you are aware of other groups that should be present to illustrate the broad support in Red Deer for a Canada that includes Quebec, please invite them on our behalf or bring them to my attention if you would prefer.

Thank you

Tel: 342-8765 (W)
342-2875 (H)

Doug Taylor
Red Deer



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 7, 1992

Doug Taylor
20 Anquetel Close
RED DEER, Alberta
T4R 1G7

Dear Doug:

RE: MY CANADA INCLUDES QUEBEC

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to your letter dated June 26, 1992 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Doug Taylor dated June 26, 1992 re: Request for Location of Temporary Signs at Sports World Parking Lot on July 13 and 14, 1992, hereby agrees that said request be approved with any fees for usage of the required space being waived, and as presented to Council July 6, 1992."

I would ask that you now contact the Bylaws and Inspections Department, which controls the Sports World Parking Lot, to make any necessary arrangements to have these stalls available for your use.

I would also confirm the activity on Friday, July 10, 1992 at 4:30 p.m. at the west doors of City Hall, in which various organizations and individuals will be present to sign the billboard. This will also confirm that we will have set up a sound system and a ghetto blaster for your use commencing at 4:00 p.m.

If you have any questions or require additional information, please do not hesitate to contact the undersigned. I would like to take this opportunity on behalf of Council to congratulate Jim and you on this very worthwhile initiative.

Sincerely,

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Bylaws and Inspections Manager
Parking Administrator

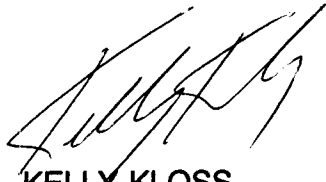


*a delight
to discover!*

DATE: July 7, 1992
TO: Mayor McGhee
FROM: Assistant City Clerk
RE: MY CANADA INCLUDES QUEBEC

On July 7, 1992, I spoke with Doug Taylor, who indicated that he will be sending invitations out to City Council to attend the upcoming program on Friday, July 10, at 4:30 p.m. on the west steps of City Hall. During the conversation, Mr. Taylor requested that I convey to you his desire to have you say a few words during the program.

This is submitted for your information only.

A handwritten signature in black ink, appearing to read 'K. Kloss', is written over the typed name.

KELLY KLOSS
Assistant City Clerk

KK/jt

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

DATE: July 7 / 92

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2FAX TO: DOUG TAYLOR

ATTENTION: _____

THEIR FAX NO: 342-8806FROM: Kelly KlossDEPARTMENT: City Clerk's

MESSAGE AREA (if required):

Mail &
FAX To
342-8806



RED · DEER

*a delight
to discover!*



4811 - 48 Ave.
Red Deer, Alta.
T4N 3T2

Bus: (403)341-4133
Fax: (403)341-4167

NO. 9

June 17, 1992

City Council
City of Red Deer

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:25 PM
DATE	June 17/92
BY	ST

Dear Sirs and Madam;

Re: Public parking in the City Hall Lot

During discussions with regard to the Bus Transfer Terminal, a number of Council Members suggested that some public parking be made available in the City Hall Employee Lot to compensate for the public parking lost to the Bus Transfer site.

I understand from my conversations with the City Clerk that a resolution has not come before Council to date.

Please accept this letter as my formal request that Council put forward a resolution providing ten public parking stalls in the Employee lot.

Thank you for your consideration of this request.

Yours truly,

Wendy Church
Gateway Travel

DATE: June 22, 1992

FILE NO. 92-1728

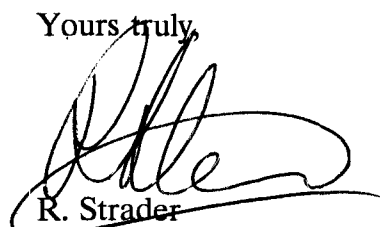
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **WENDY CHURCH**

In response to your memo concerning the above, the stalls referred to are used by employees who are required to use their vehicle on City business. If these stalls are not available, we will be required to locate alternative parking for them.

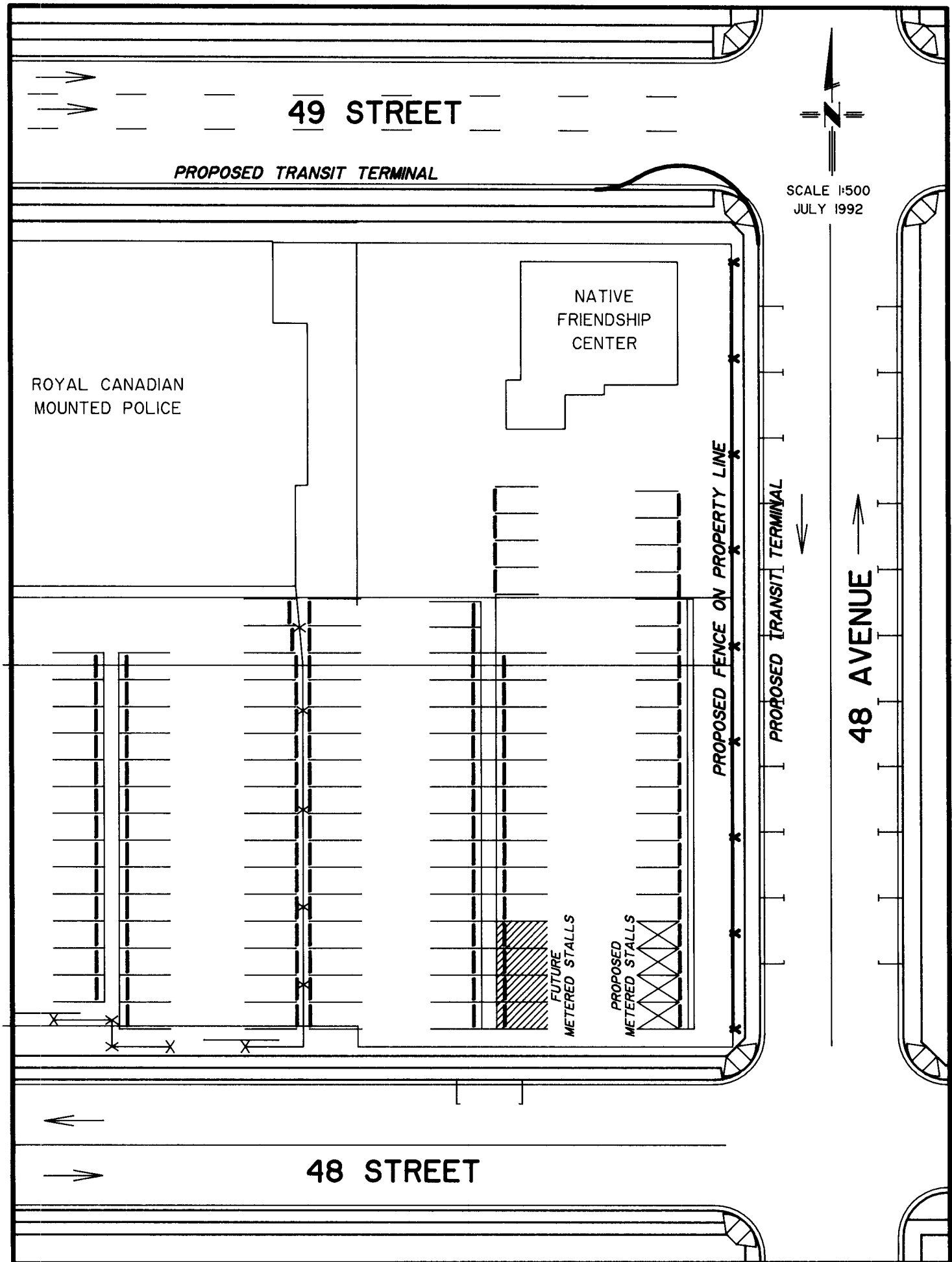
Yours truly,

A handwritten signature in black ink, appearing to read 'R. Strader', is written over the printed name.

R. Strader

Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs



COMMISSIONER'S COMMENTS:

As Council will recall, it was suggested at a past Council meeting but not formally approved that some public parking may be available in the City Hall Employee Lot to compensate for lost parking due to the relocation of the on street Transit Transfer terminal. It should be noted that if Council agrees in whole or in part to the request by the applicant, alternative parking stalls would need to be found for those employees displaced as they are required to use their vehicles on City business.

If Council is in agreement to provide these public parking stalls we would recommend that initially four metered stalls, as outlined on the attached map, be installed with the usage of same being monitored to determine if any additional stalls are required. It should be noted that the proposed location of the stalls is to allow for the most convenient access to the public as there will be a fence installed along the east side of the total parking area to limit access from the bus transfer area.

R.J. McGhee
Mayor

M.C. Day
City Commissioner

DATE June 18, 1992

TO:

<input type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input checked="" type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input type="checkbox"/>	

FROM:

CITY CLERK

RE: WENDY CHURCH - PUBLIC PARKING CITY HALL LOT

Please submit comments on the attached to this office by June 29

 for the Council Agenda of July 6/92.


C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 19, 1992

Ms. Wendy Church
Gateway Travel
4811 - 48 Avenue
Red Deer, Alberta
T4N 3T2

Dear Madam:

I acknowledge receipt of your letter dated June 17, 1992, regarding public parking in the City Hall Lot.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 6, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

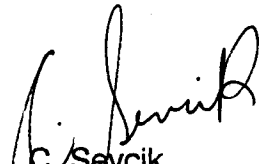
In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 3, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday,

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,



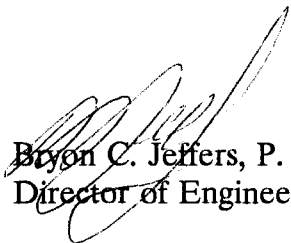
C. Sevcik
City Clerk

CS/ds

*a delight
to discover!*

DATE: June 23, 1992
TO: City Clerk
FROM: Director of Engineering Services
RE: **PUBLIC PARKING IN CITY HALL PARKING LOT**

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



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

BCJ/emg

DATE: July 7, 1992
TO: Bylaws and Inspections Manager
FROM: Assistant City Clerk
RE: PUBLIC PARKING IN THE CITY HALL EMPLOYEE LOT

At the Council meeting of July 6, 1992, consideration was given to correspondence from Gateway Travel concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Gateway Travel dated June 17, 1992 re: Public Parking in the City Hall Employee Lot, hereby agrees that four metered stalls be installed as outlined on the plan submitted to Council this date with the usage of said stalls being monitored to determine if any additional stalls are required;

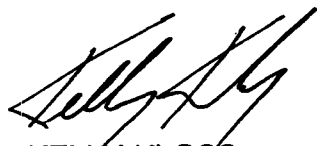
Council further agrees that should additional stalls be required that same be located also as per the plan submitted to Council this date, and as presented to Council July 6, 1992."

I believe it would now be appropriate for your office to begin preliminary preparation, (i.e. ordering of meters, signs, etc.) for the conversion of employee parking stalls to metered stalls as outlined on the attached plan.

In addition to the above, once these stalls are available to the public, I would ask that you monitor the usage of same to determine when the four future metered stalls will be required.

The City Commissioner has indicated to me that he will be reviewing the reallocation of parking stalls to accommodate Council's decision in this instance.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

KK/jt
c.c. Parking Administrator

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 7, 1992

Gateway Travel
4811 - 48 Avenue
RED DEER, Alberta
T4N 3T2

Attention: Wendy Church

Dear Wendy:

RE: PUBLIC PARKING IN THE CITY HALL LOT

At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to your letter dated June 7, 1992 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Gateway Travel dated June 17, 1992 re: Public Parking in the City Hall Employee Lot, hereby agrees that four metered stalls be installed as outlined on the plan submitted to Council this date with the usage of said stalls being monitored to determine if any additional stalls are required;

Council further agrees that should additional stalls be required that same be located also as per the plan submitted to Council this date, and as presented to Council July 6, 1992."

For your record, I have enclosed a copy of the parking lot plan as noted in the above motion. Also, I would advise that appropriate signage will be erected, identifying these lots for public use.

Thank you for attending the Council meeting and speaking to Council relative to this matter. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

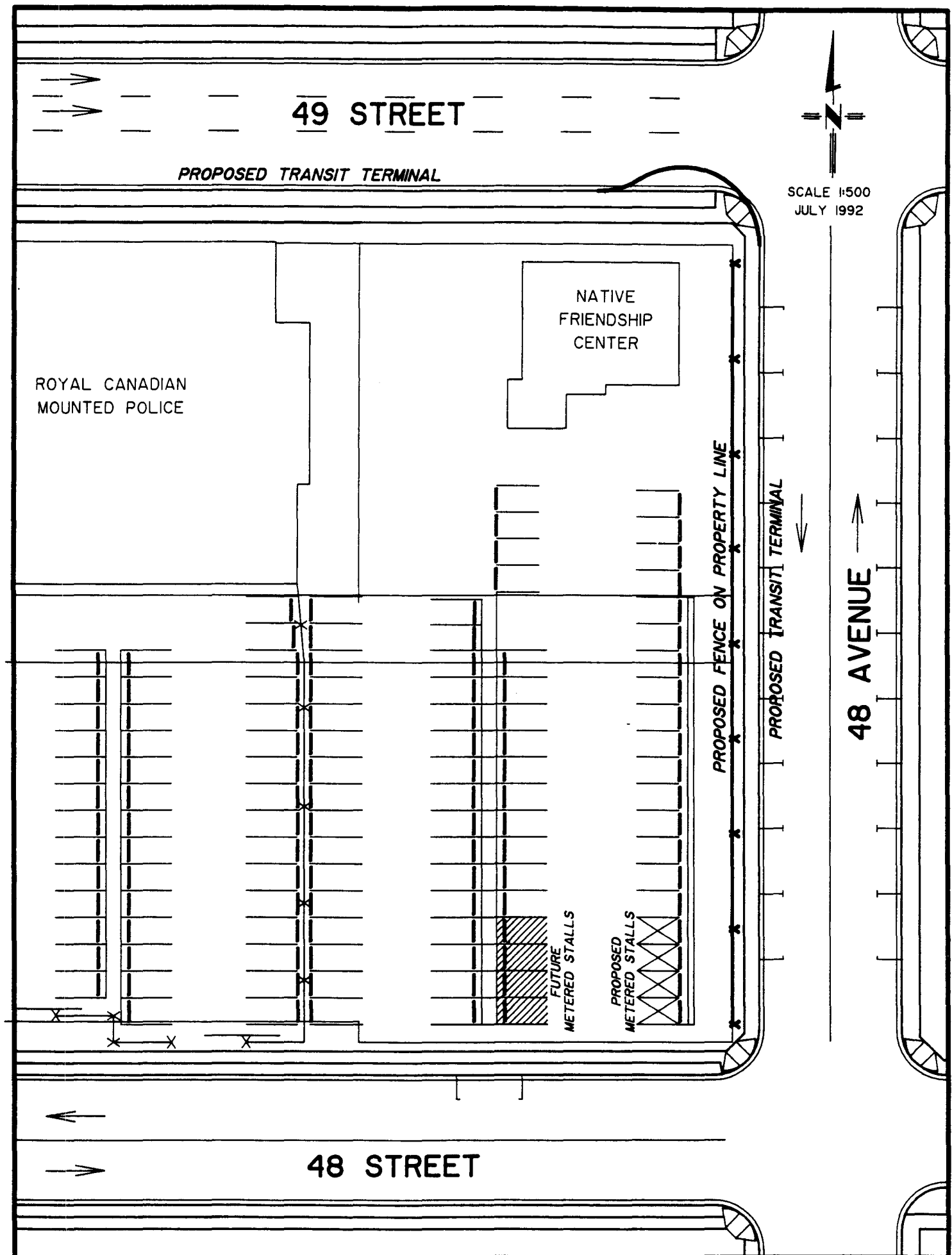
Sincerely,

KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Bylaws and Inspections Manager
Parking Administrator

*a delight
to discover!*



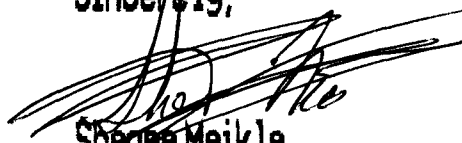
NO. 1

Mayor Bob McGee
City Councillors

Re: Temporary sign bylaw

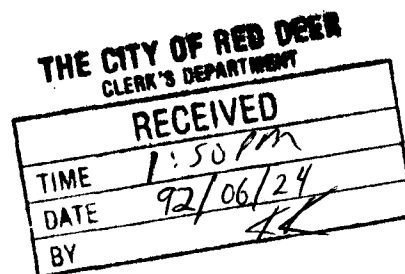
After watching the council meeting of June 22nd, 1992, and seeing the insensitive way in which council handled the request by the Pools for compassion concerning their Sunnybrook Grocery Store sign out on 32nd st., I decided to find out how the people of Sunnbrook felt about this issue. As I only had 24 hours to get this letter and petition in to make the next council agenda, I was only able to gather together a little over 140 signatures; however, if you examine the petition closely you will notice that the majority of residents are for allowing the store to put the sign out on 32nd st. as they don't want to lose the store. If you can't bend the bylaw to help businesses that are struggling then perhaps you might consider writing a separate bylaw to govern Sunnybrook (like you did downtown) or rewrite the whole bylaw. If you would like, I would be willing to answer any questions you might have.

Sincerely,



Sheane Meikle
#7, 9 Stanton St.
Red Deer, AB
342-4281

P.S. There are more signatures forthcoming.



THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Kim Gwing	18 Spencer St.
Deanne Walker	60 Anquetel Close
Rance Walker	60 Anquetel Close.
Lorene Homme	19 Spencer St.
Shylen Murky	17 Spencer St.
Ebie Pohl	15 Spencer St
Doree Cum	16 Spencer St.
Paul Ross	14 - Spencer St.
J. C. Herdebrecht	15 Salisbury Ave
B. Waldo	#6-9 Stanton St.
K. Daniels	11-15 Stanton St.
E. Hagan	7 Salisbury Ave.
Sheane Miller	7-9 Stanton St.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Russel M Fisher

North

Doris Case

Rick Anderson

Wes Edwards

Bob Brown

~~Home~~

Jaylene Schaeff

Egon Kuntz

Lauranne Evans

Miss

Curran Hall

Rose matter

Foto Grandin

Art Skage

Walter Blair

N Kuchin

~~Home~~

Anderson

Jeff Os

Maurice Kuchin

8 Somerset C. R.D.

50 McLean St. R.D.

McConnell Close

115 Seckink Blvd.

5 Stanley Cres. R.D.

17 Stirling Close

3317-44A Ave.

11 - Sunnyside Crescent

11 Savoy Cres.

18 Aiton St.

5923-60 Ave. R.D.

Sunnybrook

4 Scott St.

53 Springfield Ave

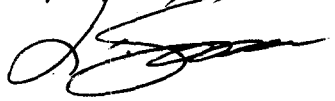
17 South St Red Deer

35 SPRINGFIELD

3210-43 ave.

76 GILLESPIE CR

4408 34TH ST

D. H. Stewart
F. J. Stewart


34 STERWOOD CR. R.D.
34 Sherwood Cr. R.D.
62 EXOT GOS R.D.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME	ADDRESS
Bill Stephenson	35 Selkirk Blvd.
Christine Waldo	29 Metcalf Hve. R.D.
Debbie Shoemaker	27 Maxwell Ave
Jo Smith	16 Scott St.
Iris Oslanski	1 Somerset Close
Groy Oslanski	1 Somerset Close
Ray Oslanski	1 Somerset Close
KIMBERLEY OSLANSKI	1 SOMERSET CLOSE RED DEER.
Shane Oslanski	-
Lawrence Oslanski	-
Mona Knudsen	#2 Somerset Close, R.D.
Ly Miller	3 Somerset Cl.
Erland Knudsen	5 Somerset Close
Nan Fisher	8 Somerset Close
Joyce Henry	7 Somerset Close
Ana Daw	11 Somerset Close

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Jerry McLoel	#7 SELKIRK BLVD.
Carol McLean	#9 SELKIRK BLVD.
Bonnie Hahot	#11 SELKIRK BLVD.
Emily Anderson	15 Selkirk Blvd.
Lauren Amoury	17 Selkirk Blvd.
Nicole MacKinnon	19 Selkirk Blvd.
Jenia Hunter	17 RANDALL ST.
Rhonda Waller	47 NORDEGG CRES.
H. Hubbard	21 Selkirk Blvd.
N. Kirkwood	23 Selkirk Blvd.
J. Matto	3 Stanley Cr.
Leslie Zwart	4 Stanley Cr.
Louise Edwards	5 Stanley Cr.
Wes Edwards	5 Stanley Cr.
Pick Preece	6 Stanley Cr.
Carol Preece	6 Stanley Cr.
C. Dodge	18 Sutton Close
Don Reynolds	86 Selkirk Blvd.
A. Overdall	31 Selkirk Blvd.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Sylvia French	36 Alderhill ave
Allan Carey	4114 33 ST
Mike - Insign	40 Aikman Close
Colin Jones	224 108 Bell St RD
B. Kapman	10 Welliver St.
Cheryl Smith	3602 51 AVE
Cheryl Smith	48 - SPRINGFIELD AVE.
A. Gifford	421-12 Stanton St
Leith Prior	155 ALAN ST.
Balmer	#208- 8 Stanton Str.
Hertie Russon	6 Springfield ave.
Hester Bloch	RR# 1 Clive
Rich J. [unclear]	7 Stanton
McLees	25 Selkirk
GORDON DENNY [unclear]	#52 AIKMAN CLOSE RED DEER.
Marg. Hains	4410-33A St. RED DEER
Wife Dawson	3940-40A Ave., Red Deer.
[unclear]	47- Springfield
Doreen C. Loring	#8 11 STANTON ST RED DEER ALTA.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

W H Schults

A. Hendrickson

Theresa Witzel

Shilene Ann Cameron

Greg Leung

Lou Gunderson.

12 Somerset Close

13 Somerset Close

#24 Springfield

4 Springfield Ave

4 Springfield Ave.

2 Springfield Avenue

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Stan Esau	38 SPRINGFIELD AVE
J Edwards	8 Stanton
D Callahan	23 Stewart St
Ge. Bradley	69 Selkirk Blvd.
K. McCallum	#68 Dawson St
E Luchkow	#13 Roland St.
J. Holder	7 Cowan Close
S. Sims	46 Sherwood Close
Guynan	10 Stanton
L. Lee	2 Selkirk Blvd.
Walter Bider	5 Selkirk Blvd
[Signature]	5217 39th
T. Stone	102 6 Stanton St.
[Signature]	10 SAUGY CR.
Cheryl Jordan	7 Stankye Ave
Beryl Sprouton	11 Salisbury Ave
M. Kear	17 Sherwood Cres.
Plowman	75 Dawson St
Christ	203 Davison Dr.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Ken Middleton	35 Morby
Art Schmidt	46 Parkside
Bonnie Meikle	7-9 Stanton St
Janette Kelly	3-9 Stanton St.
A Waller	42 Stewart St.
Carmen & Henry Hane	31 Stewart St.
Vin Berts	7 - OCKLEY CL.
Gladys Huder	30 Stewart St.
Jan Skelton	— 4 —
J & Kober	22 Stewart St
J Reid	22 Stewart St
K Shingleton	22 Stewart St
M Walker	18 Stewart St.
Deane W. Lepton	12 Stewart St.
M Hogan	10 Stewart St.
Archie	7 Stewart St.
Richard Cut	6 Stewart St.
Steve Annable	4 STEWART ST.
Shirley Callender	3 Stewart St.
J. McKay	7 Stewart St.
Wanda Mells	#15 McLean St.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME	ADDRESS
Jeannette Munn	11 Stewart St
W. Munn	11 STEWART ST.
J.N. Rulych	15 " "
Lang Wuch	19 " "
Gay Jarro	7 STANHOPE AVE
W. J. J. J.	8 Osallow St
M. Callahan	23 Stewart Street Red Deer
S. Arpinson	3 Stanhope Ave. Red Deer
C. J. J.	34 Spencer St.
J. Green	29 " "
Shelly Hallway	30 Spencer St.
Ludy Perreault	28 Spencer St.
Josine Taylor	26 Spencer
Bill J. J.	21 Spencer
Bill J. J.	3 Stirling CL.
Jamie Shinet	3 Stirling Close.
But Hackner	21 Spencer St.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Net Murray

Ashlea Vale
Dale Howcroft

Branka Holmes
Violet Ellor

Nina Flett

Pauline Taylor

Kathy Hanson

Maryann Burns

N. Stork

G. Hutchinson

G. Chun.

L. Jewers

J. J. J.

C. Baumgard

RR2 Red Deer

59 Sherwood Cres.

96 Anquetil Close

49 Allan Close R.D.

64 Hansen Close R.D.

10 Sherwood Cres.

14 Stanton St.

52 Anquetil Close

0 Stanton St.

#40 Arb Close

9 Somerset Close

57 Mermaid Cres.

RR3.

16 ORESTON C.C.S. R.D.

76 Anquetil Cl.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

N B Curson	6 Springfield Ave
Gracie Berestain	36 Aikman Close
GRAHAM MCALLISTER	61 ALLAN CLOSE
Mark Hattori	#9 Sutton Close
Kevin Kelly	3513 Spruce Drive
Rob Quirk	36 Addinell Ave
Kristi Holloway	#3-3727-Stone
Julie Coxwood	2-6318-58 Ave
SB Baker	4209-35 St
Lil Prior	155 Allan St
Maggie Zieger	75 Selkirk Blvd
Linda Smith	12 Sutton Close
E.A. Van Bavel	9 Sydney Close
Jodi Davidson	91 Selkirk Blvd
Jane Butler	101-6 Stanton St
Kather Neumeier	53 Parnely Ave.
Belkurd	49 SELKIRK BLVD. R. DEER.
Wally	
Ausa Apperley	40 Springfield Ave.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

R. H. Stacey
Roxanne Larson
A. Anderson

10 McDougall Cr R.D.
109-8 Stanton Street Red Deer.
31 E. L. L. Blvd.

Commissioners' Comments

This item is related to the
request of Scott & Trudy Pool,
Sunnybrook Bakery & Deli, which appears
under Unfinished Business.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

Submitted to City Council

Date: July 6/92

NAME
JASON JOHNSON

Dorey Craigie

Blake Green

Sam Sarent

JASON LETWIN

B. H.

Letwin

Moore

Letwin

Nina Anderson

ADDRESS

59 Anders Close

" "

6 Standish Pl.

#36 STOWARD ST.

#6-15 STANTON ST

12 SUTTON Close

Letwin St

4432-34 ST.

5-5 STANTON.

5119 45 Ave

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME	ADDRESS
PETE ENGELMAN	105-13 STANHOPE AVENUE
Pete Eng	302-10 Stanton St.
Isabel Lode	3 Standish Close.
Marg. Coleman	Red Deer
Tanya Kraw	Red Deer
Brenda Chassin	Red Deer
Marg Raycraft	Red Deer
J. Jamieson	Red Deer
Mike Perreault	28 Spencer St.
Cindy Potter	26 Springfield Ave.
Sandy Planaden	55 Denison Cres.
Doreen LaFf	Red Deer
J. Thompson	Red Deer
Red	Red Deer
Melody Bettsworth	Red Deer
Dennet Forsyth	57 Springfield Ave.
Neil Taylor	3305 43 Ave Red Deer.
E. Proust	3661-41st Ave R.D.
RANDY BRAAKSMA	8 SPRINGFIELD AVE R.D.
Margaret Yost	36 Anders Close, Red Deer.
Lane Zuk	1 Springfield Ave. Red Deer
Emily McIntosh	9 Scott St. R.D.

14 SYDNEY CLOSE
80 Marion Cres.

TERESA DAVIES
Colin Neufeld

~~MURRAY STREAS~~
~~Gregg Shelly~~

Gregg Shelly
#1 Stanley Cres 346-4529.

Fernand Jeancar T

Charlotte Bjomsi

Camerra Berry

~~A. Pacena~~

S.M. Jthn

Nerise Snell

Dorothy Snell

Laurie Biesrecht

Marlene Kanner

~~J. Jacobucci~~
~~Jeff M. Bernstein~~

Can Smith

Jeff Lowe

KARINA TEJSEN
Shurley Neufeld.

RR.1 RED DEER.

80 Marion Cr. Red Deer

Mary Ann Clayton

Cheryl Hany 17 Sutton Close

Isa Colgard 8 Anquet St

Ali Klassen #1 Station Ave. K.D.

Chin Atkins #1 Spring field Ave.

Donna Colborne Red Deer

Julie Colborne Red Deer

H. Jori - Red Deer.

Ryallia - Red Deer

Stephanie Hortelaggi

6 SCOTT STREET
Red Deer

6 Adell Close

8 Adinell Ave.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

ROD MacWHIRTER

DANNE FARION

GARY DUNN

Michelle Bauer

Debbie Perpelitz

Drew Ylstra

Harold Stewart

Robert

Jennine Lamson

Teri Wilbinsky

Robert Armitage

Alan Farguain

BRAD SPROCK

Dwayne Bontin

Mel Mcintosh

D. Wilkinson

R. J. J.

F. Carchell

V. Leroy

76 SHERWOOD CRES.
3306-41 Ave.

12 Seltirk Blvd.

7 Ayr's Close

3201 SPRUCE DRIVE

#147 3110-47 AVE.

3201 Spruce Dr.

7351 5th AVE

8 Springfield Ave

15 SCOTT ST.

12 M^{rs} BRIDE CR.

11 SALISBURY AVE.

13 Stanhope

104 Terrace Park.

10 Stanton St.

33 Spencer St.

33 ALLAN CC. Rae Rae.

75 Sherwood Cr.

Jason Gilett

Wilson

Deanna Milled

J.D.

D. Nickel

D. Smith

Arms

B. D. Mays

D. Johnson

Shirley Kemp

Leeta Campbell

Barbara Brown

Doris Fleming

Gillian Anne

Carol Johnston

Shelley Roll

Betty Tesdall

Camela Brady

Candi Bingham

#11, 10 FAIRBANK ROAD

55 Springfield Ave

61 Allan Close.

61 TUMMERS.

6 Stanton St.

Blackfolds.

27 Anders st

36 Aub. Cl. Rd.

60 Alfred Ave.

Rect Deer

11 Sydney Ct. R.D.

Rd #2. Red Deer AB.

11 SCOTT ST-

16 Spencer st

#10A-4902-35 st.

4-45 Coxgrove Cres

15 Hilltop Ave.

RR #4 RD.

19 Alton St. R.D.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Mr. Ian Jeanne Duda	RR 4 Red Deer 110 - 8 Stanton
Melissa Vigneault	224 Pine St. Myrarski. Pn.
Denise Dillon	2617 41st Ave RD
R. Kibben	18 SOMERSET CLOSE
Long H.	23 Sterling close
Jessica Gronderson	2 Springfield Ave.
M. Van Caster	33 Stanhope Ave.
Alison Tatum	35 Mc Farlane Ave.
Jane Upsh	50 Sherwood Cres.
Lorina Price	3541-43 Ave R.D.
Csee	28 Sherwood Cr RD
A. Brousseau	3337 41 Ave. Red. Deer. -
R. Fowler	16 Somerset Close
J. Mitchell	21. Victoria Close
R. Hobbs	113. Beekun Blvd. R.D.
Bob Leth	4220 34 St. Close RD
Judi Leroy	4220 34 St Close RD.
Dennis Grove	5 Sunyside Cres. R.D.
Cheryl Rogak	#13-20 Alford Ave
Ken & Mary Hodge	31 Everdale Cres.

Isabella Nestorovsky
E. Mitten
Belinda Schmidt
Zachary Paul
C. M. Gray
Sharon Distl
Nicole L. P. ~~Paul~~
X. M. Fox
Anna M. Butler
Sharon L. Butler
R. Mann
Markus Foley
B. J. ~~Butler~~
R. J. ~~Butler~~
C. D. ~~Butler~~
W. F. Abbott
Zena Larson

Red Deer
184 Barnett Dr. Red Deer
Somerset Co.
#9 Sydney Place
33 Spencer St
84 A Oak St. R.D.
36 Stewart St.
3 Ohio Cms
42 Springfield Ave
4410 33A St.
13 STEWART ST.
12 Stanton St.
3413 - 44 Ave
5413. 44 Ave
3519-44A AVE
#27 Stanton St.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

D. Miller
two for Ann Skak

Paul Mihayl

Garth Premak

Rob Schmidt

Stanis J Oak

Janet Keen

Juan Flores

Bridget Field's

Greg Clark

Ken Hype

Elisha Poirier

Joe Simacep

And Kimmner

Linda Lunder

D. Paniski

12 Nellis Ave.

8 Stanton St. Apt. 202.

27 Allan St

#2- 5912- 51 AVE RED DEER

58 Wilson Cr.

5121 42nd Ave.

43 EIDER ST.

1 Springfield Ave #307

69 Sherwood Cres.

5 Sandisk Close.

4000 11 Ave

112-15 Stanton St.

17 Sell Kirk Blvd

4414- 33 17 St. Red Deer

204, 6 Stanton St Red Deer

10711-25 Ave. Edm.

Agnes Dash

Jonathan Wenger

Nathan Moore

Stephen D. Hall
J. Harte

Archie Bopp

D. Carl
For L. J.

Ed. Harte
Chad Jones

Roger Goodwin

Shari Burlington

D. W.

V. Van Maten

139 Barrett Dr.

55 Allan St

Red Deer.

19 Somerset Cl

47 Gillespie Cr

Red Deer

72 SHERWOOD CK.

13 Stanhope Ave

26 STEWART ST.

4241 - 3350 Red Deer, AB

P.O. Box 1224 RD

11-1 Stanton Rd R.D.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME	ADDRESS
Doris Sprston	5950 - 41ST.
Carol Jean	9 SECKIR BLVD.
David Miller	Stephanie Holdridge
	6501 STREET
Lynne Fawcett	40 Alton Close
Glenda Birney	Lacombe, AB.
Lon Patjar	Red Deer AB.
Don Provencier	407 Terrace Park
Robert Hepler	4432 33 ST.
Tracey Bernard	204 Cameron Cres.
Gay Latham	9 STANDISH CLOSE
Uinia Collier	LACOMBE.
Daryl Innette	7 Thirling Close
Arlene Ness	3887 Eastwood Cres.
Geoff Rowe	RR#2 Didsbury Alta.
Donna Calter	89 SEKKIRK BLVD R.D.
Inene + Ed Emery	24 Sherwood Cres. R.D.
Donna Smith	#3 Shamrock Close.
Wynne Shene	71 Seckirk Blvd.
Barney	

Leah Pugh
Noreen Hand

W McKay
B Campbell

A. W. Thomas (R. W. Thomas)

Cindy Jones

Mike Bernesford

Bondi Hargrave

L. Milanesio

A. M. M. M.

Betty Young

Cheryl Ugats

Betty Backer

Peter Marnie

KR2 Canyon Heights
6, 12 Stanton St.

4621-48 St RD
32 McBride Cr. RD

#4 Sherwood Cr RD

#203 12 Selkirk Blvd. RD.

22 Spence St

17 McCullough Cr

31 Springfield

16 Abbott Ave

19 Somerset Close

#10, 66 Steel Close

71 Sherwood Cr. R.D.

32 Allsop Close

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Sylvia Quirk

Pat Gratto

Sylvia Kurata

Cindy Gardner

~~W. A.~~

A. E. Schmitt.

Glenn + Barbara Bilsborrow

E. Kuntzen

~~Kurt Tailor~~

Dave Crutcher

Albert Polias

Herene Massie

E. Gregor

Val Allen

Jammy Jensen

~~M. A. F. M.~~

36 Addinell Ave (Quick)

14-Wilson Cr. Red Deer

RR 4

27 Abbott close Red Deer

100 Ayers Ave.

15, Somerset close, Red Deer.

#1 Happy Place

→ 57 M^c Cullough Cres,
Red Deer,

22 Sutton close,

RR #3 R. D.

45 Springfield Ave.

32 allsop close

2081 SPRINGFIELD

205 Stenton St. RD, AB

106 #2 Selkirk

3310-42 Avenue T4N 2Y8

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

R. Keaman	5321-42 Ave 1
L. Stead	211, 12 Selkirk Blvd
Nuan Malpas	211 12 Selkirk Blvd
D. M. Kanta	#306, 1 Springfield Ave.
Imma Rollin	Box 588 Elmore
Fred Penn	203 - 8 Stanton St.
Maxine O'Riordan	41 Springfield Ave Red Deer
Marleen Clarke	1A19A 5A St. SW Calgary AB.
Mary Joaster	13 Stanhope Ave
Eileen Gibbon	18 Somerset Close
Shirley Wood	152 McLean
Tracy Bennett	84 Sherwood Cres
M. Beecher	80 Sherwood Cres.
Jason Denny	52 Aikman Close.
Id. J. A. V. L. L. N.	3710 10th Ave
Sunny Dade	#3-5 Stanton St. Red Deer
Bob Edgar	
C. Evans	16 Alton Close
Robin Morgan	1202 Belvedere
Margo Coppers	35 Bunn Crescent.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Ruth Chapman

Alan McLeod

Neb Swainson

Tim Reehner

Trevor ~~Reehner~~ Frenette
Tammy Frenette

Ken Boychuk

Pat Ken

Brian Becker

Karen Billan

Scott Billan

Merienne Wells

Bob Marto

Mrs Stapleton

Janet

Joanne Kinnon

Cecile Rodriguez

3310 - 42 - Ave, RD T4N 2Y8

417 Springfield Ave

31 Alton St.

32 Anders Close

RR 2
"

42nd Cornwall Close

7-2 Stanton

5 Selkirk Blvd.

} 152 Allan St.

25 Selkirk Blvd

50 Springfield Ave

#12, 15 Stanton St

#10-15- Stanton St.

49 Sherwood Cres.

17 Sydney Close

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME	ADDRESS
SHeldon Kingcott	4416-34 ST.
Stephie Hottobagui	6 Scott Street
Gina Kenney	39 Allen St.
W. E. Bill	3952-40 AVE
D. Whitenett	6 Stanton St.
K. Cuddeh	21 DAY CLOSE
Karen Gough	5 Ward Cres.
Doreen M. La Rose	#2 Fleming Ave.
Aileen Postupalsky	23 Spruce St.
H. Maurer	#5-5920-63 ST.
H. Dyke	4454-33 A ST.
Sarah Newman	12F Manning Street,
M. Laidy	13 Stanhope Ave.
Alan Speer	3302-44A Ave.
Karl Vallis	20-SHERWOOD CRESCENT
Tony Morris	71 Allan St
C. Done	30 Everitt Cres.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

W. Eaton
R. Row
Patt Pauer
Tom Taylor
C. Silan
P. Morris
Tony Morris
Frank Rag
L. Reed
Blenda Zuk
Deanie Durin
J. Watson
Janara Werden
Janie Romantogre
Jack Smith.
L. Aarhus
M. Fizer
D. Letwin

4517-35th Ave
14 Spencer St. N.
36 Stewart St
#26 Spencer St.
308-1 Springfield Ave.
71 Allan St
"
4339-33rd St
#205-13 Starke Ave.
22 STEWART ST.
205 Southwinds
6 Moseley Close
44 WARD CO.
8 ERICKSON DR.
#9 15 Stanton St
#21 Allen St.
43 EIDER ST.
19 Sydney Cl.
#6, 15 Stanton St.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

D. Verheij
Glen Thomson
D. Larson
Glen Sorenson
Jodi Clark
S & J. Allen
E. B. Howard

Vance Korver
Karen Middleton
Betty Rankin
E. J.
Brad Mulder

Ramona Bentley
N. Chaput
Brazni Simpson
Anne Shalagun

Rocky McKenzie
Aurey Blais
Denise Glover
Paula Donners
Robin Audenart
Jessica Gunderson

7 Stanton St
#8 Alsop Close R.D.
RR3 Repklew
43 Selkirk

#6-5810-65th St.
24 Ellis Close.

99 Allan St

13 Rovers Ave.
10 Stanton St.

7 Sullivan Close
25 Pomey Ave
32 Altow Close

210-8 Stanton St.
3513-46 Ave.
4156 47 St

83 Selkirk Blvd.

3981 35 Ave.
#13 15 Stanton St.

Red Deer
Red Deer

Red Deer
Red Deer.

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Landon Hutchison
J. Kaler
A. Clark
Don Dany
A. Dykens
S. Archer
J. Darius
B. Henry
A. Gager
B. Pappin
Shaun MacNeill
Barb Cormier
Marlo Pitney
Trina McDonald
J. L. H.
Judy Wallace
W. Ross
J. F. S. J.
Ginger Lawrence
R. Jackson

48 Caswell Close
342-4870
22 Stewart St
105 DICKENSON CRESCENT R.D.
23 Altan Street, Red Deer.
22 Alorling Close Red Deer
21 Somerset Ct. Red Deer.
4 - Orchard Green Red Deer
5413 Spruce Dr.
3307 Spruce Dr.
11 Stanton St #5
3217 Spruce Dr. R.D. TAN 3N7
8 Stewart St.
#7-15 Stanton St.
83 ayus ave.
47 GREENE Close R.D.
1 Springfield ave
#7 Alderwell Close RD
RR#2 Red Deer.
51 Allan St. R.D.
22 Sutton Close

THIS PETITION IS DESIGNED TO APPEAL TO RED DEER CITY COUNCIL TO RELAX THE TEMPORARY
SIGN BYLAW FOR THE SUNNYBROOK STORE AS THEY NEED THIS SIGN TO REMAIN PROFITABLE.

NAME

ADDRESS

Boag Tobias

Mutherland

Joel Schmidt

Jim Wilkie

K. De Hart

J. Underwood

E. Little

M. Little

Barb Jahnson

Kay Riptak

Krista Dign

Jason Luehr

Louis Tz

Kristi Botton

SHERRI LARSON

BRUCE JACKSON

Fang Cushman

Inez Coan

Hugie Waldo

45 Martin Close

41 Sherwood Cres.

4-MARION CRES.

14 Allen St.

4936 - 33 St.

4042 - 32nd St.

12 SHERWOOD CR.

" " "

4,15- Stanton St.

27 ARMSTRONG Close

15 McQueen St.

14 Roger Cr.

3321-42A Ave C.

#106 #2 Selkirk.

15-15 STANTON ST.

21 Somerset Cl.

38 Springfield Ave

#203 13 Stanhope Ave

DATE June 24, 1992

TO:

<input type="checkbox"/>	DIRECTOR OF COMMUNITY SERVICES
<input type="checkbox"/>	DIRECTOR OF ENGINEERING SERVICES
<input type="checkbox"/>	DIRECTOR OF FINANCIAL SERVICES
<input checked="" type="checkbox"/>	BYLAWS & INSPECTIONS MANAGER
<input type="checkbox"/>	CITY ASSESSOR
<input type="checkbox"/>	COMPUTER SERVICES MANAGER
<input type="checkbox"/>	ECONOMIC DEVELOPMENT MANAGER
<input type="checkbox"/>	E.L. & P. MANAGER
<input type="checkbox"/>	ENGINEERING DEPARTMENT MANAGER
<input type="checkbox"/>	FIRE CHIEF
<input type="checkbox"/>	PARKS MANAGER
<input type="checkbox"/>	PERSONNEL MANAGER
<input type="checkbox"/>	PUBLIC WORKS MANAGER
<input type="checkbox"/>	R.C.M.P. INSPECTOR
<input type="checkbox"/>	RECREATION & CULTURE MANAGER
<input type="checkbox"/>	SOCIAL PLANNING MANAGER
<input type="checkbox"/>	TRANSIT MANAGER
<input type="checkbox"/>	TREASURY SERVICES MANAGER
<input type="checkbox"/>	URBAN PLANNING SECTION MANAGER
<input checked="" type="checkbox"/>	CITY SOLICITOR

NOTE: Only copy of
first page of
petition attached.

FROM:

CITY CLERK

RE: PETITION - SIGN BYLAW/SUNNYBROOK STORE

Please submit comments on the attached to this office by June 29
_____ for the Council Agenda of July 6/92.


C. SEVCIK
City Clerk

DATE

92/06/24

TO:

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

City Solicitor

*Note: Only
copy of first page
of petition
attached.*

FROM:

CITY CLERK

RE:

Petition - Sign Bylaw / Sunnybrook
Stone

Please submit comments on the attached to this office by June

29 for the Council Agenda of July 6.

☒

ACKNOWLEDGE

C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

June 26, 1992

Mr. Sheane Meikle
#7, 9 Stanton Street
Red Deer, Alberta
T4N 0B9

Dear Sir:

I acknowledge receipt of your letter and petition, June 24, 1992, regarding the Sign Bylaw/Sunnybrook Store.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, July 6, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, July 3, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, July 3.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours truly,

for C. Sevcik
City Clerk

**RED DEER***a delight
to discover!*

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS

Barristers & Solicitors

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

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

* Denotes Professional Corporation

Your file:

Our file: Gen 06/92 THC

June 30, 1992

TRANSMITTED VIA FAX: 346-6195
Original on File

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

ATTENTION: Kelly Kloss
Assistant City Clerk

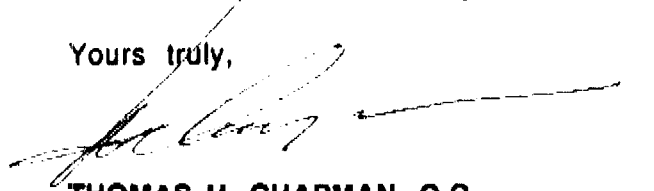
Dear Sir:

RE: Petition - Sign Bylaw/Sunnybrook Store

In order for Council to deal with this request, Council would have to pass a motion to reconsider the previous motion on the subject.

As Council was previously advised by the Administration, a sign as requested by the Sunnybrook Store cannot be accommodated under the current provisions of the Sign Bylaw and the Bylaw would have to be amended to give permission to their request.

Yours truly,



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

DATE: June 24, 1992
TO: Bylaws and Inspections Manager
FROM: City Clerk
RE: SUNNYBROOK BAKERY AND DELI / SIGNAGE

The above matter received consideration at the Council meeting of June 22, 1992 and at which meeting the following resolution was introduced.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request from Scott and Trudy Pool, Sunnybrook Bakery and Deli, for a relaxation of the Sign Bylaw, be not approved and as recommended to Council June 22, 1992."

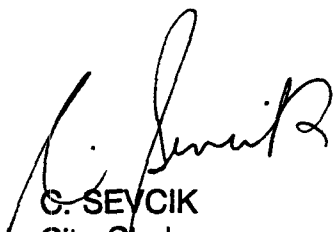
Prior to voting on said matter, however, a tabling motion was passed pending receipt of more information on signage in commercial areas, specifically:

What type of sign would be permitted on site?

Size, height, location, etc.

Would it be possible for the owners of the business if they made arrangements with the apartment owner on the corner of 32 Street and Springfield Avenue to locate a permanent sign on the apartment site property?

We would appreciate your response to the above and any other comments which you may wish to offer relevant to this matter, for inclusion on the July 6th agenda.



C. SEVCIK
City Clerk

CS/jt



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 7, 1992

Sheane Meikle
#7, 9 Stanton Street
RED DEER, Alberta
T4N 0B9

Dear Sir:

RE: SUNNYBROOK BAKERY AND DELI / TEMPORARY SIGN

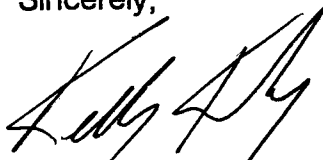
At The City of Red Deer Council meeting held on Monday, July 6, 1992, consideration was given to the petition submitted by yourself and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer hereby agrees that the request from Scott and Trudy Pool, Sunnybrook Bakery and Deli, for a relaxation of the Sign Bylaw, be not approved and as recommended to Council June 22, 1992."

The decision of Council in this instance is submitted for your information. I would like to thank you for your time in spearheading such a petition and I hope that it has helped to identify to the residents of Sunnybrook the plight of the Sunnybrook Bakery and Deli. Please note that Council has attempted to control the proliferation of signs throughout Red Deer and in this regard, our Bylaws and Inspections Department will be taking steps to reduce the incidence of such infractions related to the location of signage.

Trusting you will find this satisfactory. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
Assistant City Clerk

KK/jt
c.c. Bylaws and Inspections Manager



*a delight
to discover!*

NOTICES OF MOTIONNO. 1

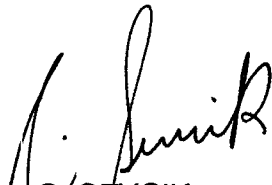
DATE: June 24, 1992
TO: City Council
FROM: City Clerk
RE: ALDERMAN STATNYK - NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Statnyk at the Council meeting of June 22, 1992.

"WHEREAS Council of The City of Red Deer is considering a freeze being placed on the issuance of new taxi plates, with no new plates being issued, subject to annual review;

AND WHEREAS it is desirable to ensure the usage of the plates be fair and equitable;

NOW THEREFORE BE IT RESOLVED that Council of The City of Red Deer hereby agrees that a Brokerage Company shall have a maximum of five plates and owner/operators shall be eligible for one plate, all effective January 1, 1993."



C. SEVCIK
City Clerk

CS/jt

NOTICE OF MOTION

ALDERMAN STATNYK

Whereas Council of the City of Red Deer is considering a freeze being placed on the issuance of new taxi plates, with no new plates being issued, subject to annual review;

And whereas it is desirable to ensure the usage of the plates be fair and equitable;

Now therefore be it resolved that Council of the City of Red Deer hereby agrees that a Brokerage Company shall have a maximum of five plates and owner/operators shall be eligible for one plate, all effective January 1, 1993.

THE CITY OF RED DEER

DATE: June 22/92

NO: _____

Moved by Alderman McGregor

Seconded by Alderman _____

Motion of Motion

Whereas Item 14 of the Ad Hoc Tax Committee report included in Council Agenda June 22/92 was deleted because of a split vote

And whereas Item 14, ~~was not reported~~, should be reconsidered by the Committee & reported back to Council in due course

Therefore be it ~~not~~ resolved that Council request the Ad Hoc Tax Committee review Item 14 as soon as is convenient & report back to Council

Pimm	Moffat	Guilbault	Surkan	McGregor	Lawrence	Statnyk	Campbell	McGhee
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox" value="A"/>	
Carried	Defeated	Withdrawn			= For	= Against	= Absent	

DATE: July 8, 1992
TO: Ad Hoc Taxi Commission
FROM: Assistant City Clerk
RE: ALDERMAN STATNYK - NOTICE OF MOTION
DISTRIBUTION OF TAXI PLATES

At the Council meeting of July 6, 1992, consideration was given to a Notice of Motion submitted by Alderman Statnyk relative to the distribution of taxi plates to brokerage companies and owners/operators, and at which meeting the following motion was introduced.

"WHEREAS Council of The City of Red Deer is considering a freeze being placed on the issuance of new taxi plates, with no new plates being issued, subject to annual review;

AND WHEREAS it is desirable to ensure the usage of the plates be fair and equitable;

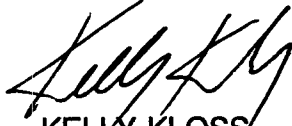
NOW THEREFORE BE IT RESOLVED that Council of The City of Red Deer hereby agrees that a Brokerage Company shall have a maximum of five plates and owner/operators shall be eligible for one plate, all effective January 1, 1993."

Prior to voting on the above motion, however, Council passed a tabling motion in order that same may be forwarded to the Ad Hoc Taxi Commission for their comments concerning same.

As a result of the above, I would request the Ad Hoc Taxi Commission to review the proposed motion and provide a report back to City Council in due course.

By way of a copy of this memo, I will be asking the Secretary to the Ad Hoc Taxi Commission, Sandra Ladwig, to set up the first meeting of the Ad Hoc Taxi Commission.

Trusting you will find this satisfactory.



KELLY KLOSS
Assistant City Clerk

c.c. Council & Committee Secretary, S. Ladwig
Bylaws & Inspections Manager

Policing Committee
Inspector Beaton

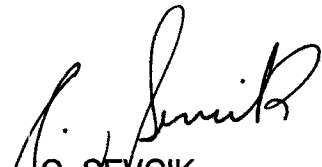
DATE: June 24, 1992
TO: City Council
FROM: City Clerk
RE: ALDERMAN MCGREGOR - NOTICE OF MOTION

At the Council meeting of June 22, 1992, Alderman McGregor submitted the following Notice of Motion.

"WHEREAS Item 14 of the Ad Hoc Taxi Committee report included in Council agenda of June 22, 1992 was deleted because of a split vote;

AND WHEREAS Item 14 should be reconsidered by the Committee and reported back to Council in due course;

THEREFORE BE IT RESOLVED that Council request the Ad Hoc Taxi Committee review Item 14 as soon as is convenient and report back to Council."


C. SEVCIK
 City Clerk

CS/jt

Commissioners' Comments

As a result of Alderman Statnyk submitting the attached Notice of Motion, Alderman McGregor has requested that his notice of motion concerning the same issue be withdrawn.

We would recommend that Council forward Alderman Statnyk's Notice of Motion to the Taxi Commission for comment prior to voting on same.

"R.J. MCGHEE"
 Mayor

"M.C. DAY"
 City Commissioner

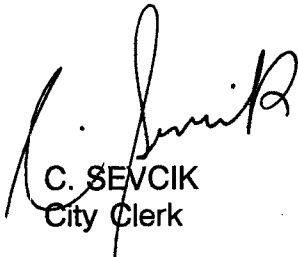
NO. 2

DATE: June 24, 1992
TO: City Council
FROM: City Clerk
RE: ALDERMAN MOFFAT - NOTICE OF MOTION

At the Council meeting of June 22, 1992, the following Notice of Motion was submitted by Alderman Moffat.

"WHEREAS the southeast Coronation Park bridge has been removed at this time;

BE IT RESOLVED that any further work cease on this plan until the residents of Woodlea have time to put forth a proposal to rebuild this scenic and nostalgic structure."



C. SEVCIK
City Clerk

CS/jt

DATE 92/06/26

[illegible]

CITY CLERK

RE: Alderman Moffat - Notice of Motion
Coronation Park Bridge 1

29 for the Council Agenda of

ACKNOWLEDGE

C. SEVCIK
City Clerk

THE CITY OF RED DEER

NC. _____

DATE _____

Moved by Alderman Moffat, Seconded by Alderman _____

Whereas the southeast ~~Waskasoo~~^{Coronation} Park bridge has been removed at this time ^{be it} Resolved that any further work cease on this plan until the Residents of Woodlee have a time to put forth a proposal to rebuild this scenic and nostalgic structure.

	<u>FOR</u>	<u>AGAINST</u>	<u>ABSENT</u>
Alderman Surkan	_____	_____	_____
Alderman Guilbault	_____	_____	_____
Alderman Connelly	_____	_____	_____
Alderman Pimm	_____	_____	_____
Alderman Campbell	_____	_____	_____
Alderman Moffat	_____	_____	_____
Alderman Kokotailo	_____	_____	_____
Alderman McGregor	_____	_____	_____
Mayor McGhee	_____	_____	_____

DATE: July 8, 1992
TO: Parks Manager
FROM: Assistant City Clerk
RE: ALDERMAN MOFFAT - NOTICE OF MOTION
CORONATION PARK BRIDGE

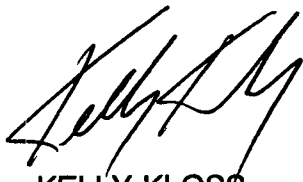
At the Council meeting of July 6, 1992, consideration was given to a Notice of Motion by Alderman Moffat concerning the above topic and at which meeting the following motion was passed.

"WHEREAS the southeast Coronation Park bridge has been removed at this time;

BE IT RESOLVED that any further work cease on this plan until the residents of Woodlea have time to put forth a proposal to rebuild this scenic and nostalgic structure."

The decision of Council in this instance is submitted for your information and appropriate action. At the above noted Council meeting, Alderman Moffat indicated a number of residents in the area of Coronation Park would like to take on the cause to have the bridge rebuilt. You may wish to contact Alderman Moffat as to contacts and any additional information that is available.

I trust that you will keep Council apprised as new developments in this area occur.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Director of Community Services
Director of Engineering Services

DATE: July 2, 1992
TO: CITY CLERK
FROM: PETE WASYLYSHYN
A\Parks Manager
RE: ALDERMAN MOFFAT - NOTICE OF MOTION
CORONATION PARK BRIDGE
Your memo of June 26, 1992 refers.

The Parks Department has ceased all work on the southeast Coronation Park bridge and the site remains as left in the fall of 1992. We have been in contact with Alderman Moffat to indicate approximate costs of rebuilding this structure. We have done no further work on cost estimates since then.

We await further proposals for this site.



PETE WASYLYSHYN

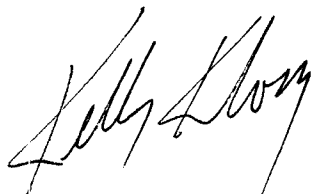
:ad

NO. 1

DATE: June 29, 1992
TO: City Council
FROM: Assistant City Clerk
RE: WRITTEN ENQUIRY - ALDERMAN CAMPBELL

The following Written Enquiry was submitted by Alderman Campbell this date.

"Would administration please comment on and price an electronic board for registering Council votes, similar to the device used in Edmonton."



KELLY KLOSS
Assistant City Clerk

KK/jt



THE CITY OF RED DEER

P.O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 340-6195

FILE NO.

City Clerk's Department 342-8132

DATE:

June 29/92

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: _____

FAX TO:

ATTENTION:

THEIR FAX NO:

FROM:

DEPARTMENT:

MESSAGE AREA (if required):

Written Inquiry

Would administration please comment
on and price an electronic board for
registering Council notes similar to
the device used in Edmonton



RED DEER

a delight
to discover!Thank
you

DATE: July 8, 1992

TO: Bylaws and Inspections Manager

FROM: Assistant City Clerk

RE: WRITTEN ENQUIRY - ALDERMAN CAMPBELL
INSTALLATION OF AN ELECTRONIC BOARD FOR REGISTERING
COUNCIL VOTES

At the Council meeting of July 6, 1992, consideration was given to the Written Enquiry by Alderman Campbell concerning the above topic and at which meeting the following motion was passed.

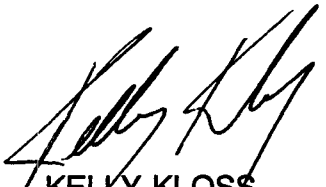
"RESOLVED that Council of The City of Red Deer hereby direct the administration to provide information on and the cost of installing an electronic board for registering Council votes similar to the device used in the City of Edmonton, and as presented to Council July 6, 1992."

In regard to the above matter, this office will be obtaining the necessary information relative to this electronic board, however, I would ask that you provide me with information relative to the electrical capability within the Council Chambers.

It is my understanding that the second floor is at capacity or near to capacity and may not accept additional electrical systems being hooked on. As a result of this, I would request any information and cost with regard to accommodating such a board.

It is my intention to have this report brought back to Council at its meeting of August 4, 1992 and, as such, would request your information by July 24th.

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



KELLY KLOSS
Assistant City Clerk

KK/jt

BYLAW NO. 3017/A-92

BEING a Bylaw to amend Bylaw Number 3017/90, the Alarm 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:

That Bylaw No. 3017/90 is hereby amended as follows:

1 By deleting Section 2(e) and substituting in its place the following new Section:

"2(e) "excessive false alarms" means more than 3 false alarms in any 180 day period subsequent to the issue of an alarm permit;".

2 By adding new Section 3.1 as follows:

"3.1 No person shall operate an alarm monitoring company or service in the City of Red Deer unless he or she is the holder of a valid alarm monitoring company or monitoring service license."

3 By deleting Section 4 and replacing it with new Section 4 as follows:

"4 (1) The License Officer shall issue an alarm system permit upon receipt of a duly completed application together with a permit fee as provided in clause 4 (3), which permit shall be valid until change of ownership of the permit holder.

(2) The License Officer shall issue an alarm monitoring company or monitoring service license upon receipt of a duly completed application together with a license fee as provided in clause 4 (3).

(3) The one-time permit or license fee to be paid by the applicant shall be:

a) the sum of \$10.00 for a permit for an alarm system situated in a residential building as defined in the Land Use Bylaw No. 2672/80;

b) the sum of \$30.00 for a permit for an alarm system installed in any other type of building; and

c) the sum of \$50.00 for an alarm monitoring company or monitoring service license."

4 By deleting Section 5 and replacing it with new Section 5 as follows:

"5 The Licensing Officer shall maintain a Register in which is recorded the names and addresses of all permit and license holders together with the details of all alarm system permits issued by him or under his authority. A copy of all or parts of the contents of such Register, sealed with the seal of the City and certified by the City Clerk to be a true copy of such Register, shall be taken to be authentic and shall be received in evidence as prima facie proof of its contents and of the existence or absence of a valid alarm system permit" or alarm monitoring company or monitoring service license.

5 By adding new Section 5.1 as follows:

"5.1 An alarm monitoring company or monitoring service shall maintain a list of people who are keyholders to the protected premises and who do not live at the premises. The keyholders shall be capable of affording access to the premises within 20 minutes of being notified by the alarm company."

6 By adding to the last sentence of Section 12 the following words:

"and a copy of the notice of revocation shall also be sent to the alarm monitoring company".

7 By adding new Sections 12.1 to 12.5 inclusive as follows:

"12.1 The alarm holder has the right to appeal to the Alarm Bylaw Educational Appeal Board pending revocation of his permit or license.

12.2 The Alarm Bylaw Educational Appeal Board will consist of the following persons:

One Aldermanic representative and three citizens at large as well as one representative from the alarm industry and one representative from the R.C.M.P., the latter to sit as advisory members only without voting or other powers.

- 12.3 The voting members of the Alarm Bylaw Educational Appeal Board shall be appointed by City Council for a two year term and may be reappointed for a further two year term thereafter. The ex-officio members shall be appointed from time to time by the alarm industry and by the Commanding Officer of the R.C.M.P. Red Deer Detachment.
- 12.4 A quorum of the Alarm Bylaw Educational Appeal Board shall be three of the voting members.
- 12.5 The Alarm Bylaw Educational Appeal Board shall, upon appeal by an alarm holder, have authority to:
- i) confirm the revocation of any permit or license;
 - ii) direct that a permit or license be issued;
 - iii) reinstate a revoked permit or license, either unconditionally or upon completion of specified conditions, such conditions to be determined by the Board."

8 By adding new Section 14 as follows:

"14.1 The permittee or any person who is listed as a key holder pursuant to Section 5.1 shall attend at the premises within 20 minutes of being notified by the alarm company."

9 This Bylaw shall come into full force and effect upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this DAY OF , A.D. 1992

READ A SECOND TIME IN OPEN COUNCIL this DAY OF , A.D. 1992

READ A THIRD TIME IN OPEN COUNCIL this DAY OF , A.D. 1992

MAYOR

CITY CLERK

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

July 8, 1992

City of Edmonton
City Clerk's Department
1 Sir Winston Churchill Square
EDMONTON, Alberta
T5J 2R7

Attention: Ulli S. Watkiss, City Clerk

Dear Ms. Watkiss:

At The City of Red Deer Council meeting held on July 6, 1992, the administration was directed to obtain information and pricing on an electronic board for registering Council votes, similar to the device used in Edmonton.

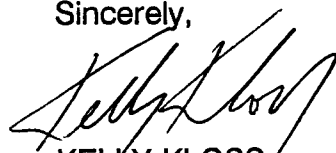
In regard to this direction from our Council, I would ask if you could provide me with the following information:

1. What company manufactured your electronic board?
2. What was the cost of the board?
3. What are the electrical requirements of the board?
4. How does this system work and who is in charge of operating/controlling same?
5. Any other information that you deem beneficial.

It is our intention to bring this matter back to our Council meeting on August 4, 1992, however, if this does not allow sufficient time for your response, please advise and we will reschedule same to a later Council meeting date.

Thank you in advance for your assistance in regard to this matter.

Sincerely,



KELLY KLOSS
Assistant City Clerk

KK/jt

*a delight
to discover!*

DATE: July 8, 1992
TO: City Council
FROM: Assistant City Clerk
RE: WRITTEN ENQUIRY - ALDERMAN GUILBAULT
CITY LANDFILL - USE OF \$5 COUPONS BY CITY RESIDENTS

At the Council meeting of July 6, 1992, the following Written Enquiry was submitted by Alderman Guilbault.

"I am concerned about the amount of administrative procedures involved with Council's decision to provide City residents with coupons at the same time as we implemented charging a \$5.00 minimum fee for anyone using the landfill.

I note residents' names and addresses are recorded. I've had concerns expressed that if the weight of a load exceeds the allowable limit, additional billing, of at times only a few cents, occurs. (This could easily happen when hauling yard refuse or when residents are undertaking home renovations).

The spirit of the decision was to allow City residents an opportunity to use the landfill to dispose of yard and home refuse without being billed. I am concerned we may be overzealous with the procedures for managing this system. If there is additional administrative costs, I am even more concerned.

Please provide an update as to the amount of administration required to track the acceptance of the coupons, the amount of extra billing being done, and the amount and cost of administration involved."

The preceding is submitted for Council's consideration.



KELLY KLOSS
Assistant City Clerk

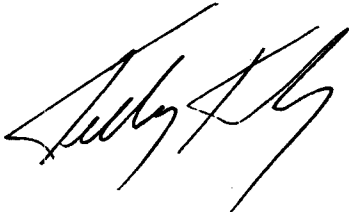
KK/jt

DATE: July 8, 1992
TO: Public Works Manager
FROM: Assistant City Clerk
RE: WRITTEN ENQUIRY - ALDERMAN GUILBAULT
CITY LANDFILL - USE OF \$5 COUPONS BY CITY RESIDENTS

Attached please find a copy of a Written Enquiry as submitted by Alderman Guilbault at the Council meeting of July 6, 1992. Could you please respond to his request to provide an update as to the amount of administration required to track the acceptance of the coupons, the amount of extra billing being done, and the amount and cost of administration involved.

It would be appreciated if you could forward your comments regarding this to me by July 13th. If more time is needed, please contact me.

Thanks.

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

KELLY KLOSS
Assistant City Clerk

/jt

Att.

DATE: July 7, 1992

TO: All Departments

FROM: City Clerk

RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

FILE

S U M M A R Y O F D E C I S I O N S

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, JULY 6, 1992,

COMMENCING AT 4:30 P.M.

(1) Confirmation of the Minutes of the Meeting of July 6, 1992.

PAGE

DECISION - CONFIRMED

(2) **UNFINISHED BUSINESS**

1) Assistant City Clerk - Re: Award of Tender/Heritage Ranch Equestrian Services .. 1

DECISION - AWARDED TENDER FOR A 5 YEAR TERM

2) City Clerk - Re: Alderman Surkan/Notice of Motion/Public Drop-Off Point/White Bond and Computer Paper .. 6

DECISION - APPROVED PUBLIC DROP-OFF POINT OF WHITE BOND AND COMPUTER PAPER

3) City Clerk - Re: Sunnybrook Bakery and Deli/Signage .. 8

DECISION - DENIED SIGNAGE

- 4) Assistant City Clerk - Re: Alarm Bylaw Amendment 3017/A-92/Alderman
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DECISION - 1ST AND 2ND READINGS

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(4) REPORTS

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Deer 1993 Transmission Compensation . . 20

DECISION - APPROVED COMPENSATION PAYMENT

- 2) Red Deer Regional Planning Commission - Re: Proposed Kentwood
Outline Plan and Subdivision Plan/Avalon Industries Ltd. . . 24

DECISION - RECEIVED AS INFORMATION

- 3) Acting Social Planning Manager - Re: Housing Needs Study . . 30

DECISION - AGREED TO FILE

- 4) Manager, Economic Development - Re: Lot Pricing/Deer Park Phases 4B,
4C and 5A/Kentwood Phase 4B . . 31

DECISION - APPROVED LOT PRICING

- 5) City Assessor - Re: M.C.C. Corridor/Road Construction . . 44

DECISION - AGREED TO PURCHASE OF LAND FROM PROFORM

- 6) City Assessor - Re: Lease Agreement dated November 6, 1980/The City of
Red Deer & Alberta Financial Consultants Ltd. & Ramco Development
Corporation Ltd./76 Street to 77 Street, East of Gaetz Avenue . . 46

DECISION - APPROVED EXTENSION TO THE LEASE AGREEMENT

(5) CORRESPONDENCE

- 1) Landlord & Tenant Advisory Board - Re: Evaluation of Services . . 51

DECISION - RECEIVED AS INFORMATION

- 2) Towne Centre Association - Re: Permanent Transit Location . . 52

DECISION - RECEIVED AS INFORMATION

- 3) W. Zohner - Re: Appeal Board Decision of April 26, 1991/Request for Development Permit Extension/Proposed Attached Garage . . 100

DECISION - DIRECTED TO REAPPLY TO M.P.C. AND D.A.B. IF NECESSARY WITH FEES FOR REAPPLICATION TO BE DEFERRED

- 4) Red Deer Action Group - Re: Notice of Motion/April 13, 1992, Council Meeting/Request to Lower Counters at City Hall . . 109

DECISION - REFERRED TO 1993 BUDGET PROCESS

- 5) Tom Skeoch - Re: Damage to Home/74 Dunning Crescent/Request to Waive Taxes . . 114

DECISION - AGREED TO REFUND OF MUNICIPAL PORTION OF THE IMPROVEMENT PROPERTY TAX

- 6) Red Deer Association for the Mentally Handicapped - Re: Request for Refund of 1992 taxes for seven homes being built this year . . 118

DECISION - DENIED REQUEST FOR REFUND OF 1992 TAXES

- 7) Hayalta Farm Equipment Ltd. - Re: Request for Relaxation of Service Connections at 6525 - 67 Street . . 129

DECISION - APPROVED RELAXATION OF UTILITY BYLAW FOR SERVICE CONNECTION

- 8) Doug Taylor - Re: Request for Location of Temporary Signs at Sportsworld Parking Lot . . 131

DECISION - APPROVED PLACEMENT OF SIGN AND WAIVED FEES

- 9) Gateway Travel - Re: Request for Public Parking in City Hall Lot . . 137

DECISION - APPROVED FOUR METERED STALLS IN THE CITY HALL EMPLOYEE PARKING LOT

(6) PETITIONS & DELEGATIONS

- 1) Sheane Meikle - Re: Request to allow Sunnybrook Grocery Store Sign to be located along 32 Street Boulevard . . 140

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