

DATE: May 21, 1997
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES

SUMMARY OF DECISIONS

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

HELD IN THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, MAY 20, 1997

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

- (1) Confirmation of the Minutes of the Regular Meeting of May 5, 1997

DECISION - Confirmed as transcribed

PAGE #

- (2) **UNFINISHED BUSINESS**

1. City Clerk - Re: Land Use Bylaw Amendment No. 3156/D-97 /
Property of Knights of Columbus & G. Carfantan (See Bylaw
Section For Readings)

.. 1

DECISION - Report received as information

- (3) **PUBLIC HEARINGS**

1. City Clerk - Re: Land Use Bylaw Amendment 3156/K-97 / Lane
Paving - Deferred Paving Agreements (See Bylaw Section for
Readings)

.. 14

2. City Clerk - Re: Land Use Bylaw Amendment 3156/L-97 / Request to Rezone Lot 4, Block 4, Plan 882-0682, From I1 to C4 / Proposed Save-On Foods Site / (See Bylaw Section for Readings) .. 15
3. City Clerk - Re: Land Use Bylaw Amendment 3156/M-97 / Proposed Development North of Farrell Avenue (See Bylaw Section for Readings) .. 17
4. City Clerk - Re: Road Closure Bylaw No. 3185/97 / To accommodate Land Use Bylaw Amendment 3156/D-97 which provided for rezoning to accommodate a 4 ½ Storey Apartment Building (53 Units), Two Duplexes (4 units) and a Park .. 21

(4) **REPORTS**

1. City Clerk - Re: Official City Signing Authorities On Agreements / Organizational Bylaw Amendment No. 3130/A-97 (See Bylaw Section For Readings) .. 23

DECISION - The report provides for the signing of agreements and other official documents by the City Clerk only and for the removal from the bylaw of the requirement for the Mayor's signature. See Bylaw Section for bylaw readings

2. Executive Assistant - Re: Request to Repeal Council Policy No. 1009 - Civic Hospitality .. 25

DECISION - Agreed to repeal the Council Policy No. 1009 - Civic Hospitality, and to remove same from the Council Policy Manual

3. Land & Economic Development Manager - Re: Residential Building Lot Development - Lancaster Meadows / Land Use Bylaw Amendment 3156/P-97 (See Bylaw Section for Readings) .. 29

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

4. Engineering Department Manager - Re: Lancaster Meadows - 1997 Prelevelling / Request to Approve Increase In Budget . . 32

DECISION - Approved an increase in the budget for the Lancaster Meadows - 1997 Prelevelling Project

5. Principal Planner - Re: Ad Hoc Municipal Development Plan Steering Committee / Formation of Committee & Appointment of Council Representatives . . 35

DECISION - Agreed to formation of an *Ad Hoc Municipal Development Plan Steering Committee*. Councillors Dawson and Hughes appointed to same

6. Engineering Services Manager - Re: Transportation Projects - 52 Avenue at 67 Street Adjacent to Save-On Foods Development . . 45

DECISION - Agreed to cost sharing improvements on a 50/50 basis with Developer as a result, of the Save-On Foods Development at 52 Avenue and 67 Street

7. Director of Corporate Services - Re: Council Guidelines For Tax Revenue Increases In 1998, 1999 and 2000 . . 47

DECISION - Report received as information

8. Director of Corporate Services - Re: Shifts in the Distribution of Property Taxes . . 50

DECISION - Report received as information

9. Land & Economic Development Manager - Re: Central Alberta
Economic Development Partnership / Per Capita Contributions . . 53

**DECISION - Agreed to support the Economic Development
Partnership and to commit funding for a three year period
commencing in 1998, at a rate of \$0.20 per capita**

10. Inspections & Licensing Manager - Re: Building Permit Fees /
Permit Fee Bylaw Amendment 3149/B-97 . . 56

**DECISION - Agreed to return permit fees to the 1996 rate of
\$5.50 per \$1000.00 of construction cost**

(5) **CORRESPONDENCE**

1. Sharon Peterson - Re: Request to Lift Fairbank Road Parking
Restrictions / 55 Street and 60 Avenue . . 63

**DECISION - Agreed to table consideration of this item
pending a joint report being received from Fairview
Elementary School authorities and Valley Park Manor**

2. Amoco Canada Petroleum Company Ltd. - Re: Prairie Rose
Project . . 75

**DECISION - Council provided with a presentation by Amoco
Canada Petroleum Company Ltd. on the Prairie Rose
Project**

3. Jim Wilson (Sutton Group) - Re: Request to Rezone Lot 7,
Block 2, Plan 619 HW (6009 - 63 A Street) From R1 to R1A . . 84

**DECISION - Agreed to table this rezoning request pending a
public meeting with the residents of the immediate
neighbourhood**

4. D.G. Hubbard - Re: Request to Remove Total Ban on Parking
On East Side of Ogden Avenue . . 90

**DECISION - Agreed to a change in signage and to the
installation of a chain link fence**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 3130/A-97 - Organizational Bylaw Amendment / Amend
Organizational Bylaw 3130/95 / Official City Signing Authorities
on Agreements - 3 Readings . . 99
. . 23

DECISION - Bylaw given 3 Readings

2. 3149/B-97 - Permit Fee Bylaw Amendment / Amend Permit Fee
Bylaw 3149/95 / Proposed Decrease In Building Permit Fees - 3
Readings . . 100
. . 56

DECISION - Bylaw given 3 Readings

3. 3156/D-97 - Land Use Bylaw Amendment / Property of Knights
of Columbus & G. Carfantan / Highland Green - 3rd Reading . . 101
. . 1

DECISION - Bylaw given 3rd Reading

4. 3156/K-97 - Land Use Bylaw Amendment / Lane Paving -
Deferred Paving Agreements / (Municipal Planning
Commission) - 2nd & 3rd Readings . . 109
. . 14

DECISION - Bylaw given 2nd & 3rd Readings

5. 3156/L-97 - Land Use Bylaw Amendment / Rick Arndt Architect Ltd. / Request to Rezone Lot 4, Block 4, Plan 882-0682 (Corner of 67 Street and 52 Avenue) from I1 to C4 / Proposed Save-On Foods Site - 2nd & 3rd Readings .. 111
.. 15

DECISION - Bylaw given 2nd & 3rd Readings

6. 3156/M-97 - Land Use Bylaw Amendment / Proposed Development North of Farrell Avenue - 38 Unit Fully Detached Condominium Development - To Be Tabled .. 113
.. 17

DECISION - Bylaw tabled until such time as a revised development plan is received

7. 3156/P-97 - Land Use Bylaw Amendment / Residential Building Lot Development - Lancaster Meadows Phase 5 - 1st Reading .. 115
.. 29

DECISION - Bylaw given 1st Reading

8. 3185/97 - Road Closure Bylaw / Knights of Columbus Site, Highland Green - 2nd & 3rd Readings .. 117
.. 21

DECISION - Bylaw given 2nd & 3rd Readings

ADDITIONAL AGENDA

1. Realty Investments Corp. - Re: Tower Square, Formerly Known As "*The Bay*" Store Downtown Red Deer .. 1

DECISION - Mr. Clarence Torgerson provided Council with an overview of the proposed new "Tower Square Development" at the Old Bay Building in Downtown Red Deer

A G E N D A

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

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Committee of the Whole:

- (a) Personnel Matter
- (b) Administrative Matter
- (c) Administrative Matter
- (d) Administrative Matter

DATE: May 12, 1997

TO: City Council

FROM: City Clerk

**RE: LAND USE BYLAW AMENDMENT 3156/D-97 /
PROPERTY OF KNIGHTS OF COLUMBUS AND G. CARFANTAN**

At the Council meeting of March 10, 1997, following the Public Hearing, second reading of Land Use Bylaw Amendment 3156/D-97 was given.

Land Use Bylaw Amendment 3156/D-97 provides for the rezoning of approximately 1.06 hectares from R3-D216 to DC(7), PS and Road; from P1 to DC(7); from PS to DC(7) and from Road to DC(7) to accommodate a 4 ½ storey apartment building (53 units), two duplexes (4 units) and a park.

Third Reading of Land Use Bylaw Amendment 3156/D-97 was tabled, so as the Park Lease Arrangement / Restrictive Covenant could be finalized with the Developer of the land in question. A report relative to this matter is attached for Council's consideration.

On a related matter, Section 184 of the Municipal Government Act states that:

"When a Public Hearing on a proposed bylaw or resolution is held, a councillor

- (a) must abstain from voting on the bylaw or resolution if the councillor was absent from all of the public hearing"

As Councillor Moffat and Councillor Volk were absent from the March 10, 1997 Council meeting and as such, absent from the Public Hearing of Land Use Bylaw Amendment 3156/D-97, they must abstain from voting on third reading.

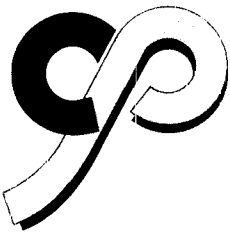
Recommendation:

1. That Councillor Volk and Councillor Moffat abstain from discussion and voting on third reading of Land Use Bylaw Amendment 3156/D-97.
2. That Council give third reading to Land Use Bylaw Amendment 3156/D-97.



Kelly Kloss
City Clerk

KK/clr



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

E-mail: pcps@telusplanet.net

TO: City Council

FROM: Paul Meyette
Principal Planner

DATE: May 12, 1997

RE: Land Use Bylaw 3156/D-97

Enclosed please find a new set of elevations and plans for Bylaw 3156/D-97.

The new plans reflect a slight alteration from the original plans in terms of the following:

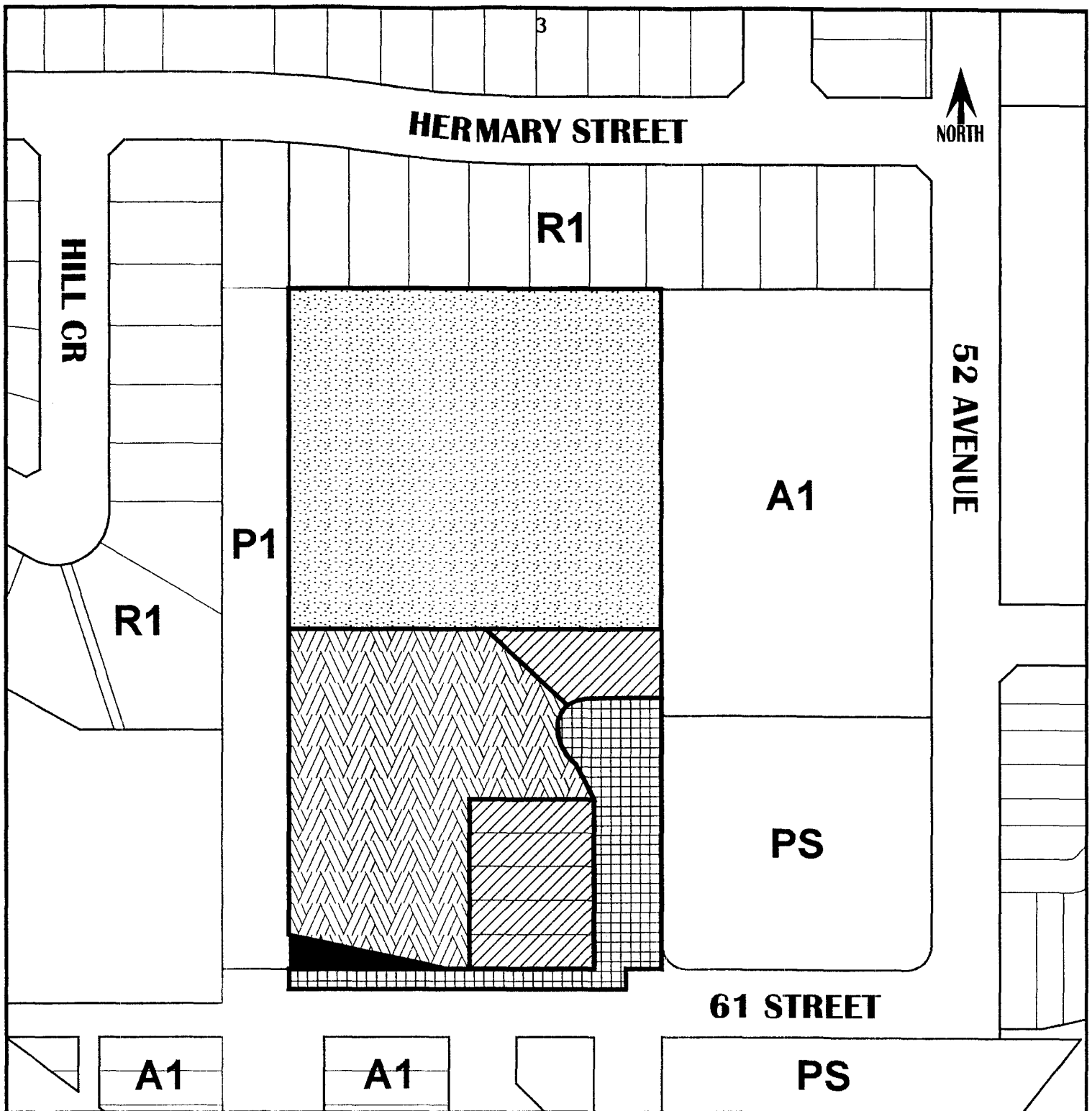
1. Model C Units are shifted away from the Utility Right of Way.
2. Phase 1 will now include 29 units (an increase of 5) while Phase 2 will be reduced to 24 units. The total of 57 units remains unchanged.
3. Nine garages are converted into double tandem garages.
4. The road on the east side of the development is changed to the DC(7) District. This will allow for a condominium road to be built rather than a public road; this is based upon agreements reached between the developer and the Engineering Department.

A letter from the developer is attached and a copy of our response. The two landowners have agreed to the changes.

Council should also be aware that the developer has signed the agreements which will allow the City to lease the park area on the north half of the site; the agreement includes an option for the City to purchase the park site during the terms of the lease.



Paul Meyette, AGR, MCIP
Principal Planner



Change from:

R3-D216 to DC(7)  , ***PS*** 

P1 to DC(7) 

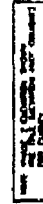
PS to DC(7)  & ***ROAD to DC(7)*** 

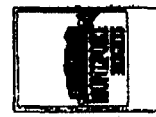
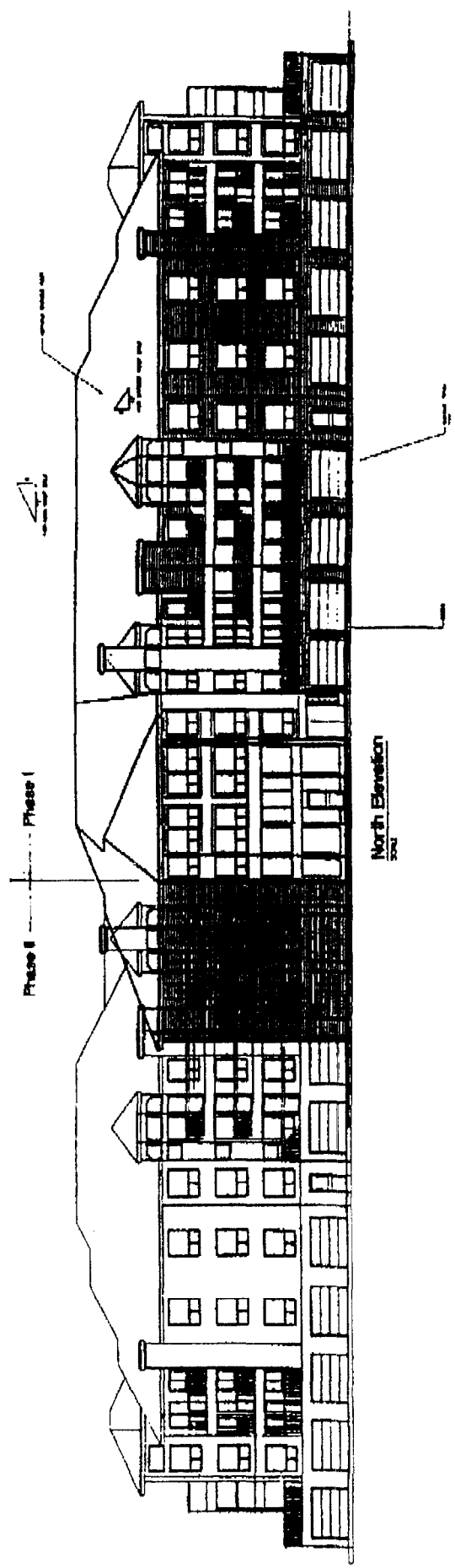


FILED FROM 8-14-50
DUE - MAY 12, 1957.



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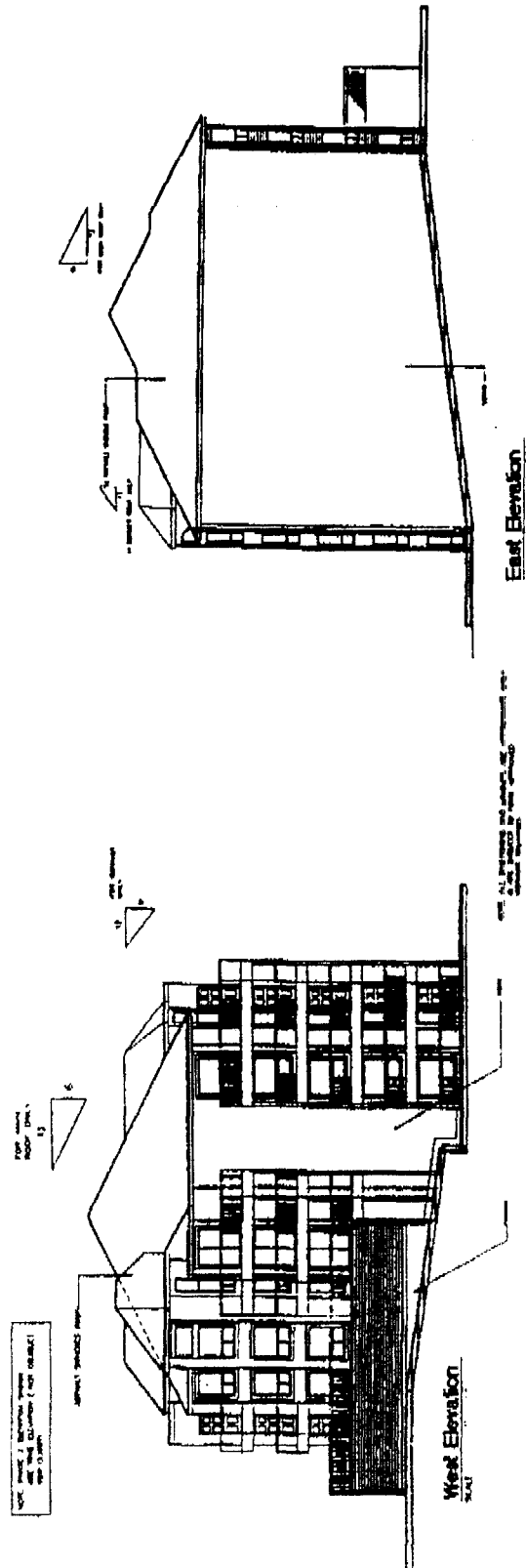
 th. Elevation |



[29 Units] Phase--1

CHRISTENSON DEVELOPMENTS LTD.

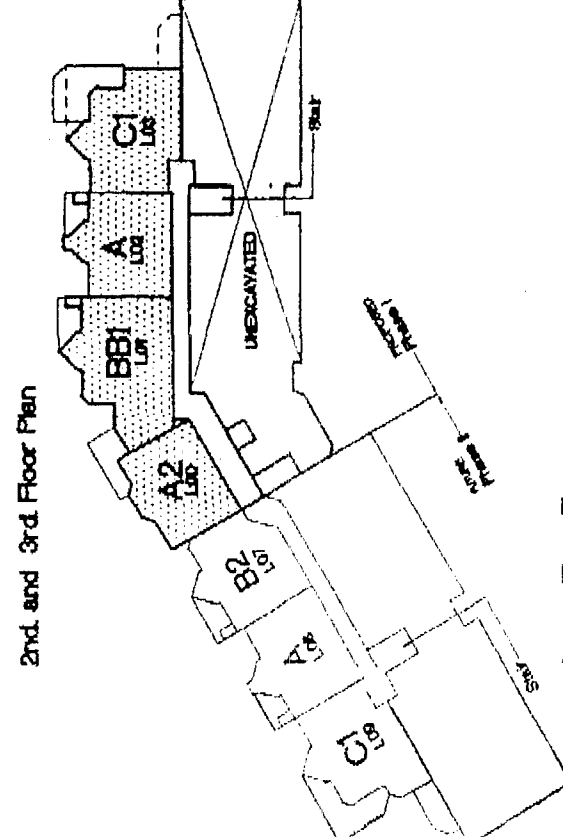
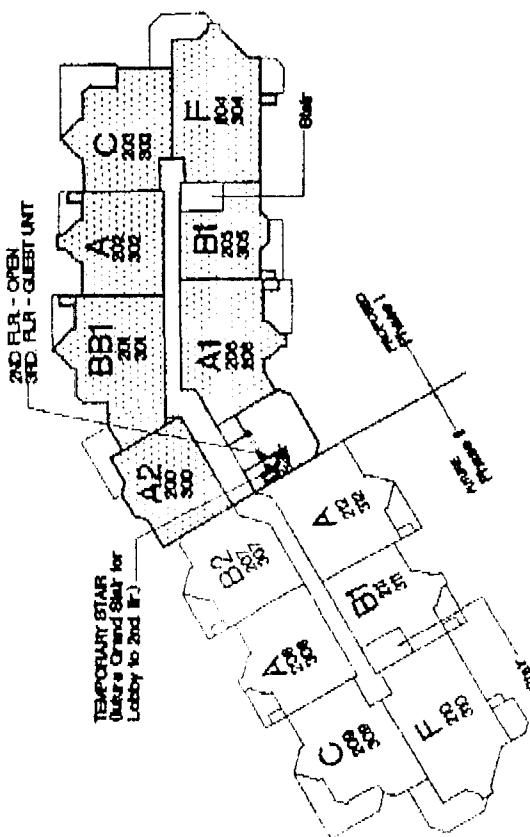
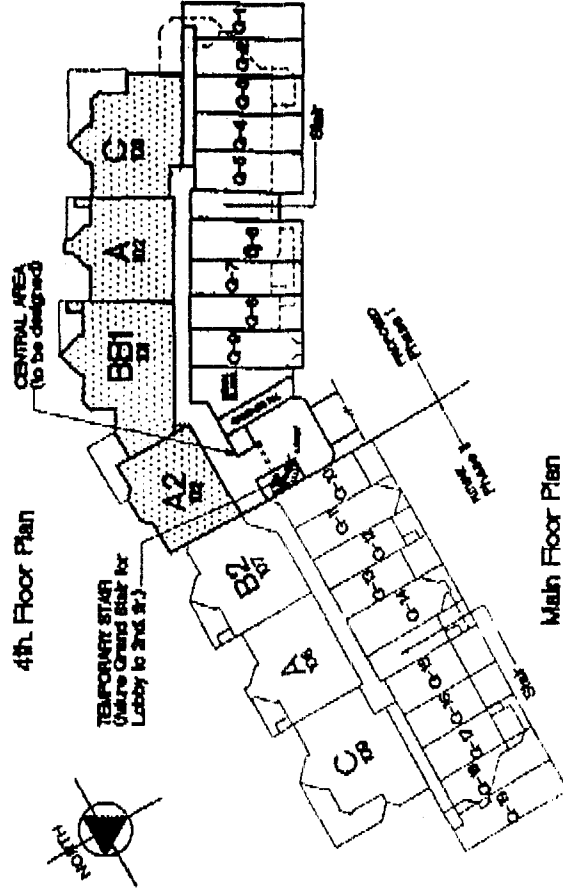
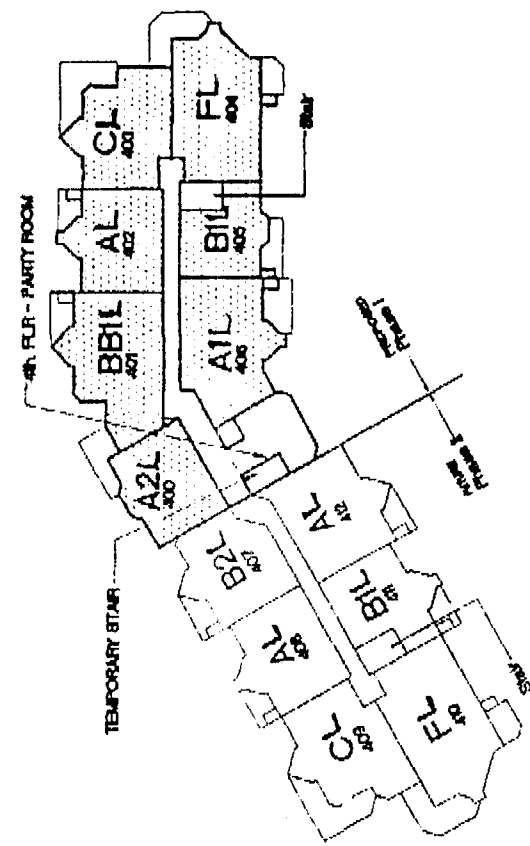




(29 Units) Phase-1

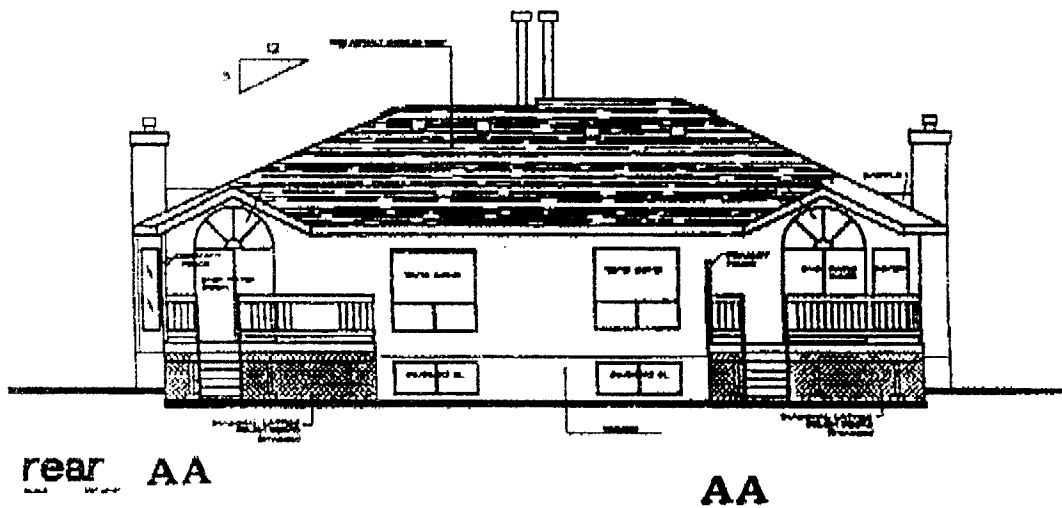
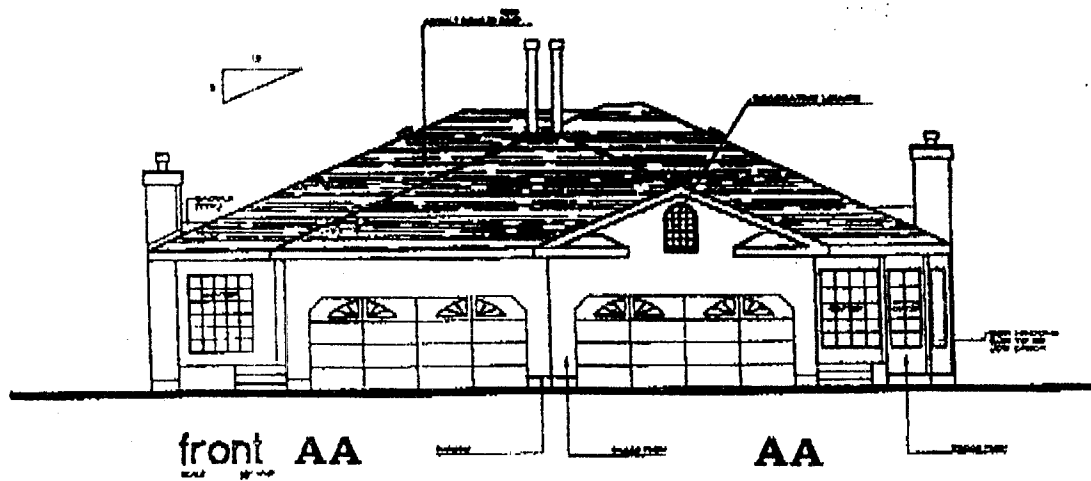


201 West 1st Ave



MONTFORT HEIGHTS
KEY PLAN





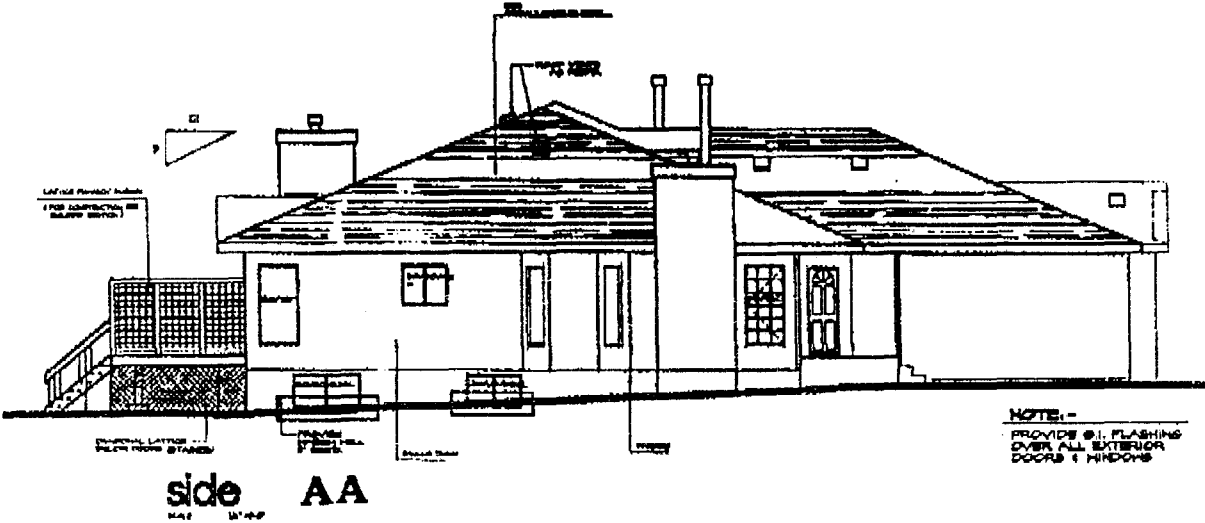
Elevations

NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY
SUBJECT TO FINAL APPROVED WORKING DRAWINGS

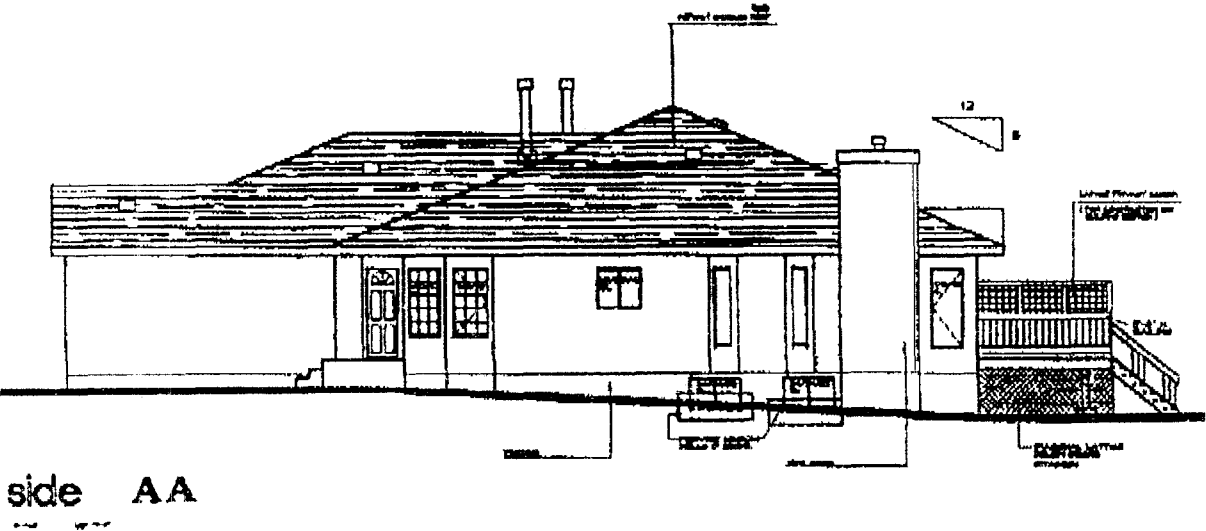
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date: 30.10.95



CHRISTENSON
DEVELOPMENTS LTD.



NOTE:-
ALL ROOF OVER HANG TO BE 2'-0"
(INCLUDING GARAGES)



Elevations

NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY
SUBJECT TO FINAL APPROVED WORKING DRAWINGS

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date: oct. 30, 1995



CHRISTENSON
DEVELOPMENTS LTD.



**CHRISTENSON
DEVELOPMENTS LTD.**
Investment Real Estate Services

A Member of the Christenson Group

April 13, 1997

PARKLAND COMMUNITY PLANNING SERVICES
Red Deer, Alberta

Attention: Paul Meyette ACP MCIP

Dear Sirs:

Re: MONTFORT HEIGHTS CONDOMINIUM APARTMENT

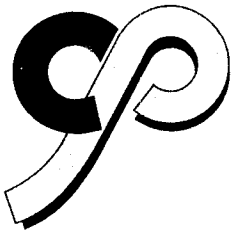
We do not anticipate making any major changes to the approved plans for the above project. We have, however, contemplate making several minor changes. They are:

1. Shift Model C Units Away from Utility Right of Way - In order to not have the balcony infringe upon the right of way, we have shifted the south west corner stack of C units east. This change is beneficial to the development.
2. Make Phase 1 into 29 Units, and Phase 2 into 24 Units - Because of the detailed design of the lobby core (not completed until recently), and the higher costs of the Phase 1 lands (Knights of Columbus plus lane closures and levies) we shifted four units from Phase 2 into Phase 1. This allows for a better overall design, and a more equitable split per phase on the total land cost including levies and other up front charges. The total density remains unchanged and hence no negative effect to the development occurs.
3. Convert 9 Single Detached Garages with 9 Surface Parking Stalls into 9 Tandem Detached Garages - This change is based upon buyer demand for more covered parking. No negative impact to the development occurs as the same number of parking stalls is provided, and less uncovered surface parking is created.

As per your letter, we will notify you of any minor changes. Trusting this meets your immediate needs.

Yours truly,

Greg Christenson P. Eng.
President



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

12

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

E-mail: pcps@telusplanet.net

6 May 1997

Mr. Greg Christenson, P. Eng.
President
Christenson Developments Ltd.
5410 - 97 Street
Edmonton, AB T6E 5C1

FAXED
MAY 7/97
- 9:17:45 AM

Fax: 403-434-3655


Re: Revisions to Highland Green Project

I am in receipt of your letter dated April 13, 1997 wherein you request changes to the site plans and elevations which form part of Bylaw 3156/D-97 - redesignating lands to DC (7) and Park.

We are prepared to accept the changes as proposed provided we receive a new set of elevations and plans so that these changes can be made before third and final reading of the land use bylaw. No changes will be accepted after the Bylaw has been adopted. Please be aware that the Development Officer may request additional detailing on the garages to ensure that they provide an aesthetically pleasing appearance to adjoining properties.

A complete set of plans and elevations is required at your earliest convenience. It is the City's intent to complete both the road closure bylaw and the land use bylaw on May 20, 1997, so we must receive the new plans and elevations by May 13, 1997.

Respectfully,



Paul Meyette, AGP, MCIP
Principal Planner, City Section

cc R. Strader, Development Officer
T. Chapman

PM/sdd

Comments:

We recommend that Council pass a resolution to amend the Land Use Bylaw in accordance with the recommendations of the Principal Planner, following which Land Use Bylaw Amendment 3156/D-97 can be given 3rd Reading.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Principal Planner
FROM: City Clerk
RE: ***LAND USE BYLAW AMENDMENT 3156/D-97 / PROPERTY OF
KNIGHTS OF COLUMBUS & G. CARFANTAN***

Reference Report:

City Clerk dated May 12, 1997

Resolution Passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to amend Land Use Bylaw Amendment 3156/D-97 by deleting therefrom Map No. 4/97 and the development plans and substituting therefor a new Map No. 4/97 and new development plans as attached to the report from the Principal Planner dated May 12, 1997 re: Land Use Bylaw Amendment 3156/D-97, and as submitted to Council May 20, 1997."

Bylaw Readings:

Land Use Bylaw Amendment 3156/D-97 was given 3rd Reading. A copy is attached hereto.

Report Back to Council Required:

No

Comments/Further Action:

Our office will now be updating the consolidated copy of Land Use Bylaw 3156/96 and distributing same in due course.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Inspections & Licensing Manager
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Land and Economic Development Manager
 Engineering Department Manager
 Recreation, Parks & Culture Manager
 Principal Planner
 Tony Woods, Engineering
 Council and Committee Secretary, S. Ladwig
 C. Rausch

BYLAW NO. 3156/D-97

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

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

1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 4/97 attached hereto and forming part of the bylaw.

2 The following new sections are hereby added:

" DC(7) Direct Control District No. 7

138.1 Permitted Uses

(1) Planned group of buildings as per the attached development plans.

138.2 Regulations

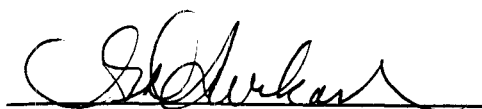
(1) Landscaping shall consist of mature vegetation with minimum 4.5 metre high trees located on the north and west sides of the development; fencing on the north and west sides shall be chainlink. Any other landscaping or development details which are not clearly specified in the attached development plans are subject to the approval of the development authority.

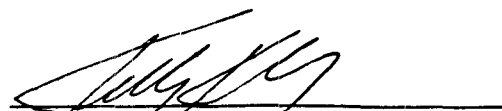
READ A FIRST TIME IN OPEN COUNCIL this 10 day of ~~February~~ A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this 10 day of ~~March~~ A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this 20 day of ~~May~~ A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this 20 day of ~~May~~ A.D. 1997.


MAYOR


CITY CLERK

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Principal Planner
FROM: City Clerk
RE: **LAND USE BYLAW AMENDMENT 3156/D-97 / PROPERTY OF
KNIGHTS OF COLUMBUS & G. CARFANTAN**

Reference Report: City Clerk dated May 12, 1997

Resolution Passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to amend Land Use Bylaw Amendment 3156/D-97 by deleting therefrom Map No. 4/97 and the development plans and substituting therefor a new Map No. 4/97 and new development plans as attached to the report from the Principal Planner dated May 12, 1997 re: Land Use Bylaw Amendment 3156/D-97, and as submitted to Council May 20, 1997."

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Report Back to Council Required:

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Comments/Further Action:

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Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
E. L. & P. Manager
Fire Chief
City Assessor
Land and Economic Development Manager
Engineering Department Manager
Recreation, Parks & Culture Manager
Principal Planner
Tony Woods, Engineering
Council and Committee Secretary, S. Ladwig
C. Rausch

FILE

Office of the City Clerk

May 21, 1997

Mrs. Ellen Geddes
11 Hallgren Avenue
Red Deer, AB T4N 6P1

Dear Mrs. Geddes:

**RE: LAND USE BYLAW AMENDMENT 3156/D-97,
PROPERTY OF KNIGHTS OF COLUMBUS & G. CARFANTAN**

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was again given to the above. At that meeting, the following resolution was passed:


"RESOLVED that Council of The City of Red Deer hereby agrees to amend Land Use Bylaw Amendment 3156/D-97 by deleting therefrom Map No. 4/97 and the development plans and substituting therefor a new Map No. 4/97 and new development plans as attached to the report from the Principal Planner dated May 12, 1997 re: Land Use Bylaw Amendment 3156/D-97, and as submitted to Council May 20, 1997."

Land Use Bylaw Amendment 3156/D-97 was given 3rd Reading at this meeting, a copy of which is attached hereto.

Land Use Bylaw No. 3156/D-97 provides for the rezoning of approximately 1.06 hectares from R3-D216 to DC(7), PS and Road; from P1 to DC(7); from PS to DC(7) and from Road to DC(7) to accommodate a 4 ½ storey apartment building (53 units), two duplexes (4 units) and a park.

Please do not hesitate to contact me should you require further clarification or additional information.

Sincerely,


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Principal Planner

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



Office of the City Clerk

May 21, 1997

Mr. Barry Brookes, President
Highland Green Estates Community Association
39 Hermary Street
Red Deer, AB T4N 6S2

Dear Barry:

**RE: LAND USE BYLAW AMENDMENT 3156/D-97,
PROPERTY OF KNIGHTS OF COLUMBUS & G. CARFANTAN**

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was again given to the above. At that meeting, the following resolution was passed:

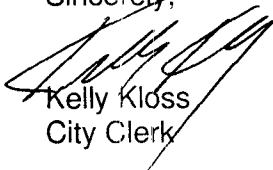
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Sincerely,


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Principal Planner

FILE

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



FILE

Office of the City Clerk

May 21, 1997

Box 5008

Red Deer, Alberta

T4N 3T4

Hafso Homes Ltd.
R. R. 4
Red Deer, AB T4N 5E4

Faxed To: 340-0586

Dear Sir:

**RE: LAND USE BYLAW AMENDMENT 3156/D-97,
PROPERTY OF KNIGHTS OF COLUMBUS & G. CARFANTAN**

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It would now be appropriate to contact the Inspections & Licensing Manager, Mr. R. Strader, to obtain the necessary permits prior to development.

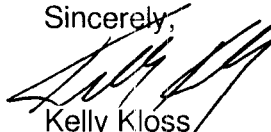
... / 2

The City of Red Deer

Hafso Homes Ltd.
May 21, 1997
Page 2

Please do not hesitate to contact me should you require further clarification or additional information.

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Principal Planner



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

City Clerk's Department (403) 342-8132

DATE: _____

OUR FAX NO: (403) 346-8195

NUMBER OF PAGES INCLUDING THIS PAGE: _____

FAX TO: C-Halpern

ATTENTION: _____

THEIR FAX NO: 340-0586

FROM: Cham Raunch

DEPARTMENT: City Clerk's Office

PHONE #: (403) 342-8132

MESSAGE AREA (if required):

*Attachments to follow in mail.
(lengthy)*

This telecopy is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. If you have received this telecopy in error, please notify us immediately by telephone and return the original transmission to us by mail, or destroy same without making a copy. Thank you for your assistance.

ORIGINAL TO FOLLOW: BY MAIL ☒
BY COURIER ☐

NO ORIGINAL WILL BE FORWARDED: ☐

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.

TRANSMISSION REPORT

**THIS DOCUMENT WAS CONFIRMED
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)**

**** COUNT ****

TOTAL PAGES SCANNED : 3
TOTAL PAGES CONFIRMED : 3

*** SEND ***

No.	REMOTE STATION	START TIME	DURATION	#PAGES	MODE	RESULTS
1	14033400586	5-21-97 14:47	1'13"	3/ 3	EC	COMPLETED 9600

TOTAL 0:01'13" 3

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

DATE: March 18, 1997
TO: City Council
FROM: Bob & Carol Veres, 31 Hill Crescent
403-346-8061
SUBJECT: Hafso/Christenson Development
To correct inaccurate statements or information at Public
Hearing.

Submitted To City Council
Date: By mail March/97
File with May 20/97 Council

Please refer to memorandum to Highland Green Planning Committee from Paul Meyette, Parkland Community Planning Services.

Subject: Public Meeting

Date: June 21, 1996

Under Heading: What Happened

Sentence: There was also a presentation by Hafso/Christenson development which proposed a four story apartment on the south end of the Knights/Casfante property.

NOTE: The outline committee was disbanded at the June 19 meeting.

Enclosed are pictures of Christenson Camrose project which he supplied many copies of for committee members at the June 19 meeting. Also a sales brochure of the Camrose project and a brochure of Christenson Developments Edmonton projects. We were told this project was the same as Camrose, four stories. We were invited to visit and tour the Camrose project. Which my wife and I did on three occasions. Plus once with our neighbors.

NOTE: It is a four story complex that was proposed not a 5 story or technically what is called a 4 1/2 story. The garages which are now along my fence were at one time moved within the project. Monday night Mr. Christenson was prepared to go back to the community. I am still puzzled why this became a 5 story. If Council still is determined to impose this project on the community, then FOR THE SAKE OF THE COMMUNITY, PLEASE KEEP HIM TO HIS PROMISE OF FOUR STORIES. ALSO, sink the garages into the hillside as was required in Camrose on two different projects as the pictures I supplied Monday night show. It would help dampen the feelings in the community.

Mr. Christenson stated to Council, to quote him directly off the video tape:- "We don't build 2 story townhouses in our product line. Just bungalows and apartments". However, his brochures of his Edmonton projects that he handed out at June 19/96 meeting clearly shows traditional bungalows, split level townhouses, 3 story apartments and two story townhouses at Creek Side. He clearly stated to Council that he didn't build 2 story townhouses in his product line. I have difficulty with someone making such representation to Your Worship and Council. How can Council make a difficult decision for the overall good of the community?

Mrs. Geddes said to Council that the July petition which had 295 signatures and 31 comment sheets from the Parkland Planning Outline package which

were to be returned by August 8/96. She stated that people were not clear as to the present R3-D216 on the garbage dump. -- YOU BE THE JUDGE.

There is a reason why 15 honest and respectable people (see attached list) met after the July meeting of Parkland Planning, Hafso/Christenson and the Community. Not one person supported Hafso/Christenson proposal and felt that their concerns were not considered.

NOTE: Parkland Planning distributed an Area Outline Plan to every household in Highland Green Estates in early July (very clear in Plan re: R3-D216 zoning on garbage dump).

See attached list of the fifteen people who helped circulate:

1. A petition with a column for comments
2. Highland Green Outline Plan - summarized paragraph #4 clearly states the status of the garbage dump R-3 high density multi-family.
3. A copy of the comment sheet from the Outline Plan the Parkland Planning had sent to each home in July.
4. Also each person circulating the petition carried a copy of Parkland Planning Outline Plan.

Some people still had their Outline Plan, and if not, were offered a summary sheet or the complete Outline Plan from Parkland Planning if they had thrown out or misplaced their copy. Also a Parkland Planning Comment Sheet, or if they wished to sign the petition along with their comments.

Our reason was simply to make sure that Council heard back from the community with their comments on the Outline Plan and also the Hafso/Christenson proposal.

NOTE: At this point we had no Outline Plan committee, as it was dissolved June 19/96. We did not have a Highland Green Community Association until the fall of 1996. What other option did the community have? - especially with only three days left to Aug. 6/96 deadline, not including the August long week-end.

Fifty comment sheets out of 500 came back to the community association in the fall of 1996. The following may explain why.

Oct. 1992 - 182 name petition

July 31/96 - 295 name petition against any more R2 or R3 development and against the Hafso proposal. Also 31 comment sheets stating their positions on various areas of the Outline Plan plus Hafso proposal.

Therefore - $295 + 31 = 326$ people took a position in July re: height and density and have not changed.

The fifty comment sheets in the fall could be people who were away in the summer. So possibly $326 + 50 = 376$ opposing a high rise or any apartments and more density.

People also feel that since June nothing changed and minds were made up that this was the proposal the City wanted and "the hell with the Community". That is the reason for the low turn-out at the January meeting or to the Public Hearing.

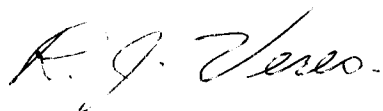
I believe before third reading, Council should please consider at least holding Hafso/Christenson to their original promise, and a better arrangement for external garages. Preferably as at Camrose, sink garages into the hillside behind apartments, also much handier for residences of project.

Telus Site/AGT

As Telephone Pioneer (Telus Retired), I have stated often that if Mr. Petty Jr., CEO of Telus, were approached with a proposal, that this site might be donated to the community as a Park. Possibly it could be 'Telus Communications Park' or 'Telus Pioneer Park' dedicated to Red Deer and Central Alberta Telephone Pioneers and Employees. I would be willing to work with a Council member or members, plus some Telephone Pioneers as a project for the betterment of our community.

Respectfully submitted to Your Worship and Members of Council.

R. J. Veres

A handwritten signature in cursive script, reading "R. J. Veres". The signature is written in dark ink and is positioned below the printed name.

To: Highland Green Planning Committee
From: Paul Meyette, Parkland Community Planning Services
(343-3394)
Subject: Public Meeting
Date: June 21, 1996

MEMORANDUM

Thank you to those of you who were able to attend the committee meeting on June 19 to discuss the Highland Green Outline Plan.

What happened (for those of you who were not there)?

At the June 19 meeting, the committee reviewed the Outline Plan and endorsed it as written with some small changes. There was also a presentation by Hafso/Christianson developments which proposed a four storey apartment on the south end of the Knights/Carfantan property.

What will happen Next?

Public Meeting Regarding the Plan:

The Highland Green Planning Committee has agreed that the plan is ready to be reviewed the public. At the meeting, I indicated that the public meeting would be held during the last week of June in order to avoid calling a public meeting during the summer vacation period. **This meeting will be delayed until July at the earliest.** This delay will allow us to finalize issues related to the future of the existing playground (we are trying to keep the park site) and the precise developable areas on the Belzerowski site and the sites west of Montfort School so that we can proceed with the land use bylaw changes

Hafso/Christianson Developments: The proposal by Hafso/Christianson developments will be further developed in the next three weeks. They will seek approval from the Hospital Authority and provide more detail on building design. This information will be presented to a public meeting involving all of the affected neighbours, as soon as I receive the details. Expect a meeting regarding this issue sometime in July.

Thank you for your continuing interest in your neighbourhood.



Highland Green Outline Plan (summarized)

as Recommendations by

Parkland Regional Planning

to the City of Red Deer

1/ AGT site (microwave tower) a 4.8 acre property)
for approx. 5 years to remain as a tower, and then
recommended for redevelopment to R1 single family
residential.

2/Belzerowski site of .44 acres at 51 Ave. and 62 Street
across from Wedgewood Apartments...zoned R2 medium density
multi-family for 8 units, but recommended that the property
be rezoned to permit only 4 units to be constructed on the
site.

3/Montfort School and lands... consists of school building
and play fields located north of the building... 3.9 acres.
In event of future closing of school, that the lands to the
north be designated as Park use, and that the school can be
utilized as a ; seniors centre, fitness centre, other public
use, single family housing, or duplexes.

4/Knights of Columbus Site... a 5.7 acre property, adjacent to
Montfort School lands and currently used as ball diamonds and
park area. It is currently zoned R3 high density multi-family
for the northerly portion, and PS (public service) for the
southerly portion of the property.

Recommended by Regional Planning that the site be rezoned to
permit development of R2 medium density multi-family units.

As there is a buried landfill area on the north half of
the property, this area would remain park area and the south
unaffected area would be available for R2 development.

5/Carfantan/Boomer property.. a .54 acre site and currently
zoned R3 multi-family. This property is located directly south
of the Knights of Columbus property.

It is recommended to be rezoned to R2 and that development of
this site be in conjunction with the Knights of Columbus
property.

THERE IS A FORMAL PROPOSAL AT CITY HALL FOR THE DEVELOPMENT
OF A 48 UNIT APARTMENT AND 8 SEMI-DETACHED UNITS ON THE
combined Carfantan/Boomer and Knights of Columbus properties.

**CITY OF RED DEER PUBLIC MEETING
REGARDING THE HIGHLAND GREEN OUTLINE PLAN &
A PROPOSED DEVELOPMENT WEST OF MONTFORT SCHOOL
(A 48 UNIT APARTMENT AND 8 SEMI-DETACHED UNITS)**

TUESDAY, JULY 23, 1996

NAME: _____

ADDRESS: _____

COMMENTS: (TO BE RETURNED BY AUGUST 6, 1996)

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]



A Natural
Place to Live.



PARK PLACE
CONDOMINIUMS

AT
4615-50th St.
CAMROSE, ALBERTA

*A Christenson Developments
and Landmark Homes
Venture*



The Christenson name has long been associated with quality developments.

In business over forty years, Christenson Developments Ltd. is a family owned operation with an outstanding reputation in the building industry, built on dedication to innovative design and care in construction details.

Our Reputation For Excellence

"If a project pleases us, we believe it will please other people." explains Greg Christenson, President of Christenson Developments Ltd. "That is the premise behind everything we do. Our goal is to build residential developments that significantly add to the community. Developments that we can look back on, even many years from now, and still be satisfied that the decisions we made were appropriate."

Peter Dirksen, Vice-President and Shareholder of Christenson Developments Ltd. is confident that "a well-designed and a well built project will find a broad acceptance in the marketplace". With the introduction of each new development, we offer a project that represents the best of our years of experience and reputation for excellence in residential construction.

The founder began his career as an apprentice carpenter with his father in Camrose, moving to Edmonton in the late forties.

Christenson has been involved in Camrose with the Bethany Care Centre, Augustana College and University, Canadian Lutheran Bible Society, Lake Shore Apartments and recently Hillside Apartments.

In recent years Greg, the founder's son, has continued the business with the same concern for integrity and quality that has been the Christenson trade mark.

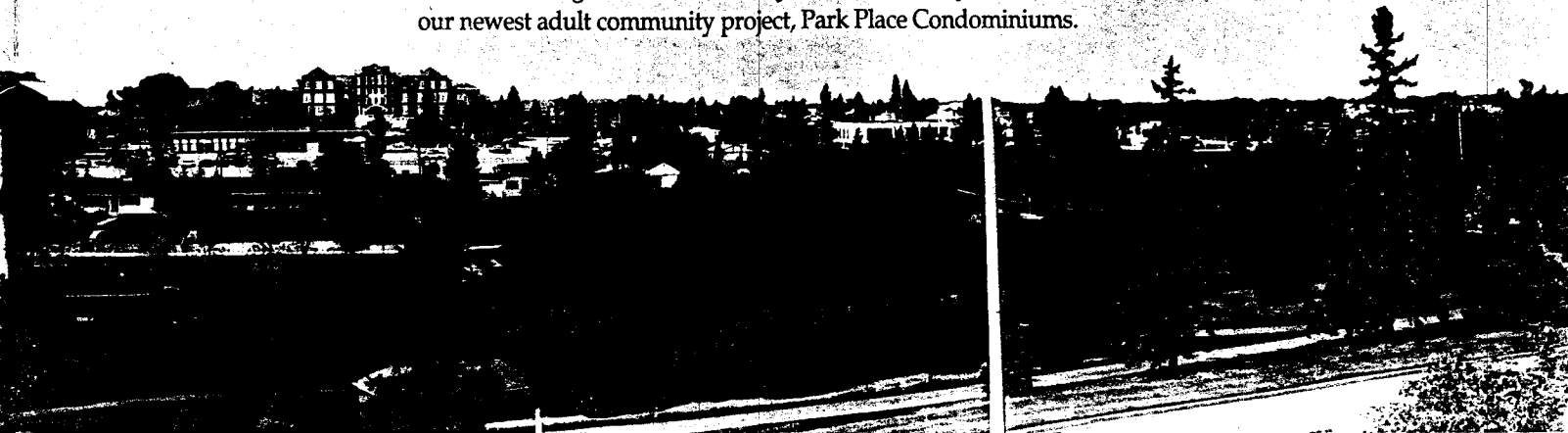
Completed projects with this quality are Whitemud Creek Estates, Beaumaris Lake Estates, Beaumaris on the Lake and Crofton House in Edmonton. Gentry Lane, Ironwood Point and Governors Hill in St. Albert and Hillside Village in Camrose.

Projects presently under development include The Rutherford and The Sandpiper in downtown Edmonton, The Courtyards of Nottingham in Sherwood Park and Park Place Condominiums in Camrose.

We have earned our name for quality work, honesty and attention to detail, construction and management of more than three thousand multi-family residential units.

Christenson Developments Ltd. is proud to be able to offer quality projects that are in harmony with the existing community, where the residents are able to enjoy the lifestyle and also have an appreciating lifetime investment.

It is with these goals that we invite you to choose for your next home our newest adult community project, Park Place Condominiums.





Take a stroll along scenic walkways, past a tranquil landscaped creek through to a beautiful park. For the discerning, value-minded home buyer, Park Place offers it all. The convenience, privacy, and luxury of low-maintenance condominium living, combined with the ideal location, of a mature established park area.

Park Place ...A Natural Choice.

Whether you favour the easy lifestyle or the privacy of a home, the carefully thought out homes of Park Place condominiums offer a wide range of sizes and floor plans.

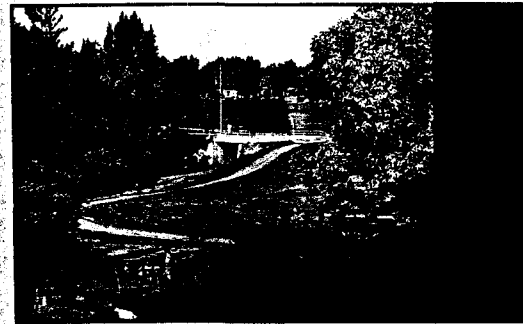
These tastefully designed homes are oriented to take full advantage of the outstanding landscape architecture and are designed to maximize the features of surrounding natural areas of the

planned showcase Jubilee Park.

Park Place is nestled in an established neighbourhood just a block and a half from the city business centre, adjacent to churches, schools, medical clinics and excellent shopping.

Park Place condominiums include townhouses, one bedroom and two bedroom suites, many with dens and lofts, homes in numerous arrangements to suit the discriminating home owner and appeal to a wide range of adult lifestyles, creating a dynamic community that will remain vibrant for years to come.

Discover the exciting and uncomplicated lifestyle Park Place condominiums has to offer. We know you'll be impressed.



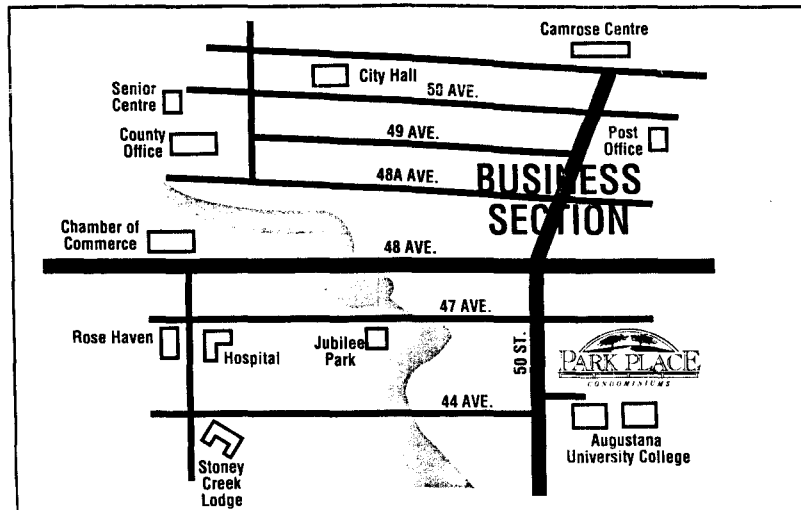
- Adult community - 18 years and older
- Private attached and detached garages
- Mature landscaping with courtyard and gazebo

- Guest suite for privacy and convenience
- Air conditioned in public areas
- Individually controlled hot-air furnace (air conditioning optional)





*Clearly Park Place Condominiums
offer the carefree lifestyle
that is most desired by all.*



PARK PLACE CONDOMINIUMS

4615 - 50 Street, Camrose, Alberta

672-1448

(24 HOURS)

or call

CHRISTENSON DEVELOPMENTS LTD.

5410 - 97 Street, Edmonton, Alberta

436-2980

(9 am to 5 pm)



DATE: April 23, 1997

TO: City Council

FROM: City Clerk

RE: ***LANE PAVING - DEFERRED PAVING AGREEMENTS / LAND USE BYLAW
AMENDMENT 3156/K-97***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, May 20, 1997 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/K-97 provides for deferred paving agreements.

RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/K-97 may be given 2nd and 3rd readings.



Kelly Kloss
City Clerk

/clr

attchs.

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Municipal Planning Commission
FROM: City Clerk
RE: **LAND USE BYLAW AMENDMENT 3156/K-97,
LANE PAVING / DEFERRED PAVING AGREEMENTS**

Reference Report: City Clerk dated April 23, 1997

Bylaw Readings: Land Use Bylaw Amendment 3156/K-97 was given second and third readings. A copy is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/K-97 provides for deferred paving agreements.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/K-97, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Inspections & Licensing Manager
 Land and Economic Development Manager
 Tony Woods, Engineering
 Council and Committee Secretary, S. Ladwig
 C. Rausch

Council Decision - May 20, 1997 Meeting

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Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Inspections & Licensing Manager
 Land and Economic Development Manager
 Tony Woods, Engineering
 Council and Committee Secretary, S. Ladwig
 C. Rausch

BYLAW NO. 3156/K-97

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

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 By deleting subsection "(d)" of section 13(1).
- 2 By re-lettering subsection "(e)" of section 13(1) to "(d)".
- 3 By adding the following subsection (3) to section 11:

"11 (3) The location and number of proposed entrances to and exits from a development shall be subject only to approval by the Engineering Department under the Traffic Bylaw."
- 4 By deleting section 50 in its entirety and replacing it with the following new section 50:

"50 (1) Where access from a lane which is adjacent to an R1 or R1A site to a parking area of an R2 or R3 site is approved by the City Engineering Department, the Development Authority shall require the owner of such site to enter into an agreement:

 - (a) to pay for a proportionate share of the cost of constructing a paved lane servicing the said R2 or R3 site, calculated and apportioned in the ratio that the assessable frontage of such site bears to the total assessable frontage of the lands abutting on or served by the lane;
 - (b) agreeing not to oppose the passage of a Local Improvement Bylaw for the construction of the paved lane.

(2) Where access from a lane adjacent to an R1, R1A, R2 or R3 district is required to give access to a commercial use in a C1, C1A, C2, C3 or C4 land use district adjacent to such lane, the Development Authority may require the owner of such commercial site;

 - (a) to pay for up to 100% of the cost of the construction of a paved lane prior to the issuance of an occupancy permit; or

- (b) the owner, at his option, to hire an engineering firm licensed to practice in Alberta to design and construct a paved lane to City standards and to provide security to the City up to 100% of the cost of the construction of the paved lane; or
- (c) to enter into an agreement:
 - (i) to pay for a proportionate share of the cost of constructing a paved lane servicing the said commercial site, calculated and apportioned in the ratio that the assessable frontage of such site bears to the total assessable frontage of the lands abutting on or served by the lane; and
 - (ii) agreeing not to oppose the passage of a Local Improvement Bylaw to provide for the construction of the paved lane."

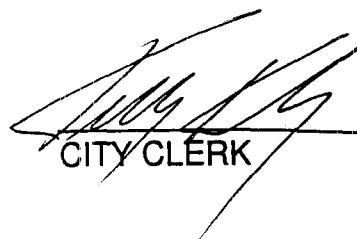
READ A FIRST TIME IN OPEN COUNCIL this 21 day of April A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this 20 day of May A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this 20 day of May A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this 20 day of May A.D. 1997.


MAYOR


CITY CLERK


DATE: April 23, 1997
TO: City Council
FROM: City Clerk
RE: ***REQUEST TO REZONE LOT 4, BLOCK 4, PLAN 882-0682,
FROM I1 TO C4 / PROPOSED SAVE-ON FOODS SITE /
LAND USE BYLAW AMENDMENT 3156/L-97***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, May 20, 1997 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/L-97 provides for the rezoning of the entire designated site from I1 to C4 in order to accommodate the proposed Save-On Foods Development.

RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/L-97 may be given 2nd and 3rd readings.


Kelly Kloss
City Clerk

/clr

attchs.

Nash (68) Street

R3

4

6

2D

I1

2C

2B

4

5

C4

4

R1

P1

A2

C

67 Street



14

13

12 1

11

I1 10

9

8

7A

7 1

5A

C4

52 Avenue

Change from: I1 to C4



Where as:

I1 Industrial District
(Business Service)C4 Commercial District
(Major Arterial)

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Engineering Services Manager
FROM: City Clerk
RE: **SAVE-ON FOODS DEVELOPMENT -
TRANSPORTATION PROJECTS - 52 AVENUE AT 67 STREET**

Reference Report: Engineering Services Manager,
dated May 13, 1997

Resolution Passed:

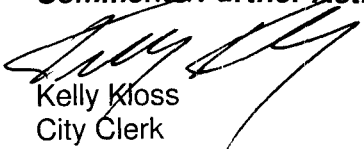
"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated May 13, 1997, re: Save-On foods Development (52 Avenue At 67 Street), hereby agrees:

1. That the City will cost share in the proposed improvements outlined in the table forming part of the above noted report, on a 50/50 basis;
2. To approve a budget of \$50,000.00 to cover the City's share of the above costs; and
3. That funding is to be provided from City reserves set aside for Transportation Projects under the Major Capital Budget,

and as presented to Council May 20, 1997."

Report Back to Council Required: No

Comments/Further Action:


Kelly Kloss
City Clerk

/clr

c Director of Corporate Services
Director of Development Services
Subdivision Administrator

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Principal Planner
FROM: City Clerk
RE: **REQUEST TO REZONE LOT 4, BLOCK 4, PLAN 882-0682, FROM
I1 TO C4 / PROPOSED SAVE-ON FOODS SITE / LAND USE BYLAW
AMENDMENT 3156/L-97**

Reference Report: City Clerk dated April 23, 1997

Bylaw Readings: Land Use Bylaw Amendment 3156/L-97 was given second and third readings. A copy is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/L-97 provides for the rezoning of the entire designated site from I1 to C4 in order to accommodate the proposed Save-On Foods Development.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/L-97, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Inspections & Licensing Manager
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Land and Economic Development Manager
 Tony Woods, Engineering
 Council and Committee Secretary, S. Ladwig
 C. Rausch

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Principal Planner
FROM: City Clerk
RE: ***REQUEST TO REZONE LOT 4, BLOCK 4, PLAN 882-0682, FROM
I1 TO C4 / PROPOSED SAVE-ON FOODS SITE / LAND USE BYLAW
AMENDMENT 3156/L-97***

Reference Report: City Clerk dated April 23, 1997

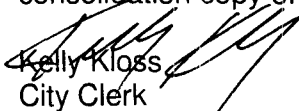
Bylaw Readings: Land Use Bylaw Amendment 3156/L-97 was given second and third readings. A copy is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/L-97 provides for the rezoning of the entire designated site from I1 to C4 in order to accommodate the proposed Save-On Foods Development.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/L-97, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Inspections & Licensing Manager
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Land and Economic Development Manager
 Tony Woods, Engineering
 Council and Committee Secretary, S. Ladwig
 C. Rausch

BYLAW NO. 3156/L-97

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

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

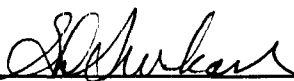
- 1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 10/97 attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of April A.D. 1997.

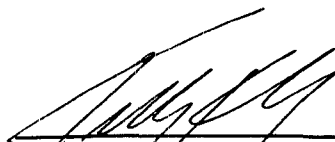
READ A SECOND TIME IN OPEN COUNCIL this 20 day of May A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this 20 day of May A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this 20 day of May A.D. 1997.



MAYOR



CITY CLERK

Nash (68) Street

R3

4
6

14



13

12 1

11

C4

4
R1
P1

2D
I1

2C

2B

52 Avenue

I1 10

9

8

7A

7 1

5A

4

5

C4

A2
C

67 Street

Change from: I1 to C4



MAP NO. 10 / 97
BYLAW NO. 3156 / L - 97

Where as:
I1 Industrial District
(Business Service)
C4 Commercial District
(Major Arterial)

FILE

Office of the City Clerk

May 21, 1997

Rick Arndt Architect Ltd.
10315 - 109 Street
Edmonton, AB T5J 1N3

Faxed to: (403) 426-2734
May 21, 1997

Dear Sir:

**RE: REQUEST TO REZONE LOT 4, BLOCK 4, PLAN 882-0682, FROM
I1 TO C4 / PROPOSED SAVE-ON FOODS SITE / LAND USE BYLAW
AMENDMENT 3156/L-97**

At The City of Red Deer's Council Meeting held Tuesday, May 20, 1997, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/L-97, following which same was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/L-97 provides for the rezoning of the entire designated site from I1 to C4 in order to accommodate the proposed Save-On Foods Development.

Please do not hesitate to contact me should you require further clarification or information regarding the above.

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Inspections & Licensing Manager
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Land & Economic Development Manager
 Principal Planner



Office of the City Clerk

May 21, 1997

Rick Arndt Architect Ltd.
10315 - 109 Street
Edmonton, AB T5J 1N3

**Faxed to: (403) 426-2734
May 21, 1997**

Dear Sir,

**RE: REQUEST TO REZONE LOT 4, BLOCK 4, PLAN 862-0682, FROM
I1 TO C4 / PROPOSED SAVE-ON FOODS SITE / LAND USE BYLAW
AMENDMENT 3156/L-97**

At The City of Red Deer's Council Meeting held Tuesday, May 20, 1997, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/L-97, following which same was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/L-97 provides for the rezoning of the entire designated site from I1 to C4 in order to accommodate the proposed Save-On Foods Development.

Please do not hesitate to contact me should you require further clarification or information regarding the above.

Sincerely,


Kelly Kloss
City Clerk

/c/r
attchs

c
Director of Development Services
Director of Community Services
Inspections & Licensing Manager
E. L. & P. Manager
Fire Chief
City Assessor
Land & Economic Development Manager
Principal Planner

4914 - 49th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: <http://www.city.red-deer.ab.ca>

TRANSMISSION REPORT

**THIS DOCUMENT WAS CONFIRMED
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)**

**** COUNT ****

**TOTAL PAGES SCANNED : 3
TOTAL PAGES CONFIRMED : 3**

***** SEND *****

No.	REMOTE STATION	START TIME	DURATION	#PAGES	MODE	RESULTS
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TOTAL 0:01'13" 3

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

DATE: April 23, 1997

TO: City Council

FROM: City Clerk

RE: ***PROPOSED DEVELOPMENT NORTH OF FARRELL AVENUE / LAND USE
BYLAW AMENDMENT NO. 3156/M-97 - PUBLIC HEARING***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, May 20, 1997 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/M-97 provides for the proposed development of a 38 unit fully detached condominium development North of Farrell Avenue. This office will now proceed with the advertising for a Public Hearing to be held Tuesday, May 20, 1997 at 7:00 p.m., or as soon thereafter as Council may determine.

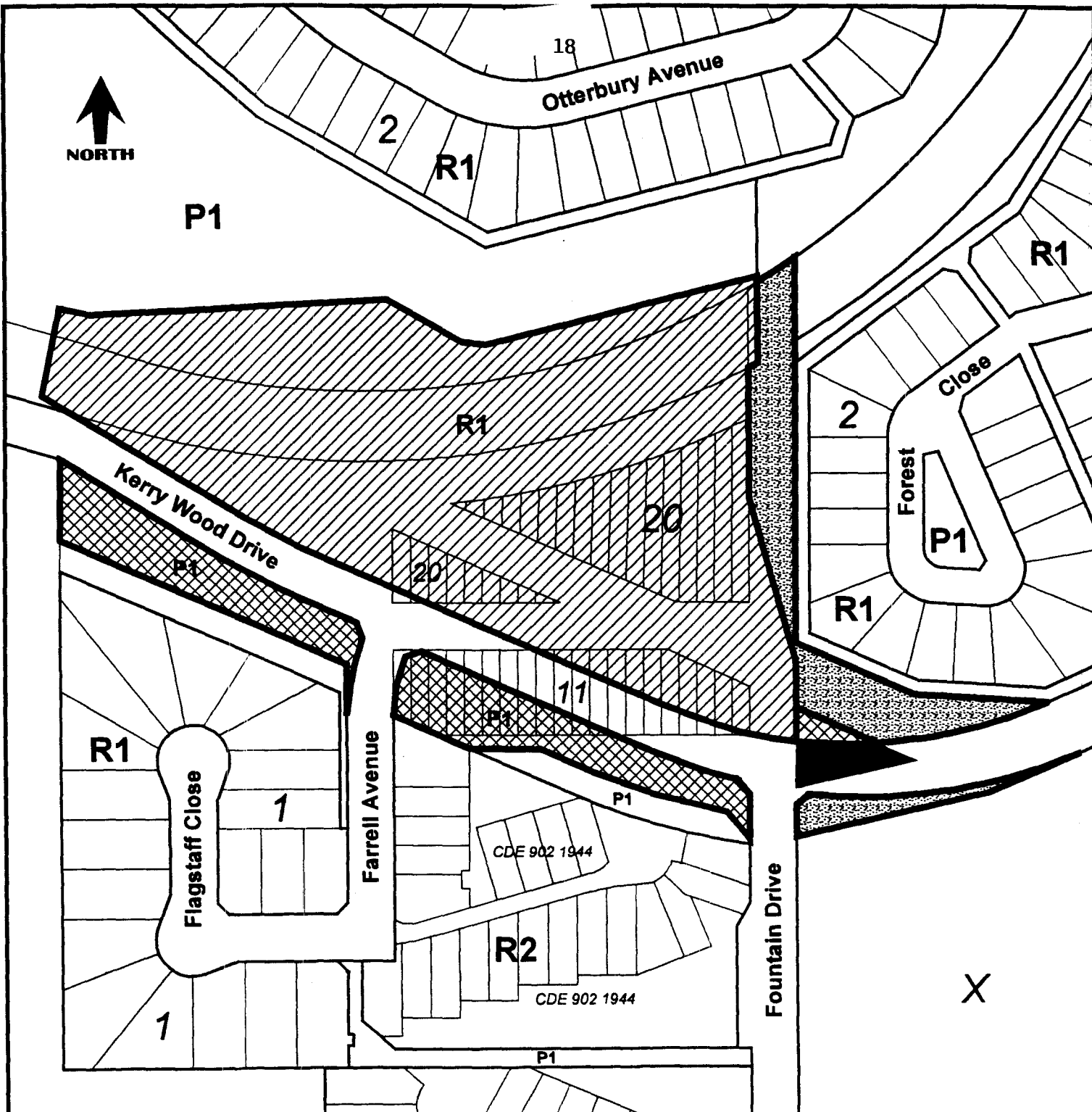
RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/M-97 may be given 2nd and 3rd readings.


Kelly Kloss
City Clerk

/clr

attchs.



Change from:

A1 to R1  **P1**  **& Road** 

and from Road to P1 

WHERE AS :

A1 - FUTURE URBAN

DEVELOPMENT DISTRICT

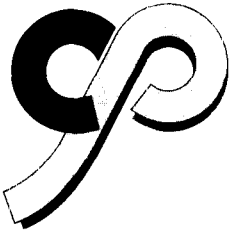
R1 - RESIDENTIAL DISTRICT

(LOW DENSITY)

P1 - PARKS & RECREATION DISTRICT

MAP NO. 11 / 97

BYLAW NO. 3156/ M - 97



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

E-mail: pcps@telusplanet.net

TO: City Council

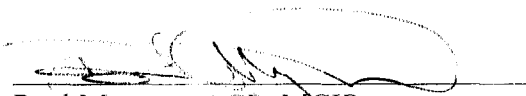
FROM: Paul Meyette
Principal Planner

DATE: May 12, 1997

RE: Land Use Bylaw Amendment #3156/M-97

Land Use Bylaw Amendment 3156/M-97 proposes to redesignate the lands north of Flagstaff Close to allow for a single family housing development.

Planning staff have been advised by the Land and Economic Development Department that the proposed purchasers are in the process of redesigning their single family development and may, as a result of this redesign, require minor amendment to Bylaw 3156/M-97. In view of this, it would be advisable to table Bylaw 3156/M-97 after the public hearing until such time as the City receives the revised plan from the purchaser.



Paul Meyette, ACP, MCIP
Principal Planner

Comments:

We recommend that following the Public Hearing, Council consider tabling 2nd & 3rd Readings of Land Use Bylaw Amendment 3156/M-97 in accordance with the recommendation of the Principal Planner.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Office of the City Clerk

May 22, 1997

Mr. Harry Ropchan
17, 4700 Fountain Drive
Red Deer, AB

Dear Mr. Ropchan:

**RE: PROPOSED DEVELOPMENT NORTH OF FARRELL AVENUE /
LAND USE BYLAW AMENDMENT NO. 3156/M-97**

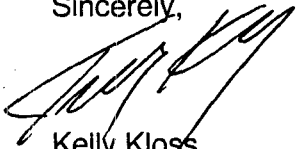
At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was given to the above.

Land Use Bylaw Amendment 3156/M-97 provides for the proposed development of a 38 unit fully detached condominium development North of Farrell Avenue.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/M-97, following which consideration of 2nd and 3rd Readings was tabled until such time as the Principal Planner receives a revised plan from the purchaser. At that time, a further report shall be submitted for Council's consideration prior to Land Use Bylaw Amendment 3156/M-97 being presented for 2nd and 3rd reading.

Separate from the rezoning of this property, Council has directed that a second Public Meeting be held with area residents once detailed plans of the development are available. This Public Meeting will be coordinated through Mr. Paul Meyette of Parkland Community Planning Services. Please contact Mr. Meyette directly should you have any questions regarding same.

Sincerely,


Kelly Kloss
City Clerk

KK/clr

c Director of Community Services
Principal Planner



FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Principal Planner
FROM: City Clerk
RE: **PROPOSED DEVELOPMENT NORTH OF FARRELL AVENUE /
LAND USE BYLAW AMENDMENT NO. 3156/M-97**

Reference Report: City Clerk dated April 23, 1997

Bylaw Readings: 2nd & 3rd reading of Land Use Bylaw Amendment
3156/M-97 tabled

Report Back to Council Required: Yes

Comments/Further Action:

Land Use Bylaw Amendment 3156/M-97 provides for the proposed development of a 38 unit fully detached condominium development North of Farrell Avenue.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/M-97, following which consideration of 2nd and 3rd Readings was tabled until such time as the Principal Planner receives a revised plan from the purchaser. At that time, a further report shall be submitted for Council's consideration prior to Land Use Bylaw Amendment 3156/M-97 being presented for 2nd and 3rd reading.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Inspections & Licensing Manager
 Land and Economic Development Manager
 Tony Woods, Engineering
 Council and Committee Secretary, S. Ladwig
 C. Rausch

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Principal Planner
FROM: City Clerk
RE: *PROPOSED DEVELOPMENT NORTH OF FARRELL AVENUE /
LAND USE BYLAW AMENDMENT NO. 3156/M-97*

Reference Report: City Clerk dated April 23, 1997

Bylaw Readings: 2nd & 3rd reading of Land Use Bylaw Amendment
3156/M-97 tabled

Report Back to Council Required: Yes

Comments/Further Action:

Land Use Bylaw Amendment 3156/M-97 provides for the proposed development of a 38 unit fully detached condominium development North of Farrell Avenue.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/M-97, following which consideration of 2nd and 3rd Readings was tabled until such time as the Principal Planner receives a revised plan from the purchaser. At that time, a further report shall be submitted for Council's consideration prior to Land Use Bylaw Amendment 3156/M-97 being presented for 2nd and 3rd reading.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Inspections & Licensing Manager
 Land and Economic Development Manager
 Tony Woods, Engineering
 Council and Committee Secretary, S. Ladwig
 C. Rausch

DATE: April 23, 1997

TO: City Council

FROM: City Clerk

RE: ***ROAD CLOSURE BYLAW NO. 3185/97***

A Public Hearing has been advertised for the above noted Road Closure Bylaw, to be held on Tuesday, May 20, 1997 in the Council Chambers at 7:00 p.m.

Road Closure Bylaw No. 3185/97 provides for the closure of road and lane to accommodate Land Use Bylaw Amendment 3156/D-97 which provided for the rezoning of approximately 1.06 hectares from R3-D216 to DC(7), PS and Road; from P1 to DC(7); from PS to DC(7) and from Road to DC(7) to accommodate a 4 ½ storey apartment building (53 units), two duplexes (4 units) and a park.

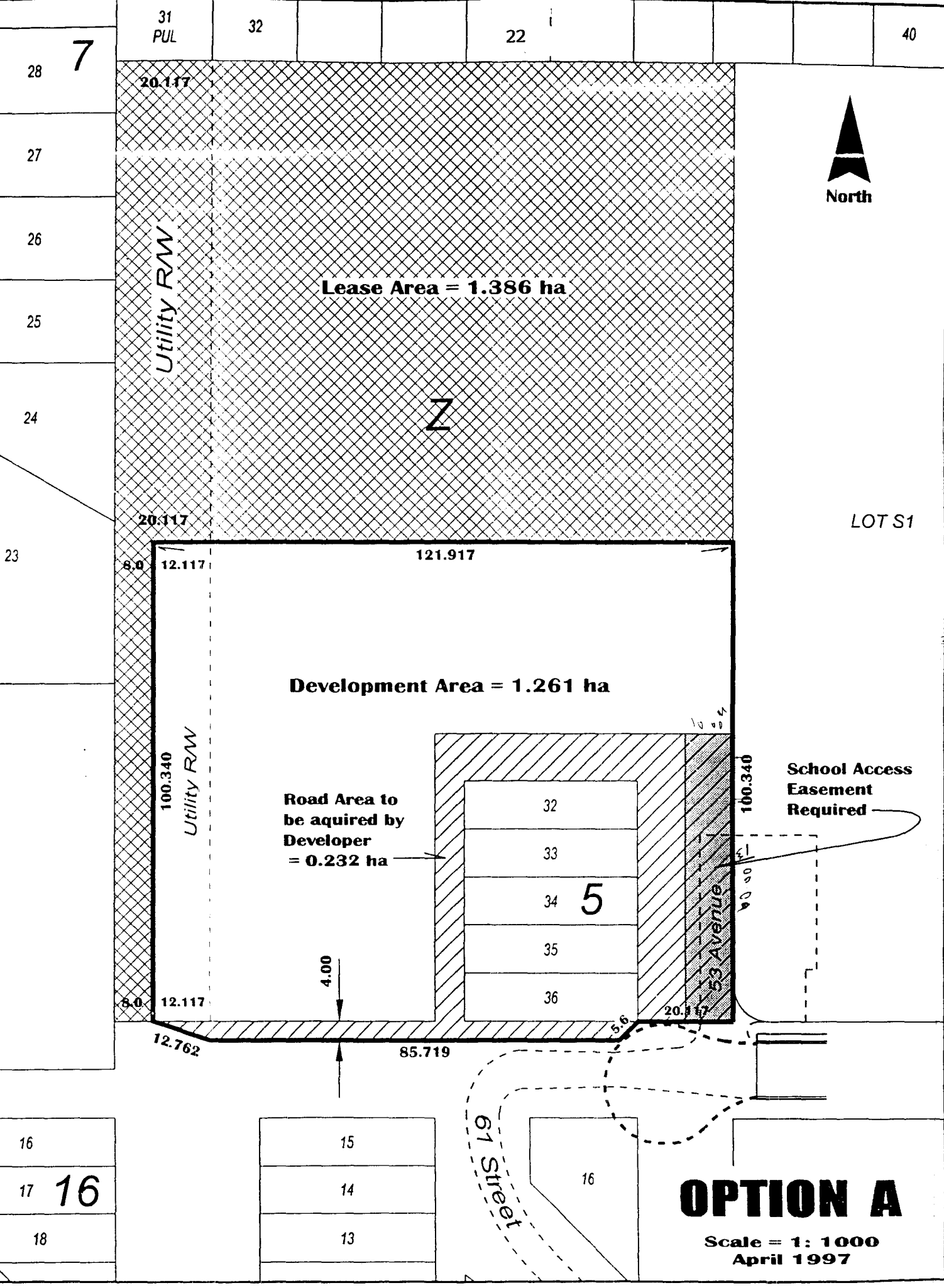
RECOMMENDATION

That following the Public Hearing, Road Closure Bylaw No. 3185/97 may be given 2nd and 3rd readings.



Kelly Kloss
City Clerk

/clr
attchs.



7

31
PUL

32

22

40

28

27

26

25

24

23



Lease Area = 1.386 ha

Z

LOT S1

Development Area = 1.261 ha

Road Area to
be acquired by
Developer
= 0.232 ha

School Access
Easement
Required

32

33

34

35

36

5

4.00

12.762

85.719

61 Street

16

OPTION A

Scale = 1: 1000
April 1997

16

17

16

18

15

14

13



Office of the City Clerk

May 22, 1997

FILE

Box 5008

Red Deer, Alberta

T4N 3T4

Mr. Barry Brookes, President
Highland Green Estates Community Association
39 Hermary Street
Red Deer, AB T4N 6S2

Dear Mr. Brookes:

RE: ROAD CLOSURE BYLAW NO. 3185/97

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was again given to the above. At that meeting, a Public Hearing was held with respect to the noted Road Closure Bylaw, following which same was given second and third readings.

Road Closure Bylaw No. 3185/97 provides for the closure of road and lane to accommodate Land Use Bylaw Amendment 3156/D-97 which provided for the rezoning of approximately 1.06 hectares from R3-D216 to DC(7), PS and Road; from P1 to DC(7); from PS to DC(7) and from Road to DC(7) to accommodate a 4 ½ storey apartment building (53 units), two duplexes (4 units) and a park.

Attached for your information is a copy of Road Closure Bylaw No. 3185/97.

Please do not hesitate to contact me should you have any questions regarding the above.

Sincerely,

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Principal Planner

The City of Red Deer

FILE

Office of the City Clerk

May 21, 1997

Hafso Homes Ltd.
R. R. 4
Red Deer, AB T4N 5E4

Faxed To: 340-0586

Dear Sir:

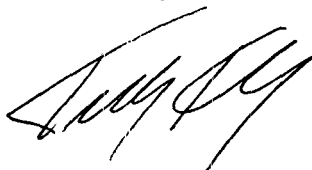
RE: ROAD CLOSURE BYLAW NO. 3185/97

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was given to the above. At that meeting, a Public Hearing was held with respect to the noted Road Closure Bylaw, following which same was given second and third readings.

Road Closure Bylaw No. 3185/97 provides for the closure of road and lane to accommodate Land Use Bylaw Amendment 3156/D-97 which provided for the rezoning of approximately 1.06 hectares from R3-D216 to DC(7), PS and Road; from P1 to DC(7); from PS to DC(7) and from Road to DC(7) to accommodate a 4 ½ storey apartment building (53 units), two duplexes (4 units) and a park.

Please do not hesitate to contact me should you require further information.

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
 Director of Development Services
 Principal Planner

Mr. Barry Brookes
Highland Green Estates Community Association

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



Office of the City Clerk

May 21, 1997

Hafso Homes Ltd.
R. R. 4
Red Deer, AB T4N 5E4

Faxed To: 340-0586

Dear Sir:


RE: ROAD CLOSURE BYLAW NO. 3185/97

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was given to the above. At that meeting, a Public Hearing was held with respect to the noted Road Closure Bylaw, following which same was given second and third readings.

Road Closure Bylaw No. 3185/97 provides for the closure of road and lane to accommodate Land Use Bylaw Amendment 3156/D-97 which provided for the rezoning of approximately 1.06 hectares from R3-D216 to DC(7), PS and Road; from P1 to DC(7); from PS to DC(7) and from Road to DC(7) to accommodate a 4 1/2 storey apartment building (53 units), two duplexes (4 units) and a park.

Please do not hesitate to contact me should you require further information.

Sincerely,


Kelly Kloss
City Clerk

/clr
attchs

C Director of Community Services
Director of Development Services
Principal Planner

Mr. Barry Brookes
Highland Green Estates Community Association

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T6
Tel: (403) 342-8192 Fax: (403) 346-8195 E-mail: cityclerk@city.red-deer.ab.ca Web: <http://www.city.red-deer.ab.ca>

TRANSMISSION REPORT

**THIS DOCUMENT WAS CONFIRMED
(REDUCED SAMPLE ABOVE - SEE DETAILS BELOW)**

**** COUNT ****

TOTAL PAGES SCANNED : 2
TOTAL PAGES CONFIRMED : 2

***** SEND *****

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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

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Land & Appraisal Coordinator, P. Robinson
FROM: City Clerk
RE: ROAD CLOSURE BYLAW NO. 3185/97

Reference Report: City Clerk dated April 23, 1997

Bylaw Readings: Road Closure Bylaw 3185/97 was given second and third readings. A certified copy is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Road Closure Bylaw No. 3185/97 provides for the closure of road and lane to accommodate Land Use Bylaw Amendment 3156/D-97 which provided for the rezoning of approximately 1.06 hectares from R3-D216 to DC(7), PS and Road; from P1 to DC(7); from PS to DC(7) and from Road to DC(7) to accommodate a 4 ½ storey apartment building (53 units), two duplexes (4 units) and a park.

A Public Hearing was held with respect to the noted Road Closure Bylaw, following which same was given second and third readings.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Inspections & Licensing Manager
 E. L. & P. Manager
 Fire Chief
 City Assessor
 Recreation, Parks & Culture Manager
 Principa Planner

DATE: May 13, 1997
TO: City Council
FROM: City Clerk
RE: ***OFFICIAL CITY SIGNING AUTHORITIES ON AGREEMENTS,
ORGANIZATIONAL BYLAW AMENDMENT NO. 3130/A-97***

The Land and Economic Development Manager has requested consideration be given to streamlining the process for the signing of agreements and transfers in an effort to better serve their customers, by decreasing turn around times.

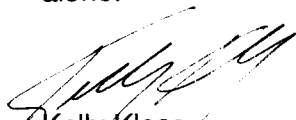
Currently, agreements are prepared by the applicable department and then forwarded to the City Clerk. The City Clerk then checks the agreements to ensure all is complete, signs them and forwards them to the Mayor's office for the Mayor's signature. Generally, this procedure is completed within a timely manner, however, as more demands are placed on the Mayor's schedule, delays do occur in the finalizing of some agreements. If the Mayor is absent, the Deputy Mayor can be called in to sign, however, again this takes additional time.

The signing of agreements is administrative in nature as the authority to sign them has indirectly been approved either through statute, City budget or Council policy. As the new Municipal Government Act emphasizes a more distinct role between Council and Administration, a recommendation that the Mayor not be involved in the signing of agreements appears to be appropriate.

The Municipal Government Act indicates that agreements must be signed by the chief elected official and a designated officer or by a designated officer acting alone if so authorized by Council. City Council has, within the Organizational Bylaw, authorized the Mayor and City Clerk, or their designees, to be the official signing authorities of the City. A change to this requirement would need to be by way of an amendment to Organizational Bylaw No. 3130/95.

RECOMMENDATIONS:

That Organizational Bylaw No. 3130/95 be amended to provide that all agreements, and any other documents to be executed by the City, be signed by the City Clerk or his designate, acting alone.



Kelly Kloss
City Clerk

KK/clr

Comments:

We concur with the recommendations of the City Clerk.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

DATE: May 21, 1997

TO: Directors
Department Heads
Purchasing Agent
City Solicitor

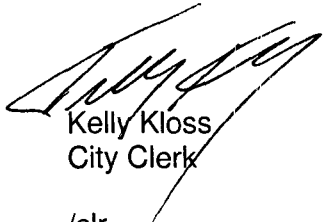
FROM: City Clerk

RE: ***REQUEST TO CHANGE FORMS TO REFLECT OFFICIAL CITY SIGNING
AUTHORITIES ON AGREEMENTS / AMENDMENTS TO ORGANIZATIONAL
BYLAW NO. 3130/A-97***

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, Council agreed to alter the signing authorities for agreements and certain other official City documents from both the Mayor and City Clerk to only that of the City Clerk or his designate.

Please make arrangements to have agreement forms, and other official documents, previously utilized in your Department, amended to reflect the signature of the City Clerk only, removing the allotted space for the Mayor's signature.

Please do not hesitate to contact me should you have any questions regarding the above decision of Council. Thank you.



Kelly Kloss
City Clerk

/clr
attchs.

c Mayor Surkan
Assistant City Clerk
C. Rausch

FILE

DATE: May 21, 1997

TO: Directors
Department Heads
Purchasing Agent
City Solicitor

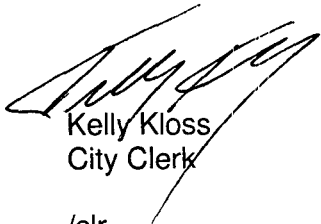
FROM: City Clerk

RE: ***REQUEST TO CHANGE FORMS TO REFLECT OFFICIAL CITY SIGNING
AUTHORITIES ON AGREEMENTS / AMENDMENTS TO ORGANIZATIONAL
BYLAW NO. 3130/A-97***

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, Council agreed to alter the signing authorities for agreements and certain other official City documents from both the Mayor and City Clerk to only that of the City Clerk or his designate.

Please make arrangements to have agreement forms, and other official documents, previously utilized in your Department, amended to reflect the signature of the City Clerk only, removing the allotted space for the Mayor's signature.

Please do not hesitate to contact me should you have any questions regarding the above decision of Council. Thank you.



Kelly Kloss
City Clerk

/clr
attchs.

c Mayor Surkan
Assistant City Clerk
C. Rausch

Memo

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

DATE: April 24, 1997
TO: Mike Day, City Manager
FROM: Alan Scott, Land and Economic Development Manager
RE: **OFFICIAL CITY SIGNATURES ON LAND TRANSFERS**

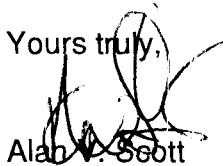
City Council has designated the Chief Elected Officer and the City Clerk to sign Land Transfers and Land Sales Documents on behalf of the City of Red Deer. This authority has been delegated by Council under Section 213.4 of the Municipal Government Act.

Lately, because of the increased activity in our Land Department, we are encountering a fair number of delays in the completion of these documents. The delay is causing some concern amongst our customers, particularly the legal profession, who often are demanding a quick turn-around on Transfer of Documents in particular.

It would appear under the Municipal Government Act, that Council can delegate signing authority to a designated officer of the municipality. I believe delegating this authority to the City Clerk would speed up the process, and allow us to respond to requests related to land transactions.

I would appreciate it if you could discuss this matter with the Mayor and if necessary, Council.

Yours truly,



Alan V. Scott
Land and Economic Development Manager

AVS/rp

c.c. Kelly Kloss, City Clerk

Item No. 2

DATE: May 12, 1997
TO: CITY COUNCIL
FROM: PAT SHAW, EXECUTIVE ASSISTANT
RE: COUNCIL POLICY NO. 1009 - CIVIC HOSPITALITY

Strategy 2.2.4 of Strategic Plan '96 states that we will "develop specific strategies regarding The City's participation in the hosting of major events". In our 1997-1999 Business Plan, the Mayor and City Manager's Department outlined the work that was underway through the Community Services Division, in conjunction with the Bid Red Deer Committee, to develop a guideline to support Red Deer in hosting national and international events.

The guideline, which has now been developed, is intended to assist the Mayor in appropriately allocating the funds which were approved for this purpose in our Budget. As it was intended that this guideline would replace the existing Council Policy No. 1009, we would respectfully request that Council repeal Policy 1009.



Pat Shaw
Executive Assistant

pms
Att.



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.

1009

Page 1 of 1

TITLE:

Civic Hospitality

Date of Approval:

September 9, 1996

SECTION:

**General
(Mayor and Council)**

Dates of Revision:

POLICY STATEMENT

The City will sponsor or participate in the sponsoring of civic hospitality to:

- (a) National conventions held in Red Deer directly involving municipal government;
- (b) Provincial or regional conventions held in Red Deer directly involving municipal government;
- (c) Other conventions, competition events, or groups in exceptional circumstances;
- (d) Youth groups under special circumstances.

(CURRENTLY UNDER REVIEW BY MAYOR AND COUNCIL)

The City of Red Deer Guidelines Hosting of Major Events

The Mayor's Office has an annual budget allocation to provide some assistance in hosting major events in Red Deer, as demonstration of The City of Red Deer's support to the organization staging the event, and in order to profile Red Deer to event participants, spectators and the media.

As a guideline, the Mayor shall consider the following when requests are made to host events.

1. Events that would have a significant, positive impact (economic, social, community development) on the community (international, national, provincial).
2. Number of event participants & duration of event in our city.
3. Number of spectators anticipated for the event.
4. Media coverage anticipated for the event (international, national, provincial).
5. Consideration to be given to the level of importance of the hosting funds to the success of the event.
6. Funds to be committed to something for which The City of Red Deer will receive recognition.

This guideline recommends up to \$1,500 for a national event, and up to \$3,000 for an international event. When all the above guidelines are considered, the Mayor has discretion to exceed these amounts.

Unspent funds in this account shall be carried forward at year end, recognizing that there are more special events during some years than others.

* * * * *

Approved by Mayor: May, 1997

Comments:

We concur with the recommendations of the Executive Assistant.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Executive Assistant
FROM: City Clerk
RE: REQUEST TO REPEAL COUNCIL POLICY NO. 1009 - CIVIC HOSPITALITY

Reference Report:

Executive Assistant dated May 12, 1997

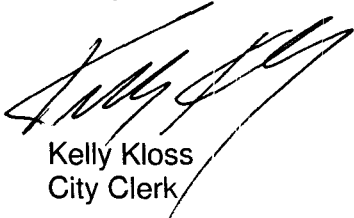
Resolution Passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Executive Assistant dated May 12, 1997, re: Council Policy No. 1009 - Civic Hospitality, hereby agrees to repeal said policy and to remove same from the Council Policy Manual."

Report Back to Council Required: No

Comments/Further Action:

This office will now be updating the Council Policy Manual by deleting Council Policy No. 1009 - Civic Hospitality from same and distributing the amendments in due course to the Council Policy Manual holders.



Kelly Kloss
City Clerk

/clr

c C. Rausch, Council Policy Manual

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Executive Assistant
FROM: City Clerk
RE: REQUEST TO REPEAL COUNCIL POLICY NO. 1009 - CIVIC HOSPITALITY

Reference Report:

Executive Assistant dated May 12, 1997

Resolution Passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Executive Assistant dated May 12, 1997, re: Council Policy No. 1009 - Civic Hospitality, hereby agrees to repeal said policy and to remove same from the Council Policy Manual."

Report Back to Council Required:

No

Comments/Further Action:

This office will now be updating the Council Policy Manual by deleting Council Policy No. 1009 - Civic Hospitality from same and distributing the amendments in due course to the Council Policy Manual holders.



Kelly Kloss
City Clerk

/clr

c C. Rausch, Council Policy Manual

Memo

DATE: May 12, 1997

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **RESIDENTIAL BUILDING LOT DEVELOPMENT -
LANCASTER MEADOWS / LAND USE BYLAW AMENDMENT 3156/P-97**

As part of the 1997 budget, City Council approved expenditures for residential subdivision development of \$1,650,000.00. This amount was estimated as being necessary to cover preleveling of the north half of the quarter section, and the construction of Phase 4 consisting of 70 residential building lots. At the time of the budget deliberations, we were of the opinion that our development plans for 1997 would be sufficient to meet the demands of the market place.

Four months into 1997, we now feel that demand may exceed our projections, resulting in a short fall in City developed residential building lots. For this reason, we wish to recommend that Council approve the expenditure of additional funds from the subdivision account to enable development of Phase 5 Lancaster Meadows to proceed in 1997. This would allow us to develop an additional 50 residential lots this year, resulting in the City bringing to market 120 building lots.

We base our request on the following:

- Sales to date in 1997 of city developed residential building lots, total 59 for a value of approximately \$2,600,000.00. This is significantly ahead of projections, and leaves us with an unsold inventory of 20 lots.
- The Engineering Department is presently negotiating Development Agreements covering approximately 500 privately developed residential building lots. In keeping with our commitment to develop 25% of residential lots, 120 lots would not be an over development.
- Servicing construction costs are definitely on the upswing and we therefore feel there are some advantages to completing work on Phase 5 in 1997 as opposed to delaying it until 1998.

Kelly Kloss, City Clerk
May 12, 1997
Page 2

- With 20 lots in inventory, and 70 lots planned for development in Phase 4, we will have a total inventory to carry us through until the summer of 1998 of 90 building lots. Should sales continue at the current pace, we would run out of inventory before lots can be developed in 1998.
- Phase 5 of Lancaster Meadows is simply an extension of the Phase 4 development, and could be brought to market very quickly at relatively competitive prices.

RECOMMENDATION:

We recommend that Council proceed immediately with the rezoning of Phase 5 from agriculture to R1 residential as the first step in proceeding to bring this phase to market. We would also recommend that Council approve the completion of design work for Phase 5 which we feel can be completed by an independent consultant within the next 30 to 45 days.

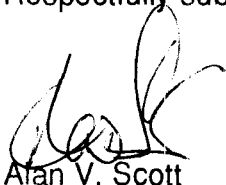
We further recommend that an addendum be added to the tender documents for Phase 4 of Lancaster, indicating the City may also proceed with servicing of Phase 5. In this way, we can obtain prices for the completion of this work at the time the Phase 4 contract is awarded.

The Land and Economic Development Department intends to proceed with a predevelopment sale of lots in Phase 4 during the latter part of June or very early July. We would base our final decision on the servicing of Phase 5 on sales results from the pre-serviced sale in June or July.

In this way, we can back off from the servicing of Phase 5 during 1997, should the presale indicate a slow down in activity. The only additional expenditure in this event, would be the cost of design work, which would be necessary at some time in the future in any event.

We estimate cost of servicing Phase 5, consisting of 50 residential lots to be approximately \$1,200,000.00 which would be covered through the subdivision account.

Respectfully submitted,



Alan V. Scott

Land and Economic Development Manager

AVS/rp

Comments:

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

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Land & Economic Development Manager
FROM: City Clerk
RE: **RESIDENTIAL BUILDING LOT DEVELOPMENT - LANCASTER MEADOWS,
LAND USE BYLAW AMENDMENT 3156/P-97**

Reference Report:

Land & Economic Development Manager
dated May 12, 1997

Resolution Passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land & Economic Development Manager dated May 12, 1997, re: Residential Building Lot Development - Lancaster Meadows, hereby agrees:

1. To approve the completion of design work for Phase 5 of Lancaster Meadows;
2. That an addendum be added to the tender documents for Phase 4 of Lancaster Meadows, indicating the City may also proceed with servicing of Phase 5;
3. To approve the cost of servicing Phase 5, consisting of 50 residential lots, approximately \$1,200,000.00, to be funded through the Subdivision Account,

and as presented to Council May 20, 1997."

Bylaw Passed:

Land Use Bylaw Amendment 3156/P-97 was given 1st Reading. A copy is attached.

Report Back to Council Required:

Yes, Public Hearing to be held June 16, 1997 at 7:00 p.m.

Comments/Further Action:

Land Use Bylaw Amendment 3156/P-97 provides for residential building lot development in Lancaster Meadows - Phase 5.

Land & Economic Development Manager
May 21, 1997
Page 2

This office will now proceed with joint advertising of Public Hearings for Land Use Bylaw Amendments 3156/N-97 (Lancaster Meadows - Phase 4) and 3156/P-97 (Lancaster Meadows - Phase 5). The City will be responsible for all advertising costs for same.



Kelly Kloss
City Clerk

/clr
attchs.

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

DATE: May 12, 1997

TO: Principal Planner

FROM: City Clerk

RE: ***PUBLIC HEARING DELAYED
LAND USE BYLAW AMENDMENT 3156/N-97,
LANCASTER MEADOWS - PHASE 4***

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

The Land & Economic Development Manager has advised that he will be presenting a report to Council on May 20, 1997 asking for rezoning for Lancaster Meadows Phase 5. In order to save costs both in advertising and circulation of letters to property owners, we will be holding off advertising Lancaster Meadows Phase 4 until after first reading of Phase 5 so we can advertise both together.

The public hearing for both bylaws would then be Monday June 16, 1997.



Kelly Kloss
City Clerk

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

Item No. 4

DATE: May 12, 1997
 TO: City Clerk
 FROM: Engineering Services Manager

RE: LANCASTER MEADOWS - 1997 PRELEVELLING

The attached drawing illustrates subdivision phasing for Lancaster Meadows. Phases 1, 2, and 3 were prelevelled in 1994. Phase 1 was serviced in 1995 and Phase 2 in 1996. Phase 3 was sold to Laebon Developments Ltd. and was partially serviced in 1996. We expect that the remainder of Phase 3 will be serviced this year. Lot sales have been very brisk over the last few months. I understand that the City only has four unsold lots left in Lancaster.

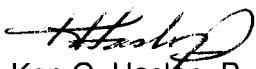
In order to continue servicing of the remaining phases of the Lancaster Subdivision, we are planning to complete prelevelling of Phases 4, 5, and 6, and the west portion of Phase 7 in 1997. This work was included in the current subdivision budget and was recently tendered. However, the tendered price came in significantly over our budget of \$250,000. The tendered unit prices are nearly double what they were in the 1994 prelevelling contract. We suspect that the reasons for the increased pricing include the following:

- An increase in the amount of work available in the market place (we were only able to attract two bids for this work).
- Relatively low contract pricing for the 1994 work (the contractor has indicated that the 1994 contract was not profitable).
- Wet soil conditions throughout much of the site will make the work difficult with conventional earthmoving equipment.

We do not think that retendering this work will result in better pricing. We do need to proceed with this work as soon as possible so that servicing of the Phase 5 subdivision is not held up.

RECOMMENDATION

We respectfully request that Council approve an increase in budget for Lancaster Meadows 1997 Prelevelling project to \$380,000. Funding for this project is from the subdivision budget through land sale revenues.

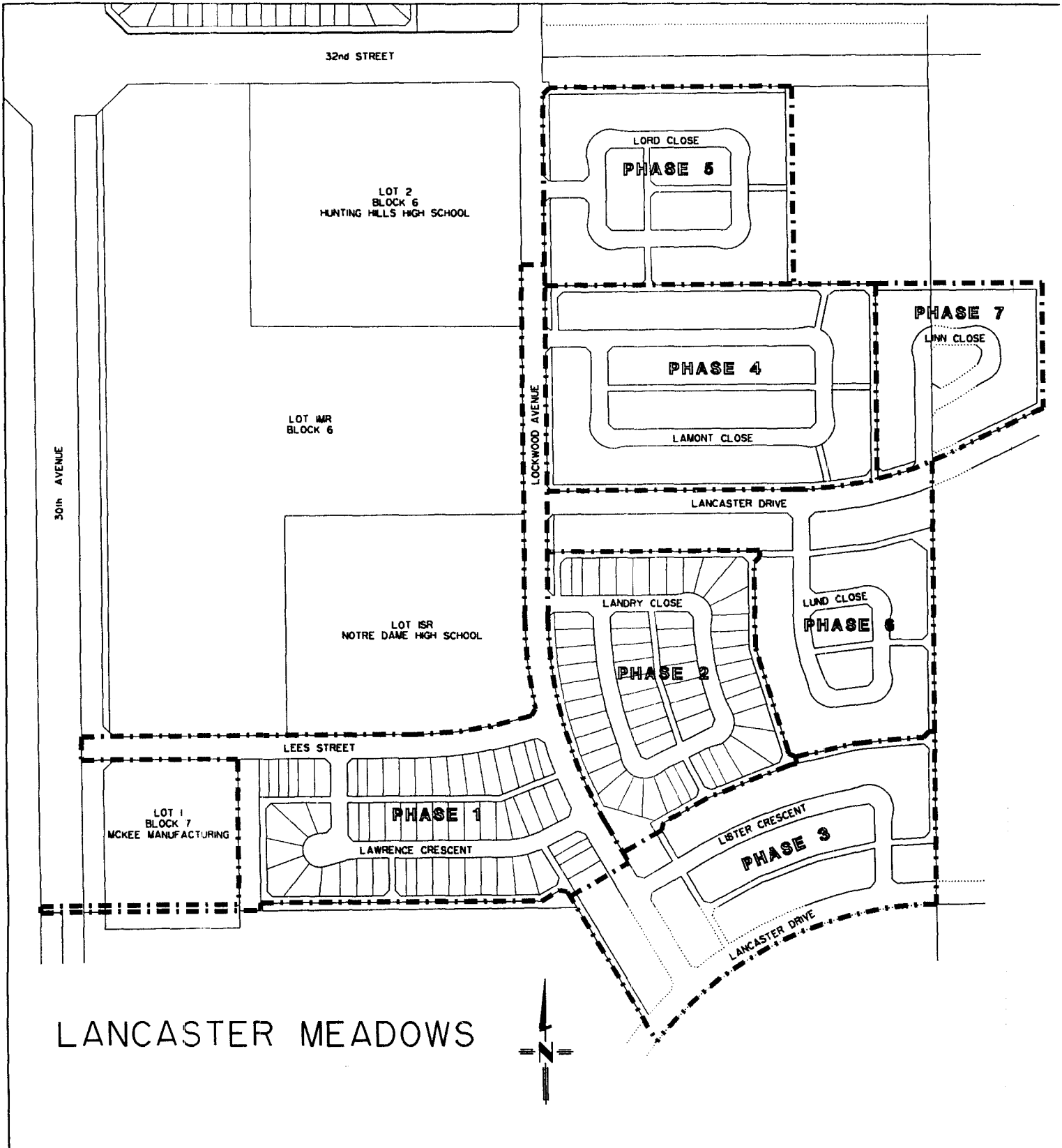


Ken G. Haslop, P. Eng.
 Engineering Services Manager

TCW/emr

Att.

- c. Field Services Coordinator
- c. Land and Economic Development Manager
- c. Engineering Accountant



Comments:

We concur with the recommendations of the Engineering Services Manager.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Engineering Services Manager
FROM: City Clerk
RE: LANCASTER MEADOWS - 1997 PRELEVELLING PROJECT

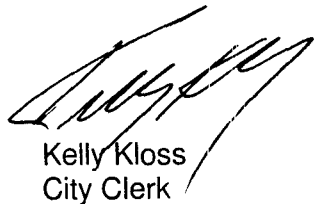
Reference Report: Engineering Services Manager dated
May 12, 1997

Resolution Passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated May 12, 1997, re: Lancaster Meadows - 1997 Prelevelling, hereby approves an increase in the budget for the Lancaster Meadows 1997 Prelevelling Project to \$380,000 and, further, that the funding for this project be from the Subdivision Budget through land sale revenues, and as presented to Council May 20, 1997."

Report Back to Council Required: No

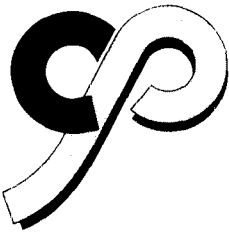
Comments/Further Action:



Kelly Kloss
City Clerk

/clr

c Director of Corporate Services
Director of Development Services
Land & Economic Development Manager
Field Services Coordinator
Engineering Accountant



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

E-mail: pcps@telusplanet.net

MEMORANDUM

TO: City Council

FROM: Paul Meyette
Principal Planner

DATE: May 9, 1997

RE: Municipal Development Plan Committee
Appointment of Two Council Representatives

Planning staff request that two members of Council be appointed to the Municipal Development Plan steering committee.

BACKGROUND

A Municipal Development Plan is intended to guide planning and development in Alberta Municipalities. The importance of this plan is emphasised in the Municipal Government Act which requires that this plan be prepared and maintained. The City's existing Municipal Development Plan was prepared in 1980 with minor amendments made in 1991, 1992 and 1993. The Municipal Government Act requires that the plan be updated by September 1, 1998.

COMPONENTS OF THE MUNICIPAL DEVELOPMENT PLAN

The Municipal Government Act requires the following components in the Municipal Development Plan:

- Future land use
- Development Framework
- Intermunicipal Development Co-ordination
- Transportation
- Provision of Municipal Services and Facilities
- Policies regarding Sour Gas Facilities
- Policies respecting municipal and school reserves

- 2 -

Optional components of the plan, as specified in the Municipal Government Act, include:

- Financing and programming Infrastructure
- Co-ordination of Programs related to physical, social or economic development
- Environmental Matters
- Municipal Financial Resources
- Development Constraints
- Any other matter related to physical, social and economic development

TERMS OF REFERENCE

The terms of reference for the plan are attached. The terms of reference have been reviewed by the Community Services and Development Services Divisions. The terms of reference include all of the mandatory requirements in the Municipal Government Act and some of the optional components; economic development and municipal finances are not included.

STEERING COMMITTEE

A Steering Committee will be appointed to oversee the preparation of the plan. It will be comprised of the Directors of Community Services and Development Services, two members of Council, two members of the public and Parkland Community Planning Services staff. The City Manager will be an ex-officio member.

REQUEST

It is respectfully requested that two members of Council be appointed to the Municipal Development Plan steering committee.



Paul Meyette, ACP, MCIP
Principal Planner

c/c L. Hodgson

TERMS OF REFERENCE

CITY OF RED DEER MUNICIPAL DEVELOPMENT PLAN

MDP-REF.RD
30 April 1997

INTRODUCTION

The City of Red Deer's existing Municipal Development Plan was adopted in 1980 making it one of the oldest in the Province. Minor amendments were made in 1991 and 1992 related to an annexation application, however, due to lack of staff resources, the majority of the plan has remained unchanged. The impetus for creating a new Municipal Development Plan is the requirement by the Provincial Government that the Plan be updated by October, 1998 to comply with the new Municipal Government Act.

The creation of a new Municipal Development Plan will be an opportunity to rethink our planning processes and the long term direction for the City; it will also provide an opportunity to incorporate the policy directions in other municipal plans and studies. Since the original plan was adopted in 1980, the city has grown from a population of 41,371 to its 1995 census population of 59,834. During that period, the City has seen very rapid growth replaced by a much slower, balanced growth pattern. Attitudes have changed from a focus on growth and regulation to one of environmental sustainability and fiscal conservatism. The decades ahead will see further change as the average age of Red Deer's population continues to increase.

The plan will be developed using focus groups to determine direction. Open houses and public meetings will also be used to ascertain public comment. It is intended that the entire process will be guided by a steering committee comprised of the Directors of Community Services and Development Services, two members of Council, two members of the public and Parkland Community Planning Services staff. City Department Managers will be involved in facilitating the relevant focus groups.

Parkland Community Planning Services Staff

In order to complete this project, Lovatt Planning will be hired for a one year term. The three existing staff members assigned to the City by PCPS will also be involved. Paul Meyette will retain overall responsibility while Tony Lindhout and Frank Wong will provide assistance as required.

Plan Contents

While many additional issues may be identified through the planning process, the following preliminary list of issues provide an indication of the plan's direction:

1. Background Information

Background information will consist of legislative framework, reference to other City plans which will impact this plan, overview of Red Deer and population projections.

2. Overview of new development concepts/trends

This section will provide an overview of new development concepts including the sustainable development principles, neo traditional communities, niche housing markets, intermunicipal initiatives and demographic and society trends.

3. Principles Guiding the Plan

This section is intended to identify the principles which will underlie the planning process. It will include quality of life, environmental sustainability, economic viability partnerships, safety and other key principles identified in the planning process.

4. Natural Environment

This section will review applicable sections of the Environmental Master Plan and develop policies intended to preserve significant natural areas both within and adjacent to the City.

5. Transportation

A review of transportation (private vehicle, public vehicle and pedestrian) issues will occur in this section. A review of the Transportation Plan Update (1997) and existing transportation policy will be featured, as well as a review of the Bicycle Master Plan and the Transit Master Plan. Policies which reflect existing plans as well as new initiatives will be recommended.

6. Utilities

Existing city policies related to utilities will be reviewed in this section. Potential initiatives will be reviewed.

7. Quality of Life

This section will examine ways to improve the City's quality of life through design innovation, natural area presentation, aesthetic standards, housing initiatives and others. Policies will focus on new initiatives including sustainable development.

8. Public Participation

The City's policy on public participation will be incorporated in this section and specific proposals will be developed in regards to public participation strategies related to planning.

9. Balanced Growth

Based upon direction given in the City's Vision 2020 document, the Municipal Development Plan will look at ways to create a balance of development north and south of the river. This would include types of residential development as well as commercial and industrial development north and south of the river.

10. Cooperation

This section will look at the inter-relationship between the City, County and possibly other surrounding communities. It will also examine our relationship with school boards and identify the process for obtaining school sites. Policies will focus on expanding the City's relationship with the school boards and other municipalities.

11. Downtown

The plan will examine the downtown in the context of the City's Vision 2020 document and the Strategic Plan and look at ways to achieve a vibrant downtown. This section will include a review of the Downtown Concept Plan but may also include a number of new initiatives.

12. Land Use

This section will identify land needs and projected land uses. This section will take both a regional and municipal approach in examining where growth will occur, why it is occurring and the type of growth which can be expected. New trends will be addressed including seniors' care in neighbourhoods, affordable housing and neighbourhood social needs. This section will also identify constraints including sour gas facilities, major power lines, servicing, transportation corridors, environmental features, etc.

PLANNING PROCESS

1. Review of Terms of Reference by Senior Administration and/or Council
Adoption of Terms of Reference by Senior Administration and/or Council
Appointment of Steering Committee (responsibility of Parkland Community Planning Services)
2. Advertisement to notify the public of the plan preparation process
Notification to the County of Red Deer of the Municipal Development Plan process
(responsibility of Parkland Community Planning Services)
3. Review of existing City plans to extract relevant policies and directions. Plans to be reviewed include the Vision 2020, Strategic Plan, Transportation Plan, Environmental Master Plan, Community Services Master Plan, Transit Master Plan, Municipal Integration Strategy, Intermunicipal Development Plan, City/School Boards Joint Use Agreement, Downtown Concept Plan, Area Structure Plans, Area Redevelopment Plans, Planning and Subdivision Guidelines, Bicycle Master Plan, Design Guidelines, Solid Waste Master Plan, Outline Plans and the Growth Study. In addition, there will be a review of recent City Planning studies as well as a review of the City of Calgary's Sustainable Suburbs study, Calgary's Go Plan, Calgary Cycle Plan and the City of Edmonton's Design Guide for a Safer City. The City's demographic profiles will also be reviewed, as well as any reports issued from the Edmonton/Calgary MDP process. (responsibility Lovatt Planning)
4. Issue Identification

In order to identify issues within the community, several interest groups will be contacted and interviewed and asked to identify any issues which need to be addressed within the plan and how they would see these being addressed. Groups which will be contacted include the Golden Circle, Chamber of Commerce, Towne Centre Association, Red Deer River Naturalist, County Council Environmental Advisory Board, FCSS Board, Red Deer Real Estate Board, Red Deer Home Builders Association, Urban Development Institute, City Council, Tourism and Convention Board, Community Associations, Consumer Resource Group and the School Board Administrations. Relevant Provincial Government Departments will also be referenced. This list

may be expanded by the Steering Committee. (Parkland Community Planning Services to send out letter/contact by Lovatt Planning; interviews by Lovatt Planning.

5. Issues Identified through # 4 to be collated and presented to the Steering Committee (responsibility of Lovatt Planning).
6. Finalization by Steering Committee of Issues to be dealt with in plan; first newsletter issued to Council and interest groups. It will detail the focus of the plan and seek input as to the plan direction (responsibility for written material - Lovatt Planning ; editing and publishing - Parkland Community Planning Services).
7. Formation of Focus Groups on one or more issues - at least one Council member will be asked to participate in each focus group. There is intended to be only one meeting for each focus group, however, this could expand if one meeting is not sufficient to address the identified issues. (responsibility Parkland Community Planning Services)
8. Creation of a set of position papers on the issues to be addressed in the focus groups; position papers to be reviewed by the Steering Committee prior to release (responsibility Lovatt Planning)
9. Copies of position papers to be released to Council; position papers sent out with invitation to attend focus group meeting; follow up phone calls (responsibility Parkland Community Planning Services).
10. Focus Groups Meeting; focus groups will meet independently to review the position papers and provide feedback (responsibility Lovatt Planning).
11. Analysis of Focus Group Input. Review analysis with Steering Committee. Confirm direction of the Plan (responsibility Lovatt Planning).
12. Second Newsletter Issued to Council, interest groups and focus groups. A press release will also be issued to identify the plan direction and to advise the public of the Open House. (responsibility for written material - Lovatt Planning/editing and publishing Parkland Community Planning Services).
13. Draft Plan (responsibility for text Lovatt Planning/maps - Parkland Community Planning Services)
14. Review Draft Plan with Steering Committee (responsibility Lovatt Planning).
15. Finalize Draft Plan with Steering Committee (responsibility Parkland Community Planning Services)
16. Open House to allow public Review of the Plan and Finalize the Plan Direction (responsibility Parkland Community Planning Services)
17. Public Meeting to present the final draft plan (responsibility Parkland Community Planning Services).

18. Presentation to Council (responsibility Parkland Community Planning Services - context; Lovatt Planning - details)
 19. Final Printing (responsibility Parkland Community Planning Services)
- Note: Final version of the M.D.P. to be supplied to Parkland Community Planning Services in Word format as well as one printed copy.

All maps and text to be owned by the City of Red Deer.

TIMETABLE																
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
1. Review of Terms of Reference	*****															
2. Public Notification		*****														
3. Review of Existing Plans (Start of contract)			*****	**												
4. Issue Identification					*****	*****										
5. Steering Committee Review							*****									
6. Finalization of Issues							*****									
7. Formation of Focus Groups							*****	**								
8. Creation of Position Papers							*****	**								
9. Invitation to Focus Groups								**								
10. Focus Groups Meeting										*						
11. Analysis of Input											***					
12. Press Release/Second Newsletter											*					
13. Open House												*				
14. Finalize Draft												*****	*****			
15. Public Meeting															**	
16. Presentation to Council																**

Comments:

We recommend that Council appoint an Ad Hoc Municipal Development Plan Steering Committee with the membership to be as recommended by the Principal Planner. Council will need to appoint two members of Council and two citizens-at-large to sit on the Steering Committee. The City is currently advertising for citizens-at-large to sit on this Committee. Once received, the names of those interested will be submitted to Council for consideration.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Principal Planner
FROM: City Clerk
RE: **AD HOC MUNICIPAL DEVELOPMENT PLAN STEERING COMMITTEE -
FORMATION OF COMMITTEE & APPOINTMENT OF COUNCIL
REPRESENTATIVES**

Reference Report: Principal Planner, dated May 9, 1997

Resolution Passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Principal Planner dated May 9, 1997, re: Ad Hoc Municipal Development Plan Steering Committee - Appointment of Two Council Representatives, hereby agrees:

1. To form a committee entitled the '*Ad Hoc Municipal Development Plan Steering Committee*' consisting of the following members:

Two Members of Council
Two Citizens-at-large
Director of Community Services
Director of Development Services
Parkland Community Planning Services Staff
City Manager (ex-officio);

2. That the following members of Council are hereby appointed to the Ad Hoc Municipal Development Plan Steering Committee:

Councillor Dawson;

Councillor Hughes,

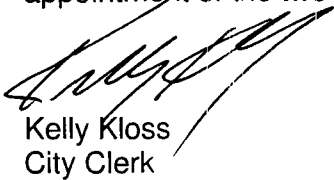
and as presented to Council May 20, 1997."

Report Back to Council Required: Yes

Principal Planner
May 21, 1997
Page 2

Comments/Further Action:

Once the advertising has been completed and the nominations for citizens-at-large to this committee have been received, a further report will be presented to Council for consideration of appointment of the two citizens-at-large.



Kelly Kloss
City Clerk

/clr

c Councillor Dawson
 Councillor Hughes
 Director of Community Services
 Committee Directory, J. Baillie

Item No. 6

170-054

DATE: May 13, 1997
TO: City Clerk
FROM: Engineering Services Manager
RE: **SAVE-ON-FOODS DEVELOPMENT
52 AVENUE AT 67 STREET**

As you are aware, Save-on Foods is proposing to construct a new grocery store on 52 Avenue, north of 67 Street. In order to facilitate this development, several road improvements are required, including construction of a deceleration lane on 67 Street and widening of 52 Avenue. While these improvements will be paid for by the developer as a condition of the Development Agreement, the following improvements are considered to mutually benefit the developer and the City, and are proposed to be cost shared on a 50/50 basis:

Improvement Description	Estimated Cost
Modifications to the traffic signals at 52 Avenue and 67 Street	\$28,000
Lengthen west side left turn bay on 67 Street	\$36,000
Pavement overlay on 52 Avenue, north of 67 Street	\$36,000
TOTAL	\$100,000

RECOMMENDATION

We respectfully request that Council agree to cost share in the proposed improvements outlined in the table above on a 50/50 basis, and that Council approve a budget of \$50,000 to cover the City's share of this cost. Funding for this work would come from City reserves set aside for Transportation Projects under the Major Capital Budget. We expect funding under this budget function to become available because Westfair Foods has indicated that they will not proceed with their proposed development at Gaetz Avenue and 63 Street this year. The intersection improvements included in the current budget (City share of \$350,000) will, therefore, not be required in 1997.



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

TCW/emr

- c. Director of Corporate Services
- c. Subdivision Administrator

Comments:

We concur with the recommendations of the Engineering Services Manager.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

Item No. 7

DATE: May 9, 1997

TO: City Clerk

FROM: Director of Corporate Services

RE: COUNCIL GUIDELINES FOR TAX REVENUE INCREASES
IN 1998, 1999 AND 2000

At the Council Workshop on May 2nd and 3rd Council agreed, as a guideline for budget preparation, to the following increases in 1998, 1999 and 2000 municipal property and business taxes. These increases are in addition to revenue increases due to additional properties or additions to existing properties.

<u>Year</u>	<u>Tax Revenue Increase</u>	<u>Amount</u>
1998	1%	\$ 215,000
1999	2%	430,000
2000	2%	430,000

The increases are guidelines to be reviewed by Council when the budget is considered in January 1998.

Council agreed to consider possible revenue increases because of the erosion of existing revenues such as:

- no tax rate increases in five years even though inflation has exceeded 7%
- loss of \$5.3 million in Provincial operating grants.

In addition, the City has had to provide \$900,000 annually for possible improvement to Fire and Ambulance service.

....2

City Clerk

Council Guidelines for Tax Revenue Increases in 1998, 1999 and 2000

May 9, 1997

p.2

During the 1997-99 Business Plan review by Council in January 1997, departments indicated needs for additional funding in a number of areas to sustain existing service levels or fund emerging service needs such as:

- maintenance of park areas in new subdivisions
- Sunday transit service
- improvements to special transportation services.

To ensure the additional tax revenues are allocated to the areas of greatest need, the Senior Management Team will be identifying and reviewing needs in departments where sufficient funding is not being provided to:

- sustain existing service levels
- fund emerging service needs.

In the 1998-2000 Business Plan Budgets to be recommended by the SMT for consideration by Council in January 1998 will be those needs SMT has deemed of highest priority to be funded by the additional tax revenues. If there are any needs that exceed the available revenues, they will be listed for Council's information.

This report is submitted for Council's information on the process to be followed and assurance the additional tax revenue will only be recommended for use in funding needs of highest priority.



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

Comments:

This is being submitted for Council's information.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Council Decision - May 20, 1997 Meeting
--

DATE: May 21, 1997

TO: Director of Corporate Services

FROM: City Clerk

RE: ***COUNCIL GUIDELINES FOR TAX REVENUE INCREASES IN 1998, 1999
AND 2000***

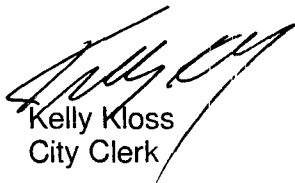
Reference Report: Director of Corporate Services dated May 9, 1997

Resolution Passed: N/A

Report Back to Council Required: No

Comments/Further Action:

Thank you for your report to Council in this instance.


Kelly Kloss
City Clerk

/clr

DATE: May 13, 1997

TO: City Clerk

FROM: Director of Corporate Services

RE: SHIFTS IN THE DISTRIBUTION OF PROPERTY TAXES

The 1997 property taxes of \$43,080,000 are recovered from the various taxpayer groups as follows:

Group	1997 Property Taxes	Share of Property Taxes
Single family residential	\$23,348,000	54.2%
Multi-family residential	16,124,000	37.4%
Non-residential	3,553,000	27.6%
Farmland	55,000	.1%
	\$43,080,000	100.0%

The Province required the City to implement market value assessment in 1997. This change resulted in single family residential assessments increasing 13% as a group while non-residential assessment as a group reduced 5%. When significant assessment shifts like this occur, the share of the total municipal tax load for each group can change.

In 1997 the assessment shift would have increased the tax burden for single family residential taxpayers and reduced it for non-residential taxpayers. Council decided to offset the assessment shift by increasing the municipal tax rate for non-residential taxpayers.

Compared with other major cities in Alberta, Red Deer has amongst the lowest municipal tax levels. In recovering the municipal taxes, however, Red Deer collects a greater proportion from single family residential taxpayers than most of the other major Alberta cities.

Starting in 1999, Red Deer is required by Provincial legislation to do annual market value reassessments. Council agreed as a guideline at the May 2nd and 3rd workshop to offset any significant assessment shifts in future years. This would maintain the same relative share of municipal property taxes by each group.

A question was raised at the workshop about the impact of the guideline if the assessment increased significantly more in any one group, due to new properties in that group, than the other groups.

City Clerk

Re: Shifts in the Distribution of Property Taxes

May 12, 1997

p.2

It is the intent to only use the guideline for significant assessment shifts due to reassessments and not when the shift is caused by new properties. The following examples show the impact of using the guideline if the assessment for single family residential properties increased by 1% due to new properties:

Description	Single Family Residential	Multi-Family Residential	Non-Residential	Farmland	Total
1. Existing Tax Recovery	\$ 23,348,000	\$ 3,553,000	\$ 16,124,000	\$ 55,000	\$ 43,080,000
2. Tax Recovery Plus 1% Assessment increase for SFR	23,581,000	3,553,000	16,124,000	55,000	43,313,000
- Tax increase	1.0%	0%	0%	0%	.5%
3. Item (2) with percentage tax share by group the same as (1)	23,474,000	3,572,000	16,211,000	56,000	43,313,000
- Tax increase	.5%	.5%	.5%	.5%	.5%

Item (3) above shows the impact of using the guideline for new properties. It increases the total taxes for each group by .5% instead of just 1% for single family residential. However, because the assessment increased by 1% for the single family residential group, individual single family residential tax bills would reduce by .5%.

Conclusion

The adjusting of Municipal property tax rates should only occur when reassessment causes a significant shift in assessment between taxpayer groups.

A. Wilcock

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

a\m\clk shifts in dist of property taxes may13 97

Comments:

Submitted for Council's information.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997

TO: Director of Corporate Services

FROM: City Clerk

RE: ***SHIFTS IN THE DISTRIBUTION OF PROPERTY TAXES***

Reference Report:

Director of Corporate Services
dated May 13, 1997

Resolution Passed:

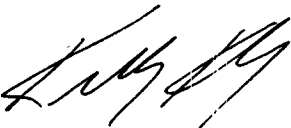
N/A

Report Back to Council Required:

N/A

Comments/Further Action:

Thank you for your report in this instance.



Kelly Kloss
City Clerk

/clr

Memo

DATE: May 13, 1997

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **CENTRAL ALBERTA ECONOMIC DEVELOPMENT PARTNERSHIP**

The Mayor has asked me to provide Council with the following information;

In February of 1997, background on a proposal for the development of an Economic Development Partnership for the Central Alberta area was circulated to Council members.

As part of the 1996 City Budget, \$20,000.00 was identified as the City's contribution to the development of a regional business database. A committee, consisting of a number of Central Alberta Communities was established, and, with the cooperation and support of the Provincial Government, work commenced on the development of this database. The project was scheduled for two years in duration, following which, the completed database would be turned over to an independent agency for management, maintenance and operation.

We are now into year two of this project, and the database is scheduled for completion by March 31, 1997. The remainder of year two will be devoted to getting the database up and running and marketing what we feel is a very valuable Economic Development tool.

Since the creation of the project, it has grown at an unprecedented rate. What started out as a project involving 12 to 16 communities within the region, has grown to the point where 28 communities have now committed to the project, representing 93% of Central Alberta's population. The region extends north to Ponoka, south to Carstairs, and east to west to the Provincial borders. Each community's financial commitment is \$0.20 per capita.

The partners in the existing project now recognize an ongoing opportunity for regional Economical Development. Preliminary discussions have been held with Alberta Economic Development and Tourism relative to their involvement in Economic Development in this area. The unanimous feeling amongst the participants in the Partnership, is that services presently delivered by Alberta Economic Development and Tourism through their regional office in Red Deer, could be more useful and meaningful if administered by communities within the region. In addition, an opportunity was recognized to upgrade the existing level of service through ongoing participation from the regional partners.

Kelly Kloss, City Clerk
May 13, 1997
Page 2

A proposal has been developed and submitted to Minister of Economic Development and Tourism, the Honorable Pat Black for the creation of a Regional Economic Development Partnership.

Each partner community has been asked to pass a resolution of Council supporting the Economic Development Partnership for a minimum of three years beyond 1997, at a minimum rate of \$0.20 per capita.

RECOMMENDATION:

We recommend that Council pass a resolution supporting the project, and commit to funding for a three year period, beginning in 1998, at the rate of \$0.20 per capita.

Yours truly,



Alan Scott, Land and Economic Development Manager

AVS/rp

Comments:

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

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997

TO: Land & Economic Development Manager

FROM: City Clerk

RE: **CENTRAL ALBERTA ECONOMIC DEVELOPMENT PARTNERSHIP**

Reference Report:

Land & Economic Development Manager,
dated May 13, 1997

Resolution Passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land & Economic Development Manager dated May 13, 1997, re: Central Alberta Economic Development Partnership, hereby supports the Economic Development Partnership and commits to funding for a three year period, beginning in 1998 at the rate of \$0.20 per capita, and as presented to Council May 20, 1997."

Report Back to Council Required: No

Comments/Further Action:

I trust you will be providing for the above in the appropriate budgets, commencing in 1998, and that you will be making arrangements for the approved per capita funding.



Kelly Kloss
City Clerk

/clr

c Director of Corporate Services

AN AGREEMENT BETWEEN
ALBERTA ECONOMIC DEVELOPMENT AND TOURISM (AED&T)
AND
CENTRAL ALBERTA REGIONAL ECONOMIC DEVELOPMENT PARTNERSHIP
(CAREDP)
REGARDING
CO-ORDINATED AND ENHANCED ECONOMIC DEVELOPMENT SERVICE DELIVERY
IN CENTRAL ALBERTA

1.0 PURPOSE

The purpose of this agreement is to set out the terms and conditions under which CAREDP will deliver those services currently provided by the AED&T regional office in Red Deer, together with enhanced services as agreed to, to communities within the Region as defined by the Province as Central Alberta Region. This agreement will provide more effective and efficient delivery of business information and advisory services in the Central Alberta Region.

2.0 THE SERVICE

By way of this agreement, CAREDP would become the primary contact point for business development services currently available through AED&T and insure the accessibility and coordination of business information advisory services in the Central Alberta Region.

In addition, CAREDP would deliver a range of enhanced services such as joint marketing and regional economic development initiatives. All parties further recognize that other parties, including the Federal Government and municipalities within the region, may be involved in the delivery of certain services.

3.0 PREMISES

CAREDP would be permitted to operate from the existing AED&T Regional Office in the Provincial Building, Red Deer, at no cost, for a minimum period of three years, with an option to renew subject to agreement by both parties. CAREDP would also receive, under a loan agreement, the use of existing office furnishings and equipment and the business library presently located in the Red Deer Office.

It is agreed that each municipality located within the Region will make available temporary office accommodation to CAREDP, on an itinerant basis to help ensure timely and accessible services to all clients within the Region.

The parties further agree to explore opportunities for relocating office facilities for CAREDP, to a non-government facility at an appropriate time.

4.0 STAFF

Seconded staff to CAREDP, for the purpose of delivering all core services presently available through AED&T, would be a minimum of two professional staff as historically provided through the Red Deer Regional Office. Enhanced service delivery may require additional human resources, and would be accommodated through funding provided by CAREDP. Project work would be organized and delivered through contract with providers who's skills are appropriate for specified tasks.

5.0 TERM

COMMENCEMENT

The launch date of this agreement shall be the 1st day of August, 1997.

TERM

CAREDP is committed to deliver business services in the Central Alberta Region, commencing on the launch date of August 1, 1997 and ending on July 31, 2000, with an option to renew subject to agreement by both parties.

REVIEW

The terms and conditions of this agreement are subject to an annual review by both parties, as represented by the Management Board for this agreement.

TERMINATION

Should either party wish to withdraw from participation in the business services delivery initiative, as described in this agreement, written notice will be provided to the other party at least six (6) months in advance of the intended date of withdrawal.

Should either of the parties provide notice of termination, the remaining party is relieved of its obligations under this agreement for the remainder of the terms.

6.0 AREAS OF SUPPORT

CAREDP will deliver the following core services on behalf of AED&T to all municipalities within the Central Alberta Region:

- Facilitation of trade and export activities through training and development of alliances.

- Identification of opportunities for value added industry development and facilitation of expansion in this sector.
- Sponsorship and facilitation of supplier development initiatives designed to maximize regional supplier opportunities through major commercial and public sector buyers.
- Identification of sources of investment capital - particularly venture capital - and facilitation of matching with requirements within the Region. Emphasis will be placed on promotion and advantages of the region as a desirable location for investment.
- Development of regional economic development initiatives that respond to community regional needs.
- Provision of a "window" to Alberta Economic Development and Tourism ensuring that a full range of services are available to all parts of the region.
- Other development activities that may be instituted or directed by Alberta Economic Development and Tourism identified in its annual business planning process.

CAREDP in co-operation with other service providers (eg. Colleges, Community Futures, Chamber of Commerce, etc.) will deliver additional services, to those communities who are partners, as required, in the following areas:

- Through the network of contributing partners, initiation, and coordination of the operation of a full network of business information outlets. These would be connected electronically with full access to the various data bases.
- Provisions of ready access to the basic business library, including trade and industry directories. Through the development of business information data bases, expand the services in this area to provide electronic access through the community based information outlets.
- Provision of basic business information services to developing and new small business enterprises (S.M.E.'s). This would include the availability of small business guides, information on service providers to S.M.E.'s, business formations and business planning guides.

7.0 FINANCIAL STRUCTURE

7.1 FINANCIAL AND CONTRIBUTIONS IN KIND BY AED&T

AED&T shall provide, at no cost, existing office space at The Provincial Building, Red Deer, for a period of three years with an option to renew subject to agreement by both parties.

AED&T shall second all staff assigned to the Red Deer office for a period of three years. with an option to renew subject to agreement by both parties.

AED&T shall loan, at no cost, all office furnishings, equipment, publications, etc., presently located in the Red Deer office.

AED&T shall provide funding of a minimum of \$15,000.00 annually as their contribution toward the delivery of core service, with the contribution subject to adjustment in the event AED&T sees fit to adjust regional boundaries, increase staff or make other adjustments which may impact on expenses.

AED&T shall provide Special Project Funding Support as it is made available from time to time.

7.2 FINANCIAL AND CONTRIBUTIONS IN KIND CAREDP

CAREDP shall provide core funding calculated on the basis of \$0.20 per capita per annum for each partner.

CAREDP partners shall be responsible for collection and maintenance of data to support the Business Information Network.

CAREDP shall assess the needs of the region and undertake the financing and delivery of enhanced services as agreed.

CAREDP shall play a lead role on behalf of the contributing partners in the areas of marketing and communication, ongoing orientation and training in respect of government programs for small business, and future development of information products and systems designed to serve small business clients in the region.

8.0 MANAGEMENT OF THE AGREEMENT

STRUCTURE

Each supporting partner of CAREDP shall appoint two members to the Partnership Board - one representing the municipality and one representing independent business (through Chamber of Commerce where appropriate). The Partnership Board shall be responsible for setting the overall direction of the Partnership. The partners shall conduct an annual meeting for the purpose of carrying out the election of officers, and approving and ratifying the business plan of the Partnership.

MANAGEMENT BOARD

A nine (9) member Management Board shall be elected at the annual meeting from the Partnership Board. To ensure equal representation of both urban and rural municipalities and the business community, Management Board members shall be elected as follows:

- Four (4) urban representatives (1 City/3 Town-Village);
- Three (3) representatives of Business;
- Two (2) rural representatives; and
- In addition to the nine elected members, a representative of AED&T shall be appointed by AED&T as a member of the Management Board.

The Management Board shall annually elect a Chairman, Vice-Chairman and Secretary-Treasurer who, together with the representative of AED&T, shall form the Executive Committee. The staff shall report to the Executive Committee.

The Board shall provide general direction to the co-ordinated business services delivery initiative, as set out in the terms and conditions of this agreement. The Board shall also carry out an annual review of the agreement, and report on performance to the Minister of Economic Development and Tourism and to the partners.

A quorum shall consist of six (6) members of the Management Board. The Management Board shall meet quarterly. Additional meetings shall be held at the request of either party.

CENTRAL ALBERTA REGIONAL ECONOMIC DEVELOPMENT PARTNERSHIP

(CAREDP)

PROPOSED BUDGET - 1997-98

REVENUES:

Partner Contributions (\$0.20 per capita)	\$ 30,000
Alberta Economic Development and Tourism	15,000
Special Project Support (Federal and Provincial)	15,000
Central Alberta Project Revenues	5,000
Professional Development	<u>5,000</u>
Total Revenues	\$ 70,000

EXPENDITURES:

Office Equipment	\$ 3,000
Travel	5,000
Advertising, Promotions and Regional Initiatives	34,500
Support to BAIS and Enhanced System Development	10,000
Maintenance of the Project	5,000
Professional Development	7,000
Telephone, Postage, Fax, etc.	3,000
Professional Services	1,500
Insurance	<u>1,000</u>
Total Expenditures	\$70,000

- * Staff, Rent, Furnishings, Library, Office Equipment provided by AED&T.
- * The Partnership may from time to time, and subject to approval by the Board, undertake contract of services on behalf of individual partners.

Office of the City Clerk

FILE

May 23, 1997

Mayor Gail Surkan
Central Alberta Business Information Project
P.O. Box 5008
Red Deer, AB T4N 3T4

Dear Mayor Surkan:


RE: CENTRAL ALBERTA REGIONAL ECONOMIC DEVELOPMENT PARTNERSHIP

On Tuesday, May 20, 1997, Council of The City of Red Deer passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land & Economic Development Manager dated May 13, 1997, re: Central Alberta Economic Development Partnership, hereby supports the Economic Development Partnership and commits to funding for a three year period, beginning in 1998 at the rate of \$0.20 per capita, and as presented to Council May 20, 1997."

This initiative is seen as a cooperative effort of Central Alberta communities to ensure the necessary continuation of economic development services.

Sincerely,



Kelly Kloss
City Clerk

KK/clr

c Red Deer Chamber of Commerce

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

MEMO

DATE: May 14, 1997

TO: KELLY KLOSS, City Clerk

FROM: RYAN STRADER, Inspections & Licensing Manager

RE: BUILDING PERMIT FEES AND
PERMIT FEE BYLAW AMENDMENT 3149/B-97

The attached report has been prepared in response to the issues raised relating to Building Permit Fees and inspection procedures, at the City Council meetings of February 24th, 1997, and March 10th, 1997.

Peter Holloway and the writer met with representatives of the Central Alberta Home Builders Association on April 1st, 1997, to discuss their concerns regarding the proposed increases in permit fees. They suggested that the City should consider a two tiered permit system, that would charge a lower rate to "professional home builders" and another higher rate to "non professionals". Although it was not clear, we understood them to mean that a professional home builders would be one that belonged to their organization, and all others would come under the following category. The suggestion was that their fee would be \$5.00/\$1000 and "non professional" would be \$7.00/\$1000.

We have two major concerns with this suggestion. First, a number of house builders do not belong to the Red Deer Home Builders, but are certainly as experienced and professional as those in the association. There are also many builders who tend to specialize in commercial and industrial construction who in our opinion would also qualify as "professional builders". The only sector who would be subject to a \$7.00 fee would be those who prefer to build their own home which would amount to approximately 10% of the total permits issued. Accepting these numbers, approximately 90% of our fees would be at the \$5.00 rate. This would result in a 10% decrease from our 1996 rates, and a rate lower than most if not all of other municipalities.

Council asked administration to review the revenue projections for 1997, in light of increased development activity in the City. The following figures indicate the picture as of April 30, 1997 as compared to 1996.

- The value of building permits: April 30th, 1996 - (10 million)
April 30th, 1997 - (17.7 million)
- Revenue from these permits are: 1996 - \$59,022.00
1997 - \$97,128.00

City Clerk - Building Permit Fees
May 14, 1997
Page 2

Extrapolating these numbers, we would estimate that the permit value for 1997, will be in the range of 54 million dollars, and the revenue from this would be:

- \$6.00/\$1,000 - we would be \$40,000.00 over budget
- \$5.50/\$1,000 - would put us at budget (\$300,000.00) -building permit fees only.

We would emphasize that these numbers are estimates only, and could be higher or lower. Council may wish to consider returning the inspection fee to it's 1996 value of \$5.50/\$1,000. If the projections of activity are correct, we should be able to meet our budget.

The other issue discussed at some length at Council, was that of user pay with respect to inspection fees. The Budget presented to Council outlining revenue and expenditure for the licensing and Inspection Department include license revenue and expenditure as well as permit revenue and expenditure. All the permit fees that are issued do not cover the cost of providing the inspections. The balance of cost is provided by license revenue. The following chart shows a breakdown of the revenues/ costs for each area.

1996	REVENUE	EXPENSE	BALANCE
LICENSING	\$269,000.00	\$100,000.00	\$169,000.00
INSPECTIONS (Note: includes all permit fees) >	<u>\$495,000.00</u>	<u>\$732,000.00</u>	<u>\$(237,000.00)</u>
	<u>\$764,000.00</u>	<u>\$832,000.00</u>	<u>\$ (68,000.00)</u>

The new financial recording system and the new permit system enable us to separate these accounts, a task that was much more difficult in the past.

RECOMMENDATION We would respectfully recommend to Council that the fees be returned to the 1996 rate of \$5.50/\$1000. Any permits issued at the 1997 rate will adjusted and a refund given.

Respectfully submitted,


RYAN STRADER
 Inspections & Licensing Department
 RS:yd

Att

COMPARISON OF MUNICIPAL INSPECTION SERVICES
AND
PRIVATE SECTOR INSPECTION SERVICES

INTRODUCTION

Recently, Council had the opportunity to hear from Mr. McBeth and Mr. Bontje concerning both municipal and private inspection services. Their feedback is appreciated as it assists us in better meeting the needs of our customers.

In listening to the presentations made by Mr. McBeth and Mr. Bontje, it appeared that they and/or the Industry may have received some misinformation. Administration have researched their concerns and statements with the intent to determine if our service requires changes and clear up any misunderstandings. Attached are the findings of this research.

Administration will be forwarding this information on to Mr. McBeth and Mr. Bontje. We will also be inviting them to meet with staff to clarify these issues and offer further suggestions on improving our service to the Industry.

A COMPARISON OF MUNICIPAL INSPECTION SERVICES
AND
PRIVATE SECTOR INSPECTION SERVICES

The Provincial Government in 1993, made substantial changes to the Provincial Labour Act as it effects how inspections of various aspects of construction are carried out. Previously, inspections were done by either Municipal or Provincial inspectors. The new regulations provides for private sector companies (authorized agencies) to issue permits and perform inspections. Municipalities then had several options when dealing with construction occurring within their jurisdiction, such as:

1. Issue construction permits and inspect the work with their own staff.
2. Issue permits and contract with authorized agency to do the inspections.
3. Let the authorized agencies issue the permit and do the inspections.

Generally, the rural and smaller urban municipalities have elected to have the authorized agencies issue permits and do the inspections. The larger urban municipalities continued to issue permits, and do the inspections with Municipal staff.

In general, the requirements for a Safety Codes Officer are a Journeyman Certificate in either plumbing, gas, carpentry, heating, and electrical, in addition to 5 to 9 years experience in the relevant trade.

■ **Inspection Service**

Mr. McBeth's letter to Council stated that some of the private Inspection Agencies have staff that are "crossed trained" to inspect both the plumbing installation and structural components at the same time, thereby providing a more efficient and cost - effective system.

"One reason that the private firms operate cheaper is that they do less inspections. One reason that they do less inspections is that they have cross trained staffs. For example, they can do a plumbing inspection at the same time as a framing inspection." We contacted Mr. Allan Lowe of the Safety Codes Council, and he advised that to the best of his knowledge there are only four Safety Codes Officers in the Province certified to inspect the building, gas, and plumbing disciplines, and he doubts if there are any of these S.C.O.'s inspecting within Central Alberta. He suggests that Mr. McBeth advise The City of who the contractors are that are providing multiple inspections, as they may not be qualified to do these inspections.

The only legal multiple inspection being carried out in this area are likely to be a structural framing and heating inspections, however the heating inspections may be limited to single family dwellings, duplex's, row-housing, etc., in respect only to the installation of the airduct system.

A COMPARISON OF MUNICIPAL INSPECTION SERVICES

AND

PRIVATE SECTOR INSPECTION SERVICES

The safety codes officer may not be certified to verify that furnace/ductwork sizing , chimney sizing, hydronic heating systems etc. are correct. Many of the larger single family dwellings being built today contain heating and ventilating systems which are as complex as commercial heating systems.

If the construction industry wants to take advantage of dual inspections, we have qualified people to oblige them; however for there to be any advantage to this, the contractors will have to have all the heating system and the structural part of the building ready at the same time. With our present method, contractors can call for various inspections when required, and not have to stop work while waiting for a inspection which is in accordance with Section 3.1.1. of the Strategic Plan states:

"Develop and use a variety of appropriate public input processes to determine public preferences on facilities/program/service priorities and levels of service, and to supply information on performance."

The statement was made in Mr. Bontje's letter that the private sector does equal to or better inspections than The City inspectors. "The quality of their inspections is equal to or better than those done by the City of Red Deer." I would appreciate Mr. Bontje's elaboration on how that determination has been made as todate there have not been enough audits of either municipal or private firms done to make a comparison between the various approved agencies.

■ General Comments:

1. In commercial projects, we do not charge extra fees for doing a plan check to ensure the plans comply with fire regulations.
2. The Fire Department review commercial plans at the time an application is made. which precludes a conflict, which could happen when the Fire Department is not involved in plan checking. Furthermore, this office and the Fire Department will do a complete safety audit on commercial buildings to advise what is required for upgrades at no charge to the customer.
3. Re-inspections occur when the original work did not comply with the Code, to ensure the work is done correctly. My understanding is that the authorized agencies accept a letter in lieu of this follow-up inspection.

**A COMPARISON OF MUNICIPAL INSPECTION SERVICES
AND
PRIVATE SECTOR INSPECTION SERVICES**

4. We have responded to the requests of the contractors by providing inspections at various stages during construction; (e.g.) a plumbing system will be inspected in stages, so that construction is not interrupted. During winter months, we will do the above floor plumbing inspections so the house can be drywalled while the basement is being thawed. We are not aware that the agencies offer this service without charge.
5. We maintain a file on residential and commercial properties which provides a history of the site for future owners. The comment has been made that this is of no use to the contractor; however, future property owners do have an interest in the client files.

We return to inspect the groundwork when the thaw is complete. The same is done for the gas inspections to enable the contractor to get heat into their buildings.

If we reduce these inspections, and request all work be done before we inspect, costs for inspections are going to be reduced; however, the contractors will ultimately pay more on account of construction delays.

Upon receiving a complaint from a property owner, regardless of how old the building is, we will make an inspection, and recommend a course of action at no charge.

6. A Municipal Inspection Department is impartial, as they are responsible to Council who are responsible to the community at large, not a specific contractor who is paying for the inspection. While we can hope there would not be any repercussions if an inspection required changes to construction, a privately owned company can be subject to economic pressures.

Our strategy has been to provide the contractors with reliable service that is available when they require it, rather than have the contractor adapt to our needs which is in conformance with Strategies: 3.1.1 of The City of Red Deer's Strategic Plan states:

"Develop and use a variety of appropriate public input processes to determine public preferences on facilities/program/service priorities and levels of service, and to supply information on performance."

A COMPARISON OF MUNICIPAL INSPECTION SERVICES AND PRIVATE SECTOR INSPECTION SERVICES

■ Residential Statistic Information:

A statement was made to Council that the **Central Alberta Home Builders Association** members account for the construction of approximately 85% of homes constructed in Red Deer, and consideration should be given towards a two-tier permit fee system between 'professional contractors' and homeowner - builders.

In 1996, a total of 163 Building Permits for Single Family Dwellings were issued to various licensed contractors and homeowner- builders. Members of the **Central Alberta Home Builders Association**, as noted, are from the 1996 membership book:

C.A.H.B.A. - Builders: Total Permits Issued = 87

• A.F.Stolz Construction	4	• Laebon Developments Ltd.	18
• Abbey Homes Ltd.	14	• Mason Martin Homes	16
• Deer Run Homes (1990) Ltd	1	• Bowood	1
• Jacobs Homes Inc.	1	• True-Line Contracting Ltd.	22
• Kallis Developments Inc.	10		

Other Contractors (non-members) : Total Permits Issued = 46

• Fanta Homes	13	• Stang-Const.	4	• Gil Bauer	1
• Homecraft	1	• Pegasus	3	• Woodcraft	2
• Tromitech	2	• Stoneridge	1	• Briar-Oak	1
• Zim Const.	1	• Lapointe	5	• Rockport	2
• Lainchbury	1	• Lakeland	1	• Halter Const.	1
• Dan Waters	1	• Steve Callaghan	1	• Camdon	1
• Goldstar	1	• Ted Olsen	2	• Art Stumm	1

Homeowner Builders *- 30 Single Family Dwellings Permits issued.

It should be noted that a majority of "home-owner builders" are acting as project managers only, and the buildings are in fact constructed by licensed contractors. The comments by the C.A.H.B.A. that The City takes "inordinate" time with these types of applications maybe inaccurate, as the additional 'customer service' time may actually be towards the location of the building on the site.

To the above the **C.A.H.B.A.** members obtained permits to construct 87 of the 163 Single Family Dwellings issued in 1996, or 53.5%.

Comments:

We concur with the recommendations of the Inspections & Licensing Manager.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Inspections & Licensing Manager
FROM: City Clerk
RE: ***BUILDING PERMIT FEES - AMENDMENT TO PERMIT FEE BYLAW 3149/95 -
PERMIT FEE BYLAW AMENDMENT 3149/B-97***

Reference Report:

Inspections & Licensing Manager,
dated May 14, 1997

Resolution Passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Inspections & Licensing Manager dated May 14, 1997 re: Building Permit Fees, hereby agrees that the building permit fees be returned to the 1996 rate of \$5.50/\$1,000.00, and as presented to Council May 20, 1997."

Bylaw Readings:


Permit Fee Bylaw No. 3149/B-97
given 3 Readings. A copy is attached.

Report Back to Council Required:

No

Comments/Further Action:

This office will now be amending the consolidated copy of Permit Fee Bylaw No. 3149/95 and distributing same in due course.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Corporate Services
C. Rausch

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Inspections & Licensing Manager
FROM: City Clerk
RE: ***BUILDING PERMIT FEES - AMENDMENT TO PERMIT FEE BYLAW 3149/95 -
PERMIT FEE BYLAW AMENDMENT 3149/B-97***

Reference Report:

Inspections & Licensing Manager,
dated May 14, 1997

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Bylaw Readings:

Permit Fee Bylaw No. 3149/B-97
given 3 Readings. A copy is attached.

Report Back to Council Required:

No

Comments/Further Action:

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Kelly Kloss
City Clerk

/clr
attchs.

c Director of Corporate Services
C. Rausch



Box 5008
Red Deer, Alberta
T4N 3T4

Office of the City Clerk

May 23, 1997

Laebon Developments Ltd.
5128-52 Street
Red Deer, AB T4N 6Y4

Att: Mr. Gord Bontje,
President

Dear Sir:

RE: BUILDING PERMIT FEES

At the City of Red Deer's Council Meeting held May 20, 1997, consideration was again given to the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Inspections & Licensing Manager dated May 14, 1997 re: Building Permit Fees, hereby agrees that the building permit fees be returned to the 1996 rate of \$5.50/\$1,000.00, and as presented to Council May 20, 1997."

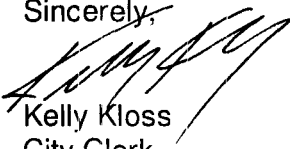
The adjustment to building permit fees is effective immediately and any permits issued at the 1997 rate will be adjusted and a refund given.

Council appreciated both your verbal and written presentations concerning this issue. In reviewing these presentations, it appears that some misinformation may have come forward. In an effort to clear up any misunderstandings, Council directed the Administration to further investigate this situation. The results of this investigation are attached hereto for your information.

As outlined in the attached documents, The City invites you to meet with the Administration to clarify the issues that have arisen, as well as to discuss other alternatives that may assist The City in improving our service and communication to the industry.

Thank you for taking the time to address Council on this issue.

Sincerely,


Kelly Kloss
City Clerk

KK/clr
attchs.

c Director of Development Services
Inspections & Licensing Manager

FILE

The City of Red Deer



Box 5008
Red Deer, Alberta
T4N 3T4

Office of the City Clerk

FILE

May 22, 1997

Central Alberta Home Builder's Association
201, 7819 - 50 Avenue
Red Deer, AB T4P 1M8

ATT: Mr. Hugh MacBeth

Dear Sir:

RE: BUILDING PERMIT FEES

At the City of Red Deer's Council Meeting held May 20, 1997, consideration was again given to the above. At that meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Inspections & Licensing Manager dated May 14, 1997 re: Building Permit Fees, hereby agrees that the building permit fees be returned to the 1996 rate of \$5.50/\$1,000.00, and as presented to Council May 20, 1997."

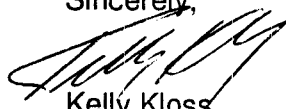
The adjustment to building permit fees is effective immediately and any permits issued at the 1997 rate will be adjusted and a refund given.

Council appreciated both your verbal and written presentations concerning this issue. In reviewing these presentations, it appears that some misinformation may have come forward. In an effort to clear up any misunderstandings, Council directed the Administration to further investigate this situation. The results of this investigation are attached hereto for your information.

As outlined in the attached documents, The City invites you to meet with the Administration to clarify the issues that have arisen, as well as to discuss other alternatives that may assist The City in improving our service and communication to the industry.

Thank you for taking the time to address Council on this issue.

Sincerely,


Kelly Kloss
City Clerk

KK/clr
attchs.

c Director of Development Services
Inspections & Licensing Manager

The City of Red Deer

RECEIVED

APR 24 1997

April 3/97
5936-61av
Red Deer, Alta

CITY OF RED DEER

To Harry Mays Bglaw;

We the undersigned appeal the decision to the posting of NO PARKING SIGNS Mon - Fri at 8-16:30 at 5505-60av. on a city street where we've been able to park since nursing home was open over 25 yrs. is this fair? There is a parking lot in back for 18 cars, there are 104 stalls total + office stalls. Front parking lot is for visitors, now even when entertainment is there, this visitor parking lot is full, and our residents company come to visit with no place to park, they are also elderly seniors some of them.

We have change of shifts at 9, 10, 11:15 pm and I live in this neighborhood and it is not the safest to be walking to our vehicles 2 blocks away.

Here's some things that should of been looked at before the posting of the signs on a city street.

(1) maybe everyone involved should

of been involved⁶⁴ in a community meeting

(2) maybe signs should be posted on SCHOOL SIDE ONLY!!

(3) maybe school time should of been changed to accomodate our shift change at 3:15 from days to evens this is the busiest time when you block off a city street from parking for 2 hr a day you can just about a block of city parking

(4) maybe signs should of been posted different to exclude holidays, easter + summer + snow breaks

(5) this is the biggest waste of a city street I've ever seen in all of Rd Deer

(6) IT WAS NOT STAFF MEMBERS THAT HIT THESE CHILDREN

Sharon Peterson

33. Merwin Sumner 66
34. Harold Lewis - 5748 - 7/56.
35. Jerry Johnson 4 Fern Road Red Deer Alta
36. Anna Kool 144 Nash St Red Deer Alta
37. Kachupitzian 5719 39st Red Deer,
38. Dorille Schlessen 52C Cosgrave Crescent Red Deer Alta T4P2W4
39. Rita Kueker 3 Fern Rd Red Deer Alta T4N4Z,
40. Anne Cupples Box 1018 Red Deer, Alta - T4N-6S5
41. Lewis 6 Wright Ave Red Deer.

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DATE: May 12, 1997

TO: City Clerk

FROM: Engineering Services Manager

RE: SHARON PETERSON - FAIRBANK ROAD PARKING RESTRICTIONS

Sharon Peterson's petition is opposed to the partial parking ban on Fairbank Road.

The attached drawing shows

1. the location of the parking restrictions and
2. the amount and location of the remaining parking available in the area.

The Administration recently removed the on-street parking due to concerns about the congestion on Fairbank Road, in front of the Fairbank Elementary School/Valley Park Manor, and student safety. Students were darting out from between parked cars into the path of oncoming traffic. The Parent/Student Committee had previously requested the City to take some action that would improve pedestrian safety. The School Principal reported that there were three vehicle/student accidents within a 12-month period and requested the City to do something before a more serious accident occurred.


The existing roadway is relatively narrow at 32 feet. This width does not efficiently accommodate two rows of parked vehicles (16 feet) and two lanes of travel (22 feet). In order to improve safety and still provide for evening and weekend parking, we removed parking during the school hours of 8 a.m. to 4:30 p.m., Monday to Friday. This is intended to improve motorist visibility, as it is more difficult to control the student. A passenger loading zone was also installed to provide for student pick up and drop off. There was no parking removal in front of private residences, and alternate parking was available around the Nursing Home.

Based on a survey conducted at 10:30 a.m. on Monday, May 12, 1997, 55 of 75 parking stalls immediately adjacent to the Valley Park Manor property were vacant. This included 13 vacant stalls at the front parking lot, 9 vacant stalls at the back parking lot, and 33 vacant stalls on 60 Avenue. In addition, visitors and staff can continue to use most curb parking on Fairbank Road during the weekend and evening hours.

City Clerk
Page 2
May 12, 1997

RECOMMENDATION

In view of the concern regarding the safety of the school children and the availability of other parking in the area, we respectfully recommend that the current parking restriction remain as is.

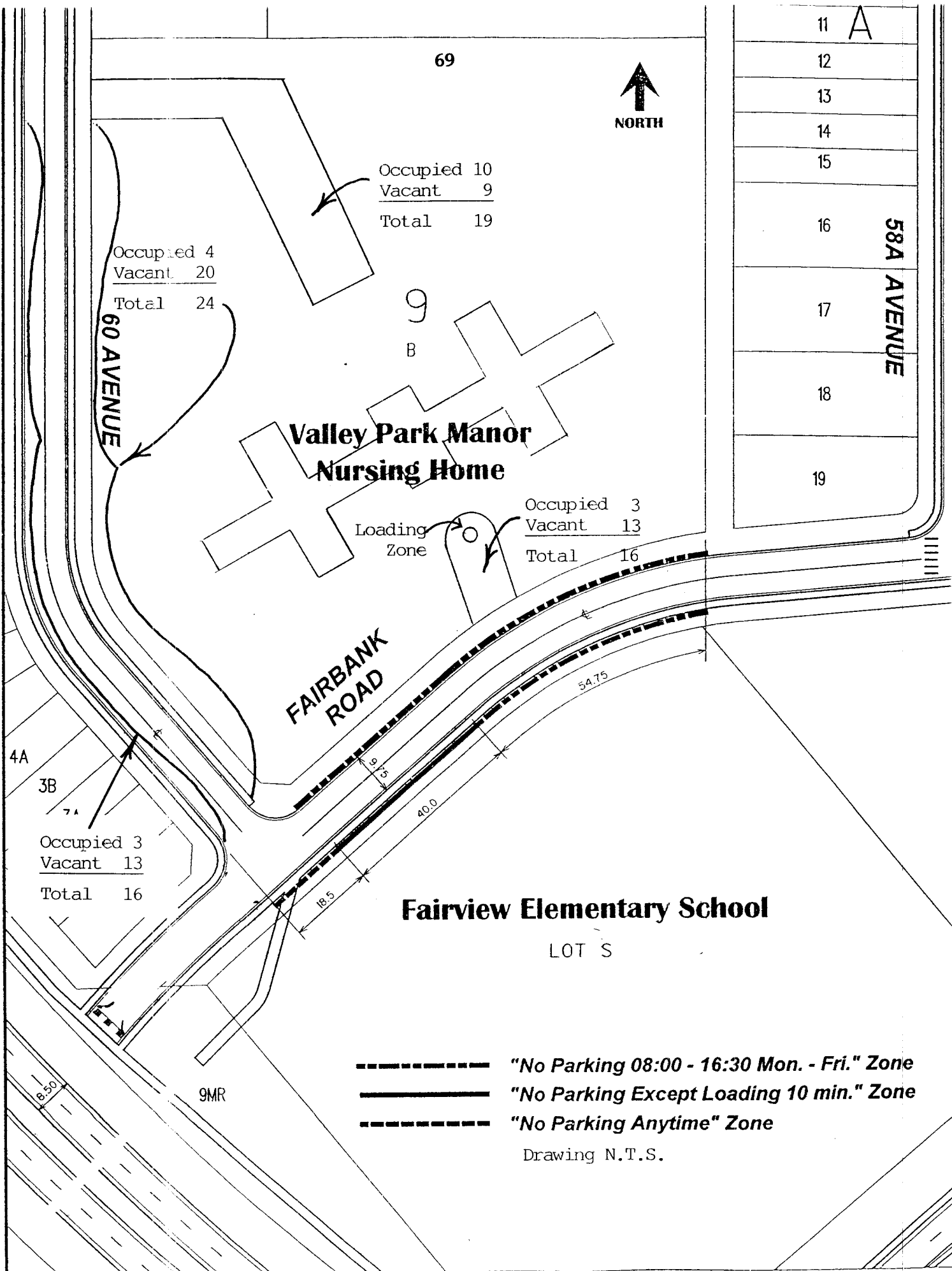


Ken G. Haslop, P. Eng.
Engineering Services Manager

CYL/emr

Att.

- c. Pieter Langstraat, Fairview Elementary School Principal
- c. Director of Community Services
- c. Fire Chief
- c. RCMP
- c. Transit Manager
- c. Inspections & Licencing Manager
- c. Principal Planner



DATE: May 9, 1997

TO: KELLY KLOSS
City Clerk


FROM: LOWELL R. HODGSON
Community Services Director

RE: SHARON PETERSON: POSTING OF NO PARKING SIGNS
55 STREET & 60 AVENUE

I visited this site to see what the impact of *No Parking* signs was on both sides of the road, adjacent to Fairview Elementary School. I observed that there is, indeed, plenty of parking on 60th Avenue and, in fact, room for parking at the end of 55th Street, where it abuts Taylor Drive. There is good street lighting, and so I think there is no concern with respect to security and there is very little distance to walk. Thus, I would recommend leaving the *No Parking* signs on both sides of this street, as there have been, I am told, two or three serious accidents there and this appears to be a very busy street with children coming and going from the school and playgrounds.

RECOMMENDATION

THAT Council of The City of Red Deer agree to retain the *No Parking* signs that are in place on 55th Street (both sides), adjacent to Fairview Elementary School.



LOWELL R. HODGSON

:dmg

MEMO

CITY RCMP/BYLAWS

May 7, 1997

TO: Kelly Kloss, City Clerk

FROM: Inspector Scott Sutton, City R.C.M.P.

RE: POSTING NO PARKING SIGNS 55 ST. AND 60 AVE.
SHARON PETERSON'S LETTER OF APRIL 3

The following comments reflect the City RCMP/Bylaws perspective re above:

1. Parking is available for Nursing Home staff at the west end of 55 St. and around the corner on 60th Ave.;
2. The school side is also posted, 10 minute loading/unloading only;
3. Could the Nursing Home staff look at altering their shift times to help ease the parking problem?
4. Signs could indicate, "Mon. - Fri., School Days Only."
5. The safety of the children should be everyone's first priority, no matter who was ultimately responsible for the earlier accidents;
6. People should be willing to walk a little further, ride bikes, take the bus, car-pool, etc. to help alleviate the parking/traffic problem;
7. Perhaps staff could make arrangements with the school to utilize their parking lot whenever feasible.

CONCLUSION: Leave signage as is for now; review in one year with local input from all concerned parties.


Inspector Scott Sutton

May 07, 1997

To: City Clerk

Fr: Transit Manager

Re: Sharon Peterson - Posting of No Parking Signs 55st 60ave

As the Transit department does not have a bus route on these streets, or have any plans to do so in the future, we have no concerns regarding this situation. If you have any further questions or concerns please contact us.



"Kevin Joli"
Transit Manager


rb/KJ

MEMO

DATE: 12 May 97
TO: Kelly Kloss, City Clerk
FROM: Ken Webster, Fire Marshal
RE: Sharon Peterson - Posting of No Parking Signs
55 Street and 60 Avenue.

I have visited the above noted site which is the street fronting Fairview School and Valley Park Manor. If parking was permitted on both sides of the street it would not infringe on the required six meter fire department access.

Yours truly,


Ken Webster, Fire Marshal

Comments:

We concur with the recommendation of the Engineering Department Manager.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

DATE: May 7, 1997

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

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: Sharon Peterson - Posting of No Parking Signs
55 Street and 60 Avenue

Please submit comments on the attached to this office by May 12, 1997 for the Council Agenda of May 20, 1997.

"Kelly Kloss"
City Clerk



Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 5, 1997

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Sharon Peterson
5936 - 61 Avenue
Red Deer, AB T4N 4W8

Dear Ms. Peterson:

Your letter dated April 3, 1997, regarding an appeal of the decision to post no parking signs at 5505 - 60 Avenue, has been referred to my department. The Engineering Department has advised that they cannot restore parking and grant your appeal, as they feel it will compromise the safety of children attending the area school.

I am assuming that your intent is to proceed to City Council with your appeal, and as such, same will be placed on their agenda of Tuesday May, 20, 1997. If this is not the case, please advise me as soon as possible at 342-8132.

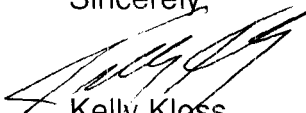
In addition, your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting, and can be picked up at our office on the second floor of City Hall on Friday, May 17, 1997.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, May 17, 1997, and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

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

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

Sincerely,



Kelly Kloss
City Clerk

KK/jb

FILE

Office of the City Clerk

May 21, 1997

Mrs. Sharon Peterson
5936 - 61 Avenue
Red Deer, AB T4N 4W8

Dear Mrs. Peterson:

**RE: REQUEST TO LIFT FAIRBANK ROAD PARKING RESTRICTIONS
(55 STREET & 60 AVENUE)**

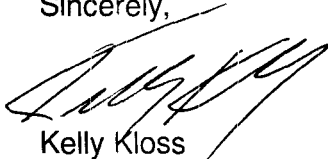
At the City of Red Deer's Council meeting held Tuesday, May 20, 1997, consideration was given to your correspondence dated April 3, 1997.

At that meeting, Mr. Pieter Langstraat, Principal of Fairview Elementary School, advised Council that he is working together with Valley Park Manor Nursing Home to resolve many of the concerns expressed. To allow time for both parties to discuss solutions, Council agreed to table this matter to a future Council meeting.

Once a joint proposal has been compiled addressing alternatives to the parking concerns, I will be pleased to schedule this item to appear before Council once again.

Should you have any questions or concerns, Mr. Ken Haslop, Engineering Services Manager, or myself, would be pleased to assist you.

Sincerely,



Kelly Kloss
City Clerk

/clr

c Director of Community Services
 Engineering Services Manager
 Fire Chief
 Insp. S. Sutton, R.C.M.P.
 Transit Manager
 Inspections & Licensing Manager
 Principal Planner

Mr. Pieter Langstraat, c/o Fairview Elementary School
Valley Park Manor Nursing Home Administration
Al Martin, David Thompson Health Region



FILE

Council Decision - May 20, 1997 Meeting

DATE: May 21, 1997
TO: Engineering Services Manager
FROM: City Clerk
RE: ***FAIRBANK ROAD PARKING RESTRICTIONS (55 STREET & 60 AVENUE) /
COST OF SIDEWALK INSTALLATION***

Reference Report: Correspondence from Mrs. Sharon Peterson,
dated April 3, 1997


Resolution Passed: Item tabled

Report Back to Council Required: Yes

Comments/Further Action:

At the Council Meeting of May 20, 1997, during the discussion of the above item, Council asked that you provide information regarding the cost of installing a sidewalk adjacent to Valley Park Manor Nursing Home.

In addition, please provide any information you may have regarding the possibility of charging this cost to Valley Park Manor as a local improvement. Thanks.



Kelly Kloss
City Clerk

/clr



**Amoco Canada
Petroleum Company Ltd.**

P.O. Box 200, Station M
Calgary, Alberta T2P 2H8

April 30, 1997

Mr. Kelly Kloss,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Kloss,

Amoco Canada plans to proceed with regulatory applications to build and operate a Linear Alpha Olefins (LAO) plant at the NOVA Chemicals' Joffre site. Information packages including a public disclosure document was sent to Mayor Gail Surkan, as well as key individuals within the City of Red Deer. I have enclosed a copy of the public disclosure document and newsletter which provides you with more information about the project.

This project represents a significant new investment by Amoco Canada and an increased presence in the community. It also means enhancement of Alberta's petrochemical industry, and an important long-term economic contribution to the area and the province. The LAO plant, known as "Prairie Rose", is related to NOVA's current site expansion plans.

Representatives from Amoco Canada would be pleased to meet with the Mayor of Red Deer and city councillors to provide an overview and answer any questions they may have about Amoco or the Prairie Rose project.

If the Mayor and city councillors would be interested in discussing the Prairie Rose with representatives from Amoco, please call Julie Martini at 1-888-966-7673 to confirm an appropriate time and date.

We look forward to working with the City of Red Deer to ensure benefits to the local community and region are enhanced, while any potential impacts of our project are minimized.

Sincerely,

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

Ted Bridgewater

MAY - 2 1997



Vince P. Rodych
Vice President, Public & Government Affairs
(403) 233-1414

**Amoco Canada
Petroleum Company Ltd.**

P.O. Box 200,
Calgary, Alberta T2P 2H8

News Release

AMOCO CANADA TO BUILD \$250 MILLION PETROCHEMICAL PLANT IN ALBERTA

Calgary (April 16, 1997) -- Amoco Canada Petroleum Company Ltd. of Calgary today announced plans to build a \$250 million petrochemical plant in Alberta.

Amoco proposes to build a Linear Alpha Olefins plant on the NOVA Chemicals Ltd. Joffre site near Red Deer, Alberta. Linear Alpha Olefins are used in the production of a wide range of consumer and industrial end-products from plastics to detergents and synthetic motor oils.

"Our investment in an Alberta olefins plant represents a significant and exciting new business for Amoco's Canadian operations," said Bob Erickson, Amoco Canada's chairman and president. "Not only will this plant make a major contribution to Amoco's global leadership position as a supplier of Linear Alpha Olefins, but the leading, proven technology we are introducing to Canada will significantly enhance Canada's and Alberta's petrochemical industry."

"The olefins plant will increase the production of value-added products in Alberta derived from the province's ethane resource," said Erickson. "Our plant will use ethylene upgraded in Alberta from ethane, and, in turn, produce Linear Alpha Olefins—up to 40 per cent of which Amoco expects to sell to Alberta polyethylene producers. Currently, these producers import this feedstock from the U.S."

The "Amoco Prairie Rose Plant" will be designed with a production capacity of 250 kilotonnes/year (550 million lb./year), expandable to 375 kilotonnes/year (825 million lb./year). It is planned for start-up in the year 2000, and when operational, will employ approximately 120 people.

Amoco is proceeding with regulatory applications for the project, which will include an Environmental Impact Assessment and a comprehensive public consultation program. The plant proposal is subject to approval by Amoco's and NOVA Chemicals' Boards.

"To ensure regional and local economic opportunities are maximized, we have initiated co-operative working relationships with interested groups and individuals. We intend to listen and work with the local community regarding the plant's construction and operations logistics," said Erickson.

Amoco Canada Petroleum Company Ltd. is a Calgary-based oil and gas company involved in the exploration, production and marketing of natural gas, conventional and heavy oil, and natural gas liquids. It is part of Amoco Corporation (AN), the worldwide energy and chemical company with activities in more than 40 countries.

For those interested, a Media Teleconference will be held on Wednesday, April 16, 10:00 a.m. to 10:30 a.m. MST. Please call toll free: 1-800-997-6755. Operators will be available starting at 9:45 a.m. MST.

-30-

For more information please contact:

Public & Government Affairs
Amoco Canada Petroleum Company Ltd.
403-233-1425



Amoco Canada Petroleum Company Ltd.

introduces

A New Petrochemical Advantage to Canada

On April 16, 1997, Amoco Canada Petroleum Company Ltd. of Calgary announced plans to invest in Canada's petrochemical industry with a proposed new plant in Alberta.

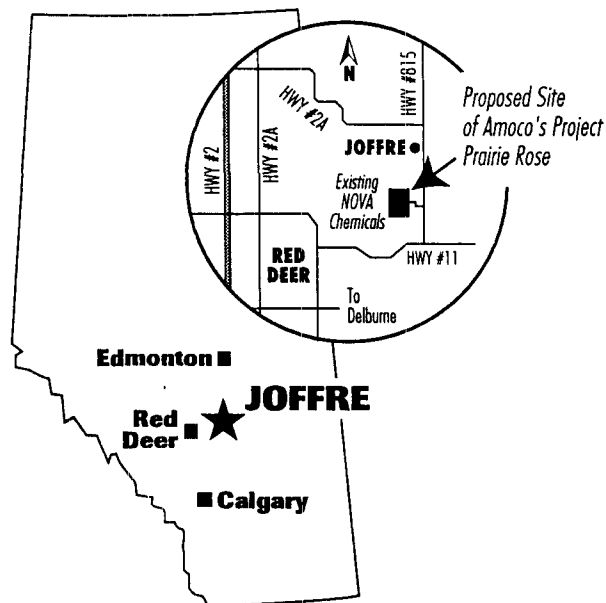
The "Prairie Rose" plant, at Joffre, will produce Linear Alpha Olefins (LAOs). LAOs are used to make a wide range of products from plastics to detergents and synthetic motor oils.

Amoco has the world's leading LAO technology. With the Prairie Rose plant, Alberta and Canadian polyethylene producers will see ethylene upgraded in Alberta, thus reducing the volume of imported LAOs. Not only does this enhance Canada's petrochemical industry, but it means more value-added products are produced locally from Alberta's natural gas resources.



Prairie Rose will use ethylene produced in Alberta from ethane, and, in turn, produce LAOs. Up to 40 per cent of the plant's production will be sold to Alberta polyethylene producers. The plant is scheduled for start-up in the year 2000.

Amoco Corporation is a recognized world leader in the chemical and petrochemical business. This expertise is fully available to Amoco Canada—as we contribute in this new way to Alberta's and Canada's economic diversification.



Amoco's \$250 million Prairie Rose plant will enhance the "Alberta Advantage," contribute to the net export of Canadian-made products, and broaden the province's petrochemical expertise.

We will consult with the public on Project Prairie Rose.

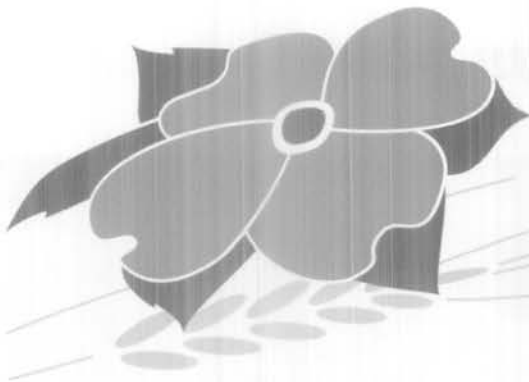
We will work hard to be a "good neighbor" to the people and communities near the plant. Amoco Canada is committed to establishing co-operative working relationships with and listening to our neighbors, local communities and other interested stakeholders.

Please call us if you would like to obtain additional information on the project as it becomes available, or if you have any questions or suggestions on Project Prairie Rose.

1-888-966-ROSE (7376)



Amoco Canada Petroleum Company Ltd.



Prairie Rose NEWS

April 1997

Joffre Plant Site Proposal

On April 16, 1997, Amoco Canada Petroleum Company Ltd. announced a plan to construct and operate a Linear Alpha Olefins (LAO) plant at Joffre, Alberta.

The plant, known as Prairie Rose, will be Amoco's first petrochemical operation in Canada. Amoco Corporation, however, is a world leader in the production of chemicals and petrochemical products. The plant will also significantly enhance Alberta's and Canada's petrochemical industry with the introduction of Amoco's leading technology. (See page 2 for more information.)

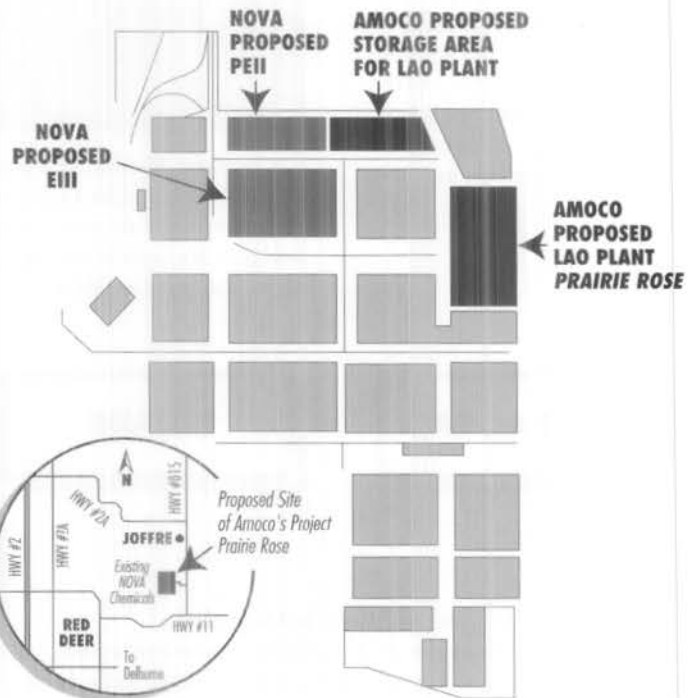
Prairie Rose is related to NOVA Chemicals' current expansion plans at the Joffre site. Amoco will purchase ethylene feedstock from NOVA's Ethylene III plant, and will sell a portion of the LAO product to NOVA.

The land for the proposed plant is within the existing NOVA Chemicals' site.

Amoco is proceeding with regulatory applications for the proposed plant, which will include a stand-alone Environmental Impact Assessment (EIA). As Prairie Rose is proposed on the same site as NOVA's new facilities, the studies will build upon the EIA filed by NOVA in September 1996.

Amoco Canada is asking for the public's views and input into the planning and development of this plant. We encourage site neighbors, community members and interested groups to let us know how you would like to be involved.

Please call us toll free at 1-888-966-ROSE (7673).



Amoco's proposed LAO plant, Prairie Rose, will be located on the northeast portion of the NOVA Chemicals' Joffre site. Certain existing and planned infrastructure at the site will be shared by Amoco, making economic as well as environmental sense.

Prairie Rose Highlights

- about 120 people will be employed at the completed plant
- new technology for Canada's petrochemical industry
- cost to construct \$250 million
- planned start-up fall of 2000
- start-up capacity 250 kilotonnes/year (550 million lbs.) expandable to 375 kilotonnes/year (825 million lbs.)
- up to 40% of product sales expected to Alberta polyethylene producers

What's Inside

- What is a Linear Alpha Olefins plant?
- Joffre Site Advantages
- Background on Amoco
- Tentative Schedule

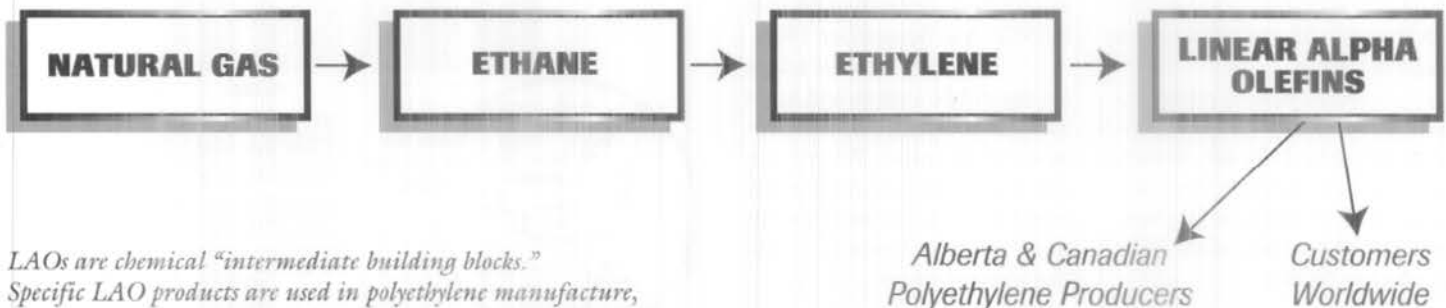
What is a Linear Alpha Olefins plant?

Amoco currently operates two Linear Alpha Olefins (LAO) plants: one in Feluy, Belgium, the other in Pasadena, Texas. Amoco's people have more than 25 years of LAO technical and business expertise. Today, Amoco is the world's largest merchant market supplier of LAOs. It also has the leading, proven LAO technology in the business.

The illustration below shows the general upgrading process from natural gas to LAO. Amoco's proposed Prairie Rose plant will use ethylene feedstock to create LAOs which customers use to create a range of consumer and industrial products.



The proposed Prairie Rose plant is very similar to Amoco's LAO plant in Feluy, Belgium. The Feluy plant is also located within an agricultural community, with neighbors as close as 1 km. There have been no major environmental incidents at this plant since it began operations in 1992, and the Feluy operating staff has been very responsive to nearby residents in ensuring that the plant is a "good neighbor."



LAOs are chemical "intermediate building blocks." Specific LAO products are used in polyethylene manufacture, synthetic motor oils, many detergent products, lubricant additives and synthetic drilling fluids.

Adding to the "Alberta Advantage"

Prairie Rose represents significant enhancement of the petrochemical industry. Not only will leading, proven technology be introduced to Canada, but local production of value-added products from Alberta's ethane resource will be greatly increased.

Project Prairie Rose will take ethylene produced in Alberta from ethane, and, in turn, produce LAOs. Up to

40% of these LAOs will be sold to Alberta's polyethylene producers. Currently, polyethylene producers in Alberta import LAOs from the U.S. to manufacture products sold worldwide.

With Project Prairie Rose, the net export of Canadian-made products increases, the province's petrochemical expertise broadens, and the "Alberta Advantage" is enhanced.

Joffre location offers Prairie Rose a number of advantages

Joffre is a preferred site for the following reasons:

- proximity to ethylene feedstock keeps costs down and provides a competitive advantage for the product;
- proximity to polyethylene manufacturers in Alberta provides a market for as much as 40% of the LAO product; reduced transportation costs as a result of proximity to customers provides a competitive advantage to Amoco, as well as its customers;
- the land is already within the NOVA site, and potential impacts on agricultural lands are minimized;
- the shared use of much of the existing infrastructure at the NOVA Chemicals' site not only makes economic sense, but is also more efficient from an environmental perspective;
- the local and regional communities have indicated their interest and support in supplying goods, services and manpower for similar developments when it has been demonstrated that potential impacts can be minimized and benefits enhanced; and
- the infrastructure exists in Alberta to support this advanced technology process.

Overview of the regulatory application process

In addition to an Environmental Impact Assessment for Prairie Rose required by Alberta Environmental Protection (AEP), Amoco will submit applications to:

- the Alberta Energy and Utilities Board for an Industrial Development Permit required under the Oil and Gas Conservation Act;
- AEP for a Construction Permit and Operating License; and
- Lacombe County for a Development Permit.

Amoco plans to prepare the EIA and other applications during 1997, with submission to regulatory agencies in the fall. Stakeholder consultation will occur before any applications are submitted.

Amoco's EIA will include the potential incremental and cumulative environmental, social and economic impacts related to the development of the LAO plant. It will build upon the EIA for EIII submitted by NOVA in September 1996.

As part of its environment, health and safety program, and with the new chemical aspect to its operations, Amoco Canada will become a member of the Canadian Chemical Producers' Association. Amoco will work toward full implementation of the Association's Responsible Care Program at the Prairie Rose plant.



Background on Amoco's experience in petrochemicals

Albertans and Canadians will be familiar with Amoco Canada Petroleum Company, which has been in operation in Canada since 1948. This wholly-owned subsidiary of Amoco Corporation has its headquarters in Calgary and employs about 2,200 people. Amoco Canada operations include petroleum exploration and production, and the supply and marketing of oil, natural gas, and natural gas liquids. It is one of the largest petroleum producers in Canada, and the largest Canadian producer of natural gas.

Amoco Corporation, through its Chemical Sector manufactures and sells chemical products worldwide. Amoco's chemical sector has more than 15,000 employees. At the present time, Amoco does not have petrochemical production operations in Canada, aside from two fabrics plants in Ontario which use petrochemical products in their manufacturing processes.

Amoco is a world leader in the production of chemicals and value-added copolymer products. For example, it is the top producer of the preferred raw material for polyester. Amoco's many products are used in:

- the manufacture of plastics for a wide range of consumer, industrial, and medical applications;
- durable fabrics and yarns for clothing, home furnishings and carpeting (Amoco is the world's largest producer of carpet-backing fabrics and woven polypropylene industrial products);
- the production of high-performance engineering polymers used for such items as automotive and aircraft products, electrical and electronic components, and medical products;
- agricultural products and solvents; and
- foam tableware, packaging, and building and home insulation.

Amoco Canada will own and operate the proposed Prairie Rose plant. As part of the project team, Amoco Chemical staff will provide the proprietary technology, technical expertise for plant design, start-up and operations, and product marketing support. Amoco's people have more than 25 years of LAO technical and business expertise which will be used by the project team.

Tentative Schedule for Prairie Rose

1997 Spring — EIA Terms of Reference Fall — EIA submitted to AEP

1998 Spring — Permits & Approvals Summer — Start Construction

2000 Summer — Construction Complete Fall — Commissioning, Start-up

The public consultation process will span the project's design, construction and on-going operations phases.

We welcome your views and suggestions on Project Prairie Rose

The proposed Prairie Rose plant represents a significant new business investment by Amoco's Canadian operations, as well as an increased presence in the Red Deer/Lacombe area. As a result, Amoco is committed to working with interested stakeholders, especially those who may be directly impacted by the proposed project.

The goal is to minimize potential impacts, while enhancing benefits from the project.

Amoco will also work together with NOVA Chemicals and interested stakeholders to address issues which may be common to the developments in the area.

PLEASE CALL THE PROJECT PRAIRIE ROSE INFORMATION LINE:



- If you have a question related to the proposed project.
- If you have a suggestion or want to express your views on any aspect of the proposed project.

1-888-966-ROSE (7673)



Amoco Canada Petroleum Company Ltd.



PRAIRIE ROSE NEWS

is published by Amoco Canada to provide information and promote dialogue on the proposed Linear Alpha Olefins plant at Joffre, Alberta.

Your comments and suggestions are welcome:

Attn. Ted Bridgewater
Amoco Canada Petroleum Company Ltd.
P.O. Box 200, Station M
Calgary, Alberta T2P 2H8

Printed on Recycled Paper



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

May 20, 1997

Amoco Canada Petroleum
Company Ltd.
P.O. Box 200, Station M
Calgary, AB T2P 2H8

Att: Mr. Ted Bridgewater

Dear Sir:

RE: PRAIRIE ROSE PROJECT

Thank you for your correspondence dated April 30, 1997 and the information packages that you made available to us prior to the Council meeting of May 20, 1997.

It is my understanding that you will be keeping Mr. Paul Meyette, of Parkland Community Planning Services, apprised of your progress, who in turn, will be keeping Council and City Administration informed.

On behalf of Council, I would like to take this opportunity to thank you for your informative presentation and to extend best wishes to Amoco Canada in this new endeavour.

Sincerely,

Kelly Kloss
City Clerk

/clr

c Director of Community Services
Principal Planner

COUNCIL MEETING OF MAY 20, 1997

ATTACHMENT TO REPORT ON OPEN AGENDA

RE:

Amoco Canada Presentation

Public Disclosure Document

**Proposed Linear Alpha Olefins (LAO) Plant
Joffre, Alberta**

—Project Prairie Rose—

APRIL 16, 1997



Amoco Canada Petroleum Company Ltd.

GLOSSARY OF ABBREVIATIONS USED IN THIS DOCUMENT

AEP	Alberta Environmental Protection
EIA	Environmental Impact Assessment
EIII	NOVA Chemicals'/Union Carbide's proposed Ethylene III plant at the Joffre site
EUB	Alberta Energy and Utilities Board
IDP	Industrial Development Permit
LAOs	Linear Alpha Olefins: non-toxic, hydrocarbon liquids used in the manufacture of a variety of consumer and industrial products from polyethylene to detergents and synthetic drilling fluids.
PEII	NOVA Chemicals' proposed Polyethylene II plant at the Joffre site

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I. SUMMARY

This document has been prepared as part of Amoco Canada's public consultation program and regulatory application process related to its proposed petrochemical project "Prairie Rose" at Joffre, Alberta. It provides stakeholders, the general public and government agencies a preliminary overview of the proposed plant in its very early stages of planning and design. Amoco will provide updates and more detailed information as it becomes available.

On April 16, 1997, Amoco Canada Petroleum Company Ltd. announced a plan to construct and operate a Linear Alpha Olefins (LAO) plant at Joffre, Alberta. The land for the plant is within the existing NOVA Chemicals Ltd. site, and Amoco will lease the land from NOVA Chemicals. Amoco also plans to share certain Joffre site infrastructure with NOVA for these LAO operations.

This project, referred to as Prairie Rose, will be Amoco's first petrochemical operation in Canada. It builds on Amoco Corporation's capability in the production of chemicals and value-added intermediate chemicals.

Prairie Rose will introduce to Canada leading, proprietary Amoco technology which is now in operation at two other plants—Feluy, Belgium and Pasadena, Texas. (Amoco's Feluy plant is very similar to the proposed Prairie Rose.) The production of Linear Alpha Olefins (LAOs), non-toxic hydrocarbon liquids considered "intermediate chemicals," will also make a significant contribution to the local production of value-added products from Alberta's ethane resource.

The cost to construct the LAO plant and related storage facilities is about \$250 million. Prairie Rose will be designed for a production capacity of 250 kilotonnes/year (550 million lb/yr), expandable to 375 kilotonnes/year (825 million lb/year) of a variety of LAOs. Initial start-up is targeted for the year 2000. The LAOs will be sold to a number of customers in Canada, the U.S. and Asia, with up to 40% of production sold to Alberta polyethylene producers.

The Prairie Rose project is related to NOVA Chemicals' current expansion plans at the Joffre site. Ethylene feedstock for the LAO plant will be purchased from NOVA's share of the ethylene from the proposed NOVA Chemicals/Union Carbide Canada Inc. Ethylene III (EIII) plant. A portion of the alpha olefins produced by the LAO plant will be sold to NOVA Chemicals for use in its existing and proposed polyethylene plants.

In September 1996, NOVA Chemicals submitted an Environmental Impact Assessment (EIA) to Alberta Environmental Protection (AEP) as part of its regulatory application process for EIII. The EIA included an assessment, where appropriate, of the potential cumulative impacts of NOVA's possible second polyethylene plant, PEII. As the LAO plant is proposed on the same site as these additional facilities, Amoco Canada's EIA for the LAO plant will build upon the EIA filed for EIII by NOVA. Amoco's EIA will be a "stand-alone document" which will include an assessment of the potential cumulative and incremental impacts of the LAO plant.

Amoco plans to prepare the EIA and other applications during 1997, with submission to regulatory agencies in the fall of 1997. In particular, Amoco will be submitting applications to:

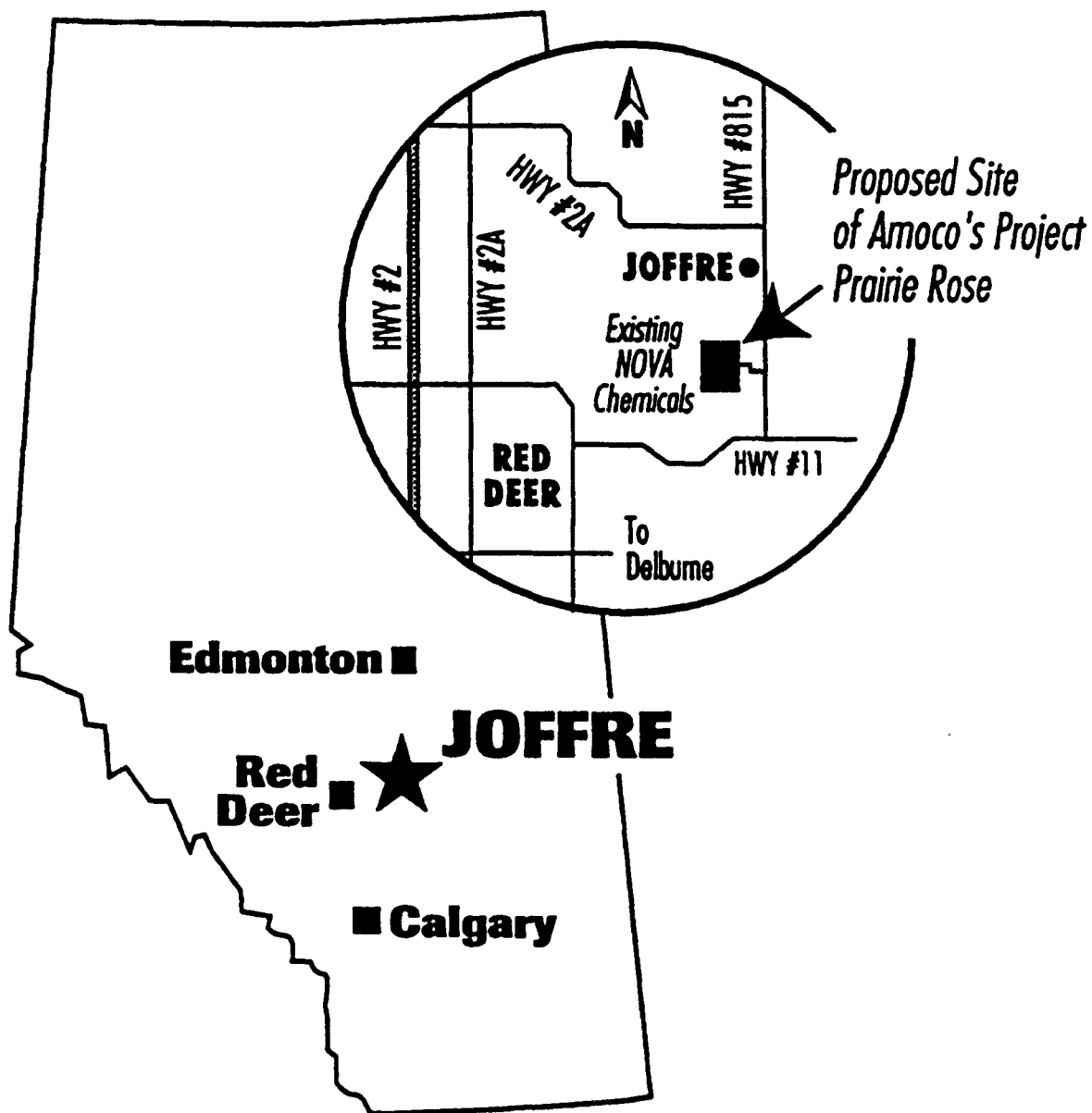
- the Alberta Energy and Utilities Board (EUB) for an Industrial Development Permit (IDP) required under the Oil and Gas Conservation Act (this application also includes the EIA);
- AEP for a Construction Permit and Operating License; and
- Lacombe County for a Development Permit.

The proposed Prairie Rose plant represents a significant new business investment by Amoco, as well as an increased presence in the Red Deer/Lacombe area. To Albertans and Canadians, the plant will help diversify the petrochemical industry, and make a long-term economic contribution. Amoco is committed to providing, whenever possible, local employment and regional business opportunities related to this project. The project is important to Amoco as the production from the plant will contribute to its global leadership as an LAO supplier.

Amoco will meet with, listen to, and work with interested stakeholders, especially those who may be directly impacted by the proposed project. The goal is to minimize potential environmental and social impacts, while enhancing benefits from the project. When appropriate, Amoco will work together with NOVA Chemicals and other interested stakeholders to address issues which may be common to the developments in the area.

Please contact us toll free 1-888-966-ROSE (7673) if you would like to obtain additional information on the project as it becomes available, or if you have any questions or suggestions.

Figure 1: Joffre, Alberta



III. AMOCO CORPORATE PROFILE AND EXPERIENCE IN THE PETROCHEMICAL INDUSTRY

Amoco Canada will own and operate the proposed Prairie Rose plant. As part of the project team, the Chemical Sector of Amoco Corporation will provide the proprietary technology and technical expertise for plant design and start-up. Amoco's people have more than 25 years of LAO technical and business expertise which will be used by the Prairie Rose team.

A. Amoco Canada and Its Operations

Albertans and Canadians will be familiar with Amoco Canada Petroleum Company Ltd., which has been in operation since 1948. This wholly-owned subsidiary of Amoco Corporation has its headquarters in Calgary and employs about 2,200 people. It is one of the largest petroleum producers in Canada, and the largest Canadian producer of natural gas.

Currently, major operations include:

- exploring and developing new supplies of conventional and heavy oil and natural gas throughout Canada;
- producing oil and gas from wells in Alberta, British Columbia, Saskatchewan and the Northwest Territories;
- processing natural gas into marketable commodities including sulphur and natural gas liquids (NGLs) such as ethane, propane and butane;
- the 1,485-kilometre Rangeland Pipeline system in Alberta;
- the Canadian Marine Drilling Ltd. (CANMAR) fleet of marine drilling and service vessels;
- storage and transportation facilities for NGLs, including ownership interests in the Cochin pipeline system from Alberta to Ontario, the Cochrane-Edmonton NGL pipeline in Alberta, and the Alberta Ethane Gathering System; and
- major processing facilities at Fort Saskatchewan and Empress, Alberta, and Sarnia, Ontario.

B. Amoco Corporation and Its Operations

Amoco Corporation is a worldwide energy and chemical company with activities in more than 40 countries. Amoco has more than 42,000 employees. In 1996, revenues were \$31 billion (U.S.).

Amoco Corporation is a world leader in the production of chemicals and value-added copolymer products. For example, it is the top producer of purified terephthalic acid (PTA), the preferred raw material for polyester. Amoco's many products are used in:

- the manufacture of plastics for a wide range of consumer, industrial, and medical applications;
- durable fabrics and yarns for clothing, home furnishings and carpeting (Amoco is the world's largest producer of carpet-backing fabrics and woven polypropylene industrial products);
- the production of high-performance engineering polymers used for such items as automotive and aircraft products, electrical and electronic components, and medical products;
- agricultural products and solvents; and
- foam tableware, packaging, and building and home insulation.

C. Amoco's Linear Alpha Olefins Operations

Amoco is the world's largest merchant market supplier (largest volume of sales to downstream users) of linear alpha olefins (LAOs). (See page 12 for more information on the use of LAOs.) Its LAO business is global in scope, with sales and marketing organizations in the Americas, Europe, the Middle East, Africa, and the Far East. Two LAO plants, similar to the one proposed for Joffre, are operated by Amoco in Feluy, Belgium and Pasadena, Texas.

The Pasadena plant, with a production capacity of 450 kilotonnes (990 million lb/year) tonnes) has operated since 1970. The Feluy plant, with a capacity of 200 kilotonnes (440 million lb/year) began operations in 1992. The proposed Prairie Rose plant will be very similar to the Feluy plant in size, design and operations.

D. Amoco's Environment, Health and Safety Policy

Compliance with government regulations and adherence to Amoco Canada's Environment, Health and Safety policy is central to all of Amoco's business operations. Performance is continuously monitored, measured and annually reported to the public.

The following is Amoco Canada's policy:

Amoco Canada's pledge is to excel in protecting the environment and the health and safety of employees, the users of our products and the communities in which we operate. As an exploration, production and transportation company, we recognize the continuing challenge of fulfilling this pledge while accomplishing our other corporate goals. Each of us share this responsibility to ensure our long-term success. To achieve our goals, we will:

- Integrate sustainable development in all aspects of business planning to ensure a healthy environment, a prosperous economy and a high quality of life in the present and the future.
- Commit to leadership by operating and growing our business in compliance with legal requirements and Amoco's environmental, health and safety operating standards which may be more stringent.
- Safeguard our employees' health by promoting an accident-free workplace, minimizing exposure to hazardous substances and providing preventive health care systems.
- Ensure safe handling, use and disposal of our products by acquiring and communicating information and educating our employees and customers.
- Minimize the environmental impact of our operations by promoting pollution prevention and environmental conservation.
- Anticipate, evaluate and manage risks by maintaining crisis management programs that emphasize prevention and effective emergency preparedness, response and recovery plans.
- Commit to continuous improvement by striving for performance measures that compare favorably to or exceed those of industry leaders.
- Monitor our compliance with regulations and internal standards and conduct periodic performance audits.

- Earn the public trust by communicating openly about our policies, programs and performance and advocating sound laws and regulations.

Amoco Chemical Company has adopted the U.S. Chemical Manufacturers' Association's Responsible Care® initiative. Responsible Care is a commitment to continuous improvement in all health, safety and environmental aspects of performance. The initiative consists of six codes of management practices in the areas of Community Awareness and Emergency Response; Pollution Prevention; Process Safety; Distribution; Employee Health and Safety; and Product Stewardship. Amoco's European chemical operations have also adopted the European Responsible Care initiative. Amoco is making progress toward full implementation of all the codes. Both initiatives are similar to that of the Canadian Chemical Producers' Association.

With the new petrochemical aspect to its operations, Amoco Canada will become a member of the Canadian Chemical Producers' Association and work toward full implementation of the Responsible Care Program at the Prairie Rose plant.

Amoco Canada is currently implementing a combined management system for its environment, health and safety programs. This expanded management system as well as the management practices of Responsible Care will be applied to Prairie Rose operations.

IV. THE PROPOSED PROJECT— A PRELIMINARY OVERVIEW

A. Project Description

Amoco Canada is proceeding with regulatory applications to construct and operate an LAO plant at the NOVA Chemicals Ltd. site at Joffre, Alberta. The land will be leased from NOVA Chemicals. Certain infrastructure at the existing site will be shared by the LAO operation.

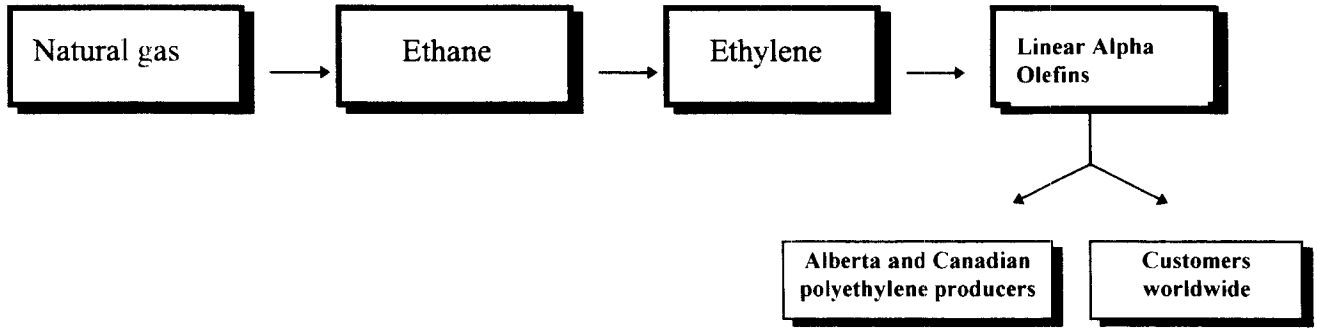
The cost to construct the Prairie Rose plant and related storage facilities is about \$250 million. Construction will result in about 1,500 person years of employment. Upon completion, the plant will employ about 120 people during a 25- to 50-year operating period.

Prairie Rose will use proprietary Amoco technology. The plant will be designed for a production capacity of 250 kilotonnes/year (550 million lb/yr), expandable to 375 kilotonnes (825 million lb/year) of a variety of LAOs. Amoco anticipates growth in world demand will support an increase of production capacity within a five-year period of start-up. Because expansion is built into the plant, the capacity increase will not require additional land or site expansion.

LAOs are chemical “intermediate building blocks” for many different markets. Specific LAO products and markets include:

- hexene (C₆) and octene (C₈) used in polyethylene manufacture;
- decene (C₁₀) used in synthetic motor oils;
- dodecene (C₁₂) and tetradecene (C₁₄) used in many detergent products;
- hexadecene (C₁₆) and octadecene (C₁₈) used in lubricant additives and synthetic drilling fluids.

The illustration below shows the general upgrading process from natural gas to LAO. Amoco's proposed Prairie Rose plant will use ethylene feedstock and use a "chain growth" process to create intermediates or LAOs which are further upgraded in value by customers to create a range of consumer and industrial products.



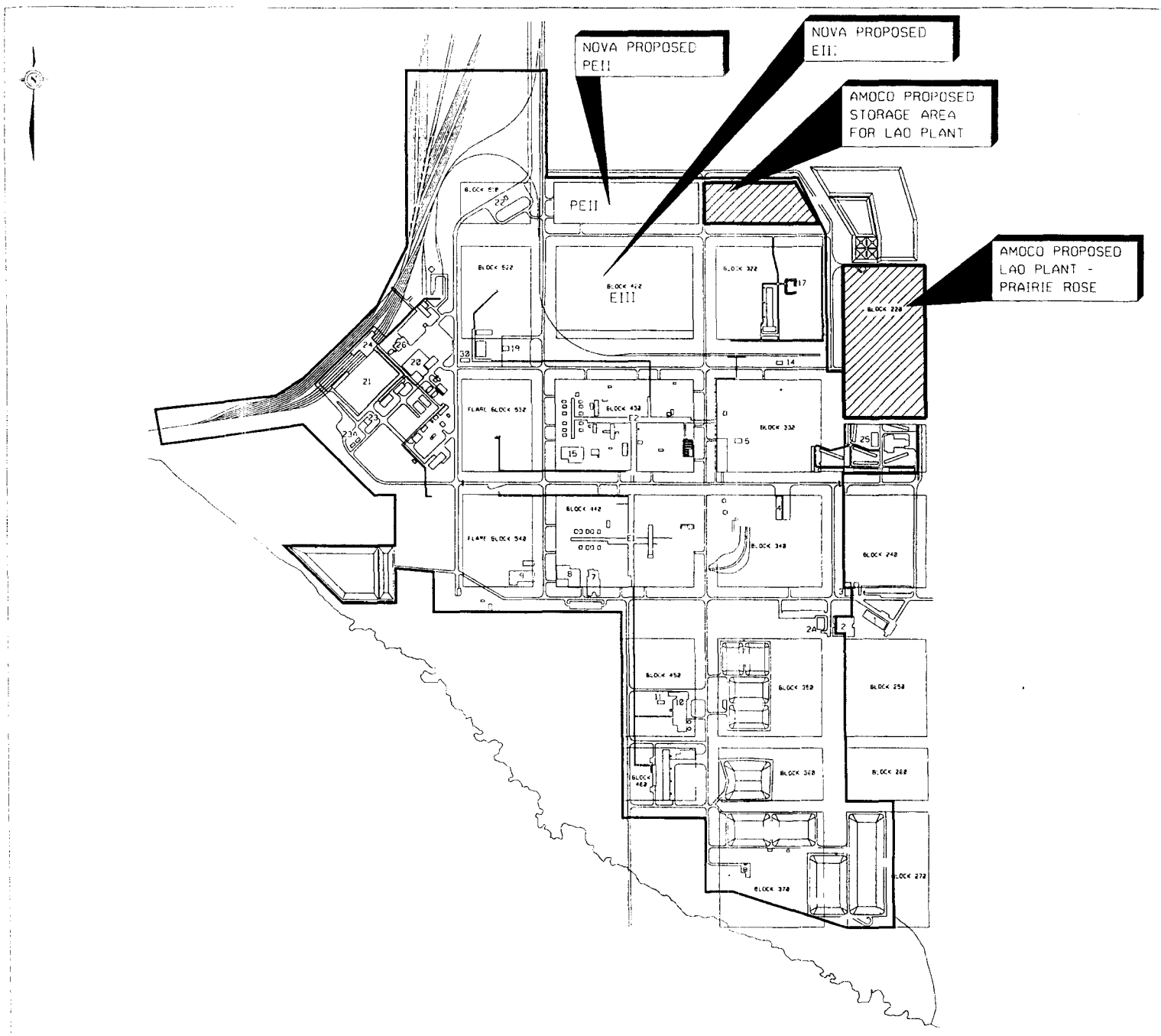
As part of the agreement with NOVA Chemicals, ethylene from NOVA's share of production from the proposed EIII plant (joint venture between NOVA Chemicals and Union Carbide Canada Inc.) will be used for Prairie Rose operations. Amoco will sell some of the LAO production to NOVA and other customers in Alberta, Canada, the United States and Asia.

The Joffre location for Prairie Rose is a preferred option for these reasons:

- proximity to ethylene feedstock keeps costs down and provides a competitive advantage for the product;
- proximity to polyethylene manufacturers in Alberta provides a market for up to 40% of the LAO product; reduced transportation costs as a result of proximity to customers provides a competitive advantage to Amoco, as well as its customers;
- the land is within the existing NOVA site, and potential impacts on agricultural lands are minimized;
- the shared use of much of the existing infrastructure at the NOVA Chemicals' site not only makes economic sense, but is also more efficient from an environmental perspective;
- the local and regional communities have indicated their interest and support in supplying goods, services and manpower for similar developments when it has been demonstrated that potential impacts can be minimized and benefits enhanced; and
- the infrastructure exists in the province to support this high technology process.

From a broader perspective, Prairie Rose represents significant enhancement of the petrochemical industry. Not only will leading, proven technology be introduced to Canada by Amoco, but local production of value-added products from Alberta's ethane resource will be greatly increased. Project Prairie Rose will use ethylene upgraded in Alberta from ethane to produce LAOs. Up to 40% of these LAOs will be sold to Alberta's polyethylene producers. Currently, polyethylene producers in Alberta import these LAOs from the U.S. to manufacture products sold worldwide. With Project Prairie Rose, the net export of Canadian-made products increases, the province's petrochemical expertise broadens, and the "Alberta Advantage" is enhanced.

Figure 2: Amoco's Proposed Prairie Rose Plant on the NOVA Chemicals' Site



B. Project Location and Infrastructure

The existing NOVA Chemicals' Joffre facility is located within Sections 29, 31 and 32, Township 38, Range 25, west of the Fourth Meridian, approximately 20 km east of the City of Red Deer and 2 km south of the hamlet of Joffre, in Lacombe County. The proposed LAO plant will be located on the northeast portion of the site (see Figure 2, page 15). The location of NOVA's proposed EIII plant and the possible PEII plant are also indicated.

The LAO process plant will occupy about 20 hectares (50 acres) including a tank storage area and rail facilities located to the northwest of the plant. The total NOVA site occupies approximately 71 hectares (175 acres).

Product will be shipped to customers primarily by pipeline and rail. More information on the rail facilities and expected volume and schedule for rail traffic to and from the site will be provided to interested stakeholders for discussion as soon as it is available. NOVA Chemicals, with Amoco, is studying the integration of the site's rail facilities and public input will be sought to ensure plans are acceptable to the community.

The operations of Prairie Rose do not require a continuous flare. Loading of LAO product into rail cars for transportation to customers does require a relatively small amount of flaring. The plant will be equipped with an emergency flaring system which is used when there is a need to shut down the plant and depressure the equipment safely.

With the shared use of certain site infrastructure, Amoco will obtain its process water from NOVA's system, and return properly treated discharge water via this system. Amoco's EIA will include a review of proposed water use, as well as a complete characterization of any water discharge and air emissions.

Amoco and NOVA are considering joint project management of the new plants' construction (Prairie Rose, EIII and PEII). Amoco will also be discussing with NOVA and interested stakeholders the shared use of proposed on-site construction workforce housing.

C. Tentative Project Schedule

- | | |
|---------------------------|-------------|
| • EIA Terms of Reference | Spring 1997 |
| • EIA submitted to AEP | Fall 1997 |
| • Permits and approvals | Spring 1998 |
| • Start construction | Summer 1998 |
| • Construction complete | Summer 2000 |
| • Commissioning, start-up | Fall 2000 |

Project Prairie Rose's start-up is scheduled to coincide with the start-up of NOVA's EIII. The public consultation process will span the project's design, construction and operations phases.

D. Preliminary Contract and Employment Information

Amoco is committed to providing, whenever possible, local employment and regional business opportunities related to this project. For example, Alberta-based companies will be invited to submit quotations for detailed engineering, construction and equipment fabrication contracts.

Contractors will be directly responsible for staffing the project to completion of the 24-month construction phase. Construction workforce is expected to peak at about 500 to 600 people in late 1999 and early 2000.

Prairie Rose operating staff will be recruited by Amoco during 1999 to 2000.

V. AMOCO'S COMMUNICATIONS AND PUBLIC CONSULTATION APPROACH

A. Consultation and Communications Objectives—Project Prairie Rose

While the public consultation and communications program related to the proposed Prairie Rose plant is an integral component of the regulatory application process, it also reflects Amoco's established principles and practices (see next page).

For this project, the specific objectives of Amoco's consultation and communication program are to:

1. establish co-operative working relationships with, and listen to interested stakeholders through the project's planning, construction and operations stages so potential concerns related to the proposed project are identified and minimized to the extent possible, and potential benefits are enhanced;
2. introduce Amoco's petrochemical operations and employees to interested stakeholders locally, regionally, provincially and nationally so they gain an understanding of the project and Amoco's approach to this business;
3. support stakeholder relationships by providing timely, meaningful and accurate project information, and by identifying opportunities for stakeholder input into project planning, construction and operations; and
4. work with NOVA Chemicals and other related industries in the community to address cumulative issues or opportunities arising from the expansion of the petrochemical industry in the area.

The consultation and communications program will be evaluated regularly to ensure both stakeholder and Amoco objectives are being met.

B. Amoco's Consultation Principles and Practices

1. Stakeholder consultation is part of company activities that affect, or have the potential to affect, external stakeholders.
2. Amoco will communicate timely and relevant information on existing and proposed activities to affected residents and stakeholders.
3. Amoco will identify, listen to and respond to stakeholder issues in an open, honest and responsible manner.
4. The diverse interests and opinions of external stakeholders will be respected.
5. Amoco will maintain an active role in the communities in which it operates.
 - it will promote local hiring, purchasing and contract services wherever possible;
 - it will participate in community events and other activities as appropriate;
 - it will encourage and support employee involvement in community affairs.
6. Through communication with employees and contractors, Amoco will ensure accurate information is provided through these channels to members of the public and other stakeholders.

VI. KEY PROJECT CONTACTS

PLEASE CALL THE PROJECT PRAIRIE ROSE INFORMATION LINE:

- ☒ if you have a question related to the proposed project.
- ☒ if you have a suggestion or want to express your views on any aspect of the proposed project.
- ☒ if you'd like to be placed on the mailing list for project information.

1-888-966-ROSE (7673)

Project Prairie Rose information line

Project Prairie Rose Community Contacts—Environmental Impact Assessment:

- Ted Bridgewater, project engineer and regulatory application process
- John Ward, environment, health and safety
- Rich Smith, public and government affairs

sutton group - red deer

AN INDEPENDENT MEMBER BROKER

4819 - 48 Avenue, Red Deer, Alberta, Canada T4N 3T2 Telephone: (403) 347-0751 Fax: (403) 340-3390

City Clerk

FAX 346-6195

City of Red Deer

May 1 , 1997

Re 6009 - 63 A street , Red Deer , Alberta

Lot 7 Block 2 Plan 619 HW

On behalf of the owner , Francis Sawyer , we request that City Council approve the rezoning of this property from R1 to R1A .

The house on site is of minimal value and is currently being marketed to be sold for redevelopment. There are several such tiny older houses on this street and an R1A zoning will allow for highest and best use of the land.

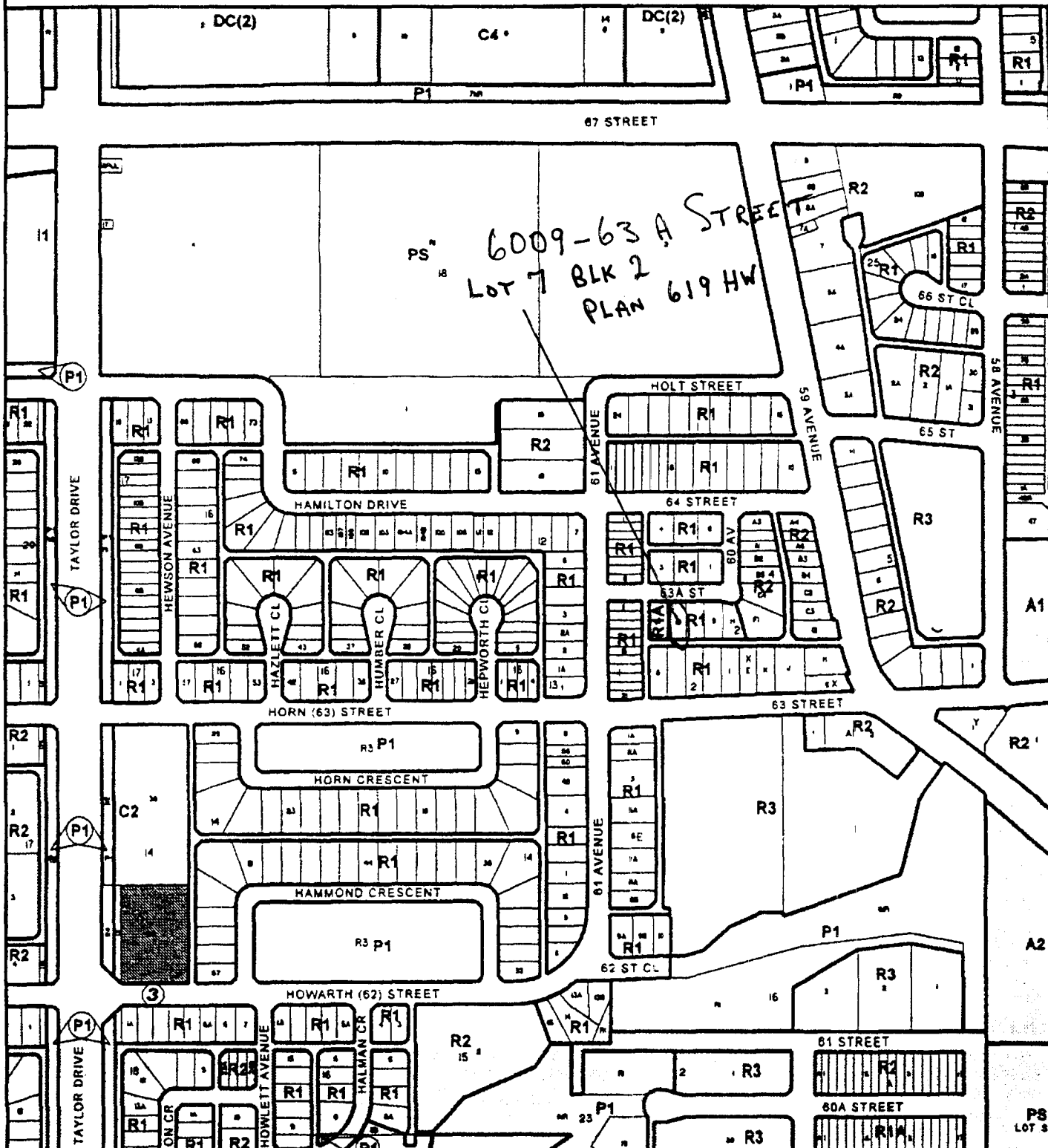
As well, there is a newer full duplex located adjacent to the west property line. This property received City Council's approval to be rezoned prior to its redevelopment as a duplex...from R1 to R1A.

We ask that Council approve of this change as well.

Regards from Sutton Group

Jim Wilson





BYLAW NUMBER - 3156/96

AMENDMENTS:

SEE SECTION SIX FOR LANDUSE DISTRICT DEFINITIONS

D12	E12	F12
D11	E11	F11
D10	E10	F10

N.W. 1/4 -20-38-27-4

SCALE 1:5000
26-APR-1996

MEMO

DATE: May 6, 1997
TO: KELLY KLOSS
City Clerk
FROM: RYAN STRADER
Inspections & Licensing Manager
RE: 6009 - 63A STREET
LOT 7, BLOCK 2, PLAN 619HW

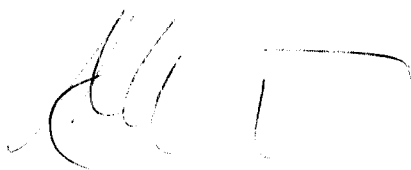
In response to your memo of May 2, 1997, regarding the above referenced site, we have the following comments for Council's consideration.

The site is presently designated as R1, and a change to R1A is being requested. The proposed change would allow a duplex as a discretionary use, which will require the approval of the Municipal Planning Commission prior to commencing any development.

Council approved a similar request on the adjacent property in 1992, and a duplex was built on the site after receiving the necessary approval from the Municipal Planning Commission.

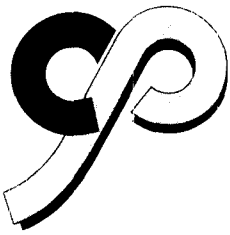
Recommendation: That the rezoning application be approved.

Sincerely,



RYAN STRADER
Inspections & Licensing Department

RS:yd



MEMORANDUM

DATE: 6 May 1997
TO: City Council
FROM: Paul Meyette
RE: Sutton Group - Rezoning Request
6009 - 63 A Street, R1 to R1A

Sutton Group is requesting that Lot 6 Block 2 Plan 619 HW be redesignated from R1 to R1A.

Background Information

As accurately described by the realtor, the existing house is of minimal value; it is an older, smaller home; the adjacent home to the east appears to be of the same vintage and size. Most of the remaining homes along 63A Street are single family homes; the exception is the adjacent property to the west of 6009 - 63A Street; this semi-detached parcel is zoned R1A. The properties along 60th Avenue are zoned R2; 60th Avenue contains both single family dwellings, semi detached and duplex development.

Planning Comments

Planning staff agree with realtor's assessment that the subject property is suitable for redevelopment. The question is should it be redeveloped for single family, semi detached, or some other form of housing? In the absence of any discussion with the neighbourhood, or any planning documents related to the neighbourhood we are reluctant to support this piecemeal approach to rezoning. The involvement of the neighbourhood would ensure a more comprehensive approach to redevelopment in a manner that enhances surrounding properties.

Recommendation

Planning staff recommend that this issue be tabled and that planning staff be directed to meet with the immediate neighbourhood to develop a more comprehensive approach to redevelopment in the neighbourhood.

In making this recommendation, planning staff wish to advise Council that there is a backlog of short term planning projects and we would not be able to commence this consultation process immediately.

Paul Meyette, ACP, MCIP
Principal Planner, City Section

DATE: May 8, 1997

TO: City Clerk

FROM: Director of Development Services

RE: SUTTON GROUP - REZONING REQUEST - 6009-63 A STREET

We have reviewed the correspondence from the applicant requesting the rezoning. While we have no immediate concerns with the request, we would like to raise one possible future concern.

The lane behind the subject property, and the one already rezoned, is an unconstructed lane. As Council is aware, this means that the lots in this area have never paid for proper lane construction. The lane is presently in good condition; however, if the density and usage continues, the lane may deteriorate. The City's practice is to give these lanes one grading a year, and no further maintenance is undertaken. If the lane does deteriorate, any improvements to the lane would have to be accomplished by Local Improvement By-law, with the abutting property owners paying.

We are not suggesting any immediate action. The developer should, however, be made aware of the situation, and that lane maintenance will be minimal.

RECOMMENDATION

We have no objections to the rezoning, subject to the above comments.



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

BCJ/emr

Comments:

We concur with the recommendations of the Principal Planner that the public be consulted. In speaking with the Principal Planner, due to the workload, this process may take 4 - 6 weeks to complete.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

FILE

Office of the City Clerk

May 21, 1997

Sutton Group
4819 - 48 Avenue
Red Deer, AB T4N 3T2

Att: Mr. Jim Wilson

Dear Sir:

**RE: REQUEST TO REZONE LOT 7, BLOCK 2, PLAN 619 HW (6009 - 63 A STREET)
FROM R1 TO R1A**

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was given to your correspondence dated May 1, 1997, regarding the above. At that meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. Jim Wilson (Sutton Group) dated May 1, 1997, re: Request to Rezone Lot 7, Block 2, Plan 619 HW (6009-63 A Street) From R1 To R1A, hereby agrees to table this issue pending a public meeting being held with residents in the immediate neighbourhood of said property, and a subsequent report being presented to Council, and as presented to Council May 20, 1997."

The Principal Planner, Mr. Paul Meyette, will now be scheduling this Public Meeting for approximately mid June. For more information regarding this meeting or process, please contact Mr. Meyette directly.

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Inspections & Licensing Manager
 Principal Planner



DATE: May 2, 1997

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

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: Sutton Group - Rezoning Request 6009 - 62 Street; R1 to R1A

Please submit comments on the attached to this office by May 12, 1997 for the Council Agenda of May 20, 1997.

"Kelly Kloss"

City Clerk



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 2, 1997

Mr. Jim Wilson
Sutton Group
4819 - 48 Avenue
Red Deer, AB T4N 3T2

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Dear Mr. Wilson:

I am in receipt of your letter dated May 1, 1997 re: 6009 - 63A Street. Your letter will be placed on the Red Deer City Council Agenda of May 20, 1997.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, May 17, 1997.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, May 17, 1997, and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

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

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

Sincerely,

Kelly Kloss
City Clerk

KK/jb

April 29, 1997

Phone 347-3647

CITY CLERK
CITY HALL
RED DEER ALBERTA

Dear Sir:

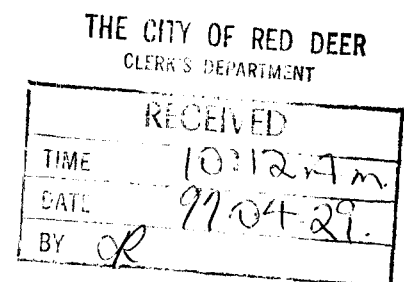
RE: NO PARKING SIGNS EAST SIDE OGDEN AVENUE

I am writing you with the respect of the no parking on Ogden Avenue between Oleander Street and Olsen Street **posted 24 hours per day seven days per week**. I have discussed the situation with Larry Mays of the Engineering Department. He advised me to write to you.

In 19976 the City of Red Deer imposed the no parking because one neighbor parked his semitrailer unit on the east side of Ogden Avenue during lunch hours. Another neighbor complained to the City . Then Ogden Avenue was a City bus route. With this the City of Red Deer posted the no parking signs which are still in effect today.

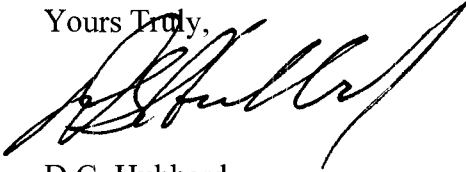
Since 1985 the City Bus route no longer exists on Ogden Avenue and the two feuding neighbors are no longer residents on Ogden Avenue. I feel the total parking ban on the east side of Ogden Avenue should be lifted. I have done a survey within the City of Red Deer and have found no other school banning parking totally like on Ogden Avenue.

As far as the movement of traffic is concerned presently there are no major problems during school hours as the children's parents park on the east side in the morning, at noon and after school. On weekends users of the park use the east side. After hours activities at the school all use the east side of Ogden Avenue. I realize the width of Ogden Avenue is approximately 32 feet. This is narrow comparing to the newer standards for new subdivisions but the road width is **no different** to any other width carrying **local traffic** in the Oriole Park subdivision.



Since this is the 1990's and we are all going through change I was wondering if The City of Red Deer would consider changing the total ban on parking on the **east side of Ogden Avenue to be consistent to other school and playground areas.**

Yours Truly,

A handwritten signature in black ink, appearing to read 'D.G. Hubbard', written over the 'Yours Truly,' text.

D.G. Hubbard
8 Ogden Avenue
Red Deer Alberta
T4N 5B1

DATE: May 12, 1997
TO: City Clerk
FROM: Engineering Services Manager
RE: **D.G. HUBBARD - NO PARKING ON THE EAST SIDE OF OGDEN AVENUE**

Mr. Hubbard is requesting the City to relax the parking ban in front of the playground on the east side of Ogden Avenue, between Oldbury Street and Olsen Street.

In 1976, Council removed on-street parking in response to a petition signed by 12 residents. The residents were concerned about restricted visibility due to the narrow width and a curve on the road.

In 1991, we have a record on file indicating that a nearby resident wrote in to express concern about people violating this No Parking Zone and requested more enforcement. The resident wrote, "Not only is Ogden Avenue not wide enough to facilitate parking on both sides of the road, it creates a hazard to children who tend to dart out between parked cars".

The roadway is still 32 feet wide and if two 8 foot wide parking lanes were adopted, it would leave two significantly substandard 8 foot travel lanes. A normal travel lane in a residential area is 11 feet wide; therefore, opposing vehicles would have to pull over to pass. Existing duplex development on the north side of Ogden Avenue tends to increase the demand for on-street parking. The narrow width and parking demand contributes towards a potential hazardous situation should a child dart out from between parked vehicles.

We have no traffic count information on this roadway, but we would anticipate that the volume of traffic is higher than other residential roadways due to the access and circulation around the school and playground area. It would appear that the same safety concern that initiated Council to ban this parking still exists today.

We have attached a plan that illustrates the area in question.

RECOMMENDATION

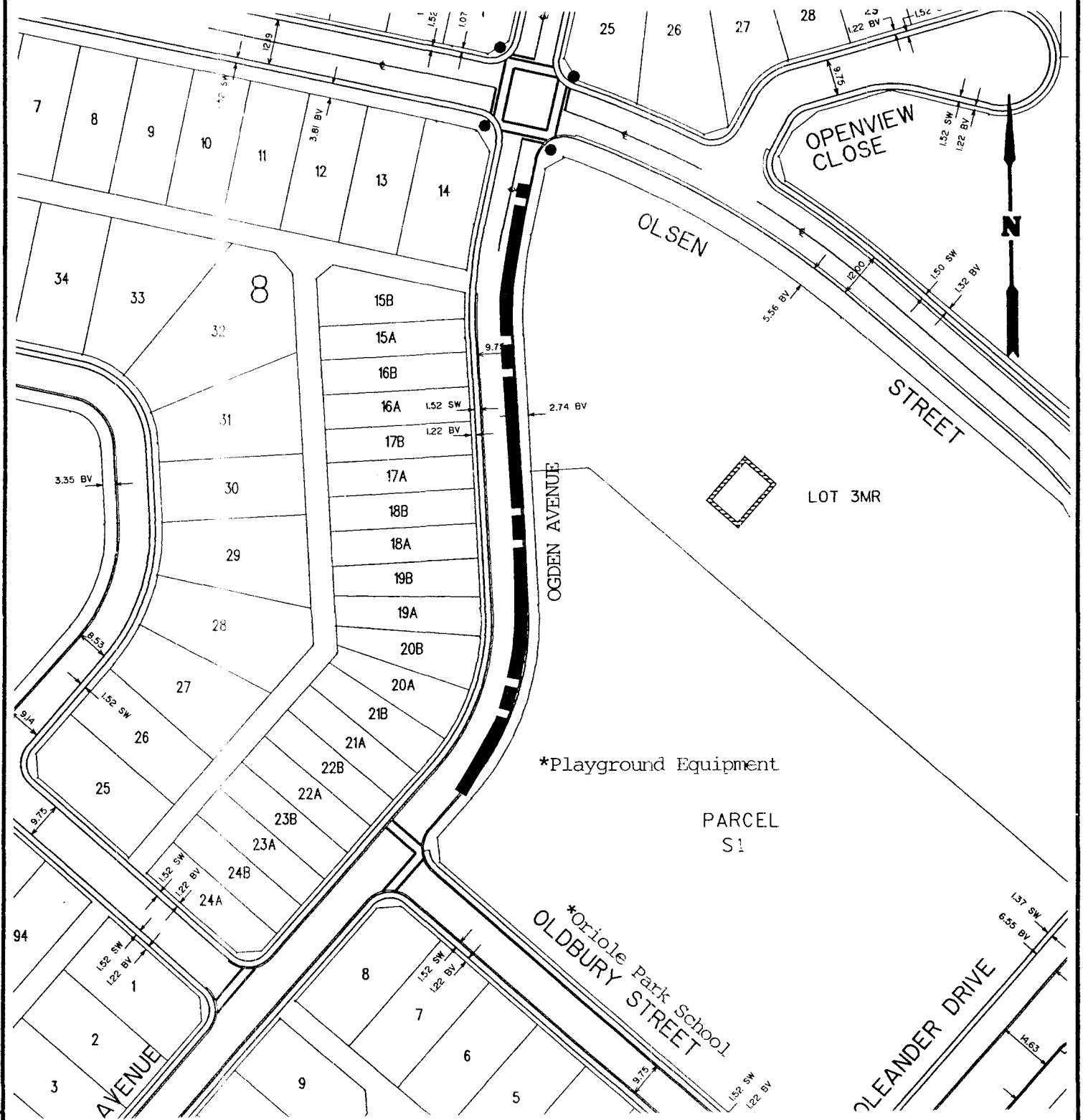
In view of the above, we would respectfully recommend that no change be made to the existing parking restriction.



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

KGH/emr
Att.

- c. Director of Community Services
- c. Fire Chief
- c. RCMP Inspector
- c. Transit Manager
- c. Principal Planner
- c. Inspections & Licensing Manager



■■■■ No Parking Anytime Zone

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DATE: May 2, 1997

TO: City Clerk

FROM: Transit Manager

RE: **D.G. HUBBARD -
No PARKING SIGNS ON THE EAST SIDE OF OGDEN AVE.**

These signs were required when we used this area as a bus route. Since we do not use this street as a bus route and can foresee no plans to do so in the future, we would have no objections to their removal from a Transit standpoint.

I trust this is the information you require.



Kevin Joll
Transit Manager

KJ/RB/slm

MEMO

DATE: 6 May 97
TO: Kelly Kloss, City Clerk
FROM: Ken Webster, Fire Marshal
RE: D.G. Hubbard - NO PARKING - Ogden Ave.

I have view^{ed} the no parking area to which D.G. Hubbard has referred . Although parking on the east side of Ogden Ave. would not interfere with fire department access, I do believe it would create an unsafe condition given the proximity of the playground equipment to the roadway.

If parking is permitted in this area, I would suggest that a fence be put in place to prevent the children from crossing or chasing a ball out onto the street and suddenly appearing from between parked vehicles.

Yours truly,



K.D. Webster, Fire Marshal

DATE: May 5, 1997

TO: KELLY KLOSS
City Clerk

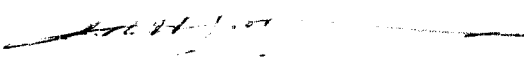
FROM: LOWELL R. HODGSON
Community Services Director

RE: D.G. HUBBARD: NO PARKING SIGNS
EAST SIDE OF OGDEN AVENUE

In discussions with representatives of the Engineering Department, we are supportive of the removal of the parking ban on the school side of Ogden Avenue after 4:30 p.m.

Similar to other school sites, the parking ban should remain in place during school hours so that school buses and parents can drop off and pick up children. After school hours, however, there is no need for this ban to continue, and signage could be installed to reflect that parking is permitted between 4:30 p.m. and 7:30 a.m., weekdays.

Since parking is now permitted on the residential side of Ogden Avenue, this change should provide ample parking for the residents in the neighbourhood.



LOWELL R. HODGSON

:dmg

MEMO

CITY RCMP/BYLAWS

May 8, 1997

TO: Kelly Kloss, City Clerk

FROM: Inspector Scott Sutton, City R.C.M.P.

RE: NO PARKING SIGNS EAST SIDE OGDEN AVENUE

The following comments reflect the City RCMP/Bylaws perspective re above:

1. City RCMP/Bylaws would have no objections to a 10 minute loading/unloading zone, Monday to Friday, 08:00 to 16:30, along Ogden Ave.;
2. Oriole Park School's principal, Ms. Maureen Dixon, also agrees that a 10 minute only loading/unloading zone would assist some parents wanting to drop or pick up their children;
3. The site offers good parking on three other sides of the school;
4. Engineering would prefer a complete no parking zone along Ogden until 16:30, after which parking would not be considered a concern.

CONCLUSION: Change signage to allow parking after 16:30, on weekends and non school days; a 10 minute loading/unloading only zone could be considered pending Engineering's input



Inspector Scott Sutton

Comments:

The majority of difficulties created by the sight lines, traffic and density of development in this area are still in place. Particularly the west side of the roadway will always be fairly congested with parked vehicles. The sight lines on the curb are still difficult and the playground is not fenced adjacent to Ogden Avenue. These conditions could create a potentially dangerous situation when combined.

We recommend that no change be made to the 24 hour parking ban unless the neighborhood is able to convince the school to fence the playground along Ogden Avenue, eliminating the concern related to children running out onto the street in a very congested and narrow environment with limited site lines.

"G. D. SURKAN"
Mayor

"H. M. C. DAY"
City Manager

DATE: June 27, 1997

FILE

TO: Engineering Services Manager

FROM: City Clerk

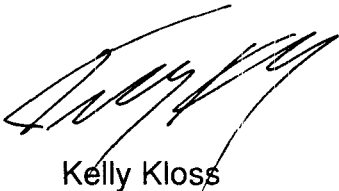
RE: NO PARKING SIGNS EAST SIDE OF OGDEN AVENUE

At the Council meeting of May 20, 1997, the following resolution was passed with regard to the above topic:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from D. G. Hubbard dated April 29, 1997, re: Request To Remove Total Parking Ban on the East Side of Ogden Avenue, hereby agrees that said ban on the east side of Ogden Avenue between Olsen Street and Oldbury Street be altered to reflect no parking between the hours of 0800 hrs. and 1630 hrs. Monday to Friday, subject to the erection of a chain link fence, the cost of which is to be in accordance with the agreement between the Red Deer Public School Board and The City."

As outlined in the above resolution, Council has agreed to alter the "No Parking" restriction, subject to the erection of a chain link fence. Attached for your information, is a letter from the Red Deer Public School District, indicating that they will be erecting a five foot chain link fence along east side of Ogden Avenue by the end of July.

I trust that once the fence is installed, you will be making arrangements to change the signage in that vicinity.



Kelly Kloss
City Clerk

KK/jb

c Mayor's Office
Councillors
Director of Development Services
Director of Community Services
Fire Chief/General Manager
Recreation, Parks & Culture Manager
Inspector Sutton

Office of the City Clerk

June 30, 1997

Mr. D. Hubbard
8 Ogden Avenue
Red Deer, AB T4N 5B1

Dear Sir:


RE: NO PARKING SIGNS EAST OF OGDEN AVENUE

Further to my letter dated May 23, 1997, concerning the above topic, I would advise as follows.

Recently this office received a letter from the Red Deer Public School District, advising that they will be installing a five foot fence along the east side of Ogden Avenue by the end of July. In light of this, I have requested our Engineering department to ensure that once this chain link fence is installed, arrangements be made to change the signage to reflect the Council resolution that would provide for no parking between 0800 hrs. and 1630 hrs. Monday through Friday.

This is submitted for your information. If you have any questions, please do not hesitate to call me. Thank you for your patience in this matter.

Sincerely,



Kelly Kloss
City Clerk

KK/jb

c Engineering Services Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



RED DEER PUBLIC SCHOOL DISTRICT NO. 104

4747 - 53 Street

RED DEER, ALBERTA
T4N 2E6

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

BOARD OF TRUSTEES

L.D. HARRIS
Chairman
L.E. GODDARD
D.L. HARDY
C.E. JEFFERIES
B. MANNING
W.K. STUEBING
G.A. STEWART

June 24, 1997

Kelly Kloss
City Clerk
City of Red Deer
Box 5008
Red Deer, AB T4N 2E6

Dear Mr. Kloss:

Re: Oriole Park School Site Ogden Avenue Fence

In response to your letter dated May 23, 1997 and Council resolution of May 20, 1997, this will confirm that approval has been given for installation of a 5' chain link fence along the east side of Ogden Avenue. It is anticipated that the fence will be installed by the end of July.

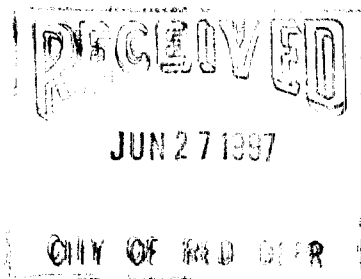
We would appreciate your assistance in arranging for the change in signage.

Thank you.

Yours sincerely,

R. E. Congdon
Assistant Superintendent
Business Services

REC:bef





Box 5008
Red Deer, Alberta
T4N 3T4

Office of the City Clerk

FILE

May 23, 1997

Red Deer Public School District No. 104
4747 - 53 Street
Red Deer, AB T4N 2E6

Att: Mr. Ray Congdon,
Assistant Superintendent Business Services

Dear Sir:

RE: NO PARKING SIGNS EAST SIDE OF OGDEN AVENUE

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was given to a request by Mr. Dan Hubbard concerning the above. At that meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from D. G. Hubbard dated April 29, 1997, re: Request To Remove Total Parking Ban on the East Side of Ogden Avenue, hereby agrees that said ban on the east side of Ogden Avenue between Olsen Street and Oldbury Street be altered to reflect no parking between the hours of 0800 hrs. and 1630 hrs. Monday to Friday, subject to the erection of a chain link fence, the cost of which is to be in accordance with the agreement between the Red Deer Public School Board and The City."

As outlined in the above resolution, The City is willing to relax parking restrictions provided that a chain link fence is erected, addressing concerns relative to child safety.

It is my understanding, in accordance with the Joint Use Agreement between the Red Deer Public School Board and The City, that if you decide to erect a fence in this situation, the cost will be the responsibility of the School Board.

The chain link fence would create a win win situation in that it would assist the residents adjacent to the school with parking concerns as well as increase the protection of children from vehicular traffic.

Please advise me once you have arrived at a decision concerning the erection of this fence so that we may bring this issue to a conclusion. For your reference, I have included the correspondence from Mr. Hubbard and the administrative reports that appeared on the City Council Agenda.

The City of Red Deer

Mr. Ray Congdon,
Red Deer Public School District No. 104
May 23, 1997
Page 2

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/clr
attchs.

c Director of Community Services
 Director of Development Services
 Recreation, Parks & Culture Manager

Office of the City Clerk

FILE

May 23, 1997

Mr. D. Hubbard
8 Ogden Avenue
Red Deer, AB T4N 5B1

Dear Sir:

RE: NO PARKING SIGNS EAST SIDE OF OGDEN AVENUE

At the City of Red Deer's Council Meeting held Tuesday, May 20, 1997, consideration was given to your letter dated April 29, 1997 concerning the above. At that meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from D. G. Hubbard dated April 29, 1997, re: Request To Remove Total Parking Ban on the East Side of Ogden Avenue, hereby agrees that said ban on the east side of Ogden Avenue between Olsen Street and Oldbury Street be altered to reflect no parking between the hours of 0800 hrs. and 1630 hrs. Monday to Friday, subject to the erection of a chain link fence, the cost of which is to be in accordance with the agreement between the Red Deer Public School Board and The City."

As outlined in the above resolution, Council would be willing to alter the "no parking" restrictions subject first to the erection of a chain link fence. The fence would address many of the concerns related to child safety.

In accordance with the Joint Use Agreement between the Red Deer Public School Board and The City, the Public School Board would be responsible for the cost of erecting the fence in this instance. I have corresponded with the Administration of the School Board to advise them of Council's decision in this regard, and requested that they consider the placement of the noted fence.

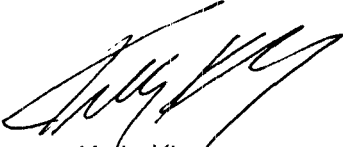
Once we have received direction from the Public School Board, we will be able to advise you if or when any changes will be made to the parking restrictions.



Mr. D. Hubbard
May 23, 1997
Page 2

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/clr

c Director of Development Services
 Director of Community Services
 Fire Chief
 Insp. Sutton
 Recreation, Parks & Culture Manager

DATE: April 30, 1997

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

BACK-UP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: D. G. Hubbard - NO PARKING signs on the east side of Odgen
Avenue

Please submit comments on the attached to this office by May 12, 1997 for the Council
Agenda of May 20, 1997.

"Kelly Kloss"

City Clerk

Office of the City Clerk

April 30, 1997

D.G. Hubbard
8 Ogden Avenue
Red Deer, AB T4N 5B1

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Dear Mr. Hubbard :

I am in receipt of your letter dated April 29, 1997 re: No Parking Signs East Side Ogden Avenue. Your letter will be placed on the Red Deer City Council Agenda of May 20, 1997.

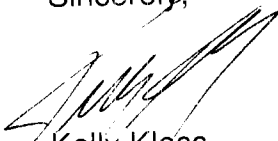
Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, May 17, 1997.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, May 17, 1997, and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

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

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

Sincerely,


Kelly Kloss
City Clerk

KK/jb



BRIEF FOR CITY COUNCIL MAY 20,1997

Submitted To City Council
Date: May 20/97

PREPARED BY D. G. HUBBARD

**FOR THE RESIDENTS OF OGDEN AVE. BETWEEN
OLDBURY STREET AND OLSEN STREET**

OPENING STATEMENT.

The residents of the west side of Ogden Avenue agree the total ban on parking on the east side should be lifted because of the precedents set by other playground\school grounds as found in the City of Red Deer.

History

I am a long time resident at # 8 Ogden Avenue and have lived through the changes that have taken place on Ogden Ave. In the period of subdivision start to 1976 Ogden Ave. between Oldbury and Olsen streets parking was allowed on both sides of the avenue. After 1976 to 1985 this became a bus route for the City Transit. This is no longer a bus route other than the school bus at Orielle Park school. In the 1990's the area has changed. There are now home based businesses, residents have opened their home to roomers and the District has aged. This all has added to the traffic flows , fewer children using the playground and more vehicles to be parked. Parking has become a premium especially during school functions after hours and during the school hours in the morning , noon and after school when the parents are picking up the children.

STATISTICAL COMPARISON

Using Orielle Park School and play ground as a base the width of Ogden Ave. is 32 feet. Parking is banned on the east side 24 hours per day seven days per week.

- (1) Lower Fairview ; road width 32 feet, parking banned both sides 800 to 1630 Monday to Friday.
- (2) St. Martins Deporress ; 32 feet wide , no parking 800 to 1630 hours Monday to Friday.
- (3) West Park school ; 39 street road width 32 feet, no parking directly in front of the doors north side 800 to 1630 hours Monday to Friday.
- (4) St Pats\ Dawe; parking on both sides of Holt Street which is 32 feet wide.
- (5) Joseph Welsh School; -Emburry Crescent 32 feet wide parking allowed on both sides.
- (6) The Pnes School ; parking allowed on both sides road width is 36 feet and is a city Transit Route.

TRAFFIC COUNT SUNDAY MAY 18, 1997

TIME	NORTH BOUND	SOUTH BOUND	TOTAL
800 TO 900	2	0	0
900 TO 1000	6	2	8
1000 TO 1100	10	5	15
1100 TO 1200	15	7	22
1200 TO 1300	12	6	18
1300 TO 1400	7	4	11
1400 TO 1500	10	10	20
1500 TO 1600	12	13	25
1600 TO 1700	11	16	27
1700 TO 1800	14	16	30
1800 TO 1900	11	17	28
1900 TO 2000	13	5	18
TOTAL	123	101	224

The above indicates the average traffic count is 18 cars per hour or one every three minutes. Peak use indicates 30 cars per hour one every two minutes while the low usage indicates two vehicles per hour or less. When taking this count I observed the major traffic north bound continued north on Oyen and the traffic travelling south on Ogden came from Oyen. This indicates the major portion of the traffic on Ogden Ave. is generated from other parts of the subdivision.

COMMENTS FROM THE SCHOOL

I have discussed the history of the parking with Ms M Dixon Principal of the Oreille Park School . She agrees with the no parking between 800 to 1630 hours except for a 10 minute loading and unloading zone of four cars near the north entrance and on the westerly side of Ogden Ave Monday to Friday. She also mentioned the School \ park grounds should be fenced at the City's expense.

LETTERS FROM THE CITY BRIEF

Letters from Community Services, Fire, and Transit donot object to allow parking from 1630 TO 800 hours Monday to Friday and weekends. The RCMP letter says the same . Only the Engineering Department Objects because of sightlines at the south end of Ogden Ave.

PETITION

I have visited all the homes on the west side of Ogden Ave and discussed the parking situation with them. At that time the resident signed the petition in favour of parking . A summary of the results are 11 residences in favour of lifting the parking ban one residence against and two others

that have given verbal support. The addresses surveyed were 21 Olsen Street and # 4 Ogden Ave. to # 30 Ogden Ave.

RECOMMENDATIONS

- (1) Immediate removal of the 24 hour parking ban and replacing it with NO PARKING 800 TO 1630 HOURS.
- (2) Install chain link fence as required. costs to be shared by both the City Red Deer and the Public School Board.
- (3) Construct a turnout near the north entrance of the school for four vehicles . The posted signage should display NO PARKING 800 TO 1630 AND 10 MINUTES LOADING\UNLOADING ZONE. The cost of this should be at the School Boards Expense.

Petition

To be presented to City Council on
Tuesday, May 20, 1997

In favour of relaxing the parking ban
on the east side of Ogden Ave. from
Oldbury St. to Olson St. from
4:30 p.m. to 8:00 A.M. Monday to Friday
and weekends.

NAME	ADDRESS	PHONE NO.
Kim Waldauer	10 OGDEN AVE	343-6518
Lesley Waldauer	10 Ogden Ave.	343-6518
Bruce Wood	10 Ogden Ave	343-6518
Daniel Hedlund	8 OGDEN AVE	347-3647
Sherey Varga	8 Ogden Ave	347-3647
Daniel Hubbard	8 Ogden AVE	347-3647
Anna Ralston	6 OGDEN AVE	346-3893
M. (F. H. H.)	20 Ogden Ave	347 6964
L. H. H.	24 Ogden Ave	340-7411
R. H. H.	28 Ogden Ave	346-5489
M. H. H.	30 Ogden Ave	343-0223
G. H. H.	4 Ogden Ave	347-3434
Y. H. H.	14 Ogden Ave	340-1183
Y. H. H.	16 Ogden Ave	347-6392
L. H. H.	12 OGDEN AVE	343-6518

BYLAW NO. 3130/A-97

Being a Bylaw to amend Bylaw No. 3130/95, the Organizational Bylaw of the City of Red Deer.

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

Bylaw No. 3130/95 is hereby amended as follows:

- 1 By deleting section 7 in its entirety and replacing same with the following:

"7 All agreements and any other documents to be executed by the City must be signed by the City Clerk or his delegate. All cheques and negotiable instruments must be signed by the Mayor and the Director of Corporate Services."
- 2 By deleting from section 9(k) the word "agreements".

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1997.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 1997.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 1997.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 1997.

MAYOR

CITY CLERK

BYLAW NO. 3149/B-97

Being a bylaw to amend Permit Fee Bylaw No. 3149/95.

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

That Bylaw 3149/95 is hereby amended as follows:

- 1 By deleting section 5(a) of Schedule "A" in its entirety and replacing same with the following new section 5(a):

"5 (a) \$5.50 for each \$1,000.00 or part thereof of construction cost;"

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1997.

MAYOR

CITY CLERK

BYLAW NO. 3156/D-97

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

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

1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 4/97 attached hereto and forming part of the bylaw.

2 The following new sections are hereby added:

" DC(7) Direct Control District No. 7

138.1 Permitted Uses

(1) Planned group of buildings as per the attached development plans.

138.2 Regulations

(1) Landscaping shall consist of mature vegetation with minimum 4.5 metre high trees located on the north and west sides of the development; fencing on the north and west sides shall be chainlink. Any other landscaping or development details which are not clearly specified in the attached development plans are subject to the approval of the development authority.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of February A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this 10 day of March A.D. 1997.

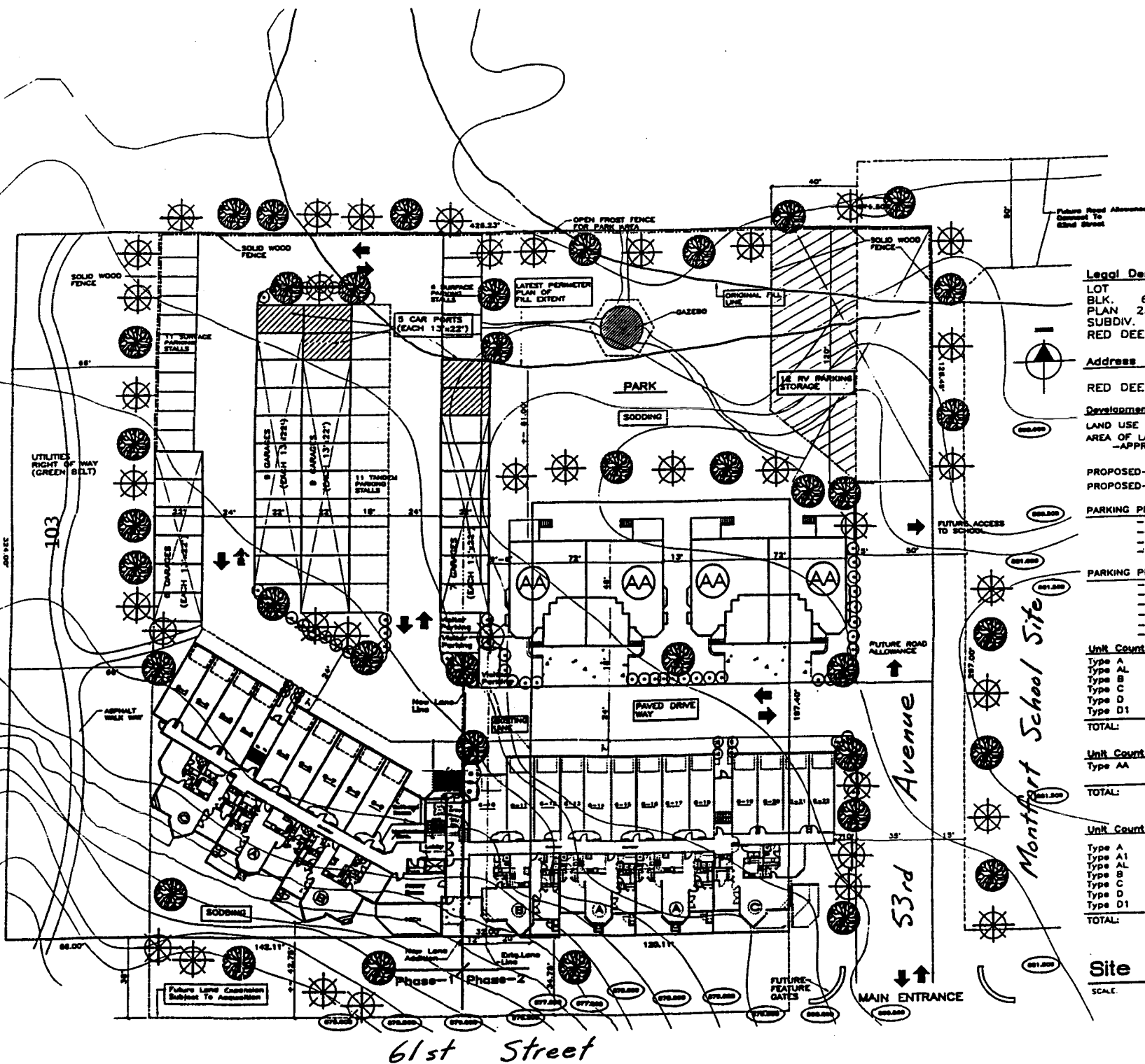
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1997.

MAYOR

CITY CLERK

HERMARY STREET**HILL CR****R1****52 AVENUE****A1****P1****R1****PS****61 STREET****A1****A1****PS****Change from:****R3-D216 to DC(7)**  , **PS**  , & **ROAD** **P1 to DC(7)** **PS to DC(7)** **ROAD to DC(7)** **MAP NO. 4 / 97****BYLAW NO. 3156/D - 97**



Legal Description for Phase-1)

LOT
BLK. 6.7
PLAN 2376 AI
SUBDIV.
RED DEER, ALBERTA.

- Address

RED DEER, ALBERTA.

Development Data

LAND USE DISTRICT---
AREA OF LAND
-APPROX. 5.33 ACRES (for Phase-1)
(232,174 Sq. Ft.)

PROPOSED-----24 UNITS (PHASE-1)
PROPOSED-----29 UNITS (PHASE-2)

PARKING PROVIDED (for PHASE-1)

- 15 OUTSIDE GARAGES
- 1 CAR PORTS
- 9 IN BLDG. GARAGES + 9 Tandem
- 11 ON GRADE PARKING STALLS

PARKING PROVIDED (for PHASE-2)

- 18 OUTSIDE GARAGES
- 4 CAR PORTS
- 13 IN BLDG. GARAGES + 12 Tandem
- 8 ON GRADE PARKING STALLS
- 3 VISITORS' PARKING STALLS
- 11 ON GRADE TANDEM PARKING STALLS

Unit Count (Phase-1 for APARTMENT)

Type A	8	Units
Type AL	2	Units
Type B	8	Units
Type C	5	Units
Type D	1	Units
Type D1	2	Units

TOTAL:	24	Units
--------	----	-------

Unit Count (Phase-1A for DUPLEXES)

Type AA 4 Units (Bungalow)

TOTAL: 4 Units (Bungalow)

Unit Count (Phase-2 for APARTMENT)

Type A	12	Units
Type A1	0	Units
Type AL	4	Units
Type B	5	Units
Type C	5	Units
Type D	1	Units
Type D1	2	Units

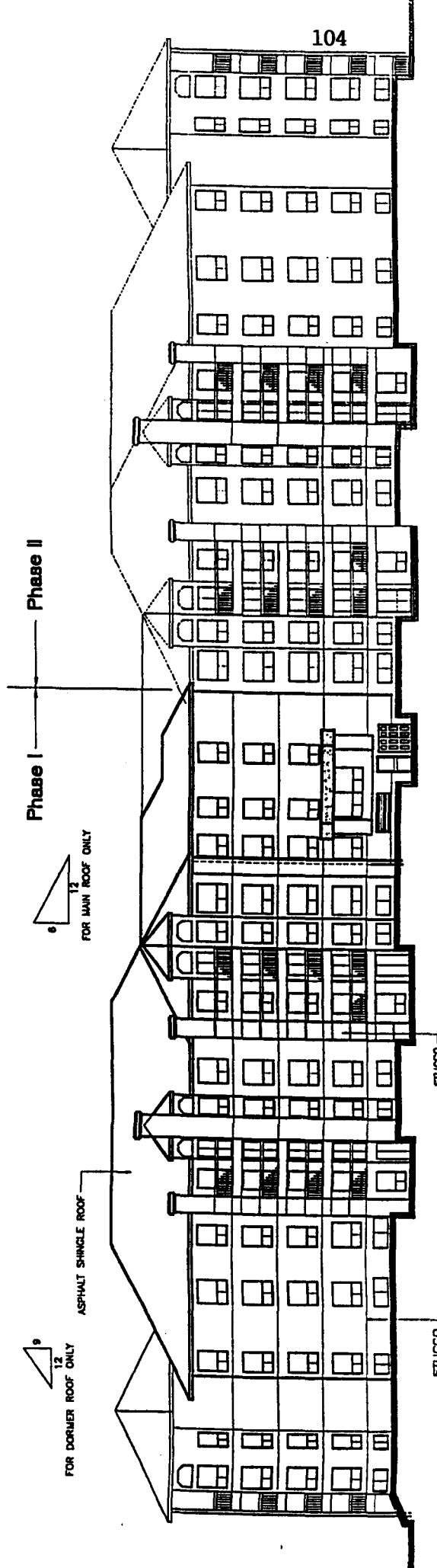
TOTAL: 29 Units

Note:-
CONTOUR LINES
ARE IN METERS

Site Plan

SCALE

FILE: D:\NEDM\SITE-00.DWD
DATE DEC. 14, 1999



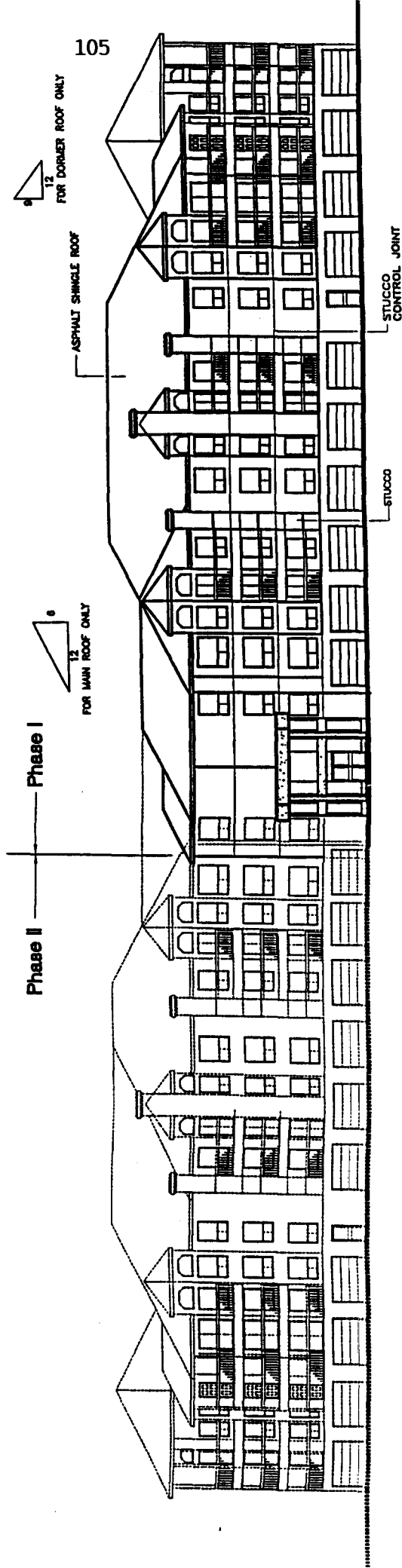
South Elevation
SCALE

Montfort Active Adult
Community
(24 Units) Phase--1



CHRISTENSON
DEVELOPMENTS LTD.

File: D:\Bent\Ele1.dwg
Date: June, 17, 1996



105

9 12
FOR DORMER ROOF ONLY

6 12
FOR MAIN ROOF ONLY

Phase I ————— Phase II

STUCCO CONTROL JOINT

STUCCO

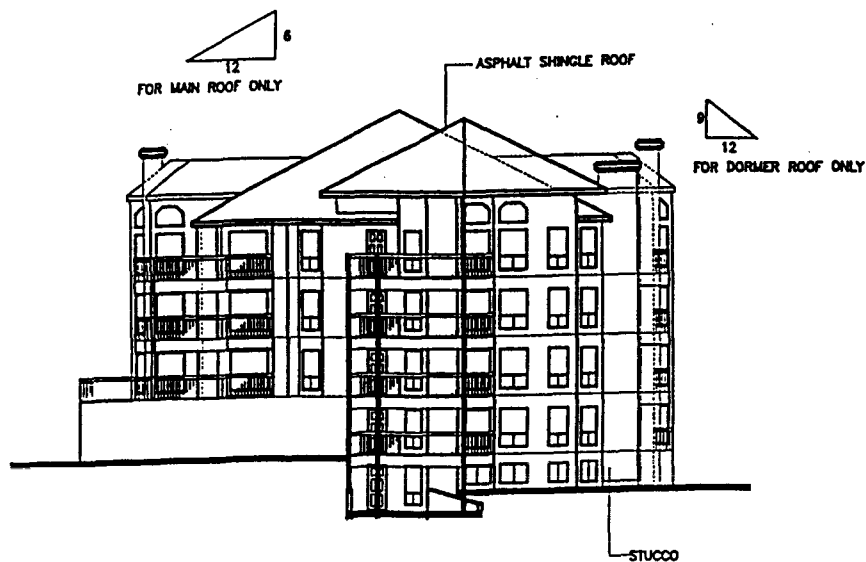
North Elevation

Montfort Active Adult
Community
(24 Units) Phase-1

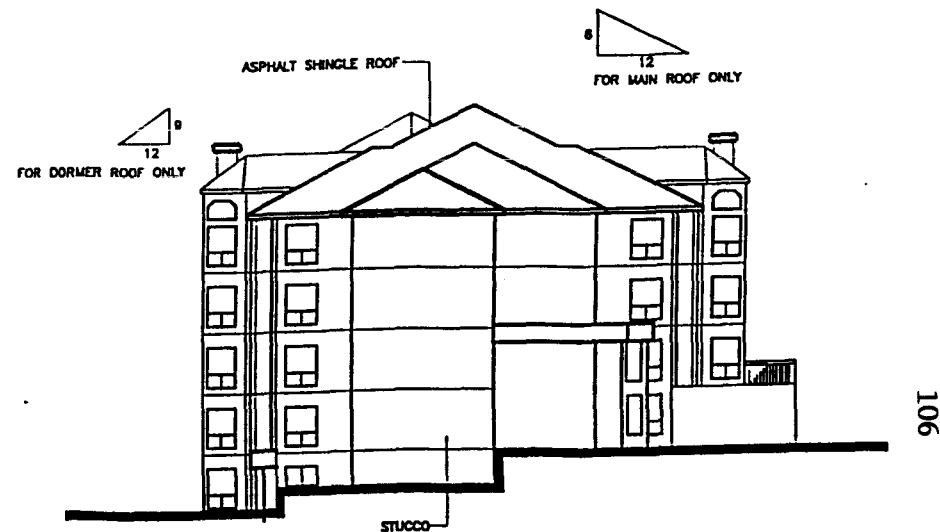


CHRISTENSON
DEVELOPMENTS LTD.

File: D:\Redr\Elev1.dwg
Date : June, 17, 1996



West Elevation
SCALE:



East Elevation
SCALE:

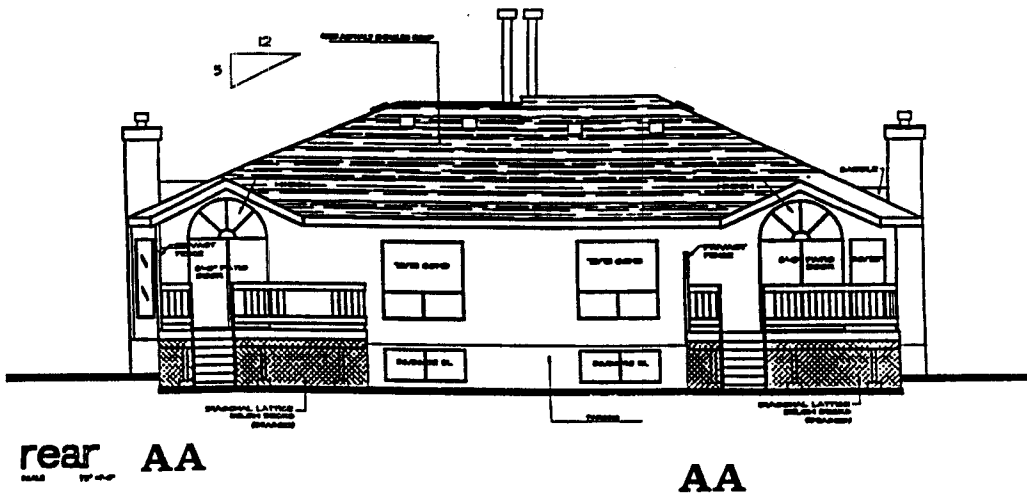
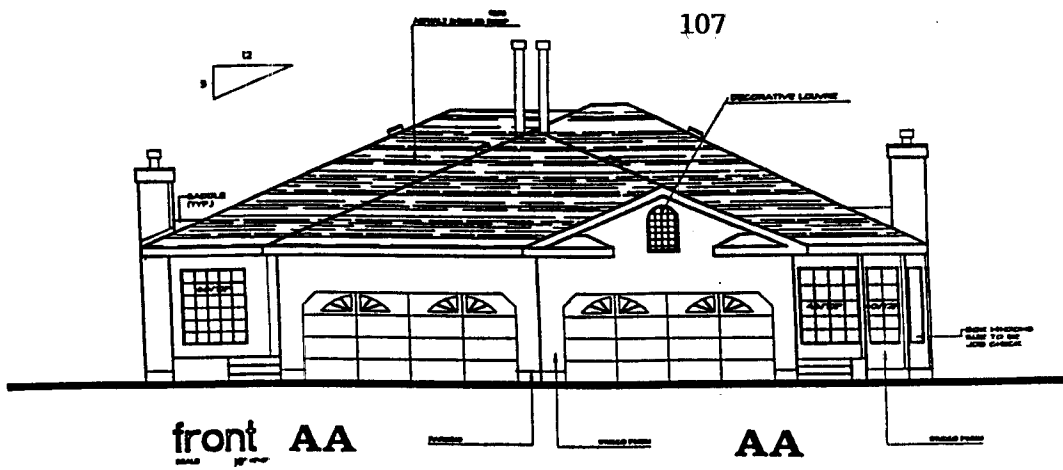
NOTE: ALL DIMENSIONS AND LAYOUTS ARE APPROXIMATE ONLY
& ARE SUBJECT TO FINAL APPROVED
WORKING DRAWINGS.

Montfort Active Adult
Community
(24 Units) Phase-1



CHRISTENSON
DEVELOPMENTS LTD.

File: D:\Redr\Elev1.dwg
Date : June, 17, 1995.



Elevations

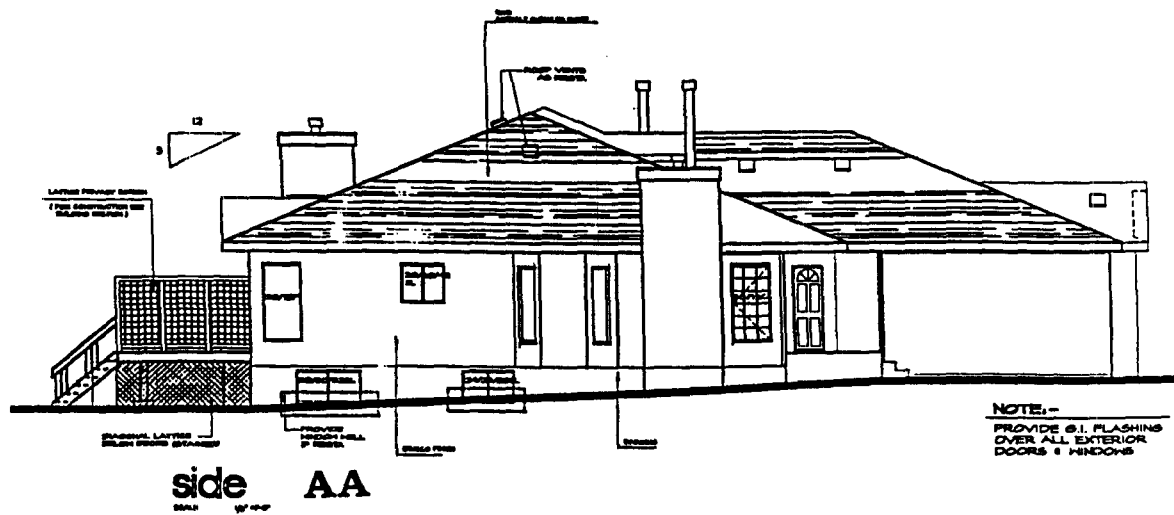
NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY
SUBJECT TO FINAL APPROVED WORKING DRAWINGS

file: c:\vilo\ac-el.dwg
date: oct. 30, 1995

Montfort Active Adult
Community



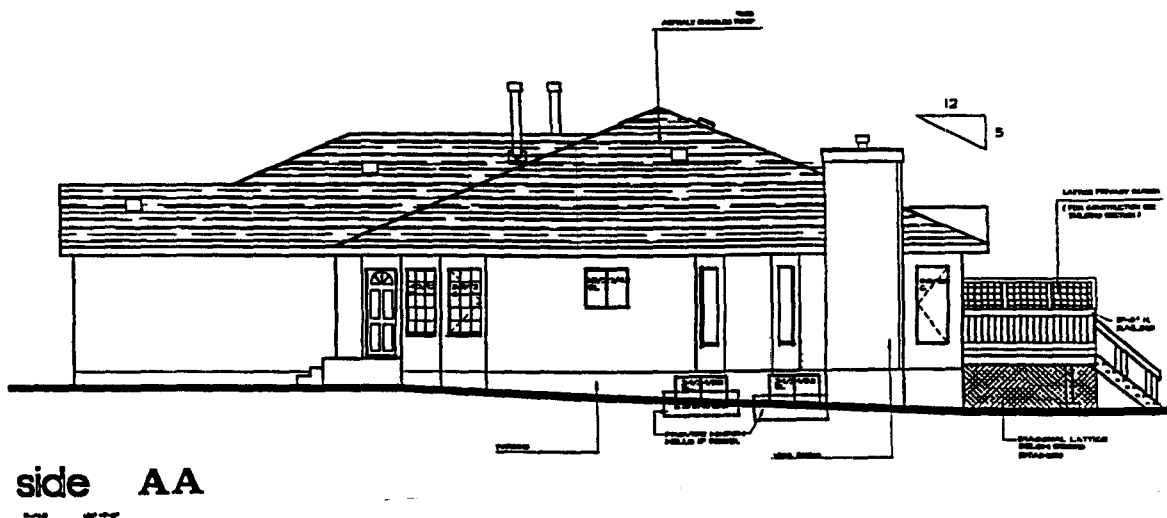
CHRISTENSON
DEVELOPMENTS LTD.



NOTE:-

ALL ROOF OVER HANG TO BE 2'-0"

(INCLUDING GARAGES)



Elevations

NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY
SUBJECT TO FINAL APPROVED WORKING DRAWINGS

file: c:\vilo\ac-el.dwg
date: oct. 30, 1995

Montfort Active Adult
Community



CHRISTENSON
DEVELOPMENTS LTD.

BYLAW NO. 3156/K-97

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

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 By deleting subsection "(d)" of section 13(1).
- 2 By re-lettering subsection "(e)" of section 13(1) to "(d)".
- 3 By adding the following subsection (3) to section 11:

"11 (3) The location and number of proposed entrances to and exits from a development shall be subject only to approval by the Engineering Department under the Traffic Bylaw."
- 4 By deleting section 50 in its entirety and replacing it with the following new section 50:

"50 (1) Where access from a lane which is adjacent to an R1 or R1A site to a parking area of an R2 or R3 site is approved by the City Engineering Department, the Development Authority shall require the owner of such site to enter into an agreement:

 - (a) to pay for a proportionate share of the cost of constructing a paved lane servicing the said R2 or R3 site, calculated and apportioned in the ratio that the assessable frontage of such site bears to the total assessable frontage of the lands abutting on or served by the lane;
 - (b) agreeing not to oppose the passage of a Local Improvement Bylaw for the construction of the paved lane.

(2) Where access from a lane adjacent to an R1, R1A, R2 or R3 district is required to give access to a commercial use in a C1, C1A, C2, C3 or C4 land use district adjacent to such lane, the Development Authority may require the owner of such commercial site;

 - (a) to pay for up to 100% of the cost of the construction of a paved lane prior to the issuance of an occupancy permit; or

- (b) the owner, at his option, to hire an engineering firm licensed to practice in Alberta to design and construct a paved lane to City standards and to provide security to the City up to 100% of the cost of the construction of the paved lane; or
- (c) to enter into an agreement:
 - (i) to pay for a proportionate share of the cost of constructing a paved lane servicing the said commercial site, calculated and apportioned in the ratio that the assessable frontage of such site bears to the total assessable frontage of the lands abutting on or served by the lane; and
 - (ii) agreeing not to oppose the passage of a Local Improvement Bylaw to provide for the construction of the paved lane."

READ A FIRST TIME IN OPEN COUNCIL this 21 day of April A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1997.

 MAYOR

 CITY CLERK

BYLAW NO. 3156/L-97

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

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

- 1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 10/97 attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of April A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1997.

MAYOR

CITY CLERK

Nash (68) Street

R3

4

6

2D

I1

2C

2B

4

5

C4

14

13

12 1

11

I1 10

9

8

7A

7 1

5A



C4

52 Avenue

 4
R1
P1

A2

C

67 Street

Change from: I1 to C4

 MAP NO. 10 / 97
 BYLAW NO. 3156 / L - 97

Where as:

 I1 Industrial District
 (Business Service)

 C4 Commercial District
 (Major Arterial)

BYLAW NO. 3156/M-97

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

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

- 1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 11/97 attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of April A.D. 1997.
READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1997.
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1997.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1997.

MAYOR

CITY CLERK



P1

114
Otterbury Avenue

2

R1

R1

2

Close

Forest

P1

R1

Kerry Wood Drive

R1

20

20

R1

Flagstaff Close

1

Farrell Avenue

11

CDE 902 1944

R2

CDE 902 1944

Fountain Drive

X

Change from:

A1 to R1



P1



& Road



and from Road to P1



WHERE AS :

A1 - FUTURE URBAN

DEVELOPMENT DISTRICT

R1 - RESIDENTIAL DISTRICT

(LOW DENSITY)

P1 - PARKS & RECREATION DISTRICT

MAP NO. 11 / 97

BYLAW NO. 3156/ M - 97

BYLAW NO. 3156/P-97

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

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

- 1 The "Use District Map" as referred to in Section 5 is hereby amended in accordance with the Use District Map No. 13/97 attached hereto and forming part of the Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1997.

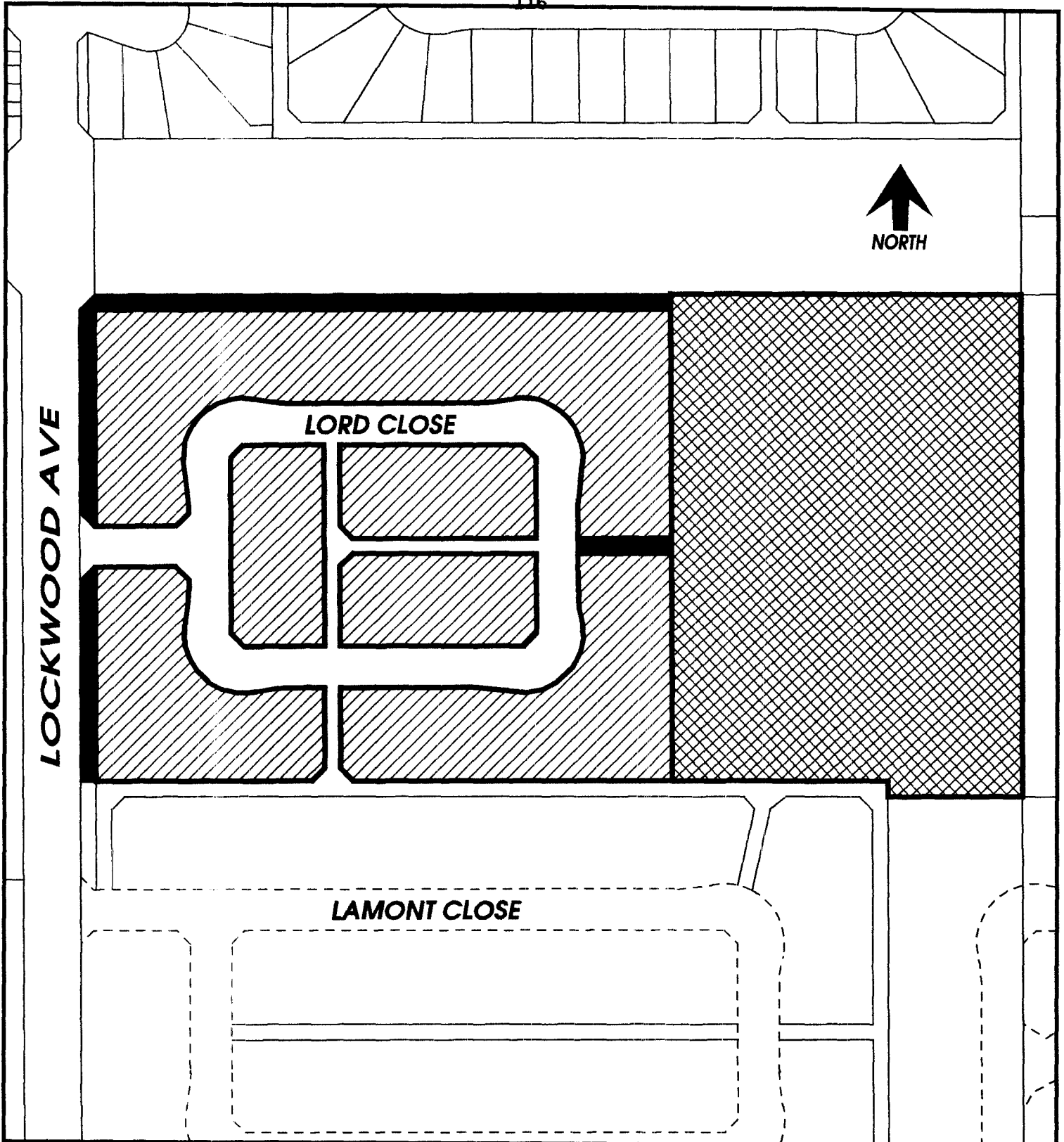
READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1997.

MAYOR

CITY CLERK



Change from: A1 to R1



to P1



& to PS



WHERE AS :

**A1 - FUTURE URBAN
DEVELOPMENT DISTRICT**

R1 - RESIDENTIAL DISTRICT

**P1 - PARKS & RECREATION
DISTRICT**

PS - PUBLIC SERVICE DISTRICT

MAP NO. 13 / 97

BYLAW NO. 3156 / P - 97

BYLAW NO. 3185/97

Being a Bylaw to close a portion of road in the City of Red Deer as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

"All those portions of Plan 2376 AI in the NE ¼ of Sec. 20-38-27-W4M described as follows:

1. All of Maple Avenue lying adjacent to the East of Lots 31-36, Block 5;
2. Lot 31, Block 5, designated as lane;
3. All of lane lying adjacent to and West of Lots 31-36 inclusive, Block 5; and
4. All that portion of the northerly 4.0 m of First Street lying within Subdivision Plan _____,

the above lands containing 2,321.16 square metres (0.232 ha) or 24,984.79 square feet (0.57 ac) more or less."

READ A FIRST TIME IN OPEN COUNCIL this 21 day of April A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1997.

MAYOR

CITY CLERK

A D D I T I O N A L A G E N D A

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, MAY 20, 1997

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

1. Realty Investments Corp. - Re: Tower Square, formerly know as
The Bay Store Downtown Red Deer

.. 1



City of Red Deer
City Hall
Red Deer, Alberta

May 14, 1997

Attention: Mayor and City Council

Dear Council;

re; TOWER SQUARE formerly known as The Bay Store
Downtown Red Deer

Thankyou for the opportunity to present this project to Council. We are very excited about the positive impact this project could have on the Down town and the City at large.

It is our intent to create a development of a very high standard which can serve as a corner stone in the revitalization of our core.

The renovation will be done in a turn-of-the-century stile, as you can see from the preliminary sketch enclosed. The centre piece will be a clock tower, possibly even with chimes. The interior space will consist of top quality professional offices on the second floor, with up-scale retail on the main floor and 38 - 40 parking stalls in the basement.

The provision of parking in the basement may allow additional development on a portion of the parking lot.

Some additional ideas which are under consideration include the replacement of the escalators with an elevator and a sky light over this central area to a very bright core area.

As I am sure you can understand, many of the details are still to be worked out but I hope this gives you some idea of the direction of the plan.

This project is being spearheaded by Dennis Nielsen, of Red Cal Industries Ltd and myself on behalf of local investors. At this time we are not asking for any financial consideration from Council, nor do we believe that any assistance of that kind will be required.

Again, thankyou for your consideration, if possible I would like a few moments of Council's time on May 20, preferably before the supper break, to answer any questions you may have.

Yours Very Truly



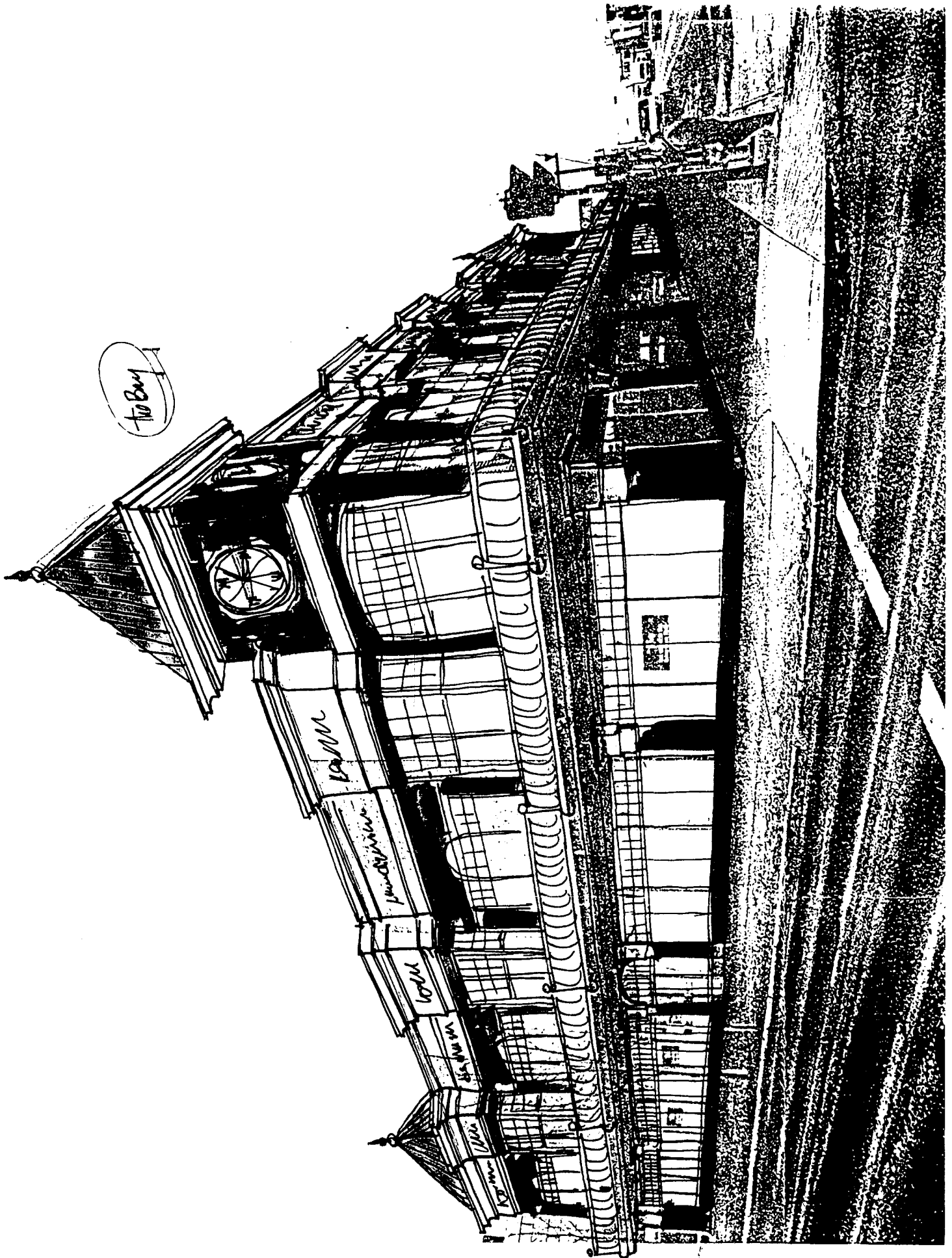
Clarence L. Torgerson

CCIM



REALTY INVESTMENTS CORP.

#216, 3722 - 57 Avenue, Red Deer, Alberta T4N 4R6 Telephone: (403) 346-0808 Fax: (403) 347-9577



Comments:

A representative from Realty Investments Corp. will be in attendance at the Council meeting to make a brief presentation on this downtown project. This item is for information only and no decision is required of Council.

"H. M. C. DAY"
City Manager