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COMMENCING AT 4:30 P.M.

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- DECISION - CONFIRMED AS TRANSCRIBED**

.. 1

DECISION - AGREED TO TABLE CONSIDERATION OF THE PLAN UNTIL MARCH 13, 1995

3	Public Works Manager - Re: Lids on Commercial Garbage Containers	.. 20
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DECISION - AGREED TO DIRECT ADMINISTRATION TO BRING BACK AN AMENDMENT TO THE UTILITY BYLAW REGARDING LIDS ON COMMERCIAL GARBAGE CONTAINERS

(3) PUBLIC HEARINGS

1)	City Clerk - Re: Land Use Bylaw Amendments:	
A)	2672/A-95 provides for setbacks relative to an above ground electrical system being installed in the Downtown area	
B)	2672/B-95 provides for an amendment to the definition of "Day Care Facility" to read: 'A facility providing care, development and/or supervision for 7 or more children under the age of 12 (including the operator's own children) for more than 3 but less than 24 consecutive hours in a day'	
C)	2672/C-95 provides for an office for a utility locating service as a discretionary use in the existing structure on Lot 4, Block 42, Plan K5 (4507-48 Avenue), Red-Alta Utility Location Ltd.	
D)	2672/D-95 provides for a skateboard/snowboard shop as an ancillary use to the adjacent oilfield service business in the existing structure located at Lot 20, Block 2, Plan 2241 K.S. (#7, 6841-52 Avenue) XL Skateboarding/Snowboarding Shop	.. 26

(4) REPORTS

1)	Director of Community Services - Re: Bower Ponds Concession Tender	.. 34
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DECISION - APPROVED ENTERING INTO AN AGREEMENT WITH BEAVER FOOD SERVICE MANAGEMENT LIMITED FOR THE BOWER PONDS PAVILION CONCESSION CONTRACT

- 2) Recreation, Parks & Culture Manager - Re: Safety in the City
of Red Deer/Update . . 38

**DECISION - REPORT FROM SAFE OPERATING COMMITTEE
RECEIVED AS INFORMATION**

- 3) Transit Manager - Re: Transit Department Charter Rate
Structure . . 41

**DECISION - APPROVED REVISED CHARTER RATES FOR THE
TRANSIT DEPARTMENT**

- 4) Director of Community Services - Re: Red Deer BMX Club
Proposal . . 44

**DECISION - APPROVED ENTERING INTO AN AGREEMENT WITH THE
RED DEER BMX CLUB FOR IMPROVEMENTS, RENOVATIONS, SITE
MONITORING AND PUBLIC ACCESS AT THE BMX TRACK IN GREAT
WEST ADVENTURE PARK**

- 5) Director of Corporate Services - Re: Budget Administration -
General/Amendment to Council Policy 404 . . 51

**DECISION - AGREED TO AMENDMENT TO COUNCIL POLICY #404,
BUDGET ADMINISTRATION**

- 6) Director of Corporate Services - Re: Agreement on Internal
Trade . . 55

**DECISION - AGREED THAT THE MAYOR STRONGLY EXPRESS
COUNCIL'S CONCERNS TO THE MINISTER OF ALBERTA PUBLIC
WORKS ABOUT THE REPORTING PROCEDURES AND THE COST OF
ARBITRATION PANELS**

- 7) Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/I-95/Southwestern Portion of Lancaster Meadows/Phase 1/The City of Red Deer/Development . . 59

DECISION - REPORT RECEIVED AS INFORMATION. BYLAW GIVEN 1ST READING

- 8) Public Works Manager - Re: Rate Changes to Various City Services/Utility Bylaw Amendment 2960/A-95 . . 60

DECISION - REPORT RECEIVED AS INFORMATION. BYLAW GIVEN 3 READINGS

- 9) Red Deer Emergency Services - Re: Court Case/Ambulance Services . . 67

DECISION - REPORT RECEIVED AS INFORMATION

- 10) Land and Economic Development Manager - Re: Residential Lot Servicing Standards . . 73

DECISION - AGREED TO TABLE UNTIL DECEMBER 31, 1995, TO ALLOW FOR INPUT FROM THE PUBLIC AND THE CONSTRUCTION INDUSTRY

(5) CORRESPONDENCE

- 1) B & S Small Engine Repair (Brian & Kerria Smith) - Re: Home Occupation Requirements . . 89

DECISION - AGREED TO PREPARE A LAND USE BYLAW AMENDMENT TO PROVIDE FOR HOME OCCUPANCY AS A PERMITTED USE

- 2) Snell & Oslund Surveys (1979) Ltd. - Re: Land Use Bylaw
Amendment 2672/H-95/Oriole Park West Subdivision - Phase
1/Conwood Construction Ltd. . . 94

DECISION - BYLAW GIVEN 1ST READING

- 3) The Westerner Exposition Association - Re: Lease of City
Land West of Westerner Park/Message Board Sign . .100

**DECISION - REQUEST FROM WESTERNER ASSOCIATION
WITHDRAWN BY MR. LARRY JOHNSTONE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

- 1) City Clerk - Re: Alderman Volk/Waste Systems
Services/Laidlaw . .111

**DECISION - AGREED TO REVIEW COST SAVINGS AND SERVICES
WITH LAIDLAW WASTE SYSTEMS AND TO TENDER CONTRACT AT
THE END OF 1996**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/A-95 - Land Use Bylaw Amendment/provides for
setbacks relative to an above ground electrical system being
installed in the Downtown area - 2nd & 3rd readings . . 26

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

- 2) 2672/B-95 - Land Use Bylaw Amendment/provides for an amendment to the definition of "Day Care Facility" to read: 'A facility providing care, development and/or supervision for 7 or more children under the age of 12 (including the operator's own children) for more than 3 but less than 24 consecutive hours in a day' - 2nd & 3rd readings . . 26

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

- 3) 2672/C-95 - Land Use Bylaw Amendment/provides for an office for a utility locating service as a discretionary use in the existing structure on Lot 4, Block 42, Plan K5 (4507-48 Avenue), Red-Alta Utility Location Ltd. - 2nd & 3rd readings . . 26

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

- 4) 2672/D-95 - Land Use Bylaw Amendment/provides for a skateboard/snowboard shop as an ancillary use to the adjacent oilfield service business in the existing structure located at Lot 20, Block 2, Plan 2241 K.S. (#7, 6841-52 Avenue), XL Skateboarding/Snowboarding Shop - 2nd & 3rd readings . . 26

DECISION - BYLAW GIVEN 2ND & 3RD READINGS

- 5) 2672/H-95 - Land Use Bylaw Amendment/Rezoning/Oriole Park West Subdivision - Phase 1/Lot 3, Block 1, Plan 892-0476/Conwood Construction Ltd. - 1st reading . . 94
. . 120

DECISION - BYLAW GIVEN 1ST READING

- 6) 2672/I-95 - Land Use Bylaw Amendment/Southwestern Portion of Lancaster Meadows/Phase 1/The City of Red Deer Development - 1st reading . . 59
..122

DECISION - BYLAW GIVEN 1ST READING

- 7) 2960/A-95 - Utility Bylaw Amendment/Rate Changes to Various Services - 3 readings . . 60
..124

DECISION - BYLAW GIVEN 3 READINGS

- 8) 3106/A-95 - Fire Department Fees & Charges Bylaw Amendment/Fees for Service - 3rd reading . . 1

DECISION - BYLAW GIVEN 3RD READING

ADDITIONAL AGENDA

- 1) Personnel Manager - Re: ATU Contract

DECISION - AGREED TO THE RATIFICATION OF THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF RED DEER AND THE AMALGAMATED TRANSIT UNION LOCAL 1374

- 2) Personnel Manager - Re: IAFF Contract

DECISION - AGREED TO THE RATIFICATION OF THE MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF RED DEER AND THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS LOCAL 1190

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, FEBRUARY 27, 1995,

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of February 13, 1995

PAGE

(2) **UNFINISHED BUSINESS**

- | | | |
|----|--|-------|
| 1) | City Clerk - Re: Fire Department Fees and Charges Bylaw
Amendment 3106/A-95 | .. 1 |
| 2) | Environmental Advisory Board - Re: Environmental Action Plan | .. 7 |
| 3 | Public Works Manager - Re: Lids on Commercial Garbage
Containers | .. 20 |

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Land Use Bylaw Amendments:
- A) 2672/A-95 provides for setbacks relative to an above ground electrical system being installed in the Downtown area
 - B) 2672/B-95 provides for an amendment to the definition of "Day Care Facility" to read: 'A facility providing care, development and/or supervision for 7 or more children under the age of 12 (including the operator's own children) for

more than 3 but less than 24 consecutive hours
in a day'

- C) 2672/C-95 provides for an office for a utility locating service as a discretionary use in the existing structure on Lot 4, Block 42, Plan K5 (4507-48 Avenue), Red-Alta Utility Location Ltd.
- D) 2672/D-95 provides for a skateboard/snowboard shop as an ancillary use to the adjacent oilfield service business in the existing structure located at Lot 20, Block 2, Plan 2241 K.S. (#7, 6841-52 Avenue) XL Skateboarding/Snowboarding Shop . . 26

(4) **REPORTS**

- 1) Director of Community Services - Re: Bower Ponds Concession Tender . . 34
- 2) Recreation, Parks & Culture Manager - Re: Safety in the City of Red Deer/Update . . 38
- 3) Transit Manager - Re: Transit Department Charter Rate Structure . . 41
- 4) Director of Community Services - Re: Red Deer BMX Club Proposal . . 44
- 5) Director of Corporate Services - Re: Budget Administration - General/Amendment to Council Policy 404 . . 51
- 6) Director of Corporate Services - Re: Agreement on Internal Trade . . 55
- 7) Red Deer Regional Planning Commission - Re: Land Use Bylaw Amendment 2672/I-95/Southwestern Portion of Lancaster Meadows/Phase 1/The City of Red Deer/Development . . 59
- 8) Public Works Manager - Re: Rate Changes to Various City Services/Utility Bylaw Amendment 2960/A-95 . . 60

9)	Red Deer Emergency Services - Re: Court Case/Ambulance Services	.. 67
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3)	The Westerner Exposition Association - Re: Lease of City Land West of Westerner Park/Message Board Sign	..100
(6)	<u>PETITIONS AND DELEGATIONS</u>	
(7)	<u>NOTICES OF MOTION</u>	
1)	City Clerk - Re: Alderman Volk/Waste Systems Services/Laidlaw	..111
(8)	<u>WRITTEN ENQUIRIES</u>	
(9)	<u>BYLAWS</u>	
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2)	2672/B-95 - Land Use Bylaw Amendment/provides for an amendment to the definition of "Day Care Facility" to read: 'A facility providing care, development and/or supervision for 7	

	or more children under the age of 12 (including the operator's own children) for more than 3 but less than 24 consecutive hours in a day' - 2nd & 3rd readings	.. 26
3)	2672/C-95 - Land Use Bylaw Amendment/provides for an office for a utility locating service as a discretionary use in the existing structure on Lot 4, Block 42, Plan K5 (4507-48 Avenue), Red-Alta Utility Location Ltd. - 2nd & 3rd readings	.. 26
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5)	2672/H-95 - Land Use Bylaw Amendment/Rezoning/Oriole Parks West Subdivision - Phase 1/Lot 3, Block 1, Plan 892-0476/Conwood Construction Ltd. - 1st reading	.. 94 ..120
6)	2672/I-95 - Land Use Bylaw Amendment/Southwestern Portion of Lancaster Meadows/Phase 1/The City of Red Deer Development - 1st reading	.. 59 ..122
7)	2960/A-95 - Utility Bylaw Amendment/Rate Changes to Various Services - 3 readings	.. 60 ..124
8)	3106/A-95 - Fire Department Fees & Charges Bylaw Amendment/Fees for Service - 3rd reading	.. 1

HERITAGE SAVINGS TRUST FUND BRIEF

Committee of the Whole:

- 1) Administrative Matter
- 2) Land Matter
- 3) Personnel Matter

NO. 1

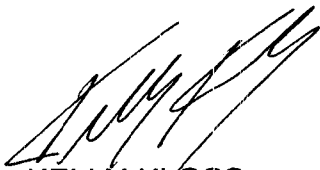
DATE: FEBRUARY 14, 1995
TO: CITY COUNCIL
FROM: CITY CLERK
**RE: FIRE DEPARTMENT FEES AND CHARGES BYLAW
AMENDMENT 3106/A-95**

At the Council Meeting of February 13, 1995, consideration was given to the above noted bylaw, however, only first and second readings were given to same.

This bylaw is again presented to Council for consideration of third reading.

RECOMMENDATION

That Bylaw 3106/A-95 be given third reading.



KELLY KLOSS
City Clerk

KK/clr

DATE: February 16, 1995

TO: City Clerk

FROM: Fire Chief

RE: EMERGENCY SERVICES DEPARTMENT FEES AND CHARGES
BYLAW AMENDMENT 3106/A-95

In response to City Council's request to identify services in the Bylaw that are not fully cost recoverable, I have reviewed these fees and charges with the Director of Corporate Services and have agreed that all services are cost recoverable except for the following areas:

1. Hose coupling charges - this is a service provided to City departments (Public Works, Parks). Target cost of recovery would be \$40.00/hour plus material.
2. CPR training dolls and other training aids - I do not have target figures to determine what the cost recovery for these items would be. We are setting up an accounting program to determine usage outside the department and maintenance costs to determine a fair recovery figure.
3. Motor Vehicle Accident Responses - the \$500.00 per hour will recover our costs unless overtime is involved. This figure was based on the average of what other municipalities are charging for the same service. The target full recoverable cost would be \$600.00.

Forwarded for the information of Council.



R. O'scroft
Fire Chief

RO/dd

c: Director of Corporate Services
Director of Development Services

FEES FOR SERVICE

SERVICE	City Of Red Deer Rate	Government of Alberta Rate
Inspection	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.	\$80.00 per man hour + G.S.T.
Reinspection	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.	\$80.00 per man hour + G.S.T.
2nd Reinspection	\$80.00 per man hour \$40.00 per 1/2 hour or part thereof	\$80.00 per man hour + G.S.T.
Investigation	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.	\$100 + expenses + G.S.T.
Investigation After Hours	\$80.00 per man hour \$40.00 per 1/2 hour or part thereof + G.S.T.	\$250 per incident +\$100/hr after 7 hours + expenses + G.S.T.
Occupant Load Calculation and Certificate	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.	\$100 per certificate + G.S.T.
Consulting Fees - Architects & Engineers	\$50 per man hour \$25.00 per 1/2 hour or part thereof + G.S.T.	\$100 application fee +\$100/hour + G.S.T.
File Search - Current Inspection less than 12 months old	\$50.00 per file + G.S.T.	\$200 per file + G.S.T.
File Search - Inspection Required	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof \$50.00 per file + G.S.T.	
Hydrant Flow Tests	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.	
Hydrant Flow Report	\$50.00 per file + G.S.T.	
Above Ground and Under Ground Tank Approvals - Removal and Installation	\$100.00 each + G.S.T.	
Sprinkler System Approval	\$100.00 each + G.S.T.	
Stand Pipe System Approval	\$100.00 each + G.S.T.	
Fire Alarm System Approval	\$100.00 each + G.S.T.	

SCHEDULE C**FEES AND CHARGES TO: PUBLIC AND CITY DEPARTMENTS**

<u>Service</u>	<u>Rate</u>
Inspection	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.
Reinspection	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.
2nd Reinspection	\$80.00 per man hour \$40.00 per 1/2 hour or part thereof + G.S.T.
Investigation	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.
Investigation After Hours	\$80.00 per man hour \$40.00 per 1/2 hour or part thereof + G.S.T.
Occupant Load Calculation and Certificate	\$40.00 per man per hour \$20.00 per 1/2 hour or part thereof + G.S.T.
Consulting Fees - Architects & Engineers	\$50.00 per man hour \$25.00 per 1/2 hour or part thereof + G.S.T.
File Search - Current Inspection less than 12 months old	\$50.00 per file + G.S.T.
File Search - Inspection Required	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof \$50.00 per file + G.S.T.

SCHEDULE C

Hydrant Flow Tests	\$40.00 per man hour \$20.00 per 1/2 hour or part thereof + G.S.T.
Hydrant Flow Report	\$50.00 per file + G.S.T.
Sprinkler Systems Approval - includes plan check approval and required inspections	300 to 1525 sq. m - \$ 60.00 + G.S.T. 1525 to 3050 sq. m - \$130.00 + G.S.T. 3050 to 6100 sq. m - \$200.00 + G.S.T. 6100 to 9150 sq. m - \$300.00 + G.S.T. 9150 to 15250 sq. m - \$400.00 + G.S.T. 15250 to ----- sq. m - \$600.00 + G.S.T.
Standpipe & Hose Systems Approval - includes plan check approval and required inspections	300 to 1525 sq. m - \$ 60.00 + G.S.T. 1525 to 3050 sq. m - \$120.00 + G.S.T. 3050 to 6100 sq. m - \$180.00 + G.S.T. 6100 to 9150 sq. m - \$240.00 + G.S.T. 9150 to 15250 sq. m - \$300.00 + G.S.T. 15250 to ----- sq. m - \$360.00 + G.S.T.
Fire Alarm Approval - includes plan check approval and required inspections	300 to 1525 sq. m - \$ 60.00 + G.S.T. 1525 to 3050 sq. m - \$130.00 + G.S.T. 3050 to 6100 sq. m - \$200.00 + G.S.T. 6100 to 9150 sq. m - \$300.00 + G.S.T. 9150 to 15250 sq. m - \$400.00 + G.S.T. 15250 to ----- sq. m - \$600.00 + G.S.T.
Above Ground or Under Ground Tank Installation/Removal - includes plan check approval and required inspections	Number of tanks: 1 -\$100.00 + G.S.T. 2 -\$200.00 + G.S.T. 3 -\$300.00 + G.S.T. 4 -\$400.00 + G.S.T. 5 -\$500.00 + G.S.T.
Yearly SCBA Service/Maintenance	\$90.00
SCBA Tank Fill	\$10.00
Hose Coupling	\$25.00/hr. + materials
C.P.R. Training Dolls:	
Large Doll	\$15.00/day
Baby	\$10.00/day
Set of 10 Training Heads	\$10.00/day

SCHEDULE C

Page 3 of 3

Adult Intubation Head	\$10.00/day
Baby Intubation Head	\$ 5.00/day
Arrhythmia Generator	\$15.00/day
I.V. Training Arm	\$ 5.00/day

False Alarms due to Faulty Equipment	Warning - \$300/call thereafter
Dangerous Goods Abatement	\$300/hr.per unit plus cost of materials used
Motor Vehicle Accidents (in City)	- \$500/hour
- (includes response of pumper & rescue truck)	
Rescue Boat	- \$100/hour

DATE: FEBRUARY 28, 1995

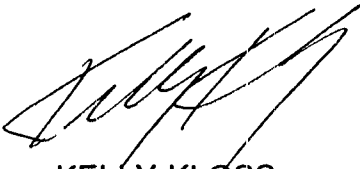
TO: FIRE CHIEF

FROM: CITY CLERK

**RE: FIRE DEPARTMENT FEES AND CHARGES BYLAW AMENDMENT
3106/A-95**

At the Council Meeting of February 27, 1995, third reading was given to the above noted Bylaw Amendment, a copy of which is attached hereto.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

attchs.

cc: Director of Corporate Services
Director of Development Services

NO. 2

RPC-5.283

DATE: February 6, 1995

TO: KELLY KLOSS
City Clerk

FROM: DR. SANDI KOOP, Chair
Environmental Advisory Board


RE: ENVIRONMENTAL ACTION PLAN

The Environmental Advisory Board has been working with individual citizens, groups, organizations and agencies since October 1993, in preparing an Environmental Action Plan. A number of drafts of this document have been produced, and it now reflects the general consensus of the various partners in the REACT - Environmental Action Plan public participation process. The attached report of January 25, 1995, was considered at the Environmental Advisory Board meeting of February 2, 1995, and was supported. The following resolution was passed:

"THAT the Environmental Advisory Board, having reviewed the Environmental Action Plan dated January 19, 1995, which incorporates changes recommended by the Urban Development Institute, hereby adopt said changes, same to include the amendments to those changes as noted above."

On behalf of the Environmental Advisory Board, I am pleased to submit the proposed Environmental Action Plan to City Council for information at this February 27, 1995 meeting. In view of the length and detail of this report, the board request that the plan come back to City Council on March 13, 1995, whereat the following resolutions could be considered.

1. THAT City Council approve the Environmental Action Plan as a working document for environmental management in the city.
2. THAT City Council encourage departments, agencies/organizations and potential partners to actively pursue alternatives to enable the various action recommendations to proceed.



SANDI KOOP

:dmg

Att.

- c Bill Shaw, Red Deer Regional Planning Commission
Bryon Jeffers, Director of Development Services
Lowell Hodgson, Director of Community Services
Environmental Action Plan Partners

DATE: January 25, 1995

TO: ENVIRONMENTAL ADVISORY BOARD

FROM: BRYON JEFFERS, Engineering Services Director
LOWELL HODGSON, Community Services Director
BILL SHAW, Director, Red Deer Regional Planning Commission
DON BATCHELOR, Recreation, Parks & Culture Manager

RE: ENVIRONMENTAL ACTION PLAN

City Council directed the Environmental Advisory Board to prepare an Environmental Action Plan on June 7, 1993. Since that time, there has been extensive opportunities for public input, including three public meetings, completion of a survey and many written letters and reports from citizens and organizations. As the Board will recall, the objectives of the Action Plan can be summarized as follows:

- To develop partnerships and identify stakeholders.
- To identify the top five environmental priorities over the next 5 - 10 years.
- Develop action recommendations.

These objectives have clearly been achieved in the proposed Environmental Action Plan.

The top five priorities as identified by the public of Red Deer include:

1. Water Supply
2. Air Quality
3. Preservation of Natural Areas
4. Solid Waste Management
5. Environmental Education

The public also indicated a general position of support and recognition for the environmental initiatives that The City of Red Deer launched over the past several years. The 44 letters and reports received from the public on the proposed Environmental Action Plan and several newspaper articles indicate that presently The City of Red Deer is viewed as progressive and on the leading edge of environmental management. The public clearly wants this trend to continue.

The Action Plan is drafted and based on the comments and public submissions received. Based on the comments received at the public meeting of November 2, 1994, and subsequent written letters and reports, we have revised the Action Plan from that document which was reviewed by the Board and Council in October 1994.

In addition, an extensive review of this document by representatives of the Urban Development Institute in January 1995 has resulted in additional changes and amendments. This redrafted Environmental Action Plan is supported by U.D.I. to the extent that they have become an active partner in the Environmental Action Plan.

The Environmental Action Plan is summarized in Sections 5.0 - 5.5 as attached to this document. Although the Action Recommendations are very clear and concise, the schedule of implementation and financing has been intentionally left as flexible. This flexibility will enable various Action Recommendations to proceed as corporate sponsors, grants, contributions or budget allocations/transfers become finalized as outlined in Section 5.4 (Page 74). Furthermore, the implementation of some of the action recommendations require further discussions and partnerships with a number of individuals, groups and agencies including:

- ▶ Property Owners
- ▶ F.E.E.S.A.
- ▶ Urban Development Institute
- ▶ Red Deer River Naturalists
- ▶ Home Builders Association
- ▶ Chamber of Commerce
- ▶ Citizens Action Group on the Environment.

Through an extensive review of the earlier drafts of this document with representatives of the Urban Development Institute, all discrepancies in the interpretation of this plan have been resolved. New or revised municipal regulations may be considered at a future date on the following issues; however, consideration to prepare these regulations would be dealt with jointly by property owners, the development industry, local environmental groups and the Environmental Advisory Board:

- Amendments to Area Structure Plans, General Municipal Plan and the Joint General Municipal Plan.
- Amendments to the Land Use Bylaw A-1 (Future Urban District) Classification for Tree Clearing.
- Developing a Biodiversity Strategy.
- Developing a Hazardous Waste Strategy.
- Developing a Sustainable Development Strategy.
- Establishing a Red Deer River/Dickson Dam Water Quality Council.

Environmental Advisory Board

Page 3

January 25, 1995

RECOMMENDATION

1. That the Environmental Advisory Board support and recommend to City Council that the Environmental Action Plan be approved as a working policy document for environmental management in the city.
2. That the Environmental Advisory Board recommend that City Council encourage departments, city agencies/organizations and partners involved in the preparation of the Action Plan to actively pursue funding alternatives to enable the various Action Recommendations to proceed.



BRYON JEFFERS



BILL SHAW



LOWELL HODGSON



DON BATCHELOR

DB/ad

Atts.

5.0 SUMMARY SCHEDULING & FINANCING

For purposes of outlining a schedule for the implementation of the Environmental Action Plans, each plan has been categorized in one of the following sections:

5.1 OPERATING BUDGET INITIATIVES (Within Existing Budget Allocations)

All plans in this section can be achieved within existing budget allocations of various departments and agencies. Department managers may be required to reallocate funds from one service to another in order for the action plans to be implemented. Collaborative efforts with agencies, other organizations, provincial departments and school boards may be necessary in order for the plan to proceed. Grants and foundations should be pursued to provide financial assistance on some initiatives.

5.2 ENHANCEMENT BUDGET INITIATIVES (Corporate Sponsors, Additional Budget Allocations Or Grants Are Required)

Action plans in this category require additional funding allocations in order for them to proceed. Although grants or reallocation of existing operational funds may provide some of the required funding, some additional allocation of budget funding may be required. Obtaining a corporate sponsor, grants, foundation contributions or other financial resources will, for the most part, dictate the scheduling or implementation dates of Action Plans in this category.

5.3 CAPITAL BUDGET INITIATIVES (To Be Incorporated In The 5-Year Capital Plan)

The actual capital investment required for the action plans in this category is an estimate at this time. City departments should ensure that the 5-Year Capital Plan includes the required budget allocations.

5.1 OPERATING BUDGET INITIATIVES (Within Existing Budget Allocations)

ACTION NO.	ACTION PLAN	FINANCING
4.1.3.2	<p><u>Decrease Chemicals Used In Water Supply</u></p> <p>The City should strive to minimize the use of chemicals by using present technology and will consider chemical reduction technologies in water treatment plant expansions.</p>	Operating Budget (Public Works)
4.2.3.1	<p><u>Public Transportation & Vehicle Inspections</u></p> <p>City of Red Deer departments, agencies and organizations should demonstrate leadership in fleet management practices to minimize vehicle emissions. Projects and programs that increase public transportation ridership, walking, bicycle use and decrease the use of the private motor vehicle should be given a high priority.</p>	Operating Budget (Development Services & Community Services)
4.3.3.1	<p><u>Preservation Legislations, Policies & Bylaws</u></p> <p>a) The Provincial Government should be encouraged to develop mechanisms that would further enable the protection of unique natural areas as discussed with respective landowners.</p> <p>b) Landowners who have natural areas on their property should be individually contacted to discuss preservation alternatives as part of their short/long term plans for their property. Amendments to area structure plans, the General Municipal Plan and the Joint Municipal Development Plan to include preservation principles should be considered.</p> <p>c) Amendments to the Land Use Bylaw should be considered requiring a permit for the clearance or removal of any portion of a treed area or filling of any portion of a wetland area. The bylaw should apply to all A1, Future Urban District & Undeveloped Lands and be determined in consultation with landowners, local environmental groups, the Urban Development Institute, Home Builders Association, Chamber of Commerce and the Red Deer Regional Planning Commission.</p>	Operating Budget (Land & Economic Dev., Recreation, Parks & Culture, Bylaws/ Insp. Dept. & Red Deer Regional Planning Commission, landowners)

4.3.3.4	<p><u>Ecospace Classification System</u></p> <p>The Biodiversity Ecospace Inventory Maps (Figures A & B) should be approved as a tool to be used in the review of proposed new developments and how they may affect natural ecospace areas. This inventory should be further developed by the City, Urban Development Institute, R.D.R.P.C., and the Red Deer River Naturalists to finalize an Ecospace Classification and Prioritization System for all the natural ecospace areas as part of a biodiversity strategy for the city of Red Deer.</p>	Operating Budget (Local Environment Groups, Red Deer Regional Planning Commission, Recreation, Parks & Culture, Department, Urban Development Institute)
4.4.3.1	<p><u>Residential Recycling Program</u></p> <p>The existing recycling program will be reviewed and adjusted in regard to recycling markets, frequency of service, level of service, diversion from the landfill, cost and the potential of user-pay based on waste generated.</p>	Operating Budget (Public Works)
4.4.3.3	<p><u>Hazardous Waste Management</u></p> <p>A Hazardous Waste Strategy should be developed to include a public and business education component to reduce the use of and ensure the proper disposal of hazardous waste. The Toxic Waste Roundup Program should continue as a high priority.</p>	Operating Budget (Public Works)
4.5.3.3	<p><u>Study of Federal Legislation: Canada's Green Plan</u></p> <p>A committee of the Environmental Advisory Board should be established to determine the status of Canada's Green Plan, and make recommendations to the Board and City Council on initiatives contained in Canada's Green Plan pertinent to the five issues in Red Deer's Environmental Action Plan.</p>	Environment Advisory Board

5.2 ENHANCEMENT BUDGET INITIATIVES

(Corporate Sponsors, Additional Budget Allocations or Grants Are Required)

ACTION NO.	ACTION PLAN	FINANCING
4.1.3.1	<p><u>Water Conservation</u></p> <p>A water conservation strategy should be developed to include, as an initial step, an active program of public education on faucet and shower-head restrictors, toilet drains, proper lawn care and watering, and other water conservation techniques. Water conservation standards shall be established by Development Services and annual consumption records shall be taken to determine if these standards are achieved.</p>	<p>Operating Budget (Development Services)</p> <p>Est. Cost: \$2,000</p>
4.1.3.3	<p><u>Clean, Safe Water Supply for the Future</u></p> <p>Establishing a Red Deer River/Dickson Dam Water Quality Council should be considered to review, monitor and communicate water quality regulations to landowners in the watershed. The plan area and mandate should be developed after the Red Deer River Corridor Integrated Management Plan is completed by Alberta Environmental Protection. A list of common contaminants should be publicly posted to prevent inadvertent dumping into the two sewer systems and receiving streams.</p>	<p>a) Operating Budget for Water Quality Council (Development Services)</p> <p>Est. Cost: \$3,000</p> <p>b) Capital Budget for upgrade to Water Treatment Plant (Cost to be determined)</p>
4.1.3.5	<p><u>Protecting Receiving Streams - Stormwater Runoff</u></p> <p>The City of Red Deer should continue the standard of dry stormwater detention ponds to handle stormwater; however, consideration should be given to constructed wetlands where appropriate (e.g., stormwater quality in the immediate downstream area is of concern and/or where changing provincial stormwater guidelines warrant).</p>	<p>(Environ. Advisory Board, Red Deer Local Environ. Groups)</p> <p>Est. Cost: \$30,000 via Grants & Corporate Contrib.</p>

4.2.3.2	<p><u>Air Quality Standards & Monitoring</u></p> <p>Air quality samples should be conducted on an bi-annual basis for each of the four seasons. A City of Red Deer Air Quality Standard shall be published in accordance with Provincial guidelines, and this standard and the results of sampling shall be published for public information. The current bylaw permitting backyard burning should be reviewed upon the City of Red Deer implementing an organic composting and/or mulching/wood chipping program.</p>	<p>Operating Budget (Environ. Advisory Board & Alberta Environment Protection Services)</p> <p>Est. Cost: \$4,000</p>
4.3.3.2	<p><u>Sustainable Development Strategy</u></p> <p>The City of Red Deer should budget for the hiring of a consultant to undertake the development of a Sustainable Development Strategy. This strategy can be expedited through the development of a partnership with FEESA, TransAlta Utilities, Alberta Environmental Protection, Urban Development Institute, Chamber of Commerce, Red Deer Regional Planning Commission, the Red Deer Home Builders Association, local environmental groups, the two School Boards and City of Red Deer departments.</p>	<p>Partnership with FEESA, consultant services and various agencies (Land & Economic Dev. Red Deer Regional Planning Commission)</p> <p>Est. Cost: \$5,000</p>
4.3.3.3	<p><u>Environmental Pro-active & Re-active Policies</u></p> <p>A City of Red Deer Environmental Policy should be prepared in consultation with the City Solicitor, to include a pro-active and re-active strategy for dealing with environmental infractions in accordance with the Alberta Environmental Protection and Enhancement Act.</p>	<p>Operating Budget (Department & City Solicitor)</p> <p>Est. Cost: \$5,000</p>
4.4.3.2	<p><u>Yard Waste</u></p> <p>The City of Red Deer should consider the implementation of a centralized mulching program in conjunction with a major public-education campaign for backyard composting and leaving grass clippings on yards to achieve a 20% per capita reduction on waste at the Landfill Site. The mulching program should consider partnerships with private industry to ultimately achieve a cost recovery objective.</p>	<p>Operating Budget (Public Works)</p> <p>Est. Cost: \$25,000</p> <p>See Section 5.3 for Capital</p>

4.4.3.4	<p><u>Solid Waste Education</u></p> <p>Education programs conducted by City representatives in schools, at shopping malls, in brochures, at workshops, interactive demonstrations, conducting landfill tours and through media advertising should continue to emphasize what an individual or single business can do to reduce waste going to the Solid Waste Management Facility.</p>	<p>Operating Budget (Public Works)</p> <p>Est. Cost: \$2,000</p>
4.5.3.1	<p><u>Regulsite Environmental Education Programs</u></p> <p>Public education and information regarding water supply/watershed, air quality, preservation of natural areas and solid waste should be expanded by using the resources of local environmental groups, both Red Deer School Boards, individuals and Alberta Environmental Protection in accordance with a public education strategy.</p>	<p>Operating Budget (Public Works, Environment Advisory Board)</p> <p>Est. Cost: \$2,000</p>
4.5.3.2	<p><u>Enhanced Public Education Delivery</u></p> <p>An education coordinating body of community partners should be established to determine and implement the most effective public education programs and tools to reach the desired target groups. Public education programs should integrate the five Action Plan priorities through a scheduled education strategy.</p>	<p>Ongoing Operating Budget (Environ. Advisory Board & School Boards)</p> <p>Est. Cost: \$3,000</p>

5.3 CAPITAL BUDGET INITIATIVES (To be Incorporated in 5-Year Capital Plan)

ACTION NO.	ACTION PLAN	FINANCING
4.1.3.4	<p><u>Treatment of the City's Effluent</u></p> <p>The Wastewater Treatment Plant shall be upgraded as required, to always adhere to changing effluent standards of the Provincial Government. Sampling shall be continued annually to ensure standards are achieved at all times.</p>	<p>Operating & Capital Budgets as required (Public Works)</p> <p>Estimate Cost: To be determined.</p>
4.4.3.2	<p><u>Yard Waste</u></p> <p>The City of Red Deer should invest in a centralized mulching or wood chipping facility. The need for a centralized organic composting facility should be reviewed after the backyard composting and the mulching/tree chipping programs have been evaluated based on operations for a minimum of two years.</p>	<p>Capital Budget (Public Works)</p> <p>Est. Cost: \$7,000</p>

5.4 FINANCIAL OBJECTIVES (1995 - 2000)

<u>ACTION NUMBER</u>	<u>ACTION PLAN</u>
5.4.1	City of Red Deer Departments should annually review the schedule and guidelines outlined in Sections 5.1, 5.2 and 5.3 to plan and allocate funds within existing budgets to implement the respective Environmental Action Plans.
5.4.2	City of Red Deer Department Managers should annually propose to City Council that specified operational funding be reallocated, as appropriate, from an existing service to one or more of the Environmental Action Plan Initiatives (e.g., from Blue Box to composting).
5.4.3	<p>The Environmental Advisory Board's mandate and bylaw should be expanded to include the establishment of two (2) working committees to research and prepare recommendations on the following issues and Action Plans:</p> <p>4.5.3.2 - Enhancing Public Education Delivery</p> <p>4.5.3.3 - Canada's Green Plan</p>
5.4.4	City Council, the Environmental Advisory Board and City Departments should adopt the Action Plan schedule as a guideline, with implementation of the plans subject to the availability of funding through corporate sponsors, partnerships, additional budget allocations and/or grants.
5.4.5	That the Environmental Advisory Board annually review, integrate and prioritize all Action Plan recommendations and alternative sources of financing to make recommendations to City Council that can be considered in the annual Service Analysis Review.

5.5 SUMMARY OF RECOMMENDATIONS & FINANCING

(The City preliminary cost contributions outlined below may be reduced through the development of partnerships and do not reflect potential cost savings or the preservation value of resources which may be realized through the implementation of the Action Plan Recommendation.)

Action Plan Category and Recommendation

Maximum City Additional Contributions Subject to Corporate Sponsors, Grants & Contributions

■ **Operating Budget Initiatives** (Within Existing Budget Allocations)

- Decreased Chemicals Used in Water	NIL
- Public Transportation & Vehicle Inspections	NIL
- Hazardous Waste Strategy	NIL
- Study Canada's Green Plan	NIL
- Preservation Legislations, Discussions/Regulations	NIL
- Ecospace Classification and Prioritization System	NIL
- Residential Recycling Program	<u>NIL</u>
TOTAL	0

■ **Enhanced Budget Initiatives** (Corporate Sponsors, Additional Budget Allocations or Grants are Required)

- Water Conservation Strategy	\$ 2,000
- Protecting Receiving Streams: Stormwater Management (City Council has passed a resolution in support of a study & funding by E.A.B., local environmental groups & grants - preliminary cost est. \$30,000)	0
- Solid Waste Education	\$ 2,000
- Requisite Environmental Education Programs	\$ 2,000
- Enhanced Public Education	\$ 3,000
- Water Supply Council	\$ 3,000
- Air Quality Standards & Monitoring	\$ 4,000
- Sustainable Development Strategy	\$ 5,000
- Yard Waste Program	\$25,000
- Pro-Active & Re-Active Environmental Policy	<u>\$ 5,000</u>
TOTAL	\$51,000

■ **Capital Budget Initiatives** (To Be Incorporated in 5-Year Capital Plan)

- Upgrade Wastewater Treatment Plant	To Be Determined
- Centralized Yard Waste Program	<u>\$ 7,000</u>
TOTAL	To Be Determined

COMMENTS:

We concur with the recommendations of the Environmental Advisory Board. We remind Council to bring their copy of the Action Plan to the March 13, 1995 Council meeting as no additional copies will be circulated.

"G. SURKAN", Mayor

"M.C. DAY", City Manager

DATE: FEBRUARY 28, 1995

TO: ENVIRONMENTAL ADVISORY BOARD

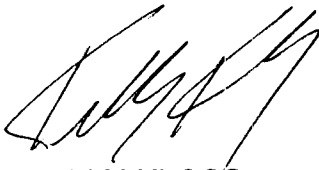
FROM: CITY CLERK

RE: ENVIRONMENTAL ACTION PLAN

At the Council Meeting of February 27, 1995, your report dated February 6, 1995, concerning the above topic, was presented to Council. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Environmental Advisory Board dated February 6, 1995, re: Environmental Action Plan, hereby agrees to table consideration of said plan until the March 13, 1995 Council Meeting, and as presented to Council February 27, 1995."

This matter will now be placed on the March 13, 1995 Council Agenda. Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Development Services
Director of Community Services
Recreation, Parks and Culture Manager
Principal Planner

NO. 3PATH: c:\data\gord\memos\cntr-lid.cc
MASTERFILE: 3000.190

DATE: February 16, 1995

TO: Assistant City Clerk

FROM: Public Works Manager

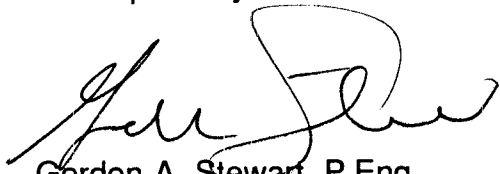
RE: LIDS ON COMMERCIAL GARBAGE CONTAINERS

In October 1993, Laidlaw Waste Systems wrote a letter to the City requesting consideration for a bylaw requiring lids on garbage containers. At that time Council instructed us to discuss with Laidlaw the possibility of a significant reduction in the cost to the customer for lids on bins. This was to be done prior to considering a bylaw amendment.

We have had discussions with Laidlaw and they do not see the possibility of significantly reducing the cost of bin lids from the present charge of \$5.81 per month.

RECOMMENDATION

Since Laidlaw Waste Systems sees no potential for reducing the cost to the customer, we respectfully recommend that no change be made to the bylaw at this time.



Gordon A. Stewart, P.Eng.
Public Works Manager

/blm

c Director of Development Services

DATE: November 1, 1993
TO: City Clerk
FROM: Public Works Manager
RE: **LIDS ON COMMERCIAL GARBAGE CONTAINERS**

At the request of Council, we have looked into the desirability of requiring all commercial garbage containers to be equipped with a lid.

For the information of Council, we are attaching a letter from Laidlaw Waste Systems Ltd.

There are presently 1 069 containers being used in The City of Red Deer. Of these, 538 are equipped with lids. The extra cost to the customer of a lid, as outlined in the Utility Bylaw, is \$5.81 per month.

In the last year we have received 2 or 3 complaints related to blowing garbage, or similar complaints, which could likely have been prevented if the bin had a lid and it was closed. Most of the complaints received with regard to bins are because they are overfull or garbage is not being placed in the bin. Several businesses lock the lids on their bins because others have been using the bins and overfilling them. Overall, we only receive 2 to 4 complaints per month on messy garbage conditions and these would include residential complaints.

We have contacted Edmonton, Calgary, Medicine Hat, Grande Prairie, Lethbridge and Fort Saskatchewan as to whether they require lids on commercial bins and have found that Edmonton, Grande Prairie and Fort Saskatchewan do require lids while Calgary, Lethbridge and Medicine Hat do not require lids.

Council has three options to consider.

1. Leave the bylaw unchanged.
2. Amend the bylaw to require businesses to have a lid on their bins.
3. Provide the Director of Engineering Services with the authority to require a bin lid if, in his opinion, there exists a problem which would be solved by requiring a lid on a bin.

RECOMMENDATION:

We would respectfully recommend that no change be made to the bylaw at this time.



Gordon Stewart, P. Eng.
Public Works Manager

/blm



WASTE SYSTEMS LTD.

October 29, 1993

City of Red Deer
Public Works Department
5442 - 49 Street
Red Deer, Alberta
T4N 3T4

ATTENTION: Brian Watson

Dear Sir:

RE: BYLAW ON LIDS - CITY OF RED DEER

In the past year we have noticed that since the City of Red Deer started charging residents at the landfill, a minimum of \$5.00 per trip, the bins in Red Deer are being used as an alternative drop-off site. This has resulted in numerous customer complaints on extra lifts and increased landfill costs for us. Also, with the economy the way it is - customers have reduced service trying to save money on garbage rates thus resulting in bins being 3 feet over the top. This in turn reduces the revenue to the City of Red Deer and Laidlaw plus higher landfill costs for us reducing the profit margin. There is also the risk of hazardous wastes being dropped off in open bins. With lids on all containers, landfill costs would be reduced because of the heavy weight factor of water in our wet season. This would give the City a truer picture of weights being dumped in their landfill without the water content.

We would like to request a possible passing of a bylaw in the City of Red Deer to eliminate open containers and not give the customer the option of lids or no lids. Also, with the Laidlaw self-locking container gives the customer another option of being able to keep their container locked at all times if they should so choose. This should eliminate the overloaded and messy conditions around containers visible in the City at the present time.

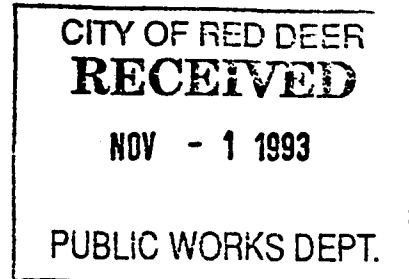
We would like to request that this topic, along with two other issues - overweight bins and handling of blue boxes be added to your agenda for our meeting set for November 18, 1993.

Thank you.

A handwritten signature in dark ink, appearing to read "Ken Ermantrout". The signature is fluid and cursive, written over a horizontal line.

Ken Ermantrout
General Market Manager

KE/jb



Commissioners' Comments - November 8, 1993

We concur with the recommendations of the Public Works Manager that no change be made to the bylaw at this time. However, we do have a degree of sympathy with Laidlaw and the problems that are being experienced. We, therefore, recommend that the Public Works Manager discuss with Laidlaw the possibility of a significant reduction in the cost to the customer of lids before we consider whether to require them by bylaw. As the attached material notes, a portion of the savings created by lids falls directly to Laidlaw in the form of more frequent pickups and less weight at the landfill site per load.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

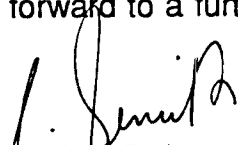
DATE: NOVEMBER 9, 1993
TO: PUBLIC WORKS MANAGER
FROM: CITY CLERK
RE: LIDS ON COMMERCIAL GARBAGE CONTAINERS

At the Council Meeting of November 8, 1993 your report dated November 1, 1993 pertaining to the above topic received consideration with the following motion being passed:

"RESOLVED that Council of The City of Red Deer, having considered report dated November 1, 1993 from the Public Works Manager re: Lids on Commercial Garbage Containers, hereby concurs with the recommendations of the Public Works Manager that no change be made to the Bylaw at this time.

Council further agrees that the Public Works Manager discuss with Laidlaw the possibility of a significant reduction in the cost to the customer of lids, before the City considers whether to require same by Bylaw, and as recommended to Council November 8, 1993."

The decision of Council in this instance is submitted for your information and I trust that you will be in contact with Laidlaw as directed in the above noted resolution. We look forward to a further report from you regarding this matter in due course.



C. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services
Director of Financial Services

COMMENTS:

The current recommendation from the Public Works Manager is that no change be made to the bylaw at this time. In his original report dated November 1, 1993, Mr. Stewart also noted for Council the potential to provide the Director of Development Services with the authority to require a bin lid if, in his opinion, there existed a problem which could be solved by requiring a lid. We recommend that Council provide the Director with this authority and authorize the preparation of the necessary bylaw amendment to reflect this level of discretion. It is our expectation that this requirement would only be implemented in cases where there are recurring litter problems or the bins are consistently overflowing.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: FEBRUARY 28, 1995
TO: PUBLIC WORKS MANAGER
FROM: CITY CLERK
RE: LIDS ON COMMERCIAL GARBAGE CONTAINERS

At the Council Meeting of February 27, 1995, consideration was given to your report dated February 16, 1995 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Public Works Manager dated February 16, 1995, re: Lids on Commercial Garbage Containers, hereby directs the Administration to bring back an amendment to the Utility Bylaw to provide the Director of Development Services with the authority to make a lid on a garbage bin a requirement if, in his opinion, there is a problem which could be solved by requiring such a lid, and as presented to Council February 27, 1995."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now be preparing the necessary amendment to the Utility Bylaw, in consultation with the City Solicitor, in order to incorporate the change noted in the above resolution.

I look forward to a further report to Council and the proposed bylaw in due course.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Development Services
City Solicitor

26
P U B L I C H E A R I N G S

NO. 1

DATE: February 21, 1995

TO: City Council

FROM: City Clerk

RE: LAND USE BYLAW AMENDMENTS 2672/A-95, 2672/B-95, 2672/C-95 AND
2672/D-95

Public Hearings have been advertised in regard to the above noted Land Use Bylaw Amendments. The Public Hearings are scheduled to be held in the Council Chambers on Monday, February 27, 1995, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/A-95 provides for setbacks relative to an above ground electrical system being installed in the Downtown area.

Bylaw 2672/B-95 provides for an amendment to the definition of "Day Care Facility" to read:

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

Bylaw 2672/C-95 provides for an office for a utility locating service as a discretionary use in the existing structure on Lot 4, Block 42, Plan K5 (4507-48 Avenue), Red-Alta Utility Location Ltd.

Bylaw 2672/D-95 provides for a skateboard/snowboard shop as an ancillary use to the adjacent oilfield service business in the existing structure located at Lot 20, Block 2, Plan 2241 K.S. (#7, 6841-52 Avenue), XL Skateboarding/Snowboarding Shop.

Following the Public Hearings, Council may choose to give the Bylaw Amendments 2nd & 3rd readings.



Kelly Kloss
City Clerk

KK/ds

February 17, 1995


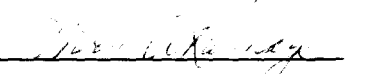
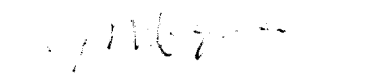
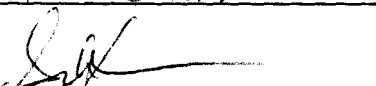
Mr Kelly Kloss, City Clerk
 City of Red Deer
 Red Deer, Alta.

Re Land Use Bylaw Amendment Bylaw 2672/C95 Section 24 as stated in the
 Red Deer Advocate February 17, 1995.

We the homeowners and residents between 45th & 46th St on 48th Ave, Red Deer
 would like to oppose the use of structure for an office and storage
 area for heavy duty digging equipment for discretionary use at Lot 4,
 Block 42, Plan K5 (4507 48 Ave)

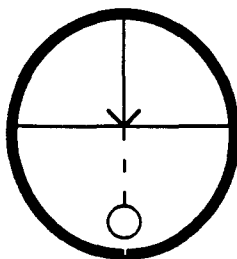
This area is designated as an R3 (Multiple housing area) and not a
 commercial area. It is our understanding that not only an office is to be
 located on this lot but also to be used for storage of heavy duty digging
 equipment.

on behalf of the residents and homeowners affected by this proposal, no
 letter of intent has been received by any of the property owners.

Criselda Bull	4509-48 Ave	346-4399	
Doreen Bull	4501-48 Ave		
Liss A KAWAGE	4515-48 Ave	PH 343-1988	
W. E. Huggert	4503-48 Ave	346-2876	W.E. HUGGERT
	4515-48 Ave	343-1988	
Cherishman	4502-47 H Ave	347-2971	CHERISHMAN
Robert Duguid	4522 47th Ave	343-4303	KAREN BANNISTER
Andrew Purnax	4515-48th Avenue	343-7988	

RED-ALTA

UTILITY LOCATION LTD.



10:00
Jan. 9/95

"PHONE BEFORE YOU DIG"

**RED DEER (403) 346 -1212
WAINWRIGHT (403) 842-7473
BROOKS (403) 362-9090**

RED -ALTA

OFFICE 95

PROPOSAL

PROPOSAL

It is the intent of RED-ALTA UTILITY LOCATION LTD. to relocate the office from our residence at 26 Patterson Crescent to 4507 - 48 Ave in Red Deer which is presently zoned R3. In order that we may conduct our utility locating business from this new location, and not be residents, we require an Exception Respecting Land Use designation which we would like to apply for at this time.

REASON

The reason for this proposal is that we have outgrown our residence. Our business has grown steadily and the 200 sq. ft. that we presently use for this purpose is no longer adequate. Without making major renovations to our residence, which we are very comfortable with, we feel the only alternative at this time would be to relocate to the downtown business core. We are downtown every day dealing with our support businesses such as the post office, bank, insurance, lawyer, etc. It makes sense to us to help strengthen the downtown business core by being in this building rather than in an industrial condo in other business areas of the city where the lease or rent is higher than we can afford at this time. Red-Alta is a service business which locates buried utilities in urban and rural areas prior to construction and does not require us to be in a high or even moderate people traffic area. Our Red Deer crew would be able to park at the rear of the property in the morning, be in the field the remainder of the day and take their vehicle home with them after work. Other than that we would require parking for one or two vehicles which would also park in the rear yard. No renovations would have to be made to the exterior of this new location as recent remodelling has already taken place and the building looks restored.

STUDY

We have conducted a study of the four properties that were mentioned to us by the realtors and we understand that these were the only ones available at this time in the downtown business area of Red Deer. Three of these properties are presently zoned C1; two of them are too large and too expensive for our company and the third, though within our budget, is too large and would require a great deal of work to the exterior in order to meet our expectations. The property at 4507 - 48 Ave. suits our needs in both size and budget. Red-Alta can continue to grow and support the downtown business community at this location for several years without doing any renovations to the property. I have discussed this proposal with the land owners to the north and south of this location and they both gave their support.

EXISTING EXCEPTIONS RESPECTING LAND USE

The following lands in the immediate vicinity have already been given this designation.

- (13) Lots 8&9 Block 41 Plan K5 (2672/B-90) medical, dental, and related services
- (18) Lots 10&11 Block 41 Plan K5 (2672/DD-92) dental office
- (19) Lot 1, Block 33, Plan 656 N.Y. (2672/GG-92) sale of drapery
- (21) Lot 9, Block 43, Plan 157 H.W. (2672/I-93) hair salon

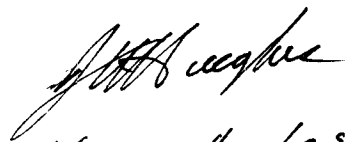
CONCLUSION

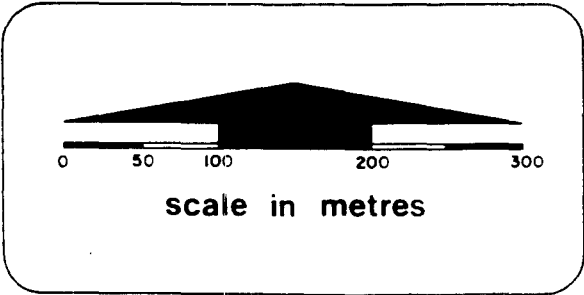
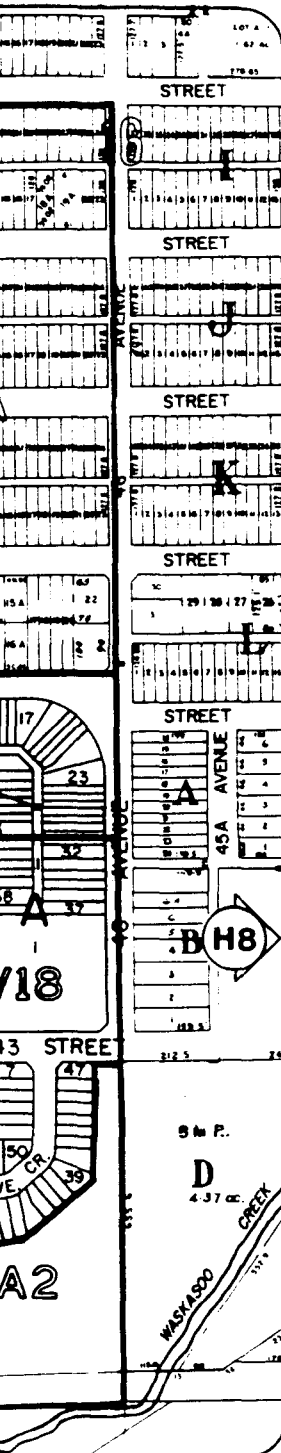
We have lived in the City of Red Deer for the past twenty five years and commenced operating a licenced business at #26 Patterson Crescent in June, 1990. During this period there have been no complaints from our neighbours as to extra traffic or any other disruptions. We have seen a trend of businesses drift away from the downtown core to fill the spaces provided by developers in other areas of the city. We would like to be a part of bringing the business back to downtown Red Deer.

Red-Alta was founded to promote safety in the industry. We have been rewarded for our dedication in this area by having received several awards, among them a Vendor Excellence Award and Safety Achievement Award from Shell Canada Ltd.

We have expanded by establishing offices in Wainwright and Brooks to better meet the needs of our growing cliental. We now employ eight full time, one permanent part time and several casual people. We will require more staff in 1995 to support our continued growth in all of these centers.

We are proud to be residents of Red Deer and part of the business community as well. We would like to have our home back in its entirety so that we may enjoy the privacy and have the space to develop hobbies, etc. We look forward to relocating our business downtown as Red-Alta will achieve a new identity within the business community. This location will provide an opportunity for us to grow and work with the City of Red Deer to fortify the downtown business core. Your consideration of this proposal is appreciated.


Wayne Hughes
President



Revisions :

2672 / D-80 (15/9/80)	2672 / N-86 (19/9/86)
2672 / P-80 (10/NOV/80)	
2672 / M-81 (22/6/81)	
2672 / V-84 (7/1/85)	
2672 / C-85 (18/3/85)	
2672 / BB-87 (02/11/87)	

2672 / N-86 (19/9/88)

2672/M-81 (22/6/81)

2672/C-85 (18/3/85)
2672/BB 83 102/11

2012/05/01 (02/11/01)

COMMENTS:

Re: Land Use Bylaw Amendment 2672/C-95
Red-Alta Utility Location

As Council will recall the proposal is to spot zone an existing house for this business. It is our understanding that the only vehicle this business would require on site would be service vehicles such as pick up trucks or vans and 1st reading was conditional on the premise that there be adequate parking on the site for such vehicles. To our knowledge there is no heavy duty digging equipment involved and that such equipment was not contemplated when Council gave 1st reading to the bylaw.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: MARCH 1, 1995
TO: PRINCIPAL PLANNER
FROM: CITY CLERK
**RE: LAND USE BYLAW AMENDMENTS 2672/A-95, 2672/B-95,
2672/C-95 AND 2672/D-95**

At the Council Meeting of February 27, 1995, Public Hearings were held for the above noted Land Use Bylaw Amendments, following which all received second and third readings. Copies of same are attached hereto.

Bylaw 2672/A-95 provides for setbacks relative to an above ground electrical system being installed in the Downtown area.

Bylaw 2672/B-95 provides for an amendment to the definition of "Day Care Facility" to read:

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

Bylaw 2672/C-95 provides for an office for a utility locating service as a discretionary use in the existing structure on Lot 4, Block 42, Plan K5 (4507 - 48 Avenue), Red-Alta Utility Location Ltd.

Bylaw 2672/D-95 provides for a skateboard/snowboard shop as an ancillary use to the adjacent oilfield service business in the existing structure located at Lot 20, Block 2, Plan 2241 K.S. (#7, 6841 - 52 Avenue), XL Skateboarding/Snowboarding Shop.

Please provide this office with the revised Land Use Bylaw pages for circulation and inclusion in the consolidated copy of the Land Use Bylaw.


KELLY KLOSS
City Clerk

KK/clr
attchs.

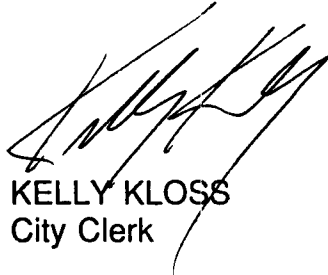
cc: Director of Development Services
Director of Community Services
Recreation, Parks and Culture Manager
Land and Economic Development Manager
Bylaws and Inspections Manager
E. L. & P. Manager
Fire Chief
Council and Committee Secretary, S. Ladwig

DATE: FEBRUARY 28, 1995
TO: E. L. & P. MANAGER
FROM: CITY CLERK
**RE: COUNCIL POLICY NO. 603 - DOWNTOWN UNDERGROUND GRID
CHARGES / LAND USE BYLAW AMENDMENT 2672/A-95**

At the Council Meeting of February 27, 1995, Land Use Bylaw Amendment 2672/A-95, which provides for setbacks relative to an above ground electrical system being installed in the Downtown area, was passed. A copy of same is attached hereto.

Council Policy No. 603 (Downtown Electrical Underground Grid Charges) was passed by Council at its meeting of January 16, 1995, subject to the condition that the appropriate Land Use Bylaw Amendment providing for overhead electrical setbacks relative to the Downtown Electrical Grid, be passed. This amendment has now been passed and as such, Council Policy 603 is in full force and effect.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Development Services
Bylaws and Inspections Manager
Land and Economic Development Manager
Principal Planner
Downtown Planning Committee



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

New Dimensions Family
Day Home Program
4815 - 54 Street
Red Deer, Alberta
T4N 2G5

Att: Gy Siewert, Director

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/B-95
DEFINITION OF DAY CARE FACILITY

At The City of Red Deer's Council Meeting held February 27, 1995, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/B-95, following which second and third readings were given to said bylaw.

Land Use Bylaw Amendment 2672/B-95 provides for an amendment to the definition of "Day Care Facility", to read:

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

A copy of this bylaw is attached hereto for your information. If you have any questions or require additional clarification, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Bylaws and Inspections Manager
Principal Planner



*a delight
to discover!*



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Red Deer Child Care Society
Suite 101, 4922 - 53 Street
Red Deer, Alberta
T4N 2E9

Att: Noreen Spencer, Executive Director

Dear Madam:

RE: LAND USE BYLAW AMENDMENT 2672/B-95
DEFINITION OF DAY CARE FACILITY

At The City of Red Deer's Council Meeting held February 27, 1995, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/B-95, following which second and third readings were given to said bylaw.

Land Use Bylaw Amendment 2672/B-95 provides for an amendment to the definition of "Day Care Facility", to read:

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

A copy of this bylaw is attached hereto for your information. If you have any questions or require additional clarification, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Bylaws and Inspections Manager
Principal Planner



*a delight
to discover!*



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Red-Alta Utility Location Ltd.
P.O. Box 460
Red Deer, Alberta
T4N 5G1

Att: Mr. Wayne Hughes, President

Dear Sir:

RE: LAND USE BYLAW AMENDMENT 2672/C-95

Further to my letter of February 1, 1995 concerning the above, please be advised as follows.

At The City of Red Deer's Council Meeting held February 27, 1995, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/C-95, which provides for an office for a utility locating service as a discretionary use in the existing structure on Lot 4, Block 42, Plan K5 (4507-48 Avenue). Following the Public Hearing, second and third readings were given to Land Use Bylaw Amendment 2672/C-95, a copy of which is attached hereto.

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

Sincerely,

KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Bylaws and Inspections Manager
Principal Planner



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to discover!*



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Ms. Linda Yelich
7, 6841 - 52 Avenue
Red Deer, Alberta
T4N 4L2

Dear Ms. Yelich:


RE: LAND USE BYLAW AMENDMENT 2672/D-95

Further to my letter of February 1, 1995 concerning the above topic, please be advised as follows.

At The City of Red Deer's Council Meeting held February 27, 1995, a Public Hearing was held with regard to Land Use Bylaw Amendment 2672/D-95, which provides for a skateboard/snowboard shop as an ancillary use to the adjacent oilfield service business in the existing structure located at Lot 20, Block 2, Plan 2241 K.S. Following the Public Hearing, second and third readings were given to the above noted bylaw, a copy of which is attached hereto.

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

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Bylaws and Inspections Manager
Principal Planner



*a delight
to discover!*

NO. 1

CS-4.520

DATE: February 16, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON, Director
Community Services Division

RE: BOWER PONDS CONCESSION TENDER

Proposal calls were invited in December of last year for the provision of concession services at Bower Ponds. The extension option on the existing contract was not offered.

Four proposals were received and the reports of the Recreation, Parks & Culture Manager and the Facilities Superintendent are attached, describing the proposals and the interview process.

I am supportive of the recommendation of the Recreation, Parks & Culture Board to enter into a five-year contract with Beaver Foods for these services for the following reasons.

- Beaver Foods have a long and proven track record in the food services business.
- Beaver Foods will be making some capital investment into the Bower Ponds facility, which will become the property of The City. At the same time, this will increase the capacity of Beaver Foods for revenue generation, both for themselves and, of course, also for The City through the percentage that we receive of their gross revenue.
- Hours of use of this facility are extended with the Beaver Foods proposal and, thus, we will have washrooms open for public use for additional hours, and this has been an issue for park users over this past three years. These extended hours of operation are offered at no cost to The City. In fact, operating costs are reduced with this proposal because we currently pay the concessionaire a caretaking fee, which will now be handled by Beaver Foods without compensation. Thus, a saving to The City of approximately \$22,000 annually will be realized.

RECOMMENDATION

That Council of The City of Red Deer, having received reports and a recommendation from the Recreation, Parks & Culture Board, support entering into an agreement with Beaver Food Service Management Limited, for the Bower Ponds Pavilion Concession Contract, as outlined in the January 31, 1995 report from the Recreation, Parks & Culture Department, and that said agreement be to the satisfaction of the City Solicitor.



LOWELL R. HODGSON

:dmg

Att.

c Don Batchelor, Recreation, Parks & Culture Manager

FILE NO. RPC-5.315

DATE: February 15, 1995

TO: KELLY KLOSS
City Clerk

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

RE: BOWER PONDS CONCESSION TENDER

A report from the Recreation Facilities Superintendent and the Recreation, Parks & Culture Manager pertaining to the above was considered by the Recreation, Parks & Culture Board at their regular meeting of February 14, 1995.

Based on the report, recommendations, and a review of concession proposals received, the board passed the following resolutions:

- "1. That the Recreation, Parks & Culture Board support and recommend to City Council that Beaver Food Service Management Ltd. be awarded the Bower Ponds Pavilion Contract as outlined in the January 31, 1995 report from the Recreation, Parks & Culture Department.
2. That the City Solicitor prepare an agreement with Beaver Food Service Management Ltd. in consultation with the Recreation, Parks & Culture Department."



MONICA BAST

DB/lb
Attach.

cc. Lowell R. Hodgson, Community Services Director

DATE: January 31, 1995
TO: RECREATION, PARKS & CULTURE BOARD
FROM: HAROLD JESKE, Recreation Facilities Superintendent
DON BATCHELOR, Recreation, Parks & Culture Manager
RE: BOWER PONDS CONCESSION TENDER

The attached report from the Recreation Facilities Superintendent outlines the four proposals received in response to the tender for the operation of Bower Ponds Pavilion, commencing April 1, 1995.

The proposals varied significantly in terms of menu of concession food items, rentals, hours of operation, lease rate return to the City, and other services. Based on the evaluation criteria outlined on the attached, Beaver Food Service Management Ltd. is recommended for the following reasons:

- National and reputable food service company, with excellent references (especially the City of Edmonton).
- Local experience has been very successful with concession operations at Red Deer College, Olds College, and Dawe Centre.
- Operational hours of pavilion and washrooms - 10:00 a.m. to 10:00 p.m., seven days per week.
- Rental rates (i.e., skates, paddle boats, bicycles, etc.) comparable to 1994 rates.
- Term of agreement - three years with two one-year extensions.
- Full custodial services.
- Public relations and supervision of the skating ice, pond and shoreline area.
- Lease-hold improvements and renovations at \$25,000.
- Lease/annual payment to the City of 15% of gross sales.

Based on the above, we recommend that Beaver Food Service Management Ltd. be awarded the contract in accordance with the bid as outlined above. We are confident that the services at Bower Ponds will be improved significantly in terms of public/customer service. Hours of operation and services provided will be broadened from that which has been in place over the past three years. In addition, revenue and expenditure projections, as per the approved 1995/96 budget, will be achieved for the operation of Bower Ponds.

RECOMMENDATIONS

1. That the Recreation, Parks & Culture Board support and recommend to City Council that Beaver Food Service Management Ltd. be awarded the Bower Ponds Pavilion Contract, as outlined in the January 31, 1995 report from the Recreation, Parks & Culture Department.

Recreation, Parks & Culture Board
Page 2
January 31, 1995

2. That the City Solicitor prepare an agreement with Beaver Food Service Management Ltd. in consultation with the Recreation, Parks & Culture Department.



DON BATCHELOR

HAROLD JESKE

DB/ad

Atts.

- c. Lowell R. Hodgson, Director of Community Services
Ed Morris, Recreation Programs Superintendent
Neil Evans, Parks Facilities Superintendent

COMMENTS

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

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: FEBRUARY 28, 1995

TO: DIRECTOR OF COMMUNITY SERVICES


FROM: CITY CLERK

RE: BOWER PONDS CONCESSION TENDER

At the Council Meeting of February 27, 1995, consideration was given to your report dated February 16, 1995, 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 Director of Community Services dated February 16, 1995, re: Bower Ponds Concession Tender, hereby approves entering into an agreement with Beaver Food Service Management Limited, for the Bower Ponds Pavilion Concession Contract, subject to an agreement satisfactory to the City Solicitor, and as presented to Council February 27, 1995."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now be preparing the necessary agreement as well as advising the successful contractor of the above decision.



KELLY KLOSS
City Clerk

KK/clr

cc: Recreation, Parks and Culture Manager
Recreation, Parks and Culture Board

NO. 2**MEMORANDUM**

DATE: February 16, 1995

TO: Kelly Kloss, City Clerk

FROM: Don Batchelor, Recreation, Parks and Culture Manager
Grant Howell, Personnel Manager

RE: SAFETY IN THE CITY OF RED DEER - AN UPDATE

Safe work performance is a high priority for The City of Red Deer. Most important, we do not want to have our workers hurt or disabled. However, we also recognize there is a cost in lost productivity and treatment when people are injured. In this report we would like to update you on the progress we have been making in the area of safety, as well as our plans for the year ahead.

1994 Performance:

During the past year, several objectives were achieved by the employees of The City and by the Safety Committees:

- The Safe Operating Committee set an objective of reducing the Accident Frequency Rate (a nationally recognized ratio of lost time accidents to hours worked) from 4.25 to 3.0 or less. As an organization **we achieved 2.79, a significant improvement!**
- The number of vehicle accidents continued to decrease in 1994. The number was **reduced to 50**, from 56 in 1993, 62 in 1992 and 70 in 1991.
- Safety Manuals were completed for higher risk areas.
- Vehicle/ Equipment Certification programs have been developed in most areas. These programs require both supervisor and employee to "sign off" that the employee has been trained and understands the piece of equipment to be operated.
- Work Hazard Identification processes have been developed for those areas requiring them.
- Three of our employees, Roger Bouchard, Doug Gillespie and Steve Wright were all certified as Peer Auditors by the Alberta Municipal Health and Safety Association and conducted an internal audit for the organization.

We continue to be encouraged by the way in which employees are taking responsibility for their safety and the way that managers are supporting Safety Committees in their departments. We are still far from perfect, but the basic dedication to working safely is certainly being displayed by nearly all our staff.

Cost Savings

The progress being made in the area of Safety is paying dividends, not only in productivity but also in cash. Our assessment continues to be well below the average for Alberta cities and this results in significantly reduced insurance rates for our organization. In comparison to our "industry" (ie. Cities) average, we have saved more than \$325,000 dollars over the past five years.

Year	City of Red Deer Employer Rate	Industry Rate	City of Red Deer Assessable Earnings	Total Savings
1990	0.83/100	1.23/100	21,015,610	84,062
1991	1.05/100	1.33/100	21,513,449	60,238
1992	1.31/100	1.35/100	22,640,063	9,056
1993	1.29/100	1.55/100	22,384,383	58,199
1994	0.98/100	1.52/100	21,543,031	116,332
1995	1.06/100	1.43/100	(Year not complete)	
Total Savings over the Industry Rate for the years 1990 to 1994				327,887

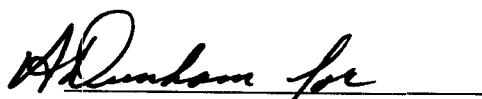
In addition, through participation in the Partners in Injury Reduction program sponsored jointly by O.H. and S and the W.C.B. we have earned approximately \$77,000. in assessment rebates over the past two years. Part of these savings is being directed to Training, Safety related equipment and other items, with the majority being refunded to the benefit pools, helping to lower overhead costs for departments. In total, it can be said that because of the safe work practices of our employees and the support they receive in working safely, The City of Red Deer has spent approximately \$400,00 less in the past five years on WCB related costs compared to what it would have if The City was as good as the average of Alberta cities.

1995 Objectives

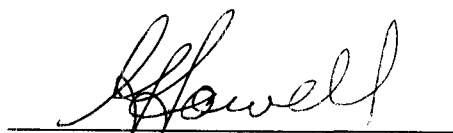
We are very happy with our progress in 1994, yet we think we can do better in the year ahead. Our Safety Audit gave us a number of recommendations to follow up on and we therefore set three main objectives for the Senior Safe Operating Committee in 1995. They are:

- 1) Increase senior management involvement in safety.
- 2) Follow up on audit recommendations for each area.
- 3) Improve overall Safety Performance to a frequency of 2.5 or less in 1995.

Overall, The City of Red Deer has done well in 1994. We are committed to improve again in 1995.



Don Batchelor
Recreation, Parks and Culture Manager



Grant Howell
Personnel Manager

COMMENTS:

The attached is presented for the information of Council. As indicated in the report, an improvement in safety is not only desirable from the perspective of the well being of employees, but brings with it a significant financial reward. Congratulations are due the Safe Operating Committee and indeed all of the staff for recognizing the importance of safety and being willing to focus a great degree of effort on improving our safety record.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: FEBRUARY 28, 1995

**TO: RECREATION, PARKS AND CULTURE MANAGER
PERSONNEL MANAGER**

FROM: CITY CLERK

RE: SAFETY IN THE CITY OF RED DEER - AN UPDATE

At the Council Meeting of February 27, 1995, your report dated February 16, 1995 concerning the above topic was presented to Council for information. It was agreed that same be filed.

On behalf of Council I wish to extend to you congratulations on a job well done and for your commitment to this area.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services

NO. 3

Date: February 21, 1995
To: City Clerk
From: Transit Manager
RE: TRANSIT DEPARTMENT CHARTER RATE STRUCTURE

As indicated in the Transit Department Three Year Business Plan recently considered by Council, the Department has identified the need to reevaluate our charter rates. Over the years, rates have been based on operation costs that included the Operator at 2.5 times the hourly rate. This has always placed the Department in a poor position to compete for charter business. We also recognize that it would not be in the City's best interest to artificially under-bid private companies operating within and outside of Red Deer or get into charter price wars, however; we should strive to be competitive.

Research on charter service in 1994 indicates that our previous rating methods have been excessive and unnecessary. Charter statistics from 1994 show that 12% of charters were 1 hour or less duration and 88% were operated for more than 1 hour. In the past, as indicated above, rates were set with the idea that the Department would charge to recover total operator call outs of 2.5 hours. Current costs for operating a bus can be recovered in 1.25 hours of operation. With 88% of charters in 1994 being over 1.25 hours, using high rates is not realistic, and does not make good business sense.

Throughout 1994 the Department experimented with charter rates based on covering cost plus a minimum of 10% profit. Charters were bid on by the job rather than strictly the hourly rate. As a result, new rates have been adopted. We are confident that providing a more competitive charter rate has increased business volume, and in 1994 charter revenue doubled over 1993 from \$5,000 to \$10,000. The following provides new and previous rates:

/...2

page 2
City Clerk
Feb.21/95

NEW CHARTER RATES			
CHARTER TYPE	OPERATING	LAYOVER	MIN. CHARGE
In town	\$55 per hr.	\$35 per hr.	\$70
Out of town	\$55 per hr.	\$35 per hr.	\$70
City Dept. discount	less 10%	less 10%	\$70
Stat. Hol. Rate	\$70 per hr.	\$50 per hr.	\$110
* Charters beyond a 80 kilometre radius of Red Deer will not be bid on, except for special circumstances. Out of town rates will remain the same as in town, as costs to operate are based by the hour not by the kilometre.			

PAST CHARTER RATES			
CHARTER TYPE	OPERATING	LAYOVER	MIN. CHARGE
In town	\$71 per hr.	\$36 per hr.	\$71
Out of town	\$1.42 / km	\$23.70 per hr.	\$114.80 (80km)
City Dept. rate	\$52.00 per hr. \$1.42 / km	\$23.70 per hr. \$23.70 per hr.	\$52.00 \$114.80 (80km)

RECOMMENDATION

That Council of The City of Red Deer support the revised charter rates for the Transit Department as recommended to Council February 27, 1995.


Kevin Joll
Transit Manager

Kj/slm
c. Director of Community Services

CS- 4.528

DATE: February 21, 1995

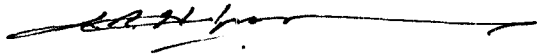
TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON
Director of Community Services

RE: TRANSIT MANAGER'S REPORT -
RECOMMENDING NEW CHARTER RATES

In an attempt to be more entrepreneurial and to generate additional revenue in transit services, the Transit Manager has been more aggressively pursuing charter opportunities for City Transit, especially during the non-peak operating hours. Some success has been realized, and he now requests the support of City Council to modify transit charter rates in order to be more competitive.

I support these initiatives, and recommend support for the revised rates as recommended by Mr. Joll.



LOWELL R. HODGSON

:ad

c. Kevin Joll, Transit Manager

COMMENTS:

We concur with the recommendation of the Transit Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: FEBRUARY 28, 1995

TO: TRANSIT MANAGER

FROM: CITY CLERK

RE: TRANSIT DEPARTMENT CHARTER RATE STRUCTURE

At the Council Meeting of February 27, 1995, consideration was given to your report dated February 21, 1995 and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Transit Manager dated February 21, 1995, re: Transit Department Charter Rate Structure, hereby approves the revised charter rates for the Transit Department as outlined in the above noted report and as submitted to Council February 27, 1995."

The decision of Council in this instance is submitted for your information and appropriate action. Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Corporate Services

NO. 4

CS-4.521

DATE: February 17, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON, Director
Community Services Division

RE: RED DEER BMX CLUB PROPOSAL

The Red Deer BMX Club have made a presentation to the Recreation, Parks & Culture Board, committing themselves to significant upgrading of the BMX Track at Great West Adventure Park. The board is supportive of this proposal and their resolution of support is attached.

I, too, am supportive of this proposal for the following reasons:

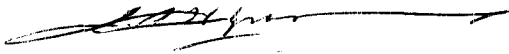
- Access to the existing track is free and open to anyone who comes. In the last two seasons, we have had several significant accidents on this track due to inappropriate use, inappropriate bikes and untrained riders. As the membership of the BMX Club become more proficient, the track has become more challenging and thus has been inappropriate for some use that it has been getting due to its open nature.
- The open and free access to the track causes the club considerable frustration in that anyone can access it at any time and, immediately following rain, the track is getting use which leaves it in a rutted condition and club members are having to spend a significant amount of their time raking and preparing the track prior to each practice or event. Fencing the track will solve this and the above issue, permitting access only when the weather permits, and discouraging inappropriate use.
- It has been difficult to maintain this site in an attractive way due to access from any point in the park. Fencing will also control that and should allow the club to do a better job of maintaining grass and keeping the landscaped areas clean.
- The issue of public access can be addressed in an agreement with the club, wherein, the public can be guaranteed access at appropriate times when the facility is supervised. Thus, this issue is no different at this facility than it is at the Recreation Centre tennis courts, where supervised access is only permitted at specific times.
- All costs for this upgrading will be borne by the BMX Club and the ongoing maintenance and operation of the track will be that of the club. Thus, the lease agreement simply permits the club to control the track, which they have been unable to do until now, and access to it can still be maintained, but, again, controlled.

.../2

City Clerk
Page 2
February 17, 1995
Red Deer BMX Club Proposal

RECOMMENDATION

That Council of The City of Red Deer, having received a report from the Recreation, Parks & Culture Board, support entering into an agreement with the Red Deer BMX Club for improvements, renovations, site monitoring and public access at the BMX Track in Great West Adventure Park, with said agreement to be to the satisfaction of the City Solicitor.



LOWELL R. HODGSON

:dmg

c Don Batchelor, Recreation, Parks & Culture Manager

FILE NO. RPC-5.316

DATE: February 15, 1995

TO: KELLY KLOSS
City Clerk

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

RE: RED DEER BMX CLUB PROPOSAL

During the regular board meeting of February 14, 1995, the Recreation, Parks & Culture Board considered a report from the Department Manager and heard a presentation from Mr. Doug Ewert, President of the Red Deer BMX Club.

The board, after considering the request for site improvements for the BMX Club and the recommendations of the Recreation, Parks & Culture Manager, passed the following resolutions:

- "1. That the Recreation, Parks & Culture Board support, in principle, and recommend to City Council that an agreement be prepared with the Red Deer BMX Club for improvements, renovations, site monitoring, and public access at the BMX Track in Great West Adventure Park.
2. That the Recreation, Parks & Culture Board request City Council to authorize the Administration and City Solicitor to prepare a lease agreement, including provisions for the issues and concerns as outlined in the February 7, 1995 report to the board.
3. That the Recreation, Parks & Culture Board suggest to City Council that a request to install barbed wire on proposed fencing at the BMX Track be denied."



MONICA BAST

DB:lb
Attach.

cc. Lowell R. Hodgson, Community Services Director
Doug Ewert, Red Deer BMX Club

DATE: February 7, 1995

TO: RECREATION, PARKS & CULTURE BOARD

FROM: DON BATCHELOR, Manager
Recreation, Parks & Culture Department

RE: RED DEER BMX TRACK:
GREAT WEST ADVENTURE PARK

During July 1994, a number of accidents/incidents at the BMX Track resulted in the BMX Club and The City having to modify an abrupt bump on the course of the BMX Track. For the most part, the incidents were the result of improper bicycles on the course and inexperienced riders.

On July 18, 1994, Council requested some consideration by the BMX Club to fence the track facility. However, as an alternative the track was modified to eliminate the accident area and the BMX Club requested the fencing issues to be put on hold, pending the outcome of their negotiations with the Westerner to relocate the track to the Westerner location. In addition, at this time, the club was contemplating placing a bid for the 1997 World BMX Championships.

The Red Deer BMX Club has chosen not to relocate to the Westerner, nor bid for the World Championships, but alternatively, to upgrade facilities at the Great West Adventure Park and concentrate on membership recruitment and development.

The proposed renovations as outlined by Doug Ewert, President of the Red Deer BMX Club, would provide for an improved facility, with increased safety and security. The proposed improvements include:

- Rebuilding a new layout for the track.
- Improving site drainage.
- Sodding landscaped areas.
- Water well drilling and operation.
- Building renovations.
- Announcing tower installation.
- Fencing and site security.

With these improvements, the Red Deer BMX Club has tentatively agreed to assure that public access will be provided seven days a week, weather permitting. This would be achieved by commissionaires, hired staff and volunteers maintaining the facility during the summer months and weekends, and to a limited degree on weekday evenings while school is in session.

Recreation, Parks & Culture Board
Page 2
February 7, 1995
Red Deer BMX Track

Details on public access would have to be resolved and incorporated in a formalized agreement, along with specifications for all the proposed improvements. The only proposal that I do not support is the barbed wire fencing. I support an eight-foot fence to provide security for safety reasons, but the request for a barbed wire strand on the top would be denied.

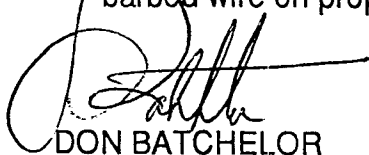
Other issues that require inclusion in a respective agreement would include:

- Maintenance standards and repairs
- Future renovations
- Concession operations
- Liability insurance listing The City as Co-Insured
- Reporting of accidents/incidents
- Signage standards
- Power and utilities
- Site cleanup and litter control
- Fencing specifications
- Site security
- Landscaping details
- Public access and monitoring

Mr. Ewert will be in attendance at the February 14th meeting of the board to answer any questions on this proposal.

RECOMMENDATIONS

1. That the Recreation, Parks & Culture Board support, in principle, and recommend to City Council, that an agreement be prepared with the Red Deer BMX Club for improvements, renovations, site monitoring, and public access at the BMX Track in Great West Adventure Park.
2. That the Recreation, Parks & Culture Board request City Council to authorize the Administration and City Solicitor to prepare a lease agreement, including provisions for the issues and concerns as outlined in the February 7, 1995 report to the board.
3. That the Recreation, Parks & Culture Board suggest to City Council that a request to install barbed wire on proposed fencing at the BMX Track be denied.


DON BATCHELOR

:dmg

RED DEER B.M.X.**# 4 Mc Lean Street****Red Deer, Alberta****T4R 1X1**

City of Red Deer
Parks Dept.

Attention Don Batchelor

RE: BMX PROPOSAL FOR GREAT WEST ADVENTURE PARK.

1) Rebuilding of track.

The Red Deer BMX club would like to rebuild our track. We propose to level all existing dirt and haul in new gravel and clay. This will raise the level of our track and help improve drainage.

We will also install drainage ditches filled with gravel to collect all the runoff water. This will eliminate any dirt from washing on to the bike path. All non track areas will be landscaped using sod to also eliminate soil erosion.

The city of Red Deer will have final approval on all track layouts including drainage.

2) Water well.

We would also like to have a well drilled at the track, to provide water for the track and the grass. The well will be properly secured and signed. Location to be approved by the city.

3) Trailer renovations.

We also propose to do some work to our trailer we have at the track. This will include adding 12ft. to the east end of the trailer. This will be used to house our maintenance equipment as well as have the electrical box moved inside.

We also plan to redo the inside of the trailer as well as roof repairs.

All outside finishes will be done to park colours.

4) Tower.

We would also like to build an announcing tower. This would be to a max. of 20ft and will be painted to park colours. Proper security will be taken to ensure safety.

5) Fencing.

We would also like to fence the complete track area with an 8ft high fence complete with barb wire on top. With the investment we will be putting into the track we feel we must protect the area. Anything less than this will still make it accessible to people to climb the fence.

We will make the track available to the general public on a daily basis, however we will have to insist that the people follow some safety rules.

We will provide signage to show what hours the track is open as well as what the rules of the track will be. All times the track is open we will do our utmost to see that it is supervised.

(2)

I believe this covers all the areas we discussed at our meeting. As I have said we will need some sort of indication by the 17th of Feb. as we have to start making plans at our next meeting Feb. 20th.

If you have any questions please feel free to call 350-6709 daytime or 343-1217 at night. My fax # is 342-0830

Doug Ewert



President Red Deer BMX club.

COMMENTS:

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

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: FEBRUARY 28, 1995

TO: DIRECTOR OF COMMUNITY SERVICES

FROM: CITY CLERK

RE: RED DEER BMX CLUB PROPOSAL

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

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Community Services dated February 17, 1995, re: Red Deer BMX Club Proposal, hereby approves entering into an agreement with the Red Deer BMX Club for improvements, renovations, site monitoring and public access at the BMX Track in Great West Adventure Park, subject to said agreement being satisfactory to the City Solicitor, and as presented to Council February 27, 1995."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will now proceed with the preparation of the necessary agreements.

In addition to the above, a comment was made at the Council Meeting that the fence surrounding the track should be free of any barbed wire.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Recreation, Parks and Culture Manager
Recreation, Parks and Culture Board

NO. 5

DATE: February 16, 1995
TO: City Clerk
FROM: Director of Corporate Services
RE: AMENDMENT TO COUNCIL POLICY NO. 404
BUDGET ADMINISTRATION - GENERAL

Attached is a revised policy for Council's consideration. The policy includes two changes:

- Section 5 - the incorporation of administrative procedures for a two-year budget approved by Council on February 13, 1995
- Section 6 - the incorporation of procedures for handling year end encumbrances.

When a purchase order is issued to order goods or services the cost of the purchase order is charged against a budgeted account number as an encumbrance. This procedure allows monitoring of budgets to ensure commitments do not exceed the approved budget.

For the 1993 fiscal year end and previous years, any encumbrances still not paid, because goods or services had not been provided, were included in the year end expenditure figures and recorded as a liability.

Due to changes in accepted accounting procedures, it has been necessary to change the procedures for encumbrances. We must now reserve the funds and carry them forward to the following fiscal year. In the following fiscal year, when the expenditure is recorded, the funds reserved and carried forward would offset the expenditure. The net result would be zero in the following fiscal year.

If the funds are not reserved and carried forward, then the following year's budget would be required to pay for the unpaid purchase order from the previous year as well as the current year expenditures.

For the 1994 year end the encumbrance balance reserved for operating accounts was \$181,444.

Requested Action

Council approval of the revised Council Policy 404.



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

AW/jt
Att.

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COMMENTS:

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

"G. SURKAN", Mayor
"M.C. DAY", City Manager

THE CITY OF RED DEER

COUNCIL POLICY MANUAL

Policy Section:
Corporate Services

Page:
1 of 3

Policy Subject
Budget Administration: General

Policy Reference:
404

Lead Role:
Director of Corporate Services

Resolution/Bylaw:
Revised

PURPOSE

The purpose of this policy is to provide guidance for the administration of the budget approved by Council.

POLICY STATEMENT

1. Council authorizes the expenditure of funds by resolution approving budgets in:

- a) the annual operating budget
- b) the annual capital budget, or
- c) by special resolution as required

2. If the capital expenditures in (b) above are financed by debenture borrowing, then approval to expend funds is not given until the debenture bylaws have received all approvals (including the Local Authorities Board).

3. It is the responsibility of each department head to ensure the expenditures the department incurs are within the budget funds approved by Council for the department.

4. Until an operating budget is approved by Council for the current year, the operating budget approved by Council for the previous calendar year is considered to be the interim operating budget for the current year.

Cross Reference

Remarks

Date of Approval: Effective Date: Date of Revision:

THE CITY OF RED DEER

COUNCIL POLICY MANUAL

Policy Section:
Corporate Services

Page:
2 of 3

Policy Subject
Budget Administration: General

Policy Reference:
404

Lead Role:
Director of Corporate Services

Resolution/Bylaw:

5. The administrative procedures for the two year budgets approved by Council are:

- Expenditures budgeted for the second year will not be incurred until the second year.
- Where reduced rates can be obtained by tendering for two years, such tenders will call for the second year's work not to be done until the second year. Commitments for the second year will not exceed 50% of a department's operating expenditure budget.
- For the second year, when the second year becomes the first year of the two year budget being reviewed by Council, it is anticipated significant budget changes would not normally be made by Council unless:
 - changes are required because of unanticipated significant changes in revenues or expenditures, or
 - the basis on which the budget had been prepared was revised by Council, e.g. prepared based on a 0% tax increase but Council changed it subsequently to a minus 1% tax decrease, or
 - Council has identified a specific program for review and reconsideration, e.g. Day Care.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

THE CITY OF RED DEER

COUNCIL POLICY MANUAL

Policy Section:
Corporate Services

Page:
3 of 3

Policy Subject
Budget Administration: General

Policy Reference:
404

Lead Role:
Director of Corporate Services

Resolution/Bylaw:

6. When purchase orders have been issued for operating budget accounts but the goods or services have not been provided prior to the financial year end (December 31) then the funds will be reserved and carried forward to the following fiscal year. The funds carried forward will offset the payment of the encumbrance. The budget for the following fiscal year will not need to be increased to include the encumbrance because the budget funds were provided in the prior fiscal year.

Cross Reference

Remarks

Date of Approval:

Effective Date:

Date of Revision:

DATE: FEBRUARY 28, 1995
TO: DIRECTOR OF CORPORATE SERVICES
FROM: CITY CLERK
RE: AMENDMENT TO COUNCIL POLICY #404
BUDGET ADMINISTRATION - GENERAL

At the Council Meeting of February 27, 1995, consideration was given to your report dated February 16, 1995 concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Corporate Services dated February 16, 1995, re: Amendment to Council Policy No. 404, Budget Administration - General, hereby approves revised Council Policy No. 404, as submitted to Council February 27, 1995."

The decision of Council in this instance is submitted for your information. This office will now update the Council Policy Manual and circulate the revised pages.



KELLY KLOSS
City Clerk

KK/clr

cc: D. Souch

NO. 6

DATE: February 15, 1995
TO: City Clerk
FROM: Director of Corporate Services
RE: AGREEMENT ON INTERNAL TRADE

The Province of Alberta has brought to our attention they have been negotiating an agreement with the Government of Canada and the other provinces which will eliminate as much as possible the barriers to trade between provinces.

The agreement is still being negotiated but is intended to be effective July 1, 1995. After this date the provinces will be required to comply with the terms of the agreement.

A term of the agreement states that by July 1, 1996 municipalities will also be required to comply with the agreement.

There is no concern with the basic intent of the agreement and it appears The City of Red Deer is complying with the requirements. There are, however, two areas of significant concern that Council should be aware:

- reporting requirements
- arbitration procedures.

Reporting Procedures

The agreement proposes to apply to purchases of:

- \$ 25,000 or greater for goods, and
- \$100,000 or greater for services.

This is not a problem but the reporting requirements are that annually a report must be filed of:

- the number and aggregate values of the procurements awarded that equal or exceed the above values
- the estimated aggregate values of contracts awarded below the applicable values
- the aggregate values must be broken down by each category of procurement (i.e. goods, services and construction).

City Clerk
February 15, 1995
Page 2

This is a very good example of government record keeping requirements that do not add value to a process but significantly increase the cost of doing business. To maintain these records to provide this information are in no way justified.

Arbitration Procedures

To resolve disputes under the agreement, the procedure can require a review panel of a maximum of three members to adjudicate disputes. Costs of the panel would be shared by the City and the complainant to resolve any complaints against the City.

The possibility of disputes that could end up going to a review panel would be very rare but could be expensive. The concern is that it is another increase in the cost of doing business.

Recommendation

It is recommended Council express its concern to the Minister of Alberta Public Works about the increased costs the City would incur and request:

- the reporting procedures be cancelled or significantly reduced because of the work involved
- the Province be responsible for the cost of arbitration panels.



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

AW/jt

c. Purchasing Agent
Treasury Services Manager

57

CC: Mayor's Office
Directors
Purchasing Agent 95/02/16
kt



ALBERTA URBAN MUNICIPALITIES ASSOCIATION

8712 - 105 Street, Edmonton, Alberta T6E 5V9
Tel: (403) 433-4431 • Toll Free: 1-800-661-2862
Fax: (403) 433-4454

February 14, 1995

Dear Mayor & Council:

RE: AGREEMENT OF INTERNAL TRADE IMPLICATIONS

In the January/February edition of *Urban Perspective*, we reported to you that AUMA has voiced their objection to the Premier about the Agreement on Internal Trade which was signed by the federal and provincial governments in July, 1994. The Agreement, which will impose significant operational conditions on municipal governments and other members of the MASH sector throughout Canada, was formed without our input or consultation. We have advised the Premier that we do not support the Agreement, and are asking for municipalities to be moved out of the Agreement.

To give you an idea of how this agreement will affect your municipality, we have identified the major conditions as contained within Chapter 5 (Procurement) of the Agreement. The Chapters on Labour Mobility and Transportation may have further implications for municipalities. Upon review of what is listed below we are sure you will appreciate our concern.

Chapter 5:

Impact 1) Coverage

When a municipality intends to purchase goods valued at \$25,000 or more, or services valued at \$100,000 or more, or construction services valued at \$100,000 or more, it must offer all Canadian suppliers an opportunity to supply those goods and services.

Impact 2) "Procurement Procedures"

When a municipality becomes involved with a procurement, which falls under the terms of this Agreement, a call for tenders shall be made through one or more of the following methods:

Mayor & Council

Page 2

- a) **Electronic Tendering** - Nationally advertised on an electronic system.
- b) **Newspaper Publications** - Published in one or more daily newspapers which are easily accessible to all Canadian suppliers.
- c) **Source Lists** - That municipalities maintain an updated list of Canadian suppliers, and invite tenders from them when a procurement is offered.

Impact 3) "Information and Reporting"

All municipalities must submit annual reports to the government regarding past year procurement activities.

This report shall contain the number, and aggregate values of the procurements awarded that equal or exceed the coverage requirements, as well as, the aggregate values of contracts which fell below the thresholds.

Impact 4) "Bid Protest Procedures"

When a supplier of goods or services believes the required procurement procedure has not been followed, the supplier should contact the government contact person with a view to resolve the matter (this person will, in turn, work with the involved municipality). Further resolution of disputes will be processed by a government appointed review panel.

...

As we stated to the Premier, AUMA does not object to breaking down inter-provincial trade barriers. We seek only that municipalities, as an order of government, be included in discussions preceding any agreement which will impact our future viability. We urge you to contact your local MLA to make them aware of the impact of this agreement.

Thank you. We will keep you apprised of further developments on this issue.

Sincerely,



Alderman Patricia Mackenzie
President

PM/js

COMMENTS:

We concur with the recommendation of the Director of Corporate Services and that the Mayor be authorized to express in the strongest terms possible our concerns over the reporting requirements to the Minister of Alberta Public Works.

"G. SURKAN", Mayor

"M.C. DAY", City Manager

DATE: FEBRUARY 28, 1995
TO: DIRECTOR OF CORPORATE SERVICES
FROM: CITY CLERK
RE: AGREEMENT ON INTERNAL TRADE

At the Council Meeting of February 27, 1995, consideration was given to your report dated February 15, 1995 concerning the above topic. At this meeting the following resolution was passed:

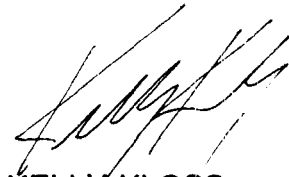
"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Corporate Services dated February 15, 1995, re: Agreement on Internal Trade, hereby agrees that the Mayor strongly express Council's concerns to the Minister of Alberta Public Works about the increased costs The City would incur relative to reporting and arbitration procedures outlined in the new agreement on Internal Trade and request the Minister of Alberta Public Works to:

1. cancel or significantly reduce said reporting procedures because of the work involved;
2. provide that any cost of arbitration panels be the responsibility of the Province of Alberta.

Council further agrees that a copy of the Mayor's letter be sent to the A.U.M.A., and as presented to Council February 27, 1995."

This office will now be drafting the necessary letter on behalf of the Mayor to the Minister of Alberta Public Works. A carbon copy will be sent to the Alberta Urban Municipalities Association.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Purchasing Agent
Treasury Services Manager



March 1, 1995

The Honourable Butch Fischer
Minister of Alberta Public Works
420 Legislature Building
Edmonton, Alberta
T5K 2B6

Dear Mr. Fischer:

RE: AGREEMENT ON INTERNAL TRADE

It has been brought to our attention by The Province of Alberta that they have been negotiating an agreement with the Government of Canada and the other provinces which will eliminate, as much as possible, the barriers to trade between provinces.

It is my understanding that a term of this agreement states, that by July 1, 1996, municipalities will also be required to comply with the agreement. The City of Red Deer has no concerns with the basic intent of the agreement, and it appears that we are complying with the requirements. There are, however, two areas of significant concern that I now bring to your attention. The first area of concern is that of the reporting requirements, and the second area is that of the arbitration procedures.

I will first address the reporting procedures. The agreement proposes to apply to purchases of \$25,000, or greater, for goods and \$100,000, or greater, for services. This is not a problem; however, the reporting requirements are. These requirements state that a report must be filed annually outlining:

- the number and aggregate values of the procurements awarded that equal or exceed the above values;
- the estimated aggregate values of contracts awarded below the applicable values;
- the aggregate values must be broken down by each category of procurement (e.g, goods, services and construction).

.../2

THE CITY OF RED DEER

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 346-6195

The Honourable Butch Fischer
March 2, 1995
Page 2

These requirements are a very good example of government record keeping requirements that do not add value to the process, but significantly increase the cost of doing business. To maintain these records to provide this information is in no way justified.

With respect to arbitration procedures, I bring the following to your attention. To resolve disputes under the agreement, the procedure can require a review panel of a maximum of three members to adjudicate disputes. Cost of the panels would be shared by The City and the complainant to resolve any complaints against The City. The possibility of disputes that could end up going to a review panel would be very rare, but very costly. Our concern is that it is another increase in the cost of doing business that is, again, in no way justified.

In summary, The City of Red Deer takes strong exception to the Provincial Government's imposing significant operational conditions on municipal governments without our input or consultation.

I strongly recommend to you that:

- 1) municipalities be moved out of the agreement of internal trade; or
- 2) the reporting procedures be cancelled or significantly reduced because of the work and cost involved and that the Province be responsible for the total cost of arbitration panels.

In these times of economic restraint, I know it is the Provincial Government's mandate to assist municipalities in reducing the costs associated with conducting business, not to increase them.

Sincerely,



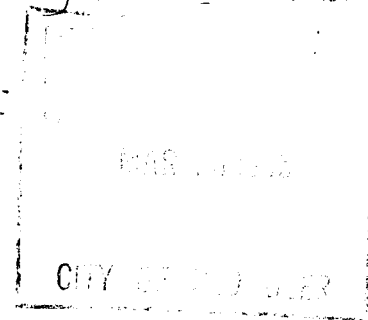
Bob Schnell
Deputy Mayor

c Alan Wilcock, Director of Corporate Services
Kelly Kloss, City Clerk
John Maddison, AUMA

Copy Mike Day, Pat Shaw
Kelly Kloss Mar 14/95
m.



THE PREMIER OF ALBERTA



March 6, 1995

Alderman Patricia Mackenzie
President
Alberta Urban Municipalities Association
8712 - 105 Street
EDMONTON, ALBERTA
T6E 5V9

Dear Alderman Mackenzie:

Thank you for your letter of January 31, 1995. I wish to assure the Alberta Urban Municipalities Association (AUMA) that the Government of Alberta is committed to a policy of open dialogue with Albertans and with local governments. In addition, the government is committed to respecting the autonomy of local governments.

The Agreement of Internal Trade that I signed along with the Prime Minister and other Premiers on July 18, 1994, is an important milestone in Canada's economic and political development. As a key element in the modernization of the Canadian economy, the Agreement acknowledges the need to include certain activities of municipalities, academic institutions, schools and hospitals (the so-called MASH sector).

Before our negotiators finalized the Agreement, the Honourable Steve West and Ken Kowalski advised Alberta Mayors and Reeves of the progress in the negotiations, and the need to extend the procurement and labour mobility provisions to municipal government. They indicated that more information would be provided when the specifics had been determined.

The precise terms of the coverage of MASH sector procurement have not been finalized. These terms are to be negotiated by the Parties to the Agreement (provincial governments) by June 30, 1995. After that date MASH entities will have one year to implement the provisions.

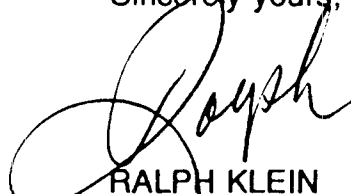
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Given this process, Alberta commenced consultations with the AUMA and the Alberta Association of Municipal Districts and Counties (AAMD&C) in December. The government needs the views of municipalities, academic institutions, schools, and hospitals as to the specific provisions required to extend coverage of the Agreement to MASH.

The Honourable Ken Rostad is the lead Minister responsible for the Agreement. You may wish to discuss specific issues with Mr. Rostad as they arise.

It is unfortunate that misunderstandings have developed which have set back the consultation process. I am confident that Alberta's MASH entities, along with all Albertans, share the objective of a more open and efficient domestic market - a market that will allow Albertans to capitalize on the "Alberta Advantage". I trust that the AUMA in partnership with the provincial government will work toward achieving this objective.

Sincerely yours,



RALPH KLEIN
Premier

RK/se

cc: Honourable Ken Rostad
Honourable Tom Thurber
Honourable Robert Fischer
Members of the Legislative Assembly
Alberta Mayors

**RED DEER
REGIONAL PLANNING COMMISSION**2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394

Fax: (403) 346-1570

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

DATE: February 17, 1995

TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

RE: **Land Use Bylaw Amendment 2672/I-95**
Part of the S.W.¼ 11-38-27-4
Lancaster Meadows - Phase 1
The City of Red Deer

Enclosed is a proposed land use bylaw amendment pertaining to the southwestern portion of Lancaster Meadows and containing 4.74 ha (11.73 acres).

The City of Red Deer is proposing to develop 43 R1 (Single Family) parcels, 8 (16 units) R1A (Semi Detached) parcels, and 1 P1 (Parks & Recreation) parcel for utilities.

This proposal would comprise Phase 1 of the residential portion of Lancaster Meadows Subdivision. The proposal complies with the Area Structure Plan for the area. The outline plan for the area will need to be amended to show the integration of semi-detached parcels with the single family parcels.

Planning staff recommend that City Council proceed with first reading of the proposed amendment.

A handwritten signature of Frank Wong in cursive script.

Frank Wong,
PLANNING ASSISTANT
/cc

COMMENTS:

We concur with the recommendation of the Planning Commission.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: FEBRUARY 28, 1995

TO: PRINCIPAL PLANNER

FROM: CITY CLERK

RE: LAND USE BYLAW AMENDMENTS 2672/H-95 AND 2672/I-95


At the Council Meeting of February 13, 1995, first reading was given to the above noted Land Use Bylaw Amendments, copies of which are attached hereto.

Land Use Bylaw Amendment 2672/H-95 provides for the development of 5 - C4 Commercial (Major Arterial) sites, 1 - R2 Residential (General) site, 4 - P1 Parks and Recreation sites (1 to accommodate the pedestrian/bike path and 3 public utility lots).

Land Use Bylaw Amendment 2672/I-95 provides for the development of 43 - R1 (Single Family) parcels, 8 (16 units) R1A (Semi-Detached) parcels and 1 - P1 (Parks and Recreation) parcel for utilities in the southwestern portion of Lancaster Meadows and containing 7.74 hectares (11.73 acres).

This office will now proceed with preparation for the advertising for Public Hearings to be held in the Council Chambers of City Hall on Monday, March 27, 1995, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Development Services
Director of Community Services
Bylaws and Inspections Manager
City Assessor
E. L. & P. Manager
Fire Chief
Public Works Manager
Council and Committee Secretary, S. Ladwig

NO. 8PATH: gord\memos\ratechn.bud
MASTERFILE: 250.003 & 2140.000

DATE: February 16, 1995

TO: City Clerk

FROM: Public Works Manager

**RE: RATE CHANGES TO VARIOUS CITY SERVICES RESULTING FROM
1995 OPERATING BUDGET APPROVAL**

When presenting the 1995 Operating Budget to Council, we indicated there would be very few changes in rates. These are reflected in the following report.

UNDERGROUND PERMIT REGULATIONS

Underground permit work is required for utility companies, e.g. the Water and Wastewater Section of the Public Works Department, E.L.&P., A.G.T., Northwestern Utilities and Shaw Cable, due to an excavation in a public right of way.

1. Asphaltic Pavement

The rates remain unchanged.

4. Concrete Areas

Provided that there will be no increase of bid price from suppliers, the rate will remain unchanged.

5. Boulevard Areas

The rates remain unchanged.

APPLICATION FOR SIDEWALK AND/OR CURB CROSSING

Provided that the supplier's or the contractor's bid price does not increase, the rate will remain unchanged.

USE OF STREETS PERMIT

This permit is required when a contractor or utility company requires a public right of way to be barricaded to allow their work to proceed.

The rates remain unchanged.

February 16, 1995

City Clerk

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UTILITY BYLAW 2960/A-92

Section 24 After Hours Call - no change.

Section 26 Service Call - no change.

Schedule A, Part 5, Water Rates

There was no rate change for 1995.

Schedule A, Part 5, Miscellaneous Rates

There is only one increase required in this section.

1. New Service Connection

Due to increased efficiencies, we have been able to absorb the increase of pipe costs with the exception of 450 mm storm pipe. An increase of 8.2% is required to cover the current cost to the City.

If pipe costs escalate further, it may be necessary for us to review the rates further.

2. Additional fee for winter construction of service - no change.

3. Temporary water for construction purposes - no change.

4. Disconnection of service (water kill) - no change

5. Turn water off or on for repairs or line testing - no change.

6. Other charges

Construction of a manhole - no change.

Cutting and replacing pavement - no change.

Replacing and/or tunnelling sidewalks & replacing curbs - no change.

Landscaping repairs - no change.

7. Clearing plugged sewer - no change.

11. Meter test - no change.

February 16, 1995
 City Clerk
 Page 3 of 3

- 12. Televiser sewer lines - no change.
- 13. Private fire hydrant maintenance no change.
- 14. Use of designated fire hydrants to obtain water - no change.

SCHEDULE B, PART 6, WASTEWATER RATES

There was no rate change for 1995. However, a correction is required to Section 2 and 3 (a).

SCHEDULE D, PART 8, SCHEDULE OF GARBAGE RATES

Sections 1&2 There is an increase of 1.5%.


Section 3 Garbage collection - an increase of 1.5%.
 Recycling - a decrease of 5%.

Section 5 Dry Waste Disposal Site
 This is an addition to the schedule. In 1994, the Dry Waste Site was opened and rates established for disposal at the Site.

The proposed changes where applicable, are shown in bold print on the attached pages which are page 2 Schedule A, page 1 of Schedule B, pages 2 and 3 of Schedule D. The current rate is shown in brackets ().

RECOMMENDATION:

It is respectfully requested that Council approve these rates and give 3 readings to a bylaw amendment.



Gordon Stewart, P. Eng.
 Public Works Manager

CB/fim

Att.

c Director of Engineering Services

Director of Financial Services

SCHEDULE "A" cont'd

MISCELLANEOUS RATES

1. New service connection

	FROM MAIN IN STREET	FROM MAIN IN LANE
(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$3 715.00	\$3 115.00
(b) Basic charge for 1" (25 mm) water	\$3 270.00	\$2 670.00
(c) Basic charge for 6" (150 mm) sanitary sewer	\$3 270.00	\$2 670.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3 270.00	\$2 670.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4 000.00	\$3 400.00
(f) Dual service upon approval	\$4 320.00	N/A
(g) Water service renewal upon approval	\$3 500.00	N/A

Extra charge for

Larger water service:

1.5" (38 mm)	220.00
2" (50 mm)	750.00
4" (100 mm)	2 170.00
6" (150 mm)	3 000.00
8" (200 mm)	3 640.00

Larger sanitary or storm sewer:

8" (200 mm)	120.00
10" (250 mm)	180.00
12" (300 mm)	250.00
15" (375 mm)	400.00
18" (450 mm)	660.00 (610.00)
21" (525 mm)	920.00

2. Additional fee for winter construction of service Lane 645.00
(Nov. 15 - May 15) Street 900.00
3. Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate) 50.00

SCHEDULE "B"¹**PART 6****WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$14.11 per month.
- 2 Where there are more than two dwelling units in residential premises served by a single water meter, the consumer shall pay at the rate of \$1.61 per 100 cu. ft. (2.832 (9.294) cu. metres) of wastewater calculated in the manner herein set forth with a minimum of \$14.11 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that consumer shall pay for wastewater service at the following rates:
 - (a) A volume charge based on 101.7 cents per 100 cu. ft. (2.832 (9.294) cu. metres)
 - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: 14.2 cents per pound (454 grams)

¹ 2960/A-89, 2960/A-90, 2960/B-90, 2960/C-91, 2960/D-91, 2960/A-92, 2960/I-92

SCHEDULE "D"

Page 1 of 3

PART 8**SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. The rate charged includes providing the container.

Container Size	Special Pickups Per Pickup	Monthly Rate Frequency of Pickup per Week (Month)					
		1(5)	2(9)	3(13)	4(17)	5(22)	6(26)
2.294 cu.m (3 cu.yds.)	\$ 16.61 (16.36)	\$ 75.47 (74.35)	\$ 122.70 (120.89)	\$ 169.78 (167.27)	\$216.96 (213.75)	\$263.73 (259.83)	311.34 (306.74)
3.058 cu.m (4 cu.yds.)	\$ 18.92 (18.64)	\$ 94.32 (92.93)	\$ 150.90 (148.67)	\$ 207.53 (204.46)	\$ 264.14 (260.14)	\$ 320.73 (315.99)	\$ 377.37 (371.79)
4.587 cu.m (6 cu.yds.)	\$ 23.67 (23.32)	\$ 122.70 (120.89)	\$ 198.12 (195.19)	\$ 273.61 (269.57)	\$ 349.08 (343.92)	\$ 424.56 (418.29)	\$ 500.03 (492.64)

Charges for special container services in addition to the above rates will be as follows:

RATES PER CONTAINER

Lids on Containers	\$ 5.90 (5.81) per month
Chains or Locking Devices on Containers	9.83 (9.68) one-time charge)
Castors on Containers	9.83 (9.68) per month
Extra Cleaning (if more than one per year required)	78.60 (77.44) each time
Fire Damage	157.23 (154.91) each time

SCHEDULE "D"**PART 8****SCHEDULE OF GARBAGE RATES**

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides a hand pickup container.

Volume for Pickup	Monthly Rate Frequency of Pickup Per Week (Month)						Extra Pickups Per Pickup
	1(5)	2(9)	3(13)	4(17)	5(22)	6(26)	
.383 cu.m (½ cu.yd.)	\$ 12.94 (12.75)	\$ 25.89 (25.51)	\$ 38.83 (38.26)	\$ 51.77 (51.00)	\$ 64.73 (63.77)	\$ 77.67 (76.52)	\$143.48/hr (141.36/hr)
.765 cu.m (1 cu.yd.)	25.89 (25.51)	51.77 (51.00)	77.67 (76.52)	103.56 (102.03)	129.44 (127.53)	155.34 (153.04)	143.48 (141.36)
1.5 cu.m (2 cu.yds.)	51.77 (51.00)	103.56 (102.03)	155.34 (153.04)	207.11 (204.05)	258.90 (255.07)	310.67 (306.08)	143.48 (141.36)
2.294 cu.m (3cu.yds.)	77.67 (76.52)	155.34 (153.04)	233.00 (229.56)	310.67 (306.08)	388.33 (382.59)	466.01 (459.12)	143.48 (141.36)
3.058 cu.m (4 cu.yds.)	103.56 (102.03)	207.11 (204.05)	310.67 (306.08)	414.22 (408.10)	517.78 (510.13)	621.33 (612.15)	143.48 (141.36)
3.823 cu.m (5 cu.yds.)	129.44 (127.53)	258.90 (255.07)	388.33 (382.59)	517.78 (510.13)	647.22 (637.66)	776.67 (765.19)	143.48 (141.36)
4.587 cu.m (6 cu.yds.)	155.34 (153.04)	310.67 (306.08)	466.01 (459.12)	621.33 (612.15)	776.67 (765.19)	932.01 (918.24)	143.48 (141.36)

Less than .383 cu. m (½ cu.yd.) per month for one pickup per week would be **\$6.28** (\$6.19).

SCHEDULE "D"

Page 3 of 3

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situate therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the City, the charge shall be **\$6.28** (\$6.19) per month per dwelling unit for one pickup per week, plus a recycling charge of **\$3.00** (\$3.15) per month.

4. **DISPOSAL GROUNDS RATES FOR ACCEPTANCE OF GARBAGE AND REFUSE**

<u>Description</u>	<u>Rate</u>
1. Residents hauling residential refuse from their own residences	\$25.00 per metric tonne
2. Private companies or commercial haulers with commercial or residential refuse	\$25.00 per metric tonne
3. Liquid waste contained in a water tight box or tank	\$25.00 per metric tonne
4. Demolition, concrete, asphalt and tree rubble	\$25.00 per metric tonne
5. Special Waste	\$45.00 per metric tonne
6. When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne.	
7. Clean Fill	No Charge

NOTE: These rates shall be effective March 1, 1995 (February 14, 1994).

5. **Dry Waste Disposal Site**

	<u>Dirt</u>	<u>Concrete and Asphalt</u>
Single Axle	\$ 3.00	\$15.00
Tandem	\$ 5.00	\$20.00
End Dumps	\$10.00	\$40.00
Pups and Trucks	\$10.00	\$40.00

COMMENTS:

We recommend that Council approve the proposed bylaw amendment.

"G. SURKAN", Mayor
 "M.C. DAY", City Manager

DATE: FEBRUARY 28, 1995
TO: PUBLIC WORKS MANAGER
FROM: CITY CLERK
RE: RATE CHANGES TO VARIOUS CITY SERVICES
RESULTING FROM 1995 OPERATING BUDGET APPROVAL /
UTILITY BYLAW AMENDMENT 2960/A-95

At the Council Meeting of February 27, 1995, consideration was given to your report dated February 16, 1995 concerning the above topic. At this meeting Utility Bylaw Amendment 2960/A-95 received three readings, a copy of which is attached hereto.

This office will now be updating the consolidated copy of the Utility Bylaw and forwarding the revised pages in due course.



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Corporate Services
Director of Development Services
D. Souch

NO. 9



**Red Deer Emergency Services
Box 5008
Red Deer, AB T4N 3T4**

403-342-4506

403-343-1866 Fax

February 2, 1995

To: City Council

From: Dan J. Osborne,
Deputy Chief
Emergency Medical Services

Re: Court Case

Recommendation: That the following report be received as information.

Background and History

The Alberta Ambulance Operators Association (AAOA) was formed in 1969, and shortly thereafter began to lobby the provincial government for regulation of the industry. In 1971, the first class of Paramedics began at SAIT, graduating in 1972. Shortly after, the Registered Emergency Paramedic Association of Alberta (REPAA) was formed and began to lobby for the regulation of Paramedics. (The first meeting which I personally attended in this regard was in 1974.) The early 1980's was a time of high inflation, and wage rates and charges for ambulance service were escalating rapidly. Nurses received a 35% wage increase, and paramedics were looking for similar increases.

There was still no legislation covering Paramedics or ambulance service, and since wages and ambulance fees had gone up, many totally unqualified persons began to set up 'ambulance' services, using any conceivable type of ill-equipped vehicles and untrained staff. The Province still refused to regulate this field, taking the position that it was a Municipal responsibility and that they had given authority under the Municipal Government Act for local governments to set standards and levels of care. Municipal governments did not usually have any expertise in this area, and so they turned to the AAOA for advise as to what standards they should look for in an ambulance, or simply allowed any one to operate at any level. At that time it was also the practise for any patient that had Blue Cross coverage to sign an assignment form so the ambulance service could bill Blue Cross directly for the trip. This was also the case with some other insurance companies. Blue

Cross was becoming concerned about the level of care some of their clients were receiving and discussed with the AAOA the establishment of levels of service and paying different rates for different levels of service.

In an effort to bring some order to this unregulated and chaotic environment, to offer some protection to patients, and to assist local governments, the AAOA developed standards for three levels of service:

- Advanced Life Support (ALS) - Paramedic level of service with drugs, cardiac monitoring, defibrillation and invasive procedures
- Basic Life Support (BLS) - Emergency Medical Technician - Ambulance level of service with advanced first aid and intermediate levels of basic life support training
- Emergency Response Unit (ERU) - Minimum level, with advanced first aid and CPR

Blue Cross then adopted these levels as the basis upon which it would pay ambulance claims, and required any service wishing to bill Blue Cross directly to meet one of these levels, and to be inspected by the AAOA. This provided an incentive for ambulance services to become members of the AAOA, and provided some assurance to Blue Cross that their patients were receiving a standardized level of care.

In December, 1981 the Province had passed the Health Disciplines Act (latter called the Professions and Occupations Act) and were proposing to regulate paramedics, but no action was taken until 1984 when Emergency Physicians across the province threatened to withdraw their support of ALS ambulance services unless the Province developed regulations. The government designated Paramedics as a profession to be covered by this act, and appointed a committee to develop the regulations. I was appointed as the Chairman of this committee by the Minister of Advanced Education (Dave King.) In 1985, this committee was expanded to include Emergency Medical Technicians - Ambulance (EMT-A's). The regulation became law on December 31, 1985.

In April, 1985 I left my employment with the Edmonton Ambulance Authority to become Deputy Chief - Emergency Medical Services in Red Deer. That same month, I was elected as a director of the AAOA. While there was now regulation as to what Paramedics and EMT's could do and the necessary training, there was still no regulations regarding ambulance service so anyone could work on an ambulance as long as they didn't call themselves an EMT or a Paramedic. Persons of all levels of training (or no level) were continuing to man and run ambulance services throughout the province, and some were displacing long-time, reputable operators by going into a community and saying they could operate a service with no subsidy from the local government. In a number of cases, these services only lasted a few months and then folded, leaving the municipality with no

ambulance service at all, since the previous operator had been displaced. (Olds, Jasper and Sylvan Lake are three cases which come to mind. There were many others.)

In an effort to limit this problem, the AAOA adopted a policy that we would not accept into membership any new service seeking to set up in an area where we had an existing member unless the existing member agreed, or the municipality called for tenders for the provision of ambulance service in that community and entered into a contract with the new provider. The Association also adopted a Code of Ethics which stated that members would not seek to displace existing members in a community without the other member's consent or a call for tenders by the community. It was this policy and Code of Ethics which were subsequently found to be a breach of the Combines Investigation Act, now called the Competition Act. It was found to limit competition in the ambulance industry, and therefore be a violation of the Act.

At no time was there ever any allegation that the Association or any of its officers had tried to fix prices or establish monopolistic practises, which are two of the three separate offenses under the same section of the Act. It was also clear that at no time had any of the Directors profited from these policies, nor had the Ambulance services by which they were employed. There was never any restriction on the ability of one ambulance service to back up another one. The Association also had a policy that if an ambulance service received a call for service and knew that another operator could get there quicker, they must turn the call over to the other service, whether the call was in their area or not.

In 1989 several complaints were received by the AAOA about an operator in northern Alberta going into other communities and offering service. Complaints were also coming in from the service's employees that their pay cheques were bouncing, that they could not get gasoline for the ambulances at any service station in their community because of poor credit, and that AGT was proposing to cut off the ambulance service's phones for non-payment. I was assigned by the Board of Directors of the AAOA to investigate this complaint, and upon investigation, recommended to the Board that a disciplinary hearing be held. The hearing was scheduled, but at the appointed time the member's lawyer informed the Board that the operator was withdrawing from membership, and he was therefore not subject to discipline by the Association. The member then filed a complaint with the Combines Investigation Branch that we were attempting to limit competition.

I ceased to be a director of the AAOA in April 1990. Later that year, the Combines Investigation Branch raided the offices of the AAOA and seized thousands of documents regarding this complaint and the development of the policies and Code of Ethics. Charges were laid in 1991 against myself, 6 other previous directors or executive members of the Association, and the Association itself. The charge also include a list of about 40 'unindicted co-conspirators', including the Cities of Edmonton, Calgary and Red Deer. As

soon as I was charged, I advised the Fire Chief and the City Commissioner. The Commissioner instructed me to contact the City Solicitor, which I did. Since the AAOA was providing a lawyer, he did not feel it necessary to get involved in the defense as well. I have kept the Fire Chief and the Commissioner informed of the progress of this case since then.

The defence of this charge has cost the AAOA about \$75,000 up until now, and we were advised by our lawyer that to pursue the matter through trial would cost a further \$120,000 to \$160,000, which would bankrupt the AAOA. We therefore instructed our lawyer to attempt to arrive at a plea bargain agreement with the Crown. The Crown first proposed fines of \$250,000 against the Association and \$15-\$50,000 against each Director, but settled for \$25,000 against the Association and \$5,000 each against myself and two other Directors. The charges against the other four Directors were dropped. It is likely that even this level will bankrupt the AAOA, but they have been given 6 months to pay. The fines against the individuals have already been paid, and the Association is seeking ways to pay the balance.

Conclusion:

This charge arose because a voluntary association of industry professionals took it upon themselves to attempt to regulate an industry which in all other provinces and all 50 of the United States was regulated by government. The Province has now passed such an Act, which became law in March, 1994.

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

Dan J. Osborne, EMT-P
Deputy Chief
Emergency Medical Services

Judge kills ambulance monopolies

By Gordon Jaremko

Calgary Herald

A cornerstone of health care — ambulance services — was thrown open to cost-cutting competition Monday by a decision in Alberta Court of Queen's Bench.

Chief Justice Kenneth Moore ordered the Alberta Ambulance Operators Association to give up local monopolies, after its leaders pleaded guilty to conspiracy to prop up prices.

Moore also levied fines of \$25,000 on the association and \$5,000 each on three pillars in the specialized field: Daniel Osborne, William Coghill and Andrew Moffat.

Osborne is Red Deer's deputy fire chief for emergency medical services.

Coghill, former manager of ambulance operations in Edmonton and Medicine Hat, owns the service in Rocky Mountain House.

Andrew Moffat, a retired Canadian army lieutenant-colonel, leads a volunteer rural ambulance service based in

Service now open to competition after operators plead guilty

Caroline, 120 kilometres northwest of Calgary.

Court was told the association enforced a "code of ethics" that barred member firms and services from competing with each other and kept newcomers out of bidding for contracts with local governments from 1984 to 1991.

Evidence included examples of inflated service costs, and slow emergency response times because ambulance services could not cross into each other's territories.

Court was told restrictions enforced by the association spilled over into the cities. Calgary District Hospital Patient Transfer System was barred from emergency responses. Edmonton's Inter-Hospital Transfer Services Ltd. had to keep out of nearby satellite communities.

Moffat said it "established a precedent" that hurts ambulance service everywhere because it is a mix of non-profit volunteers and private firms working together.

He said "any Canadian who volunteers for any position of responsibility in any form of social or health-care program is opening themselves up to jeopardy by a system which has shown itself disinterested in the welfare of Canadians."

He said the convictions send a message that "anyone who volunteers for a position of responsibility in Canada is an absolute idiot — the Crown has made that point very strongly."

Moore said the fines would have been far stiffer if the association and its chiefs had not been unpaid volunteers. They faced fines of up to \$10 million and jail

for as long as five years under the federal Competition Act.

Prosecutor Bill Miller said that far from discouraging volunteers, the case will stand as a deterrent against abuse by service organizations.

Moore's order was applauded by major customers for ambulance services, the Alberta Urban Municipalities Association and the rural Alberta Association of Municipal Districts and Counties.

AUMA executive director John Madison said as budgets shrink, "we're looking at every opportunity to maintain services as efficiently as possible. This case reinforces the concept of competitive pricing in a free-enterprise society."

Defence counsel Tom Ferguson said legislative changes have made any repetition of the offences virtually impossible.

Court was told the province spends \$30 million a year on ambulances, excluding expenditures by local governments, insurance companies, hospitals and their non-profit Blue Cross financial co-operative.

Ambulance officials fined

By JIM LOZERON
Advocate staff

Three local ambulance officials and their provincial association have been fined a total of \$40,000 in Alberta Court of Queen's Bench.

Chief Justice Kenneth Moore ordered the Alberta Ambulance Operators' Association to give up its monopoly after the group and its three former leaders pleaded guilty to conspiring to lessen competition in providing ambulance services in Alberta.

Red Deer deputy fire chief Dan Osborne, who oversees emergency medical services, was hit with a \$5,000 fine.

The others slapped with \$5,000 penalties are William Coghill, owner of the ambulance service in Rocky Mountain House, and Andrew Moffat, leader of the Caroline volunteer fire department.

The provincial ambulance operators association received a \$25,000 fine following a four-hour hearing in Calgary Monday.

Osborne said the three Central Albertans were caught up in the court action because of their involvement with the association.

Osborne was a member of the association's board of directors for five years until 1990 while Coghill and Moffat are both former presidents.



Photo by JERRY GERLING/Advocate staff

Dan Osborne, at Red Deer's firehall No. 3, was one of three persons slapped with a hefty fine

Evidence presented in Court of Queen's Bench revealed the association enforced a code of ethics that barred member firms and services from competing with each other and kept newcomers from

bidding for municipal contracts from 1984 to 1991.

Court was told the policy affected services in Edmonton and Calgary.

The Calgary District Hospital

Patient Transfer System was barred from emergency responses and Edmonton's Inter-Hospital Transfer Services Ltd. had to keep out of nearby satellite communities.

Osborne said the court case stemmed from a complaint lodged in 1989 by a private ambulance operator in Northern Alberta who objected to an association membership policy.

The policy was approved in 1984 to ensure that every area of the province had one ambulance operator meeting requirements established by the association, said Osborne.

"The association decided we would not give membership to anybody new that was applying for membership in an area where we already had a member," he said.

Osborne said in hindsight, the ambulance umbrella organization "went too far" with the policy that was rescinded in 1992.

But he said restricting membership was seen as a way to maintain minimum ambulance operating standards at a time when the government refused to pass province-wide regulations.

"We were trying to clean up the industry," Osborne recalled.

The court decision comes a year after the Alberta government introduced long-awaited ambulance legislation.

"In our eagerness to improve the ambulance system in our province we breached the letter of the law," stated a brief press release from the Alberta Ambulance Operators Association.

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COMMENTS:

This is submitted to Council for information. Council should note that there are no legal implications to The City arising out of this instance even though Deputy Chief Osborne was on our staff at the time he was charged.

"G. SURKAN", Mayor

"M.C. DAY", City Manager

DATE: FEBRUARY 28, 1995


**TO: DAN OSBORNE, DEPUTY CHIEF
EMERGENCY MEDICAL SERVICES**

FROM: CITY CLERK

RE: COURT CASE - ALBERTA AMBULANCE OPERATOR'S ASSOCIATION

At the Council Meeting of February 27, 1995, your report dated February 2, 1995 concerning the above, was presented to Council for information, and it was agreed that same be filed.

Also at this Council Meeting, Council offered a note of thanks to you for going above the *call of duty* in helping the citizens of Alberta to have access to high quality ambulance service.



KELLY KLOSS
City Clerk

KK/clr

cc: Fire Chief

NO. 10

DATE: February 7, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **RESIDENTIAL LOT SERVICING STANDARDS**

Attached is a report from the committee established by City Council in 1994, to review Residential Lot Servicing Standards. Also included are comments from a number of City departments.

We would recommend that Council table the report at this time, to allow input from the public and the construction industry.



Alan V. Scott

AVS/mm

Att.

PATH: gord\memos\lot-svc
MASTERFILE: ???

DATE: January 23, 1995
TO: Land and Economic Development Manager
FROM: Public Works Manager
RE: REPORT ON LOT SERVICING

We have reviewed the above noted report, dated January 1995.

With respect to the consensus issues, we have some concerns with the proposed reduction in residential street widths from 16.0 to 15.0 metres and collectors from 22.0 metres to 20.0 metres. This reduced right of way would only allow 1 metre from back of walk to property line. In this one metre space would have to go both street lights and fire hydrants. This distance is presently 1.5 metres and we find that many hydrants are pushing the limits to stay within the right of way now. They are either back almost on private property or right adjacent the sidewalk.

With respect to the consensus issues, we strongly disagree with allowing private contractors to make all utility connections to existing utility mains. It is the responsibility and the liability of The City of Red Deer to operate the utility systems safely and efficiently. This is especially critical in dealing with our potable water system. The present policy is to permit private contractors to do sewer tie-ins when they are straight forward and the potential for interrupting service or causing damage to our customers is low.

With respect to roadways, we would have concerns with the effect of reducing pavement widths especially under winter conditions. If the requirement for two off-street parking stalls was enforced, particularly on collector streets, this would allow snow to be plowed and windrowed on the street without unduly affecting residents. Once this pattern was established in new areas, roadway widths and parking could be reexamined.



Gordon A. Stewart, P.Eng.
Public Works Manager

/blm

c Director of Development Services

DATE: January 20, 1995

TO: Alan Scott
Land & Economic Development Manager

FROM: Fire Chief

RE: LOT SERVICING AND LOT PRICING REPORT

We have reviewed the Committee Report and the following are our comments.

1. At this point in time we do not favour increasing maximum hydrant spacing. The suggested 300 m spacing is excessive under any condition. In instances where a hydrant is found inoperable, a pumper may have to travel approximately 1,000 ft. to the next serviceable hydrant. This would require more hose than we can carry on our existing pumps.

Increasing hydrant spacing also increases fire ground staffing requirements as it often requires a second pumper to relay water from the hydrant to the fire location in order to maximize the hydrant's capacity.

We would be prepared to look at increased hydrant spacing in subdivisions having all buildings sprinklered.

We do not favour reducing right-of-way width on residential or collector streets.

The City's fiscal policy of reduced snow clearing, or clearing to one side of the street already reduces a useable portion of the street. In areas with on-street parking and reduced snow clearing, our experiences with effective fire ground operations has not been satisfactory.



R. Oscroft
Fire Chief

RO/dd

DATE: January 24, 1995

TO: Land and Economic Development Manager

FROM: E. L. & P. Manager

RE: Lot Servicing and Lot Pricing Report

The E. L. & P. Department has reviewed the January 1995 report "Review of the Impact of Lot Servicing Requirements on Lot Pricing in The City of Red Deer". As one of the City departments who provides servicing, establishes standards for servicing, and who maintains the servicing infrastructure after installation, we have a keen and vested interest in the report and are pleased to be given the opportunity to provide comments.

Firstly, the committee members are to be complimented for having prepared a comprehensive report which reviews all of the services, standards and agreements provided by the City or over which the City has control.

In providing comments on the report, I will focus on the two committee recommendations contained in the report which relate directly to the E. L. & P. Department and, as well, provide some general comments on other items.

1. "Encourage the use of private contractors for installation of electrical lines, conduit and street lighting. A review and inspection process comparable to the Engineering Department's review of utility servicing could be implemented." (Consensus item).

This recommendation has been in effect since November of 1984 when City Council passed a resolution enabling Developers to install their own electrical servicing subject to City supervision and specifications.

This recommendation, and the current City policy, implies that all aspects of the servicing would be completed by private contractors. This would include at least the following activities: design, engineering, long term planning coordination, material procurement, coordination with other City departments, coordination with other utility companies, procurement of a properly qualified work force and equipment, and warranty maintenance work as required. The City would, at a fee, provide a review of the plans and inspection.

The report indicates that the major portion of a \$200 to \$300 per lot cost reduction, on a \$1400 - \$1600 per lot typical cost, would be realized if this recommendation were to be implemented. If such a saving can be realized, one must seriously wonder why no Developer has eagerly grasped that opportunity over the last 10 years. I would suggest that such a saving can not, in fact, be realized. Furthermore, there is no substantiation in the report for the quoted potential saving.

Land & Economic Development Manager
 Page 2
 January 24, 1995

The report states that Developers have a "perception" that onerous requirements are placed on private contractors which are not consistent with the practise of the E. L. & P. Department crews. In discussions with some members of the Review Committee, it was acknowledged that there was one item which was inconsistent. This has since been corrected and the specifications are an exact documentation of the practise of the E. L. & P. Department crews.

The report further insinuates that the "perceived" onerous requirements on the private contractor have prevented the private contractors from entering this field of work and becoming competitive. There are in fact private contractors in Alberta who are skilled and equipped to do this work. If no local contractor has entered this market, I would suggest that they have found more lucrative investment opportunities than is represented by a relatively small volume of local seasonal work.

The competitive forces in the market place have not been restricted by the E. L. & P. Department specifications and practises and the Developer has for 10 years now had the choice of selecting who will perform the electrical servicing. The fact that the E. L. & P. Department has performed all of the electrical servicing work, is because the Developers have made the E. L. & P. Department their "contractor of choice".

2. "Shift full payment of City Forces work (Public Works or Electric Light & Power) from the time of Development Agreement to the time of construction or within a given time period from start of construction" (Non-Consensus item).

Under the existing Development Agreement, 50% of the E. L. & P. Department costs must be paid at the time of Development Agreement signing with the remainder being invoiced upon completion. The payment of the latter 50% is likely within 30 days of invoicing.

The cost of material is very close to 50% of the project cost. In order to have the materials available when a Developer requests construction commencement, materials must be ordered up to 6 months in advance. By the time construction commences, the E. L. & P. Department has, in almost all cases, already paid 100% of the material cost. The Developer payment at the time of Development Agreement signing covers this payment for material and is consistent with the request to have payment made within 30 days of the receipt of goods or services. To delay this payment would result in the E. L. & P. Department maintaining inventory for the Developer as a no-cost service.

I would recommend that this recommendation not be accepted.

Land & Economic Development Manager
Page 3
January 24, 1995

3. General Comments

- a) Any reduction in street right-of-way width or the minimum set-back for houses should be very closely reviewed and coordinated with the E. L. & P. Department. The Alberta Electrical and Communication Utility Systems Regulation requires a blast wall to be constructed around a transformer which is closer than 6.0m to a window or door. This would not pose a problem if the electric utility servicing is in a rear lane.
- b) The City Electric Light and Power price for Rosedale Meadows shown in Appendix A of the report should be \$1500, not \$1600 as shown. As well, it may be interesting to note that the average E. L. & P. Department servicing price in 1993 was \$1400 per lot (excl. GST).

In my opinion the Committee performed a necessary and useful task as it is a good practise to periodically review standards and regulations to ensure that they are still valid and economical.



A. Roth,
Manager

AR/jjd

p.c. Director of Development Services

DATE: January 24, 1995

TO: ALAN SCOTT
Land & Economic Development Manager

FROM: LOWELL R. HODGSON
Community Services Director

RE: LOT SERVICING & LOT PRICING REPORT
Your memo of January 12, 1995 refers.

The above report has been reviewed by the Recreation, Parks & Culture Manager and myself to assess the implications of the recommendations on neighbourhood school and park development standards. Firstly, the committee should be commended for the detail and analysis completed in the review of Development Standards. It would appear that some options/alternatives presented in this document are worthy of consideration to reduce lot pricing.

There are, however, three issues of concern to the Community Services Division and these should be resolved and incorporated into a revised document prior to proceeding to Council.

1. RECREATION LEVY

The recreation levy is collected based on a user-pay philosophy, and this policy has been in place for many years now. In other words, residents of a new neighbourhood pay, via the recreation levy, for the development of the neighbourhood park, school sportsfields and outdoor recreation facilities. This levy is used exclusively within the respective neighbourhood, with no burden to the general tax payer. To eliminate this now would require these services to be funded from general taxation and would be unfair to neighbourhoods who have already paid for their services.

At present, City Council and the Recreation, Parks & Culture Board have adopted the typical School and Park Site Development Standard (see attached). The Community Services Division and the Board recognize that this is a 1991 Standard, and is now in immediate need of review and possible revision. However, this present standard was established through an extensive public participation process, and it would be remiss of the City to revise the standard without again obtaining public input. The update of the Community Services Master Plan is scheduled within the first six months of 1995. It would, therefore, be appropriate to amend Page 14 and the recommendations on Page 16 to reflect the need to review and adjust the Neighbourhood Park Standards in accordance with direction outlined through public participation, the Recreation, Parks & Culture Board and the Community Services Division.

There has been some preliminary discussion by the Recreation, Parks & Culture Board in relation to the need for shelters in every neighbourhood. This, however, was primarily a result of community associations taking over the operation of these shelters only three months ago. To suggest deleting in whole, or in part, these shelters from all new neighbourhoods is premature. The answer to this issue is best determined through the 1995 update of the Community Services Master Plan.

2. TREE PLANTING & PARK FACILITY REQUIREMENTS

Similarly to the above, the requirement for extensive cluster tree planting on central neighbourhood school and park sites and on arterial roads was established as a standard through the Community Services Master Plan. Revisions to this standard requires public input. With the limited number of natural areas in the future urban development areas, it is incumbent on the City and the developers to complete tree planting schemes in residential areas that provide diversity and public interest, while stimulating community pride and a sense of the natural environment. Extensive tree planting throughout new residential expansion areas (funded at present with no tax support) is paramount to retaining the public's "quality of life" expectations in Red Deer, as outlined in the Vision 2020 Policy Statement and the Strategic Plan.

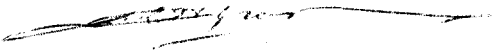
3. SIDEWALKS/WALKWAYS

The deletion of some sidewalks and walkways may be appropriate as long as the review process is cognizant of the pedestrian and bicycle access/egress routes for schools, park areas and other destination points. Sidewalks along all school sites should continue to be a standard in Red Deer and, therefore, this too should be part of the public participation input we seek.

In closing, this document is well presented and thorough and contains a number of recommendations which are supported by the Community Services Division. Until such time, however, that the 1995 public participation process has taken place to review and update neighbourhood park standards and thus the Community Services Master Plan, we cannot support the recommendations dealing with recreation levies, community shelters, tree planting and neighbourhood park facilities at this time.

Land & Economic Development Manager
Page 3
January 24, 1995

I would suggest a further meeting with the committee to discuss more appropriate timelines to finalize this report incorporating public input, as is required prior to proceeding to Council. Alternatively, the issues of recreation levies, shelters and tree planting can be removed from this document with mention that standards for these services will be reviewed as part of the 1995 update of the Community Services Master Plan.



LOWELL R. HODGSON

DB\ad
Att.

- c. Paul Meyette, Principal Planner, R.D.R.P.C.
Ed Morris, Recreation Programs Superintendent

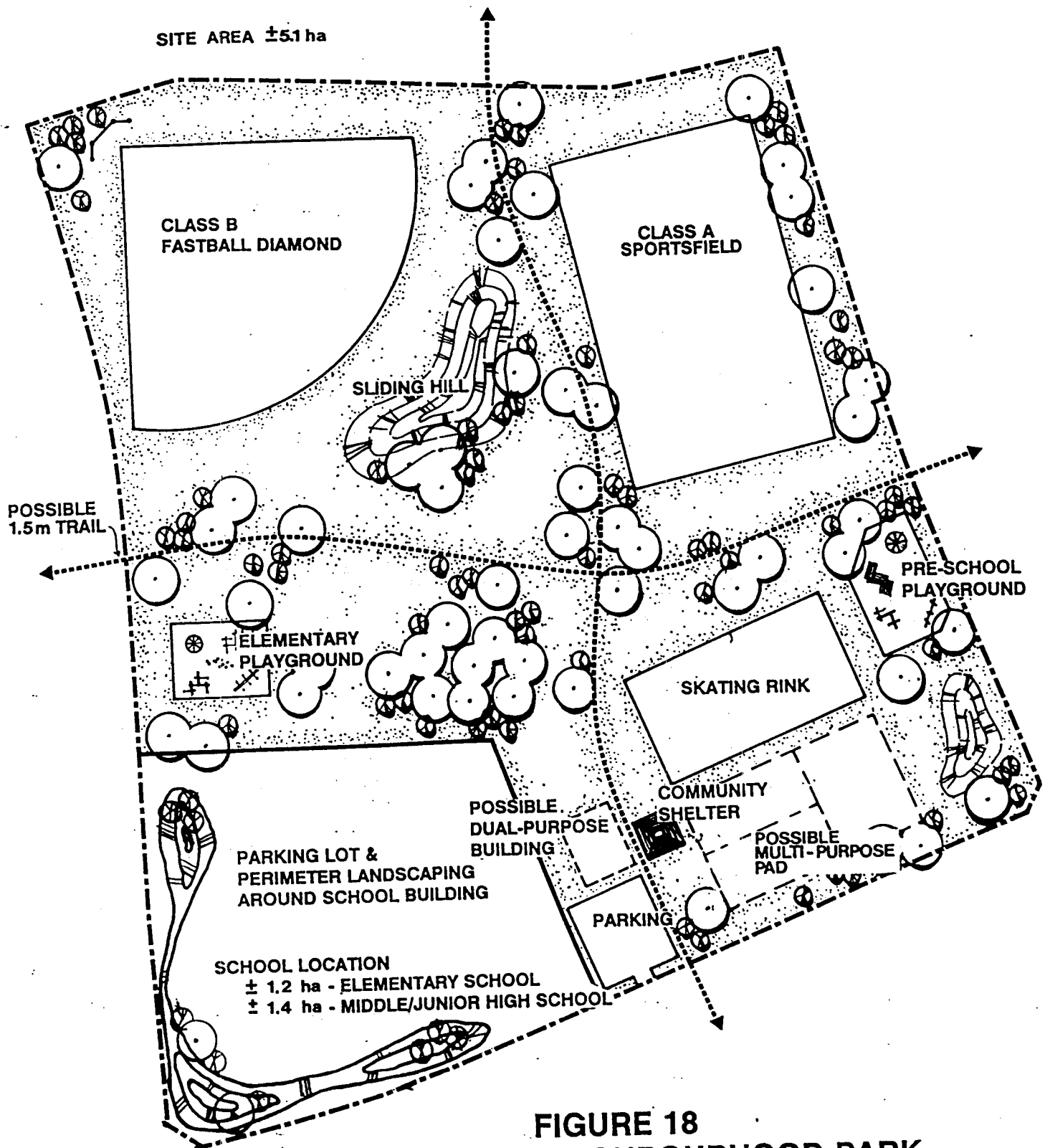


FIGURE 18
NEIGHBOURHOOD PARK
CONCEPT

RED DEER REGIONAL PLANNING COMMISSION

**2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9**

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

M E M O R A N D U M

DATE: JANUARY 26, 1995

TO: AL SCOTT, MANAGER, LAND AND ECONOMIC DEVELOPMENT

FROM: PAUL MEYETTE, PRINCIPAL PLANNER

**RE: COMMITTEE FOR REVIEW OF THE IMPACT OF LOT SERVICING
REQUIREMENTS ON LOT PRICING IN THE CITY OF RED DEER**

The Planning Commission has the following comments:

- Page 4** - **"with respect to recreation levies, most other communities do not make specific assessment against the developer"**: Planning staff have reviewed our offsite levy files. At a meeting held on May 28, 1993, involving the City of Leduc, City of Calgary, County of Strathcona, and the City of Red Deer, all of the municipalities charged a recreation levy. In the review of off site development charges completed by the City of Calgary in June, 1994, they state "most municipalities recover all or part of the costs of local park development, although standards vary, and some municipalities require additional contributions towards other recreational needs". Although the use of recreational levies varies considerably between municipalities ranging from using the funds for local park development or alternatively, using it for city-wide recreation development, it does appear that most municipalities have some form of recreation levy, according to our files.
- Page 7** - **"there was consensus from the committee that a review of pedestrian routing in a specific subdivision could allow partial deletion of sidewalks in a given subdivision"**: Planning staff do not object to examining partial deletion of sidewalks but we require further clarification than it is provided in the paragraph on page 7.

Page 9 - **"design of laneless subdivisions is already acceptable to the City of Red Deer"**: At present, laneless subdivisions are **not** acceptable in all situations. The following is the City policy as we understand it:

1. Laneless subdivision should be encouraged in the following areas
 - adjacent to park recreation areas
 - adjacent to school sites
 - adjacent to escarpments
 - along major thoroughfares

Notwithstanding the foregoing, there may be additional pockets of land where laned subdivision are not practical or feasible.

2. Laneless subdivisions should be discouraged where the lots are narrow and where lots are placed back to back.
3. Sewer and water utilities should not be placed in the street, where an alternative location exists. Different standards may be necessary where sewer and water utilities are located in the street.

Given the current City policy, the cost reduction may not be as high as proposed unless, this report is proposing a change in the laneless subdivision policy.

Page 9 - **lot configuration "minimum setback for housing was 7.5 metres"**: Within group subdivisions, a setback as low as 6.0 metres has been allowed for a number of years. As you are aware, we require a variable setback; 6.0 metres is the shortest distance from property line that is allowed under the bylaw, however, in order to provide a variance of setbacks, the houses vary usually from 6.0 up to 7.5 metres setback from the property line.

Page 10 - **"It was noted that the front yards are not functional and the decrease would not be viewed by the public as a concern"**: This paragraph should be re-worded to state that "the front yards are not as functional as the back yard". Many homeowners use the front yard for landscaping purposes and the recent trend towards front porches has increased the utility of the front yard. The front yard is also used for parking of vehicles.

One item that is not noted in the report is that by re-designing the housing so that the garage does not protrude from the face of the remainder of the house or a re-design where the garage is accessed from the rear would greatly decrease the amount of front yard which is required to be provided.

Page 10 **Utility servicing** - There is no mention of the potential of wet ponds or constructed wetlands as means by which to reduce servicing costs and create a water based amenity.

Page 15 **Recommendations/Comments** - The first two items deal with the potential deletion of sidewalks or alternately the deletion of a parking lane on residential streets. Some wider discussion within the community about these particular options may be beneficial to see how homeowners would react to these changes and whether they feel the reduction in cost of lots would offset some of the current amenities.

The section on laneless subdivisions should be amended to reflect the current city standards unless a change is being recommended.

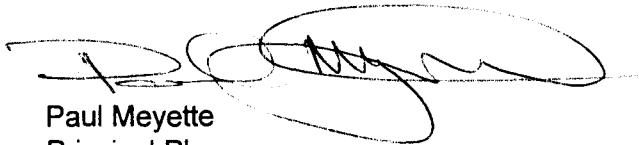
Page 16 **City Parks** - any deletion of the community shelters and any review of the planting and facilities requirements should be done in conjunction with the Community Services Master Plan and be subject to a review by Community Associations and the public.

Page (a) 1 **"Summary of typical per lot development costs construction/administrative components"**. The individual components of the 1993 City Development costs should be included in Appendix A. In addition, it would be helpful to know the per lot land cost and the average selling price.

Summary of Planning Staff

Planning staff are very supportive of this review of development standards and a number of the recommendations contained therein. It is recommended, however, that the committee consider the merit of discussing the development standards with consumers (public) through a public meeting or open house prior to submitting the report to Council.

The Community Services Division will be reviewing the parks standards through the review of the Community Services Master Plan. Any recommendations related to park standards should be deferred until the Community Services Master Plan is complete.



Paul Meyette
Principal Planner

PM/sdd

cc: L. Hodgson
 B. Jeffers

DATE: February 3, 1995

TO: Land and Economic Development Manager

FROM: Engineering Department Manager

RE: LOT SERVICING AND LOT PRICING REPORT

We have the following comments in response to your memo of January 12, 1995, with respect to the above noted report:

1. Changes will be required in our Design Guidelines once/if these items are approved by Council.
2. As indicated in the E. L. & P. Manager's report, we have added a clause in the City's Construction Specifications with regard to shallow utility trenching that will apply to E. L. & P. and the developers equally.
3. If the developers start to utilize private contractors to install power lines, a charge will have to be implemented in the Development Agreement to cover the cost of inspecting these systems. This cost is currently not covered by our Administrative Levy.
4. We agree with the Public Works Manager that, on local streets, the reduced boulevard width (i.e. 1.0 m) will make installation of streetlight cable past fire hydrants very tight and the maintenance of hydrants more difficult. The boulevard width on collectors should still be adequate (i.e. 1.5 m to 2.5 m) with the reduced right of width proposed.
5. The Transportation Association of Canada (TAC) recommends 3.0 m wide travel lanes and 2.4 m parking lanes on local roadways. This equates to a total width of 10.8 m (i.e. two parking and two travel lanes). Our current standard pavement width for local roadways is only 9.5 m (10.0 m with concrete gutter). We, therefore, do not support the reduced pavement width proposed under the Non-Consensus Items.

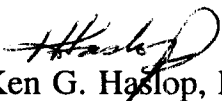
Land and Economic Development Manager

Page 2

February 3, 1995

6. We agree with the Public Works Manager's comment that private contractors should not be allowed to make connections to the City's water distribution system or more sensitive areas of the sewer systems.
7. We would be willing to support deletion of parking on one side of some local streets where development densities are low, off-street parking is provided, and parking restrictions are applied. An example of where this may be appropriate is adjacent to a small, passive park space. Approval of the use of this concept should be left with the Municipal Planning Commission, based on the specific development conditions. Where one-sided parking is allowed, the carriage width could be reduced by 1.5 m to 8.5 m.
8. The Fire Underwriters Survey recommends "a maximum lineal distance between hydrants along streets in congested areas of 100 metres (300 feet) and for light residential districts, 200 metres (600 feet)". Although the Alberta Building Code does not have a specific requirement for single family residences, their requirement for three-story buildings is that the length of the access route from a hydrant to the principle entrance of a building is not more than 90 m. This would essentially require that the hydrant spacing be no greater than 180 m (i.e. 90 m x 2). Our Design Guidelines require a maximum spacing of 150 m in single family residential areas, and 120 m in multi-family, school, industrial, and commercial areas. We would support an increase in maximum spacing for single family residential areas to 180 m, but would recommend that the 120 m spacing in other areas be maintained.

I trust this is the information you require. Please give me or Tom Warder a call if you have any questions.



Ken G. Haslop, P. Eng.

Engineering Department Manager

c.c. Public Works Manager

c.c. E. L. & P. Manager

c.c. Subdivision Administrator

COMMENTS:

We concur with the recommendation of the Land & Economic Development Manager that Council accept this report for information only at this stage. This will allow us to proceed to the public and the construction industry for their input following which a further report will be brought back to Council. Based on that report, Council can consider appropriate revisions to current standards.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

COUNCIL MEETING OF FEBUARY 27, 1995

ATTACHMENT TO REPORT ON OPEN AGENDA

RE:

LOT PRICING IN THE CITY OF RED DEER

**COMMITTEE FOR REVIEW OF THE IMPACT OF
LOT SERVICING REQUIREMENTS ON
LOT PRICING IN THE CITY OF RED DEER**

Final Report and Recommendations

January 1995

**COMMITTEE FOR REVIEW OF THE IMPACT OF
LOT SERVICING REQUIREMENTS ON
LOT PRICING IN THE CITY OF RED DEER**

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Appendix A: Summary of Typical Development Costs

Appendix B: Comparative Development Requirements

Appendix C: Summary of Financing Costs

Appendix D: Standard Drawings

City of Red Deer

R2 Rolled Monolithic Sidewalk with 250 Gutter

B5 Divided & Undivided Residential Collector Roadway

B6 Undivided & Divided Residential Local Roadway

B10 Gravel & Paved Lanes

**COMMITTEE FOR REVIEW OF THE IMPACT OF
LOT SERVICING REQUIREMENTS ON
LOT PRICING IN THE CITY OF RED DEER**

City of Calgary

5 Residential - Parking Both Sides

6 Collector - Parking One Side

7 Collector - Parking Both Sides

Proposed Revisions to City of Calgary Standards

1 Proposed Residential - No Sidewalk 14.0 m R/W, 9.5 m Road

2 Proposed Residential - Sidewalk One Side 15.0 m R/W, 9.5 m Road

3 Proposed Residential - Sidewalk Both Sides 16.0 m R/W, 8.5 m

Road

**COMMITTEE FOR REVIEW OF THE IMPACT OF
LOT SERVICING REQUIREMENTS ON LOT
PRICING IN THE CITY OF RED DEER**

Report and Recommendations
January, 1995

Executive Summary

The following changes are recommended for consideration in order to reduce over-all residential development costs within the City of Red Deer without adversely impacting function. These changes could become part of the current development standards or could be discretionary items, to be permitted by the City Engineering Department during review of subdivision design or preparation of Development Agreements on a case-specific basis.

Consensus Items:

- Reduce right-of-way width for local residential streets from 16.0 m to 15.0 m.
- Reduce right-of-way width for collector streets from 22.0 m to 20.0 m.
- Encourage the use of private contractors for installation of electrical lines, conduit and street lighting. A review and inspection process comparable to the Engineering Department's review of utility servicing could be implemented.
- The Urban Development Institute to develop alternatives to the existing Development Agreement security requirements.
- Permit deletion of sidewalks where, due to anticipated pedestrian movements, current requirements are potentially redundant.
- Pass cost reductions associated with reduced Central Park development requirements on to the Developer by way of a corresponding reduction in the Recreation Levy.
- The Parks Department should review current planting and facilities requirements.

Non-Consensus Items:

- Reduce roadway width from 10.0 m to 9.5 m by reducing travel lanes from 3.0 m to 2.75 m.

- Allowable circumstances where private contractors may make connections to existing utility mains should be expanded to include all utility connections.
- Allow deletion of the parking lane on one side of the street, where development densities are low and off-street parking is provided or where parking restrictions would be implemented regardless.
- Increase maximum hydrant spacing from 150 m to 300 m in low density residential areas.
- Shift full payment of City Forces work (Public Works or Electric Light & Power) from the time of Development Agreement to the time of construction or within a given time period from start of construction.

The recent change to decrease the minimum set-back for houses to 6.0 m had not been in place long enough, at the time of preparing this report, to effect a change in lot pricing. With a corresponding decrease in lot depths, such a move should reduce lot pricing by increasing lot yield for a given development.

Laneless subdivisions are currently permitted. The deletion of lanes may result in significant cost reductions; however, such a change is largely dictated by market demands, with current public preference perceived as being towards laned subdivisions.

**Cost Reduction Summary
- Estimate Only -**

Item	Potential Reduction in Lot Development Costs (Per Lot)
Reduced ROW (16 m to 15m)	\$150 - \$200
6.0 m set-back	\$200 - \$300
Deferred Payment of City Work	
- to time of construction	\$0 - \$50
- 30 days	\$50 - \$100
Laneless Subdivisions	\$500 - \$1,000
Deletion of Redundant Walks (25% assumed)	\$300 - \$400
Deletion of Park Shelter Building	\$150
Reduce Roadway Width 0.5 m	\$200
Deletion of Parking Lane	\$800 - \$1,000
200 m Hydrant Spacing	\$100
Use of Private Contractors for Electrical Installation (Construction Costs and deferred payment)	\$200 - \$300
 Development Agreement	
- 50% Up-front Development Charges	\$100
Remainder Payable at CCC	
- 0% Up-front Development Charges	\$250
Remainder Payable at CCC	
- Payment of Development Charges as Lots are Sold, Maximum 1 Year from CCC	\$750

1. The above represent estimated construction costs. No allowance has been included for administrative costs or engineering fees, or associated reductions in City fees or levies. Actual cost reductions will depend on the configuration and size of the specific subdivision.
2. Potential reductions may not be mutually exclusive.
3. The above does not include a component for reduced City costs associated with reductions in long-term maintenance requirements.

I. Purpose of Report

Prices for serviced residential lots in the City of Red Deer are higher than in surrounding communities. This difference may be due to a number of factors, or combination of factors, including: demand, servicing standards, development charges, profit margins, raw land costs or administration costs.

The purpose of this committee was to conduct a general overview of technical design requirements and Development Agreement requirements for a typical residential subdivision development in the City of Red Deer in order to identify those aspects which may significantly impact lot pricing, and to identify areas where existing policy may be onerous and could therefore be re-defined in order to reduce lot pricing.

This report indicates the areas discussed, and the consensus and non-consensus recommendations of the committee. Potential cost reductions for each item were also estimated.

The committee's mandate was general in nature and did not include detailed analysis of the technical validity of current standards or for consideration of marketing aspects; nor were land costs, profit margins, or administration costs reviewed.

It should be noted that more stringent development requirements do not necessarily equate to "higher" standards in the context of greater value for cost or enhanced use. However, the committee was in agreement that at no time should standards be reduced such that public safety becomes a concern, or reasonable use is hindered.

The committee held its first meeting on February 7, 1994. A total of six meetings were held to May 30, 1994. An additional meeting was held on July 22, 1994 between representatives of the committee and City of Red Deer Electric Light and Power.

II. Committee Members

The committee consisted of:

Al Scott	- City of Red Deer, Land and Economic Development
Tom Warder	- City of Red Deer Engineering
Tim Guilbault	- City Alderman
Craig Suchy	- UMA Engineering/Urban Development Institute
Blaine Newton	- Reid Crowther & Partners Ltd./Urban Development Institute
Wes Steele	- Red Deer Home Builders Association

The following people also attended meetings or provided input. Their assistance is acknowledged.

Don Batchelor	- City of Red Deer Parks Department
Lance Hardy	- Eastview Community Association
Al Roth	- City of Red Deer Electric Light & Power
Mike Day	- City of Red Deer Commissioner

III. Review Process

A number of subdivision developments were reviewed to determine the components that most significantly impact lot selling prices, with a hypothetical 50' x 120' lot used for comparison purposes between subdivisions. The original subdivisions reviewed were Melcor Developments Deerpark VI(a), Rosedale Meadows, and 1993 City Subdivision development (combined). All three were found to correlate well. In preparing the final draft of this report, additional information has been incorporated from Phases V(c), VI(b) and VI(c) of Deerpark Estates, completed in the 1994 construction season. Specific development costs are provided in Appendix A.

Average costs per lot are:

On-Site Construction	\$19,100
Development Charges	\$5,100

Raw Land	\$5,700
Carrying Costs	\$1,500
Miscellaneous	\$900

These costs are estimates only, and include only the primary cost components associated with development. They are not intended to indicate total costs associated with development of a serviced lot.

Within these items, components were identified for review where it was felt a change in the current standard was both reasonable and would have a positive effect on lot pricing.

IV. Areas for Consideration

.1 Technical

The following areas were identified for discussion, based on consideration of design standards in other communities, as well as past design standards in the City of Red Deer. Design standards for primary servicing components are provided in Appendix B.

a) Sidewalk

- Deletion along all residential streets
- Deletion in cul-de-sacs or along flankages
- Reduced sidewalk width

b) Roadway

- Reduce from 10.0 m width to 9.0 m width
- Reduce from 75 mm minimum asphalt thickness to 65 mm
- Delete parking on one side

c) Right-of-Way

- Reduce from 16 m to 15 m for residential streets
- Reduce from 22 m to 20 m for collector roads

d) Lanes

- Reduce from 5.5 m gravelled width to 5.0 m
- Delete lanes

e) Lot Configuration

- Reduce front yard (set-back) requirement to 6.0 m (with associated minimum area adjusted to 350 m²)

f) Utility Servicing

- Use 1:3 design storm/0.30 run-off coefficients for storm sewer sizing
- Reduce minimum cover on sanitary sewers by 0.3 m
- Increase fire hydrant spacings from 150 m to 300 m

.2 Development Agreement

The City's fundamental philosophy of recovering all trunkline costs from developments was not questioned. Such a review, although appropriate, is beyond the scope of this committee.

During preparation of this study, a number of municipalities were contacted concerning the levies charged against developments. With respect to Recreation Levies, most other communities do not make a specific assessment against the developer. Large central parks or smaller neighborhood parks are considered a marketing tool: providing and equipping parks in a subdivision will make lots more saleable; however, it is not a requirement. The City's current recreation levy is in the order of \$700 per lot.

Establishment of levies for sewer, water and roadways varied widely between communities in terms of which utility costs were to be recovered and how the appropriate rates would be set. Some communities did not assess a levy for construction of arterial roadways. Others did not charge for sewer trunk mains, but did have an assessment based on sewage treatment plant costs. Methods varied widely as well, from a simple single per-hectare

cost, to a nine component assessment, some of which varied depending on the location of the development within the community. It should also be noted that most communities contacted advised that their rates were under review.

Due to this wide variation in philosophies, methods and costs, comparison of the City's levy system with the systems in place for surrounding communities was beyond the scope of this committee.

The committee's review focused primarily on the timing and value of securities required from the developer. Such requirements, depending on when payment is due or when security payments are retained, impact a developer's cash flow, potentially limiting the size of development he is capable of financing and resulting in interest carrying charges.

The primary securities or pre-payment requirements within the current development agreement are:

- 100% of all levies and boundary improvement costs are required at the time of the Development Agreement signing.
- 50% of City Electric Light & Power (EL&P) costs must be paid at the time of the Development Agreement signing.
- 50% of City connection work must be paid at the time of Development Agreement signing.
- Securities are 25% of construction costs (and not less than \$30,000)
 - reduced to 15% at time of CCC (Construction Completion Certificate)
 - reduced to 0% at time of FAC (Final Acceptance Certificate)

Appendix C provides a brief summary of the impact of these requirements on a typical project. Costs noted are rough estimates only, intended to establish order-of-magnitude.

Areas for consideration:

- a) Set minimum value of securities to more closely reflect the value associated with a deficiency, setting well defined time limits for the developer to respond and giving the City powers to rectify deficiencies and charge back costs if problems are not resolved.
- b) Require 50% of levies up-front, with the remainder payable at the time that CCC's are to be issued. Issuance of the CCC's is contingent upon payment.
- c) Require full payment of levies at CCC, with 0% up-front. Payment of levies become a pre-requisite of building permits.
- d) Payment of levies required only as individual building permits are issued, with a 1 year maximum time period from issuance of the CCC.
- e) Encourage EL&P work to be contracted out by the Developer, with work to be done to EL&P standards. This may result in over-all cost reductions for the construction work, as well as additional reductions due to payments being deferred (developers routinely pay contractors 30 - 60 days after the work is completed).
- f) Re-evaluate Parks Standards in order to reduce the Recreation Levy.

V. Discussions

.1 *Technical Components*

a) *Sidewalk*

- i The current effective sidewalk width of 1.1 m is generally consistent with other communities. It was agreed that the width could not be significantly reduced without adversely affecting its use. Potential cost reductions did not warrant a change in this standard.
- ii Deleting sidewalks on all residential streets was considered too drastic, potentially impacting safety. It was noted that some Cities, Winnipeg for example, do not require

sidewalks in their residential subdivisions, except on collector roads or arterial roads.

- iii There was consensus from the committee that a review of pedestrian routing in a specific subdivision could allow partial deletion of sidewalks in a given subdivision. Examples noted were on one side of a cul-de-sac, or along flankages where sidewalk is already provided along frontages and a clear pedestrian route can be provided. It was further noted that sidewalks could be installed at a later date as a local improvement if the City is petitioned by the area residents.

b) Roadway

- i The current minimum asphalt thickness is 75 mm. This is consistent with the minimum recommendations of the Asphalt Institute. There is concern over poor asphalt performance with a 65 mm thickness. It was noted that the City will consider any site-specific change in design standards if sufficient engineering design information is provided by way of a pavement section design.
- ii Currently a standard undivided local roadway consists of two - 2.0 m parking lanes and two - 3.0 m travel lanes, for a total carriageway width of 10.0 m. This consists of 9.5 m of asphalt and 2 x 0.25 m gutters.

A small reduction in the asphalt width of 0.5 m was estimated to reduce the cost per lot in the order of \$200, including asphalt, road gravel, and basework. The decrease could be achieved by either reducing the travelled lanes to 2.75 m each or a 0.125 m reduction in all lanes. Although such a change would not be inconsistent with other Cities and municipalities in the review area, the City of Red Deer Fire Department has expressed concern that such a reduction decreases the potential minimum clearance for emergency vehicles. Concerns were also raised that a

width reduction would impact usage, particularly in the winter when snow build-up may restrict the full use of parking lanes. It was agreed that a reduction of 1.0 m would be excessive, reducing lane widths to the point that there could be safety concerns. However, committee consensus could not be reached over whether a reduction of 0.5 m would be sufficiently beneficial, from a cost-reduction standpoint, to off-set any potential difficulties.

It should be noted that the City of Calgary is currently considering a proposal to reduce their effective pavement width from 9.5 m to 8.5 m.

- iii It was noted that elimination of parking on one side of the street would decrease initial pavement costs by as much as \$800 - \$1,000 per lot, and would reduce longer term City maintenance and replacement costs. Many cities, including Calgary, Edmonton and Winnipeg, have streets with parking on one side only. On a street with front drives, the inconvenience to the user could be minimal. As well, the parking lane could be eliminated in areas where parking restrictions would be imposed for other reasons (adjacent to a central park, for example). Consensus of the committee could not be reached. Potential enforcement concerns were noted.

c) *Right-of-Way*

- i It was agreed that the right-of-way width for local residential streets could be reduced from 16.0 m to 15.0 m, and right-of-way widths for collector streets could be reduced from 22.0 m to 20.0 m with no impact on the user.

Currently there is a 1.5 m boulevard between the back-of-walk and the property line on a residential street. The reduction would be achieved by reducing this to 1.0 m on both sides. Effectively, this would reduce the front yard

depth from 9.0 m (1.5 m boulevard plus 7.5 m set-back) to 8.5 m.

The saving to development costs would result from an increased lot yield for a given development area, with associated decreased per-lot costs. The per-lot saving would likely be in the order of \$150 to \$200.

d) *Lanes*

- i Two options were reviewed for lanes: reducing the gravelled width within the 6.0 m right-of-way by 0.5 m, and deletion of lanes entirely.

It was agreed that any reduction in gravelled width within the 6.0 m right-of-way would achieve little cost reduction, and could result in maintenance and drainage concerns. More could be spent by a developer maintaining the lanes until the end of the warranty period than would be saved. It was also agreed that reducing the width of the back-lane right-of-way could create access problems, particularly for garbage trucks and maintenance vehicles.

- ii Design of laneless subdivisions is already acceptable to the City of Red Deer. The cost reduction, primarily due to increased lot yield for a given parcel of land, may be as high as \$2,000 per lot. However, there may be off-setting costs associated with street servicing, such as increased lengths of service lines and thicker roadway sections in order to bridge utility and service trenches. There may also be marketing concerns, based on whether the public has a positive or negative perception of laneless subdivisions.

e) *Lot Configuration*

- i The minimum set-back for housing was 7.5 m. City council recently adopted a decrease to 6.0 m although, at the time of this report, it has not been widely implemented.

This change would decrease lot costs by increasing over-all lot yield within a subdivision, if the set-back reduction results in an associated decrease in average lot depths. The saving would be in the order of \$200 - \$300 per lot.

The reduced set-back, in conjunction with a decreased right-of-way width for local residential streets, would result in an effective front yard depth of 7.0 m from the current 9.0 m. It was noted that front yards are not functional, and the decrease would likely not be viewed by the public as a concern. The minimum set-back is based on preventing a "closed in" appearance to the street scape. However, the trend to innovative house designs on a given street would tend to mitigate this concern.

f) Utility Servicing

A brief review of storm sewer and sanitary sewer standards was conducted.

- i Recent changes to the City's storm water run-off calculation requirements increased the design requirements and may have a small impact on lotting costs. However, this was not considered significant.
- ii Reducing depths of cover for sanitary sewer to be more in line with some other local communities would have little impact. Depths tend to be more a function of the serviceability of the lots. Reduced depths would be acceptable to City Engineering if they can be shown to be consistent with good engineering practices.
- iii The Urban Development Institute (UDI) recently requested that the City Engineering Department review the current spacing for fire hydrants. The average spacing of 150 m for low density residential developments is twice as stringent as the current 300 m spacing required in the City of Calgary. Given the cost of hydrants, leads and valves, a shift to 200

or 250 m spacing could reduce lot costs by \$100. The City of Red Deer's current standard is consistent with the recommendations of the Underwriters Survey and the Alberta Building Code.

.2 *Development Agreement*

It was recognized that requirements for up-front payment of City levies or for posting of security requirements may not be consistent with private sector practices, and may be creating carrying costs for the Developer which impact lot costing. For the sake of this review, a rate of interest of 10% was assumed as being indicative of average long term rates.

It was also noted that deletion of some costs or delay of payments would put the onus for interest payments onto the City. Such a situation was not considered acceptable, as payment is then pushed onto the rate payer rather than the end user (purchaser). Preferable was any method where costs could be reduced outright.

a) *Boundary Costs and Levies*

Discussions focused on adjusting the time table for payment of City assessments, or for the posting of securities, in order to reduce the associated interest costs. Specific suggestions are noted in Section IV.2, earlier in this report.

Concerns were raised that the purpose of the present guidelines are to ensure that the City suffers no risk. Any change which would increase the City's potential for risk was not desirable.

Suggestions to limit the City's risk included:

- Establish caveats on the individual lots, in the name of the City, which would prevent sale of the lots without proper notification to the City.
- Do not remove caveats or issue building permits until all costs have been paid or deficiencies rectified.
- Require a portion of lot sales to be paid into trust, to be released to the City as payment for work or for levies.
- Allow established developers to put a smaller amount up front, as acknowledgment of their positive track record.

The City representative, upon consultation with the City solicitor, advised that such steps would be onerous to administrate, and therefore would result in costs to the City.

Further review of this area was considered beyond the scope of this committee. However, more detailed consideration by a separate body, such as the Urban Development Institute, may allow development of specific proposals for consideration by council.

b) City Electric Light & Power

It was recognized that City EL&P generates revenue for the City of Red Deer, acting as a monopoly for the supply of energy and carrying out the vast majority of electrical servicing and street lighting installation for developments within the City.

Two areas of consideration were raised:

- Encourage private contracting of power service and street light installation, with the EL&P Department acting as a technical authority (much as City Engineering now operates for deep utility installation).
- If EL&P is utilized, allow payment either at the time work is commenced, or, as with other contractors, within 30 days of completion of the work.

It was noted that contracting out of electrical installations is now permitted, but it is the developers' perception that onerous requirements are placed on the work of the private contractor which may not be consistent with the standards of practice of the EL&P crews. This has prevented utilization of private contractors, with no resulting establishment of local expertise which would allow for healthy and effective competition. It is not unreasonable to expect some economy from the use of private contractors, once a pool of local capability has been established. cursory discussions between City of Red Deer Electric Light and Power and the Cities of Medicine Hat, Lethbridge, Calgary and Edmonton have produced mixed reviews on the success of utilizing private contractors for this work. This information was not verified by the committee. Further consideration and/or test installations may be appropriate.

A reduction of 10% would result in a per lot cost decrease in the order of \$150. Developers should be encouraged to utilize this option.

Deferring payment for City work until work is complete would result in savings and would be more consistent with payment arrangements with private contractors. Depending on schedules and carrying charges, a reduction in the order of \$50 - \$100 per lot could be realized.

c) *Public Works*

Historically, City work required for connection to existing mains has been priced significantly higher than the work of private contractors. Part of this difference has been due to the small scope of work, contingency allowances, and associated disproportionate mobilization/demobilization costs. Accordingly, private contractors, within the context of their larger project scope, can provide more competitive pricing.

The City now permits the use of private contractors for most connections to existing main lines, except for watermain connections where existing services cannot be isolated. Consideration should be given to further expanding the scope of work available to private contractors.

d) *Recreation Levy*

It has been identified that the City Parks Department is taking active steps to decrease operational costs associated with neighborhood parks. Part of this action may involve eliminating community shelters from all future parks. This cost is a component of the current Recreation levy, accounting for in the order of \$130,000 per quarter section.

This deletion should result in a corresponding decrease in the recreation levy assessed against new developments. Depending on the lot yield, a per lot saving of \$150 could be realized.

The Parks Department should also review the level of planting and playground equipment provided for each park. In many cases, such items should be provided at the Developer's discretion based on market demands, or can be added at a later date by community associations once the needs of the area are identified. Demographics from subdivision to subdivision can vary widely.

VI. Recommendations/Comments

.1 *Technical Components*

- Sidewalks can be deleted in some areas where it can be reasonably demonstrated that pedestrian volumes are low, or that the sidewalk is redundant given typical pedestrian routing patterns. - Consensus
- Council should consider deletion of one parking lane on local residential streets where adequate off-street parking is provided, or where other factors would tend to restrict parking. Discretion could be given to the Engineering Department to permit this as specific sites warrant. - No Consensus
- Council should consider reducing the asphalt width from 9.5 m to 9.0 m, through the reduction of the travelled lanes from 3.0 m to 2.75 m each. - No Consensus
- The right-of-way for local residential streets should be reduced from 16.0 m to 15.0 m - Consensus
- The right-of-way for collector streets should be reduced from 22.0 m to 20.0 m. - Consensus
- Laneless subdivisions are currently acceptable. - Consensus
- A set-back of 6.0 m for housing is currently acceptable. - Consensus
- Increase maximum hydrant spacing from 150 m to 300 m in low density residential developments. - No Consensus

.2 *Development Agreement*

- Further study of security requirements should be carried out by a separate group such as the Urban Development Institute. The focus of the review should be to provide proposals to

minimizing up-front costs while still protecting the City's interests.

- Consensus

.3 City Servicing

- Encourage the use of private contractors for all site utility service work. - No Consensus
- Encourage the use of private contractors for all electrical servicing or street lighting work. - Consensus

.4 City Parks

- Deletion of the community shelters should result in a direct corresponding decrease in the Recreation Levy for new developments. - Consensus
- The Parks Department should review current planting and facilities requirements. - Consensus

.5 General

- Deletion or reduction in asphalt, sidewalk, parks requirements or similar components will result in a longer term savings to the City in the form of decreased maintenance and replacement costs. - Consensus

Ultimately, the design and pricing of lots is a market issue. There is no assurance that reducing servicing costs will necessarily result in a direct and equal decrease in lot pricing. As well, it is difficult to determine at what point the price of a lot will push the average purchaser to consider other markets. If higher development standards are a positive selling point, lot sales will not suffer despite higher costs, to an upper limit. However, such an analysis is skewed, as many residents feel they have no option but to locate in Red Deer in order to be in close proximity to their livelihood, and as such are passive supporters of the current standards and pricing regime. They cannot vote, by way of their purchasing dollars, on the system or level of standard most suited to their needs. In a sense, supply is leading demand. There is therefore an obligation on the

part of the regulatory authority to periodically review development standards and policies to ensure that idealism is properly balanced with economic realities.

APPENDIX A

SUMMARY OF TYPICAL DEVELOPMENT COSTS

APPENDIX A

SUMMARY OF TYPICAL PER LOT DEVELOPMENT COSTS CONSTRUCTION/ADMINISTRATIVE COMPONENTS

Item	Deerpark Estates	1993 City Development	Rosedale Meadows
I. Construction			
Watermain	\$1,950		\$1,900
Sanitary Sewer	\$1,500		\$1,350
Storm Sewer	\$2,900		\$3,200
Service Connections	\$1,650		\$1,100
Miscellaneous	\$400		
Sidewalks	\$1,300		\$1,500
Road Base	\$1,400		\$3,400
Asphalt	\$1,100		\$1,650
Lanes	\$500		\$1,450
Park Devel & Landscaping	\$350		
Excavation/Lot Grading	\$1,300		\$1,000
City Electric Light & Power	\$1,400		\$1,600
Geotechnical/Legal			
Survey	\$450		\$400
Engineering	\$1,400		\$1,600
	<hr/> \$17,600	<hr/> \$19,650	<hr/> \$20,150
II. Development Charges			
Off-Site Levies	\$3,100	\$3,500	\$3,300
Recreation Levy	\$600	\$700	\$1,650
Area Improvement	\$500	\$500	\$650
Boundary Improvement	\$250		
Administration	\$150	\$175	\$175
Survey Network	\$25	\$25	\$25
	<hr/> \$4,625	<hr/> \$4,900	<hr/> \$5,700

NOTES:

- Cost estimates have been rounded.
- Construction costs will vary depending on the location of the development in proximity to service trunks.
- Construction costs will vary based on possible "lot yield" from the development.
- Estimates do not include for additional development costs such as legal fees, plan registration, advertising/promotion, builder damage and general administration.
- Federal Goods and Services Tax is not included.

APPENDIX B

COMPARATIVE DEVELOPMENT REQUIREMENTS

APPENDIX B
COMPARISON OF PRIMARY DESIGN STANDARDS
Residential Developments

Item	City of Red Deer (1991)	Town of Blackfalds	City of Calgary (1994)	City of Edmonton (1993)	Town of Lacombe (1982)	Town of Sylvan Lake (1994)
1. Watermains						
- Min. size, mm	150	100	150	150	150	150
- Min. depth of cover, m	2.7	2.7	-	2.6	2.7	2.75
- Max. Hydrant Spacing Residential (R1), m	150	300	300	150	150	150
2. Sanitary Sewer						
- Min. Size, mm	200	200	200	250	200	200
- Min. Depth of Cover, m	2.7 (TOP)	2.4 (Inv)	2.5 (TOP)	2.6	2.5 (Inv)	2.75 (Top)
- Max. Manhole Spacing, m	150	120	185	120	120	120 - 150
3. Storm Sewer						
- Min. Depth of Cover, m	1.5	1.2	1.2	2.2		1.5
- Min. Size, mm	300	300	300	300		300
- Max. Gutter Flow, m	150	300	150 - 300	120		120
		(depending on street grade)				
- Run-off Coefficients Residential	0.35	0.30	0.30	0.50		0.3 - 0.5
- Design Storm - Residential	1:5	1:3	1:5	1:5		1:5
4. Services						
- Min. Size, mm						
Sanitary	150	100	150	150	100	150
Water	25	19	20	20	20	25
- Min. Depth of Cover, m						
Sanitary	2.7	2.2	-	2.7	2.7	2.7
Water	2.7	2.4	-	2.6	2.7	2.5
5. Streets						
- Collectors						
ROW Width (undivided), m	22	22	22/19.5*	24/20*		20
Pavement Width (FOC to FOC), m	12.0	12.5	12.0/9.5*	11.5		12.5
- Residential						
ROW Width, m	16	15	15	17		17
Pavement Width (FOC to FOC), m	10.0	9.75	10.0	9.0		10.5
- Min. Asphalt Thickness, mm	75	65	-	-		75
- Lanes						
ROW Width, m	6.0	6.0	8.0	6.0		6.0
Gravel Width, m	5.5	4.5	-	4.0 (asphalt)		5.5
- Min. Sidewalk Width						
Residential - Monolithic (rolled c & g), m	1.5	1.05	1.1	1.25	1.04	1.1
Residential - Separate, m	1.5	1.4	N/A	1.5	1.2	1.2

Notes: - Towns and villages tend to pattern their specifications on the larger municipalities.

- * Parking One Side

- Every effort has been made to include the most recent information available. Between the commencement and completion of this study, changes may have been implemented by the municipalities noted.

standard

APPENDIX C

SUMMARY OF FINANCING COSTS

APPENDIX C
SUMMARY OF FINANCING COSTS
DEVELOPMENT AGREEMENT REQUIREMENTS

I. Assumptions:

- 6 month period from Development Agreement signing to CCC
- 2 year period from CCC to FAC
- 1 year from CCC to full lot sales
- no major deficiencies

Note: These calculations do not include interest costs associated with land costs, construction contracts or similar items.

II. Typical Development Costs Per Lot - Primary Components
(from February 24/94 summary)

Off-Site Levies	\$3,300
Recreation Levy	\$650
Area Improvement	\$550
Boundary Improvement	\$100
Administration	\$175
Survey Network	<u>\$25</u>
	\$4,800
 EL&P	 \$1,500
 Construction Costs (with engineering)	 \$18,500

III. Development Agreement Requirements

- 100% of all levies and boundary improvement costs at time of Development Agreement
- 50% of EL&P costs at time of Development Agreement; remainder upon completion of work
- 50% of City connection costs at time of Development Agreement; remainder upon completion of work
- Securities
 - 25% of construction cost (not less than \$30,000 initially)
 - Reduced to 15% of construction cost at time of CCC
 - Reduced to 0% at time of FAC

IV. Carrying Cost Reductions - \$ Per Developed Lot

	Per Annum Interest		
	6%	10%	15%
• Payment deferred to issue of CCC (6 months)			
- Levies & Fees	\$150	\$250	\$350
- EL&P	\$50	\$75	\$100
• Payments deferred to Point of Full Revenue Generation (max. 1 yr beyond CCC)			
- Levies and Fees	\$450	\$750	\$1,200

V. Cost of Current Securites Requirement

• Securities			
- to CCC	\$135	\$220	\$335
- CCC to FAC	\$315	\$535	\$820

APPENDIX D

STANDARD DRAWINGS

APPENDIX D

STANDARD DRAWINGS

City of Red Deer

- R2 - Rolled Monolithic Sidewalk with 250 Gutter
- B5 - Divided and Undivided Residential Collector Roadway
- B6 - Undivided & Divided Residential Local Roadway
- B10 - Gravel & Paved Lanes

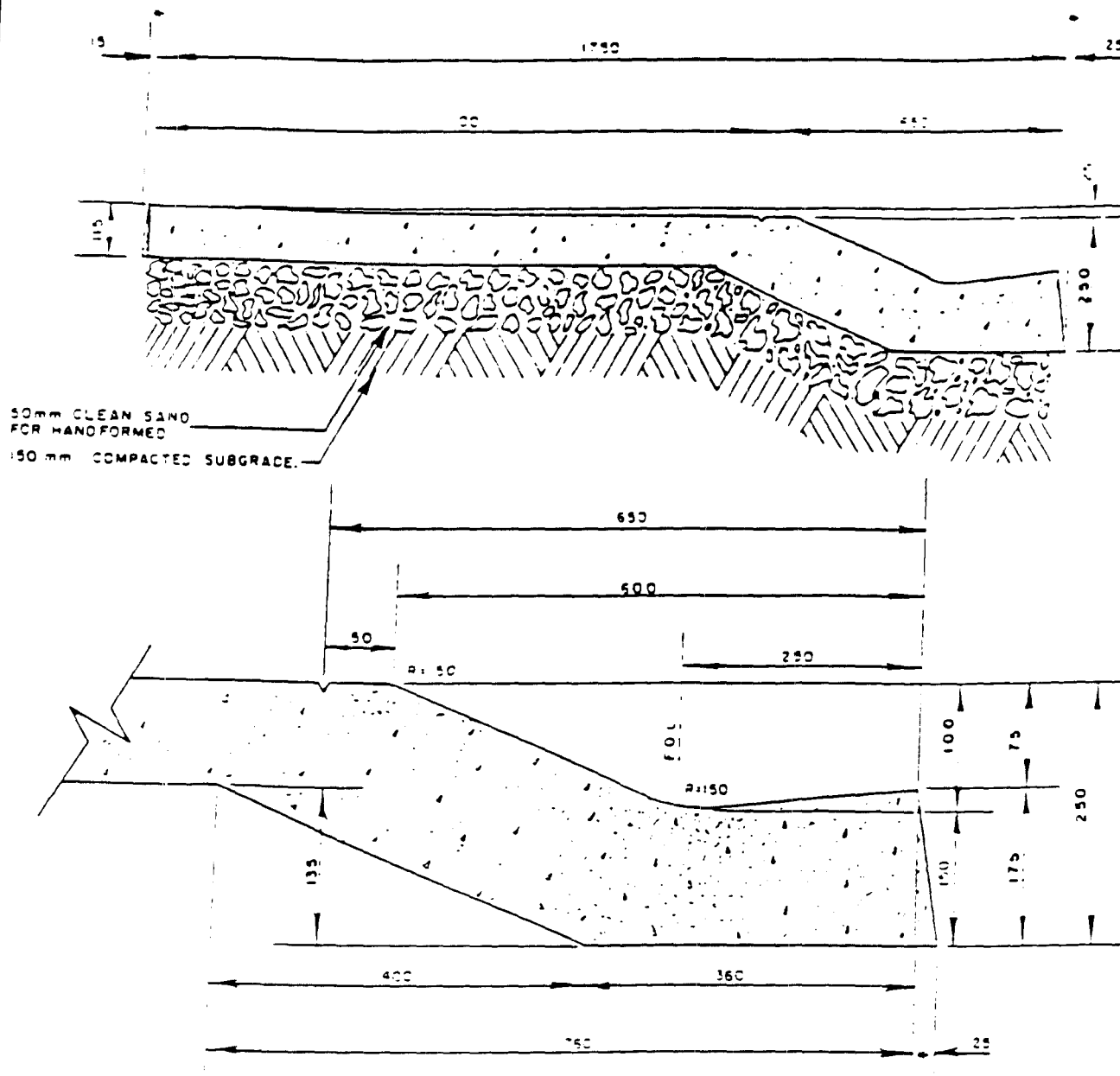
City of Calgary

- 5 - Residential - Parking Both Sides 15.00 R/W, 9.50 m Road
- 6 - Collector - Parking One Side
19.50 m R/W, 9.5 m Road
- 7 - Collector - Parking Both Sides
22.00 m R/W, 12.0 m Road

Proposed Revisions to City of Calgary Standards

- 1 - Proposed Residential - No Sidewalk
14.0 m R/W, 8.5 m Road
- 2 - Proposed Residential - Sidewalk One Side
15.0 m R/W, 8.5 m Road
- 3 - Proposed Residential - Sidewalk Both Sides
16.0 m R/W, 8.5 m Road

City of Red Deer



NOTES

- 1 27.5 MPa CONCRETE
- 2 REINFORCE WITH 10M AT 300mm ON CENTER WHERE SPECIFIED.

* BATTER NOT REQUIRED FOR HANDFORMED

METRIC DIMENSIONS ARE MILLIMETRES
UNLESS OTHERWISE NOTED

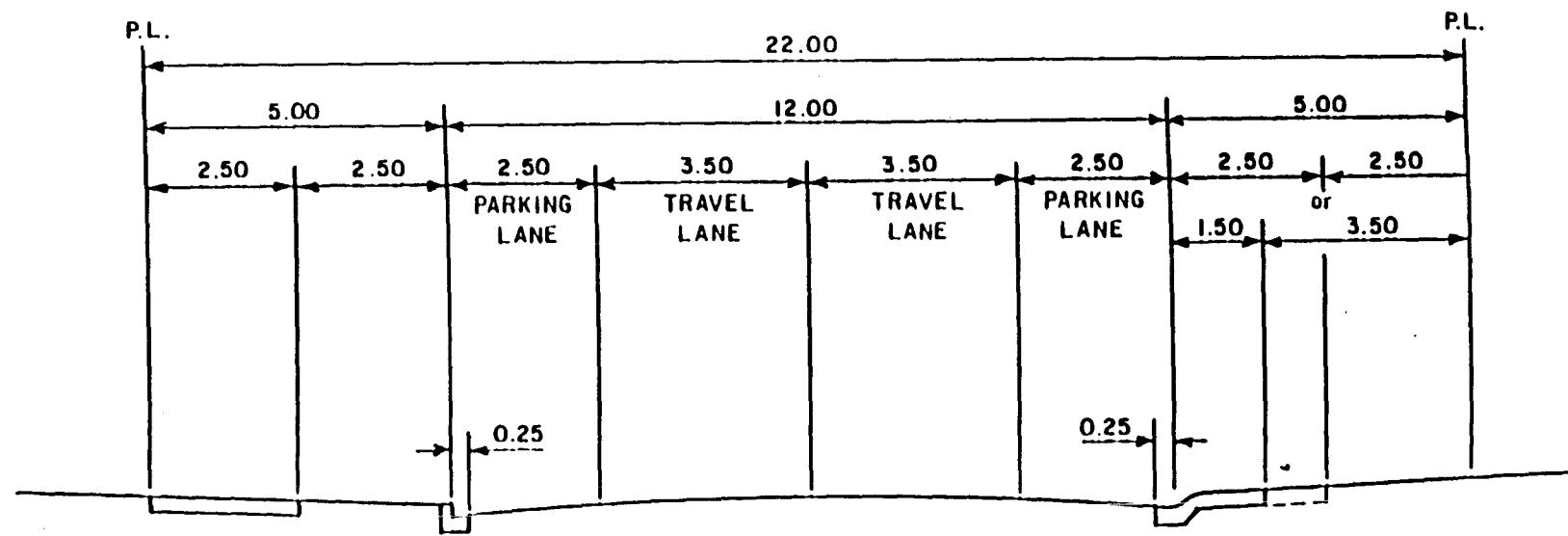
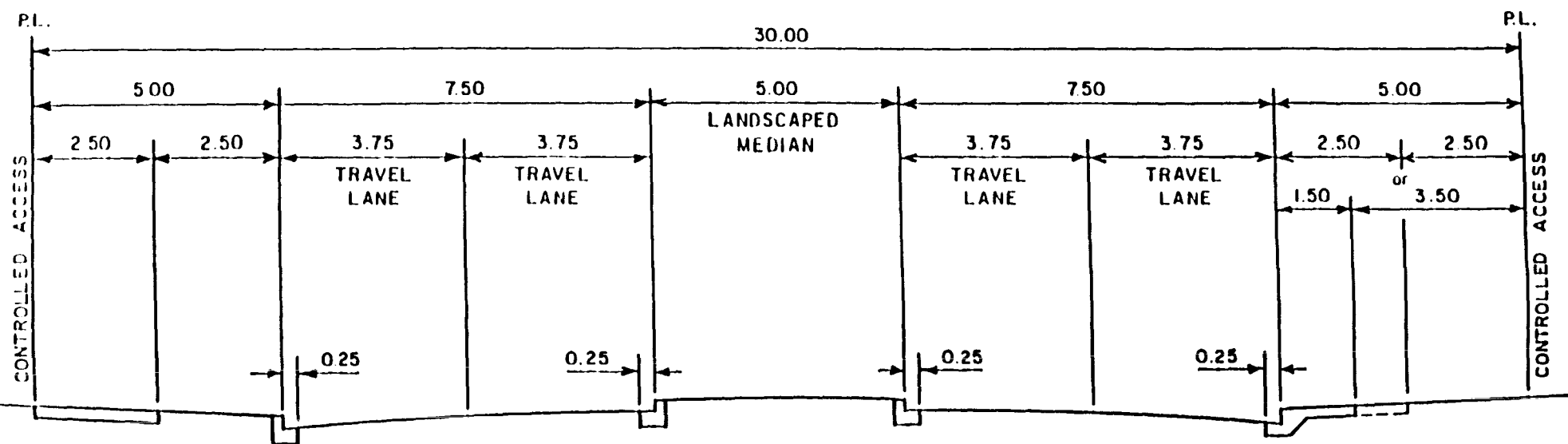
CITY OF RED DEER

ENGINEERING DEPARTMENT

5	9/06	REVISED	TOW
4	2/81	UPDATED	KGH
3	0/80	UPDATED	KGH
2	5/80	UPDATED	KGH

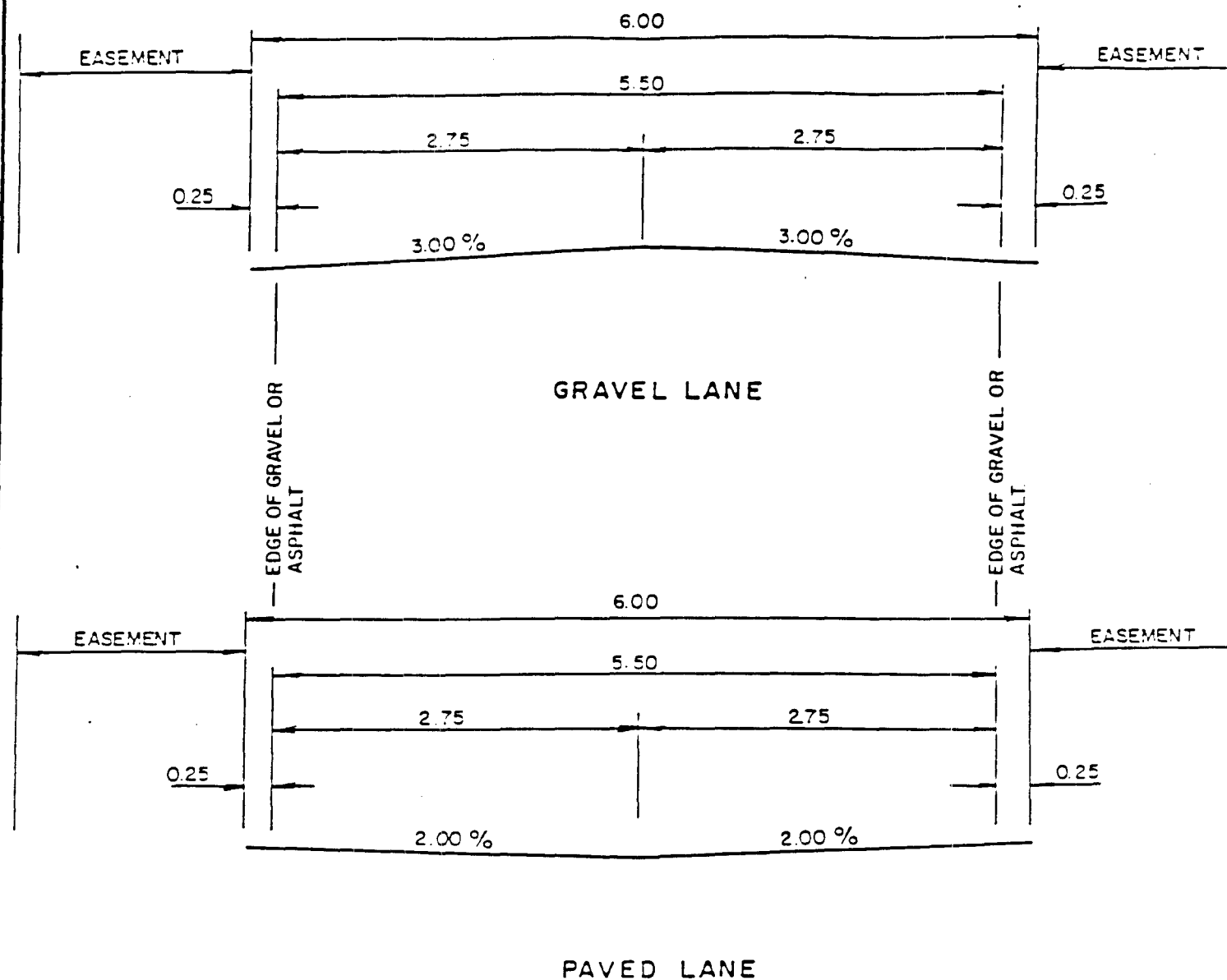
ROLLED MONOLITHIC
SIDEWALK WITH 250 GUTTER

APPROVED BY: *[Signature]* DRAWING NO. 82



NOTE: SIDEWALK LOCATION AND WIDTH TO BE DETERMINED IN CONSULTATION WITH THE ENGINEERING AND PARKS DEPARTMENTS.

NO		DATE	REVISION	APP'D	DRAWN C.E.J.B.	THE CITY OF RED DEER ENGINEERING DEPARTMENT DIVIDED AND UNDIVIDED RESIDENTIAL COLLECTOR ROADWAY	APPROVED BY <i>[Signature]</i>
					DATE SEPT. 19/90		ENGINEER
					SCALE N.T.S.		DRAWING NO
							B5



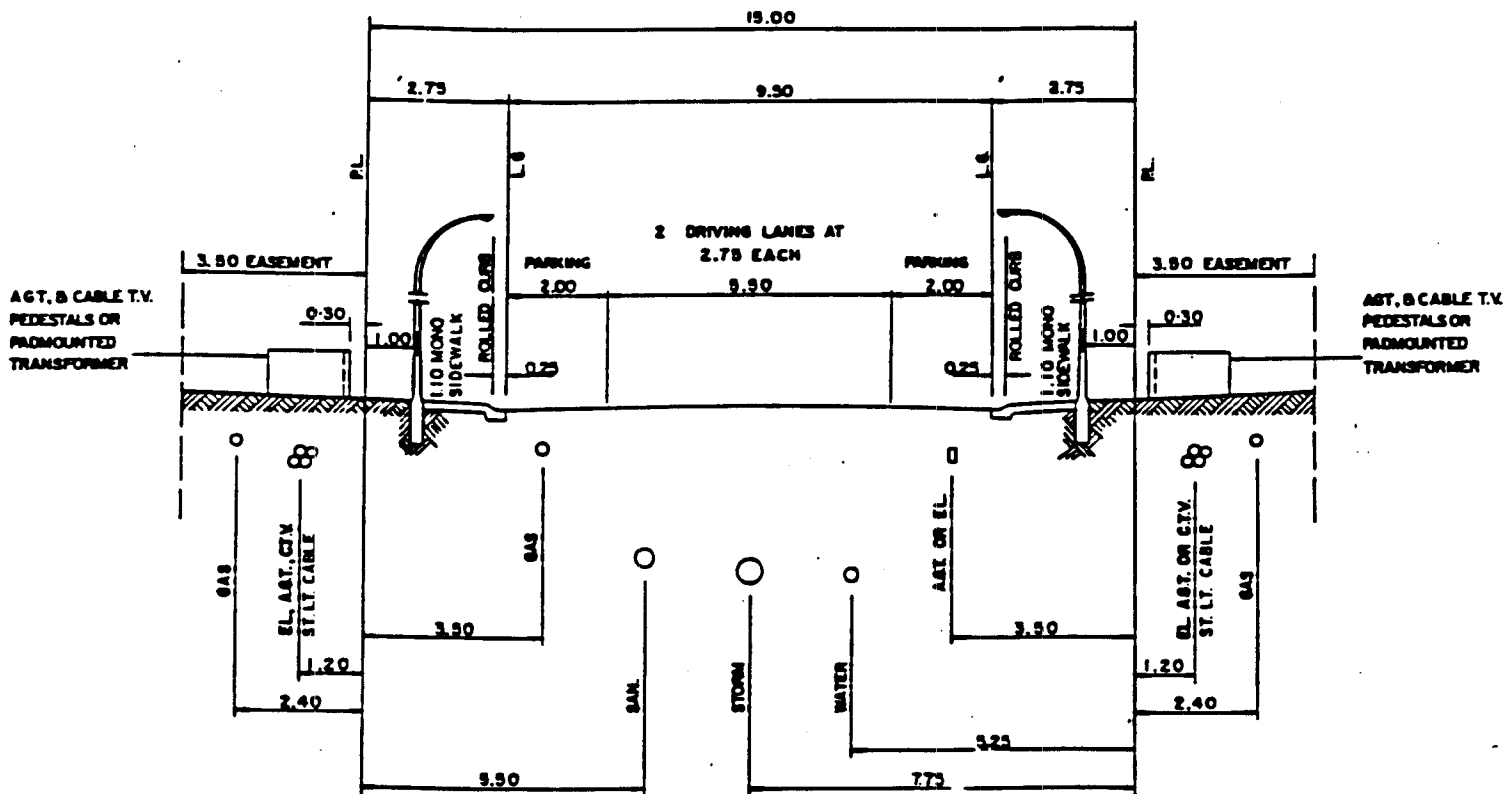
NOTE: 1. MINIMUM 2.00 m WIDE EASEMENT REQUIRED ON BOTH SIDES OF LANE FOR REAR SERVICING
 2. LANE TO BE PAVED ADJACENT TO MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS WHERE LANE ACCESS IS PROVIDED.

DRAWN	SH
DATE	91-01
SCALE	

THE CITY OF RED DEER
 ENGINEERING DEPARTMENT
**GRAVEL & PAVED
 LANES**

APPROVED	<i>[Signature]</i>
ENGINEER	
DRAWING	

City of Calgary



CARRIAGEWAY ALTERNATIVES

- A. CROWNED
- B. DISHED
- C. X-FALLED

NOTE FOR CROWNED SECTION

CURB REQUIRED ON BOTH SIDES

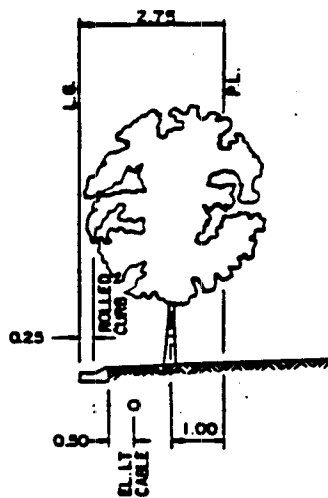
FOR DISHED SECTION

MINIMUM GRADE OF 1% REQUIRED WITH
MAXIMUM DRAINAGE LENGTH OF 150.00

FOR X-FALLED SECTION

CURB REQUIRED ON LOW SIDE

- NOTE:
- HYDRANT ON 0.75 LINE
 - HYDRANT VALVES ON 4.50 LINE
 - SERVICE VALVES ON 0.50 LINE
 - PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.50m INSIDE PL, OR 5.00m INSIDE PL WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY
 - ST. LT. CABLE TO BE INSTALLED IN EASEMENTS ONLY IF WATER IS SERVICED FROM THE FRONT
 - ST. LT. CABLE CENTRED IN 1.50 EASEMENT WHERE THERE IS NO GAS EASEMENT



NOTE: -POWER POLES, STREET LIGHTING POLES, TRANSFORMER BOXES AND OTHER SURFACE STRUCTURES SHALL MAINTAIN A MIN. OF 3.00m CLEARANCE FROM HYDRANT

ALTERNATIVE WITH NO SIDEWALK

94-01	ALTERNATIVE WITH NO SIDEWALK REVISED	PK
93-03	NOTE REVISED: "PRE-INSTALLED SERVICE CONNECTIONS..."	PK
93-02	WATER & STORM LOCATIONS MODIFIED	PK
90-12	10.0m EASEMENT CHANGED TO 9.50m	PK
88-01	ALTERNATIVE WITH NO SIDEWALK ADDED	PK
85-03	ST. LT. NOTES ADDED	PK
85-02	VALE & ST. LT. NOTES ADDED	PK
84-05	MOWO SIDEWALK NOTES ADDED	PK
83-10-20	CURB NOTES ADDED	PK

Drawn: R.B. Date: JULY, 1997.

Scale: 1" = 10' 0" 1" = 30' 0"

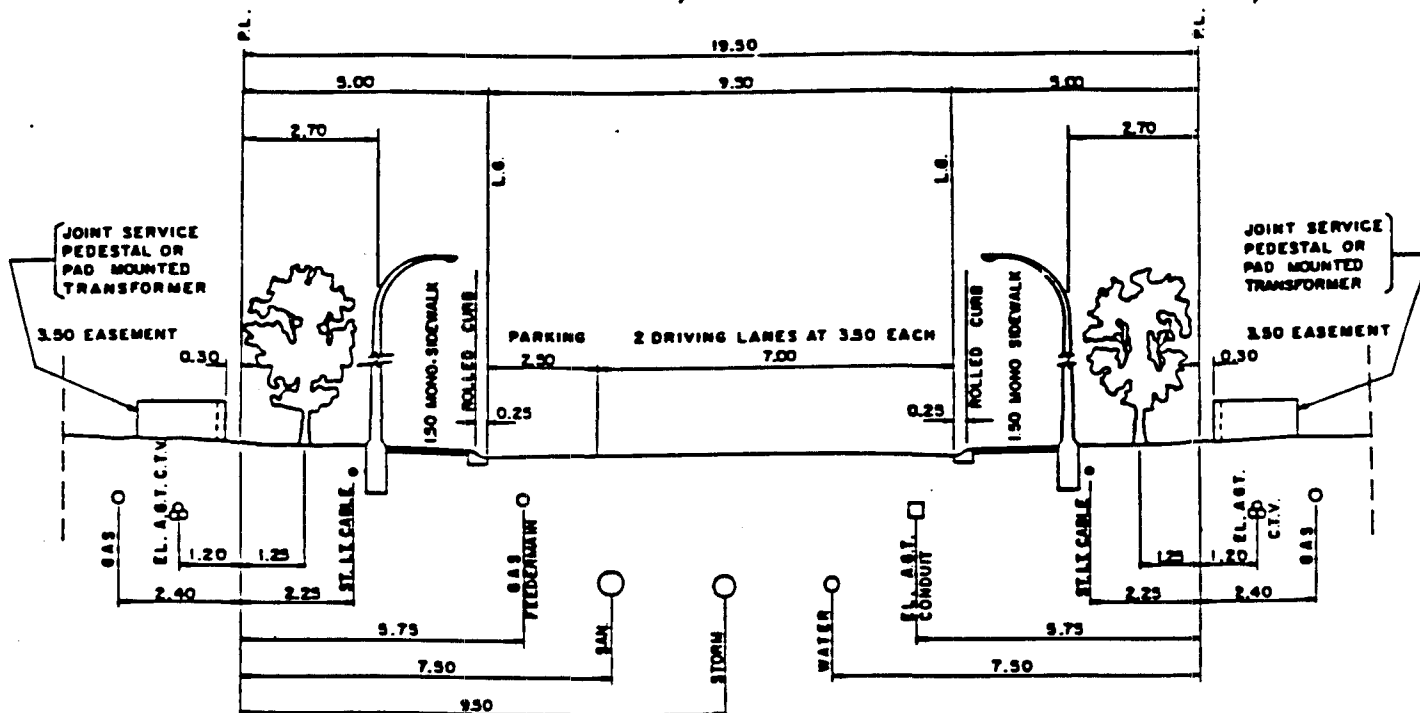
City: Calgary

THE CITY OF CALGARY
ENGINEERING DEPARTMENT

RESIDENTIAL-PARKING BOTH SIDES
15.00m R/W, 9.50m ROAD

5

454.1C08.020



NOTE:

- HYDRANTS ON 2.70 LINE
- HYDRANT VALVES ON 0.30 LINE
- SERVICE VALVES ON 1.25 LINE
- TREES ON 1.25 LINE
- PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.00m INSIDE PL. OR 3.00m INSIDE PL. WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY
- POWER POLES, STREETLIGHT POLES AND ALL OTHER SURFACE STRUCTURES SHALL MAINTAIN A MIN. OF 3.0m CLEARANCE FROM HYDRANT

NOTE

THIS STANDARD OF COLLECTOR MAY ONLY BE USED WHERE IT DOES NOT ABUT RESIDENTIAL FRONTAGE OR OTHER PARKING ATTRACTOR ON ONE SIDE.

OPTIONAL STANDARD

-1.40 SEPARATE SIDEWALK WITH 0.30 TO REPLACE MONO SIDEWALK AS AN ALTERNATIVE WITH TREE AND SERVICE VALVE ALIGNMENT TO BE ADJUSTED TO THE 2.50 m. LINE AND THE ST. LI. CABLE ON THE 3.75m. LINE.

8	94-01	OPTIONAL STANDARD NOTE REVISED	P.L.
7	93-03	NOTE REVISED: -PRE-INSTALLED SERVICE CONNECTIONS	PL
6	93-02	SANITARY & STORM LOCATIONS MODIFIED	PL
5	90-12	ROAD WIDTH & LANE WIDTH REVISED	PL
4	90-02	LANE WIDTH REVISED	PL
3	88 OR 21	NOTES ADDED	PL
2	88 OR 21	VALVE LINE CHANGED	PL
1	83 OR 06	SEP WALK REPLACED WITH MONO WALK & NOTE ADDED	PL
PL	DATE	DESCRIPTION	APPROVED

Drawn: S.P. Date: JULY 77

Scale: 1" = 10' 0"

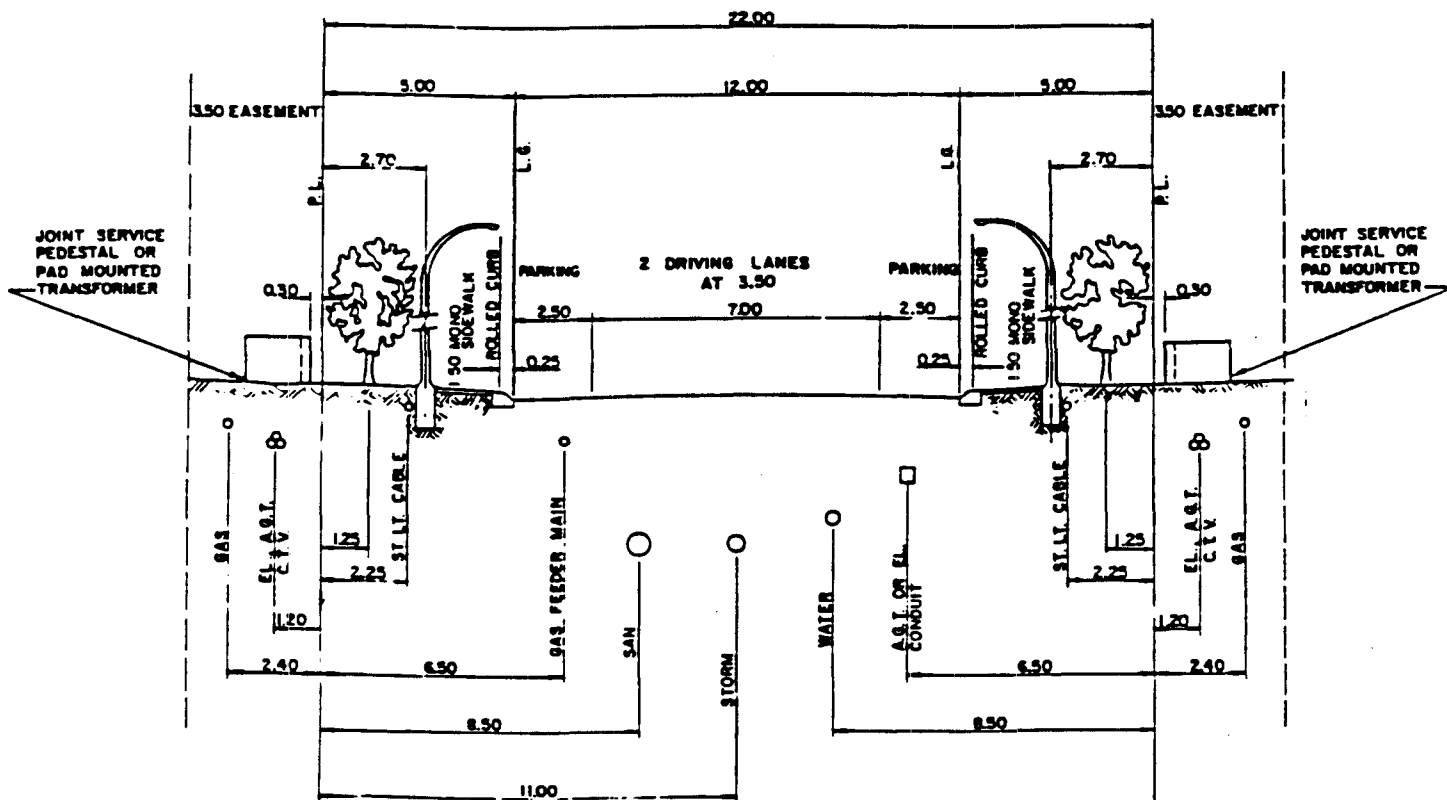
City Engineer: [Signature]

THE CITY OF CALGARY
ROADS & TRANSPORT DEPARTMENT

COLLECTOR
PARKING ONE SIDE
19.50m R/W - 9.50m RD.

Sheet: **6**

File Number: 454.1008.022



NOTE: - HYDRANTS ON 2.70 LINE
 - HYDRANT VALVES ON 7.50 LINE
 - SERVICE VALVES ON 1.25 LINE
 - TREES ON 1.25 LINE
 - PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.50m INSIDE PL. OR 5.00m INSIDE PL. WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY
 - POWER POLES, STREETLIGHT POLES, TRANSFORMER BOXES AND ALL OTHER SURFACE STRUCTURES SHALL MAINTAIN A MIN. OF 3.0m CLEARANCE FROM HYDRANT.

OPTIONAL STANDARD

- 1.40 SEPARATE WALK WITH B.W.O.30 TO REPLACE MONO SIDEWALK AS AN ALTERNATIVE WITH TREE ALIGNMENT TO BE ADJUSTED TO THE 2.5 m. LINE AND THE ST. LT. CABLE ON THE 3.75 m. LINE.
- SERVICE VALVES ON 2.50m LINE

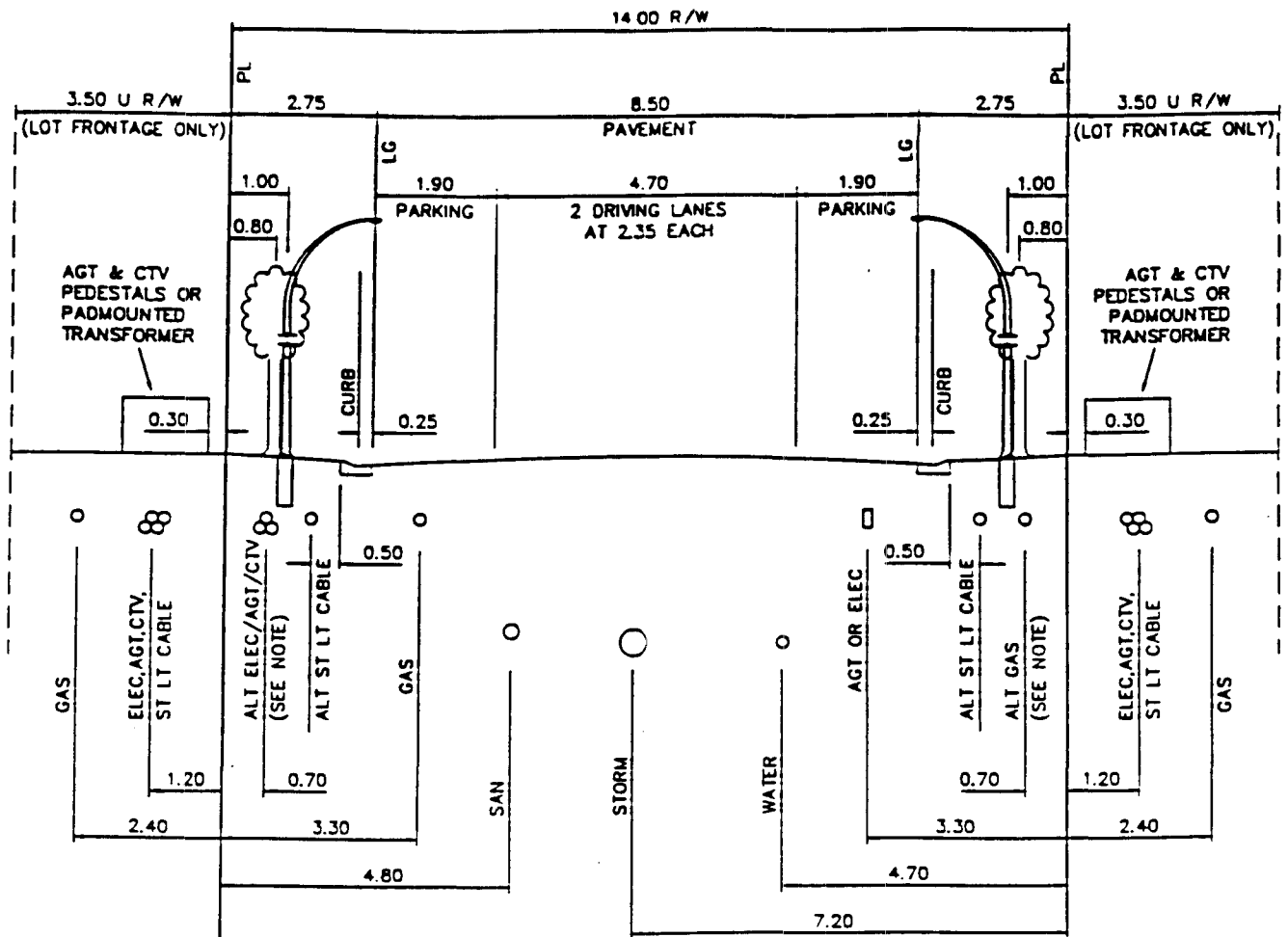
1	93-02	NOTE ADDED	2/8
2	93-03	NOTE REVISED: "PRE-INSTALLED SERVICE CONNECTIONS..."	R.C.
3	93-02	SANITARY & STORM LOCATIONS MODIFIED	2
4	90-12	ROAD WIDTH & LANE WIDTH REVISED	1/6
5	90-02	1 LANE WIDTH REVISED	1/6
6	88-01-20	NOTE ADDED	
7	85-02	VALVE LINE CHANGED	
8	84-05	TREE RE ALIGNMENT	
9	83-04	SEP WALK REPLACE WITH MONO WALK & NOTE ADDED	

Drawn R.B.S.	Date JULY, 1977	THE CITY OF CALGARY ENGINEERING DEPARTMENT
Scale 1" = 10'	City Engineer	
COLLECTOR-PARKING BOTH SIDES 22.00m R/W 12.00m ROAD		Sheet 7 File Number 454.1008.023

ENGINEERING AND DESIGN
 UNLESS OTHERWISE NOTED

Sheet
7
 File Number
454.1008.023

Proposed Revisions
to
City of Calgary Standards

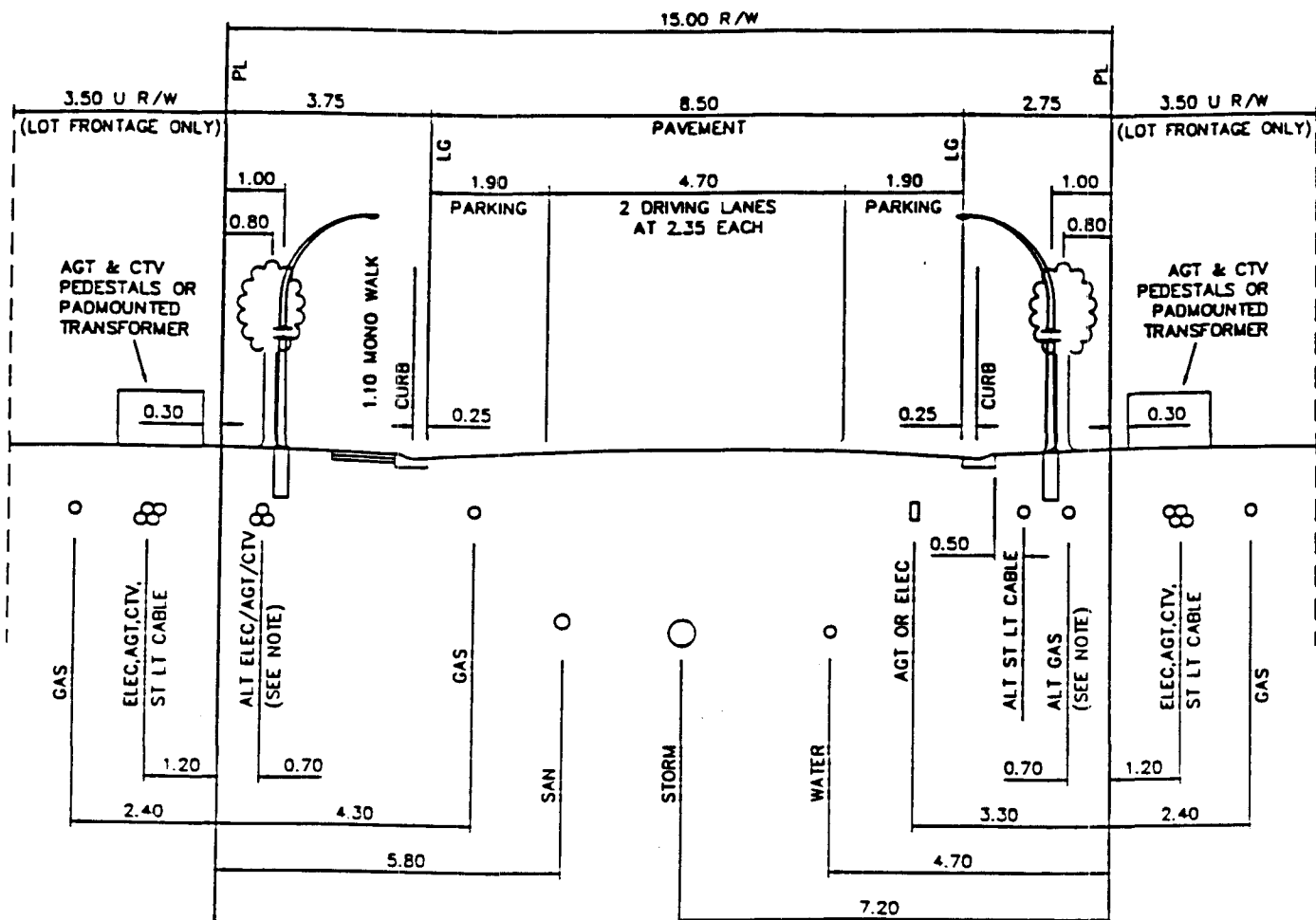


NOTE:

- HYDRANT ON 1.20 LINE
- SERVICE VALVES ON 1.20 LINE
- ALTERNATE SHALLOW UTILITY LINE TO BE USED ON SIDEYARD LOCATIONS
- TREES NOT PERMITTED ON SIDEYARDS WHERE SHALLOW UTILITIES ARE INSTALLED
- TREES TO BE DECIDUOUS TYPE ONLY

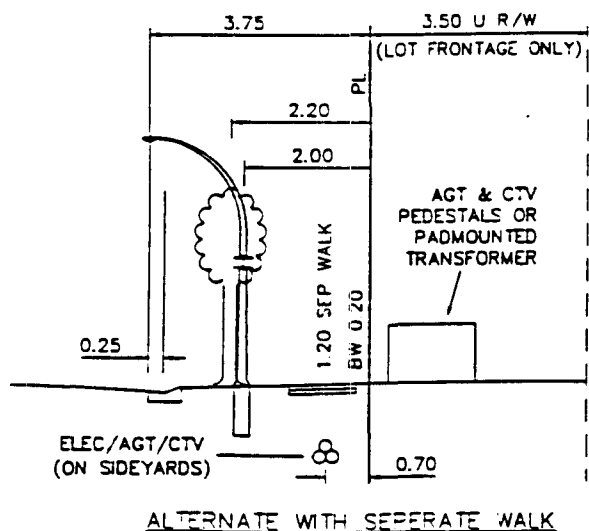
PROPOSED RESIDENTIAL
NO SIDEWALK
14.00m R/W, 8.50m ROAD

Figure 1



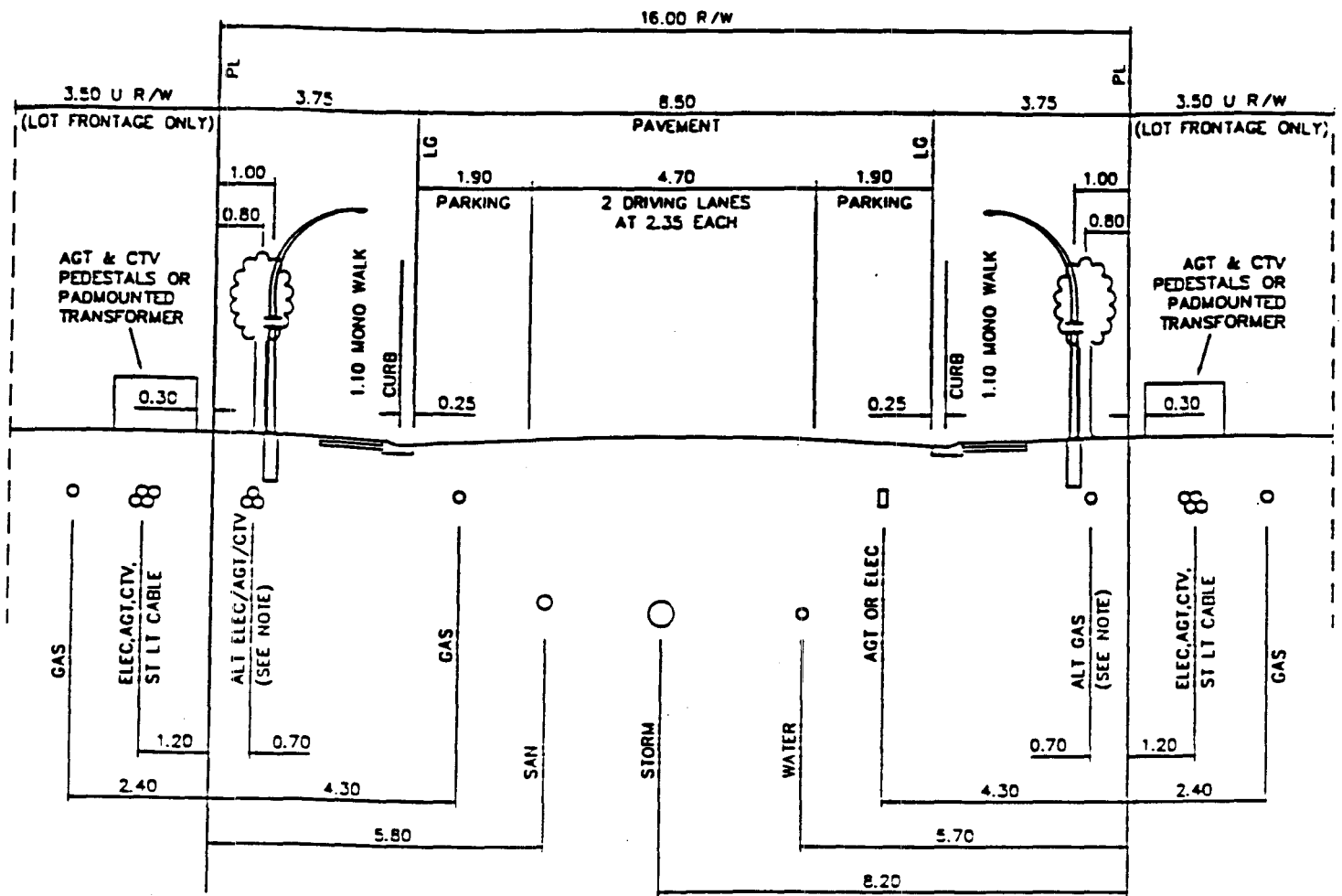
NOTE:

- HYDRANT ON 1.20 LINE
- SERVICE VALVES ON 1.20 LINE
- ALTERNATE SHALLOW UTILITY LINE TO BE USED ON SIDEYARD LOCATIONS
- TREES NOT PERMITTED ON SIDEYARDS WHERE SHALLOW UTILITIES ARE INSTALLED
- TREES TO BE DECIDUOUS TYPE ONLY



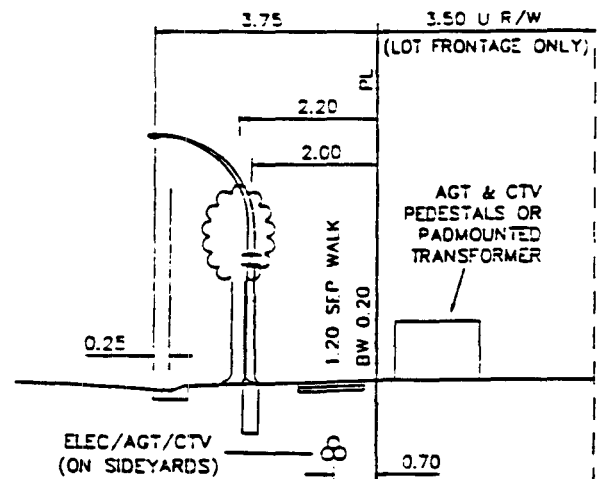
PROPOSED RESIDENTIAL
SIDEWALK ONE SIDE
15.00m R/W, 8.50m ROAD

Figure 2



NOTE:

- HYDRANT ON 1.20 LINE
- SERVICE VALVES ON 1.20 LINE
- ALTERNATE SHALLOW UTILITY LINE TO BE USED ON SIDEYARD LOCATIONS
- TREES NOT PERMITTED ON SIDEYARDS WHERE SHALLOW UTILITIES ARE INSTALLED
- TREES TO BE DECIDUOUS TYPE ONLY



ALTERNATE WITH SEPERATE WALK

PROPOSED RESIDENTIAL
SIDEWALK BOTH SIDES
16.00m R/W, 8.50m ROAD

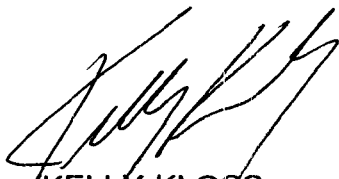
Figure 3

DATE: FEBRUARY 28, 1995
TO: LAND AND ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: RESIDENTIAL LOT SERVICING STANDARDS

At the Council Meeting of February 27, 1995, consideration was given to your report dated February 7, 1995 concerning the above. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manger dated February 7, 1995, re: Residential Lot Servicing Standards, hereby agrees to table to the December 18, 1995 Council Meeting, the final report and recommendations of the "Committee for Review of the Impact of Lot Servicing Requirements on Lot Pricing in the City of Red Deer", dated January 1995, to allow for input from the public and the construction industry relative to said report, and as presented to Council February 27, 1995."

As outlined in the above resolution, this matter was tabled to the December 18, 1995 Council Meeting in order to allow public input into the lot servicing standards. I trust that you will now be taking the necessary actions to provide for this input with a report being presented back to Council in due course.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Development Services
Director of Community Services
Public Works Manager
Fire Chief
E. L. & P. Manager
Recreation, Parks and Culture Manager
Principal Planner

C O R R E S P O N D E N C ENO. 1

**City Clerk
2nd Floor
City of Red Deer
P.O. Box 5008
Red Deer, AB T4N 3T4**

Dear Mayor & Council Members,

I have been running B & S Small Engine Repair from my home in Red Deer for the past ten years. When I first started my business I was told by Bylaw that I could not repair any lawnmowers or other equipment at my residence. I was also told that I couldn't store materials or equipment there either. This I could understand and accept. What I find intolerable is the fact that every time I move my residence I have to pay a \$40.00 advertising fee for answering my phone at home to book appointments to go to other homes to repair their lawnmowers, tillers, etc.. Since there is no traffic increase and no one in my neighborhood seems to mind if my phone rings and I answer it, I can't see why I should have to advertise that I want to run a home-based business from this address. It seems that if this is the case, every doctor, lawyer, and serviceman working for an emergency response company should have to do the same as I have to, whether they are home-based or not, since the circumstances are the same.

I can understand that if I was operating a day-care center, or hair-dressing salon from my residence, I would have to advertise my intentions. But, since I'm not doing either or similar, I don't feel as though I should have to advertise my intentions in the local newspaper.

I would appreciate a response as soon as possible.

Thanking You in Advance,


**Brian & Kerria Smith
B & S Small Engine Repair
50 McLean Street Apt. #205
Red Deer, AB T4R 1W7**

347-7858

4:08 PM
95/01/20
FK

DATE: 1 February 1995
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **B & S SMALL ENGINE REPAIR - HOME OCCUPATION**

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

The City Land Use Bylaw lists home occupations as a discretionary use in residential districts. Under the Provincial Planning Act, The City is required to provide notice of any decision made in connection with approval of discretionary uses. The notice is provided by advertising in Red Deer Advocate. A standard advertising fee of \$40.00 for any decision made by the Municipal Planning Commission/Development Officer is charged to the applicant.

In this particular case, the applicant is changing locations; therefore, new approval is required and must be advertised. The neighbouring property owners, in our opinion, do have a right to be informed of any non-residential use occurring in their area. Where the use is restricted to an office, there generally is not a concern expressed by the neighbours but they should be informed.

As the advertising of the decision is required by Provincial Statute, either the applicant pays the costs or the general revenue account would have to be debited.

Recommendation: That the existing policy of the applicant paying for advertising of decisions under the Land Use Bylaw be affirmed. We also recommend that home occupations remain a discretionary use in the Land Use Bylaw.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

RED DEER REGIONAL PLANNING COMMISSION

**2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9**

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

M E M O R A N D U M

DATE: FEBRUARY 20, 1995
TO: KELLY KLOSS, CITY CLERK
FROM: PAUL MEYETTE, PRINCIPAL PLANNER
**RE: B & S SMALL ENGINE REPAIR
HOME OCCUPATION**

Planning staff are in receipt of a letter from Brian and Kerria Smith. They are requesting that Council review the requirements for home occupations and look at some way to avoid the current \$40.00 advertising fee that each applicant for home occupation is required to pay for advertising purposes. The Smiths point out that they have moved their residence several times and have incurred the \$40.00 advertising fee each time they move their residence.

Comments

The only way to avoid incurring the advertising fee would be to make home occupations a permitted use. While this may seem like a desirable objective, it may have some undesirable consequences in terms of the use and enjoyment of existing neighbourhoods.

Planning staff have reviewed the 1994 Development Appeal Board files and would like to point out the following two cases which were before the Development Appeal Board:

Case No. 1 - Wholesale Food Distribution

On September 30, 1994, the Municipal Planning Commission approved a home occupation for wholesale food distribution. It was to be an office only. The approval was

B & S Small Engine Repair

Page 2

February 21, 1995

advertised and subsequently appealed by adjacent property owners. At the hearing, the residents indicated that a refrigeration truck associated with the home occupation was affecting the use and enjoyment of the neighbourhood. The Development Appeal Board varied the decision to address neighbourhood concerns. This appeal was the direct result of the advertising of a home occupation.

Case No. 2 - Dog Grooming

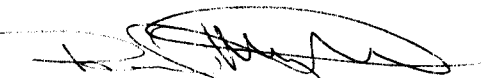
In May, 1994, the Development Appeal Board dealt with a proposal for dog grooming in a residential neighbourhood. The appeal was advertised and it received strong opposition from a number of dog grooming businesses who did operate out of a commercial or industrial zone. The business was not approved.

These are the only two cases of home occupations being appealed in 1994 by neighbours or competing businesses but they do demonstrate that the advertising has been effective in identifying problems or potential problems with home occupation approvals. In addition to these appeals, it should be noted that there were 33 complaints regarding home occupations received by the Bylaws and Inspections Department.

Planning staff are not aware of an exclusive office use in a neighbourhood being objected to by adjacent residents. However, in some cases, the home occupation extends beyond office use and it is our belief that this expansion of use beyond the approved office is best monitored by the neighbourhood. The advertisement which the Bylaws and Inspections Department uses to advise the neighbourhood appears to be effective in identifying these potential problem areas.

Recommendation

Planning staff feel that the \$40.00 advertising fee is a small price to pay to ensure that neighbours are informed of a business moving into a neighbourhood and have the opportunity to object if they feel it will affect the use and enjoyment of their own property.



Paul Meyette, ACP, MCIP
Principal Planner, City Section

PM/sdd

COMMENTS:

As Council is aware, we are examining every opportunity to remove unnecessary regulations and acknowledge important trends in land use within the community. For both these reasons, we believe Council should consider amending the Land Use Bylaw to allow for home occupations which are strictly for office use in that they would:

- 1) require no additional staff on site other than the home owner;
- 2) require no additional traffic in the neighborhood;
- 3) create no visible appearance outside the home, e.g. no signage, no additional noise or smell;
- 4) require no storage of goods;
- 5) meet any other reasonable conditions that the Municipal Planning Commission has found advisable to impose in the past.

It is our expectation that a home occupation of this type will be a growing phenomenon as people begin to do more home based work through electronic communications and that if the proposed conditions are complied with, there will be no undue disruption to the neighborhood. Since M.P.C. would normally approve a home occupation under these circumstances now, it seems pointless to force each applicant through a process of advertising and M.P.C. approval.

With regard to the current complainant, if the bylaw is changed in the recommended manner and he complies with all the conditions in the bylaw, the advertising fee will no longer be required. In fact, all home occupations which comply in this way will be permitted rather than discretionary uses. We recommend that Council direct the appropriate Land Use Bylaw Amendment be drafted for Council's consideration.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: February 8, 1995
TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF DEVELOPMENT SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
COMPUTER SERVICES MANAGER
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR
FROM: CITY CLERK
RE: B & S SMALL ENGINE REPAIR
HOME OCCUPATION

In discussing the above mentioned item with the Mayor and City Manager, they have asked that you review the possibility of a Land Use Bylaw Amendment that would allow some home occupations as permitted use in residential districts. Those home occupations that have no or little impact on adjoining neighbors who have office business such as telephone solicitation or computer home businesses.

Please submit comments on the attached to this office by February 20, 1995, for the Council Agenda of February 27, 1995.

"Kelly Kloss"
City Clerk

DATE: January 23, 1995

TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF DEVELOPMENT SERVICES
X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
COMPUTER SERVICES MANAGER
LAND AND 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
PRINCIPAL PLANNER
CITY SOLICITOR

FROM: CITY CLERK

RE: B & S SMALL ENGINE REPAIR
HOME OCCUPATION

Please submit comments on the attached to this office by February 6, 1995, for the Council Agenda of February 13, 1995.

"Kelly Kloss"
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

January 23, 1995

Brian & Kerria Smith
B & S Small Engine Repair
50 McLean Street, Apt. 205
Red Deer, Alberta
T4R 1W7

Dear Sir and Madam:

I acknowledge receipt of your letter, January 20, 1995, re: Advertising/Home Occupation.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, February 13, 1995. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.


In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, February 10, 1995, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, February 10.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,



Kelly Kloss
City Clerk

KK/ds

*a delight
to discover!*



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Brian and Kerria Smith
B & S Small Engine Repair
#205, 50 McLean Street
Red Deer, Alberta
T4R 1W7

Dear Mr. & Mrs. Smith:

RE: HOME OCCUPATION REQUIREMENTS

At The City of Red Deer's Council Meeting held Monday, February 27, 1995, consideration was given to your correspondence concerning the above topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Brian and Kerria Smith, B & S Small Engine Repair, re: Request to Relax Advertising Fee for Home Occupations, hereby agrees that the Administration be directed to prepare the necessary Land Use Bylaw Amendment which would provide for home occupations which are strictly for "office use only" as a permitted use, providing that they would:

1. require no additional staff on site other than the home owner;
2. require no additional traffic in the neighbourhood;
3. create no visible appearance outside the home, eg; no signage, no additional noise or smell;
4. require no storage of goods;
5. meet any other reasonable conditions that the Municipal Planning Commission has found advisable to impose in the past,

and as presented to Council February 27, 1995."

... / 2



*a delight
to discover!*

Brian and Kerria Smith
B & S Small Engine Repair
February 28, 1995
Page 2

The above resolution gives direction to the Administration to make amendments to the Land Use Bylaw which would accommodate your request, however, a final decision on your request has not been finalized. If the Land Use Bylaw Amendment dealing with this issue is passed, you would then not be required to pay the \$40.00 advertising fee. The process for making an amendment to the Land Use Bylaw takes approximately six weeks with the final step being a Public Hearing. This Public Hearing will be held during the Monday, April 10, 1995 Council Meeting.

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

Sincerely,

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

KELLY KLOSS
City Clerk

KK/clr

cc: Bylaws and Inspections Manager
Principal Planner

DATE: FEBRUARY 28, 1995

TO: BYLAWS AND INSPECTIONS MANAGER

FROM: CITY CLERK

RE: B & S SMALL ENGINE REPAIR / HOME OCCUPATION REQUIREMENTS

At the Council Meeting of February 27, 1995, consideration was given to correspondence from B & S Small Engine Repair, concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Brian and Kerria Smith, B & S Small Engine Repair, re: Request to Relax Advertising Fee for Home Occupations, hereby agrees that the Administration be directed to prepare the necessary Land Use Bylaw Amendment which would provide for home occupations which are strictly for "office use only" as a permitted use, providing that they would:

1. require no additional staff on site other than the home owner;
2. require no additional traffic in the neighbourhood;
3. create no visible appearance outside the home, eg; no signage, no additional noise or smell;
4. require no storage of goods;
5. meet any other reasonable conditions that the Municipal Planning Commission has found advisable to impose in the past,

and as presented to Council February 27, 1995."

I ask that you coordinate the drafting of the necessary Land Use Bylaw Amendment with the Principal Planner and City Solicitor for consideration of first reading at the March 13, 1995 Council Meeting.

Trusting you will find this satisfactory.


KELLY KLOSS
City Clerk

KK/clr
cc: Principal Planner

NO. 2

SNELL & OSLUND SURVEYS (1979) LTD.

BRANCH OFFICE
P.O. BOX 1930
ROCKY MOUNTAIN HOUSE
ALBERTA T0M 1T0
OFFICE PHONE: (403) 845-4646
FAX: (403) 845-4535
B. HAAGSMA A.L.S. (RES.) 845-4980

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

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

HEAD OFFICE
P.O. BOX 610
4826 - 47TH STREET
RED DEER, ALBERTA T4N 5G6
OFFICE PHONE: (403) 342-1255
FAX: (403) 343-7025
G. OSLUND A.L.S. P.ENG. (RES.) 346-6342
D. VANDENBRINK A.L.S. P.ENG. (RES.) 227-6245
G. ROSS A.L.S. (RES.) 342-0046

February 14, 1995
File 1024-002

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


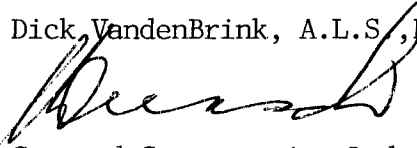
Dear Sir:

Re: Application for change in land use designation, for proposed
subdivision of Lot 3, Block 1, Plan 892-0478
Our Client: Conwood Construction Ltd.

With respect to the above named subdivision, we respectfully
request a change in the land use designation from A-1 to C-4, P-1 and R-2
as illustrated on the enclosed sketch plan.

Thank you for your attention to this matter.

Yours truly,


Dick VandenBrink, A.L.S., P.Eng.
Conwood Construction Ltd.

DV:lt
Encl.

SNELL & OSLUND SURVEYS (1979) LTD.

BRANCH OFFICE
P.O. BOX 1930
ROCKY MOUNTAIN HOUSE
ALBERTA T0M 1T0
OFFICE PHONE: (403) 845-4646
FAX: (403) 845-4535
B. HAAGSMA A.L.S. (RES.) 845-4980

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

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

HEAD OFFICE
P.O. BOX 610

4826 - 47TH STREET
RED DEER, ALBERTA T4N 5G6
OFFICE PHONE: (403) 342-1255
FAX: (403) 343-7025

G. OSLUND A.L.S. P.ENG. (RES.) 346-6342
D. VANDENBRINK A.L.S. P.ENG. (RES.) 227-6245
G. ROSS A.L.S. (RES.) 342-0046

February 15, 1995
File 1024-002

Red Deer Regional Planning Commission,
2830 Bremner Ave.,
RED DEER, AB.
T4R 1M9

ATTENTION: PAUL MAYETTE

Dear Sir:

Re: Subdivision of Lot 3, Block 1, Plan 892 0476

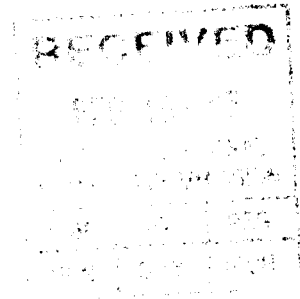
Enclosed is revised sketch showing proposed zoning which should be attached to our letter of February 14, 1995, to the City Clerk.

Yours truly,



Dick VandenBrink, A.L.S., P.Eng.

DV:lt
Encl



ROAD PLAN 3120 L.Z.

ROAD PLAN 2310 L.Z.

ROAD ALLOWANCE

ROAD PLAN 2310 L.Z.

ROAD PLAN 832 0672

ROAD PLAN
082 0728

68th AVENUE

LOT 5

C4

LOT 4PUL

STORM
RETENTION
POND

P1

BLOCK 1

66th STREET

C4

LOT 6

P1

C4

LOT 7

C4

LOT 8

C4

LOT 9

LOT 10PUL

P1

LOT 14PUL

68th AVENUE

15MR

R2

LOT 13

Remainder of
LOT 3
BLOCK 1
PLAN 892 0476

RED DEER
Plan Showing Zoning
for
Proposed Subdivision
of

LOT 3, BLOCK 1, PLAN 892 0476

in the
N.W.1/4 SEC.19-38-27-4

FEB 15 1995

SCALE = 1:2500

BY: DIRK VANDENBRINK A.L.S.

SNELL & OSUND SURVEYS (1979) LTD.
RED DEER - ROCKY MOUNTAIN HOUSE
1024-002



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

DATE: February 15, 1995

TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

RE: **Proposed Land Use Bylaw Amendment 2672/H-95**
Oriole Park West Subdivision - Phase 1
Conwood Construction Ltd.,

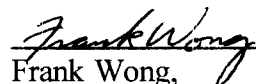
Enclosed is a proposed land use bylaw amendment pertaining to the northern portion of the Oriole Park West Subdivision and containing 14.8 ha (36.57 acres).

Conwood Construction Ltd. (U. Wunsch), is proposing to develop 5 - C4 Commercial (Major Arterial) sites, 1 - R2 Residential (General) site, 4 - P1 Parks and Recreation sites (1 to accommodate the pedestrian/bike path and 3 public utility lots). The biggest C4 commercial site is designed to accommodate Price Costco - a wholesale outlet.

This proposal conforms to the Northwest Area Structure Plan; although the commercial portion is slightly larger than originally planned. An outline plan for the residential portion of this subdivision (located south of the commercial development) is being prepared by the landowner's consultants, in accordance with the City's Planning and Subdivision guidelines.

This proposal requires the intersection of 68th Avenue and 67th Street to be upgraded. The developer will cover most of the cost of the intersection; however, the City will incur some cost, as they will need to align the roadway on the north side of 67th Street. The City Engineering Department will provide City Council with an estimate of the City's road improvement costs prior to second and third reading of this Bylaw.

Planning staff recommend that City Council proceed with first reading of the proposed amendment.



Frank Wong,
PLANNING ASSISTANT

/cc

Enclosure

Note: The developer will be available at the February 27 Council meeting to answer any questions which Council may have.

CS- 4.527

DATE: February 21, 1995

TO: KELLY KLOSS
City Clerk

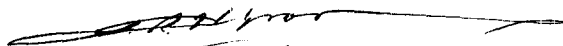
FROM: LOWELL R. HODGSON
Director of Community Services

RE: REZONING REQUEST - SNELL & OSLUND/CONWOOD CONSTRUCTION
Your memo dated February 15, 1995 refers.

This rezoning request conforms to the Northwest Area Structure Plan as it will create five (5) C-4 commercial sites, one (1) R-2 residential site, four (4) P-1 parks and recreation sites, and three (3) public utility lots. To the south of this property will be residential development in accordance with the Northwest Area Structure Plan.

RECOMMENDATION

That Council of The City of Red Deer proceed with the first reading of the proposed Landuse Bylaw Amendment to accommodate the rezoning request of Snell & Oslund/Conwood Construction for the Phase 1 development in the Oriole Park West subdivision.



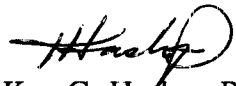
LOWELL R. HODGSON

:ad

110-080

DATE: February 16, 1995
TO: City Clerk
FROM: Engineering Department Manager
RE: CONWOOD CONSTRUCTION REZONING REQUEST

The Engineering Department has no objection to first reading of the rezoning plan as presented; however, we would like to make City Council aware that the servicing details are not defined to date. A private residential Development Agreement will be required as a condition of rezoning. In addition, there will be some expenditure of City major thoroughfare fund to realign the 67 Street intersection to accommodate this and other developments in the area. Further information will be available to Council hopefully at the third reading.



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

KGH/cm

COMMENTS:

We recommend that Council give 1st reading to Land Use Bylaw Amendment 2672/H-95.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: February 15, 1995

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

FROM: CITY CLERK

RE: SNELL & OSLUND/CONWOOD CONSTRUCTION
REZONONG REQUEST

Please submit comments on the attached to this office by February 20, 1995, for the Council Agenda of February 27, 1995.

"Kelly Kloss"
City Clerk

**THE CITY OF RED DEER**

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 15, 1995

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

Dear Sir:

I acknowledge receipt of your letter dated February 14, 1995, re: Application for change in land use designation for Lot 3, Block 1, Plan 892-0478 (Conwood Construction Ltd.).

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on February 27, 1995. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on February 24, 1995, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on February 24, 1995.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds

*a delight
to discover!*

Date:

DATE: 21 February 1995

FILE NO. 94-1610

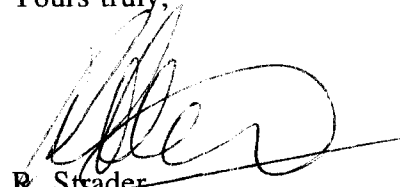
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **SNELL & OSLUND SURVEYS/CONWOOD CONSTRUCTION
REZONING REQUEST**

Please be advised that we have no objections regarding the above referenced matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Strader', is written over a horizontal line.

R. Strader

Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: FEBRUARY 28, 1995

TO: PRINCIPAL PLANNER

FROM: CITY CLERK

RE: LAND USE BYLAW AMENDMENTS 2672/H-95 AND 2672/I-95

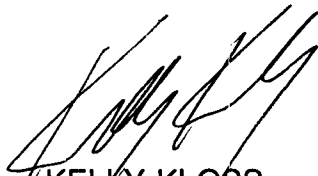
At the Council Meeting of February 13, 1995, first reading was given to the above noted Land Use Bylaw Amendments, copies of which are attached hereto.

Land Use Bylaw Amendment 2672/H-95 provides for the development of 5 - C4 Commercial (Major Arterial) sites, 1 - R2 Residential (General) site, 4 - P1 Parks and Recreation sites (1 to accommodate the pedestrian/bike path and 3 public utility lots).

Land Use Bylaw Amendment 2672/I-95 provides for the development of 43 - R1 (Single Family) parcels, 8 (16 units) R1A (Semi-Detached) parcels and 1 - P1 (Parks and Recreation) parcel for utilities in the southwestern portion of Lancaster Meadows and containing 7.74 hectares (11.73 acres).

This office will now proceed with preparation for the advertising for Public Hearings to be held in the Council Chambers of City Hall on Monday, March 27, 1995, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Development Services
Director of Community Services
Bylaws and Inspections Manager
City Assessor
E. L. & P. Manager
Fire Chief
Public Works Manager
Council and Committee Secretary, S. Ladwig



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Snell and Oslund Surveys (1979) Ltd.
P. O. Box 610
4826 - 47 Street
Red Deer, Alberta
T4N 5G6

Faxed to 343-7025 95 MAR 01
Original Mailed

Att: Dick VandenBrink

Dear Sir:

RE: SUBDIVISION OF LOT 3, BLOCK 1, PLAN 892-0476
YOUR FILE 1024-002 / CONWOOD CONSTRUCTION LTD.
PROPOSED LAND USE BYLAW AMENDMENT 2672/H-95

At The City of Red Deer's Council Meeting held February 27, 1995, Land Use Bylaw Amendment 2672/H-95 received first reading, a copy of which is attached hereto.

Land Use Bylaw Amendment 2672/H-95 provides for the development of 5 - C4 Commercial (Major Arterial) sites, 1 - R2 Residential (General) site, 4 - P1 Parks and Recreation sites (1 to accommodate the pedestrian/bike path and 3 public utility lots).

This office will now proceed with preparation for advertising for a Public Hearing to be held in the Council Chambers of City Hall on Monday, March 27, 1995, commencing at 7:00 p.m., or as soon thereafter as Council may determine.

The advertising is scheduled to appear in the Red Deer Advocate on Friday, March 10 and Friday March 17, 1995.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$600. We require this deposit by no later than Tuesday, March 7, 1995 in order to proceed with the advertising scheduled above. Once the actual costs are known, you will either be invoiced for or refunded the balance.

... / 2

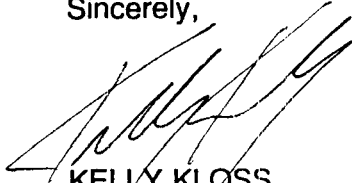


*a delight
to discover!*

Snell and Oslund Surveys (1979) Ltd.
February 28, 1995
Page 2

I trust that you will advise your clients of Council's decision in this instance. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Development Services
Principal Planner
Council and Committee Secretary, S. Ladwig



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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Shell and Oslund Surveys (1979) Ltd.
P. O. Box 610
4826 47 Street
Red Deer, Alberta
T4N 5G6

Faxed to 343-7025 95 MAR 01
Original Mailed

Att: Dick VandenBrink

Dear Sir,

RE: SUBDIVISION OF LOT 3, BLOCK 1, PLAN 892-0476
YOUR FILE 1024-002 / CONWOOD CONSTRUCTION LTD.
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... / 2



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TRANSMISSION REPORT

THIS DOCUMENT WAS CONFIRMED
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)

** COUNT **

TOTAL PAGES SCANNED : 4
TOTAL PAGES CONFIRMED : 4

*** SEND ***

No.	REMOTE STATION	START TIME	DURATION	#PAGES	MODE	RESULTS
1	403 343 7025	3- 1-95 11:41	2'00"	4/ 4	EC	COMPLETED 9600

TOTAL 0:02'00" 4

NOTE:

No. : OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE SF : STORE & FORWARD RI : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY

NO. 3

THE WESTERNER

exposition association

4900 DELBURNE ROAD, RED DEER, ALBERTA, CANADA
TELEPHONE (403) 343-7800 FAX (403) 341-4699

February 3, 1995

Kelly Kloss
City Clerk
Box 5008
Red Deer City Hall
Red Deer, Alberta T4N 3T4

Dear Kelly;

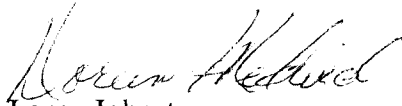
The Board of Directors of the Westerner Exposition Association are interested in leasing a small portion of land west of Westerner Park to erect a ~~30~~³⁴ foot high message board sign.

The Westerner would like to lease the portion of land outlined on the attached map.

Our plan is to go ahead with this sign this year so we would appreciate Red Deer City Council reviewing our request at their February 27th Council Meeting.

Thank you for your co-operation on this matter.

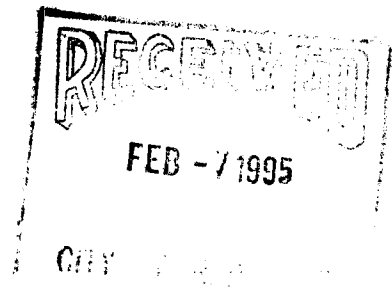
Yours truly,



Larry Johnstone
General Manager

THE WESTERNER EXPOSITION ASSOCIATION

LJ/dfm



DATE: February 16, 1995
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **LEASE OF CITY LAND - WEST OF WESTERNER PARK**

The Westerner is requesting that the City grant them a lease of a small portion of an existing road right-of-way for the erection of a large sign. The area in question is presently part of a service road alignment in front of the Westerner Commercial Strip. However, this alignment has become redundant with the development of 49 Avenue, and as Highway 2/Gaetz Avenue is developed, the service road will be removed and the land made available for other uses.

Presently, the City has a Right of First Refusal covering that portion of the roadways to the west and south of Parcels A and 5, with Deerfoot Inns. Deerfoot Inns own the two adjacent parcels, and is working on a development which would incorporate the existing service road area. The parcel which the Westerner has requested, is included in the Right of First Refusal with Deerfoot Inns.

Negotiations between Deerfoot Inns and their key client are at an advanced stage, and it is contemplated that Deerfoot Inns will exercise their Right of First Refusal and enter into a purchase agreement with the City of Red Deer on this roadway area.

We have discussed the Westerner proposal with the principals of Deerfoot Inns. They feel the erection of a large sign in this area would not be compatible with their proposed development. Deerfoot Inns have however, indicated a willingness to work with the Westerner in coming up with an alternate location, once their development has been confirmed.

RECOMMENDATION

The Land and Economic Development Department would not support the request from the Westerner for the lease of a portion of this road right-of-way, for the reasons outlined above.


Alan V. Scott

AVS/mm

DATE: February 17, 1995

TO: KELLY KLOSS
City Clerk

FROM: LOWELL R. HODGSON, Director
Community Services Division

RE: LEASE OF CITY LAND: WEST OF WESTERNER PARK
Your memo dated February 14, 1995 refers.

The site proposed by the Westerner Exposition Association is outside of the Municipal Reserve area and is on the old road right-of-way. While I appreciate the issue for the Westerner is to have a sign that is very visible, my preference would be to have it located within the Municipal Reserve site in order to maintain a clear sightline north and south as exists now.

This is a very large sign being proposed and the sign bylaw may restrict the design being presented, as it might be considered as a billboard with permanent commercial advertising on it. Thus, the sign as proposed may need to be modified.

Of equal concern is the impact of this sign on the C-4 parcel directly south as development on that site will no doubt require signage as well, and I think it is important that these be, to the degree possible, complementary to one another. While signage for that site might very well be to the south end of the property, they are still in reasonable proximity to each other. I would be concerned about avoiding conflict between the two signs, as is the case in south Edmonton, where the Terrace Inn and the Convention Inn signs conflict to the point that they are both rendered less than useful.


LOWELL R. HODGSON

:dmg

DATE: February 16, 1995
TO: City Clerk
FROM: Engineering Department Manager

RE: LEASE OF CITY LAND - WEST OF WESTERNER PARK

In response to the Westerner's request to lease a small portion of the East Gaetz Avenue Service Road right of way, immediately south of the Delburne Road and north of the existing guardrail, we have the following information for City Council to consider:

1. The area in question is approximately 15 m (50 ft) in width and 7 m (23 ft) in length with an area of 105 sq m (1150 sq ft). Although sign details are missing in the application, it would appear that a 34 ft high variable message sign facility would monopolize this area.
2. Due to the massive size of the sign, its closeness to a full set of traffic signals, and a major arterial roadway intersection, we see a definite possibility of the sign creating a visible motorist distraction to the point of causing a safety problem with the operation of the intersection. Motorists may be preoccupied by the sign message and not devoting their attention to the traffic signals or intersection roadway conditions.
3. AGT has buried cable, including an expensive fibre optics facility, within this area and does not wish to have their cable disrupted by sign footings or piles. The City also has storm drainage lines near this area.
4. The Traffic By-law Section 97 stipulates that "No person shall place or shall cause, suffer, permit, or allow to be placed or maintained at any location in the City, a light or an object that reflects light in such manner so as to distract, or interfere with the vision of persons operating vehicles on any highway in the City."

RECOMMENDATION

Without any detail with regard to the size of the sign, operating characteristics, foundation detail, exact sign location, and a projection of how it would fit in with the surrounding road signs and signals, it is difficult to comment further. From the applicants' view point, this information is expensive to provide, particularly if there is the chance that an updated application will not succeed; however, this decision is up to the applicant.

City Clerk
February 16, 1995
Page Two

In view of the above, we would respectfully recommend that City Council consider not approving the lease of this road right of way area to the Westerner for this purpose. Perhaps there are other locations in advance of this major intersection.

A handwritten signature in black ink, appearing to read "Ken G. Haslop", written in a cursive style.

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

KGH/cm
Att.



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

TO: Kelly Kloss, City Clerk

DATE: February 21, 1995

FROM: Frank Wong, Planning Assistant

RE: LEASE OF CITY LAND - WEST OF WESTERNER PARK

The Westerner Exposition Association is interested in leasing a small portion of land west of Westerner Park to erect a message board sign, which is 34 feet in height and 22½ feet in width.

COMMENTS

1. The subject sign appears to be on the road right-of-way, which would contradict an existing City Bylaw which prohibits any commercial signage. Section 100.4 of the Traffic Bylaw 2800\82 states:

No person shall encroach on or over the property line of any highway within the City or shall build any fence, house or building, structure, post or part thereof of any kind over any such line after the same has been duly established by law, registered survey plan or resolution of Council, or shall obstruct in any way the highways within the City except as specifically provided for in this bylaw or except in accordance with any contract that may be entered into between the City and that person.

2. The proposed message board sign would be 34 feet high and have a surface area of 432 ft². The Land Use Bylaw requirements for a free-standing sign in this area are:
 - * maximum height of 12.0 m or 39 ft., and
 - * maximum surface area of 18.5 m² or 200 ft².In this case the proposed surface area is 432 ft², or more than double the maximum allowed.
3. Council should be aware that there is an interested party in developing Parcel A and adjacent undeveloped roadways in the vicinity for a hotel/motel complex. The other party may not like to have an oversized sign in the vicinity of their own signage. The hotel/motel complex may start later this year.

Recommendation

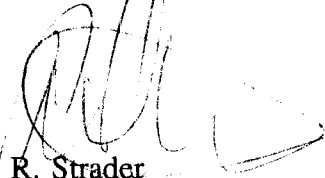
Planning staff do not support the proposed sign.


Frank Wong, PLANNING ASSISTANT

DATE: 15 February 1995
TO: City Clerk
FROM: Bylaws and Inspections Manager
RE: **LEASE OF CITY LAND - WEST OF WESTERNER PARK**

In response to your memo of February 14, 1995, we wish to advise that, since the subject site is in a road allowance, the Engineering Department's comments will be the most relevant; however, we feel that the site is not appropriate for the proposed use.

Yours truly,

A handwritten signature in dark ink, appearing to be 'R. Strader', written over a light-colored background.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: February 16, 1995

TO: Kelly Kloss
City Clerk

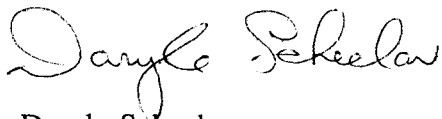
FROM: Daryle Scheelar
E. L. & P.

RE: Westerner Park - Sign Location
City Land Delburne Road & Hwy 2A
E. L. & P. File #95-022

E. L. & P. have no objection to the leasing of City land for the proposed sign, subject to the Westerner obtaining locations for the underground cable in the area 48 hours prior to construction.

Should this sign require a power source, the Westerner is requested to contact our department concerning availability and expense.

Should you have any questions or comments please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd

COMMENTS:

We concur with the recommendation of the administration that approval to lease this site for a sign not be given at this time for all of the reasons outlined in the attached material. As has been outlined, at the point that Deerfoot Inns develop a site plan, the proposal can be reconsidered. In any event, the sign may need to be redesigned to comply more closely to the Sign Bylaw.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

**THE CITY OF RED DEER**

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 14, 1995

Mr. Larry Johnstone, General Manager
The Westerner Exposition Association
Box 176
Red Deer, Alberta
T4N 5E8

Dear Sir:

I acknowledge receipt of your letter dated February 3, 1995, re: Lease of City Land - West of Westerner Park.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, February 27, 1995. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on February 17, 1995, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on February 17, 1995.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds

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to discover!*

DATE: February 14, 1995

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

FROM: CITY CLERK

RE: LEASE OF CITY LAND - WEST OF WESTERNER PARK

Please submit comments on the attached to this office by February 20, 1995, for the Council Agenda of February 27, 1995.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Westerner Exposition Association
Box 176
Red Deer, Alberta
T4N 5E8

Att: Larry Johnstone, General Manager

Dear Larry:

RE: WESTERNER PARK - MESSAGE BOARD SIGN

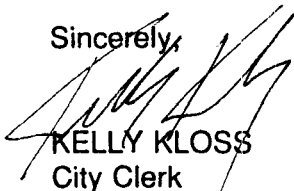
At The City of Red Deer's Council Meeting held February 27, 1995, consideration was given to your correspondence dated February 3, 1995 regarding your request to lease a small portion of land west of Westerner Park to erect a 34' message board sign.

As you are aware, The City has a Right of First Refusal with Deerfoot Inns on lands which would include the area you are requesting. As stated by Dave Wills of Deerfoot Inns at the Council Meeting, he is willing to work with the Westerner once his plans are more formalized. With this information and with your concurrence, your correspondence was withdrawn from Council's consideration at this time.

It is my understanding that your options for the placement of this sign would include waiting until Deerfoot Inn's plans have been finalized so you could negotiate with them for a location, or to chose an alternate site within the boundaries of the Westerner lands.

Trusting you will find this satisfactory. If you have any questions or require further information, please do not hesitate to contact the undersigned.

Sincerely,


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Development Services
Director of Community Services
Land and Economic Development Manager
E. L. & P. Manager
Bylaws and Inspections Manager
Principal Planner



*a delight
to discover!*

NO. 1

DATE: FEBRUARY 1, 1995

TO: CITY COUNCIL

FROM: CITY CLERK

**RE: ALDERMAN VOLK: NOTICE OF MOTION -
WASTE SYSTEMS SERVICES / LAIDLAW**

At the Council Meeting of January 30, 1995, the following Notice of Motion was submitted by Alderman Volk relative to the above topic:

"WHEREAS Laidlaw Waste Systems has had discussions with some members of Council in regards to areas of which The City may increase waste system services; and

WHEREAS possible increases in service can be accomplished without increasing rates to the user; and

WHEREAS through negotiations with Laidlaw Waste Systems increases in services may be accomplished along with a decrease in rates to the user;

THEREFORE BE IT RESOLVED that The City Administration, specifically the Public Works Department, commence discussions with Laidlaw Waste Systems with the intent of achieving the following:

1. Implementation of a composting program.
2. Cost savings through diversion of compostable materials from the landfill.
3. Cost savings through reduced frequency of the Blue Box collection.
4. Cost savings that may be available by using new high efficiency collection equipment.

City Council
February 1, 1995
Page 2

5. Cost savings that may be available by adjusting collection schedule from summer to winter.
6. Increased diversion of recyclables from the landfill through expanding items collected.
7. Extension of current contract with Laidlaw Waste Systems to achieve the greatest cost savings prior to the end of our current contract and in future years thereafter."

Normally this matter would have been presented to the Council Meeting of February 13, 1995, however, with Council's concurrence and as Alderman Volk was to be absent from that meeting, this matter is being presented to the February 27, 1995 Council Meeting.

Following are the relative administrative reports concerning this matter.



KELLY KLOSS
City Clerk

KK/clr
attchs.

DATE: February 16, 1995

TO: City Clerk

FROM: Public Works Manager

RE: ALDERMAN VOLK NOTICE OF MOTION

We have had on-going discussions with Laidlaw Waste Systems, and have done internal research, about the issues raised in the Notice of Motion. We also had discussions and input with Laidlaw prior to their recent customer survey and suggested some of the questions which they incorporated in their survey.

In the discussions we have had with Laidlaw, and the proposals that we have reviewed with them, the most important question which needed an answer we determined was Council's willingness to consider an extension to the existing contract.

Laidlaw was awarded the existing garbage collection contract to start January 1, 1988. They were awarded the blue box contract in 1991. In 1992, Laidlaw presented a proposal to the City to expand the recycling program to include multi-family residential. In return for this, Council extended Laidlaw's garbage collection contract, which was due to expire December 31, 1992, to December 31, 1996. This is the same date that the Blue Box contract is due to expire. The contracts signed at that time provide for a possible 2 year extension, at the City's sole discretion.

The Public Works Department is planning a major review of all the existing and proposed solid waste programs, including the ones that Laidlaw has identified, prior to retendering next year. One question which will be addressed is whether the City should maintain exclusive rights for commercial garbage pick-up or open it up to private enterprise.

There have been inquiries from firms interested in bidding City garbage and/or recycling contracts when they come up in 1996. These firms include B.F.I. and Wasteways. These firms have indicated that the market has dropped significantly in the last few years and the City should expect lower prices at the next tender. Some of the reasons for this reduction include new technologies and the effect of recycling programs on waste generation. We have not done a survey of costs recently to know how our contract prices compare with those of other cities. It is often difficult to compare costs, because of different contract provisions and haul distances to landfill sites.

Laidlaw has had the garbage collection contract for many years. They have provided good service to the City and we have been able to administer the contract with a minimum of difficulties.

February 16, 1995
City Clerk
Page 2 of 2


Council's direction is requested on whether The City of Red Deer wishes to go back to the marketplace in 1996 to obtain competitive bids for solid waste services or consider an extension to Laidlaw's contract.

If Council wishes to consider a contract extension, then the Public Works Department will solicit a proposal from Laidlaw, evaluate it and report back to Council.

If Council wishes to tender for solid waste services in 1996, the Public Works Department will start meeting with Laidlaw, B.F.I. and others later this year to consider what form a new tender should take to best meet the City's needs. Out of these discussions the Public Works Department will prepare contract documents and call tenders by mid-1996.

RECOMMENDATION

The direction of Council is respectfully requested.



Gordon A. Stewart, P.Eng.
Public Works Manager

/blm

c Director of Development Services

FILE NO. R-41569

DATE: February 9, 1995

TO: KELLY KLOSS
City Clerk

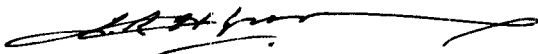
FROM: LOWELL R. HODGSON
Community Services Director

RE: ALDERMAN VOLK - NOTICE OF MOTION:
GARBAGE CONTRACT WITH LAIDLAW WASTE SYSTEMS LTD.

This memo responds to yours dated February 1, 1995 requesting comments on Ald. Volk's Notice of Motion introduced January 30, 1995.

From a Community Services perspective, I would be supportive of further discussion and consideration of a composting program as proposed in this Notice of Motion as, indeed, the response from the community to the trial offered in 1993 was excellent. The whole matter of recycling and reusing is a positive one, and we should do all that we can to encourage this at all levels. Therefore, I believe that the community would respond again to any initiatives that would be supportive of care for the environment. This matter reaches beyond that of the landfill and beyond that of the environment to also include a sense of community pride and commitment towards better practices in waste management.

I assume, of course, that this may have some cost implications, and the Public Works Department would be responding on more of these details. However, I feel that exploring this concept further is a worthy consideration.



LOWELL R. HODGSON
Community Services Director

:lb

cc. Bryan Jeffers, Director of Development Services
Alan Wilcock, Director of Corporate Services
Gord Stewart, Public Works Manager
Don Batchelor, Recreation, Parks & Culture Manager

RPC - 5.293

DATE: February 7, 1995

TO: KELLY KLOSS
City Clerk

FROM: DON BATCHELOR
Recreation, Parks & Culture Manager

RE: ALDERMAN VOLK - NOTICE OF MOTION
GARBAGE CONTRACT WITH LAIDLAW WASTE SYSTEMS LTD.
Your memo of February 1, 1995 refers.

In regard to the Notice of Motion of January 30, 1995, concerning the above, I have confined my comments to the first two points which relate to composting.

As Council is aware, an outstanding Council resolution of November 7, 1994, specifies a direction for the Environmental Advisory Board and administration to pursue on composting:

"RESOLVED that Council of The City of Red Deer, having considered report from the Environmental Advisory Board dated October 31, 1994, re: Low-Cost Composting, hereby agrees as follows:

1. To support the recommendation of the Environmental Advisory Board that The City undertake a public education program at minimum cost, promoting backyard organic composting;
2. That wood chipping be incorporated into the Environmental Action Plan;
3. That the Environmental Advisory Board review the possibility of having wood chipping undertaken by the private sector, with some facilitation by The City on break even basis.

This direction has been further pursued by specific recommendations contained in the proposed Environmental Action Plan:

Yard Waste

The City of Red Deer should consider the implementation of a centralized mulching program in conjunction with a major public education campaign for backyard composting and leaving grass clippings on yards to achieve a 20% per capita reduction on waste at the Landfill Site. The mulching program should consider partnerships with private industry to ultimately achieve a cost recovery objective.

The City of Red Deer should invest in a centralized mulching or wood chipping facility. The need for a centralized organic composting facility should be reviewed after the backyard composting and the mulching/tree chipping programs have been evaluated based on operations for a minimum of two years.

City Clerk
Page 2
February 7, 1995

Residential Recycling Program

The existing recycling program will be reviewed and adjusted in regard to recycling markets, frequency of service, level of service, diversion from the landfill, cost and the potential of user-pay based on waste generated.

During deliberations of composting by the Recreation, Parks & Culture Department in liaison with the Environmental Advisory Board and the Public Works Department, it appears that there is a public demand for a composting program, but that it is unlikely to be established at no cost. A program would have initial costs which may be phased in, in whole or in part, to the private sector or partnered with other agencies. These options still need to be pursued. The Environmental Advisory Board is also pursuing a potential partnership with FEESA (a non-profit environmental education society), who have listed composting as a potential partnership program, along with some other alternatives. The Board is discussing these alternatives with FEESA on February 28, 1995.

RECOMMENDATION

That City Council instruct the administration and the Environmental Advisory Board to review the recycling program, complete with a potential composting program, in the context of the proposed Environmental Action Plan recommendations.



DON BATCHELOR

:ad

- c. Lowell R. Hodgson, Community Services Director
Bryon Jeffers, Development Services Director
Gord Stewart, Public Works Manager
Ron Kraft, Parks Construction/Maintenance Superintendent



BROWNING-FERRIS INDUSTRIES
MARKET DEVELOPMENT OFFICE

February 13, 1995

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

Dear Council:

BFI would like to express to the council its interest in providing the services of waste management and recycling. BFI has a proven record in providing these services in the province of Alberta. As a result, we request that the City take advantage of the skills and economies gained from comparing proposals and/or bids, by allowing a competition for this service.

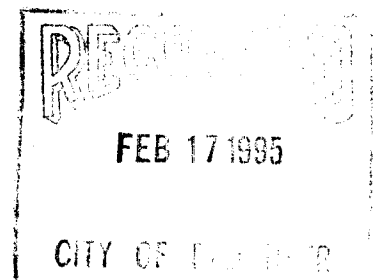
We understand that there is a council meeting scheduled for February 27, 1995. We would like to have representatives of our company attend the meeting and should council so desire, we could provide the council with a brief presentation introducing BFI and its capabilities.

Thank you for your consideration of this request.

Sincerely,

Browning Ferris Industries Ltd.

Thomas Loewen, THL
Divisional Market Development Manager



COMMENTS:

We strongly recommend that Council tender the waste management and recycling contracts at their expiry at the end of 1996. As has been noted in the attached material, Laidlaw has now had the contract for a significant period of time and there are substantial changes in the technologies and costs associated with waste management which now need to be examined. It is our expectation that any contractor, with whom we are currently doing business, would be willing to work with us within an existing contract to identify cost savings on an ongoing basis.

With respect to our waste management contract, this could include all of the items incorporated in Alderman Volk's Notice of Motion.

With respect to the correspondence from BFI, if Council agrees to tender the contracts at their expiry, BFI will undoubtedly want to prepare materials and make a presentation at that time. We recommend that any presentations be held off until the appropriate time in the tendering process.

"G. SURKAN"
Mayor

"M.C. DAY"
City Manager

DATE: FEBRUARY 1, 1995

**TO: DIRECTOR OF DEVELOPMENT SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF COMMUNITY SERVICES
PUBLIC WORKS MANAGER
RECREATION, PARKS AND CULTURE MANAGER**

FROM: CITY CLERK

**RE: ALDERMAN VOLK - NOTICE OF MOTION:
GARBAGE CONTRACT WITH LAIDLAW WASTE SYSTEMS LTD.**

At the Council Meeting of January 30, 1995, the following Notice of Motion was submitted by Alderman Volk:

"WHEREAS Laidlaw Waste Systems has had discussions with some members of Council in regards to areas of which The City may increase waste system services; and

WHEREAS possible increases in service can be accomplished without increasing rates to the user; and

WHEREAS through negotiations with Laidlaw Waste Systems increases in services may be accomplished along with a decrease in rates to the user;

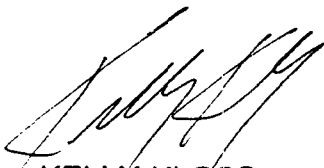
THEREFORE BE IT RESOLVED that The City Administration, specifically the Public Works Department, commence discussions with Laidlaw Waste Systems with the intent of achieving the following:

1. Implementation of a composting program.
2. Cost savings through diversion of compostable materials from the landfill.
3. Cost savings through reduced frequency of the Blue Box collection.
4. Cost savings that may be available by using new high efficiency collection equipment.

5. Cost savings that may be available by adjusting collection schedule from summer to winter.
6. Increased diversion of recyclables from the landfill through expanding items collected.
7. Extension of current contract with Laidlaw Waste Systems to achieve the greatest cost savings prior to the end of our current contract and in future years thereafter."

This Notice of Motion will be presented to Council at its meeting held Monday, February 27, 1995 and as such, I request your comments to this office by Friday, February 17, 1995.

If you have any questions, please do not hesitate to call.



KELLY KLOSS
City Clerk

KK/clr

DATE: FEBRUARY 28, 1995

TO: DIRECTOR OF DEVELOPMENT SERVICES

FROM: CITY CLERK

**RE: ALDERMAN VOLK - NOTICE OF MOTION:
WASTE SYSTEMS SERVICES**

At the Council Meeting of February 27, 1995, consideration was given to the above topic and at which meeting the following resolutions were introduced and passed:

"WHEREAS Laidlaw Waste Systems has had discussions with some members of Council in regards to areas of which The City may increase waste system services; and

WHEREAS possible increases in service can be accomplished without increasing rates to the user; and

WHEREAS through negotiations with Laidlaw Waste Systems increases in services may be accomplished along with a decrease in rates to the user;

THEREFORE BE IT RESOLVED that The City Administration, specifically the Public Works Department, commence discussions with Laidlaw Waste Systems with the intent of achieving the following:

1. Implementation of a composting program in consultation with the Environmental Advisory Board.
2. Cost savings through diversion of compostable materials from the landfill.
3. Cost savings through reduced frequency of the Blue Box collection.
4. Cost savings that may be available by using new high efficiency collection equipment.
5. Cost savings that may be available by adjusting collection schedule from summer to winter.
6. Increased diversion of recyclables from the landfill through expanding items collected."

Director of Development Services
February 28, 1995
Page 2

"RESOLVED that Council of The City of Red Deer hereby agrees that the Waste Management and Recycling Contracts be put up for tender in 1996 and as presented to Council February 27, 1995."

With regard to the tendering of the waste systems services, Council requested that the tender include a basic service with options added into same which would allow Council to better evaluate the different levels of service that can be offered to the community.

The decisions of Council in this instance are submitted for your information and appropriate action. I trust that you will keep Council informed of your progress with regard to both issues.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Recreation, Parks and Culture Manager
Public Works Manager
Environmental Advisory Board



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Browning-Ferris Industries Ltd.
Alberta Division
Suite 230, 340 Midpark Way, S.E.
Calgary, Alberta
T2X 1P1

Att: Thomas Loewen,
Divisional Market Development Manager

Dear Sir:

At The City of Red Deer's Council Meeting held February 27, 1995, consideration was given to The City's waste systems services as well as your letter dated February 13, 1995 concerning waste management and recycling. At this meeting the following resolutions were introduced and passed:

"WHEREAS Laidlaw Waste Systems has had discussions with some members of Council in regards to areas of which The City may increase waste system services; and

WHEREAS possible increases in service can be accomplished without increasing rates to the user; and

WHEREAS through negotiations with Laidlaw Waste Systems increases in services may be accomplished along with a decrease in rates to the user;

THEREFORE BE IT RESOLVED that The City Administration, specifically the Public Works Department, commence discussions with Laidlaw Waste Systems with the intent of achieving the following:

1. Implementation of a composting program in consultation with the Environmental Advisory Board.
2. Cost savings through diversion of compostable materials from the landfill.
3. Cost savings through reduced frequency of the Blue Box collection.



*a delight
to discover!*

4. Cost savings that may be available by using new high efficiency collection equipment.
5. Cost savings that may be available by adjusting collection schedule from summer to winter.
6. Increased diversion of recyclables from the landfill through expanding items collected."

"RESOLVED that Council of The City of Red Deer hereby agrees that the Waste Management and Recycling Contracts be put up for tender in 1996 and as presented to Council February 27, 1995."

As outlined in the above resolutions, Council will be tendering the waste and recycling contract with the process beginning in the later part of 1996. At that time, the Public Works Department will meet with all the potential bidders to develop an appropriate framework for the tender. I trust that you will be in contact with our Public Works Manager, Mr. Gord Stewart, if you wish to be part of this process and to confirm the exact dates and times that the said process will follow.

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

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Development Services
Public Works Manager

BYLAW NO. 2672/H-95

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

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

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 2/95 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

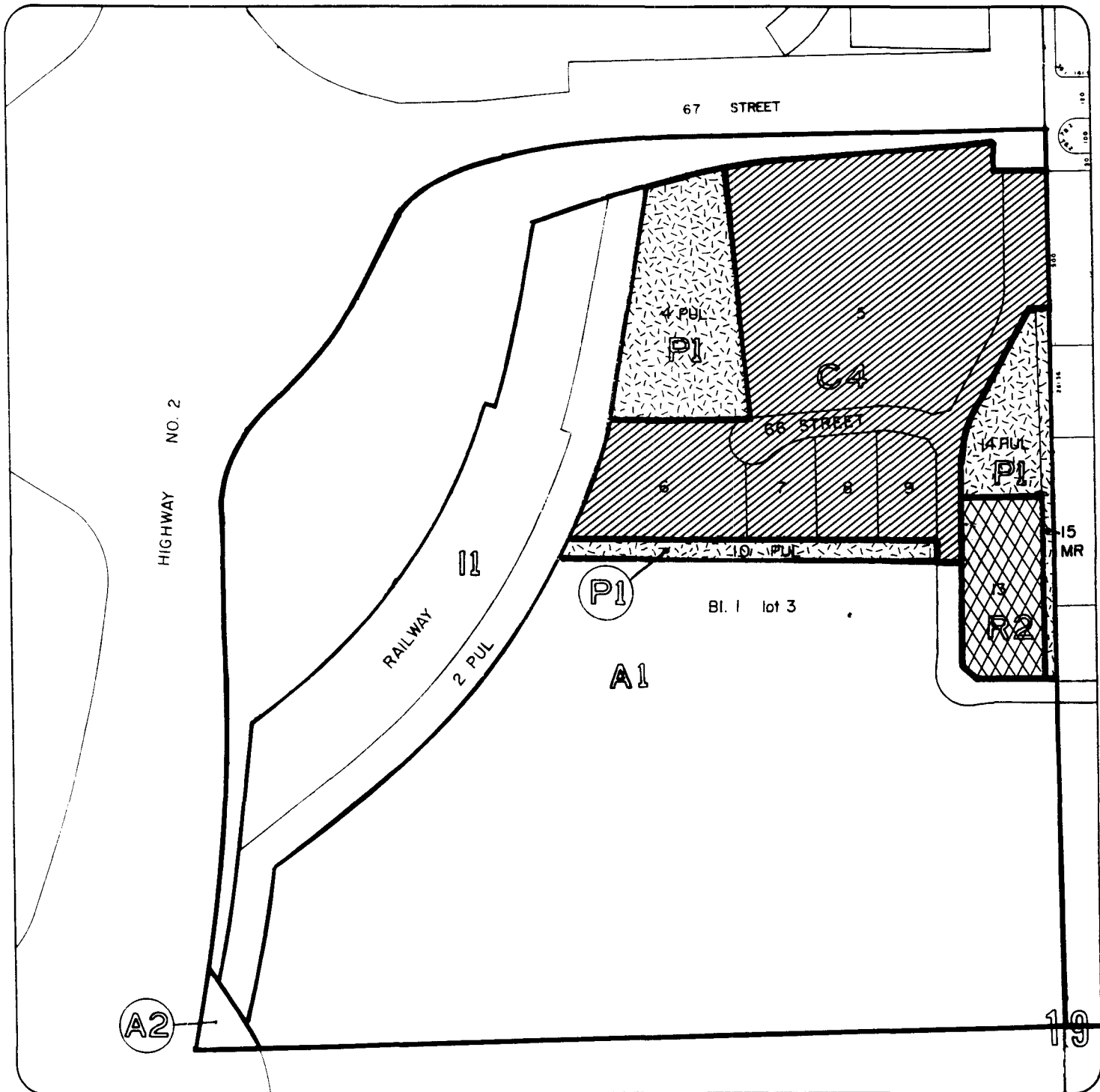
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

City of Red Deer ¹²¹Land Use Bylaw Land Use Districts

CII



scale in metres

Revisions :

MAP NO. 2/95

Bylaw No. 2672/H-95

Change from **A1** to **C4** **P1** **R2**

BYLAW NO. 2672/I-95

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

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

- 1 The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 3/95 attached hereto and forming part of the Bylaw.
- 2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

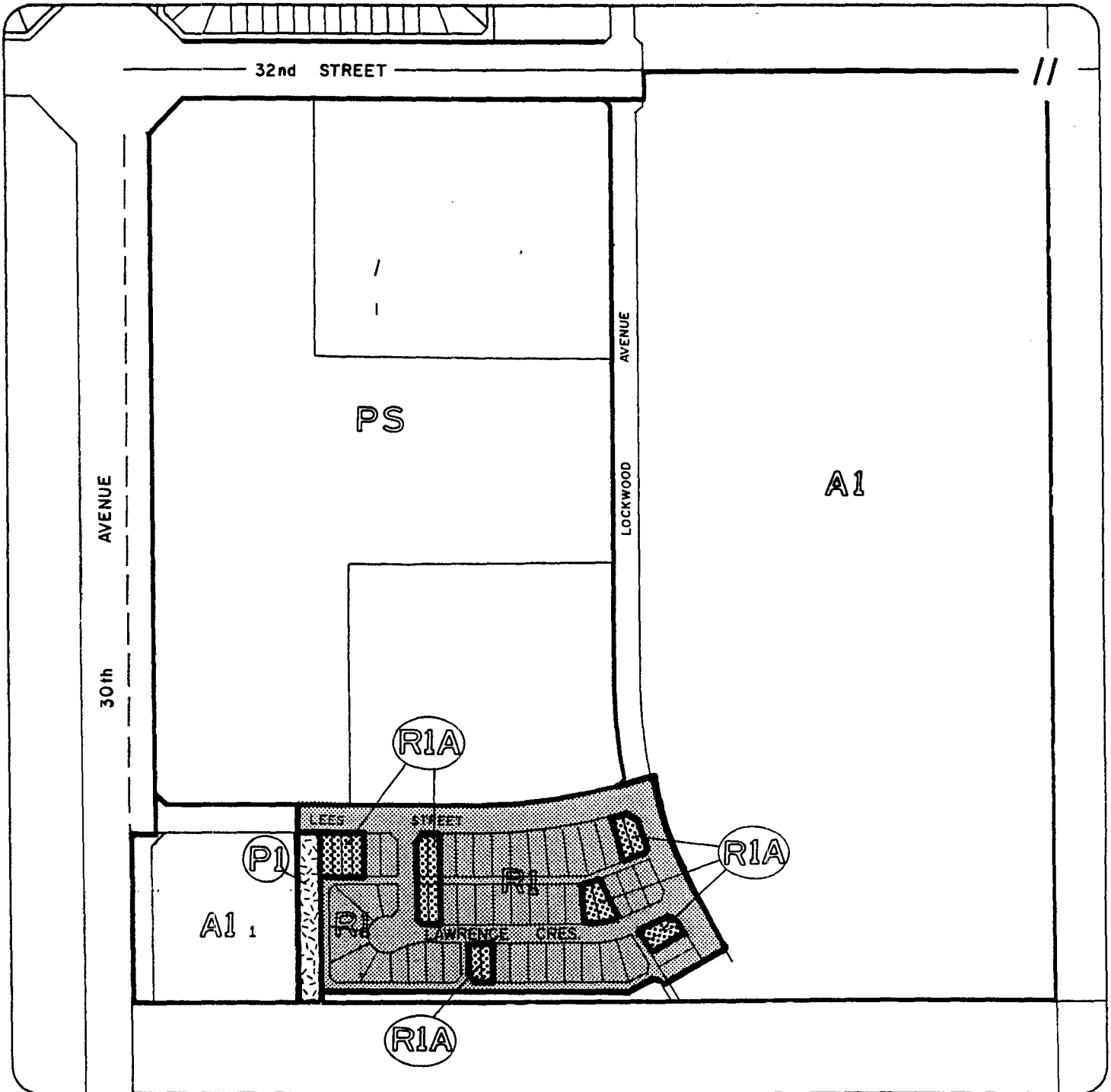
MAYOR

CITY CLERK

City of Red Deer ¹²³ Land Use Bylaw

Land Use Districts

K6



scale in metres

Revisions :

MAP NO 3/95
Bylaw No. 2672/I-95

Change from A1 to R1 R1A P1

BYLAW NO. 2960/A-95

Being a Bylaw to amend Bylaw No. 2960/88, The Utility Bylaw of The City of Red Deer.

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

- 1 Bylaw No. 2960/88 is hereby amended as follows:
 - (a) by deleting therefrom page 2 of Schedule "A" and substituting in its place the attached page 2 of Schedule "A".
 - (b) by deleting therefrom page 1 of Schedule "B" and substituting in its place the attached page 1 of Schedule "B".
 - (c) by deleting therefrom Schedule "D" and substituting in its place the attached Schedule "D".
- 2 Schedule "D" comes into effect March 1, 1995.
- 3 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

SCHEDULE "A"

Page 2 of 4

MISCELLANEOUS RATES**1. New service connection**

		FROM MAIN IN STREET	FROM MAIN IN LANE
(a)	Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$3 715.00	\$3 115.00
(b)	Basic charge for 1" (25 mm) water	\$3 270.00	\$2 670.00
(c)	Basic charge for 6" (150 mm) sanitary sewer	\$3 270.00	\$2 670.00
(d)	Basic charge for 4" (100 mm) storm sewer	\$3 270.00	\$2 670.00
(e)	Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4 000.00	\$3 400.00
(f)	Dual service upon approval	\$4 320.00	N/A
(g)	Water service renewal upon approval	\$3 500.00	N/A

Extra charge for**Larger water service:**

1.5"	(38 mm)	220.00
2"	(50 mm)	750.00
4"	(100 mm)	2 170.00
6"	(150 mm)	3 000.00
8"	(200 mm)	3 640.00

Larger sanitary or storm sewer:

8"	(200 mm)	120.00
10"	(250 mm)	180.00
12"	(300 mm)	250.00
15"	(375 mm)	400.00
18"	(450 mm)	660.00
21"	(525 mm)	920.00

2. Additional fee for winter construction of service Lane 645.00

(Nov. 15 - May 15) Street 900.00

3. Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate) 50.00

SCHEDULE "B"

Page 1 of 2

PART 6**WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$14.11 per month.
- 2 Where there are more than two dwelling units in residential premises served by a single water meter, the consumer shall pay at the rate of \$1.61 per 100 cu. ft. (2.832 cu. metres) of wastewater calculated in the manner herein set forth with a minimum of \$14.11 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that consumer shall pay for wastewater service at the following rates:
 - (a) A volume charge based on 101.7 cents per 100 cu. ft. (2.832 cu. metres)
 - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: 14.2 cents per pound (454 grams)

SCHEDULE "D"

Page 1 of 3

PART 8**SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. The rate charged includes providing the container.

Container Size	Special Pickups Per Pickup	Monthly Rate Frequency of Pickup per Week (Month)					
		1(5)	2(9)	3(13)	4(17)	5(22)	6(26)
2.294 cu.m (3 cu.yds.)	\$ 16.61	\$ 75.47	\$ 122.70	\$ 169.78	\$ 216.96	\$ 263.73	\$ 311.34
3.058 cu.m (4 cu.yds.)	18.92	94.32	150.90	207.53	264.14	320.73	377.37
4.587 cu.m (6 cu.yds.)	23.67	122.70	198.12	273.61	349.08	424.56	500.03

Charges for special container services in addition to the above rates will be as follows:

RATES PER CONTAINER

Lids on Containers	\$ 5.90 per month
Chains or Locking Devices on Containers	9.83 (one-time charge)
Castors on Containers	9.83 per month
Extra Cleaning (if more than one per year required)	78.60 each time
Fire Damage	157.23 each time

SCHEDULE "D"

Page 2 of 3

PART 8**SCHEDULE OF GARBAGE RATES**

2. Rates to be applicable for premises where the owner or agent is charged and such owner of agent provides a hand pickup container.

Volume for Pickup	Monthly Rate Frequency of Pickup Per Week (Month)						Extra Pickups Per Pickup
	1(5)	2(9)	3(13)	4(17)	5(22)	6(26)	
.383 cu.m (½ cu.yd.)	\$ 12.94	\$ 25.89	\$ 38.83	\$ 51.77	\$ 64.73	\$ 77.67	\$ 143.48/hr.
.765 cu.m (1 cu.yd.)	25.89	51.77	77.67	103.56	129.44	155.34	143.48
1.5 cu.m (2 cu.yds.)	51.77	103.56	155.34	207.11	258.90	310.67	143.48
2.294 cu.m (3 cu.yds.)	77.67	155.34	233.00	310.67	388.33	466.01	143.48
3.058 cu.m (4 cu.yds.)	103.56	207.11	310.67	414.22	517.78	621.33	143.48
3.823 cu.m (5 cu.yds.)	129.44	258.90	388.33	517.78	647.22	776.67	143.48
4.587 cu.m (6 cu.yds.)	155.34	310.67	466.01	621.33	776.67	932.01	143.48

Less than .383 cu.m (½ cu.yd.) per month for one pickup per week would be \$6.28.

SCHEDULE "D"

Page 3 of 3

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situate therein, or an occupant of a dwelling unit in a multiple family building where the owner of agent does not pay charges directly to the City, the charge shall be \$6.28 per month per dwelling unit for one pickup per week, plus a recycling charge of \$3.00 per month.

4. DISPOSAL GROUNDS RATES FOR ACCEPTANCE OF GARBAGE AND REFUSE

<u>Description</u>	<u>Rate</u>
1. Residents hauling residential refuse from their own residences	\$25.00 per metric tonne
2. Private companies or commercial haulers with commercial or residential refuse	\$25.00 per metric tonne
3. Liquid waste contained in a water tight box or tank	\$25.00 per metric tonne
4. Demolition, concrete, asphalt and tree rubble	\$25.00 per metric tonne
5. Special Waste	\$45.00 per metric tonne
6. When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne.	
7. Clean Fill	No Charge

5. Dry Waste Disposal Site

	<u>Dirt</u>	<u>Concrete and Asphalt</u>
Single Axle	\$ 3.00	\$ 15.00
Tandem	\$ 5.00	\$ 20.00
End Dumps	\$ 10.00	\$ 40.00
Pups and Trucks	\$ 10.00	\$ 40.00

DATE: February 22, 1995

TO: Mayor
Aldermen
City Manager
Directors

Submitted to City Council - open
Date: Feb. 27/95

FROM: City Clerk


RE: ALBERTA HERITAGE SAVINGS TRUST FUND BRIEF
REQUEST FOR FEEDBACK

Attached is a report prepared by the Director of Corporate Services in response to the document, titled, "Alberta Heritage Savings Trust Fund Brief".

The Mayor has requested that this item be submitted to you in conjunction with the February 27, 1995, Council Agenda, however is not included as an actual item. The intent is to provide for feedback from Council members prior to this document being forwarded to the Provincial Government. If members have a concern about the report, then same should be brought up during the Committee of the Whole meeting.

RECOMMENDATION

To be discussed at the Committee of the Whole meeting of February 27, 1995, if required.



Kelly Kloss
City Clerk

KK/ds

ALBERTA HERITAGE SAVINGS TRUST FUND BRIEF
Prepared and Submitted by The City of Red Deer
to the Review Committee on February 18, 1995

Executive Summary

The Heritage Trust Fund has been used in the past for many worthwhile investments to the benefit of all Albertans. Unfortunately, some of the funds have also been used for many unwise but politically expedient projects that are millstones around the necks of Alberta taxpayers.

It is a very valid concern that all the well meaning of the current government and all the carefully crafted legislation will not guarantee a future government would not use the Heritage Fund for politically expedient purposes.

To compare the Heritage Fund to an RRSP is like comparing apples to oranges - they are round but they have a different colour and taste. If having a Heritage Fund is so good, why don't we borrow another \$10 billion or \$100 billion to build it up even more? The reason is it no longer makes sense and should be used to pay down accumulated debt.

The Heritage Fund was started when the Province had no debt and money to invest. It was a good decision at the time but is no longer appropriate. Since the mid-1980's successive governments have effectively mortgaged the Heritage Fund. The Heritage Fund exists now in name only. Instead of a savings fund for our children we now have committed them to repay loans we took out. Let's not make our children think they have money that doesn't exist.

We would favour making a decision now to sell the assets of the Heritage Fund in an orderly way, taking into consideration investment returns and the cost of early debt repayment.

The presentation will now look at a number of statements made in the material titled "Can we interest you in an \$11 billion decision?"

Statement: "Today the Heritage Fund is one of Alberta's primary sources of income."

While it is true the Fund earns almost \$1 billion a year in interest, an almost equivalent amount is spent on debt repayment that could be cancelled. The impact of selling the Fund on the ability to finance services should be near zero.

Statement: "A number of investments from the Heritage Fund continue to be a direct benefit to Albertans."

While it is true a substantial amount of investments have contributed to benefiting Albertans, how much has also been spent on construction of hospitals or facilities that will now be mothballed or continue to operate as a drain on the public purse? How much has been spent on projects that bought a few votes or represented a risky investment?

Even with the best intentions of the current government and carefully worded legislation, there are no guarantees the Fund would not be used by future governments as a "slush fund" for politically motivated projects.

Statement: "Over the past three years, the Heritage Fund has earned more in returns than the interest cost on Alberta's debt."

If having the Heritage Fund is so good, why not borrow another \$10 billion or \$100 billion and put it into the Heritage Fund for investment?

Are the earnings calculated on the original investment or its current value? When interest rates drop below the interest rate paid on an investment, the market value of the investment goes up because its value is enhanced. To what extent is this increase in value reflected in the annual earnings reported?

If interest rates rose, the interest rate paid on the debt could become greater than the earnings on the Heritage Fund. To look at past short term earnings is not practical when we are discussing the long term.

Statement: "Even if we used all the Heritage Fund to repay debt, we would not reduce Alberta's net debt problem."

If the Fund was used to repay debt, then at least the Public would be assured it would be used for that purpose and not the whim of the government in power.

Another consideration is that paying down the debt would move the goal of repayment of all debt closer. It could also improve Alberta's borrowing rating because investors would be assured the Heritage Fund was being used to repay debt. An improved rating could reduce interest costs, make the goal of being debt free more easily obtained and enhance the ability to fund services.

Statement: "It's an Alberta legacy and the concept of having an RRSP is still a good one."

The information on the Heritage Fund would have us think of the Fund as an RRSP. The two, however, are as different as night and day.

Most people invest in an RRSP because they are able to receive an immediate tax deduction. For example, a person at a 40% tax rate would only have to pay \$60 for every \$100 invested. Interest would be earned based on the \$100 yet would not be taxable until removed from the RRSP. Without this tax advantage, how many people would invest in an RRSP?

If the Heritage Fund is so good, then why not borrow another \$10 billion or \$100 billion and invest it? Then we would have an even bigger nest egg for future generations.

The truth is the Heritage Fund exists in name only. We have mortgaged it and spent it and it no longer exists as surplus invested cash.

Summary and Conclusions

In response to the options submitted for the future of the Heritage Fund, our response is:

- make a decision now
- sell off the Heritage Fund in an orderly manner and use the funds to repay long term debt.

We believe these actions are in the best interest of present and future Albertans. These actions along with plans to repay any remaining long term debt would ensure that future revenues can be used to pay for future services and not repayment of past debts. That is the legacy we can give our children - a house that is in fiscal order and an economic climate that will generate opportunities to offset future declines in oil and gas revenues.

Tell us what you think

Your advice is important to the future of the Heritage Fund. Before any decisions are made, all Albertans will have the chance to tell us what they think should be done with the Fund.

We've provided a lot of information about the Heritage Fund and described some options for you to consider. Talk about the information with your family and friends, ask questions and discuss the options. Then take some time to give us your advice on these questions.

Question 1: Is this the best time to make a long-term decision about the Heritage Fund ... or should we wait for government to show it can keep the budget balanced and begin to pay down the debt?

There are two choices:

Option A

**Make a decision now.
The Heritage Fund has outlived its prime.
It's time to do something else with the Fund.**

Option B

**Let's wait. The Heritage Fund is our legacy.
It's too early and the situation is too uncertain
to make an irrevocable decision now.
Once it's gone, it's gone.**

Which choice do you prefer?

- ☒ Option A
☐ Option B
☐ Undecided
☐ Other, please specify: _____

**Question 2: If we make a decision now,
what should it be? Keep the Fund with
a new role for the future?
Or sell it off to reduce our debt?**

Again, there are two options to choose from:

Option C

**As long as we have a good plan for paying
down the debt, keep the Heritage Fund. It's
an Alberta legacy and the concept of having
an RRSP is still a good one.**

Option D

**Sell the Heritage Fund, get as much as you can
for it, and use the money to pay down some
of Alberta's total debt.
(Remember that Alberta's net debt won't change.)**

Which option do you prefer?

- ☐ Option C
☒ Option D
☐ Other, please specify: _____

Do you have any additional advice or comments?

*Sell the Heritage Fund
in an orderly manner
and use it to pay
down debt.*

**Please complete this questionnaire and drop it in the mail before February 28, 1995.
Thank you for taking time to give us your advice. It's a big decision for Alberta - and
we won't make it without listening to Albertans first.**

talking with albertans

For further information call 1-800-883-5551 (toll free).

Alberta
GOVERNMENT OF ALBERTA

⋮

Can
we interest
you in an
\$11 billion
decision
?

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•
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We hope so.

Because Alberta has an \$11.4 billion decision to make about the Heritage Savings Trust Fund.

Before that decision is made, every Albertan will have a chance to learn more about the Fund and to tell government what they think should be done.

Changing or selling the Heritage Fund is a big decision. And it's more than a dollars and cents decision.

Alberta's Heritage Savings Trust Fund is a legacy we set up for our children and it's a source of pride for many Albertans.

The Heritage Fund has been a part of Alberta for 18 years. Think back to 1976 when the Fund was set up. Alberta was booming. The price of oil had more than doubled from 1972 and there was talk of oil prices going up as high as \$80 a barrel. Provincial revenues soared for the next 10 years and so did government spending, especially in the early 1980's.

In 1976, some people were thinking ahead. They said, "This won't last forever. Let's not spend all the

money now. Let's save some of it for future generations when we might not have the same money coming in from oil and gas." The result: creation of Alberta's Heritage Savings Trust Fund.

That was then ... this is now.

Now, Alberta is getting closer to balancing the budget, but just two years ago, we had an annual deficit of close to \$4 billion. That came on the heels of a string of consecutive deficits. Alberta no longer has the luxury of spending more and more money. The price of oil dropped dramatically and now it hovers around \$16 - \$18 U.S. dollars a barrel. By the time the budget is balanced, Alberta will have a net debt load of \$9 - \$10 billion (excluding pension liabilities) - about \$3,500 for each and every Albertan.

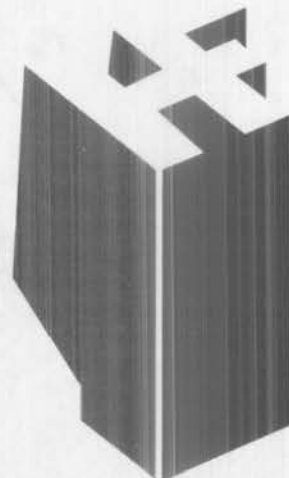
That reality means we have to ask Albertans these questions:

Is this the best time to make a long-term decision about the Heritage Fund... or should we wait for government to show it can keep the budget balanced and begin to pay down the debt?

If we make a decision now, what should that decision be? Keep the Fund with a new role for the future? Or sell it off to reduce our debt?

Those are difficult questions. Regardless of the choice we make, there will be an impact on the Heritage Fund and on the future financial picture of the province.

That's why it's important for you to read this information carefully and tell government what you think. It's your Fund ... it's your heritage ... this is your opportunity to tell us what choice we should make.



Should we make a decision now ...

or wait for government to show it can keep the budget balanced and begin to pay down the debt?



If we make a decision now ...

should we keep the Fund with a new role for the future ... or should we sell it off to reduce our debt?

What do you need to know to help you make a choice?

There's a lot of detailed information about the Fund, but these are the basics:

- **the Heritage Fund today:** how much it's worth, how it relates to Alberta's debt, what it's doing for Alberta today and what key benefits we've had from the Fund
- **the history of the Fund:** why it was set up in the first place, what the money has been used for and the financial performance of the Fund's investments
- **the future:** why we need to consider changes, what the options are and when a decision will be made.

Once you've reviewed the information, please complete the questionnaire on the back page, put it in the envelope provided and drop it in the mail. Your advice will make a difference to the future of the Heritage Fund.

The Heritage Fund today

How much is the Heritage Fund worth?

That's the first thing most people want to know.

Four independent investment companies - Nesbitt Burns, RBC Dominion Securities, Scotia McLeod and Wood Gundy - were asked to answer the question, "How much is the Fund worth?" Their assessment? It's worth about \$11.4 billion. (The independent assessment did not consider some additional assets of the Heritage Fund. In total, this puts the value of the Fund at over \$12 billion. But for the purposes of this discussion, we will focus on \$11.4 billion.)

The second question people ask is, "How much of that \$11.4 billion could we use if we decided now is the time to do something different with the Fund?"

The answer? "All of it - but it may take some time." All of the \$11.4 billion in the Fund is invested. The independent assessment says that the assets and investments of the Fund are highly marketable. Much of it is in cash and short-term securities, some is in equity investments and some is in loans to the provincial government and various provincial agencies.

How does the Heritage Fund relate to Alberta's debt situation?

Alberta's total debt amounts to just under \$32 billion. When you subtract our assets - the things the province owns, including the Heritage Fund - our net debt is \$8 billion. (We have excluded our public sector pension liabilities from this total because we already have a plan in place to solve this problem.)

After we have balanced the budget in 1996-97, this net debt will have grown to about \$9 - \$10 billion. The debt will stop growing once we balance the budget. But that's not good enough. We need to start paying down Alberta's debt.

Premier Klein has said there will be a clear plan introduced in the new year to begin to pay down the debt. The plan will ensure the debt is paid down over a reasonable period of time, and it will be backed up by legislation.

Alberta Heritage Savings Trust Fund

(Assets at September 30, 1994; millions of dollars)

	Cost	Independent Assessment of Market Value
Cash and Marketable Securities	6,654	6,593
Canada Investment Division	1,101	1,182
Alberta Investment Division		
Provincial Crown Corporations	2,519	2,687
Corporate Investments	267	320
Total Alberta Investment Division	2,786	3,007
Commercial Investment Division	429	653
Value of Portion of Heritage Fund Assessed by Dealers	10,970	11,435
Provision on Cash and Marketable Securities	(55)	
Excluded Assets	939	
Al-Pac pulp mill, Millar Western pulp mill, Prince Rupert grain terminal, Syncrude, Lloydminster Upgrader, Vencap Equities		
Accounts Receivable	157	
Total Assets of the Heritage Fund	12,011	

Later in this paper, you'll look at some options for the future of the Fund and consider its role in relation to Alberta's debt. But these are some important points for you to know at the outset:

- If we decide the Heritage Fund should play a role in addressing Alberta's debt problems, that role will be on top of the legislated debt plan the Premier has promised to put in place.
- Over the past three years, the Heritage Fund has earned more in returns than the interest cost on Alberta's debt. Unlike most people's savings accounts, we've actually earned a better return rate on our savings than we pay on our loans.
- Even if we used all of the Heritage Fund to repay debt, we would not reduce Alberta's **net debt** problem. This is difficult to explain, but remember that net debt is the difference between the value of your assets and your debts. Your assets are on one side of the balance sheet and your debts are on the other. If you sell assets and use the money to pay your debts, you have fewer debts, but you also have fewer assets. The balance - Alberta's net debt position - stays the same.

What is the Fund doing for Alberta today?

Today, the Heritage Fund is one of Alberta's primary sources of income. Each year, the Fund's investments earn almost \$1 billion. All of those earnings go to the general revenues of the province and are spent on important priorities like health, education and social services.

As an example of what this means to the budget, we currently spend about a third of the provincial budget on health. This means that each year the Fund contributes about

\$300 million to the cost of health care in this province.

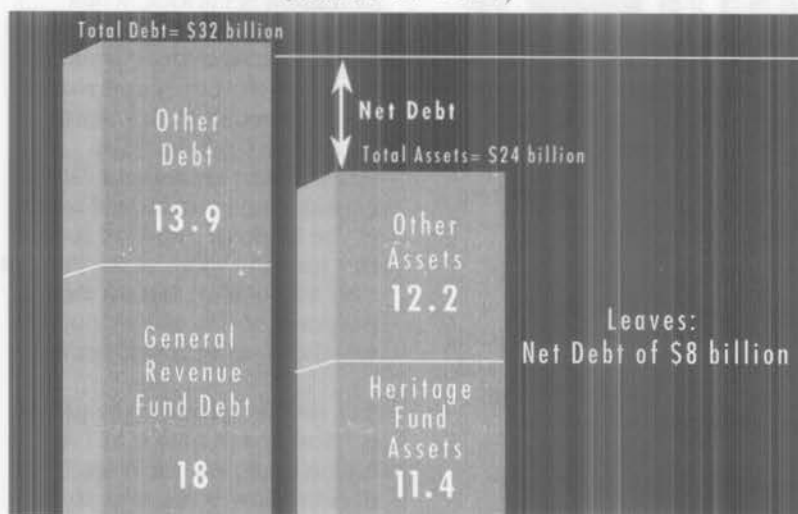
As you'll see in the following pages, a number of investments from the Heritage Fund continue to be a direct benefit to Albertans.

What are the major benefits

we've received from having a Heritage Fund?

Alberta's Debt and Assets

(March 31 1994)



Debt and Assets if the Heritage Fund was Used to Pay Down Debt

(March 31 1994)



Think of the Heritage Fund as an \$11.4 billion RRSP. Over the years, we've invested for the day when we may not have income from oil and gas to pay for the programs we need. We've used some of the Fund to build a base of other industries in Alberta. We've used the interest from the Fund to benefit Albertans and to pay for important programs like health and education. That puts Alberta in an enviable position - we have choices that other provinces don't have.

In addition, Alberta has benefitted from the Heritage Fund in these ways:

- **We've saved a significant amount of money over the years.** We've also spent over \$3 billion from the Fund on parks, irrigation projects, education scholarships and medical research - all important to Albertans. This is over and above the \$11.4 billion value of the Fund.
- **Since 1982, the Fund has provided \$15.4 billion to the general revenues of the province.** That money has gone directly into health care, schools, universities and colleges, family and social services, and other programs.
- **Without the Fund, Alberta would have higher taxes today.** The amount of money the Fund earns and contributes to Alberta's general revenues every year is about the same as we would get from a 3 - 4 per cent sales tax.

The History of the Fund

Why was the Heritage Fund set up?

When the Fund was set up 18 years ago, it had three goals:

- to save for the future
- to strengthen and diversify Alberta's economy
- to improve the quality of Alberta life.

It was set up in the boom times, when Alberta literally had more money than it could spend.

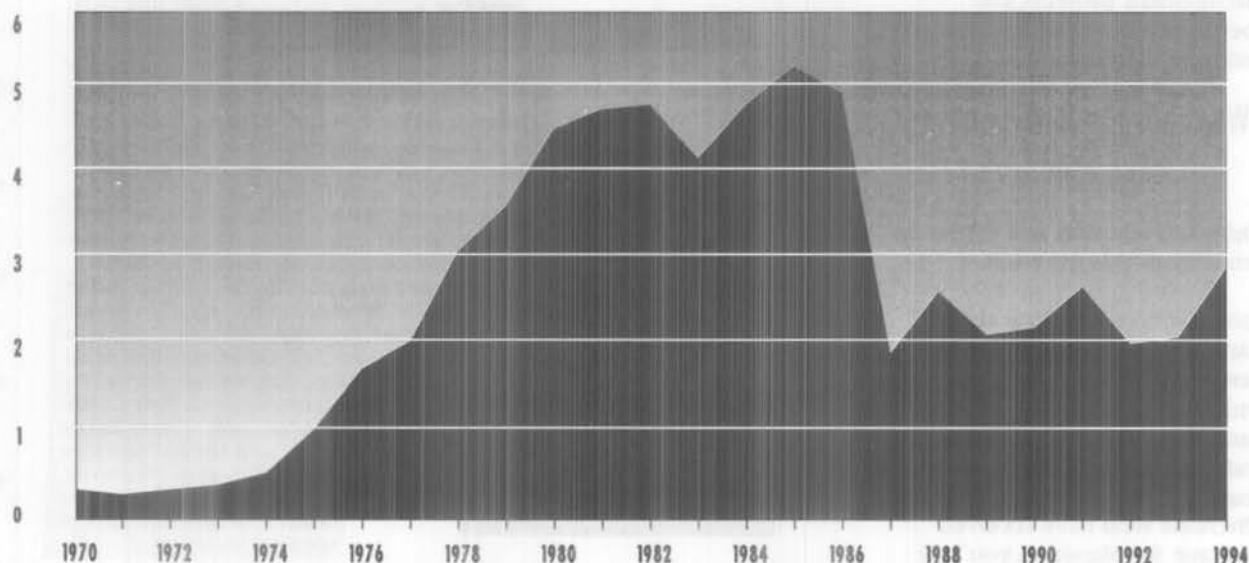
The idea was, "Let's save for the future. Let's invest the money wisely, try to get the best return, and use it to help build a better Alberta for our children."

Alberta is blessed with a richness of oil and gas resources. That "richness" has allowed Albertans to benefit from first-rate programs and services, low taxes and no sales tax. But as we've seen, we can't count on those resource revenues to stay at high levels. In fact, oil and gas prices have gone up and down - and so have the province's revenues.

Our oil and gas reserves will not last forever.

There are different estimates of how much oil and gas Alberta has and how much has yet to be discovered. And there are different views about how long this will last. What will happen when Alberta's oil and gas runs out? How will future Albertans be able to pay for essential services? When the Fund was set up, people decided that we should plan for that now, not spend all the money and let future generations of Albertans worry about the problem when it happens. Instead, Alberta's resource revenues should be shared with future generations of Albertans.

Alberta's Non-Renewable Resource Revenue
(Billions of Dollars)



We started saving for the future. We set up the Heritage Fund as Alberta's RRSP - planning for the day when we couldn't count on the same level of income to pay the bills.

From the time it was set up until 1983, 30 per cent of the province's oil and gas revenues went into the Heritage Fund. From 1983 to 1987, that percentage was reduced to 15 per cent and government started transferring all the income earned by the Fund into the general revenues of the province. Following the oil price crash and with increasing demands for government spending, the government stopped putting a portion of oil and gas revenues into the Fund. By that time, the Fund had received \$12 billion or about 18 per cent of the \$65 billion of resource revenues the province had received since 1970.

The Heritage Fund grew rapidly in the early years of high oil and gas prices. But in more recent years, it dropped in value because all of the income the Fund earned has gone to the general revenues of the province. And some of the money from the Fund has been spent on capital projects - urban parks, irrigation projects, reforestation and water management projects, and specialized hospitals for children and cancer treatment.

What has the Heritage Fund been used for?

Unfortunately, very few Albertans can answer this question.

Lots of Albertans know about Kananaskis Country. You may have seen those blue railway cars with the bright yellow Heritage Fund logo taking Alberta farmers' grain to terminals on the west coast. If you're one of the 79,000 Albertans who have received Heritage Scholarships, you and

your family will know about the direct benefits those scholarships provide. If you work in the medical profession or are part of a search for cures for cancer, chances are good that you know of the excellent work done in Alberta as a result of the Heritage Medical Research Foundation.

Those are all capital projects paid for by the Heritage Fund - a full list of capital projects is included below. None of these capital projects is included in the value of the Fund and they won't be considered as part of this review. They have been paid for, and their benefits will remain for all Albertans. Furthermore, effective April 1995, the Heritage Fund will stop investing in new capital projects.

Beyond the very visible parts of the Fund, Albertans know little about what their \$11.4 billion RRSP has been invested in and what kind of return it has earned.

How is the Heritage Fund invested?

The Heritage Fund includes four types of investments: Alberta investments, Canada investments, commercial investments, and cash and marketable securities.

- **Alberta investments** - support for Alberta Crown corporations, Alberta-based corporate securities and specific projects to strengthen our economy. The Heritage Fund has invested in: Alberta Opportunity Company (for small businesses), Agriculture Financial Services Corporation (for farm businesses), Alberta Municipal Financing Corporation (for long-term financing for municipalities, school systems and hospital districts), Alberta Social Housing Corporation (for social housing for seniors and disabled Albertans), TransCanada PipeLines, NOVA Corporation, Alberta Energy Company,

Farming for the future... grazing reserves enhancement... irrigation rehabilitation and expansion... private irrigation development assistance... urban parks... renewable energy research... land reclamation... Pine Ridge Reforestation Nursery Enhancement... water management systems improvement... Alberta Family Life and Substance Abuse Foundation... applied cancer research... occupational health and safety research and education... Alberta Heritage Scholarship Fund... Clinical Research Building, University of Alberta... library development... Food Processing Development Centre... rail hopper cars... municipal recreation/tourism areas... Alberta Heritage Foundation for Medical Research... Electronics Test Centre... individual phone line service... microchip design and fabrication facilities... Alberta Oil Sands Technology and Research Authority... Fish Creek Provincial Park development... Kananaskis Country recreation development... Lesser Slave Lake outlet... maintaining our forests... Paddle River Basin development... applied heart disease research... Alberta Children's Provincial General Hospital (Calgary)... Capital City Recreation Park (Edmonton)... Fish Creek Provincial Park... Tom Baker Centre and Special Services Facility (Calgary)... Walter C. MacKenzie Health Sciences Centre (Edmonton)... airport terminal buildings...

Heritage Savings Trust Fund
Capital Projects Division
has paid for...

Canadian Western Bank, Alberta-Pacific Forest Industries, Prince Rupert Grain Terminal, Millar Western Pulp Ltd., Syncrude and the Lloydminster Bi-provincial Upgrader.

- **Canada investments** - loans to other provinces with the objective of making a reasonable return on the investment. Through this division, loans were made to New Brunswick, Newfoundland, Nova Scotia and Prince Edward Island, and to Hydro-Quebec. These loans were made between 1977 and 1982 and, to this day, are some of the most secure investments with the highest rates of return. These loans are being paid back regularly and on time. Interest rates on those loans range from 9.5 per cent to almost 13.9 per cent. Since 1982, no loans have been made to other provinces.
- **Commercial investments** - to diversify the Heritage Fund's investments and provide a balance with fixed-income investments. The division invests in about 68 different companies listed on the Toronto Stock Exchange as well as bonds and treasury bills. Examples of these investments include Imperial Oil Ltd., Northern Telecom, Seagram Ltd., Hudsons Bay Company, and Sherritt Inc.
- **Cash and Marketable Securities** - to invest money not required for other investments and to get the best possible return on those investments. Roughly half of the Fund is in this category. Investments are in short- and medium-term securities such as treasury bills and bonds. The provincial government also borrows from the Cash and Marketable Securities portion of the Fund in order to manage a portion of the provincial debt.

If you want more complete information on each of these

areas, please phone the number on the back page or your MLA and ask for a copy of the Heritage Fund's annual report.

What kind of return has the Heritage Fund earned?

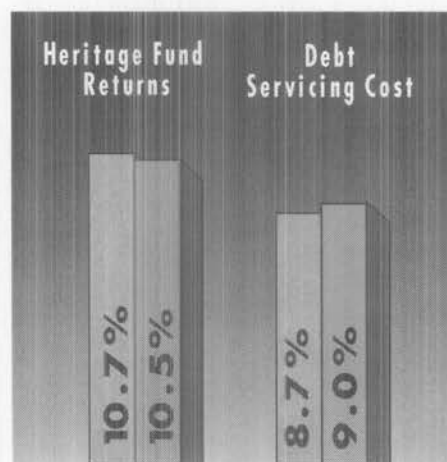
Overall, the Heritage Fund has earned an average of over \$1 billion a year. In a few cases - the Lloydminster Upgrader and Millar Western Pulp Mill, for example - the Heritage Fund ended up losing money on its investment. On the other hand, the Fund made money on the sale of its shares in Alberta Energy Company and NOVA Corporation.

The rates of return for last year for the different investments range from a high of 17 per cent for the Commercial Investment Division to a low of 6.4 per cent for the Cash and Marketable Securities Division. The average return for the year was 10.7 per cent. The Fund's loans to other provinces brought a return of 13 per cent in 1993/94.

There are three important points to remember about the Heritage Fund's financial performance:

- **The Heritage Fund has stopped growing because the province takes all of its earnings and puts them into the general revenue budget** to be spent on programs in health, education, social services and so on.
- In spite of the fact that the Fund has not been allowed to grow, **it continues to generate almost \$1 billion a year - all of which goes to general revenues.** The average annual rate of return for the Fund over the past 10 years has been 11.7 per cent.
- For the past few years, the **returns earned by the Heritage Fund have been higher than the costs of the province's debt.** Unlike most people's savings accounts, the return on our savings account has been higher than the interest we have had to pay on our loans.

Heritage Fund Performance Vs. Debt Costs (Cost Basis)



One year Average Each of Last Three years

The Future

Why change now?

If the Heritage Fund has been good for Alberta, why change now?

The Fund was created in 1976. Alberta has changed dramatically since then. Even if we decide that it's best to delay a long-term decision about the future of the Fund, we need to make some immediate, short-term changes to bring the Fund up-to-date.

If the Fund continues to exist, it needs a new look with clear and measurable objectives and a well-defined investment strategy to get the best returns for Albertans.

Then there's the problem of Alberta's financial situation and the debt.

Alberta has a substantial debt problem. We are determined to reach the balanced budget. However, we're never quite sure what the future will bring. We can't consider the future of the Fund in isolation from the realities of our current financial situation.

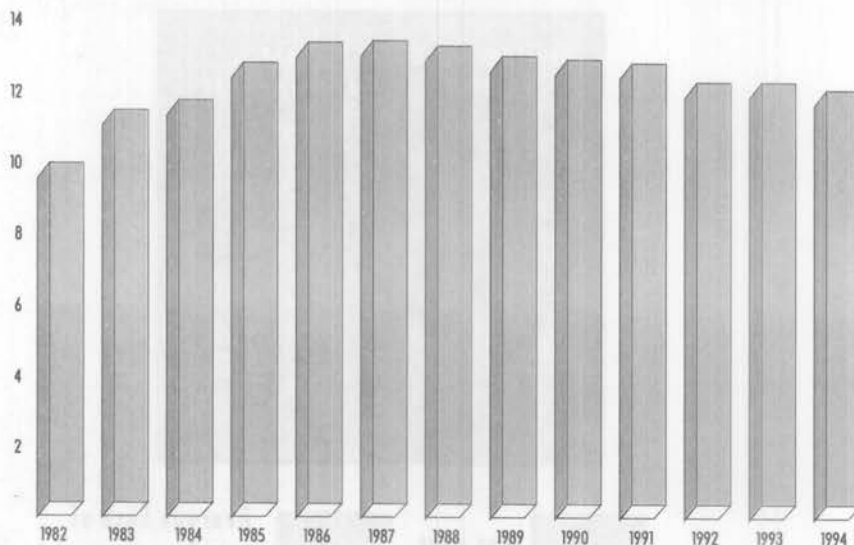
Before we get into discussing options for the future, there are three important points to remember:

First, this review is about the \$11.4 billion in investments included in the Heritage Fund's assets. We're not talking about trying to sell capital projects the Fund has paid for. There will continue to be Heritage Medical Research and scholarships and many of the capital projects will remain for the long-term future benefit and enjoyment of Albertans.

Second, if a decision is made to sell off the Heritage Fund, that money will not be added to government's spending on regular programs. While some Albertans may want to see the money poured into education or health or social services, the fact is that the money in the Fund is only enough to fund those programs for less than two years. If we spend it there to add to the budgets for those areas, we'll just need to cut back again once all the money is spent. And, if we spent the money, we would be in an even worse position with our debt. Now that the province is starting to get its spending under control, the government is not prepared to get back into financial trouble by raising expectations that can't be met over the long term.

Third, government will go ahead with a legislated debt plan this spring. If the decision is made that the Heritage Fund should play a role in addressing Alberta's debt, that will be in addition to the debt plan.

Heritage Fund Assets
(Billions of Dollars)



What are the options?

Now let's look at the options.
At the beginning, we asked two
key questions:

Is this the best time to make
a long-term decision about
the Heritage Fund
... or should we wait for
government to show it can
keep the budget balanced and
begin to pay down the debt?

If we make a decision now,
what should that decision be?
Keep the Fund with a new role
for the future? Or sell it off
to reduce our debt?

Let's consider each of those
questions and the options we
could choose for the future.

**Question 1: Is this the
best time to make a
long-term decision about
the Heritage Fund ... or
should we wait for
government to show it can
keep the budget balanced
and begin to pay down the
debt?**

Option A

**Make a decision now. The
Heritage Fund has outlived its
prime. It's time to do
something else with the Fund.**

Option B

**Let's wait. The Heritage Fund
is our legacy. It's too early
and the situation is too
uncertain to make an
irrevocable decision now.**

Those who favour **option A**
generally say:

- There's no point in delaying a decision. We have the money sitting there in the Heritage Fund. We need it now - this is the rainy day it was set up for - and we should use it now.
- Any plans the government puts in place to address the debt should include the money that's in the Heritage Fund.
- There's no point in keeping your savings account when you have debts.
- The Heritage Fund was good when it was set up, but times have changed and it's time to do something else with the Fund.

On the other hand, those who
favour **option B** say:

- For the next few years, while Alberta's financial picture is still uncertain, we should keep a cushion so we can handle emergencies. If we make a decision now to either get rid of the Fund or put a brand new model in place, we won't have any flexibility if things get worse instead of better.
- The province hasn't balanced the budget yet and we don't know if the government will be able to keep it balanced. Let's wait a few years and start paying down the debt before we make a long-term decision on the Heritage Fund.

- If you have a plan in place for paying the mortgage and you can meet your payments, you don't cash in your RRSP just because things are difficult in the short term. It's not raining hard enough - we have to look ahead.
- We shouldn't take the pressure off the balanced budget plan. If we decide to do something else with the Fund, people will just want government to spend more money.

If Albertans think delaying a long-term decision is the better approach, some changes would have to be made in the short term to preserve its value. A business plan would be developed with clear and measurable objectives and a focus on maximizing income. No new investments would be made in capital projects, provincial corporations or economic development projects. And the long-term future of the Fund would be reconsidered in three years' time.

What do you think?
Should we make a
long-term decision now?
Or should we wait a few
years, see what happens
with the province's financial
plans for balancing the
budget and paying down
the debt, make some
changes in the Fund to
focus clearly on the rate
of return, then plan for a
longer-term decision at a
later time?

Question 2: If we make a decision now, what should it be? Keep the Fund with a new role for the future? Or sell it off to pay our debts?

Let's consider each option.

Option C

As long as we have a good plan for paying down the debt, keep the Heritage Fund. It's an Alberta legacy and the concept of having an RRSP is still a good one.

Option D

Sell the Heritage Fund, get as much as you can for it, and use the money to pay down some of Alberta's total debt.

Those who support **Option C** - keep the Fund - say that:

- Our generation doesn't have the right to spend all the oil and gas revenues now. It belongs to future Albertans as well. After all, it's a heritage fund, it's a savings fund, and it's a trust fund for our children.
- Oil and gas revenues will eventually run out and we should plan for that now. We can't leave our children with no backstop of revenues for the day when there's not enough oil and gas revenues to support basic programs. We should invest the Fund for the long term.
- Put in place a clear plan for paying down the debt and stick to it. We shouldn't use the legacy of the Heritage Fund to pay for overspending and bad decisions of the past.
- Using the Fund to pay down our debt won't improve our net debt position - so we need a debt plan anyway. It's like selling your house to pay down your mortgage and loans. Once the house is gone, you don't have that major asset, and you still owe some on your debts.

- If we decide to get rid of the Fund, it's gone forever. We'll never be able to build up an \$11 billion investment fund again. Let's not blow it now.
- If we cash it in and spend it on the debt, pressure will start mounting to spend more. We need to keep our debt plan separate from our RRSP so that we're not tempted to add more to the debt.

A new Heritage Fund could operate in a number of different ways. The basic requirements would include clear and measurable objectives, a new investment strategy, and improved accountability and transparency. Over time, investment income might be kept in the Fund to make it inflation-proof, and it would start to grow again. With changes to the investment strategy, the Fund would earn revenues higher than the province's cost of debt over the long term. Then, we could use the Fund to earn more money and build up our RRSP for future generations, while also having a plan in place to pay down the debt.

If we decided to keep and restructure the Fund this way, we'd need to make a decision on what the earnings from the Fund would be used for. One choice would be to keep using a portion of the earnings to pay for regular government programs and services. A second choice would be to provide direct dividends to Albertans.

Alaska has this kind of fund. It's called the Alaska Permanent Fund. The fund gets a portion of Alaska's oil revenues, additional revenues from the state and income added to keep the fund inflation-proof. This money is invested: 50 per cent of the income from the investment is saved for future generations and 50 per cent is paid out in dividends to Alaskans. In 1994, the dividend was \$983.90 for every Alaskan.

Those who support **Option D** - sell the Fund - argue that:

- The money we get from oil and gas is no different from other revenues. If we need it now to address the debt problem, we should spend it now.
- Oil and gas revenues are going to be there for a long time to come. Our biggest worry isn't that oil and gas will run out soon - it's that we won't be able to pay our debts.
- Using the Heritage Fund will let us make a major dent in the debt load. We should cash in our RRSP and use it for debt.
- Because we owe more than we have in the Heritage Fund, we should simply transfer the Fund to the general revenues of the province, sell off the assets and pay our debts.
- Having a Heritage Fund can make Albertans think we don't have to worry about the debt because we have money to spare.
- Government shouldn't be in the business of running an investment portfolio.

If we chose to sell the Fund, all of the assets would be transferred to the general revenues of the province and we'd start selling them off. Most of the marketable securities would be sold over a 6 - 18 month period and used to pay off some of Alberta's total debt. Over the long term, other assets would be sold. The result of selling the Fund would be that Alberta's net debt position wouldn't change, although we'd owe less in total debts. The province would no longer have access to all of the almost \$1 billion the Fund now raises and contributes to the province's annual budget. On the other hand, this loss would be mostly offset by a reduction in interest costs on Alberta's debt.

If Albertans think it's time to make a long-term, permanent decision now about the future of the Fund, it all comes down to two options: keep it, restructure it, and start rebuilding the Fund for the future.... or sell it and use it to reduce our debt.

When will a decision be made?

Based on the advice of Albertans, there will be a special debate in the Legislative Assembly in March, 1995. Given the seriousness of the decision, it is essential that government debate the issue thoroughly. Once a decision is made, it's difficult to turn back.

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Next steps ...

Those are the choices. They are not easy ones. If you're like most Albertans, you'll agree with some arguments for each option and disagree with others.

In our own personal lives, we have to make similar decisions ... whether to put more in the RRSP to save for the future or put it all down on the mortgage to ease the payments now ... whether to commit to a long-term decision like a 10-year mortgage or leave the options open and see what happens to interest rates.

They are not easy decisions in our personal lives ... and they aren't easy decisions for the province. When we're faced with these decisions, we look for the best advice we can get. We ask accountants and bankers. We watch interest rates and read articles predicting the future trends. We talk with our friends and colleagues. We consider our own personal situation - how much we can afford, how much flexibility we need, how secure our financial picture is. We don't listen only to our accountant or banker. We weigh all the advice we get and make a decision that's right for us.

That's exactly what we need to do with the Heritage Fund. Weigh all the alternatives and search for the best advice. In this case, the best advice will come from you and Albertans like you.

Please take time to fill out the questionnaire and return it by February 28, 1995 in the envelope provided.

Plan to attend a public meeting on the future of the Heritage Fund.
February 10 - Grande Prairie College
February 11 - Fort McMurray, Keyano College
February 16 - Edmonton, Grant MacEwan Community College - Downtown Campus
February 17 - Wainwright, Communiplex
February 18 - Red Deer College
February 22 - Calgary, Mount Royal College
February 24 - Medicine Hat College
February 25 - Lethbridge Community College

Check your local paper for times and details.

If you would like more detailed information on the Heritage Savings Trust Fund, two additional documents are available: the independent assessment of the value of the Fund and the Heritage Fund annual report. If you would like additional information or you have questions, please call: **1-800-883-5551 (toll free).**

"I won't be the Premier who *sells* our Heritage Fund unless Albertans *tell us* loud and clear that is what they want us to do."

Premier Ralph Klein

Tell us what you think

Your advice is important to the future of the Heritage Fund. Before any decisions are made, all Albertans will have the chance to tell us what they think should be done with the Fund.

We've provided a lot of information about the Heritage Fund and described some options for you to consider. Talk about the information with your family and friends, ask questions and discuss the options. Then take some time to give us your advice on these questions.

Question 1: Is this the best time to make a long-term decision about the Heritage Fund ... or should we wait for government to show it can keep the budget balanced and begin to pay down the debt?

There are two choices:

Option A

**Make a decision now.
The Heritage Fund has outlived its prime.
It's time to do something else with the Fund.**

Option B

**Let's wait. The Heritage Fund is our legacy.
It's too early and the situation is too uncertain
to make an irrevocable decision now.
Once it's gone, it's gone.**

Which choice do you prefer?

- ☐ Option A
☐ Option B
☐ Undecided
☐ Other, please specify: _____

**Question 2: If we make a decision now,
what should it be? Keep the Fund with
a new role for the future?
Or sell it off to reduce our debt?**

Again, there are two options to choose from:

Option C

**As long as we have a good plan for paying
down the debt, keep the Heritage Fund. It's
an Alberta legacy and the concept of having
an RRSP is still a good one.**

Option D

**Sell the Heritage Fund, get as much as you can
for it, and use the money to pay down some
of Alberta's total debt.
(Remember that Alberta's net debt won't change.)**

Which option do you prefer?

- ☐ Option C
☐ Option D
☐ Other, please specify: _____

Do you have any additional advice or comments?

**Please complete this questionnaire and drop it in the mail before February 28, 1995.
Thank you for taking time to give us your advice. It's a big decision for Alberta - and
we won't make it without listening to Albertans first.**

talking with albertans

For further information call 1-800-883-5551 (toll free).

Alberta
GOVERNMENT OF ALBERTA



LEGISLATIVE ASSEMBLY
ALBERTA

CLINT DUNFORD, M.L.A.
LETHBRIDGE WEST CONSTITUENCY

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

January 1995

INVITATION TO PARTICIPATE
Alberta Heritage Savings Trust Fund Public Review

On December 5, 1994, Premier Klein announced that Albertans would have opportunity to have their say on the future of the Heritage Savings Trust Fund. An all-party committee is ready to discuss the future of the Fund with Albertans at public sessions being held throughout the province.

The committee welcomes submissions from all interested Albertans. Submissions can be made in three ways:

1. Arrange for a scheduled appointment to make an oral presentation at one of the following eight public sessions:

February 10, 3:30 to 6:00 pm, Grande Prairie College

February 11, 10:00 am to 1:00 pm, Keyano College, Fort McMurray

February 16, 2:00 to 6:00 pm, Grant MacEwan Community College, Downtown Campus,
Edmonton

February 17, 1:00 to 5:00 pm, Communiplex, Wainwright

February 18, 10:00 am to 1:00 pm, Red Deer College

February 22, 1:00 to 5:00 pm, Mount Royal College, Calgary

February 24, 2:00 to 6:00 pm, Medicine Hat College

February 25, 10:00 to 1:00 pm, Lethbridge Community College

Notice of the public sessions will be published in local newspapers. To schedule an appointment, please contact Sandra at 427-4414 in Edmonton or dial 310-0000 (toll-free). Presentations, including follow-up questions, should be limited to 10 minutes. The committee would appreciate receiving 10 copies of a written submission supporting your presentation at the time of delivery.

LEGISLATIVE OFFICE:
513H LEGISLATURE BUILDING
EDMONTON, ALBERTA T5K 2B6
TELEPHONE: (403) 427-1142
FAX: (403) 427-1835

CONSTITUENCY OFFICE:
404 - 8 STREET SOUTH
LETHBRIDGE, ALBERTA T1J 2J7
TELEPHONE: (403) 329-4644
FAX: (403) 329-4289

2. Arrange to participate in a roundtable discussion. These discussions will be held later in the day in each location listed above. They will begin at:

7:00 to 9:00 pm, Grande Prairie College
2:00 to 4:00 pm, Keyano College, Fort McMurray
7:00 to 9:00 pm, Grant MacEwan Community College, Downtown Campus, Edmonton
7:00 to 9:00 pm, Communiplex, Wainwright
2:00 to 4:00 pm, Red Deer College
7:00 to 9:00 pm, Mount Royal College, Calgary
7:00 to 9:00 pm, Medicine Hat College
2:00 to 4:00 pm, Lethbridge Community College

3. Individuals unable to make a presentation at a session may send in the questionnaire to:

Clint Dunford, MLA

Chairman

Heritage Savings Trust Fund Review

#513, Legislature Building

Edmonton, Alberta

T5K 2B6

The deadline for the receipt of submissions is February 28, 1995. If you are making a lengthy submission, I would ask that it be accompanied by an Executive Summary of no more than 2 pages in length.

This review process started the week of January 16 when over one million Alberta households received the enclosed booklet on the Heritage Fund. The booklet contains information about how much the Heritage Fund is worth, highlights of how the Heritage Fund has been used and options for the future. It includes a questionnaire and return envelope for Albertans to give us their views on the future of the Fund.

Your participation is important to us. We look forward to receiving your input on the future of the Heritage Savings Trust Fund.

Yours sincerely,



Clint Dunford
Chairman

Enclosure

DATE: FEBRUARY 28, 1995
TO: DIRECTOR OF FINANCIAL SERVICES
FROM: CITY CLERK
RE: ALBERTA HERITAGE SAVINGS TRUST FUND BRIEF

At the Council Meeting of February 27, 1995, consideration was given to the above topic and at which this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to endorse the report submitted to the Council Meeting of February 27, 1995 prepared by The City of Red Deer, entitled, "Alberta Heritage Savings Trust Fund Brief", and that same be submitted to the Government of Alberta."

This office will now be forwarding the document to the Government of Alberta.



KELLY KLOSS
City Clerk

KK/clr



THE CITY OF RED DEER

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

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

February 28, 1995

Faxed to (403) 427-1835
on 95 FEB 28
Original Mailed

Mr. Clint Dunford, M.L.A.
Chairman
Heritage Savings Trust Fund Review
513 Legislature Building
Edmonton, Alberta
T5K 2B6

Phone: 427-1142

Dear Sir:

At The City of Red Deer's Council Meeting held on February 27, 1995, consideration was given to the invitation to participate in the Alberta Heritage Savings Trust Fund Public Review and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to endorse the report submitted to the Council Meeting of February 27, 1995 prepared by The City of Red Deer, entitled, "Alberta Heritage Savings Trust Fund Brief", and that same be submitted to the Government of Alberta."

Attached hereto for your information and review is the report referred to in the above resolution. I am also forwarding a copy of the report by mail as well as by Fax (427-1835) to your legislative office.

Thank you for the opportunity to be part of this review. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Corporate Services



*a delight
to discover!*



THE CITY OF RED DEER
P.O. BOX 5005, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6193

February 28, 1995

Faxed to (403) 427-1835
on 95 FEB 28
Original Mailed

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Chairman
Heritage Savings Trust Fund Review
513 Legislature Building
Edmonton, Alberta
T5K 2B6

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Thank you for the opportunity to be part of this review. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Corporate Services



RED-DEER

a delight to discover!

TRANSMISSION REPORT

**THIS DOCUMENT WAS CONFIRMED
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)**

**** COUNT ****

TOTAL PAGES SCANNED : 6
TOTAL PAGES CONFIRMED : 6

***** SEND *****

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TOTAL 0:01'48" 6

NOTE:

No. : OPERATION NUMBER 48 : 4800BPS SELECTED EC : ERROR CORRECT G2 : G2 COMMUNICATION
PD : POLLED BY REMOTE SF : STORE & FORWARD R1 : RELAY INITIATE RS : RELAY STATION
MB : SEND TO MAILBOX PG : POLLING A REMOTE MP : MULTI-POLLING RM : RECEIVE TO MEMORY