

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,

MONDAY, DECEMBER 7, 1992,

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Meeting of November 23, 1992.

PAGE

(2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: Utility Bylaw Amendment 2960/I-92/Rate Classifications . . 1
- 2) City Clerk - Re: 1993 Budget: Pool Admission & Swim Pass Fee Increases . . 2

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

- 1) Transit Manager - Re: Proposed Re-Route of Transit Service . . 9
- 2) City Assessor - Re: Statutory Assessment Level - 1993 General Assessment . . 13
- 3) Red Deer Regional Planning Commission - Re: Red Deer River Corridor Integrated Resource Plan . . 18
- 4) Land/Economic Development Manager - Re: Major Continuous Corridor Project/Lot 2, Block 8, Plan 5551 K.S./A.G.T. Limited to City of Red Deer . . 24

- 5) Environmental Advisory Board - Re: Environmental Master Plan . . 26
- 6) City Solicitor - Re: Taxi Business Bylaw Amendment 2742/B-92/Fix number of taxi cab licenses . . 41

(5) **CORRESPONDENCE**

- 1) R.C.M.P. - Re: Policing Contract . . 42
- 2) J. Frappier - Re: Mandatory Composting . . 46
- 3) Minister, Tourism, Parks & Recreation - Re: Community Recreation/Cultural Grant Program . . 49
- 4) Town of Cardston - Re: Carway Border Crossing/Hours of Operation . 51
- 5) Blind View Window Fashions - Re: Rezoning Request/5401 - 48 Ave./R3 to C1 . . 59
- 6) Lifeview Emergency Services Ltd. - Re: Provincial Departments failing to follow Municipal Government Act Section 168 and 170 . . 66
- 7) North West Motors (Red Deer) Ltd. - Re: Request Permission to Construct Fence/3115 - 50 Ave. . . 70
- 8) City of Lethbridge - Re: Comments on White Paper for the Property Assessment Act . . 80
- 9) Sisson Furs/Turple Bros. Ltd. - Re: Non-Resident Business/License Fees . . 87
- 10) Normandeau Cultural and Natural History Society - Re: Speed Limit on 67 Street . . 97
- 11) Arthur Andersen & Co. SC - Re: Windsor Hotel/In Receivership . .108
- 12) Heather Steinke - Re: Molly Bannister Drive/Extension . .117

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

Alderman Guilbault - Enhanced City Communications

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2960/I-92 - Re: Utility Bylaw Amendment/Rate Classifications - 3rd reading . . . 1
- 2) 2742/B-92 - Re: Taxi Business Bylaw Amendment/Number of Taxi Cab Licenses - 3 readings . . . 41

Committee of the Whole

- 1) Committee Appointments
- 2) Land Matter
- 3) Legal Matter

FILE

DATE: DECEMBER 8, 1992
TO: ALL DEPARTMENTS
FROM: CITY CLERK
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

S U M M A R Y O F D E C I S I O N S

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, DECEMBER 7, 1992,
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(1) Confirmation of the Minutes of the Meeting of November 23, 1992.

DECISION - MINUTES CONFIRMED

PAGE

(2) **UNFINISHED BUSINESS**

1) City Clerk - Re: Utility Bylaw Amendment 2960/I-92/Rate Classifications

DECISION - APPROVED BYLAW

. . 1

2) City Clerk - Re: 1993 Budget: Pool Admission & Swim Pass Fee
Increases

. . 2

DECISION - APPROVED INCREASES

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

- 1) Transit Manager - Re: Proposed Re-Route of Transit Service . . 9

DECISION - APPROVED RE-ROUTE OF ROUTE TWO

- 2) City Assessor - Re: Statutory Assessment Level - Request to change 1993
General Assessment to 100% of prescribed value . . 13

DECISION - REQUEST APPROVED

- 3) Red Deer Regional Planning Commission - Re: Red Deer River Corridor
Integrated Resource Plan / Appointment of City Representative . . 18

DECISION - APPOINTED COUNCIL'S STANDING REPRESENTATIVE TO THE
PLANNING COMMISSION TO BE MEMBER

- 4) Land and Economic Development Manager - Re: Sale of Land, Major
Continuous Corridor Project/Lot 2, Block 8, Plan 5551 K.S./A.G.T. Limited
to City of Red Deer

DECISION - APPROVED SALE . . 24

- 5) Environmental Advisory Board - Re: Environmental Master Plan . . 26

DECISION - AGREED TO CONSIDER FUNDING OF \$10,000 DURING 1993 BUDGET
DELIBERATIONS SUBJECT TO VARIOUS CONDITIONS

- 6) City Solicitor - Re: Taxi Business Bylaw Amendment 2742/B-92/Fix number
of taxi cab licenses . . 41

DECISION - APPROVED BYLAW

(5) **CORRESPONDENCE**

- 1) R.C.M.P. - Re: Policing Contract . . 42

DECISION - RECEIVED AS INFORMATION

- 2) J. Frappier - Re: Mandatory Composting / Restaurant Wastes . . 46

DECISION -

- a) AGREED NOT TO SUPPORT MANDATORY COMPOSTING AT THIS TIME
b) AGREED TO INCLUDE FEASIBILITY OF INCLUDING SAID WASTES IN THE
1993 COMPOSTING PILOT PROJECT

- 3) Minister, Tourism, Parks & Recreation - Re: Community Recreation/Cultural
Grant Program . . 49

DECISION - RECEIVED AS INFORMATION

- 4) Town of Cardston - Re: Carway Border Crossing/ Request support for
increase in Hours of Operation . . 51

DECISION - AGREED TO REQUEST

- 5) Blind View Window Fashions - Re: Rezoning Request/5401 - 48 Ave/R3
to C1 . . 59

DECISION - APPROVED CONSIDERATION FOR A BYLAW TO ALLOW A SPOT
REZONING TO ALLOW USE OF SALES OF DRAPERY AND DECORATING
ITEMS

- 6) Lifeview Emergency Services Ltd. - Re: Provincial Departments failing to follow Municipal Government Act Section 168 and 170 / Request support to lobby Provincial Government . . 66

DECISION - AGREED TO SUPPORT

- 7) North West Motors (Red Deer) Ltd. - Re: Request Permission to Construct Fence/3115 - 50 Ave . . 70

DECISION - APPROVED REQUEST

- 8) City of Lethbridge - Re: Comments on White Paper for the Property Assessment Act / Request not to support market value assessment . . 80

DECISION - AGREED NOT TO SUPPORT REQUEST

- 9) Sisson Furs/Turtle Bros. Ltd. - Re: Non-Resident Business/License Fees . . 87

DECISION - AGREED TO SET UP AD HOC COMMITTEE TO REVIEW LICENSING FEES

- 10) Normandeau Cultural and Natural History Society - Re: Speed Limit on 67 Street adjacent to Gaetz Lakes / Request to take measures to reduce wildlife kills . . 97

DECISION - AGREED TO:

- 1) INSTALL DEER CROSSING WARNING SIGNS
- 2) MONITOR ROAD KILLS
- 3) REVIEW USE OF DEFLECTORS

- 11) Arthur Andersen & Co. SC - Re: Windsor Hotel/In Receivership/
Request to Cancel portion of property taxes . . 108

DECISION - DENIED REQUEST

- 12) Heather Steinke - Re: Molly Bannister Drive/Extension Concerns . .117

DECISION - AGREED TO FORWARD CONCERNS DURING THE FUNCTIONAL
DESIGN STAGE OF MOLLY BANNISTER DRIVE TENTATIVELY SCHEDULED FOR
1995

(6) **PETITIONS & DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2960/I-92 - Re: Utility Bylaw Amendment/Rate Classifications - 3rd
reading . . 1

DECISION - THIRD READING GIVEN

- 2) 2742/B-92 - Re: Taxi Business Bylaw Amendment/Number of Taxi Cab
Licenses - 3 readings . . 41

DECISION - THREE READINGS GIVEN

ADDITIONAL AGENDA

- 1) Land and Economic Development Manager re: Application to Purchase/Part of Lot 1 & Lot 2B, Plan 6233 R.S./Swell Investments Ltd. . . 10

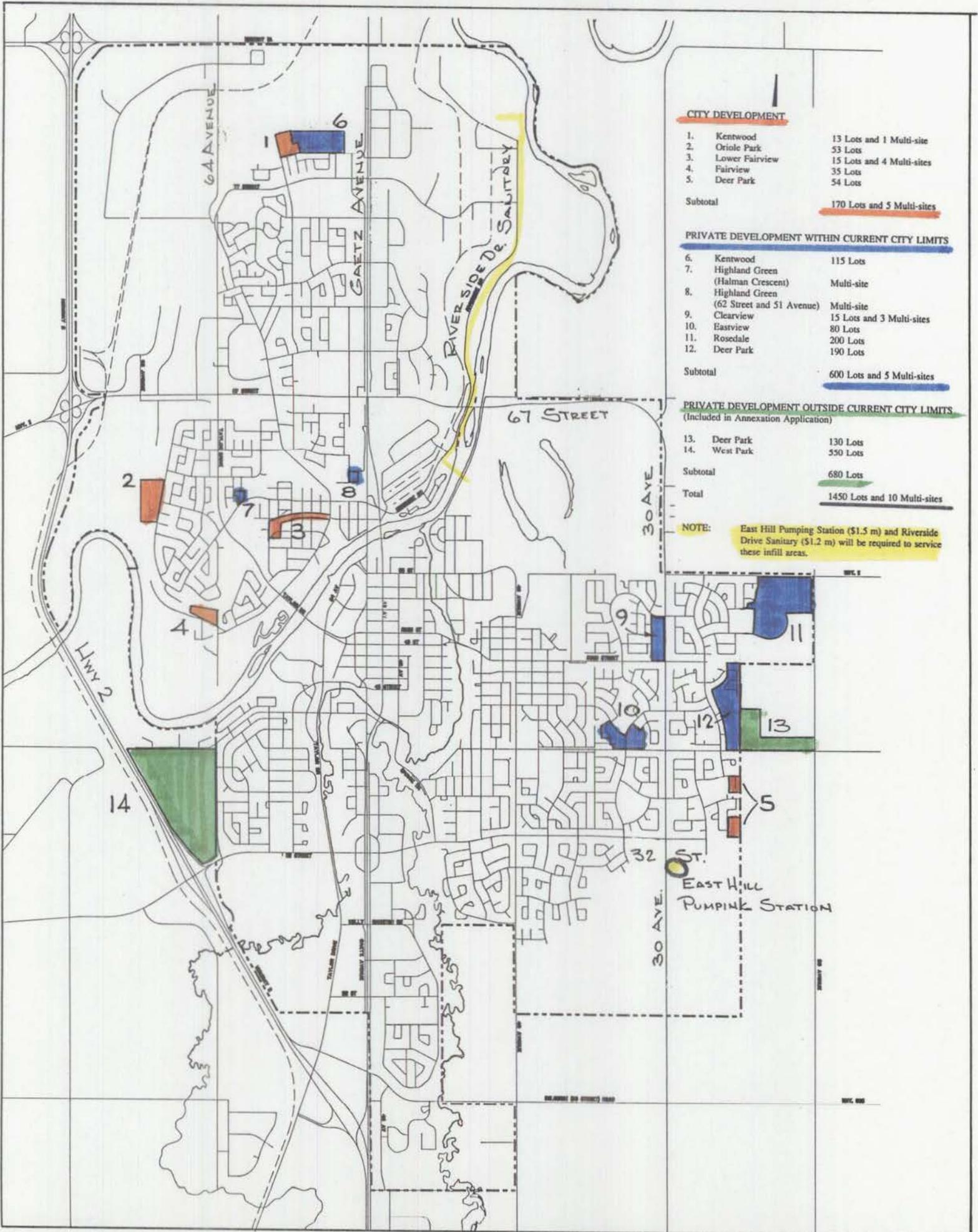
DECISION - TABLED PENDING ADDITIONAL NEGOTIATIONS

- 2) City Clerk re: Report on Residential Land Development/ Off-Site Levy Fund - Trunk and Arterial Construction Staging Analysis . . 1

DECISION - APPROVED REPORT IN PRINCIPLE SUBJECT TO CERTAIN CONDITIONS

- 3) Archives Committee re: Appointment of Associate Members . .

DECISION - APPOINTED TWELVE ASSOCIATE MEMBERS



CITY DEVELOPMENT

1.	Kentwood	13 Lots and 1 Multi-site
2.	Orion Park	53 Lots
3.	Lower Fairview	15 Lots and 4 Multi-sites
4.	Fairview	35 Lots
5.	Deer Park	54 Lots
Subtotal		170 Lots and 5 Multi-sites

PRIVATE DEVELOPMENT WITHIN CURRENT CITY LIMITS

6.	Kentwood	115 Lots
7.	Highland Green (Halman Crescent)	Multi-site
8.	Highland Green (62 Street and 51 Avenue)	Multi-site
9.	Clearview	15 Lots and 3 Multi-sites
10.	Eastview	80 Lots
11.	Rosedale	200 Lots
12.	Deer Park	190 Lots
Subtotal		600 Lots and 5 Multi-sites

PRIVATE DEVELOPMENT OUTSIDE CURRENT CITY LIMITS (Included in Annexation Application)

13.	Deer Park	130 Lots
14.	West Park	550 Lots
Subtotal		680 Lots
Total		1450 Lots and 10 Multi-sites

NOTE: East Hill Pumping Station (\$1.5 m) and Riverside Drive Sanitary (\$1.2 m) will be required to service these infill areas.

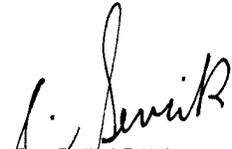
UNFINISHED BUSINESSNO. 1

DATE: NOVEMBER 25, 1992
TO: CITY COUNCIL
FROM: CITY CLERK
RE: UTILITY BYLAW AMENDMENT 2960/I-92 - RATE CLASSIFICATIONS

Council of the City of Red Deer gave first and second reading to the above noted Utility Bylaw Amendment at its meeting of November 23, 1992. The third reading was withheld due to lack of unanimous consent.

Bylaw 2960/I-92 amends the Utility Bylaw to rectify the inconsistent treatment of certain types of "residential" customers.

Bylaw 2960/I-92 is presented for third reading.


C. SEVCIK
City Clerk

CS/clr

DATE: NOVEMBER 25, 1992
TO: TREASURY SERVICES MANAGER
FROM: CITY CLERK
RE: BYLAW 2960/I-92 UTILITY BYLAW AMENDMENT - RATE CLASSIFICATION

The above noted bylaw was given first and second reading at the Council Meeting of November 23, 1992. Third reading was withheld due to lack of unanimous consent.

The aforesaid bylaw amendment will be presented to Council for third reading December 7, 1992.

Bylaw 2960/I-92 amends the Utility Bylaw to rectify the inconsistent treatment of certain types of "residential" customers.

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr

cc: Director of Financial Services
E L & P Manager
Utilities Billing Supervisor
Public Works Manager

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

November 25, 1992

Spruce Lawn Holdings Ltd.
#1, 7839 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Att: Mr. Victor H. Duckering

Dear Sir:

RE: UTILITY CHARGES (4634 - 49TH STREET)

Your letter of October 16, 1992 pertaining to the above topic received consideration at the Council Meeting of November 23, 1992.

At the above noted meeting, the following motion was passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from Sprucelawn Holdings Ltd. and reports from the Administration pertaining to utility charges, 4634 - 49 Street hereby agrees that there be no refund of payments made for the subject utility account, and as recommended to Council November 23, 1992."

While Council did not approve your request for a refund, Council did give first and second reading to Utility Bylaw Amendment 2960/I-92. This amendment, if passed, would place your property on a residential rate (rate 61), effective January 1, 1993. It is anticipated that third reading will be given to Bylaw 2960/I-92 at the Council Meeting of December 7, 1992.

... / 2

*a delight
to discover!*

DATE: DECEMBER 8, 1992
TO: TREASURY SERVICES MANAGER
FROM: CITY CLERK
RE: BYLAW AMENDMENT 2960/I-92
UTILITY BYLAW AMENDMENT / RATE CLASSIFICATION

The above noted bylaw was given third reading at the Council Meeting of December 7, 1992. Enclosed herewith is a copy of said bylaw as finally passed by Council.

Bylaw 2960/I-92 amends the Utility Bylaw to rectify the inconsistent treatment of certain types of "residential" customers. This bylaw comes into effect January 1, 1993.

You will recall that at the Council Meeting of November 23, 1992, Spruce Lawn Holdings Ltd. had submitted a request for a refund relative utility charges pertaining to 4634 - 49 Street. While Council did not approve the request for a refund, it was indicated that if Bylaw 2960/I-92 was passed by Council, the aforementioned property (4634 - 49 Street) would be placed on a residential rate (rate 61), effective January 1, 1993 and I trust you will ensure this happens.

Submitted for your information and appropriate action.


C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Director of Financial Services
E L & P Manager
Utility Billing Supervisor
Public Works Manager
Spruce Lawn Holdings Ltd.
Att: Mr. Victor H. Duckering
#1, 7839 - 49 Avenue
Red Deer, Alberta
T4P 2B4

NO. 2

DATE: NOVEMBER 25, 1992
TO: CITY COUNCIL
FROM: CITY CLERK
RE: 1993 BUDGET: POOL ADMISSION & SWIM PASS FEE INCREASES

At the Council Meeting of November 23, 1992 recommendations from the Recreation, Parks and Culture Board to increase fees for pool admissions and swim passes received consideration with the following motion being introduced:

Moved by Alderman Statnyk, seconded by Alderman Lawrence

"RESOLVED that Council of the City of Red Deer hereby approves the proposed fee increases for pool admissions and swim passes for implementation effective January 1, 1993 and as recommended to Council November 23, 1992 by the Recreation, Parks and Culture Board."

Prior to voting on the above motion however, a tabling motion was passed pending further information on fee increases in comparison to CPI increases.

Enclosed herewith is a further report providing the information as requested by Council.



C. SEVCIK
City Clerk

CS/clr
Encls.

DATE: November 26, 1992 **R-39563**
TO: Charlie Sevcik, City Clerk
FROM: Lowell R. Hodgson
RE: PUBLIC SWIMMING ADMISSIONS/RECOMMENDED FEE INCREASES FOR 1993

At the November 23 meeting of City Council, the following resolution concerning this issue was passed:

- 1) "RESOLVED that Council of the City of Red Deer hereby approve a 20 percent surcharge on out-of-city program registration for implementation effective January 1, 1993, as recommended to Council November 23, 1992, by the Recreation, Parks & Culture Board.

MOTION CARRIED

- 2) "RESOLVED that Council of the City of Red Deer hereby approve the proposed fee increases for pool admissions and swim passes for implementation effective January 1, 1993, and as recommended to Council November 23, 1992, by the Recreation, Parks & Culture Board.

Prior to voting on this resolution, a tabling motion was passed pending further information on pool admission and swim pass fee increases over the past years in relation to CPI increases.

MOTION TO TABLE CARRIED

I, therefore, present the following information:

- 1) The compounded Cost-of-Living increase according to the COL Index has increased 74 percent since 1982 on a Canada-wide level and 65 percent Edmonton/Calgary. The increase in public swimming admission fees for the same time period is approximately 58 percent on single admissions and approximately 185 percent on annual passes. With the 1993 proposed increase, this increase will be approximately 60 percent and 200 percent respectively; for locker fees, the increase is 71 percent.

One should be careful, however, in assuming that the 1982 base rate was appropriate, as it was certainly substantially lower than most municipalities across the province, and especially so with annual passes.

Charlie Sevcik
November 26, 1992
R-39563
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In 1982, we were receiving, for operating purposes, approximately \$145,000.00 in funding from the provincial government and in 1985 this was as high as \$250,000.00. However, we began withdrawing our dependency on this program in 1986 gradually reducing it to the current level of \$90,000.00. In order to do that, we substantially increased fees in swimming, in skating, and in all of our programs and services.

2)	1982 Recreation Centre expenditures	\$368,020.00
	1982 Recreation Centre revenue	<u>\$145,510.00</u> (recovery 39.53 percent)
	Net subsidy	\$222,510.00
	1992 Recreation Centre expenditures	\$552,650.00
	1992 Recreation Centre revenue	<u>\$215,020.00</u> (recovery 38.90 percent)
	Net subsidy	\$337,630.00

From the above figures, it can be seen that expenditures and the net subsidy have only increased by approximately 50 percent over the past decade; this is considerably less than the cost-of-living increase. This is in spite of major increases in utilities, which comprise a major portion of the cost in operating pools. Furthermore, the recovery has remained constant at approximately 39 percent, which is less than that of many other facilities. Consequently, we believe that in this context, the relatively modest increases proposed for 1993 are fully justified.

- 3) 1992 fees from other centres of similar size and from central Alberta towns are as follows:

SINGLE ADMISSIONS					
	Adult	Student	Child	Senior	Family
Lethbridge	\$2.80	\$2.25	\$1.50	\$1.50	----
Medicine Hat	\$2.35	\$1.60	\$1.35	\$1.60	\$5.05
Grande Prairie	\$3.40	\$2.55	\$1.70	\$2.55	\$7.65
Innisfail	\$2.75	\$2.25	\$2.25	\$2.75	\$7.00
Three Hills	\$2.95	\$1.90	\$1.90	\$1.54	\$7.20
Camrose	\$2.75	\$2.25	\$1.00	----	\$5.75
Red Deer	\$2.75	\$1.75	\$1.50	\$1.75	\$7.00

Charlie Sevcik
 November 26, 1992
 R-39563
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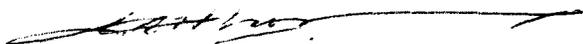
ANNUAL PASSES					
	Adult	Student	Child	Senior	Family
Lethbridge	\$140.00	\$120.00	\$120.00	\$100.00	\$240.00
Medicine Hat	\$116.84	\$84.53	\$67.41	\$84.53	----
Grande Prairie	\$263.20	----	----	----	\$526.40
Innisfail	\$200.00	\$120.00	\$120.00	----	\$375.00
Three Hills	\$211.86	\$129.47	\$129.47	\$117.70	\$346.00
Camrose	\$205.00	\$155.00	\$79.20	----	----
Red Deer	\$107.00	\$69.55	\$53.50	\$69.55	\$235.40

- Lethbridge--no increase in fees anticipated for 1993
- Medicine Hat--will increase fees in 1993
- Grande Prairie--will increase fees in 1993
- Innisfail--unknown at this time if there will be an increase in 1993

With this information, we respectfully request that the 1993 pool admissions, passes, and suit and towel rentals be increased as recommended; however, we would withdraw the recommendation to increase locker fees, leaving them at their current 25 cent level. We do this because by converting to tokens, patrons will be required to have tokens in order to operate the lockers, and we have many occasions when the pool is being used and a cashier is not on shift (i.e., Children's Learn To Swim lessons or private bookings) and thus patrons may not be able to get tokens and could not use the lockers.

RECOMMENDATION

That City Council support the proposed fee increases for public swimming admissions, annual passes, and suit and towel rentals as recommended to Council November 23, 1992.



LOWELL R. HODGSON
 Recreation & Culture Manager

/mm

DATE: November 27, 1992

TO: CITY COUNCIL

**FROM: CRAIG CURTIS, Director
Community Services Division**

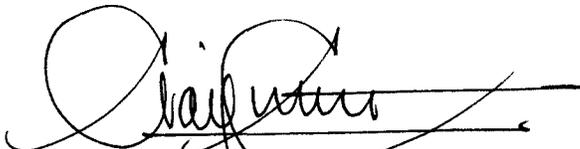
**RE: 1993 BUDGET: POOL RATES
A letter from the Recreation & Culture Manager,
dated November 26, 1992, refers**

1. At its meeting on November 23rd, City Council tabled a motion to approve the proposed fee increases for pool admissions and swim passes, for implementation effective January 1, 1993, pending receipt of further information on swimming fee increases over the last ten years.
2. The Recreation & Culture Manager has researched this issue, and the information may be summarized as follows:
 - All admission rates for swimming have increased at a rate lower than the compounded cost-of-living increase over the last ten years. However, annual passes have been increased at a significantly higher rate. The fee for annual passes in 1982 was the lowest in the province and included the largest municipal subsidy.
 - The expenditures and subsidy for the operation of the Recreation Centre have increased at a rate significantly lower than the compounded cost-of-living increase, in spite of very large utility increases.
 - Recovery from fees has remained constant at approximately 39% over the ten-year period. It could be argued that this should be increased, as the City has adopted a more user-pay philosophy. However, we are concerned that higher fees would reduce accessibility by lower income segments of the population. Furthermore, higher fees would likely decrease use, as they have in the past, resulting in less total revenue.
 - The figures show that Red Deer's fees for single admissions and annual passes are comparable with other cities in all categories. Consequently, we believe that the relatively modest fee increases for 1993 can be fully justified.

City Council
Page 2
November 27, 1992
1993 Budget: Pool Rates

3. **RECOMMENDATION**

It is recommended that City Council approve the motion approving the proposed fee increases, which was tabled at its last meeting.



CRAIG CURTIS

:dmg

c. Lowell Hodgson, Recreation & Culture Manager

Commissioners' Comments

As pointed out in the attached material Red Deer's fees for single admissions are comparable with other cities in all categories and our annual passes are significantly lower than all other comparable cities. Consequently, we would agree that the modest fee increases proposed for 1993 are justifiable and would recommend that Council approve same.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: NOVEMBER 25, 1992
TO: DIRECTOR OF COMMUNITY SERVICES
FROM: CITY CLERK
RE: 1993 BUDGET: SWIMMING POOL RATES AND OUT-OF-CITY PROGRAM FEES

The above matter received consideration at the Council Meeting of November 23, 1992 with the following decisions being reached:

- 1) "RESOLVED that Council of the City of Red Deer hereby approves a 20% surcharge on out-of-city program registration for implementation effective January 1, 1993 as recommended to Council November 23, 1992 by the Recreation, Parks and Culture Board."

MOTION CARRIED

- 2) "RESOLVED that Council of the City of Red Deer hereby approves the proposed fee increases for pool admissions and swim passes for implementation effective January 1, 1993, and as recommended to Council November 23, 1992 by the Recreation, Parks and Culture Board."

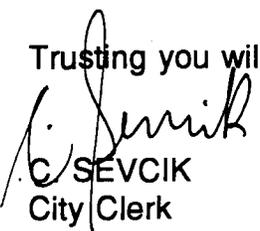
Prior to voting on this resolution, a tabling motion was passed pending further information on pool admission and swim pass fee increases over the past years in relation to CPI increases.

MOTION TO TABLE CARRIED

The decisions of Council in this instance are submitted for your information and by way of a copy of this memo we are requesting the Recreation and Culture Manager to undertake the following:

- 1) Implement the 20% surcharge on out-of-city program registration effective January 1, 1993;
- 2) Submit a further report to Council on pool admission and swim pass fee increases in relation to CPI increases going back at least five years or for whatever reasonable number of years information is available.

Trusting you will find this satisfactory.


C SEVCIK
City Clerk

CS/clr

cc: Director of Financial Services
Recreation and Culture Manager
Recreation, Parks and Culture Board

DATE: DECEMBER 8, 1992
TO: RECREATION & CULTURE MANAGER
FROM: CITY CLERK
RE: 1993 BUDGET (POOL ADMISSION & SWIM PASS FEE INCREASES)

Your further report dated November 26, 1992 pertaining to the above matter was considered at the Council Meeting of December 7, 1992 and at which meeting Council passed the following motion:

"RESOLVED that Council of the City of Red Deer hereby approves the proposed fee increases for pool admissions and swim passes for implementation effective January 1, 1993 and as recommended to Council November 23, 1992 by the Recreation, Parks and Culture Board."

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


C. SEVCIK
City Clerk

CS/clr

cc: Director of Community Services
Director of Financial Services
Recreation, Parks & Culture Board

REPORTSNO. 1

DATE: November 27, 1992
TO: City Clerk
FROM: Transit Manager
RE: **PROPOSED RE-ROUTE OF TRANSIT SERVICE**

The Transit Department is respectfully seeking Council's approval to alter a bus route to better serve the Real Canadian Superstore by utilizing the Ross Street and Taylor Drive link to and from the downtown.

Appendix A outlines the current route structure for the area. Appendix B outlines the department's routing proposal.

This re-route proposal does not result in any additional expenditures to the budget. As can be seen by the attached maps, no area currently served by transit would have service deleted and all current bus stops would remain.

RECOMMENDATION:

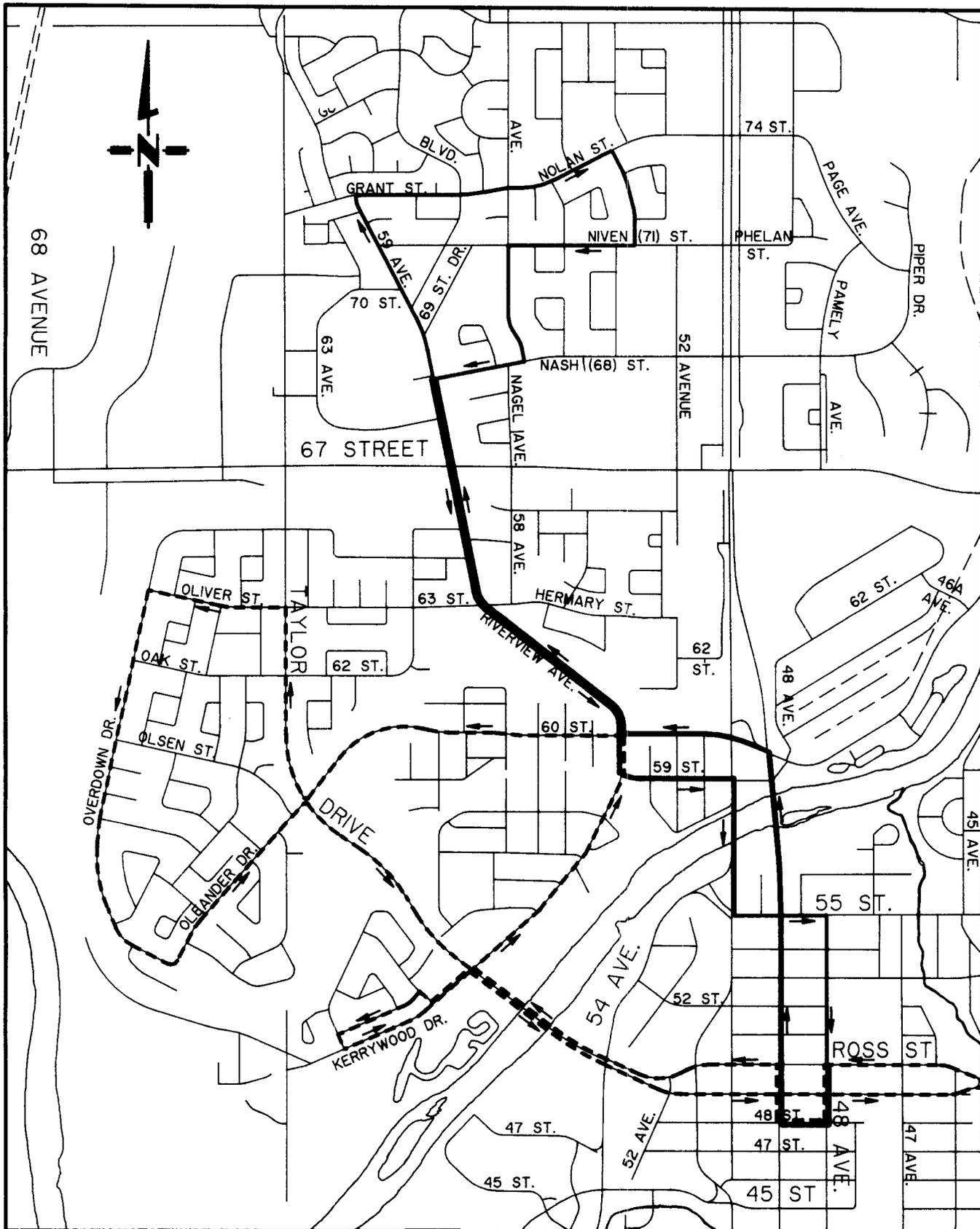
In order to adequately provide public transportation services to the Superstore area, the Transit Department respectfully requests and recommends approval of the re-route proposal as outlined in Appendix B.



Grant Beattie
Transit Manager

GB/slp
Att.

p.c. Director of Engineering Services



THE CITY OF RED DEER TRANSIT DEPARTMENT
 SCALE 1:20,000
 DECEMBER 1992

PROPOSED ROUTING

--- ROUTE TWO
 ——— ROUTE FIVE

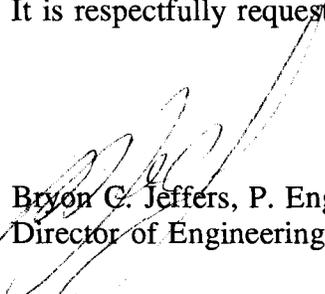
APPENDIX "B"

DATE: December 2, 1992
TO: City Clerk
FROM: Director of Engineering Services
RE: **TRANSIT ROUTE ALTERATIONS**

The Transit Manager has submitted a report outlining recommended changes to Route 2 and Route 5. These modifications will not increase cost of operation or running time. With the modifications proposed, Transit passengers whose destination is the new Superstore will have improved service.

RECOMMENDATION

It is respectfully requested that Council approve the route alterations as outlined.


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

BCJ/emg

Commissioners' Comments

We would recommend Council approve the proposed change in route as outlined by the Transit Manager. As indicated by the Transit Manager this change would not result in any additional costs nor would there be any change to current bus stops.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: DECEMBER 8, 1992
TO: TRANSIT MANAGER
FROM: CITY CLERK
RE: PROPOSED RE-ROUTE OF TRANSIT SERVICE

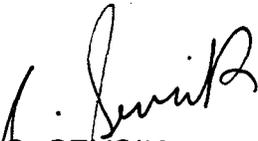
Your report dated November 27, 1992 recommending Council's approval to alter a bus route to better serve the Real Canadian Superstore, received consideration at the Council Meeting of December 7, 1992.

Following is the motion which was passed by Council agreeing to your recommendation:

"RESOLVED that Council of the City of Red Deer hereby approves the re-route of transit service as outlined in Appendix "B" of the 'Transit Manager's Report' submitted to Council December 7, 1992."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith Appendix "B" referred to in the motion aforementioned.

Trusting you will find this satisfactory and that you will take appropriate action.



C. SEVCIK
City Clerk

CS/clr
Encls.

cc: City Commissioner
Director of Engineering Services

NO. 2

DATE: 27 November 1992
TO: City Clerk
FROM: City Assessor
RE: STATUTORY ASSESSMENT LEVEL - 1993 GENERAL ASSESSMENT

Provincial legislation currently requires that:

1.
 - a) land be assessed at market value, and
 - b) Regulation that 65% of this market value be utilized.

2. Improvements assessed at fair actual value, which is as follows:
 - a) Prescribed replacement cost manual based on Edmonton and area costs for material and labour, including overhead profit, less accrued depreciation.
 - b) 65% of the result of 2(a)

3. Total of 1 + 2 = Assessment.

Over the past few years, some municipalities have asked for permission from Municipal Affairs to do general assessments at the 100% level. Instead of 1(b) and 2(b) being 65%, the figures would be at 100%.

Example:

	Existing Legislation (@ 65%)	Proposed Legislation (@ 100%)
Land Market Value \$50,000 =	\$32,500	\$ 50,000
Imp. Replacement Cost less		
Depreciation \$100,000 =	<u>\$65,000</u>	<u>\$100,000</u>
Total Assessment:	<u>\$97,500</u>	<u>\$150,000</u>

When a municipality utilizes the 100% level for assessment, and assuming that the budget requirements for a municipality remain constant, the mill rate would reduce accordingly, and the tax bill to each property owner would not change. The benefit that is most apparent with this change is that the property owner/taxpayer seems to understand the figures on their assessment notices and can relate better, even though we are not valuing properties at market value on either of the processes.

Earlier in the calendar year (approximately May/June, 1992) the provincial government anticipated passing legislation that the 100% level would become mandatory and be utilized by all municipalities when doing general assessments for taxation in 1993. This has not happened to date and is not anticipated to happen. During the summer, Municipal Affairs personnel

City Clerk
Page 2
27 November 1992

suggested that we should safeguard the City and request inclusion in a regulation to authorize our municipality to assess at 100% for the 1993 general. We prepared and mailed a letter (copy attached) dated September 29, 1992, in this regard. Now, as of November 19, 1992, Municipal Affairs advises that the Minister requires a resolution of Council, supporting this request before he will include The City of Red Deer in the resolution.

STATISTICS

In 1992, twenty (20) municipalities throughout Alberta put general assessments on the roll at 100%.

For taxation in 1993, there are seventy-seven (77) municipalities doing general assessments. Fifty-four (54) of these are asking to be assessed at 100%. The balance will be done at 65%.

The City of Edmonton is requesting permission to do their general for 1993 at 100%, subject to their Council approval of this position at the Council meeting the last week of November. The City of Calgary is not doing a general until 1994 and has not taken a position on this issue to date. The City of Medicine Hat is doing a general assessment for 1993 taxation, and their Council do not support the 100% concept, and therefore will put the general on the roll at the 65% level.

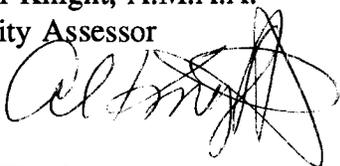
In Central Alberta, the Town of Innisfail put a general assessment on the roll at 100% in 1992. For 1993 taxation, the Towns of Alix, Bashaw, Blackfalds and Trochu; the Summer Villages of Birchcliff, Gull Lake, Norglenwold, Parkland Cove and Sunbreaker Cove; and the Village of Mirror will all be put on the roll at 100%.

From the above analysis, it is evident that there is mixed support for the 100% concept. We believe there is an advantage to the 100% value level concept in terms of public understanding, but it is not critical to the finalization of the assessment.

RECOMMENDATION

We recommend that Council pass a resolution requesting that the Minister include The City of Red Deer in the regulation to do the 1993 general assessment at 100% of prescribed value.

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



AK/ngl

c.c. Director of Finance

29 September 1992

Alberta Municipal Affairs
13 Floor, CityCentre
10155-102 Street
EDMONTON, AB
T6H 4L4

Attention: Mr. Rene Gagne, Assistant Deputy Minister

Dear Mr. Gagne:

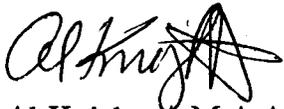
RE: STATUTORY LEVEL - 1993 GENERAL ASSESSMENT

The City of Red Deer requests permission to do a reassessment for taxation in the year 1993, based on 100% of 1991 Market Value and 100% of depreciated replacement cost, rather than the currently legislated 65% levels.

We understand that the proposal to go before Cabinet may not be approved in time and request this as a safety measure.

Thank you for your attention to this matter.

Sincerely,



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

AK/ngl

c.c. Director of Finance
Assessment Supervisor

13th Floor, CityCentre, 10155 - 102 Street, Edmonton, Alberta, Canada T5J 4L4 403/427-8940 Fax 403/422-3110

September 4, 1992

To: Distribution List

Re: **100 Percent Level of Assessment and Local Cost Modifier**

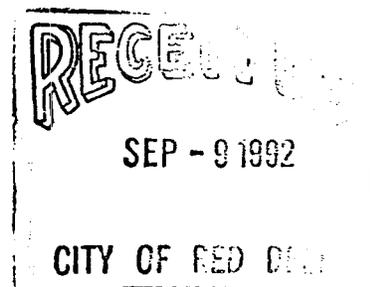
For general assessments being completed in 1992 for taxation in 1993 I am proposing to recommend to the Minister of Municipal Affairs that the relevant Regulations be amended to allow the following.

- That the level used for all general assessments for taxation in 1993 and subsequent years be set at 100 percent rather than the traditional 65 percent level (77 percent for machinery and equipment).
- To allow for the local assessor to apply a local modifier to render assessments more reflective of values within the municipality. The current Manuals reflect City of Edmonton costs and that may not be reflective of the actual costs of construction within a municipality.

This would apply to both urban and rural municipalities. Please discuss these changes with the affected municipalities and advise if there are any insurmountable difficulties.



Rene Gagne
Assistant Deputy Minister



Distribution List:

Jack Davis, Deputy Minister of Municipal Affairs
Morley McEachren, Executive Director, Assessment Operations
Alan Fenton, Director, Assessment Inspection
Angus MacKay, Director, Assessment Standards
Adrian Waters, Director, Assessment Equalization
Rennie Kozack, Director, Industrial Assessment
Advisory Aspects Mailing List
Appointed Assessors Completing General Assessments for the 1993 Tax Year

FILE: alan\memos\assess93.clk

DATE: November 24, 1992
TO: City Clerk
FROM: Director of Financial Services
RE: STATUTORY ASSESSMENT LEVEL -
1993 GENERAL ASSESSMENT

The City Assessor is requesting Council approve an application to the Provincial Department of Municipal Affairs to do general assessments for 1993 at the 100% level rather than the existing 65% level.

The proposed change will not mean properties will be valued at market value because improvements assessment will continue to be based on Edmonton construction costs less depreciation.

The change to the 100% level would mean the assessment value for all properties would increase in the same proportion. As a result, if the same amount of taxes was collected in 1993, the tax bill for an individual property would not change because of the move to the 100% level.

Recommendation

That Council approve an application to Alberta Municipal Affairs to

- value land at 100% of 1991 market value
- value improvements at 100% of depreciated replacement cost.



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

AW/jt

c.c. City Assessor

Commissioners' Comments

We concur with the recommendations of the City Assessor.

"G. SURKAN"
Mayor
"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

December 8, 1992

Alberta Municipal Affairs
13th Floor, City Centre
10155 - 102 Street
Edmonton, Alberta
T5J 4L4

Att: Mr. Rene Gagne
Assistant Deputy Minister

Dear Mr. Gagne:

RE: STATUTORY LEVEL - 1993 GENERAL ASSESSMENT

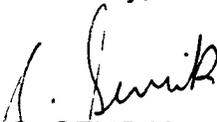
Further to the letter from Mr. Al Knight, City Assessor, dated September 29, 1992 requesting permission to do a re-assessment for taxation in the year 1993, based on 100% of 1991 market value and 100% of depreciated replacement cost, I would advise as follows.

At the Council Meeting of December 7, 1992 Council passed the following motion supporting this request:

"RESOLVED that Council of the City of Red Deer hereby agrees that a request be sent to the Minister of Municipal Affairs to include the City of Red Deer in the regulation to do the 1993 General Assessment at 100% of prescribed value, and as recommended to Council December 7, 1992 by the City Assessor and Director of Financial Services."

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. Should you require further information please advise.

Sincerely,


G. SEVCIK
City Clerk

cc: Director of Financial Services
City Assessor



*a delight
to discover!*



**RED DEER
REGIONAL PLANNING COMMISSION**

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

NO. 3

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

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

M E M O

DATE: November 13, 1992

TO: Charlie Sevcik, City Clerk

FROM: Bill Shaw, Director - RDRPC

RE: Red Deer River Corridor Integrated Resource Plan

The start-up of this project by Forestry, Lands and Wildlife was delayed, but we have had recent communications from departmental personnel that they are readying efforts to "touch base" with municipalities. I understand this will be to directly gauge interest in the project, including the directions it should take.

Any efforts that the Commission staff undertakes will be collectively on behalf of affected municipalities, and so a contact person would assist us as well. Therefore, a new appointment to replace former Alderman McGregor would be helpful, although the need is not urgent.



W.G.A. Shaw, Director

MUNICIPALITIES WITHIN COMMISSION AREA

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



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

April 13, 1992

Mr. Roy McGregor
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Sir:

Re: Red Deer River Corridor Integrated Resource Plan

The Resource Planning Branch in the Department of Forestry, Lands and Wildlife has determined that a comprehensive initiative should be taken to prepare a plan for all of that portion of the Red Deer River Corridor extending from the eastern border of the Eastern Slopes to the Saskatchewan boundary. Following consultation with the Directors of the four relevant Regional Planning Commissions, it was concluded that this exercise should include, not only all Provincial Crown lands in the Corridor, but also patent lands. As such, the Plan would constitute a truly integrated and fully representative guiding document.

The Directors of Regional Coordination Services, Ian Dyson, has assembled a Plan Steering Committee comprised of the Directors of each of four Regional Planning Commissions and the Directors of the Provincial government resources agencies (12 - 15 agencies). The Steering Committee has committed itself to also encourage the creation of a Local Authorities Committee (LAC) comprised of one municipal councillor from each of the municipalities located along the Red Deer River. The LAC would guide and determine all matters relevant to patent lands within the Plan boundaries, and would have an influential input to Plan content regarding other issues of relevance to patented land owners. As such, the Local Authorities and the Regional Planning Commission will be full partners with provincial resource agencies in this planning exercise.

The Steering Committee concluded that the four involved Regional Planning Commission would take necessary actions to engage the participation of the affected municipalities. This will be done as determined by each RPC, but formalizing of the LAC would involve some consultation among the RPC Directors. I envision that the LAC will be accorded representation on the Steering Committee also.

This letter is to initiate the steps toward engaging involvement of the five relevant municipalities in the Red Deer Regional Planning Commission portion of the Red Deer River Corridor Plan. I trust that you will proceed with appropriate actions to secure your Council's commitment to the Plan and appointment of a councillor to serve on a Local Authority Committee. Rich White is more fully apprised of the details of the Plan process, but either he or I would be available to more fully brief you and/or your Council on the details. You may recall that preliminary discussions were held approximately 1 year ago.

MUNICIPALITIES WITHIN COMMISSION AREA

CITY OF RED DEER • MUNICIPAL DISTRICT OF CLEARWATER No. 99 • COUNTY OF STETTLETT No. 6 • COUNTY OF LACOMBE No. 14 • COUNTY OF MOUNTAIN VIEW No. 17 • COUNTY OF PAINT EARTH No. 18 • COUNTY OF RED DEER No. 23 • TOWN OF BLACKFALDS • TOWN OF BOWDEN • TOWN OF CARSTAIRS • TOWN OF CASTOR • TOWN OF CORONATION • TOWN OF DIDSBURY • TOWN OF ECKVILLE • TOWN OF INNISFAIL • TOWN OF LACOMBE • TOWN OF OLDS • TOWN OF PENHOLD • TOWN OF ROCKY MOUNTAIN HOUSE • TOWN OF STETTLETT • TOWN OF SUNDRE • TOWN OF SYLVAN LAKE • VILLAGE OF ALX • VILLAGE OF BENTLEY • VILLAGE OF BIG VALLEY • VILLAGE OF BOTHA • VILLAGE OF CAROLINE • VILLAGE OF CLYDE • VILLAGE OF CREMONA • VILLAGE OF DELBURNE • VILLAGE OF DONALDA • VILLAGE OF ELNORA • VILLAGE OF GADSBY • VILLAGE OF HALKIRK • VILLAGE OF MIRROR • SUMMER VILLAGE OF BIRCHCLIFF • SUMMER VILLAGE OF BULL LAKE • SUMMER VILLAGE OF HALF MOON BAY • SUMMER VILLAGE OF JARVIS BAY • SUMMER VILLAGE OF NORGLLENWOLD • SUMMER VILLAGE OF ROCHON SANDS • SUMMER VILLAGE OF SUNBREAKER COVE • SUMMER VILLAGE OF WHITE SANDS

- 2 -

It would be very advantageous if staff could meet with you as early as possible. As you are already scheduled to be in for the Commission meeting on the morning of April 27, I am suggesting we meet here immediately following the Commission meeting.

Attached to this letter is an overview of the Plan. I trust it will adequately inform you and encourage you and your Council to become actively involved. At this stage, opportunity also exists to fine tune the process in response to suggestions you may wish to contribute.

Please notify me of your intentions and/or availability to be in attendance on the 27th.

Yours truly



W. G. A. SHAW, ACP, MCIP
DIRECTOR

WGAS/pim

c/c Rich White
Charlie Sevcik

RED DEER RIVER CORRIDOR IRP OVERVIEW

1. **Planning Area:** Red Deer River Corridor from Range 6 - W5 to Saskatchewan boundary. Lateral boundaries would be consistent with legal descriptions ½ to 3 miles back from the river valley breaks and 3 miles up tributary valleys (some distinction may be applied for public/private land areas).

2. **Affected Regional Planning Commissions and Municipalities:**
 - a) **Red Deer Regional Planning Commission**
 - County of Mountain View
 - County of Red Deer
 - City of Red Deer
 - County of Lacombe
 - County of Stettler

 - b) **Palliser Regional Planning Commission**
 - M.D. of Kneehill
 - M.D. of Starland
 - I.D. No. 7
 - City of Drumheller
 - Special Area 2
 - Special Area 3
 - M.D. of Acadia

 - c) **Calgary Regional Planning Commission**
 - County of Wheatland

 - d) **Southeast Alberta Regional Planning Commission**
 - County of Newell

3. **Participating Government Agencies:**
 - Alberta Forestry, Land and Wildlife
 - Resource Planning Branch
 - Resource Information Branch
 - Resource Coordination Services
 - Fish and Wildlife Division
 - Public Lands Division
 - Alberta Forest Service
 - Alberta Tourism, Recreation and Parks
 - Product Development Division/Tourism
 - Provincial Parks Service
 - Alberta Energy
 - Alberta Agriculture
 - Alberta Transportation and Utilities
 - Alberta Environment
 - Alberta Culture and Multiculturalism

Other Authorities:

- **Special Areas Board**
- **Eastern Irrigation District**

4. Plan Logistics:

- The Steering Committee consists of the Regional Resource Managers (RRMC) which is the Regional Director from each of the Provincial agencies named above, and the Directors of the four involved Regional Planning Commissions.
- It may be expanded to include a Local Authorities Committee (LAC) member or it may meet together with the LAC on occasion.
- A Planning Team is being established with several core members, and some consultative members. A planner from each RPC serves in the core group.
- The Planning Team will prepare a Terms of Reference as its first task. This will be reviewed by the Steering Committee and also by the LAC, then released for public review. Some revision may result.
- On acceptance of the Terms of Reference by the Steering Committee, the Planning Team will work under the leadership of a planner from the Resource Planning Branch to produce the Plan. (Possibly two years).
- The Plan will be periodically scrutinized and given direction by the LAC and RRMC but it requires acceptance by the Steering Committee (which is the combined LAC and RRMC jointly assembled) before the Plan can be submitted for higher level endorsement.
- In recognition of the implications of this Plan to municipal and private interests, it may be possible to also arrange for a representative of the Association of M.D.'s and Counties to sit on the Resource Integration Committee (RIC) when this Plan is on their agenda.
- At this stage a comprehensive public disclosure review and consultation will take place which would result in substantive changes. Ultimately, the Plan goes to Cabinet.
- Those parts of the Integrated Resource Plan that are patented lands could subsequently be formalized in a series of statutory plans (such as area structure plans) by the Councils of each affected municipality. The Provincial Government agencies would be accountable for administering and implementing the directions set down in the IRP for the public lands and resources.

5. Communication and Representation

- Responsibility for getting the Plan underway lies with the Provincial Resource Coordination Services and the Regional Resource Management Committee. Each agency is represented by its Director. The RRMC has authority only with regard to PUBLIC lands and resources. As a pragmatic means of undertaking this Plan, for a corridor where patented lands are as prevalent as public lands, the Provincial Resource Coordination Services invited the Directors of the four relevant Regional Planning Commissions to join with the RRMC to serve as a Steering Committee to guide the Plan. The Steering Committee was constituted and, one of its decisions was to encourage the creation of a Local Authorities Committee which should consist of one Councillor from each of the affected municipalities. No legislative or statutory basis exists for any aspect of this structure or procedure. It is all a matter of cooperation and voluntary commitment.
- Each Provincial Resource Agency assigns a knowledgeable planner to the Planning Team. Similarly, the Regional Planning Commissions are each assigning a planner.

It is the responsibility of each planner to represent the respective agency and/or municipal interests. (An assumption is made that Regional Planning Commission planners are appropriate representatives for the municipalities in their regions.)

- It is the responsibility of each agency to communicate its interests through its Planning Team planner and the job of that planner to establish appropriate communication and information flows between the Planning Team and the agency and/or municipalities he is accountable to.
- There may also be direct contact by the Planning Team Coordinator with Planning Team members and with the agencies and municipalities involved.

6. Pertinent Details

- The planning process will deal with problems and issues but will focus more specifically on future opportunities.
- Information will be gathered and analyzed so as to develop potential management strategies.
- A team approach will be used. All agencies and municipalities which feel they have objectives to be achieved or are likely to be affected by decisions will have opportunity to participate.
- Responsibility for the Plan contents is that of the participants. Achievements will involve understanding and compromise.
- The planning process and scope will be guided by a Terms of Reference development by the participants.
- The Plan will address all lands and resources in the Red Deer River Corridor downstream from and including Range 6, W5. The Plan will not make water resource planning decisions.
- The Plan will constitute a policy framework for future land use and resource allocation within the river valley. It will refine resource management guidelines for each of the provincial resource sections with regard to public lands and resources. For patented lands, it will provide strategic resource policy direction that local authorities and regional planning commissions should address in the statutory planning, subdivision, and development control responsibilities they exercise.

Commissioners' Comments

At the Council meeting of April 27, correspondence from the Red Deer Regional Planning Commission dated April 13, 1992, and attached information re: Red Deer River Corridor Integrated Resource Plan was considered. At the aforesaid Council meeting the plan was approved in principle and Alderman McGregor was appointed to serve on the Local Authority Committee because he was the designated representative on the Red Deer Regional Planning Commission.

The follow-up memo from the Planning Commission suggests Council appoint a new member to replace Alderman McGregor. Should Council wish they could designate the standing representative on the Red Deer Regional Planning Commission. At present this is Mayor Surkan with Alderman Hull as the Alternate.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

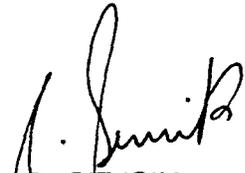
DATE: April 28, 1992
TO: W.G.A. Shaw, Director
Red Deer Regional Planning Commission
FROM: City Clerk
RE: RED DEER RIVER CORRIDOR INTEGRATED RESOURCE PLAN

At The City of Red Deer Council meeting of April 27, 1992, consideration was given to your letter to Alderman McGregor dated April 13, 1992 regarding the above noted, and at which meeting Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer, having considered report from the Red Deer Regional Planning Commission dated April 13, 1992 re: Red Deer River Corridor Integrated Resource Plan, hereby agrees to said plan in principle and that Alderman McGregor be appointed to serve on the Local Authority Committee for the Red Deer River Corridor Integrated Resource Plan, and as presented to Council April 27, 1992."

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

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

/jt

c.c. Alderman McGregor

Bill - do we need to make
a new appointment to
replace Ray McGregor?

Lo. 92/11/11

- Red Deer River Corridor Integrated Resource Planning Process
- Crown Land Planning Process.

Kim Brenneis

Depts. Forestry and Wildlife

427 - 3608

Was Roy Capt.

D. Lawrence?

Called Oct 30/92

It is the responsibility of each planner to represent the respective agency and/or municipal interests. (An assumption is made that Regional Planning Commission planners are appropriate representatives for the municipalities in their regions.)

- It is the responsibility of each agency to communicate its interests through its Planning Team planner and the job of that planner to establish appropriate communication and information flows between the Planning Team and the agency and/or municipalities he is accountable to.
- There may also be direct contact by the Planning Team Coordinator with Planning Team members and with the agencies and municipalities involved.

6. Pertinent Details

- The planning process will deal with problems and issues but will focus more specifically on future opportunities.
- Information will be gathered and analyzed so as to develop potential management strategies.
- A team approach will be used. All agencies and municipalities which feel they have objectives to be achieved or are likely to be affected by decisions will have opportunity to participate.
- Responsibility for the Plan contents is that of the participants. Achievements will involve understanding and compromise.
- The planning process and scope will be guided by a Terms of Reference development by the participants.
- The Plan will address all lands and resources in the Red Deer River Corridor downstream from and including Range 6, W5. The Plan will not make water resource planning decisions.
- The Plan will constitute a policy framework for future land use and resource allocation within the river valley. It will refine resource management guidelines for each of the provincial resource sections with regard to public lands and resources. For patented lands, it will provide strategic resource policy direction that local authorities and regional planning commissions should address in the statutory planning, subdivision, and development control responsibilities they exercise.

Commissioner's Comments

Council direction is requested as to whether they wish to become involved and if so is there a member of Council who would like to serve on the Local Authorities Committee. Ald. McGregor is the Council representative on the Regional Planning Commission and may wish to represent Council on this Committee.

"R.J. MCGHEE"
Mayor

DATE: DECEMBER 8, 1992

TO: RED DEER REGIONAL PLANNING COMMISSION
ATT: W. G. A. SHAW, DIRECTOR

FROM: CITY CLERK

RE: RED DEER RIVER CORRIDOR INTEGRATED RESOURCE PLAN

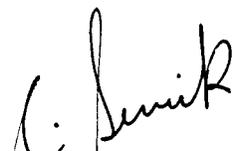
Your memo dated November 13, 1992 suggesting Council make a new appointment to replace former Alderman R. N. McGregor on the Local Authority Committee for the Red Deer River Corridor Integrated Resource Plan, received consideration at the Council Meeting of December 7, 1992.

At the above noted meeting Council passed the following motion:

"RESOLVED that Council of the City of Red Deer hereby designates Council's standing representative on the Red Deer Regional Planning Commission, to serve on the Local Authority Committee for the Red Deer River Corridor Integrated Resource Plan, and as recommended to Council December 7, 1992."

The decision of Council in this instance is submitted for your information and appropriate action. The current standing representative on the Red Deer Regional Planning Commission is Mayor Gail Surkan, with Alderman Bill Hull as the alternate.

Trusting you will find this satisfactory.


C. SEVCIK
City Clerk

CS/clr

cc: Mayor Surkan
Alderman Hull

NO. 4

DATE: November 30, 1992

TO: City Clerk

FROM: Land and Economic Development Manager

RE: **MAJOR CONTINUOUS CORRIDOR PROJECT
LOT 2, BLOCK 8, PLAN 5551 K.S.
A.G.T. LIMITED TO CITY OF RED DEER**

To facilitate the Major Continuous Corridor road construction, negotiations with A.G.T. Limited were successful in obtaining a corner cut off from their Lot 2. To authorize the City Clerk to affix The City of Red Deer seal to the land sale agreement and legal survey plan, City Council's approval is required.

Recommendation

We recommend City Council approve the acquisition of approximately 0.0051 hectare from Lot 2, to be used for road right-of-way, subject to the following:

1. City Council approval of the acquisition.
2. The final area to be acquired, to be determined by a legal survey plan and compensation for land to be based on a value of \$2.75/sq. ft. for the approximate 549 sq. ft.
3. All legal fees and legal survey fees pertaining to preparation of land sale agreements and registration of legal survey plan to be the responsibility of The City of Red Deer.
4. Agreement satisfactory to City Solicitor.



Alan W. Scott

LAND AND ECONOMIC DEVELOPMENT MANAGER

AVS/mm

Commissioners' Comments

c: Land Supervisor

We concur with the recommendations of the Economic Development Manager.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

47 STREET



AREA REQUIRED FOR ROAD = 0.005 Ha.

A.G.T. LIMITED

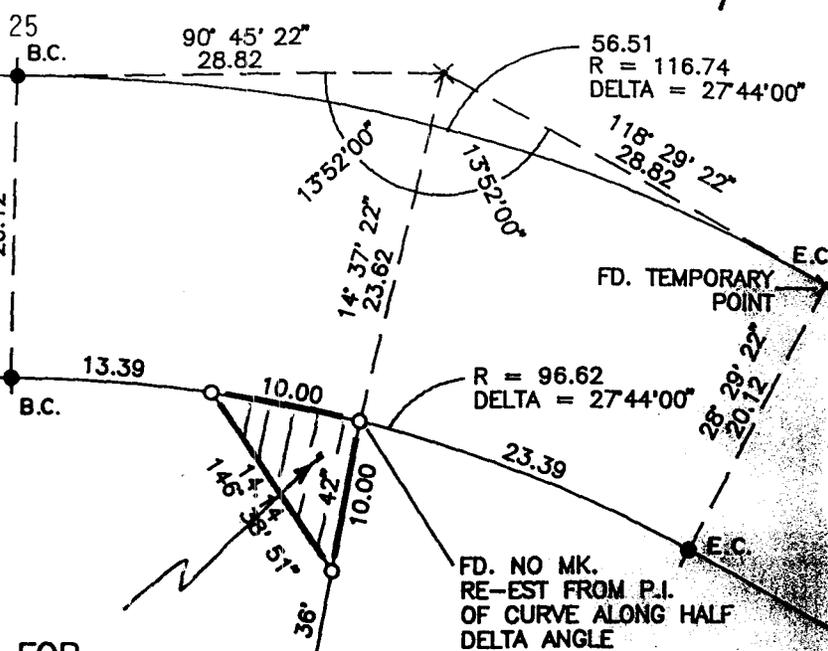
LOT 2

PLAN 5551 K.S.

8

U. R/W PLAN 852 0808

EASEMENT NO. 4479 A.J.



54th. AVENUE

ROAD PLAN BY J.C. HORN, A.L.S.

ROAD PLAN BY J.C. HORN, A.L.S.

DATE: DECEMBER 8, 1992
TO: LAND & ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
**RE: PURCHASE OF PART OF LOT 2, BLOCK 8, PLAN 5551 K.S. FROM
A.G.T. LIMITED / MAJOR CONTINUOUS CORRIDOR PROJECT**

Your report dated November 30, 1992 pertaining to the above was considered at the Council Meeting of December 7, 1992 and at which meeting Council passed the following motion in accordance with your recommendations:

"RESOLVED that Council of the City of Red Deer hereby authorizes the purchase of approximately 0.0051 hectares of Lot 2, Block 8, Plan 5551 K.S. from A.G.T. Limited, subject to the following:

1. The final area to be acquired, to be determined by a legal survey plan and compensation for land to be based on a value of \$2.75 per square foot for the approximate 549 square feet;
2. All legal and survey fees pertaining to preparation of land sale agreements and registration of legal survey plan to be the responsibility of the City of Red Deer;
3. An agreement satisfactory to the City Solicitor,

and as recommended to Council December 7, 1992."

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


A. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services
Director of Financial Services
Land Supervisor
City Assessor

DATE: November 18, 1992

TO: CITY COUNCIL

FROM: JOHN RETALLACK, Chairman
Environmental Advisory Board

RE: ENVIRONMENTAL MASTER PLAN

Since its inception, The Environmental Advisory Board has discussed the need for an overall strategy document dealing with the environment. This document would provide specific environmental priorities, policies and directions for Red Deer as introduced in Vision 2020 and the Community Services Master Plan.

"The preservation of Red Deer's unique natural environment and the demonstration of leadership in environmental management."

Planning Principle #2, Vision 2020

"The City should undertake a public survey/questionnaire to determine public awareness, understanding and participation in environmental programs and services."

Recommendation #6.5
Community Services Master Plan

"The City should prepare an Environmental Master Plan to integrate and prioritize the various environmental initiatives being undertaken by the City."

Recommendation #6.5
Community Services Master Plan

The Environmental Advisory Board submitted a proposal on January 6, 1992, to City Council that a task force be assembled to prepare a preliminary Terms of Reference for an Environmental Master Plan. Council passed the following resolution:

"Resolved that Council of the City of Red Deer, having considered a report from the Environmental Advisory Board, dated December 10, 1991, hereby agrees to appoint a task force with representation as noted below for the purpose of preparing a preliminary Terms of Reference schedule and budget for the preparation of an Environmental Master Plan, with said terms to be presented back to Council in due course:

Bylaws/Inspections Department
Red Deer Regional Planning Commission
Economic Development Department
Separate School Board
Chamber of Commerce

Environmental Advisory Board
Community Services Division
Public School Board
Engineering Services Division

The Task Force has met on three occasions, and has refined a preliminary Terms of Reference.

This preliminary draft was forwarded to four environmental consultants for the purpose of obtaining preliminary estimates and phasing strategies/schedules for the undertaking of such a master plan. The firms contacted included:

- Gartner Lee Ltd.
- Environmental Management Associated
- E.D.A. Collaborative Inc.
- Western Environmental & Social Trends Inc.

The estimates included a range of \$150,000 to \$200,000 for the preliminary Terms of Reference as presently drafted. The consultants' comments, however, strongly recommended that a public participation process be implemented prior to proceeding with a master plan. The cost effectiveness of implementing such a process at this time includes:

- Testing the goals, objectives, scope and priorities on the public and revise according. (Community Services Master Plan 6.5)
- Refining and targeting the scope and objectives to common areas of concern only, thereby reducing the cost of preparing such a plan.
- Effectively completing a public awareness and education program on environmental issues with the Red Deer public.

Estimates for this first phase of a master plan which includes the public participation process range from \$20,000 to \$30,000. By combining the resources of a consultant working with local environmental groups and educational institutions and by obtaining grants and donations, the first phase could be implemented with a maximum contribution of \$10,000 from the City of Red Deer. It is anticipated that partnerships could be established during the public participation process (Phase 1), whereby a consultant formats, coordinates and assembles the information based on participation by City departments, educational institutions and environmental groups.

The Environmental Advisory Board, after reviewing a submission by the Environmental Master Plan Task Force, adopted the following resolution at their September 15, 1992 meeting:

"THAT the Environmental Advisory Board recommend to Council of the City of Red Deer that the Preliminary Terms of Reference as prepared by the Environmental Master Plan Task Force, be approved subject to the objectives, scope and priorities being outlined in further detail through a series of public participation and education processes and further that the

City of Red Deer engage a consultant to develop the requirements and methodology for a public participation process to aid in the development of the Environmental Master Plan and that funding for this study be a grant from the City to a maximum of \$10,000 subject to 50/50 matching funding being received from other agencies/corporations."

In addition, the Board outlined the following points as a justification for undertaking Phase 1 (Public Participation) of an Environmental Master Plan at this time:

1. To determine the level of community interest and support for an Environmental Master Plan.
2. To establish The City of Red Deer as an environmental leader in accordance with Planning Principle #2 (Vision 2020), which will result in an environmental outlook for all future development in Red Deer.
3. To draw on an eager and receptive public who would act as a resource in targeting the scope for a master plan, while being educated, informed and permitted to participate on environmental issues.
4. To establish partnerships and identify stakeholders to refine and prepare an environmental plan, strategy and priority schedule for Red Deer.
5. To begin the process of incorporating environmental issues and initiatives into the City decision-making process, as outlined by the following August 17, 1992 resolution of City Council:

"Resolved that Council of The City of Red Deer hereby endorses the concept of sustainable development, including the vision and principles outlined in the Community Services Master Plan, and the Alberta Round Table on Environment and Economy Report - Alberta: Working for a Sustainable Future."

The Environmental Advisory Board felt it was important for Council to be updated with respect to the status of the Environmental Master Plan process, such that funding to a maximum of \$10,000 can be considered as part of the 1993 budget deliberations.

With Council's authorization, the Environmental Advisory Board would pursue various funding options such as grants, contributions, and volunteer assistance to complete Phase 1 of the Environmental Master Plan. Options being considered include:

- Community Support Fund (Canada's Green Plan)
- Environmental Partners Program (Canada's Green Plan)
- Foundation Grants

- Department of Municipal Affairs (Research & Development - Kim Fowler)
- Shell Oil Environment Fund
- Grant McEwan Nature Protection Fund
- Recreation, Parks & Wildlife Foundation
- Corporate Sponsors
- Volunteer Assistance from Education Institutions and Local Environmental Organizations

If Council supports the recommendations outlined below, it is anticipated that a preliminary indication of the status of these various funding sources would be known prior to budget deliberations.

RECOMMENDATION

1. That City Council approve the preliminary Terms of Reference for the Environmental Master Plan subject to the objectives, scope and priorities being outlined in further detail through a series of public participation and educational processes and further that The City of Red Deer engage a consultant to develop the requirements and methodology for a public participation process to aid in the development of the Environmental Master Plan and that funding for this study be a grant from the City to a maximum of \$10,000 subject to 50/50 matching funding being received from other agencies/corporations.
2. That City Council consider the \$10,000 grant to the Environmental Advisory Board during the 1993 budget deliberations.



JOHN RETALLACK

.ad

**ENVIRONMENTAL MASTER PLAN
TERMS OF REFERENCE
CITY OF RED DEER**

MISSION STATEMENT:

The City of Red Deer undertakes to define policies and outline programs which are understood to be possible and practical means of achieving or maintaining environmental integrity in parallel with community growth and economic activity.

BACKGROUND:

- 1) February 7, 1991, Environmental Advisory Board Meeting: Motion: "That a long-term Environmental Master Plan be articulated, operationalized and executed by The City of Red Deer". Tabled to May 1991.
- 2) Follow-up motion to have a three-member ad hoc committee study the feasibility of a master plan on the environment.
- 3) June 18, 1991, Environmental Advisory Board Meeting: Motion: "That City Council establish a task force of civic departments, groups, agencies and boards for the purpose of preparing Terms of Reference in drawing up an Environmental Master Plan". Carried.
- 4) January 6, 1992, City of Red Deer Council Meeting: Council agrees to appoint a task force for the purpose of preparing a preliminary Terms of Reference schedule and budget for the preparation of an Environmental Master Plan, the said terms to be presented to Council in due course.

DEFINITIONS: (As used in this E.M.P.)

E.M.P.: Means The City of Red Deer Environmental Master Plan.

Environment: The total of the surrounding conditions, resources and influences within Red Deer which affect the development of Living Things; including the factors of natural and built features, as well as human resources and social processes.

Resources: Means all elements of land, water, air, wildlife, vegetation and related ecosystems, developments, facilities, programs and initiatives in environmental areas which enhance personal well-being.

Sustainable Development: A process sustaining the function and health of the environment while community growth and economic development proceeds; the present and future value of the environment is considered as a forethought in the early planning stages and decision making processes of community and economic growth.

GOALS:

1. To ensure that appropriate natural areas, ecologically significant amenities, scarce, uncommon or threatened features of the physical environment and natural environmental qualities pertinent to human health within Red Deer are identified, protected and enhanced, while recognizing the need for sustainable development.
2. To itemize and assess environmentally related social issues, economic development activity and municipal programs so as to determine their significance and relevance to the Environmental Master Plan.
3. To determine means whereby formal and informal education programs (schools, public awareness and community participation) will motivate and enlist the public to undertake activity which positively influences the natural ecology and other physical environment issues in Red Deer.
4. To revise/draft municipal policy that City Council, City Administration and agencies will adopt, implement and maintain the environmental standards set out in the Environmental Master Plan.

OBJECTIVES:

1. To communicate to the public the goals of sustainable development in Red Deer.
2. To engage the people of Red Deer as partners in the planning process so that the public:
 - a) is fully knowledgeable of technical and economic considerations and implications;
 - b) is the driving force, the client and the principal benefactor of the resulting initiatives.
3. To identify and describe natural areas, ecologically significant amenities, scarce, uncommon or threatened features of the physical environment and natural environmental qualities within Red Deer.
4. To select a means for classifying the ecological amenities, environmental features and natural qualities identified above.

SCOPE:

Air quality
Natural and landscaped vegetation
Wildlife, fishery, waterfowl habitat
Naturalization, reclamation, reforestation
Energy conservation and sources
Waste management: waste treatment and disposal
Biological, organic and chemical options (weed & pest control)
Corporate tree management strategy
Water quality
Water supply, use, consumption
Watershed assessment, management, protection
Soils and slope stability
Environmental education:
 Formal (schools)
 Non-formal (public education)
 Recognition (incentive/rewards)
Environmental impact, risk and assessments
Environmental levies
Ecospace analysis of bio-diversity
 bio-physical component
 socio-environmental component
Technology/information transfer
Environmental partnership programs
Environmental audits

ORGANIZATION

CITY COUNCIL		
<p>Environmental Advisory Board (E.A.B.)</p> <p>one City Council one Representative of Public or Catholic School Board one Representative of Chamber of Commerce one Representative from Registered Environmental Society three Citizens at Large</p> <p>With Technical Advisors from:</p> <p>City Engineering Services City Community Services Red Deer Regional Planning Commission Red Deer Regional Health Unit Alberta Environment</p>		
<p>Environmental Master Plan Steering Committee</p> <p>E.A.B. Community Services Division Engineering Services Division Bylaws/Inspections Dept. Economic Development Dept. Red Deer Regional Planning Commission Public/Catholic School Brds. Chamber of Commerce</p>	<p>Terms of Reference Task Force</p> <p>3 Members of E.A.B.</p>	<p>Consultants</p> <p>Public</p>

METHODOLOGY AND WORK PROGRAM: (see attachment)

BUDGET: To be developed

PLAN PREPARATION PARTICIPANTS:

City Council
Environmental Advisory Board
Environmental Master Plan Steering Committee
Municipal Planning Commission
Recreation, Parks & Culture Board
Corporations and Businesses
Environmental and Public Groups and Organizations
Consultants
General Public

FINAL PRODUCT:

Plan containing written text, maps and schedules
Ranking of critical issues
Implementation directions
Revision schedule
Projected implementation budget
Suggested sources of funding

PLAN AREA:

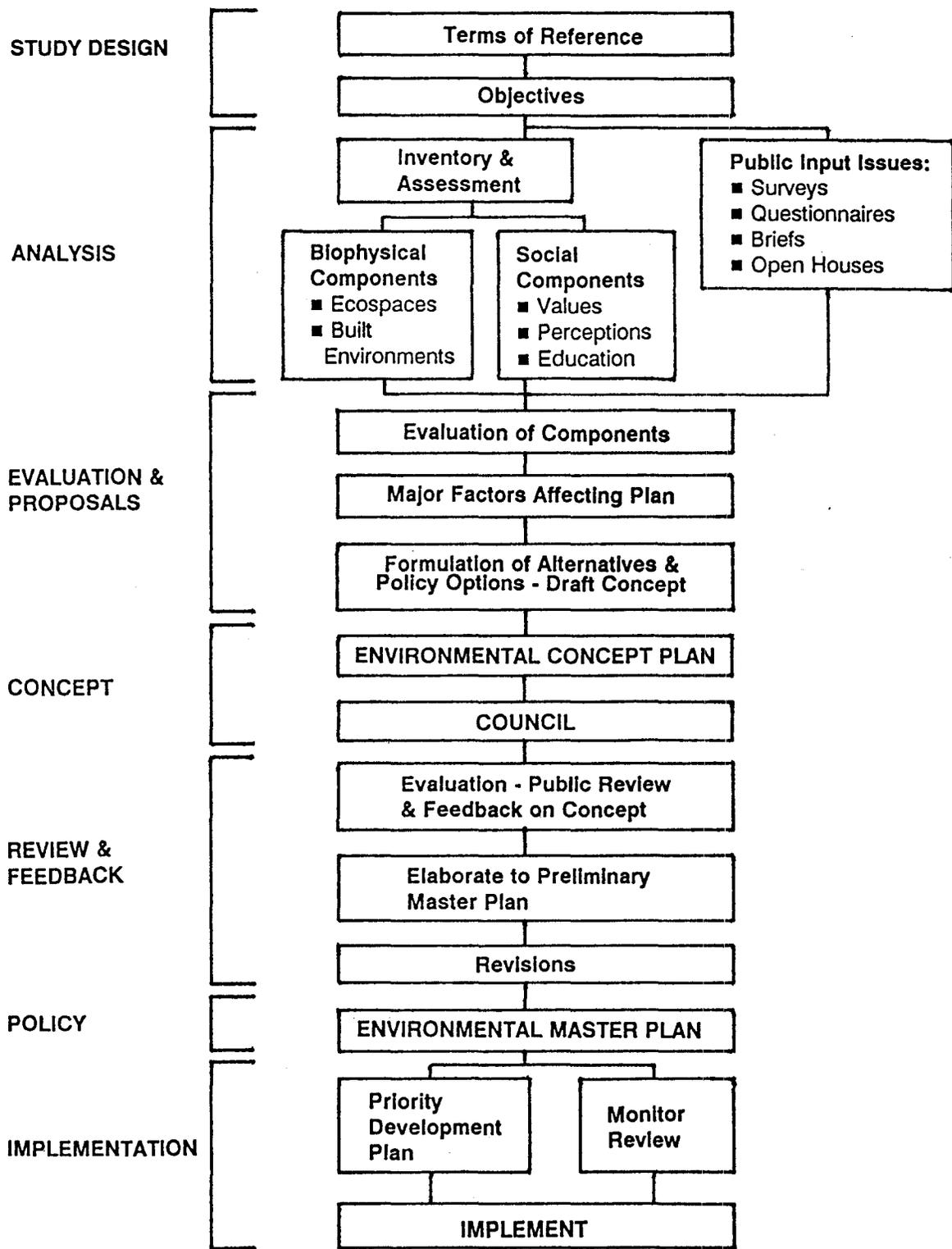
All that area located within the boundaries of the city of Red Deer at the time of the finalization of the Environmental Master Plan.

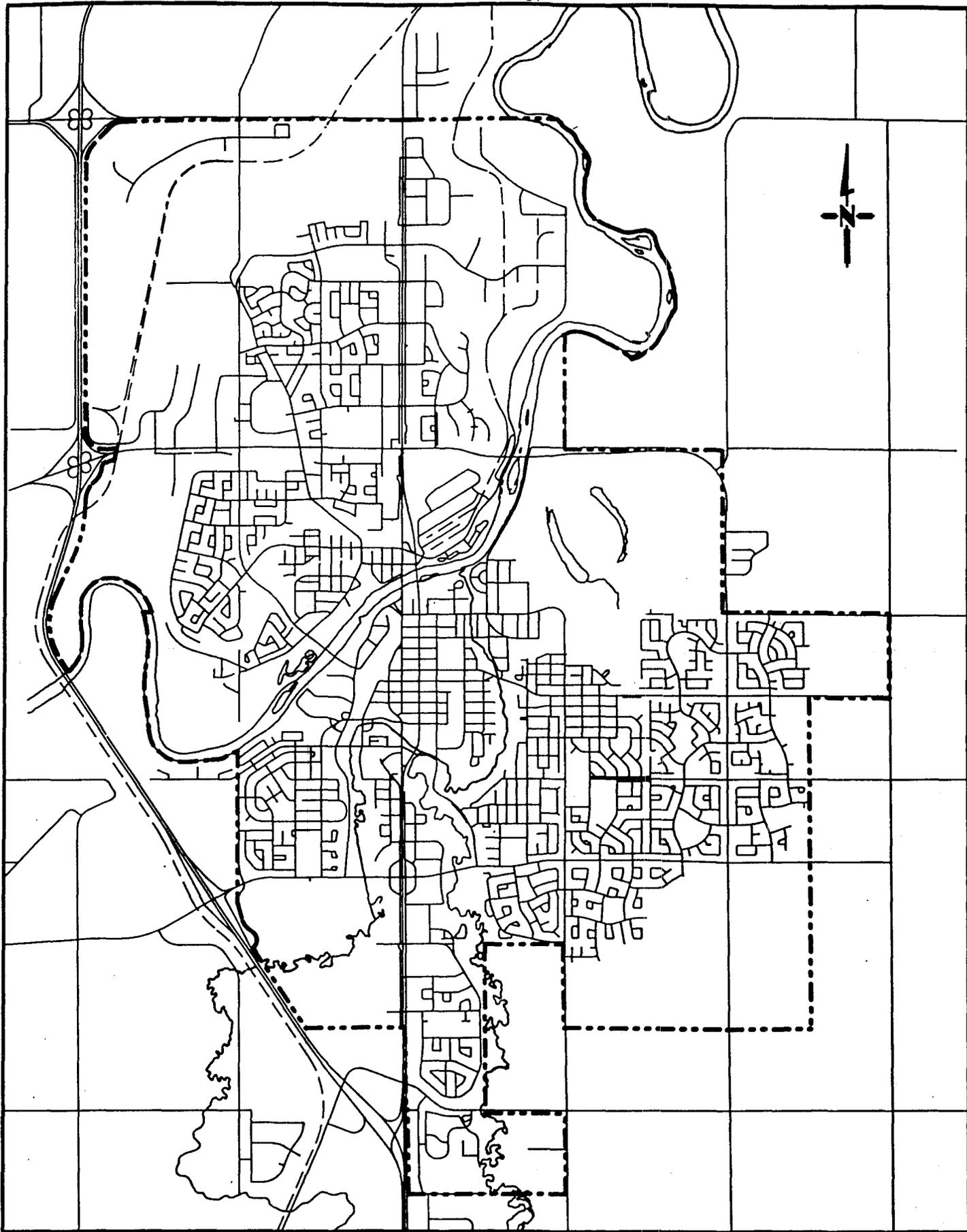
PLAN PROCESS:

See attached figure.

**PLANNING METHODOLOGY
ENVIRONMENTAL MASTER PLAN**

PHASE





DATE: November 27, 1992

TO: CITY COUNCIL

**FROM: CRAIG CURTIS, Director
Community Services Division**

**RE: ENVIRONMENTAL MASTER PLAN
A letter from the Chairman of the Environmental Advisory Board,
dated November 18, 1992, refers.**

1. In December 1991, City Council approved the Community Services Master Plan, which included a recommendation that an Environmental Master Plan be prepared "to integrate and prioritize the various environmental initiatives being undertaken by the City".
2. In January 1992, City Council appointed a task force to prepare preliminary terms of reference and a budget for the preparation of an Environmental Master Plan.
3. On September 15, 1992, the Environmental Advisory Board considered a submission from the Environmental Master Plan Task Force, outlining the preliminary terms of reference and methodology for the preparation of the plan. The board recommended that City Council adopt the preliminary terms of reference and approve a budget of \$10,000 toward engaging a consultant "to develop the requirements and methodology for a public participation process", subject to matching funding being received from other agencies.
4. I have reviewed the preliminary terms of reference, methodology and recommendations, and my comments are as follows:
 - I strongly endorse the proposal to develop an Environmental Master Plan for the City. This is a necessary step in the process of "demonstrating leadership and environmental management", which is an objective in the City's Vision 2020 policy. There is a definite need to integrate environmental initiatives being undertaken by different departments, and to prioritize these in relation to budget limitations.
 - I support the preliminary terms of reference and methodology, as drafted by the Environmental Master Plan Task Force.

.../2

City Council
Page 2
November 27, 1992
Environmental Master Plan

- I have some concerns regarding the board's request for funding to hire a consultant to develop "the requirements and methodology for a public participation process". The board's recommendation clearly implies that all the funds will be utilized for consultant fees in developing a somewhat academic methodology of some kind. However, it is my understanding that the funds are proposed to be utilized for the public participation process, itself, including convening public meetings, advertising, printing and processing questionnaires, as well as consultant fees. Furthermore, some of the work in establishing the program could be undertaken by a corporate resource group, including representatives of a number of City departments.

4. **RECOMMENDATIONS**

It is recommended that City Council:

- Approve the preliminary terms of reference and methodology for the preparation of an Environmental Master Plan for the City, as prepared by the Environmental Master Plan Task Force.
- Consider the allocation of \$10,000 in funding toward the public participation component of the planning process during budget deliberations, subject to matching funding being received from other agencies and corporations.



CRAIG CURTIS

:dmg

- c. Don Batchelor, Parks Manager
Bryon Jeffers, Director of Engineering Services

Commissioners' Comments

We endorse the principle of initiating environmental planning in keeping with the objectives established by Council through both the Vision 2020 and Community Services Master Plan processes.

At this point, however, the preliminary terms of reference outlined by the Environmental Advisory Board are far too broad to be manageable, and we agree that the first and most crucial task is to simplify and focus the task.

We would recommend that Council consider a \$10,000 grant as part of the 1993 budget, to be used to assist in initiating a public participation process, on the understanding that the objectives of this process are to:

1. Determine the level of community interest and support for an Environmental Master Plan.
2. Determine the scope of a Master Plan by identifying a more selective and focused terms of reference for it.
3. Establishing partnerships and identifying stakeholders to begin the concrete planning required by the terms of reference.
4. Begin the process of incorporating environmental issues and initiatives into the City decision-making process.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: January 7, 1992

TO: Environmental Advisory Board

FROM: Assistant City Clerk

RE: ENVIRONMENTAL MASTER PLAN: TERMS OF REFERENCE

At The City of Red Deer Council meeting held on Monday, January 6, 1992, consideration was given to your report dated December 10, 1991 concerning the above topic and at which meeting the following motion was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Environmental Advisory Board dated December 10, 1991 re: Environmental Master Plan: Terms of Reference, hereby agrees to appoint a task force with representation as noted below, for the purpose of preparing a preliminary Terms of Reference schedule and budget for the preparation of an Environmental Master Plan, with said terms to be presented back to Council in due course:

Bylaws/Inspections Department
Red Deer Regional Planning Commission
Environmental Advisory Board
Community Services Division
Economic Development Department
Public/Separate School Boards
Engineering Services Division
Chamber of Commerce

and as presented to Council January 6, 1992."

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

I would ask that you now contact the above groups to set up the initial meeting of the task force. Once you have the actual representative from each group, I would ask that you forward their names to this office so we may include same in our Committee Directory. If you require the services of a committee secretary, please contact the undersigned to make such arrangements.

Environmental Advisory Board
January 7, 1992
Page 2

Also, at the Council meeting it was discussed that the task force may wish to review various alternatives as to who would prepare the Environmental Master Plan. Groups that could be considered in the drafting of the plan may be internal staff, representatives from the various groups as noted in the above motion, or done wholly or in part by a consultant.

I trust that once you prepare the preliminary Terms of Reference and budget, you will present same back to Council in due course.

If you have any questions, please do not hesitate to call.



KELLY KLOSS
Assistant City Clerk

KK/jt

c.c. Bylaws and Inspections Manager
Regional Planning Commission
Director of Community Services
Economic Development Manager
Director of Engineering Services
Environmental Advisory Board Secretary
Clerk Steno - June

Red Deer River Naturalists

P.O. BOX 785, RED DEER, ALBERTA, T4N 5H2

December 4th, 1992

City Clerk:

The Red Deer River Naturalists Society would strongly support the initiatives of the Environmental Advisory Board in defining and undertaking an Environmental Master Plan. The need for such an Master Plan seems obvious for the Naturalists as the city expands. The impact on the surrounding environment by growth and development of the city of Red Deer needs a structure. This can be best defined by an Environmental Master Plan.

The forward thinking of the city in implementing a Biological Mostquito Control program is a model for communities, that can be defined in a Master Plan. The Environmental Master Plan would give structure to views that often are at odds such as the preservation of the environment and growth. In our opinion, the need this for this Plan is pertinent to balance the preservation of the environment and continued growth of the city.



Michael McNaughton
President, RDRN

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	4:00 pm
DATE	Dec. 4 / 92
BY	C. Sewik

Copy given to each member of Council 9/2/12/07 L.

RDR N



DATE: DECEMBER 8, 1992
TO: ENVIRONMENTAL ADVISORY BOARD
FROM: CITY CLERK
RE: THE ENVIRONMENTAL MASTER PLAN

I would advise that the recommendations from the Environmental Advisory Board pertaining to the above matter, received consideration at the Council Meeting of December 7, 1992.

Following is the motion which was passed by Council at the aforementioned meeting:

"RESOLVED that Council of the City of Red Deer having considered report from the Environmental Advisory Board re: Environmental Master Plan, hereby agrees that Council consider a \$10,000 grant as part of the 1993 Budget, to be used to assist in initiating public participation process, on the understanding that the objectives of this process are to:

1. Determine the level of community interest and support for an Environmental Master Plan;
2. Determine the scope of a Master Plan by identifying a more selective and focused terms of reference for it;
3. Establishing partnerships and identifying stakeholders to begin the concrete planning required by the terms of reference;
4. Begin the process of incorporating environmental issues and initiatives into the City decision-making process;

and as recommended to Council December 7, 1992."

As noted in the above resolution, the \$10,000 grant will be considered by Council during the 1993 Budget deliberations. In addition, a Member of Council requested that when the matter is considered at budget time, further information be provided as to how the \$10,000 would be spent.

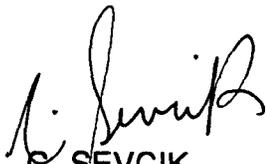
The decision of Council in this instance is submitted for your information and appropriate action.

Environmental Advisory Board

Page 2

December 8, 1992

By way of a copy of this memo we are requesting the Parks Manager to advise you as to when the matter will be considered again during budget deliberations.



G. SEVCIK

City Clerk

CS/clr

cc: Director of Community Services
Director of Financial Services
Parks Manager

NO. 6

CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS
Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.*
NICK P. W. RIEBEEK*
DONALD J. SIMPSON
T. KENT CHAPMAN*
GARY W. WANLESS*
LORNE E. GODDARD
GERI M. CHRISTMAN
ROBERT J. MILLAR

208 Professional Building
4808 Ross Street
Red Deer, Alberta T4N 1X5
TELEPHONE (403) 346-6603
TELECOPIER (403) 340-1280

*Denotes Professional Corporation

Your file:
Our file: CITY GENERAL

December 1, 1992

City of Red Deer
P.O. Box 5008
City Hall
Red Deer, Alberta
T4N 3T4

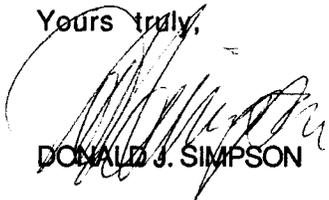
Attn: Charles Sevcik, City Clerk

Dear Sir:

Re: TAXI BYLAW AMENDMENT

Enclosed is a draft Bylaw to amend the Taxi Bylaw. After reviewing the matter, we feel that it is highly desirable that Council amend the present Taxi Bylaw to fix the number of taxi cab licenses for the year 1993 in the event that an injunction issues to prevent the new Taxi Bylaw from taking effect.

Yours truly,



DONALD J. SIMPSON

Commissioners' Comments

We would concur with the recommendations to amend the bylaw.

"G. SURKAN"
Mayor
"M.C. DAY"
City Commissioner

DATE: DECEMBER 8, 1992
TO: BYLAWS & INSPECTIONS MANAGER
FROM: CITY CLERK
RE: TAXI BYLAW AMENDMENT 2742/B-92

At the Council Meeting of December 7, 1992 Council considered recommendations from the City Solicitor to amend the present Taxi Bylaw to fix the number of taxi cab licenses for the year 1993 in the event that an injunction is issued to prevent the new Taxi Bylaw (3076/92) from taking effect.

At the aforesaid Council Meeting, three readings were given to amending Bylaw 2742/B-92, a copy of which is enclosed herewith.

Trusting you will make note of this amendment.


C. SEVCIK
City Clerk

CS/clr
Encls.

cc: City Solicitor



NO. 1

Royal Canadian Mounted Police

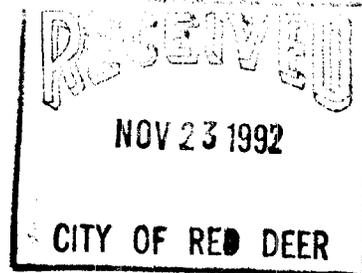
Gendarmerie royale du Canada

N.D. Inkster

Commissioner Le Commissaire

November 17, 1992

His Worship Mayor R.J. McGhee
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4



Dear Mr. Mayor:

Thank you for your letter of October 23, 1992, in which you expressed your concerns over the increase in Royal Canadian Mounted Police (RCMP) costs for your community in 1991/92.

I appreciate and understand your reservations about receiving an invoice in September 1992 which showed that the City of Red Deer had been undercharged \$361,305 for policing costs associated with the fiscal year 1991/92. There were two factors which influenced the under-estimating of costs in 1991/92:

- 1) the uncertainty of the cost base items to be included in the renewal of the policing agreements; and
- 2) the RCMP received a 4.2% pay increase in November 1991 retroactive to January 1, 1991.

Under the terms of the 1981-1991 policing agreements, your City was to have received an estimate of policing costs for the fiscal year 1991/92 prior to October 1, 1990. Negotiations for the renewal of the policing agreements, however, were ongoing at this time and no agreement as to the contents of the cost base to be included in the new agreements had been reached. Consequently, the RCMP provided an estimate based upon the actual cost of police services in 1990/91. In the case of your City, the actual 1990/91 per capita was \$66,621.48 and the estimate provided for 1991/92 was \$67,000.

Although the contents of the cost base did not change for fiscal year 1991/92, the RCMP did receive a 4.2% pay increase retroactive to January 1, 1991. This fact was not

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- 2 -

known at the time the estimate was provided and, in fact, the negotiation for the pay increase was not finalized until November, 1991. As calculations for Municipal Police Services are based on the fiscal year, part of the pay increase effective January 1, 1991 was an actual cost against the 1990/91 fiscal year. The increase for 1990/91 amounted to \$42,713 including pensions. Since the cost-sharing ratio in both 1990/91 and 1991/92 was 90%, however, it was deemed unnecessary to reopen the 1990/91 fiscal year to recalculate policing costs. Had this recalculation taken place, the 100% per capita cost for your municipality in 1990/91 would have been \$67,221.64 instead of \$66,621.48 and 1991/92 the per capita would have been \$71,819.27 versus \$72,389.38. There was also an increase in the strength of the Red Deer Municipal Detachment from 1990/91 of 71.17 to 1991/92 of 74.92.

Under the terms of the recently concluded Municipal Policing Agreements, all municipalities are to be consulted by the RCMP prior to September 1 of each year to receive advice concerning the number of members required for policing within the municipality and any budgetary limitations by the municipality on municipal policing services. This is a departure from the previous policing agreement wherein there was no process for the municipality to have input into both the human and financial resourcing of the municipal policing service.

In addition, sub-paragraph 14.1.f.ii. of the new Municipal Policing Agreements provides for the Commanding Officer of "K" Division in Edmonton to provide monthly details of the year-to-date expenditures for policing services in your community commencing in July each year. This will allow your City to review the expenditures being made in relation to police services.

Escalating costs are a cause for concern for all levels of government. May I suggest that you consult with the member in charge of the Red Deer Detachment, as contemplated by sub-article 4.2 of the Municipal Policing Agreement, to explore methods of reducing costs for your municipality without affecting service to the citizens of Red Deer.

I hope this alleviates some of your concerns and I know that your consultations will be worthwhile.

Sincerely,


N. D. Inkster

Office of the Mayor



October 23, 1992

Commissioner Norman K. Inkster
R.C.M.P.
1200 Vanier Parkway
Ottawa, Ontario
K1A OR2

Dear Commissioner Inkster:

RE: R.C.M.P. POLICING CONTRACT

As you are aware, the R.C.M.P. Policing Contract is billed to the City on a quarterly basis based on an estimated cost per member. After the R.C.M.P. fiscal year which ends on March 31, the actual policing cost is determined by the R.C.M.P. and an additional billing or credit is given depending on whether the City is undercharged or overcharged.

In September of this year, the City received the final billing for the fiscal year ended March 31, 1992, which showed that the City was undercharged by a significant amount, i.e. \$361,305. This undercharge was not due to the new contract, but rather due to the actual costs being significantly greater than the estimated costs provided by the R.C.M.P. for budget purposes.

This matter received consideration at the Council meeting of October 13, 1992, and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the \$440,919.00 projected overexpenditure in the R.C.M.P. Force budget with \$252,007 to be charged to accumulated surplus and \$188,912 to be charged as an overexpenditure of the 1992 budget (\$15,000 will be offset by savings in other areas of the police budget.

Council further agrees that the Commanding Officer of "K" Division be advised that the question of an increase in the number of members for 1993 will now have to be thoroughly reviewed because of this completely unanticipated revised cost estimate and that the City will be unable to indicate the requirements until Council has dealt with the budget in January of 1993 and as recommended to Council October 13, 1992.

Commissioner Norman K. Inkster
 Page 2
 October 23, 1992

That Council directs the Commissioners to write the R.C.M.P. Commissioners in Ottawa to express the City's extreme concerns, with copies to the Prime Minister and local M.P., F.C.M., A.U.M.A. and Provincial Solicitor General Responsible for Negotiating Policy Contracts."

While Council is not only concerned about the significant difference between the actual and estimated costs, Council also expressed the view that it is untenable that the City be advised of this significant difference in costs as late as the end of September. In these difficult economic times, the size and lateness of this extra billing was truly untimely. In accordance with Council's directive, we wish to draw to your attention our concerns with the expectation that you would review this matter.

Sincerely,



R.J. MCGHEE
 Mayor

c.c. The Right Honourable Brian Mulroney, Prime Minister
 Mr. Doug Fee, M.P.
 Federation of Canadian Municipalities
 Alberta Urban Municipalities Association
 The Honourable Dr. S. West, Alberta Solicitor General
 Assistant Commissioner Commanding Officer "K" Division
 H. Michael C. Day, City Commissioner, The City of Red Deer
 Inspector R. Beaton, Officer In-Charge, Red Deer City Detachment, R.C.M.P.
 A. Wilcock, Director of Financial Services, The City of Red Deer

Commissioners' Comments

Submitted for Council's information only.

"G. SURKAN"
 Mayor

"M.C. DAY"
 City Commissioner

NO. 2

Nov. 9/92

Dear Ms. Surkan & Council

It has come to my attention that many restaurants in Red Deer throw out a great deal of left over food and scraps. Could the City pass a bylaw that would enforce mandatory composting of biodegradable food waste. I believe this would greatly reduce the amount of decaying organic substances in the City dump.

This process will create revenue for the City when the compostable materials have broken down into fertilizer. This will also create extra jobs that would be around for a long time. This will give other cities the incentive to adopt the same type of composting program.

Yours truly,

"John Frappier"

DATE: November 25, 1992
TO: City Clerk
FROM: Public Works Manager
RE: J. FRAPPIER - MANDATORY COMPOSTING

We have reviewed the letter from John Frappier requesting a bylaw requiring mandatory composting of biodegradable food waste.

We strongly support composting of biodegradable waste as a method of handling this portion of our solid waste stream. In the Solid Waste Master Plan it is recommended we undertake a pilot composting project in 1993. The intent of this recommendation was that the composting pilot would focus on yard waste, but some consideration could be given to the inclusion of food waste as well. There are some challenges associated with food composting. These include the requirement to remove renderings and dairy products because they create odour problems. Council will consider the composting pilot during the 1993 budget deliberations.

There are a couple of other points in the letter which we would also like to comment on. The recommendation of the Solid Waste Master Plan is that we work with business on a cooperative basis, using education and helping to encourage waste reduction and diversion. The proposed increase in tipping fees is one of the methods encouraging waste reduction. We believe this to be a much more positive approach with legislative requirements being used only as a last resort.

Any extra jobs created would be on the backs of the restaurant industry and their customers or the citizens at large of the City. We believe there would be a use for the compost when it is available, but we do not believe this will generate significant revenue.

RECOMMENDATION:

The Public Works Department would respectfully recommend to Council that:

1. A bylaw to require mandatory composting of biodegradable food wastes not be implemented at this time; and
2. The feasibility for including these wastes in the 1993 composting pilot project be considered.



Gordon Stewart, P. Eng.
 Public Works Manager

/blm

c Director of Community Services
 Director of Engineering Services

Parks Manager

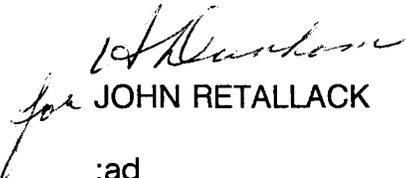
CS-P-3.900

DATE: November 18, 1992
TO: CITY COUNCIL
FROM: JOHN RETALLACK, Chairman
Environmental Advisory Board
RE: J. FRAPPIER - MANDATORY COMPOSTING

The Environmental Advisory Board considered a letter from Mr. J. Frappier concerning mandatory composting of leftover restaurant food and scraps.

The Board passed the following resolution at their meeting of November 17, 1992:

"That the Environmental Advisory Board, having considered correspondence from J. Frappier dated November 9, 1992 re: Mandatory Composting, hereby recommend to City Council that same be deferred pending the outcome of a potential composting pilot project."


for JOHN RETALLACK

:ad
Att.

Commissioners' Comments

We would concur with the recommendations of the Environmental Advisory Board and the Public Works Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

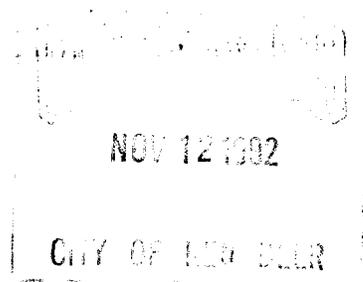
Dear Ms. Surkan & Council

NOV 9/92

It has come to my attention that many restaurants in Red Deer throw out a great deal of left over food and scraps. Could the City pass a by-law that would enforce mandatory composting of biodegradable food waste. I believe this would greatly reduce the amount of decaying organic substances in the City dump.

This process will create revenue for the City when the compostable materials have broken down into fertilizer. This will also create extra jobs that would be around for a long time. This will give other cities the incentive to adopt the same type of composting program.

Yours Truly
John Hopper



DATE _____

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
- PARKS MANAGER
- PERSONNEL MANAGER
- PUBLIC WORKS MANAGER
- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- URBAN PLANNING SECTION MANAGER

FROM: CITY CLERK

RE: J. Froppier - Mandatory Compaction

Please submit comments on the attached to this office by Nov 30/92
_____ for the Council Agenda of Dec 7/92.

ACKNOWLEDGE

C. SEVCIK
City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

November 12, 1992

Mr. J. Frappier
157 Northey Avenue
Red Deer, ALberta
T4P 2C7

Dear Sir:

I acknowledge receipt of your letter dated November 9, 1992, re: Mandatory Composting.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 7, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on December 4, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 4.

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

Yours truly,

C. Sevcik
City Clerk
CS/ds



*a delight
to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

December 8, 1992

Mr. J. Frappier
157 Northey Avenue
Red Deer, Alberta
T4P 2C7

Dear Sir:

RE: MANDATORY COMPOSTING

Your letter of November 9, 1992 requesting the City to pass a bylaw that would enforce mandatory composting of biodegradable food waste, received consideration at the Council Meeting of December 7, 1992.

At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered correspondence from John Frappier dated November 9, 1992, re: Mandatory Composting hereby agrees as follows:

1. That a Bylaw to require mandatory composting of biodegradable food wastes not be implemented at this time
2. That the feasibility for including such wastes in the 1993 composting pilot project be considered by the Public Works Department and the Environmental Advisory Board

and as recommended to Council December 7, 1992."

The decision of Council in this instance is submitted for your information and I am also enclosing herewith the administrative comment which appeared on the Agenda (pages 47 - 48).

On behalf of Council, I wish to thank you for your letter in this instance. While Council did not agree with your request to pass a bylaw amendment at this time, you will note in the second part of the resolution a positive move towards the direction of your request.



*a delight
to discover!*

Mr. J. Frappier
Page 2
December 8, 1992

Trusting you will find this satisfactory.



C SEVCIK
City/Clerk

CS/clr
Encls.

cc: Director of Engineering Services
Director of Community Services
Public Works Manager
Parks Manager
Environmental Advisory Board



TOURISM, PARKS AND RECREATION

424 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-3162

Office of the Minister

November 16, 1992

City of Red Deer
 c/o Mayor Gail Surkan
 Box 5008
 RED DEER, Alberta
 T4N 3T4

Dear Mayor Surkan:

Re: COMMUNITY RECREATION/CULTURAL GRANT PROGRAM

During the Dialogue Sessions held at the AUMA Annual Convention on November 12, 1992, several delegates asked me about the status of the Community Recreation/Cultural (CR/C) Grant Program. I wish to reiterate that this program will be discontinued as previously scheduled, on December 31, 1992.

The Community Recreation/Cultural Grant Program was established in 1985 as a five-year program aimed at further developing and maintaining recreation and cultural facilities throughout Alberta. Subsequently, the program was given a three-year extension with funding reduced from \$20 to \$6 per capita over the eight years of the program in order to assist in government spending restraint. Termination of the program is consistent with the wishes of Albertans who have asked their Government to reduce the deficit; both an extension to the existing program and/or a replacement program was turned down recently by Cabinet and Caucus.

We are encouraged that the lottery-funded programs presently available, such as Community Facility Enhancement Program Phase II, Wild Rose Foundation, Alberta Sport Council, Recreation, Parks and Wildlife Foundation and the Community Tourism Action Program will continue to be of assistance to communities. However, we suggest all municipalities and associations review the operational costs of proposed facilities to ensure self-sufficiency of operation, before capital funds are requested for construction.

We would appreciate your support for these programs and trust that with your help, Albertans will continue to enjoy strong recreational and cultural activities in their communities.

Yours sincerely,

Don Sparrow
 MINISTER

RECEIVED
 NOV 17 1992

L.C.

Copied to: A. Wilcock, ~~Mr. Beverk~~, C. Curtis, L. Hodgson
The Honourable John Oldring, M.L.A., Red Deer South

Office of the Mayor



November 24, 1992

Stockwell Day
M.L.A. Red Deer North
200 - 4814 Ross Street
Red Deer, Alberta
T4N 1X4

Dear Mr. Day:

RE: CANCELLATION OF CR/C AND THE ANNOUNCEMENT OF C.F.E.P. II

Much has been said in the last few weeks concerning the cancellation of CR/C, and it was with a great deal of regret that we received this announcement, as it had been anticipated there would be consultation concerning a replacement program, as had been promised by the Honourable Don Sparrow. The announcement of C.F.E.P. II was received with mixed emotion, as we know that program can meet several community needs, yet the greater need is for operations and maintenance, and CR/C best met those needs.

It is now my understanding that you are prepared to take to Cabinet and Caucus a proposal to broaden the parameters of C.F.E.P. to include the element of CR/C based on \$4.00 per capita in 1993 and \$2.00 per capita in 1994, with a statement up front that this phases out the CR/C program. We recognize the compromise in this proposed solution. We support it given the circumstances, and I urge you to present it immediately so that municipalities and community service organizations can proceed with their 1993 budgets knowing the level of commitment from the Province through these programs.

If you need any further information or assistance in this regard, please give me a call.

Yours sincerely,


MAYOR GAIL SURKAN

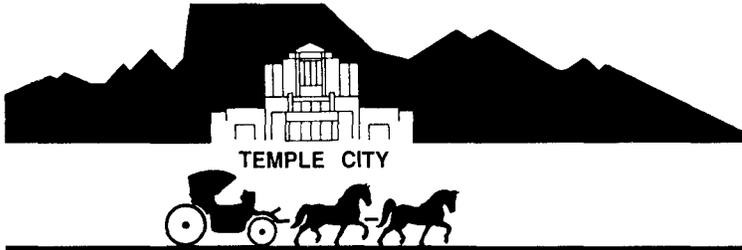
Commissioners' Comments

Submitted for Council's information only.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

Town of Cardston



TEMPLE CITY

P.O. Box 280

Cardston, Alberta T0K 0K0

Phone (403) 653-3366 • Fax (403) 653-2499

NO. 4

November 18, 1992

Mayor Robert McGhee
P.O. Box 5008
Red Deer, AB
T4N 3T4

Dear Mayor McGhee:

Enclosed is a copy of a letter I have sent to the Minister of National Revenue, Otto Jelinek, regarding the hours of operation of the Carway border crossing just south of Cardston. Our call for longer hours has gained the official support of the 22 Members of Parliament in the Alberta PC caucus, unanimous all-party support of the Alberta Legislature, and support from various individuals and organizations throughout southern Alberta. Longer hours at Peigan (Carway's American side) have also been endorsed by the Montana State Legislature and the U.S. Congress. The only player not yet on-side is the Canadian Department of National Revenue, responsible for customs ports.

The U.S. has increased hours on their side of the border as of November 1st. The Canadian Government has so far refused to follow suit. Hours on the American side of the border are now 6 a.m. to 11 p.m. year-round. Winter hours on the Canadian side are 9 a.m. to 6 p.m.

We ask that you write a letter of support for longer hours at Carway. In an intensive three-year effort, the Cardston Tourism Board has gone 95% of the way to an getting an extended-hours port for Alberta, and we need your help to finish the job.

Please write to:

The Hon. Otto Jelinek
Minister of National Revenue
House of Commons
Ottawa, Ontario
K1A 0A3

or fax a letter to Mr. Jelinek's office at 1-613-952-6608.

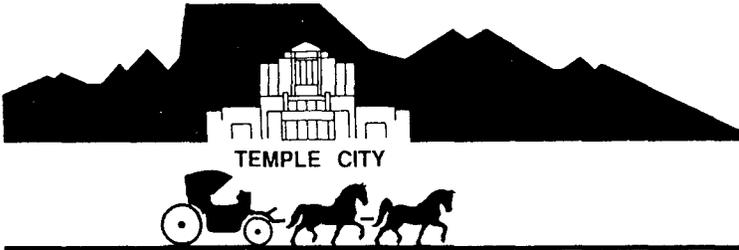
A letter or phone call to your Member of Parliament would also be useful.

Your efforts will be appreciated by us, and the benefits will be shared by all Albertans.

Sincerely,



Fred N. Spackman, M.D.
Mayor



Town of Cardston

P.O. Box 280
 Cardston, Alberta T0K 0K0
 Phone (403) 653-3366 • Fax (403) 653-2499

November 18, 1992

COPY

The Hon. Otto Jelinek
 Minister of National Revenue
 House of Commons
 Ottawa, Canada
 K1A 0A3

Dear Mr. Jelinek:

The United States government has opened the Carway/Peigan border crossing on an extended-hours basis, commencing on November 1st. We request that the Department of National Revenue likewise extend hours on the Canadian side of the border.

The arguments pro and con on this issue are no doubt very familiar to you. It is puzzling that the U.S. has found the case for longer hours at Carway to be compelling, while Canadian authorities continue to maintain that longer hours are unjustified. Suffice it to say that the support for this move is now virtually unanimous.

According to the figures we have been given, the cost of extending border hours to 16 hours per day would be about \$34,000 per year. Would this figure not be considerably exceeded by the additional cost of enforcing a half-open border?

Next spring our small town will experience its biggest moment in the past seventy years, with the opening of the Remington-Alberta Carriage Centre. This world-class tourist attraction will draw most of its visitors from the U.S., from the potential market of 2 million people who visit Glacier National Park, Montana each year. We need border hours at Carway that reflect the growing commercial and tourism significance of Alberta Highway 2 and U.S. Highway 89.

While we agree that the bulk of traffic will use the port during the presently established hours, it must be recognized that there is a dampening effect of shorter hours, which causes the travelling public to avoid what is perceived as a minor port, with limited hours. Such avoidance affects traffic even during normal open hours.

Sincerely,

Fred N. Spackman, M.D.
Mayor

cc Jim Horsman
Blaine Thacker
Ken Hughes
Jack Ady

DATE: November 26, 1992

TO: City Clerk

FROM: Purchasing Agent

RE: TOWN OF CARDSTON - CARWAY BORDER CROSSING

I have reviewed the letters from the Town of Cardston, dated November 18, 1992, to Mayor Robert McGhee and to The Hon. Otto Jelinek, and in my opinion, I feel that extending the hours of operation of the Carway border crossing may help to promote tourism along Highway No. 2 and in other parts of the Province of Alberta.

The tourism industry is very important to the Alberta economy, and to the economy of The City of Red Deer. As for the additional cost of extended hours at this port of entry, for many years the Province of Alberta has contributed much more money to the Federal Government than what it has received in return from the government in Ottawa. A study by Professor Mansel of the University of Alberta shows that, between the years 1961 and 1988, Alberta put about \$150 billion more into Canada than we got back. It's time we started getting more back from Ottawa.

RECOMMENDATION

I recommend the City of Red Deer lend its support to the Town of Cardston on this issue.



Ruth T. Boivin
Purchasing Agent

RTB/mc

DATE: November 26, 1992
TO: City Clerk
FROM: Director of Financial Services
RE: TOWN OF CARDSTON - CARWAY BORDER CROSSING

The Town of Cardston is asking Council's support in making representation to the City's MP to have the hours of operation at the Carway border crossing increased from 9 a.m. to 5 p.m., in the winter, to 6 a.m. to 11 p.m. to match the American side hours.

Some points in favour of the request are:

- It could aid in getting American tourists to come to Canada.
- It could be useful for Red Deer citizens travelling to the U.S.A.
- It could reduce the cost of shipping perishables and other freight.

Some other considerations, however, are:

- No statistics are provided on the need for the crossing hours to be increased. With the large federal deficit, any requests to increase expenditures should be supported by data.
- How much does the request support cross border shopping which is detrimental to Canadian business?

In summary, although the request would appear to be worth consideration, people should be aware that the federal deficit will not be brought under control if expenditures are not properly justified. Without supporting documentation on the need for the request, I would not recommend Council support.

Recommendation

That Council not support the request for the reasons outlined.



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

AW/jt
c.c. Economic Development Manager
Purchasing Agent

DATE: December 1, 1992
TO: City Clerk
FROM: Land and Economic Development Manager
RE: **TOWN OF CARDSTON - CARWAY BORDER CROSSING**

The Carway Border Crossing is used primarily for tourist traffic. It is the northern entrance to Logan Pass and in the winter time, the route that bypasses that pass to the south. I don't believe there are Customs brokers at this crossing, and it therefore is not strategic to commercial traffic.

RECOMMENDATION

In view of attempts being made by all levels of government to control costs where possible, I would recommend that the City not support the application by the Town of Cardston to extend the hours of operation of the Carway Border Crossing.



Alan V. Scott

AVS/mm

Commissioners' Comments

Without more detailed information on the potential traffic at this point during the extended hours it is difficult to know whether or not the additional cost is justified. However, out of principle, we would want as open a border as possible to foster the growth of Highway 2 traffic. Based on the existing information, we cannot support the request, but we would be prepared to look at it further if there is more detailed material justifying the extension.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

Office of the Mayor



December 11, 1992

Mayor Fred Spackman, M.D.
Town of Cardston
P.O. Box 280
Cardston, Alberta
T0K 0K0

Dear Mayor Spackman:

SUBJECT: CARWAY BORDER CROSSING

The enclosed letter from our City Clerk outlines Council's decision pertaining to your request for a letter of support for longer hours of operation of the Carway border crossing, south of Cardston.

I certainly would like to reinforce the fact that we do agree, in principle, with the promotion of increased vehicular traffic on Highway 2, particularly, tourist traffic. At the same time, we are very conscious of the need for our senior governments to bring expenditures under control, especially in these difficult economic times.

We appreciate that the cost of extending the border hours in this case would not be that significant, (\$34,000 estimated), in relation to the total Federal budget. However, the large uncontrolled Federal deficit consists of an accumulation of many large and small like expenditures. In our view, a very hard look must be taken at each and every proposed expenditure and be justified before accepted.

Again, we thank you for your letter in this instance, and we would certainly be appreciative of any additional information you might have in support of this request for our consideration.

Sincerely,


GAIL D. SURKAN
Mayor

/cjm

c. City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

December 8, 1992

Town of Cardston
P. O. Box 280
Cardston, Alberta
T0K 0K0

Att: Mr. Fred N. Spackman, M.D.
Mayor

Dear Sir:

RE: CARWAY BORDER CROSSING

Your letter of November 18, 1992 addressed to Mayor Robert McGhee regarding the above topic is hereby acknowledged with thanks.

I would advise that said correspondence appeared on the Council Agenda of December 7, 1992 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Town of Cardston dated November 18, 1992, re: Carway Border Crossing/Hours of Operation hereby agrees not to support the request to expand the hours of operation for said crossing until such time as more detailed material is received justifying the extension, and as recommended to Council December 7, 1992."

The decision of Council in this instance is submitted for your information and in addition, I am enclosing herewith the administrative comment which appeared on the Agenda (pages 55 - 58). In the event you have more detailed information on the potential traffic at this point during the extended hours, we would be pleased to present same to Council for further consideration.

In closing, I would like to point out that Bob McGhee did not seek re-election. Our new Mayor is Mrs. Gail Surkan, elected on October 19, 1992.

... / 2



*a delight
to discover!*

Town of Cardston
Page 2
December 8, 1992

Trusting you will find this satisfactory.

Sincerely,

A handwritten signature in cursive script, appearing to read 'C. Sevcik', written in black ink.

C. SEVCIK
City Clerk

CS/clr
Encls.

cc: Mayor Surkan
Director of Financial Services
Land & Economic Development Manager
Purchasing Agent

DATE: November 26, 1992

TO: City Clerk

FROM: Purchasing Agent

RE: TOWN OF CARDSTON - CARWAY BORDER CROSSING

I have reviewed the letters from the Town of Cardston, dated November 18, 1992, to Mayor Robert McGhee and to The Hon. Otto Jelinek, and in my opinion, I feel that extending the hours of operation of the Carway border crossing may help to promote tourism along Highway No. 2 and in other parts of the Province of Alberta.

The tourism industry is very important to the Alberta economy, and to the economy of The City of Red Deer. As for the additional cost of extended hours at this port of entry, for many years the Province of Alberta has contributed much more money to the Federal Government than what it has received in return from the government in Ottawa. A study by Professor Mansel of the University of Alberta shows that, between the years 1961 and 1988, Alberta put about \$150 billion more into Canada than we got back. It's time we started getting more back from Ottawa.

RECOMMENDATION

I recommend the City of Red Deer lend its support to the Town of Cardston on this issue.



Ruth T. Boivin
Purchasing Agent

RTB/mc

DATE: November 26, 1992
TO: City Clerk
FROM: Director of Financial Services
RE: TOWN OF CARDSTON - CARWAY BORDER CROSSING

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Some points in favour of the request are:

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- It could be useful for Red Deer citizens travelling to the U.S.A.
- It could reduce the cost of shipping perishables and other freight.

Some other considerations, however, are:

- No statistics are provided on the need for the crossing hours to be increased. With the large federal deficit, any requests to increase expenditures should be supported by data.
- How much does the request support cross border shopping which is detrimental to Canadian business?

In summary, although the request would appear to be worth consideration, people should be aware that the federal deficit will not be brought under control if expenditures are not properly justified. Without supporting documentation on the need for the request, I would not recommend Council support.

Recommendation

That Council not support the request for the reasons outlined.



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

AW/jt
c.c. Economic Development Manager
Purchasing Agent

DATE: December 1, 1992
TO: City Clerk
FROM: Land and Economic Development Manager
RE: **TOWN OF CARDSTON - CARWAY BORDER CROSSING**

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RECOMMENDATION

In view of attempts being made by all levels of government to control costs where possible, I would recommend that the City not support the application by the Town of Cardston to extend the hours of operation of the Carway Border Crossing.



Alan V. Scott

AVS/mm

Commissioners' Comments

Without more detailed information on the potential traffic at this point during the extended hours it is difficult to know whether or not the additional cost is justified. However, out of principle, we would want as open a border as possible to foster the growth of Highway 2 traffic. Based on the existing information, we cannot support the request, but we would be prepared to look at it further if there is more detailed material justifying the extension.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner



NO. 5

*Blind View
Window
Fashions*

Nov. 10, 1992

City Clerks Department
City of Red Deer
2nd floor City Hall
4914 48 Ave
Red Deer, Alberta
T4N 3T4

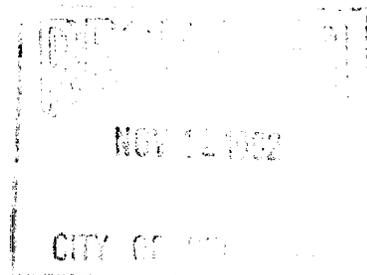
Dear City Clerk,

I would like to make application to rezone the property located at 5401 - 48 Ave from the existing R3 to C1 zoning. There is presently an older 2 storey home on this property that I would like to establish my Drapery and decorating business in. The business would maintain a Victorian theme in the old house and eventually if suitable also include a Tea Room.

Thank You for considering this zoning change.

Sincerely,

Roxene Kelloway
Roxene Kelloway

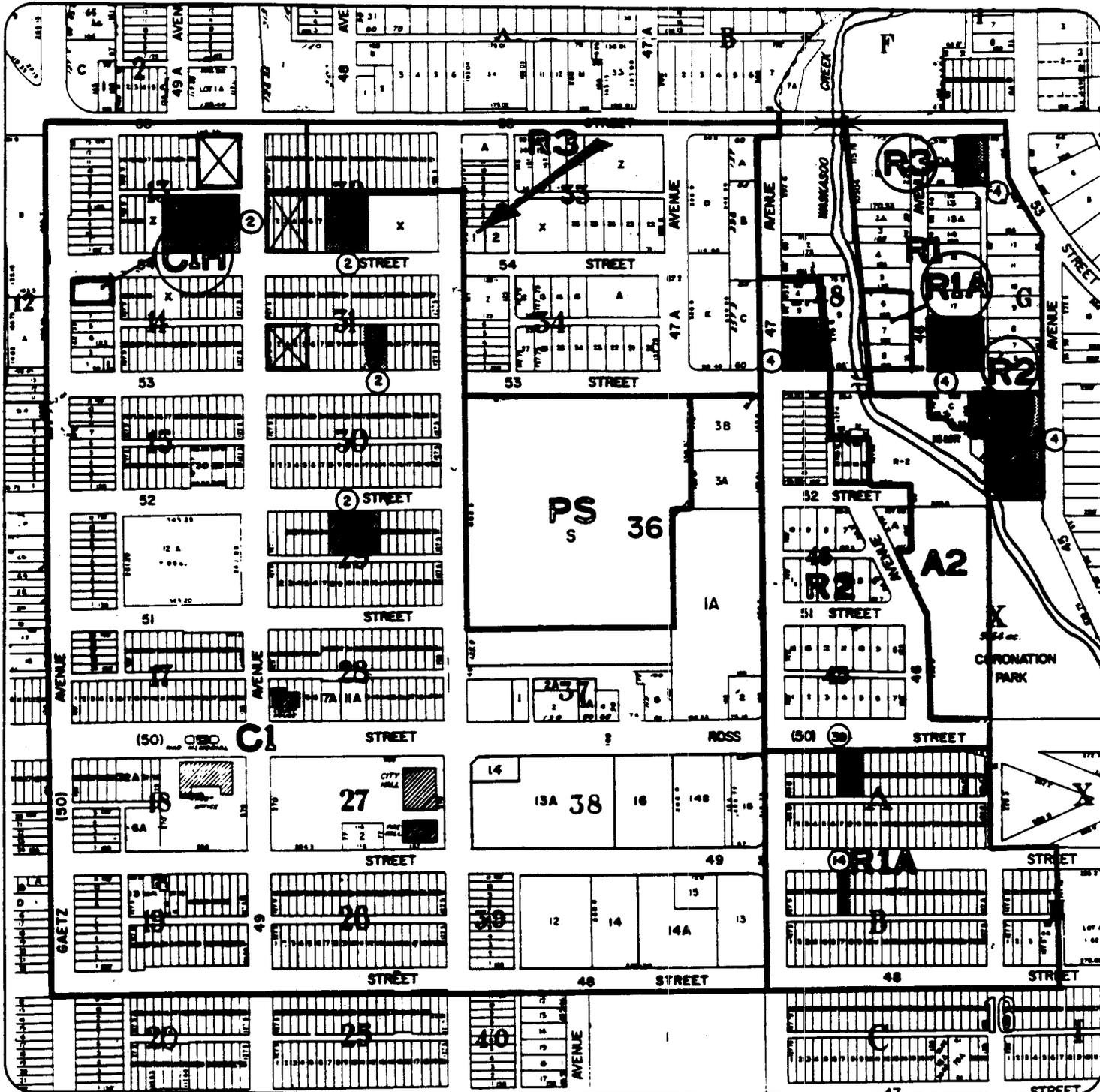


343-1945

Box 53, R.R. 1, Site 12, Red Deer, Alberta T4N 5E1

City of Red Deer --- Land Use Bylaw Land Use Districts

G9



Revisions :

- 2672 - P/80(10/NOV/80)
- 2672 - B/81(2/MAR/81)
- 2672 - F/87(21/APR/87)
- 2672 - V/91(6/JAN/92)

DATE: 16 November 1992
TO: City Clerk
FROM: City Assessor
RE: BLIND VIEW WINDOW FASHIONS - REZONING REQUEST

Adjacent properties on subject side of the street are zoned R3. Properties across the street are zoned C1, although actual uses are mixed being residential, some owner-occupied and some rented. At first blush and without considerable investigation, I would think that there would be adequate C1 zoned sites in existence without creating a spot zone as requested. Once existing zoning is utilized, I would then support rezoning of other areas.



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

AK/ngl

c.c. Director of Engineering Services
Bylaws & Inspections Manager
E. L. & P. Manager
Urban Planning Section Manager



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

MEMORANDUM

TO: C. Sevcik
City Clerk

DATE: November 17, 1992

FROM: Paul Meyette
Principal Planner

RE: BLIND VIEW WINDOW FASHIONS - REZONING REQUEST
5401 - 48TH AVE, LOT 1, BLOCK 33, PLAN 656 NY

Roxene Kelloway is proposing to establish a drapery and decorating business in an older two storey home along 48th Avenue.

The site is located at the N.E. corner of 48th Avenue and 54th Street. It is currently in the R3 Residential District which permits higher density housing such as apartments. The entire block as well as the block to the south are designated R3. The R3 designation is being used to encourage higher density housing in the downtown area. It is hoped that continuing residential development in this area will ultimately strengthen and enhance the City's downtown. There are a number of alternate sites west of 48th Avenue which are already zoned C1 which would be suitable for the proposed use.

RECOMMENDATION:

Planning staff do not support the rezoning of this site to the C1 (Downtown Commercial) District. The site is located in a residentially zoned block and alternate C1 sites exist for the proposed use.

Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

cc. Director of Engineering Services
City Assessor

Bylaws & Inspections Manager
E.L. & P. Manager

MUNICIPALITIES WITHIN COMMISSION AREA

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

DATE: November 18, 1992
TO: City Clerk
FROM: E. L. & P. Manager
RE: Blind View Window Fashions - Rezoning Request
5401 - 48 Avenue

The E. L. & P. Department has no objections to the proposal, however, we do wish to make the applicant aware of the consequences of rezoning on possible future electrical servicing costs.

The site is located within the area defined as "Downtown" by Council Policy #603 - Electrical Upgrading in Downtown Area. If the site zoning is changed to C-1, and if the electrical service size must be increased, the site must be serviced by means of the underground system and the underground costs would have to be paid.

If, however, the site zoning is to remain as R-3, the cost of providing a larger electrical service will be the lesser of 40% of the cost of connecting to the underground system or the cost of providing the electrical facilities on the surface of the site.



A. Roth,
Manager

AR/jjd

DATE: November 19, 1992

FILE NO. 92-1610

TO: City Clerk

FROM: Bylaws and Inspections Manager

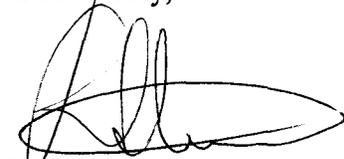
RE: **BLIND VIEW WINDOW FASHIONS**
5401-48 AVENUE
LOT 1, BLOCK 33, PLAN 656 N.Y.

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

On either side of the subject site are single family dwellings and adjacent to them are apartment buildings. If this site is developed as a commercial use, then the adjacent properties will be limited in potential redevelopment.

Recommendation: That, as there are numerous undeveloped C1 sites, this application be denied.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

Generally speaking in the downtown we want to encourage two things: One is the consolidation of property where appropriate for large scale multi family dwelling like R3 development; and secondly, the adaptive re-use where appropriate of older housing stock in existing C1 areas. For that reason R3 has been distinguished from C1 in this area. We still endorse the current direction towards consolidation for apartment construction in the existing R3 area and encourage the kind of uses in this application to move further west into the C1 area. On the block in question there is a significant number of relatively new apartment buildings and we would hope to encourage that trend by ensuring land is zoned and left available for consolidation.

Accordingly, we support the administration and recommend that the request be not approved for this site.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE

Nov 12/92

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
- PARKS MANAGER
- PERSONNEL MANAGER
- PUBLIC WORKS MANAGER
- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- URBAN PLANNING SECTION MANAGER
-

FROM:

CITY CLERK

RE: Blind View Window Fashions - Rezoning Request

Please submit comments on the attached to this office by Nov. 30/92
_____ for the Council Agenda of Dec 7/92.

ACKNOWLEDGE

C. SEVCIK
City Clerk

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

November 12, 1992

Ms. Roxene Kelloway
Blind View Window Fashions
Box 53, R.R. 1, Site 12
Red Deer, Alberta
T4N 5E1

Dear Ms. Kelloway:

I acknowledge receipt of your letter dated November 10, 1992, regarding a rezoning request.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 7, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on December 4, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 4.

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

Yours truly,

CS
C. Sevcik
City Clerk
CS/ds

*a delight
to discover!*



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

December 8, 1992

Blind View Window Fashions
Box 53, R.R. #1, Site 12
Red Deer, Alberta
T4N 5E1

Att: Ms. Roxene Kelloway

Dear Ms. Kelloway:

RE: REQUEST TO REZONE #5401-48 AVENUE (LOT 1, BLOCK 33, PLAN 656 N.Y.)

I would advise that your letter of November 10, 1992 requesting Council to rezone the property located at #5401-48 Avenue, received consideration at the Council Meeting of December 7, 1992.

At the above noted meeting Council passed the following motion:

"RESOLVED that Council of the City of Red Deer having considered correspondence from Blind View Window Fashions, dated November 10, 1992, re: Rezoning Request #5401-48 Avenue/R3 - C1, hereby agrees that the Land Use Bylaw be amended to allow the 'Sale of Drapery and Decorating Items' as a permitted use from the aforesaid site."

By way of a copy of this letter, we are requesting the Planning Commission to prepare a Land Use Bylaw Amendment for consideration of first reading at the December 21st Council Meeting. Following first reading of the Bylaw, this office will proceed with preparation of advertising for a Public Hearing to be held on January 18, 1993. The advertising will be scheduled to appear in the Advocate on Thursday, December 31st and Friday, January 8th.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of said advertising which in this instance is \$475.00. We will require this deposit by no later than Thursday, December 24, 1992 in order to proceed with the advertising as scheduled above. When the actual costs of advertising are known, you will be either invoiced for or refunded the balance.

... / 2

Blind View Window Fashions
Page 2
December 8, 1992

Trusting you will find this satisfactory, however, if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

CS/clr

cc: Bylaws & Inspections Manager
City Assessor
E L & P Manager
Principal Planner

*

Please prepare the Bylaw Amendment as directed for consideration on the December 21st Agenda.

NO. 6

LIFEVIEW EMERGENCY SERVICES LTDBox 1808
Athabasca, Alberta
T0G 0B0Emergency
2611Office/Fax Line
676-2611/6711

November 18, 1992City of Red Deer
Office of the Mayor
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

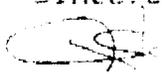
Dear Mr. Mayor;

Reference: Provincial Departments failing to follow
Municipal Government Act section 168 and 170

The following letter is a formal request that your council lobby the Provincial Government to follow the Municipal Government Act section 168 and 170 with respects to payment of Ambulance services at rates set by the Municipalities. Our firm feels that the Provincial Government is failing to follow the set Municipal Government Act with direct respects to the Department of Health and the Department of Social Services. These Departments fail to pay the costs set by our municipalities which fall under section 168 and 170 of the Municipal Government Act. Our firm has forwarded the following letter to the departments requesting payment of the outstanding amount by the 13th of November 1992. However, they have failed to comply. Therefore our legal firm has been instructed to file a Statement of Claim for the outstanding amounts.

Accompanying this letter is some information with respect to this issue. Although this issue may seem to be a minor one, the Provincial Government is setting policies to supersede the Municipal Government Act which we feel is against the laws set by the Government. Furthermore, if the Government can do this to those sections, what stops them from doing this to other sections of the Act.

I look forward to your immediate response.

Thank you
Sincerely,
Harold (k) A. SMI-Paramedic
President

DATE: November 23, 1992
TO: City Clerk
FROM: Director of Financial Services
RE: LIFEVIEW EMERGENCY SERVICES LTD.

The City of Red Deer operates a two-tier system for ambulance charges:

- Billings to the Province or Alberta Blue Cross are based on rates approved by the Province.
- Billings to all other persons are at higher rates recommended by the Alberta Ambulance Operators' Association (AAOA).

The City did try to adopt the rates recommended by the AAOA for all ambulance service in 1988. Alberta Blue Cross then refused to reimburse the City for ambulance service directly. This meant seniors were required to pay the City and then obtain reimbursement from Alberta Blue Cross for their share. The seniors expressed concern to Council that they could not afford this payment procedure. As a result, Council adopted the two-price structure.

Since the adoption of the two-price system, the City has continued to lobby the Province through the AAOA and directly about the need to increase the approved rates to reflect actual costs.

The correspondence from the Lifeview Emergency Services Ltd. is requesting Council lobby the Province to follow sections 168 and 170 of the Municipal Government Act. These sections empower municipalities to set rates for ambulance service.

My understanding would be that the client could be charged rates approved by the AAOA. Unfortunately, the clients whose bills are paid by the Province are frequently unable to pay. As a result, the Province is billed. It is possible to bill the client the difference between the AAOA approved rate and the rate set by the Province. Collection would be difficult.

The City Solicitor should comment on the ability to legally enforce collection of higher rates from the Province.

City Clerk
November 23, 1992
Page 2 F\lifeview.clk

In summary, the City is continuing to press for Provincial approval of ambulance rates that reflect the cost of service. As a result, subject to comments from the City Solicitor that the Province could be legally required to reimburse higher rates, I would recommend no action be taken other than current lobbying efforts.

Recommendation

No action be taken on the correspondence.



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

AW/jt

c.c. Fire Chief

Commissioners' Comments

We feel very strongly about the principle that all users of a municipal service should pay an equitable fee and that includes the Provincial Government. Unfortunately, the Provincial Government has through its control over programs put us in a very difficult position by not agreeing to pay what has been established by the City to be an equitable fee. This is a further example of the Provincial Government unloading its responsibilities on the municipality.

We have been fighting the same battle for many years, but because of the power of the Provincial Government and the supportive position of Blue Cross, they have more clout than we do and, therefore, have forced us to go to a two tier system which is totally inequitable. We have lobbied directly and through the A.U.M.A. to no avail, but we would encourage the efforts being made by Lifeview Emergency Services Ltd. and would recommend Council offer them a letter of support.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

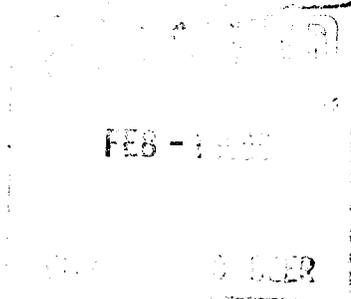


ALBERTA
HEALTH

Office of the Minister

January 22, 1993

Her Worship
Mayor Gail D. Surkan
P.O. Box 5008
Red Deer, Alberta
T4N 3T4



Dear Ms. *Gail* Surkan:

Thank you for your letter of December 16, 1992, concerning Lifeview Emergency Services Ltd. and the setting of ambulance rates.

I certainly acknowledge that an issue exists concerning the role of the Minister of Health in setting ambulance rates. Section 9 (1) of the Department of Health Act provides the Minister of Health authority to fund programs for which she has responsibility. It has been policy for over four years that the Minister of Health sets the rates for ambulance programs provided in support of provincially funded programs. This position is supported by Ministers of other Provincial Government departments who are directly or indirectly responsible for the payment of ambulance charges.

I believe that the Provincial Government has a definite role in the setting of ambulance rates, as a considerable amount of funds are provided in support of ambulance programs. The province spends \$10M per year for "provincial clients" such as inter-facility transfers of in-patients, social assistance, Workers' Compensation and seniors. Another \$10M is spent for in-province and out-of-province air ambulance trips for Alberta citizens, including ground ambulance transfers to and from airports.

Alberta Municipal Affairs provides unconditional grants to municipalities to purchase services. It is not possible to determine the exact amount of funds from the approximately \$110M allocation that is used by municipalities to operate their ambulance services. Because of its fiscal commitment to ambulance services, I suggest that the Provincial Government has a legitimate role to play in rate negotiations.

.../2

Her Worship
Mayor Gail D. Surkan
Page 2

A negotiation committee, including the Alberta Urban Municipalities Association, Alberta Association of Municipal Districts and Counties, Alberta Municipal Affairs, Alberta Ambulance Operators Association, Alberta Blue Cross and others have met to provide input into the Provincial Government rate, as determined by the Minister of Health. I have instructed my senior staff to attempt to resolve this issue in the course of upcoming rate negotiations.

Thank you for advising me of your views.

Yours sincerely,



Shirley McClellan
Minister

cc: Honourable Ralph Klein
Premier

Honourable Mike Cardinal
Minister of Family and Social Services

Honourable Stockwell Day
Minister of Labour

John Oldring, MLA
Red Deer South

*I appreciate your
input and position. We
will work together to an
agreeable resolution.
Shirley*



Lifview Emergency Services Ltd.



FAX
675-5711

Box 1808
Athabasca, AB
T0G 0B0
675-2811
24 Hr. Emergency

Office
675-2511

FAX MACHINE COVER SHEET

DATE: Nov. 18/92

FAX NUMBER: 1-403-675-5711

FROM: Harold N. Kipelo

MESSAGE TO: Mayor of

Fax 346-619.5

IF YOU ARE NOT RECEIVING CLEARLY OR IF YOU HAVE ANY OTHER PROBLEMS,
PLEASE CALL US IMMEDIATELY.

TOTAL NUMBER OF PAGES: 9

ORIGINAL WILL BE:

- MAILED TO YOU
- PICKED UP BY YOU
- DELIVERED TO YOU
- DELIVERED ON REQUEST
- REMAIN ON FILE

TIME SENT _____

OPERATOR: Cheryl

PHONE 346-2035
FAX 341-5066

NORTH WEST MOTORS (RED DEER) LTD.
DODGE • CHRYSLER • DODGE TRUCKS

NO. 7

3115 GAETZ AVENUE
RED DEER, ALBERTA
T4N 3X8

November 9, 1992

City of Red Deer
City Commissioner
4914 - 48 Ave
Red Deer, Alberta

Dear Mike,

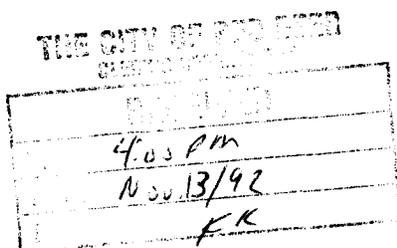
We have been advised by our insurance company that they would like to have us fence our premises. Our losses due to vandalism have been rising every year and are now in excess of \$20,000, caused by people walking through the premises after hours.

The City owns the ten feet in from the roadway and that is part sidewalk and part waste land on the West and North sides of the building. We would like to apply for a reduction to five feet on the South and Eastern side and as close to the sidewalk as possible on the West and North. We have lights and buried cable on both the North and West sides, so cannot fence within three feet of that cable. This would bring us some 13 feet in from the roadway.

If you could grant us this easement we would like to start the fencing as quickly as possible.

Thank you

Bill



DATE: November 24, 1992
TO: City Clerk
FROM: Director of Engineering Services
RE: **NORTHWEST MOTORS (RED DEER) LTD. - FENCE
BLOCK B, PLAN 4868 K.S.; 3115-50 AVENUE**

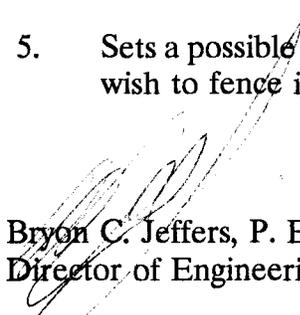
The Engineering Department has reviewed the request from Northwest Motors, wherein they are seeking permission to construct a fence which would encroach into City boulevards surrounding their site.

We have enclosed a plan indicating distances from property line to back of walk or back of curb around the site. There are E. L. & P. power poles along the south side of 32 Street and streetlight poles along the east side of the Gaetz Avenue Service Road.

RECOMMENDATION

We would respectfully recommend that Council not approve granting an easement to Northwest Motors. If the applicant wishes to fence their property, it should be fenced on or inside their property line. There are several reasons for this recommendation; they include:

1. Possible conflict with E. L. & P. facilities.
2. Possible interference with snow ploughing activities.
3. Increased difficulty of sidewalk repairs.
4. Complicates any possible future sidewalk construction or roadway widening around the site.
5. Sets a possible precedent whereby other businesses, and in particular car dealers, may wish to fence in boulevard areas.


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

BCJ/emg
c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. City Assessor
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. Parks Manager
c.c. Public Works Manager
c.c. Urban Planning Sections Manager

DATE: 20 November 1992
TO: City Clerk
FROM: City Assessor
RE: NORTH WEST MOTORS (RED DEER) LTD. FENCE

The proposed location of the fence would be on public right-of-way. I trust the Economic Development Manager will comment on City policies regarding leasing of easements, encroachments, etc., and the precedent set.

From an assessment and tax perspective, we have no objection to the proposal. Industrial/commercial fences are assessable, and I assume would require a permit for construction.



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

AK/ngl

c.c. Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
E. L. & P. Manager
Fire Chief
Parks Manager
Public Works Manager
Urban Planning Section Manager
Economic Development Manager

FILE: gord\memos\nw-motrs.cc

DATE: November 24, 1992
TO: City Clerk
FROM: Public Works Manager
RE: NORTH WEST MOTORS (RED DEER) LTD. FENCE

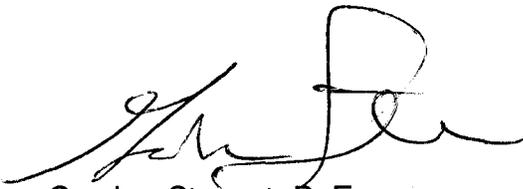
We have reviewed the request from North West Motors to obtain a portion of the City right-of-way adjacent to their property to fence and use for their storage yard.

We would not recommend this be permitted as the boulevards adjacent to the North West Motors site are not excessively large and are used for activities such as snow storage and maintenance of various roadway-related facilities.

We also think this would set a precedent with respect to other properties.

RECOMMENDATION

The request to fence onto City property be denied.



Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Community Services
Director of Engineering Services
Bylaws & Inspections Manager
City Assessor
E.L. & P. Manager
Fire Chief
Parks Manager
Urban Planning Section Manager

DATE: December 1, 1992

TO: City Clerk

FROM: Land and Economic Development Manager

RE: **NORTHWEST MOTORS (RED DEER) LTD. FENCE
BLOCK B, PLAN 4868 K.S.
3115 - 50 AVENUE (see attached map)**

On review of the request, we have no objections to the fencing proposed for the west, south and east sides of Block B. The E.L. & P. Department, by way of the attached memo, have indicated that the fencing proposed for the north side of Block B be retained on the owner's property, to allow E.L. & P. unrestricted access to the street light structures situated on 32 Street.

The encroachment of the fence into the registered road right-of-way will require City Council approval of a license to occupy.

Recommendation

City Council grant approval for a license to occupy the City owned boulevard areas situated on the west, south and east side of Block B, for the proposed fencing.

The license to occupy to be subject to the following:

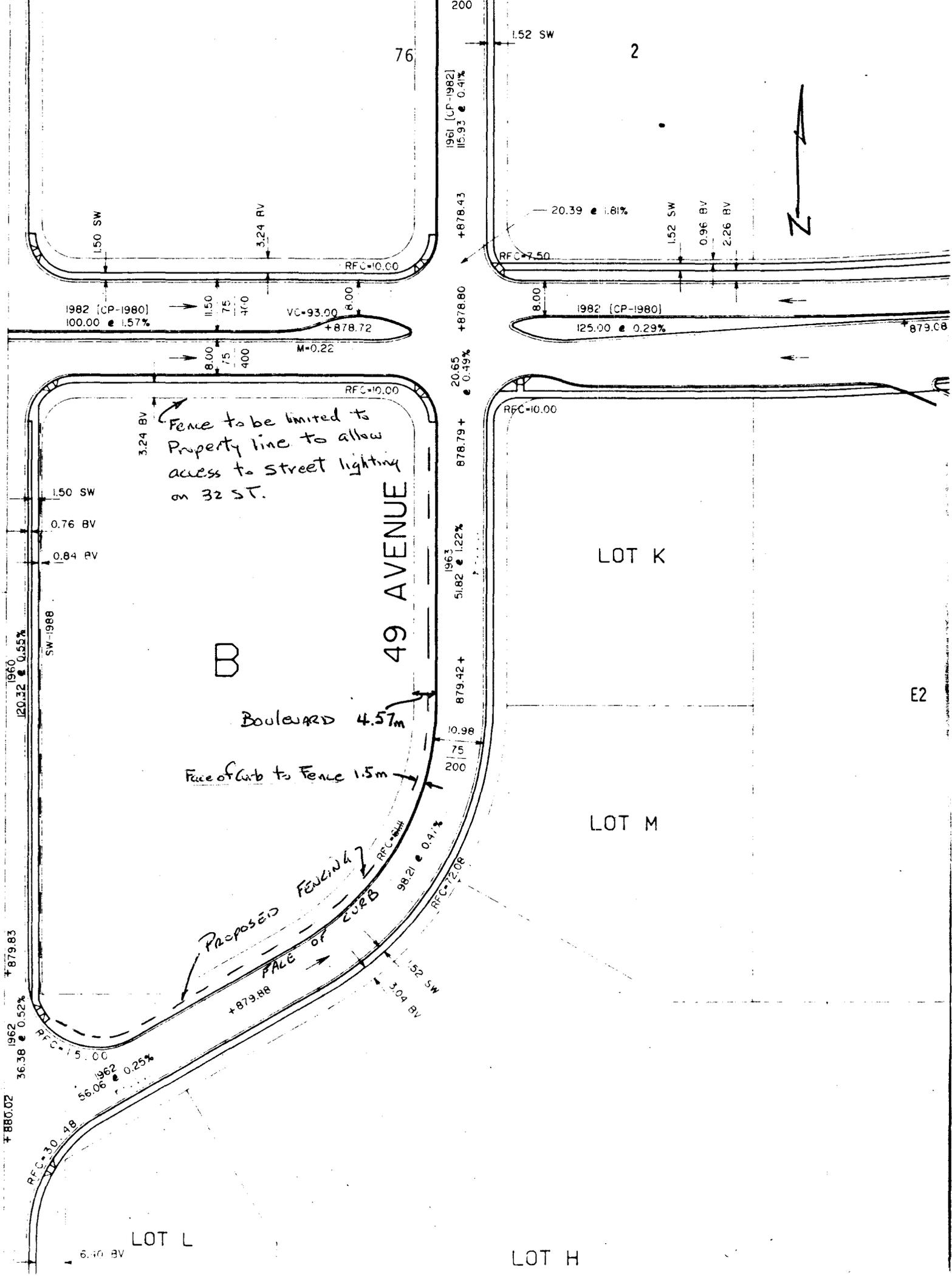
1. Annual license to occupy fee of \$30.00 to be reviewed on an annual basis;
2. \$100.00 fee for preparation of the license to occupy agreement;
3. Indemnity insurance to be provided by the applicant to a minimum of \$1 million showing the City as being co-insured;
4. 90 day cancellation clause;
5. Agreement satisfactory to City Solicitor.



Alan V. Scott

LAND AND ECONOMIC DEVELOPMENT MANAGER

WFL/mm



76

2



Fence to be limited to
Property line to allow
access to street lighting
on 32 St.

49 AVENUE

B

Boulevard 4.57m

Face of Curb to Fence 1.5m

Proposed Fencing
Face of Curb

LOT K

LOT M

LOT L

LOT H

E2

1982 [CP-1980]
100.00 @ 1.57%

1961 [CP-1982]
115.93 @ 0.41%

1982 [CP-1980]
125.00 @ 0.29%

1963
51.82 @ 1.22%

1960
120.32 @ 0.55%

1962
36.38 @ 0.52%

1962
56.06 @ 0.25%

20.55 @ 0.49%

98.21 @ 0.41%

152 SW
3.04 BV

152 SW
3.04 BV

152 SW
3.04 BV

152 SW
3.04 BV

1.50 SW

3.24 BV

RFC=10.00

1.52 SW

1.52 SW

0.96 BV

2.26 BV

RFC=7.50

VC=93.00
+878.72

M=0.22

+879.08

RFC=10.00

RFC=10.00

878.79 +

879.42 +

879.42 +

10.98

75

200

152 SW

3.04 BV

152 SW

3.04 BV

1962
880.02

1962
36.38 @ 0.52%

1962
56.06 @ 0.25%

1.50 SW
0.76 BV
0.84 BV

SW-1988

RFC=30.48

6.40 BV

+878.43

+878.80

20.55 @ 0.49%

878.79 +

51.82 @ 1.22%

879.42 +

10.98

75

200

152 SW

3.04 BV

DATE: November 13, 1992

TO: Bill Lees
Land Dept.

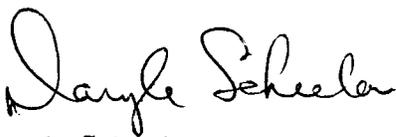
FROM: Daryle Scheelar
E. L. & P. Dept.

RE: Boulevard Use - Fence
Northwest Motors
Block B, Plan 4868 KS
3115 - 50 Avenue

E. L. & P. would not object to the request as stated on the West, South and East sides. However, E. L. & P. object to the fencing on the North boulevard as it would restrict access to our 32 Street light structures.

We would ask that the fencing on the north side be limited to the owners property without encroachment on City land.

Should you have any questions or comments, please advise.



Daryle Scheelar,
Distribution Engineer

RL/jjd



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

November 25, 1992

Mr. C. Sevcik,
City Clerk
City of Red Deer
Box 5008
Red Deer, Alta.
T4N 3T4

Dear Sir:

Re: NORTH WEST MOTORS (RED DEER) LTD. - Fence

The applicant is requesting permission from the City to fence the city boulevards (Road right-of-way) adjacent to the north and west sides of their lot. They are also requesting a reduction to five feet of the boulevards on the south and eastern part of their lot in order to fence off their operation.

The North West Motors site has a high degree of visibility being located at the intersection of Gaetz Avenue and 32nd Street. Fencing the north and west sides adjacent to 32nd Street and Gaetz Avenue service road will not add to the appearance of this intersection. Furthermore, if they wish to fence the lot, it should be done wholly on their land, not on the City's road right-of-way.

We recommend that permission to fence the City's property be denied.

Yours truly,

D. Rouhi, ACP, MCIP
SENIOR PLANNER, CITY SECTION
/cc

- c.c. - Director of Community Services
- Director of Engineering Services
- Bylaws and Inspections Manager
- City Assessor
- Public Works Manager

MUNICIPALITIES WITHIN COMMISSION AREA

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

Commissioners' Comments

We cannot support a fence anywhere other than property line for reasons outlined by the administration. However, if space is at a premium the leasing of the service road in front of the property is a possibility and could be considered at fair market value if that would be of assistance.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

**THE CITY OF RED DEER**

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

November 16, 1992

Mr. Bill Moore
North West Motors (Red Deer) Ltd.
3115 Gaetz Avenue
Red Deer, Alberta
T4N 3X8

Dear Sir:

I acknowledge receipt of your letter dated November 9, 1992 re: fencing of premises/easement.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 7, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on December 4, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 4.

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

Yours truly,


C. Sevcik
City Clerk
CS/ds



*a delight
to discover!*

DATE: November 17, 1992
TO: City Clerk
FROM: Fire Chief
RE: NORTHWEST MOTORS FENCE

We have no comments to offer regarding this matter.

A handwritten signature in black ink, appearing to read "R. Oscroft". The signature is written in a cursive style with a prominent initial "R" and a stylized "O".

R. Oscroft
Fire Chief

RO/dd

DATE: November 19, 1992

FILE NO. 92-1610

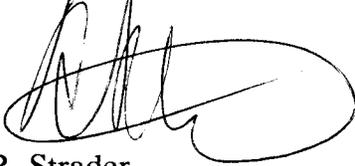
TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **NORTH WEST MOTORS (RED DEER) LTD. FENCE**

In response to your memo of November 16, 1992, regarding the above referenced proposal, we wish to advise that we have no objection.

Yours truly,

A handwritten signature in black ink, appearing to be 'R. Strader', written over a large, light-colored oval shape.

R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Duplicate

DATE: November 18, 1992
TO: City Clerk
FROM: E. L. & P. Manager
RE: North West Motors (Red Deer) Ltd. - Fence

The E. L. & P. Department has no objections to the fencing request of the above noted as outlined in their letter of November 9, 1992 on the condition that the E. L. & P. poles on the north side not be enclosed within the proposed fence.



A. Roth,
Manager

AR/jjd



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department 342-8132

December 8, 1992

North West Motors (Red Deer) Ltd.
3115 Gaetz Avenue
Red Deer, Alberta
T4N 3X8

Att: Mr. Bill Moore

Dear Sir:

**RE: NORTH WEST MOTORS (RED DEER) LTD. FENCE (3115 - 50 AVENUE)
BLOCK B, PLAN 4868 K.S.**

I would advise that your letter of November 9, 1992 requesting permission to construct a fence in the City boulevard around your property referred to above, received consideration at the Council Meeting of December 7, 1992.

At the aforementioned meeting, Council passed the following motion:

"RESOLVED that Council of the City of Red Deer, having considered correspondence from North West Motors (Red Deer) Ltd., dated November 9, 1992 re: Request Permission to Construct a Fence which encroaches into City Boulevards, hereby agrees that said request be approved subject to the following conditions:

- 1) Annual Licence to Occupy fee of \$30.00 to be reviewed on an annual basis;
- 2) \$100 fee for preparation of the Licence to Occupy Agreement;
- 3) Indemnity insurance to be provided by the applicant to a minimum of \$1 million dollars showing The City as an additional named insured;
- 4) 90 day cancellation clause;
- 5) Location of fence on City property to be to the satisfaction of the Director of Engineering Services in order to provide adequate space for snow removal;
- 6) An agreement satisfactory to the City Solicitor."

... / 2



RED DEER

*a delight
to discover!*

North West Motors (Red Deer) Ltd.
Page 2
December 8, 1992

In addition, I would advise that during the discussion it was indicated by Council that they would have no objection to the fence being located on the North property line provided that adequate provision is made in the Agreement to protect the City's interests with regard to the City's light structures.

The decision of Council in this instance is submitted for your information and by way of a copy of this letter, we are requesting the Land & Economic Development Department to proceed with preparation of the Agreement. Once the Agreement is fully executed by both parties it would be in order for you to proceed with the fence construction in accordance with the location and terms as specified in the Agreement.

Trusting you will find this satisfactory, however, if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services
Land & Economic Development Manager

*

Please prepare the agreement called for in this instance. Please also note that the location of the fence needs to be satisfactory to the Director of Engineering Services.

Land Supervisor
E L & P Manager
Senior Planner
Public Works Manager



City of Lethbridge

OFFICE OF
THE MAYOR

November 12, 1992

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

Dear Mayor Surkan:

Re: Comments on White Paper for
the Property Assessment Act

At the regular meeting of City Council held on Monday, November 9th, 1992, Council reviewed the White Paper for the Property Assessment Act and passed the following resolution:

"BE IT RESOLVED that the Standing Committee on Administration, Human Relations and Protocol recommend to City Council that the City of Lethbridge reaffirm its opposition to the proposed market value assessment for the following reasons:

1. The regulated cost approach of assessment (the present system) properly reflects fairness and equity in the assessment system when general assessments are completed on a regular basis. Clearly there has not been public discontent with the present assessment system as evidenced by the low numbers of appeals to the Assessment Appeal Board.
2. A change to annual market value assessment will:
 - (a) Result in substantial start-up costs for all assessment authorities and estimated for the City of Lethbridge to be in the range of \$50,000.00.

.... /2

- 2 -

- (b) Require additional costs on an on-going basis to maintain the assessment system. The annual cost of this for the City of Lethbridge is estimated to be in the range of \$100,000.00.
- (c) Weaken the stability of the assessment and tax base of the community during fluctuating market conditions.
- (d) Unduly complicate the assessment appeal process by requiring assessments to utilize the income, comparative sales and cost approach as apposed to the present regulated depreciated replacement cost approach.
- (e) Distort industrial and commercial assessments in the smaller communities where there is no comparative market information available ie: a shopping centre or special purpose property (food processing plant, gas plant, etc.)."

Inasmuch as the imposition of the Market Value method of assessment has created problems when enacted in other jurisdictions, the City of Lethbridge would request that you formally oppose the Property Assessment Act as it pertains to the Market Value Assessment. If you agree with our position, would you please advise the Minister of Municipal Affairs and your members of the Legislative Assembly.

Copies of this letter have been forwarded to other Mayors in the Province, as well as the candidates running for the Leadership of the Progressive Conservative Party, and the Leaders of the New Democratic Party and Liberal Party.

Yours faithfully,



David B. Carpenter, FCA
Mayor

DBC:kll

DATE: 27 November 1992
TO: City Clerk
FROM: City Assessor
RE: LETHBRIDGE - WHITE PAPER FOR
THE PROPERTY ASSESSMENT ACT

We have reviewed the proposal made by The City of Lethbridge and offer the following comments, firstly in response to each point and then by recommendation.

1. The regulated cost approach is not well understood by taxpayers throughout the province. Depending on the individual's position on equity, it can be argued that the present system creates an equitable tax base. Personally, I believe that the market value system would be better understood by taxpayers, as almost everyone has a general idea of the value of their property. I also believe that the market value system would establish an equitable tax base with minimal shifts in the City of Red Deer.
- 2(a) We are presently striving to establish a computer program to calculate the 1993 assessment. We do not see that a significant amount of money would be required to utilize a market-based assessment. We do see some training needs for some staff, but do not believe that \$50,000 would be a reasonable expense estimate. Lethbridge has included two positions, a clerk and a junior assessor, in the \$50,000 estimate. By comparison, we may need an additional clerk, as far as we can determine now.
- (b) We most certainly cannot comprehend an annual cost increase of \$100,000 per year to do a market value assessment. Lethbridge has incorporated a portion of their G.I.S. system (estimate of \$28,000) in this figure, with the balance of \$72,000 projected for other things, not specific.
- (c) I cannot support the concept that this would weaken the tax base. To the contrary, I believe that the market value system, calculated every two to three years, would generate the tax requisitions or load to the properties that can, from an income value perspective, afford to pay the tax bill.
- (d) Do not agree that the appeal process would be complicated. Again, taxpayers understand the value process, and those involved in the commercial/industrial ventures would be informed of valuation by the income approach.
- (e) I cannot comment on this with any knowledge, but my feeling is that this would not create a problem in smaller communities.

City Clerk
Page 2
27 November 1992

The market value concept is utilized in most of the United States and all provinces except one besides Alberta. I do not believe that there are extenuating problems or areas of concern that should scare us away from the concept of market value assessment. I believe that the positives outweigh the negatives.

RECOMMENDATION

I respectfully recommend that The City of Red Deer NOT support the proposal made by The City of Lethbridge.

A handwritten signature in black ink, appearing to read "Al Knight". The signature is stylized with a large, sweeping "A" and "K".

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

AK/ngl

c.c. Director of Finance

DATE: December 1, 1992
TO: City Clerk
FROM: Director of Financial Services
RE: LETHBRIDGE -
WHITE PAPER FOR THE PROPERTY ASSESSMENT ACT

The City of Lethbridge is asking The City of Red Deer's support in opposing the proposed shift by the Province to a market value approach to assessment.

The reasons given for opposing the proposal are:

1. Startup cost of \$50,000.
2. Ongoing costs of \$100,000.
3. Possible instability of the tax base.
4. An additional complication in the assessment appeal process.
5. Provide a distortion in those municipalities where few comparative sales occur.

The City of Red Deer has taken the position to date of supporting the move to market value based assessment.

As stated by the City Assessor:

- the market value approach is utilized by most jurisdictions in Canada and the U.S.A.
- the cost is not considered to be as great as forecast by the City of Lethbridge.
- market value should simplify the assessment appeal process by making the values more understandable.

It is my understanding the Alberta Assessment Appeal Board does include consideration of market value in some of the decisions they make on assessment appeals. Adopting market value will provide more consistency and understanding to the whole assessment process.

City Clerk
December 1, 1992
Page 2

Recommendation

- To not support Lethbridge.
- To support market value assessment.



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

AW/jt

Commissioners' Comments

Part of the concerns that are expressed here are concerns that arise from the fact that we will very likely be required to assess on a more regular basis no matter what system is used. In our assessment, we need to be looking at the system which will best allow us to do this at the lowest cost over the long term. In addition, we fully agree with the comments of the City Assessor that the public understand market value, they do not generally understand the current system.

Our sense of it is that if we are able to establish an adequate computer program for the basis of our evaluation, that a market value assessment will allow us to update that system at greater speed with less cost over the long run. Accordingly, we concur with the recommendation of the City Assessor that we not support the proposal made by the City of Lethbridge.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

Office of the Mayor



December 9, 1992

The City of Lethbridge
910 4th Avenue South
Lethbridge, Alberta
T1J 0P6

Attention: Mayor David P. Carpenter, F.C.A.

Dear Mayor Carpenter:

SUBJECT: WHITE PAPER FOR THE PROPERTY ASSESSMENT ACT

Your letter dated November 12, 1992 pertaining to the above matter is hereby acknowledged with thanks. I would advise that said correspondence was presented on the Council Agenda of December 7, 1992 for consideration, and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered correspondence from the City of Lethbridge dated November 12, 1992, re: Request for Support of Position of Opposing the Proposed Market Value Assessment System hereby agrees that said request be not supported, and as recommended to Council December 7, 1992."

The decision of Council in this instance is submitted for your information, and I am also enclosing herewith the administrative comment which appeared on the agenda relative to this item - "pages 82 - 85".

Part of the concerns that are expressed arise from the fact that we will very likely be required to assess on a more regular basis no matter what system is used. In our view, we need to be looking at a system which will best allow us to do this at the lowest cost over the long term. Our sense of it is that if we are able to establish an adequate computer program for the basis of our evaluation, a market value assessment will allow us to update that system at greater speed with less cost over the long run.

.../2

NO. 9

P.O. Box 344
5013 Ross Street
RED DEER, ALBERTA

Phone 346-2291
Fax 347-4444



Sisson Furs

THE HONORABLE GAIL SURKAN
AND COUNCIL MEMBERS

NOV. 20/92

RAND SISSON
SISSON FURS LTD.

DEAR GAIL,

I AM WRITING THIS LETTER TO BRING TO COUNCILS ATTENTION THE PROBLEM THAT RETAILERS IN YOUR CITY ARE HAVING WITH "TRUCKLOAD" SALES BEING HELD AT HOTELS, OR AT THE WESTERNER.

THESE SALES ARE LIKE A PLAGUE OF LOCUSTS COMING RIGHT BEFORE A FARMER IS STARTING TO HARVEST HIS CROP. ONCE THE GRASSHOPPERS HAVE GONE PAST THERE IS NOTHING LEFT FOR HIM TO HARVEST AND PAY HIS BILLS WITH. THESE SALES PEOPLE HAVE NO BASE OF OPERATION LIKE THE LOCUST AND MOVE FROM PLACE TO PLACE DESTROYING EVERYTHING IN THEIR PATH AND ARE A REAL DETERRENT TO THE RETAILERS OF THIS CITY AND THE SURROUNDING AREA. IN THE CASE OF THE FARMER AT LEAST HE HAS CROP INSURANCE FROM THE GOVERNMENT AND WILL RECOVER HIS LOSSES BUT WE RETAILERS HAVE NO PROTECTION FROM THIS PLAGUE AND WILL JUST DISAPPEAR.

IT IS NOT JUST FURS BY TODD AND MYSELF WHO ARE AFFECTED BY THESE PEOPLE, THIS LAST YEAR WE HAVE SEEN PRINT SALES OF BATEMAN ECT. LEATHER AND SPORTING GOODS IN HOTELS, (JUST TO NAME A FEW). EVERY WEEK YOU HAVE VAN LOADS OF SALESMEN FROM CALGARY SELLING DOOR TO DOOR DOWNTOWN AND ON THE STREET, THE SAME PRODUCT THAT IS FOR SALE IN 4 OR MORE STORES.

ALL THESE PEOPLE TAKE MILLIONS OF DOLLARS OUT OF RED DEER EVERY YEAR AND RETURN NOTHING OF SUBSTANCE TO OUR ECONOMY. IF THEY ARE ALLOWED TO CONTINUE YOU ARE GOING TO LOSE INDEPENDENT RETAILERS. WE CANNOT COMPETE WITH THESE SALES, NOT BECAUSE OUR PRODUCTS ARE INFERIOR NOR BECAUSE WE CHARGE TOO MUCH. WE HAVE OVERHEAD CREATED BY BEING PERMANENTLY IN BUSINESS IN YOUR CITY. TAXES, RENT, POWER, WATER, LEASEHOLD IMPROVEMENTS, HOMES. OUR STAFF ALSO LIVES IN AND AROUND RED DEER AND PAY TAXES ECT.

FOR EXAMPLE CHIA CHIA, WHO PUT ON THE FUR SALE LAST WEEK, IS A LIQUIDATOR FROM WINNIPEG, NOT A FURRIER, ALL OF THE STOCK THAT HE SELLS IS ON CONSIGNMENT AT NO COST TO HIM, HIS SALE STAFF IS ALL COMMISSIONED, NO COST TO HIM, THE LICENCE OF \$800.00 IS NO DETERRENT, AND THE ROOM RENTAL OF \$130.00 IS PEANUTS. IN ONE DAY HE TOOK \$120,000.00 DOLLARS OUT OF RED DEER AND YOUR RETURN WAS \$5,000.00. THIS WAS THE HARVEST THAT KEEPS TODDS AND MYSELF OPEN!

THE CITY OF RED DEER MUST CHANGE ITS LICENSING POLICY.

WHAT WE WOULD LIKE TO SEE IS THAT IN ORDER TO GET A PERMIT TO SELL ANYTHING RETAIL IN THE CITY YOU MUST MEET THE FOLLOWING CONDITION: HAVE A PERMITS PLACE OF BUSINESS.

THE ONLY EXCEPTIONS TO THIS BEING CITY RECOGNIZED TRADE FAIRS, CRAFT SHOWS AND THE FARMERS MARKET.

RAND



Phones

Sales — 346-5238

Parts & Service — 346-5288

Riders' Den — 346-5238

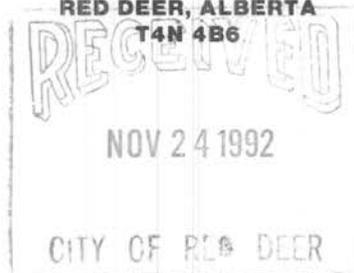
TURPLE BROS LTD.

5307 Gaetz Avenue
RED DEER, ALBERTA

T4N 4B6

Sales & Service
Specialists Since 1950
Same Location Since 1956

Members of City Council
City of Red Deer
49th-48 Ave.
Red Deer, Alberta



November 23, 1992

To whom it may concern,

As a long established local business, Turtle Bros Ltd. would like to go on record as stating we are very much against any type of "Caravan style, quick buck" operators coming into Red Deer and taking potential sales revenue out of the local economy.

It is Turtle Bros position that City Council should do as much as possible to protect the established local businesses and thus the tax revenue that comes from these local businesses.

In our opinion, the minimal licence fees and operating fees charged to these caravan or truck load operators obviously is not enough to deter them from coming into the city and taking away our sales, taxes and jobs.

The recent fur sale at the Westerner is a perfect example of what is wrong with the current system. The fees paid by the operator of this sale is minimal compared to the amount of revenue that left the city and went to Winnipeg.

The frequent leather sales that pass through our city hurt the sales in our accessory department as well numerous other leather outlets in Red Deer.

The list of businesses hurt by these detrimental operators is vast; not to mention every citizen of Red deer that loses because of the decrease in tax revenue.

Turtle Bros Ltd., at the very least, would like to see a substantial increase in the initial licence fee and the per day operating fee that is charged to the sort of operators in question.



Phones

Sales — 346-5238

Parts & Service — 346-5288

Riders' Den — 346-5238

TURPLE BROS LTD.

**5307 Gaetz Avenue
RED DEER, ALBERTA
T4N 4B6**

Sales & Service
Specialists Since 1950
Same Location Since 1956

Pg.2

In closing, we would like to say that Turple Bros Ltd. would certainly support any initiatives that city council would enact to help protect the local business community from the sort of revenue robbers as outlined in this letter.

Yours Truly,

Glenn W. Turple

Mr. Glenn W. Turple
Turple Bros Ltd.

November 23, 1992.

The Members of City Council,
 70 City Hall,
 Red Deer, Alberta.

Ladies and Gentlemen:

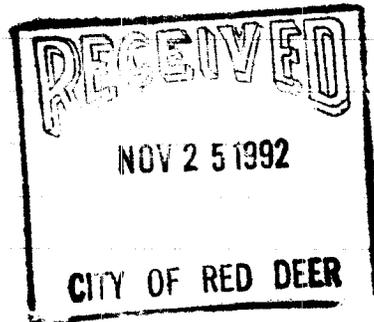
I wish to voice my concern in regard to the eastern fur manufacturers coming to Alberta cities to sell their goods thus causing a shortage of sales and service to the local businesses. I am a fur cutter and this could result an employment lay-off for me from my job at Fur by Todd.

I would hope that the priority would be to insure that the employees in Alberta are working and not on the unemployment line. I think we have more than enough unemployment and welfare recipients now.

Thank you.

A concerned employee.

Armin Taubensee



DATE: November 26, 1992
TO: City Clerk
FROM: Director of Financial Services
RE: **SISSON FURS - NON-RESIDENT BUSINESSES**
TURPLE BROS. LTD. - LICENSE FEES

Some local businesses are expressing concern to Council about the ability of out-of-town merchants to come to Red Deer and hold "truckload" sales at little cost to them or benefit to the City. The holding of these sales is resulting in reduced sales for local businesses. In times of recession, material for these types of sales is more available due to liquidations at a time when local businesses are probably experiencing reduced sales.

The local businesses have a valid concern. Councils have responded to this concern by charging higher license fees for out-of-town vendors. Concerns are, however, that the license fees are not high enough to deter the vendors.

The local businesses complaining to Council recommend that only businesses permanently located in Red Deer should be allowed to sell in Red Deer. The only exceptions allowed would be trade fairs, craft shows and the farmers' market.

If Council was to agree to the request (assuming it was legally possible) it would probably not solve the problem and could create others, for example:

- vendors from the Red Deer area could complain. These vendors already complain about the high fees and the fact they bring business to Red Deer by their purchases.
- the vendors could move to areas adjacent to Red Deer such as Highway 2A south.

What is needed is a method to make it less attractive for vendors to come to the Red Deer area or make it expensive enough to make local businesses more competitive.

Recommendation

It is recommended that a review of the licensing fees be done to determine if higher license fees should be charged.



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

AW/jt
c.c. City Assessor
Bylaws and Inspections Manager
Economic Development Manager

DATE: November 27, 1992

FILE NO. 92-1610

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **NON-RESIDENT BUSINESS LICENSE**

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

Non-resident sales are addressed under several categories in the City License Bylaw. The first is "arts and crafts sale by the artist" when the sale is conducted under the auspices of the Allied Arts Council. In this instance, there is no fee in either the resident or non-resident categories. When the sale is not conducted under the auspices of the Allied Arts Council there is no fee in the resident category and a fee of \$55 in the non-resident category.

The second category is "non-resident seller" for which the license fee is \$500 plus \$330 per day.

Thirdly, (a) "sale of goods, property or service" being offered in conjunction with, and accessory to, an event of an entertainment, community oriented, or agricultural nature.
 (b) the "sale of goods, property or service" being offered during any pre-promotion of the Western Exposition Association - \$1000.

The majority of sales held in Red Deer fall into the second category, although we have received complaints about non-artists selling items at craft sales held locally, as well as complaints that the license fee is high and because of the cost, some sales are not held in Red Deer which is loss of revenue to persons who rent buildings. Other cities have similar categories, as shown below.

Fort McMurray		\$ 750.00 Annual \$ 25.00 each day of the sale
Medicine Hat		\$1000.00 Annual \$ 250.00 each day of the sale
Calgary	Trader Market Temporary Retail	\$ 420.00 Annual \$ 200.00 each day of the sale to a max. of \$2000
Drumheller		\$ 150.00 Semi-Annual \$ 200.00 Annual
Lethbridge		\$1000.00 Annual \$ 250.00 each day of the sale

NON-RESIDENT BUSINESS LICENSE

November 27, 1992

Page 2

Edmonton		\$2000.00 for 3 consecutive days or portion thereof
	Furs	\$3000.00 for 3 consecutive days or portion thereof
Red Deer		\$ 500.00 Annual
		\$ 330.00 each day of the sale

When this issue was last raised, the Chamber of Commerce and other groups were provided comments prior to Council making a decision. We suggest that the Chamber be contacted and their opinion requested. Perhaps input from the public should also be requested.

Recommendation: That the application be tabled for comment by other interested groups.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: December 1, 1992
TO: Charlie Sevcik, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **SISSONS FURS - NON-RESIDENT BUSINESSES LICENSE FEES**

It has probably been several years since the City of Red Deer reviewed license fees charged to out of town merchants making application for sales events in Red Deer. At the time of the last revision, the City was seen as placing an undue burden on these operations, because of the high fee that had been established.

Several years have now passed, and perhaps the fees should be adjusted, to better reflect today's market.

RECOMMENDATION

I would therefore recommend that a review of licensing fees be carried out to determine if our fees are consistent with those being charged in other cities in Western Canada.



Alan V. Scott

AVS/mm



• RED DEER'S •

ORIGINAL

• BUSINESS DISTRICT •

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

November 25, 1992

City Council
City of Red Deer

**Re: Business Concern on Licensing of
non-resident retailers**

Dear Council,

At the request of several members of the Association, we are requesting that City Council review the fees charged for non-resident retailers, operating in our City. This concern has again been raised as a result of a significant amount of local retail dollars being taken out of the community by non-resident retailing, particularly at the most critical time of the year, Christmas.

"Truckload" consignment retailing is an increasing business tactic and we believe that the City must protect itself financially from the consequences of non-resident retailing.

In recent years, the City of Medicine Hat increased its non-resident licenses to \$1,000 plus day charges and have experienced an increase in the number of non-resident business enterprises. Exceptions to these significant license fees would be recognized trade shows, major craft fairs, or the farmers market.

In addition, non-resident retailers could negotiate contract services with existing licensed resident businesses, ensuring the continued viability of local business.

Changes in business over the next 5-10 years will have a major effect on City tax revenues and we believe that Council must address these issues clearly and effectively.

Sincerely yours,
TOWNE CENTRE ASSOCIATION

Herb Der, Vice Chairman.

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	P.M.
DATE	Dec. 2/92
BY	L. Jirik

Commissioner's Comments

As noted in the material this Bylaw has not been reviewed since 1984 and we would agree that such a review is timely.

This is an issue of very broad concern in the community as pointed out in the material not only from the point of view of local businesses but also of those that deal with out of town merchants on a regular basis. For that reason, we think it is important that this discussion be taken more broadly into the business community. We recommend that we follow a format similar to that used in 1984 when the last review was done and that:

1. we establish an Ad Hoc Committee of Council to hear the concerns of all the stakeholders
2. contact all the stakeholders groups for their participation in the process, and
3. bring back a recommendation to Council regarding revisions to the Licensing Bylaw.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE Nov. 25, 1992

TO:

- DIRECTOR OF COMMUNITY SERVICES
- DIRECTOR OF ENGINEERING SERVICES
- DIRECTOR OF FINANCIAL SERVICES
- BYLAWS & INSPECTIONS MANAGER
- CITY ASSESSOR
- COMPUTER SERVICES MANAGER
- ECONOMIC DEVELOPMENT MANAGER
- E.L. & P. MANAGER
- ENGINEERING DEPARTMENT MANAGER
- FIRE CHIEF
- PARKS MANAGER
- PERSONNEL MANAGER
- PUBLIC WORKS MANAGER
- R.C.M.P. INSPECTOR
- RECREATION & CULTURE MANAGER
- SOCIAL PLANNING MANAGER
- TRANSIT MANAGER
- TREASURY SERVICES MANAGER
- URBAN PLANNING SECTION MANAGER
-

FROM:

CITY CLERK

RE: SISSONS FURS - NON-RESIDENT BUSINESSES
TURPLE BROS. LTD. - LICENSE FEES

Please submit comments on the attached to this office by Nov. 30

 for the Council Agenda of Dec. 7/92


C. SEVCIK
City Clerk



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

November 25, 1992

Mr. Glenn W. Turple
 Turple Bros. Ltd.
 5307 Gaetz Ave.
 Red Deer, Alberta
 T4N 4B6

Dear Sir:

I acknowledge receipt of your letter dated November 23, 1992, re: Local Businesses/Non-Resident Businesses.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 7, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on December 4, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 4.

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

Yours truly,

C. Sevcik
 City Clerk
 CS/ds



RED DEER

*a delight
 to discover!*

**THE CITY OF RED DEER**

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

FAX: (403) 348-6195

City Clerk's Department 342-8132

November 25, 1992

Mr. Rand Sisson
Sisson Furs Ltd.
P.O. Box 344
5013 Ross Street
Red Deer, Alberta

Dear Sir:

I acknowledge receipt of your letter dated November 20, 1992, re: Local Businesses/Non-Resident Businesses.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 7, 1992. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m. reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on December 4, and we will advise you of the approximate time that Council will be discussing this item.

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

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 4.

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

Yours truly,

C. Sevcik
City Clerk
CS/ds

**RED DEER***a delight
to discover!*

DATE: 30 November 1992
TO: City Clerk
FROM: City Assessor
RE: **SISSONS FURS - NON-RESIDENT BUSINESSES**
TURPLE BROS. LTD. - LICENSE FEES

The Assessment and Tax Department has no comment on this proposal.

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

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

AK/ngl

DATE: DECEMBER 8, 1992
TO: BYLAWS & INSPECTIONS MANAGER
FROM: CITY CLERK
RE: LICENSING BYLAW REVIEW

At the December 7, 1992 Council Meeting, several letters and a petition from local businesses expressing concern regarding the Licensing Bylaw as same applies to the operation of non-resident retail in our community, received consideration.

Following is the resolution which was passed by Council agreeing to a review of the Licensing Bylaw:

"RESOLVED that Council of The City of Red Deer having considered correspondence from Sisson Furs dated November 20, 1992, and Purple Bros. Ltd. dated November 23, 1992, re: Non-Resident Business License Fees hereby agrees as follows:

1. That an Ad-Hoc Licensing Review Committee of Council be established for the purpose of reviewing the Licensing Bylaw and in particular, the fees charged to non-resident businesses
2. That the public and affected interest groups be contacted to provide input relative to the review
3. That a recommendation be brought back to Council regarding revisions to the Licensing Bylaw

and as recommended to Council December 7, 1992."

I would further advise that Alderman Lawrence, Alderman Volk and Alderman Hull were appointed to the Ad Hoc Licensing Review Committee.

I trust that you will arrange for the Committee Members to meet and proceed with a process of inviting the public and affected interest groups to obtain their input as directed in the resolution. In this regard, I am also enclosing herewith all of the correspondence and petitions received to date from various individuals. In addition, please be advised that a Mr. Alex Jadah of Sylvan Lake (phone: 887-5047) wishes to be advised of any future meetings so that he might also provide the committee with his views.

Bylaws & Inspections Manager

Page 2

December 8, 1992

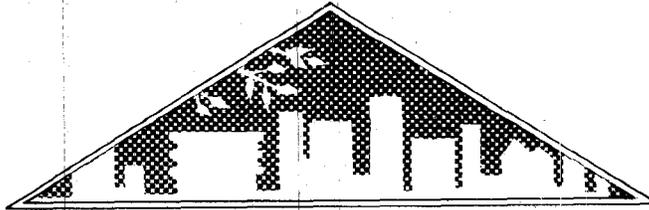
Trusting you will take appropriate action and we look forward to receipt of a report back to Council with recommendations in due course.


C. SEVCIK
City Clerk

CS/clr

Encls.

cc: Alderman Hull
Alderman Lawrence
Alderman Volk
City Commissioners
Director of Financial Services
Land & Economic Development Manager
Sisson Furs
 Att: Randy Sisson
Turple Brothers Ltd.
 Att: Glen W. Turple
Furs by Todd
 Att: Shirley Todd & Peggy Eaton
Towne Centre Association
 Att: John Ferguson



LEADS

RED DEER LEADS CLUB

SUITE 100 - 4919 - 59 STREET
RED DEER, ALBERTA T4N 6C9
TEL: 341-9399 FAX: 340-4243

December 7, 1992

Mayor in Council
City of Red Deer
2nd Floor, 4914 48 Avenue
Red Deer, Alberta
T4N 3T4

Attention: Charlie Sevcik
City Clerk

Dear Mr Sevcik:

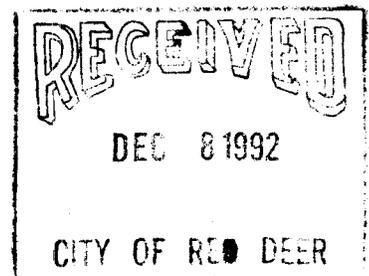
The members of the Red Deer Leads Club recommend that the City review licensing and bylaws regarding retail sales in the City by non-residents, in order to establish a level playing field in the retail market in the City of Red Deer.

This letter represents the view of the majority of the members of the Leads Club, as per the attached list.

If there is any way we, as a Club, can be of assistance to you in this matter please contact our President, Bonnie Ganske at Marlin Travel (343-2545), or myself at the North Hill Inn (343-8800).

Yours truly,
RED DEER LEADS CLUB

Laura Murphy
Secretary



RED DEER LEADS CLUB

MEMBERS

AS AT NOVEMBER 30, 1992

Advanced Systems & Computer Training 34, 4917-48 Street T4N 1S8	Eric Rajah Gary Chernipeski	Computer Sales/ Training	347-3344 343-2892-fax
Alberta Muffler Bay 105, 5301-43 St. T4N 1C8	Chuck Woodrow	Automotive - mufflers	347-9990 347-4980 fax (Proform)
Associated Cab & Limousine 4733 - 60 Street T4N 2N8	Paul Richard	Taxi	343-3300 340-1055 fax
Associated Van Lines 5301 - 43 Street T4N 1C8	Gord Thomson Karen Davis	Moving	346-4113 346-6901 fax
Bank of Nova Scotia 4421-50 Avenue T4N 3Z5	Wayne Cook Terry Randall	Chartered Bank	340-4794 343-9420 fax
Blue Cross 4919-59 Street T4N 6C9	Jeannette Rogers	Company benefit programs	343-7008 340-1098 fax
Bower Place Shopping Centre 1000 - 4900 Molly Bannister T4R 1N9	Gregory Stamler Ed Wong	Retail shopping centre	342-5240 341-4646 fax
Briaroak Developments Ltd. 103 Davison Drive T4R 2E8	Barrie Hagen	General contractor	343-7301 343-7065 fax
Carpet Color Centre 7711 Gaetz Ave. T4P 1M7	Patti Sale	Carpet Sales	343-7711 342-0220-fax
Central Alberta Collision Ltd. 7668-49 Ave. T4P 1M4	Patrick Chassie Denise Chassie	Body Shop	346-4220 346-4390 fax
Centratech Technical Services Ltd. 6, 7644 - 49 Ave. T4P 1M4	Cliff Campbell Scott Campbell	Fire Extinguishers	343-1119 346-7774 fax
Century 21 Advantage Realty 4728 Ross St. T4N 1X2	Val Smart John Anderson	Real estate residential	346-0021 347-2499 fax

Children's Choice 4931-49 St. T4N 3Z8	Veronica McIssac	Consignment clothing	342-7610
Children's Corner 2325 - 50 Avenue T4R 1M7	Marg Gummow Ron Gummow	Educational toys	340-2653
City of Red Deer Economic Development City Hall, P.O. Box 5008 T4N 3T4	Howard Thompson Alan Scott	Economic Develop	342-8106 346-6195 Fax
Coles The Book People 4747-67 Street Parkland Mall T4N 4C7	Karen Dawson Sharon Nuttycombe	Retail bookstore	347-2478 340-0152 fax
Communications Group Red Deer Ltd. 7727-50 Avenue T4P 1M7	Eugene Andres Bruce Heroux	Communications systems	347-0777 340-3909 Fax
Cook Contracting Ltd. 9, 7895 - 49 Ave. T4P 2B4	Bruce Cook	Interior commercial construction	347-9909 341-3717 fax
Courts North Fitness & Racquet Club #8 - 7419 Gaetz Ave. T4P 1M5	Greg Morrell Tracey Fugeta	Fitness club	342-6878
Create-a-Book 38 Glendale Blvd. T4P 2P3	Bob Otto Deb Otto	Specialty Books	342-0251
Crowe Duhamel Manning 5233-49 Ave. T4N 6G5	Glen Cunningham	Law firm	343-0812 340-3545 fax
d b crocodiles 6315 Horn Street T4N 6H5	Eric Buchfink Sharon Buchfink	Furniture retail	343-1011 343-1224 fax
Designer Futons #4, 7419 - 50 Ave. T4P 1M5	Jonathan Wright	Futon Furniture & bedding	340-0984 346-2728 fax
Diamond Glass & Mirror 1, 4676-61 Street T4N 2R2	Sheldon Brandt Bruce Cook	Glass	342-2121 341-3717 fax
Door Masters 7, 4845 - 79 Street T4P 2T4	Dan Murdock Audry Egilson	Overhead doors	347-8670 341-4630 fax

Don Fowler Distributors Ltd. 4606 - 50 Ave. T4N 3Z8	Larry Bischke Don Fowler	Specialty Advertising	342-2675 346-1480 fax
Dust Free Services Ltd. 107, 5301 - 43 Street T4N 1C8	Delaine Hazlett Wayne Hanrahan	Janitor supplies	347-5485 347-4980 fax attn: Dust Free
Energy Rentals 6767 - Golden West Ave. T4P 1A7	Lynn Biluk	Rental- oilfield equipment	340-2505 340-2514 fax
Federal Business Development Bank 100 - 4919 - 59 Street T4N 6C9	Peggy Johnson Richard Engel	Business Financial Services	340-4203 340-4243 fax
Feel Good Studio #2, 3301 Gaetz Ave. T4N 3Y2	Gordon Paton	Massage Therapy	346-6555
Foto Bull Studios 5409-Gaetz Avenue T4N 4B7	Rod Traptow June Traptow	Photographer	346-3573
GreenPaws Lawn Care 7,6850 - 52 Ave. T4N 4L1	Linda Cooper	Lawn maintenance	343-3252 346-4063 fax
Grower Direct 10, 4801 - 51 Ave. T4N 4H2	Katherine Raabis	Florist	346-7673 343-2026 fax
Heaven Sent Audio Video 3608 - 50 Ave. T4N 3Y6	Bob Thompson Kim Walker	Audio visual rentals	342-1217 342-1218 fax
Human Resource Development Bureau 301- 4909 - 50 Ave. T4N 4A7	Rudy deBoer	Personnel Consultant	347-8808 340-3110 fax
Integrated Financial Services 610, 4808-Ross St. T4N 1X9	Glen Pangle	Financial Planning	343-1252 340-3779 fax
It's Party Time 31A Village Mall 6320 - 50 Ave. T4N 4C6	Deb Gross Debbie Robinson	Party Supplies	343-1286 346-9620 fax
KKAY Business Services #1, 4516 - 48 Ave. Sylvan Lake TOM 1Z0	Karen Augustynski	computer software consultant	887-2591

Klassen's Maytag Home Appliance Center 6782-Gaetz Avenue T4N 4E1	Philip Ariss	Appliance sales	341-6630 341-6640 fax
Learning Tree Day Care 128 Norby Crescent T4P 1M6	Mavis Edey Rod Edey	Child care services	343-2510
Lucki & Associates 3939 50 A Ave. T4N 6S5	Stasia Lucki Roger Holden	Psychologist	350-0094
M & K Manufactured Homes 7920 - 50 Ave. Box 488 T4N 5G1	Dwayne Tayles	Manufactured home sales	346-6116 341-3885 fax
Manor Management Ltd. 1,5550-45 St. T4N 1L1	Richard McDonell David Kennedy	Property management	342-2820 347-9280 fax
Manpower Temporary Services 201, 4943 - 50 St. T4N 1Y1	Lesley Bateman	Employment agency	342-2166 342-1405 fax
Marlin Travel 1009 Bower Mall T4R 1N9	Bonnie Ganske Darcie Wilson	Travel service	343-2545 346-1141 fax
Meyers Norris Penny & Co. 102 Sun Centre 4922 - 53 St. T4N 2E9	Doug Waines Gerry Wasylyshen	Chartered Accountants	346-8878 341-5599 fax
MobilShred 500-437 - 36 Ave. S.E. Calgary T2G 1W5	James McBean Thomas Anderson	Data destruction	287-2925 243-5752 fax
Mooney Insurance Agency Ltd. 100, 4825 - 47 St. T4N 1R3	Pat Karpa Bryan Pobihuschchy	General Insurance	342-5074 347-8090 fax
Mortgage Centre Firstline 4406 - 50 Ave., #401 T4N 3Z6	Bert MacLean Bill Watson	Mortgage Broker	346-5410 346-1928 fax
North Hill Inn 7150-50 Street T4N 6A5	Laura Murphy	Hotel	343-8800 342-2334 fax
NSF Plus o/a JS Creditors 303-5000 Gaetz Ave. T4N 6C2	Sherrie Atherton	Collections	341-4433 341-4486 fax
Pack & Post 5018 - 47 Ave. T4N 3P7	Rod Prendergast Andrew Hendricks	Specialty Mail services	342-2289 342-2558 fax

Parkland Nurseries Ltd. RR #2 T4N 5E2	Gloria Beck McGlone Dwayne Beck	Horticultural Supplies	346-5613 346-4443 fax
Peak Performance Training P.O. Box 973 T4N 5H3	Dalt McCambley	Training Programs	347-5894
The Phoneman 3418 - 43 Avenue T4N 3B3	Michael Klein	Telecommunication	346-3663
Pitney Bowes Box 86 Red Deer T4N 5E7	Jeffrey Dawson Duane Skaley	Mail equipment	1-800-252-9364 340-0152
Prairie Office Equipment 5023 Gaetz Avenue T4N 4B1	Dan Tayles	Office furniture & equipment	347-2286 342-5057 fax
Priority Management 91 Nordegg Cres. T4P 2B8	Orlyn Kostenuk Dave Johnston	Skills Training	346-1919 340-1237 fax
Priority One Services Ltd. 201 - 7429 50 Avenue T4N 1M5	Wayne Moulton Jim Harrigan	Safety Training	347-5052 342-0588 fax
Proform Concrete Services 5301-43 Street T4N 1C8	Curtis Bouteiller Monica Bouteiller	Concrete Services	343-6099 347-4980 fax
Ramtron Pre-Entry Security Systems 805 - 5010 - 43 Street T4N 6H2	Garry Bresee	Security systems	342-7703 343-2408 fax
Raven Printing 5-7419-50 Ave. T4P 1M5	Harold Raven Brenda Johnson	Printing - commercial	342-2000 347-9290 fax
Red Deer Elks Club 3731-50 Avenue T4N 3Y7	Leo Eriksen Rayne Hack	Private club	346-3632 340-3929 fax
Red Deer Neon Signs #8, Bldg. C, 2310-50 Ave. T4R 1C5	Colin Mullaney Bill Engbers	Signs - neon	342-4414 346-5551 fax
Shaw Radio/1170 CKGY Bag 5339 T4N 6W1	Ron Thompson Frank Bonham	Radio Station	343-1170 346-1230 fax
Smith Dow & Associates Ltd. 4632 - 62 Street T4N 6T3	Philip Kwong Ann Dow	Engineering consultants	343-6888 341-4710 fax

Travelaire Canada Ltd. 6702 Golden West Ave. T4P 1A8	Barry Bateman	R.V. Manufacture	347-6641 346-6080 fax
Trio Towing Professionals Box 1121 T4N 6S6	Greg Ganske	Towing	347-8205 343-3836 fax
Waines Greenwell Partnership Site 2, Box 4, RR4 T4N 5E4	Yvonne Waines	Graphoanalysis	343-2599 home
Walsh Galleries 4907 - 48 Street T4N 1S8	Joyce Walsh	Art gallery	347-5202
Youth & Volunteer Center 4633-49 Street T4N 1T4	Garth Fitch	Youth Services	342-6500

To members of City Council:

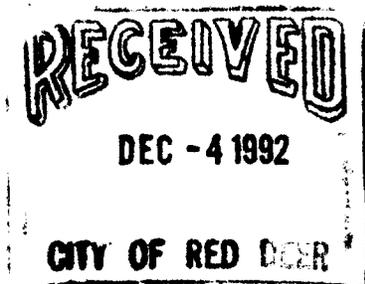
Recently a travelling fur caravan stayed at the Westerner for a one day sale. A local merchant was denied the right to set up in the adjacent room to provide competition or comparison shopping. After a brief surge in advertising revenue, a nominal business licence fee and room rental, they were gone taking most of the pre-Xmas sales that we local furriers depend on to help us through the rest of the year.

With a combination of slick advertising, a few cheap low priced items as draws and high pressure salesman, they take money from a struggling economy that can't even support another furrier and take it out of the province.

Morris Chia, the Winnipeg based manager for the travelling fur caravan, told the local paper that caravans are a growing trend. When asked who his 7 reputable manufacturers were, he flatly refused to name any of them. This makes me question if he is the least bit reputable himself, I doubt it. Are business licenses handed out to just anyone with no questions asked?

I've noticed that alot of these one day sales by caravans don't give the consumer enough time to comparison shop with our local merchants. Also by staying one day it does not give the income they take to be spent locally in services, meals, rooms etc, but is taken away from the area never to return. If this trend continues unchecked, I see an increasing drain of money out of the Red Deer area as more and more manufacturers of any numerous types of businesses jump on the travelling band-wagon, leaving our merchants out of business and nothing but travelling sales for our consumers to choose from.

In conclusion, our local merchants need some kind of protection from this increasing trend. Our citizens need to be educated about fly-by-night travelling caravans and our children need future jobs through the remaining small businesses that make up our city.



Sincerely
Shirley Todd &
Peggy Eaton
for Furs by Todd

Submitted to City Council

Date: Dec 7/92

City Council
City of Red Deer

Dec. 7th, 1992

Dear Council,

We the undersigned businesses of the City of Red Deer are greatly concerned with existing policies and license fees regulating the operation of non-resident retail in our community.

The financial impact and unequal operating of these businesses is having a severe and detrimental effect on the local economy.

We request, as a group that City Council review its existing license bylaw, in an effort to level the playing field and protect the interests of the local economy.

In addition, because the City has financial and public responsibility for operations of the Westerner, that they direct a review of the policies and contract commitments made by the Westerner. This review must consider the Westerners potential impact on local tax paying businesses.

Shirley - Petrol - Footnotes
Margie Ann - Fuel - Recreation Centre
Shirley & Lorne - Black Night Inn - Boutique
Donald Todd - Red Deer, Outer Ramping Abs.
Rodger - Rentown Red Deer, Abs.
Leif Dager - Artistry in Gold - Red Deer, Abs.
JIM DEYSTER NORTH STAR JIM WESTER TAX PAYER
NORTH STAR SPORTS RED DEER
In Johnston Etcetera ETC Red Deer
Shirley Judd - Furs by Judd
Shirley Betty - Activities of Bloom
Rita Graham - Mother to Be
Dorcas McInnis - K.M. Mall Leslie's
John Goodwin - Concerned Citizens
John Goodwin - Red Deer, Abs.

City Council
City of Red Deer

Dec. 7th, 1992

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ELITE COMPUTERS LTD

R. Nelson REAGAN NELSON

DAWSONS DELI

Robert Hawley ROBIN HOWIE

THE FRAMING NOOK

Paul Strong BARB STRONG

SOUNDS FANTASTIC LTD

DENNIS SCRIBA

City Council
City of Red Deer

Dec. 7th, 1992

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Classic Bookshops	- Connie Holland
Addition-elle	Joan Fadel
Wedding Whims	Joann Kasso
TURPIN BROS LTD	JOAN TURPIN (RL)

City Council
City of Red Deer

Dec. 7th, 1992

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Larry McArthur - Popo Jelene
Robert Moore - Num Books
Celine Kestyp - Copy Shop
Dance Humberg - metal welding supplies
Imre Dany Moe Dation Duzer.
JOHN HUNTER RED-CAL INDUSTRIES LTD.
Rob Jones - Uncle Bros R.V. + auto
Louis Mandle Rec Room Games - Bowe Mall.
J.B. AUTOMOTIVE.

City Council
City of Red Deer

Dec. 7th, 1992

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<i>D. Strathairn</i>	COPIES NOW
<i>Bob</i>	THE PHARMACIAN
<i>Harold Raven</i>	RAVEN PRINTING LTD.
<i>Dennis Demer</i>	RED DEER FORKLIFT
<i>Wendy</i>	Megan Harris Printing & Co.
<i>Bob</i>	MORTGAGE CENTRE FINTECH
<i>Greg Marshall</i>	COURTS NORTH FITNESS MARKET
<i>Alley</i>	SPACEBALL
<i>L. Murphy</i>	NORTH HILL INN
<i>Zita Jones</i>	ICE-HANDA FAY CREATIONS

Normandeau Cultural and Natural History Society

Box 800
 Red Deer, Alberta T4N 5H2
 Ph.: (403) 343-6844
 Fax.: (403) 342-6644

NO.10

October 28, 1992

- Kerry Wood
 Nature Centre

- Gaetz Lake
 Sanctuary

- Allen Bungalow

- Fort Normandeau

- Red Deer &
 District Museum

- Heritage Square

- Historical
 Preservation
 Committee

Mayor Surkan and Members of Council
 City of Red Deer
 City Hall
 RED DEER, AB
 T4N 3T4

Your Worship and Members of Council:

Re: Speed Limit on 67th Street

At the September 23 meeting of the Normandeau Board it was reported that Council had increased the speed limit on 67th Street along the north boundary of the Sanctuary. During discussion it was noted that the Normandeau Board had written to Council in opposition to this proposal about one year ago. It was further noted that when 67th Street was being designed the Gaetz Lakes Sanctuary Committee and the Normandeau Board were given assurances:

- a) that there would be no access to 67th Street from 45th Avenue, and
- b) that there would be provision made for migrating animals to pass under 67th Street, and
- c) that the speed limit on 67th Street would be controlled at the normal safe limits.

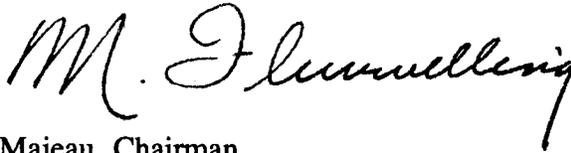
Following discussion a resolution was passed as follows.

"THAT a letter be forwarded to City Council expressing the Normandeau Board's concern at raising the speed limit on 67th Street as the area of the Gaetz Lakes Sanctuary as it is used by wildlife and as a pedestrian crossing, and urge that the RCMP incident reports for speeding and road kills be monitored, and that the speed limit be lowered or mitigating measures used to reduce wildlife kills."

It is suggested that motorists may be more understanding of the speed limit restrictions if signs were posted indicating the presence of animals moving into and out of the Sanctuary. Not all motorists may be aware of the Sanctuary.

Your cooperation is requested.

Sincerely,

A handwritten signature in black ink, appearing to read "M. J. Majeau". The signature is written in a cursive style with a large initial "M".

per

Kevin Majeau, Chairman
Normandeau Cultural and Natural History Society

cc: Jim Robertson
Ron Bjorge

KM/lp

DATE: November 13, 1992

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: NORMANDEAU CULTURAL & NATURAL HISTORY SOCIETY:
SPEED LIMIT ON 67 STREET
Your memo dated November 4, 1992 refers.

1. The Normandeau Cultural & Natural History Society has written to the City expressing concern at City Council's decision to increase the speed limit on 67 Street from 60km/hour to 70km/hour. The society is contracted by the City to operate and maintain the adjacent Gaetz Lakes Sanctuary and Kerry Wood Nature Centre. It is recommending that wildlife road kills in this area be carefully monitored, and that the "speed limit be lowered or mitigating measures used to reduce wildlife kills".
2. I have reviewed the society's request with the Parks and Recreation & Culture Managers, and our comments are as follows:
 - The northern boundary of Gaetz Lakes Sanctuary is defined by the 67 Street road allowance. The 67 Street road and bridge were carefully designed to minimize the impact on the adjacent sanctuary. In addition, an intensive tree planting program has been undertaken along the road allowance. No direct vehicular connection was made between 67 Street and 45 Avenue, in order to prevent 45 Avenue from being utilized as a through route between the sanctuary and the river. In addition, any direct vehicular access ramps would have encroached into the designated sanctuary boundaries.
 - In May 1990, a Notice of Motion was introduced at City Council to increase the speed limit on the portion of 67 Street adjacent to the sanctuary. However, objections were received from the Red Deer River Naturalists, Alberta Fish & Wildlife and the Normandeau Cultural & Natural History Society. As a result, the Notice of Motion was defeated on June 12, 1990. However, on September 28, 1992, City Council reversed its decision and increased the speed limit on 67 Street as part of an overall amendment to the traffic bylaw, without further reference to the objecting groups.

.../2

Charlie Sevcik

Page 2

November 13, 1992

Speed Limit on 67 Street (Normandeau Society)

- I support the comments of the Normandeau Cultural & Natural History Society, as many deer cross 67 Street at the top of the escarpment and pose a hazard for motorists. Consequently, some form of mitigating measures, such as post-mounted reflectors along the road, may be desirable. I recommend that this matter be referred to the Gaetz Lakes Sanctuary Committee for comment. This committee was established by City Council to monitor the operation of the sanctuary, in accordance with terms and conditions required by the Province.

3. **RECOMMENDATION**

It is recommended that the issue of the increased speed limit on 67 Street be referred to the Gaetz Lakes Sanctuary Committee for comment and recommendations to City Council.



CRAIG CURTIS

:dmg

- c. Morris Flewwelling, Museums Director
Jim Robertson, Kerry Wood Nature Centre
Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Paul Meyette, Principal Planner, R.D.R.P.C.

CS-P-3.897

DATE: November 18, 1992
TO: CITY COUNCIL
FROM: JOHN RETALLACK, Chairman
Environmental Advisory Board
RE: SPEED LIMIT ON 67 STREET

The Environmental Advisory Board heard a presentation from Mr. Jim Robertson, Waskasoo Park Naturalist, and considered reports from the Red Deer River Naturalists and the Director of Community Services concerning the conflicts between deer and motorists on 67 Street, adjacent to the Gaetz Lakes Sanctuary.

At the Board's regular meeting of November 17, 1992, the following resolution was passed:

"That the Environmental Advisory Board, having considered correspondence from the Normandeau Cultural & Natural History Society dated October 28, 1992 re: Speed Limit on 67 Street, hereby direct same to the Gaetz Lakes Sanctuary Committee requesting a recommendation to this Board relating to alternatives and the cost of signage and deflectors."

for 
JOHN RETALLACK

:ad
Att.

Red Deer River Naturalists¹⁰²

P.O. BOX 785, RED DEER, ALBERTA, T4N 5H2

November 16, 1992

The Mayor and Council:
The City of Red Deer,
Red Deer, Alberta.

Re: speed limit on 67 St. past the Gaetz Lakes Sanctuary.

Your Worship and Members of Council:

The development of 67 St. past the Gaetz Lakes Sanctuary involved much consultation between The City, its Engineering Department and The Red Deer River Naturalists Society. The results were fruitful and positive for all involved in this major construction project. Mitigative measures designed to protect the wildlife of the river valley and the Sanctuary from auto traffic were put in place and have worked well over the years.

One of these mitigative measures was to restrict traffic speed to 60 KPH through the river valley and up the hill beyond the east past the Sanctuary. We were therefore disappointed to learn that this speed limit had been raised without consultation between the City, The Gaetz Lakes Sanctuary Committee, The Normandeau Society and ourselves.

Since the increased speed limit is already in effect, we would like to request that Council now authorize the placing of some of the further mitigative measures which had previously been deemed unnecessary due to the lowered speed limit. These included deer crossing signs and most importantly, the placing of special reflectors along both sides of the road designed to direct headlight beams towards the trees along the road edge. These types of reflectors have proven themselves of benefit within the National Parks system and are a cost-effective way to lessen collisions at night between fast moving automobiles and ungulates.

Ron Bjorge of the local Fish and Wildlife Division is, we believe, familiar with the reflectors and suggest he be contacted for his advice.

We thank Council for their consideration of this and would welcome the opportunity to speak to this issue at the next Council meeting.

Yours truly

Michael O'Brien and Kenneth Larsen for the R.D.R.N. Issues Committee.

- c.c. - Bryan Jeffers, City Engineering
- Ron Bjorge, Gaetz Lakes Sanctuary Committee
- Morris Flewelling, Normandeau Cultural &
Natural History Society

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:38 PM
DATE	92/11/16
BY	KK





Royal Canadian Mounted Police
Gendarmerie royale du Canada

Security Classification / Designation
Classification / Désignation sécuritaire

November 6, 1992

Your file Votre référence

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

Our file Notre référence

Dear Sir/Madam:

RE: SPEED LIMIT ON 67TH STREET

With reference to the letter dated 92 OCT 28 from the Normandeau Cultural and Natural History Society.

This office has no concerns regarding the increase to 70 kph from 60 kph for the 67th Street bypass commencing at the east end of the bridge to the east.

The average speed when the area was 60 kph was noted at 75 kph. Recent checks have revealed this speed has not increased.

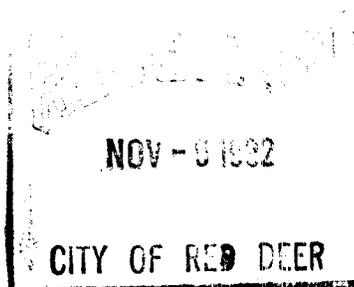
Pedestrians should be crossing 67th Street utilizing the bike path which goes under the bridge with 45th Avenue. There is no pedestrian crossing in the area which goes over 67th Street.

It would appear that the three assurances given to the Society have and are currently being met.

The wildlife kill rate along this particular stretch of road has not been any higher than other areas of the city and in fact is lower than other areas in some cases.


(D.E. HALL) Cst.
Red Deer City Traffic


(R.L. BEATON) Insp.
O.i/c Red Deer City Detachment



/le

Canada



**RED DEER
REGIONAL PLANNING COMMISSION**

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

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

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

M E M O

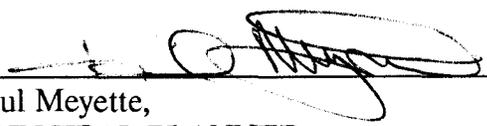
DATE: November 12, 1992
TO: C. Sevcik, City Clerk
FROM: Paul Meyette, Principal Planner
RE: Normandeau Society - Speed Limit on 67th Street

The Normandeau Cultural and Natural History Society has written to Council to express concern over the traffic speed on 67th Street. The Society has recommended that incident reports for speeding and road kills be monitored, and that the speed limit be lowered or mitigating measures used to reduce wildlife kills.

Planning staff support the request that road kills be monitored to determine the severity of any safety concerns. Planning staff also support the placement of "animal crossing" signs to make residents aware of the presence of animals moving in and out of the sanctuary.

Recommendation

1. That "animal crossing" signs be placed on 67th Street in the vicinity of the Gaetz Lakes Sanctuary.
2. That animal road kills be monitored by the R.C.M.P.


Paul Meyette,
PRINCIPAL PLANNER

/cc

c.c. - R.C.M.P. Inspector
- Director of Engineering Services
- Director of Community Services

MUNICIPALITIES WITHIN COMMISSION AREA

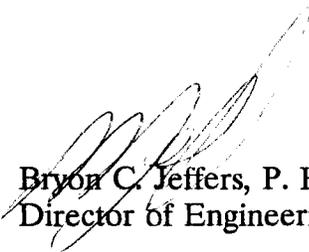
650-024Z

DATE: November 9, 1992
TO: City Clerk
FROM: Director of Engineering Services
RE: **NORMANDEAU CULTURAL AND NATURAL HISTORY SOCIETY
SPEED LIMIT ON 67 STREET**

The Engineering Department has reviewed the correspondence submitted by the Normandeau Cultural and Natural History Society.

RECOMMENDATION

We would respectfully recommend that two "Deer Crossing Signs" be installed; one at the eastern and one at the western approaches to the area in question.



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

BCJ/emg

c.c. Director of Community Services
c.c. Parks Manager
c.c. RCMP Inspector
c.c. Urban Planning Section Manager

DATE: NOVEMBER 30, 1992
TO: CITY COUNCIL
FROM: GAETZ LAKES SANCTUARY COMMITTEE
RE: **INCREASED SPEED LIMIT ON 67 STREET IN THE AREA OF THE
GAETZ LAKES SANCTUARY.**

The Gaetz Lakes Sanctuary Committee met on Thursday, November 26, 1992 in order to discuss the speed limit on 67 Street in the area of the Gaetz Lakes Sanctuary. Following discussion, the decision of the Committee was:

"THAT the Gaetz Lakes Sanctuary Committee, recognizing the increase in the speed limit on 67 Street from 60 km per hour to 70 km per hour, recommend to City Council:

1. That large deer crossing warning signs, the type installed in the Banff and Jasper National Parks, be installed on the eastern and western approaches to the Gaetz Lakes Sanctuary.
2. That the installation of deflectors along the road be deferred pending further study of their effect in an urban environment where street lights are installed.
3. That the installation of deflectors be considered in conjunction with the future twinning of 67 Street.
4. That road kills be monitored on an ongoing basis by the RCMP and the Kerry Wood Nature Centre staff, recognizing that such numbers are difficult to establish."

The above recommendations are submitted for Council's consideration.

for 
RON BJORGE
Chairman
GAETZ LAKES SANCTUARY COMMITTEE
RB/sl

Commissioners' Comments

The concern has been expressed by a number of groups with respect to the recently increased speed limit on 67 Street and its impact on the Gaetz Lakes Sanctuary and in particular the Wildlife Corridor.

Having reviewed all the comments we would concur with the recommendation of the Gaetz Lakes Sanctuary Committee that we install the deer signs, that road kills be monitored and that the Engineers review the effectiveness and cost of deflectors.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

D. Batchelor advised June 15
650-024Z

that this has gone to Env. Adv. Bd + Gaetz
Lakes and that the Eng. Dept. have
acted upon recs from the Board
(Deer Crossing Signs etc) & that it is not
necessary to go back
to Council with
this.

DATE: December 16, 1992
TO: ~~City Clerk~~
Environmental Advisory Board Secretary, Cheryl Adams
Gaetz Lakes Sanctuary Committee, Jim Robertson
FROM: Engineering Department Manager
RE: **70 KM/HR SPEED LIMIT ON 67 STREET**

At the November 17, 1992 Environmental Advisory Board meeting, concern was expressed regarding the recent speed limit increase from 60 km/hr to 70 km/hr, relative to the protection of wild animals (specifically deer).

Awareness signs, Swareflex wildlife reflectors, and reducing the speed limit back to 60 km/hr were discussed at the meeting.

We have reviewed our files and library information and can now forward the following information for further consideration by the Environmental Advisory Board and the Sanctuary Committee and City Council.

1. Reverting Back to 60 km/hr

There has been substantial public pressure to increase the operating speed on this section of roadway.

The attached November 23, 1992 letter from the RCMP confirms that even with the increased posted speed limit, the actual measured operating speeds have not increased.

2. Awareness Signs

Source - Beak Associates Consulting/The City of Lethbridge 1991

The traditional game warning sign similar to TAC - WC 13, has been shown to be relatively ineffective. Based on research in Sweden, only 37% of the drivers noticed the sign. A more sophisticated larger and lighted sign has given some degree of success in terms of reducing driver speed.

3. Fencing

Source - Beak Associates Consulting/The City of Lethbridge 1991

Fencing has been the most successful method of reducing ungulate kills. Fences should be a minimum 2.5 m in height and extend beyond the known animal movement range. This

installation is relatively high cost, at approximately \$30,000 per km (both sides fenced with one-way gates installed to free an animal if trapped in between). The existing fence would appear to be too low and placed in locations where deer can clear the fence with little effort.

4. Increasing Roadway Lighting

Source - Beak Associates Consulting/The City of Lethbridge 1991

Increased illumination has not been shown to be effective in reducing ungulate road kills.

5. Swareflex Wildlife Reflectors

Source - Alberta Transportation and Utilities' Report 1989

- a. Reflectors could be considered as one alternative to reduce deer kills.
- b. Reflectors are expensive and require weekly maintenance to maintain their effectiveness.
- c. Reflectors appeared to reduce the kills during the night time, but also displaced the problem to the zones immediately before and after the reflectorized area.
- d. Reflectors were ineffective during periods of snow or fog.

Source - Beak Associates Consulting/The City of Lethbridge 1991

- 1) If budgets permit, Swareflex reflectors should be installed along the entire length of Whoop-Up Drive. If costs are prohibitive, the reflectors should be considered only in the areas of high vehicle/deer collisions.

6. Cost of Swareflex Reflectors

The Strieter-Lite Reflector manufactured by Swareflex in Austria is replacing the former Swareflex reflector. The product is available from Alberta Traffic Supply in Calgary, at a cost of approximately \$35 each. The post and installation cost is estimated to be another \$45 each; therefore, making the total cost \$80 each installed.

Typical spacing on a two-lane roadway is 20 m (66 ft) and involves a line of reflectors along both sides of the roadway. On divided arterials, common practise requires three lines of reflectors, the third one being placed in the centre median area.

Assuming a two lane installation and an area of concern of approximately 800 m, the cost would be in the order of \$8,000, plus ongoing weekly maintenance costs to replace posts, wash reflectors, and replacing vandalized or missing reflectors.

SUMMARY

Based on the above information, it would appear that

- a) the operating speed of the roadway would not significantly reduce if the speed limit was posted at 60 km/hr;
- b) the installation of signs will have a marginal affect on reducing road kills;
- c) the effect of increasing the level of illumination along the roadway will have a marginal affect in reducing road kills;
- d) the installation of Strieter-Lite Reflectors will provide some benefit in the immediate area at a cost of \$8,000, but may move the problem to the ends of the area of concern;
- e) due to the required 700 mm (24 in.) mounting height of the reflectors, offset from the back of curb to the line of reflectors must be kept to a minimum; therefore, there will be a potential hazard created for those cyclists using the existing bike path, as the offset from the path will be in 0.5 m to 1.0 m range. Secondly, due to the number of and closeness of the post to the roadway, there may be significant visual clutter along this section of roadway;
- f) when the remaining two lanes of 67 Street are constructed (6-8 years from now), all posts and reflectors will have to be redesigned and re-installed due to the wider spacing;
- g) the installation of a 2.5 m chain link fence on both sides of the roadway is the most effective, but at a significant cost of \$15,000 for the 800 m area in question;
- h) the larger "deer crossing" signs (without lighting) will be installed as per Council resolution of December 7, 1992;
- i) further direction from Council is respectfully requested.



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

KGH/emg
Att.



Royal Canadian Mounted Police
Gendarmerie royale du Canada

Security Classification / Designation
Classification / Désignation sécuritaire

November 23, 1992

Your file Votre référence

Jim ROBERTSON
#1, 6300 - 45 Avenue
Red Deer, Alberta
T4N 3M4

Our file Notre référence

Dear Sir:

RE: Increased Posted Speed on 67 Street

In reply to your letter of 92 OCT 14, a similar letter expressing concerns was responded to recently by this office.

The area you refer to has been monitored as to increased speed. The average speed when the posted speed was 60 km/h was 75 km/h. Since the increase in the legal limit to 70 km/h, the average speed has not increased.

I further note that the entire south side of 67 Street is fenced as to channel animals and people under the bridge and prevent road crossings.

A check of our records indicates that only one animal-automobile collision occurred on 67 Street east of the bridge in the last three years. This occurred at 30 Avenue & 67 Street, and that the incident was involving a deer crossing the road at night.

This office is of the opinion that the speed limit of 70 km/h is appropriate under the circumstances, as they exist at present.

Yours truly,

(D.E. HALL) Cst.
Red Deer City Traffic

(R.L. BEATON) Insp.
O.i/c Red Deer City Detachment

/lb

Red Deer City Detachment
Bag 5033
Red Deer, Alberta
T4N 6A1

Canada



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

December 9, 1992

The Normandeau Cultural &
Natural History Society
Box 800
Red Deer, Alberta
T4N 5H2

Att: Mr. Kevin Majeau
Chairman

Dear Sir:

RE: SPEED LIMIT ON 67TH STREET

I would advise that your letter of October 28, 1992 urging that the R.C.M.P. incident reports for speeding and road kills be monitored and that the speed limit be lowered or mitigating measures used to reduce wildlife kills, received consideration at the Council meeting of December 7, 1992.

At the aforesaid meeting, Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Normandeau Cultural and Natural History Society dated October 28, 1992, re: Speed Limit on 67 Street along the North Boundary of the Gaetz Lakes Sanctuary hereby agrees as follows:

1. That large "Deer Crossing" warning signs, the type installed in the Banff and Jasper National Parks, be installed on the eastern and western approaches to the Gaetz Lakes Sanctuary along 67 Street
2. That road kills be monitored on an ongoing basis by the R.C.M.P. and the Kerry Wood Nature Centre staff
3. That the installation of deflectors along 67 Street be deferred pending further study by the Engineering Department of their effectiveness and costs

and as recommended to Council December 7, 1992."



*a delight
to discover!*

The Normandeau Cultural &
Natural History Society

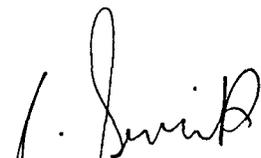
Page 2

December 9, 1992

The decision of Council in this instance is submitted for your information and by way of a copy of this letter we are requesting the Engineering Department to proceed with #1 and #3 of the aforesaid resolution. Also by way of a copy of this letter, we are requesting the R.C.M.P. and Kerry Wood Nature Centre Staff to monitor road kills on an ongoing basis, as suggested in #2 of the aforesaid resolution. This office will keep you apprised of any reports coming back to Council in this regard.

Trusting you will find this satisfactory.

Sincerely,



C. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services
Director of Community Services
Insp. R. Beaton
Kerry Wood Nature Centre
Att: Jim Robertson
Environmental Advisory Board
Gaetz Lakes Sanctuary Committee
Principal Planner
Red Deer River Naturalists

DATE: DECEMBER 9, 1992

**TO: DIRECTOR OF ENGINEERING SERVICES
INSPECTOR BEATON
KERRY WOOD NATURE CENTRE STAFF**

FROM: CITY CLERK

RE: SPEED LIMIT ON 67TH STREET

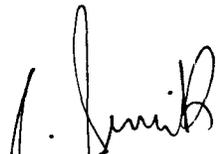
At the Council Meeting of December 7, 1992 concern expressed by the Normandeau Cultural and Natural History Society relative to the speed limit on 67th Street, received consideration with the following motion being passed:

"RESOLVED that Council of The City of Red Deer having considered correspondence from the Normandeau Cultural and Natural History Society dated October 28, 1992, re: Speed Limit on 67 Street along the North Boundary of the Gaetz Lakes Sanctuary hereby agrees as follows:

1. That large "Deer Crossing" warning signs, the type installed in the Banff and Jasper National Parks, be installed on the eastern and western approaches to the Gaetz Lakes Sanctuary along 67 Street
2. That road kills be monitored on an ongoing basis by the R.C.M.P. and the Kerry Wood Nature Centre staff
3. That the installation of deflectors along 67 Street be deferred pending further study by the Engineering Department of their effectiveness and costs

and as recommended to Council December 7, 1992."

The decision of Council in this instance is submitted for your information and appropriate action. We look forward to a report back to Council in due course.


C. SEVCIK
City Clerk

CS/clr

cc: Director of Community Services

108
ARTHUR
ANDERSEN

NO.11

ARTHUR ANDERSEN & Co. SC

File Ref.: B.12.k

October 28, 1992

The City of Red Deer
Property Tax Division
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Arthur Andersen Inc.
Chartered Accountants

2200 355-4th Avenue SW
Calgary T2P 0J1
403 298 5900

Dear Sirs:

Re: TSI Ltd. o/a The Windsor Hotel - In Receivership
4822 - 51st Avenue, Red Deer, Alberta

Please be advised that we will be shutting down operations of the hotel completely effective November 21, 1992.

In this regard, we hereby apply under Section 106(1) of the Municipal Taxation Act to "cancel or refund all or any part of a tax levy".

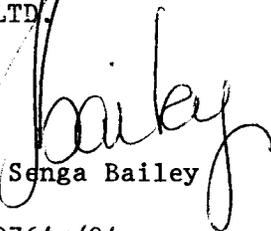
Please contact the writer with the results of the Section 106 application as soon as possible.

Thank you.

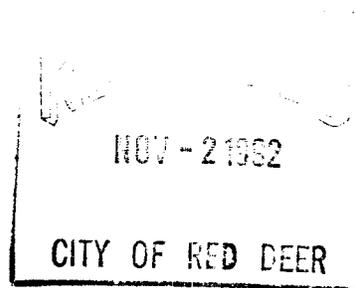
Yours very truly,

ARTHUR ANDERSEN INC.
RECEIVER/MANAGER OF
TSI LTD.

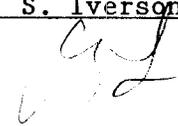
By


Senga Bailey

tah:0764q/94



Copy to: Alberta Treasury Branches - Attention: Mr. S. Iverson



Ow

10 November 1992

Arthur Andersen Inc.
2200 - 355 - 4 Av, SW
CALGARY, AB
T2P OJ1

Attention: Senga Bailey

Dear Sirs:

RE: TSI LTD., O/A THE WINDSOR HOTEL - IN RECEIVERSHIP
YOUR FILE: B.12.k

With reference to your letter of October 28, 1992, please be advised that the Business Tax Accounts for the Windsor Hotel have been adjusted with four months of business taxes being cancelled, in accordance with Section 86 of the *Municipal Taxation Act*. A brief history of the Business Tax Accounts is attached.

There are also outstanding property taxes owned by TSI Ltd., as follows:

<u>Legal Description</u>		<u>Balance Due</u>
Lots 7-11, Blk. 5, Pl. H (4822-51 Av)	Current Taxes:	\$ 27,167.01
	Arrears Taxes:	<u>\$ 67,991.98</u>
	Total:	<u>\$ 95,158.99</u>

There has not been a tax adjustment made under Section 106(1) of the *Municipal Taxation Act* for either property or business taxes. If you wish to pursue an adjustment further, please advise and we will prepare a report and recommendation to City Council for their deliberation and direction pursuant to Section 106.

It should be noted that a further penalty will be levied on January 1, 1993, if these accounts remain unpaid. If you require any further information pertaining to this matter, please contact the undersigned.

Sincerely,



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

AK/ngl

Enc.

c.c. Taxation Supervisor
Director of Finance

Arthur Andersen
 10 November 1992
 Page 2

BUSINESS TAX HISTORY

THE WINDSOR HOTEL - ROLL NO. 96-96400

<u>Date</u>	<u>Transaction</u>	<u>Balance Due</u>
May 11/92	1991 Arrears	\$ 2,781.87
May 15/92	1992 tax levy (\$2,804.01)	\$ 5,585.88
July 1/92	Penalty Levied (\$335.82)	\$ 5,921.70
Sept. 1/92	Penalty Levied (\$223.50)	\$ 6,145.20
Oct. 29/92	Business Tax Adjustment (\$798.48)	\$ 5,346.72
Nov. 1/92	Penalty Levied (\$134.01)	\$ 5,480.73

THE WINDSOR HOTEL (FORTY-NINE STREET BLUES) - ROLL NO. 92-33065

<u>Date</u>	<u>Transaction</u>	<u>Balance Due</u>
May 11/92	1991 Arrears	\$ 292.51
May 15/92	1992 tax levy (\$294.30)	\$ 586.81
July 1/92	Penalty Levied (\$35.27)	\$ 622.08
Sept. 1/92	Penalty Levied (\$23.48)	\$ 645.56
Oct. 29/92	Cancelled 4 months (\$111.74)	\$ 533.82
Nov. 1/92	Penalty Levied (\$13.10)	\$ 546.92

112
ARTHUR
ANDERSEN

ARTHUR ANDERSEN & CO. SC

File Ref.: B.12.k

November 19, 1992

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

Attention: Mr. Al Knight, A.M.A.A.

Arthur Andersen Inc.
Chartered Accountants

2200 355-4th Avenue SW
Calgary T2P 0J1
403 298 5900

Dear Sirs:

Re: TSI Ltd. o/a The Windsor Hotel - In Receivership

Further to your letter of November 10, 1992, we ask that you proceed to the City Council with our application for property tax adjustment under Section 106(1) of the Municipal Taxation Act.

Thank you for your assistance in this matter.

Yours very truly,

ARTHUR ANDERSEN INC.
RECEIVER MANAGER OF
TSI LTD.

By 

Senga Bailey

tah:0862q/51

Copy to: Alberta Treasury Branches - Attention: Mr. S. Iverson
- Attention: Ms. E. Gehring

RECEIVED
NOV 22 1992
CITY OF RED DEER

DATE: 1 December 1992

TO: City Clerk

FROM: City Assessor

RE: TSI LTD., O/A THE WINDSOR HOTEL, IN RECEIVERSHIP
YOUR FILE: B.12.K

The City of Red Deer Taxation Department received correspondence from Arthur Anderson Inc., Receiver Manager of TSI Ltd., originally on October 28, 1992, advising that the hotel would be shutting down November 21, 1992. From the taxation perspective, this affects two areas - business tax and property tax.

Provincial Legislation, Municipal Taxation Act, stipulates in Section 86 that refunds of business tax may be made by a request in writing from the business owner/operator. Attached is a printout of two business tax accounts, 96-96400 and 92-33065, that indicates adjustments made pursuant to the above legislation that satisfies the business tax aspect, leaving an outstanding balance to both accounts. Therefore, the business tax accounts have been dealt with and should not be an issue.

In correspondence from the Receiver/Manager dated October 28 and November 9, reference was made to a tax refund under Section 106 of the Municipal Taxation Act. In my response to this correspondence, I neglected to advise that the City has not in the past refunded property taxes in situations of receivership. Funds are committed with significant portions (estimated @ 50%+) of the property tax committed to requisitions that cannot be reduced or refunded. Rather, it should be considered an assessment issue that should be dealt with in subsequent years, based on value of land and depreciated building value, with full consideration to all forms of obsolescence.

Section 124 of the Municipal Taxation Act states that any tax arrears and current tax outstanding have priority when the property sells or transfers. Therefore, when the property sells, the taxes will be paid from the sale proceeds. Outstanding taxes are as outlined on Account #16-2-0020 and summarized as:

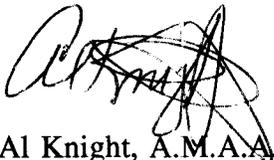
1992 Outstanding Current Taxes, including penalties to date:	\$ 27,167.01
1991 & prior years' arrears including penalties to date:	<u>\$ 67,991.98</u>
TOTAL OUTSTANDING:	<u>\$ 95,158.99</u>

City Clerk
Page 2
1 December 1992

The Receiver has made application under Section 106 of the Municipal Taxation Act. This states that a Council, by resolution, may make refunds if it is considered equitable to do so. This property has benefited from all amenities that are offered by the tax base in the City of Red Deer. It is evident that it has not paid its share in the last years, and the City has had to fund the unpaid requisition to the School Board, Hospital Board, etc., on their behalf. It would not be fair and equitable, with property taxes being a charge on property, to refund any portion of the 1992 tax levy at this time.

RECOMMENDATION

The City of Red Deer should not refund any portion of property taxes for 1992. The owner/receiver should analyze the assessment situation in 1993 and proceed with whatever appeals they feel are necessary and justified based on conditions and circumstances prevalent at that time.



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

AK/ngl

Enc.

DATE: December 1, 1992
TO: City Clerk
FROM: Director of Financial Services
RE: TSI O/A THE WINDSOR HOTEL, IN RECEIVERSHIP

The Receiver for the Windsor Hotel is asking Council to adjust the property taxes for the Windsor Hotel presumably for the period since November 21, 1992 that the hotel has been vacant. There is no justification provided for the request nor do we know if the property will be sold and/or the business recommence operation before December 31, 1992.

There are basically two types of taxes levied on the Windsor Hotel:

- business taxes
- property taxes.

The business taxes have already been reduced for the period the businesses were not operating. The Receiver is now asking that the property taxes also be reduced.

City policy has always been that property taxes are not reduced for vacant properties. There are many properties that are vacant between tenants and can include residential, commercial and industrial properties. Although vacant, these properties are still receiving municipal services such as fire and police protection.

Another consideration is that the City only retains 43% of the property taxes levied. The other 57% has already been paid to other requisitioning authorities such as School Boards, Provincial Planning Fund and the Provincial Education Foundation.

The outstanding property tax bill for the Windsor Hotel is \$95,158.99 and consists of:

1992 Property Tax levy	\$ 23,044.05
Penalty on unpaid 1992 tax levy	4,122.96
Prior years' tax arrears	<u>67,991.98</u>
 Total Taxes Owing	 <u>\$ 95,158.99</u>

For the reasons stated in this report, it is strongly recommended that Council not reduce the existing taxes owing.

City Clerk
December 1, 1992
Page 2

If the Receiver considers there is some loss in value of the property as a result of the vacancy, then he should appeal the assessment on the property in 1993. If there is any loss in assessment value, then it would result in reduced property taxes for 1993.

Recommendation

It is strongly recommended that:

- Council not agree to a reduction in the existing taxes owing.
- It be suggested to the Receiver that he appeal the 1993 assessment if he considers the assessment is valued too high.



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

AW/jt

c.c. City Assessor

PATH: alan\memos\windsor.clk

Commissioners' Comments

We would fully concur with the recommendations of the City Assessor and Director of Financial Services. As can be seen the business taxes have been reduced to reflect the time period that the property will not operate as a hotel, but there is no justification for reducing the property taxes. We would, therefore, strongly recommend that Council not approve the request.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

December 9, 1992

Arthur Andersen Inc.
Chartered Accountants
2200, 355 - 4th Avenue S.W.
Calgary, Alberta
T2P 0J1

Att: Ms. Senga Bailey

Dear Ms. Bailey:

**RE: TSI LTD. O/A THE WINDSOR HOTEL - IN RECEIVERSHIP
4822 - 51 AVENUE, RED DEER, ALBERTA / YOUR FILE: B.12.k**

I would advise that your request to proceed to City Council with an application for a property tax adjustment under Section 106(1) of the Municipal Taxation Act, received consideration at the Council Meeting of December 7, 1992.

At the above noted meeting, Council passed the following motion in regard to your request:

"RESOLVED that Council of The City of Red Deer having considered correspondence from Arthur Andersen & Co., Chartered Accountants, dated October 28, 1992, re: The Windsor Hotel/Receivership/Request to cancel all or a portion of the property taxes hereby agrees as follows:

1. That no reduction in the existing property taxes relative to the Windsor Hotel be made
2. That it be suggested to the Receiver that he appeal the 1993 assessment if he considers the assessment is valued too high

and as recommended to Council December 7, 1992."

The decision of Council in this instance is submitted for your information and in this regard I am also enclosing herewith the administrative comment which appeared on the Agenda relative to said request (pages 113 - 116).

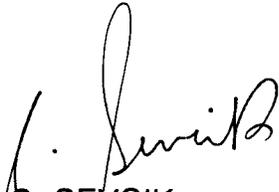


*a delight
to discover!*

Arthur Andersen Inc.
Page 2
December 9, 1992

Trusting you will find this satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK
City Clerk

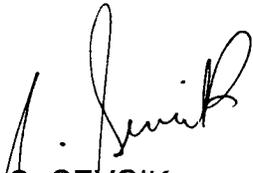
CS/clr
Encls.

cc: Director of Financial Services
City Assessor

DATE: DECEMBER 9, 1992
TO: DIRECTOR OF FINANCIAL SERVICES
FROM: CITY CLERK
RE: THE WINDSOR HOTEL - IN RECEIVERSHIP

At the Council Meeting of December 7, 1992 when the request for a property tax adjustment pertaining to the above property was considered, Alderman Pimm requested that you provide him with information on the amount owing to the City by the Windsor with regard to the Electrical Services Agreement. You will recall that not that long ago, a special arrangement was made to accommodate the Windsor Hotel regarding arrangements for hooking up to the underground electrical services.

Trusting you will be able to provide Alderman Pimm with this information in the near future.



C. SEVCIK
City Clerk

CS/clr

DATE: December 8, 1992
TO: Mayor
City Council
FROM: Director of Financial Services
RE: WINDSOR HOTEL ELECTRICAL SERVICE BILL

At the December 7, 1992 Council meeting, a question was asked on the amount still unpaid on the electrical service agreement for the Windsor Hotel.

This is to advise the amount owing was paid in full.



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

AW/jt

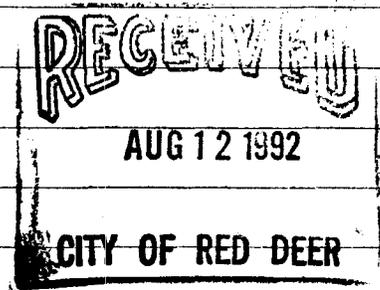
c. City Commissioner
City Clerk

PATH: alan\memos\windsor.cou

NO. 12

Heather Sturke
 36 Brown Close,
 Red Deer, Alta T4R 1K4
 July 31, 1992

Mayor McEhee, City Councillors,
 City Hall,
 Red Deer, Alberta



Dear sirs and madams,

My husband and I are extremely concerned to hear that Council is entertaining the proposal of an extension of Molly Bamister Drive through to Sunnybrook.

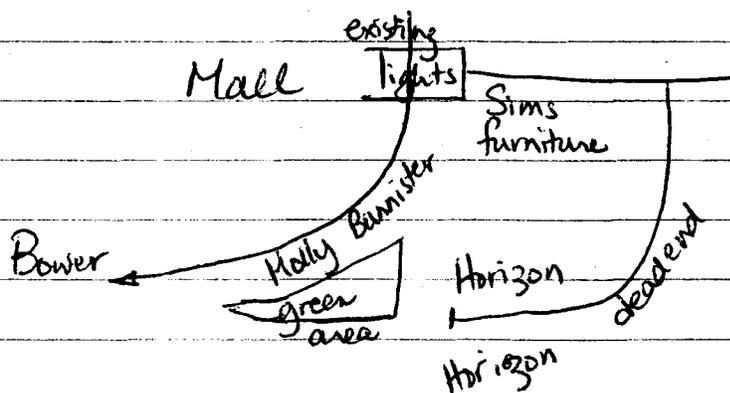
I feel that you may be swayed by a comparatively small minority of vocal Bowser residents should you agree to this. We've already seen this in your decision to place first a yield and then a stop sign on a thoroughfare. I recognize their concerns as to do with speed but it was the developer's decision to build on both sides of that extension of Barrett drive and ~~that~~ the residents decision to locate there.

- 2 -

We have grave concerns about disrupting our bike path system. It is a safe route for our children and ourselves to cycle, jog, walk. We do not impede traffic in using this system.

Leaving the park system as is provides a green buffer to the Bower Community which is otherwise encircled by major road links.

I would suggest giving the Bower Community back the semi-circle route to the lights on Molly Bannister and sealing off the (Horizon) Village area as a dead end.



I am sure that you will earnestly consider the wishes of the families of Bower.

I would like notification of a public meeting or discussion of road changes proposed in this area.

Yours truly,
Heather Steinke



MEMORANDUM

TO: C. Sevcik, City Clerk **DATE:** September 21, 1992

FROM: Paul Meyette, Principal Planner

RE: HEATHER STEINKE - MOLLY BANNISTER DRIVE

Mrs. Steinke and her husband are concerned about the future extension of Molly Bannister Drive to 40th Avenue.

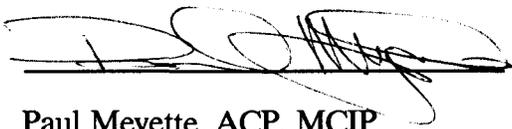
A few days ago, I had the opportunity to meet with Mrs. Steinke to explain the history of the proposed Molly Bannister (28th Street) extension. The extension was first proposed in the mid 1970's as part of a City engineering study. In 1979 it was incorporated into the East Hill Concept Plan which guides residential development on the east side of the City. The purpose of the road is to provide another access into the Bower Place Shopping Centre area thereby relieving the existing congestion at the intersection of 32nd Street and Gaetz Avenue. The proposal to extend the street is not related to any traffic problems in Horizon Village.

A major concern that Mrs. Steinke and other Bower residents have expressed is the disruption to the bicycle/pedestrian path system. This problem would have to be addressed during the preliminary road design. The Bower Place Community Association have supported a proposal which would realign the bicycle path so that it would cross at a signalized intersection.

Mrs. Steinke also indicated that there is a wildlife corridor through the Bower area. She is concerned that this corridor could be disrupted by the extension of Molly Bannister Drive. This issue would also have to be addressed in the preliminary design stage. A wildlife corridor could be maintained if a bridge is built over the creek; if the creek is realigned and a culvert is used, a safe wildlife movement would not be possible. The extent of the wildlife movement and the desirability of maintaining this wildlife corridor should be assessed by the Parks Department.

Page 2

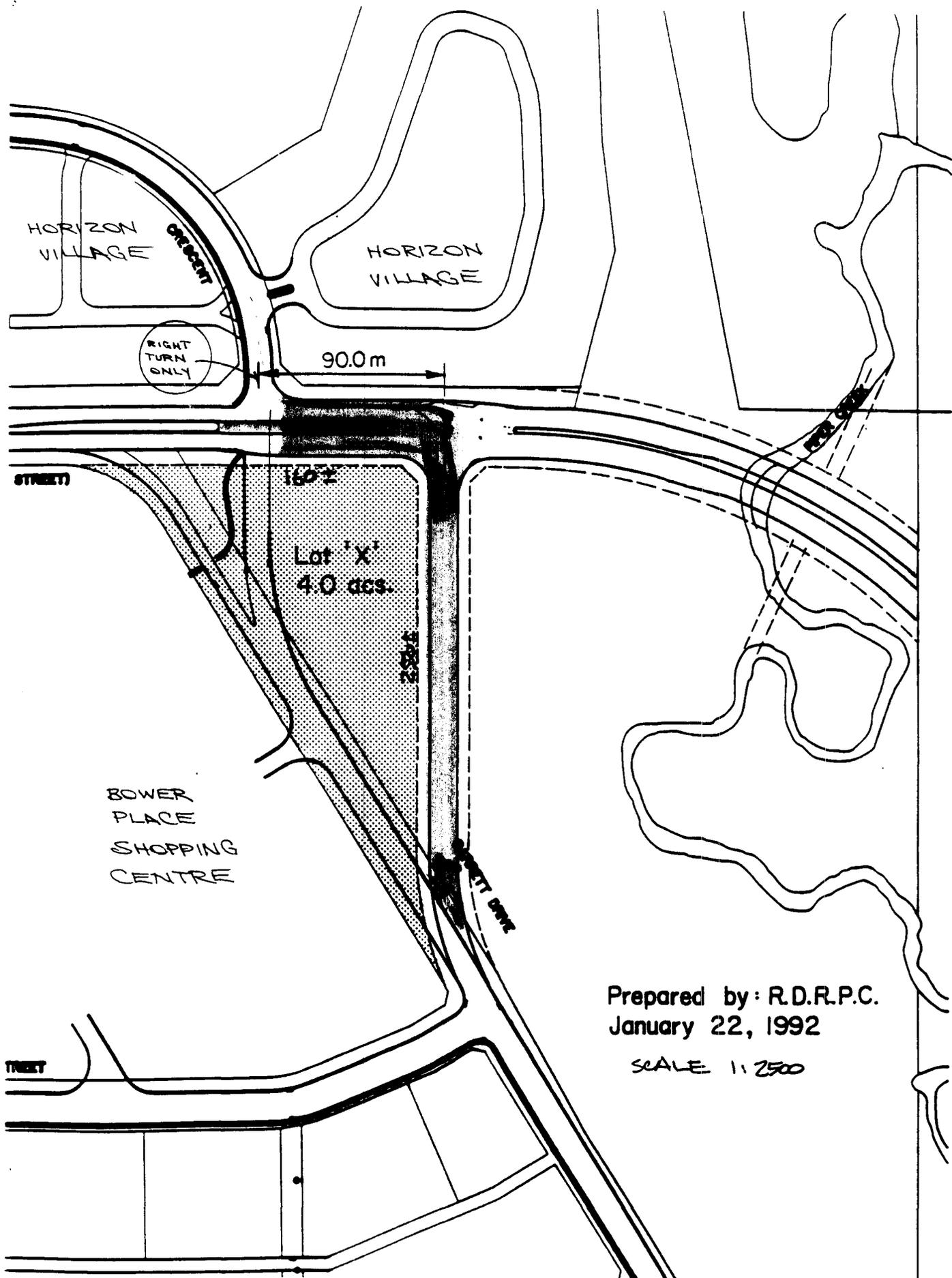
In the last sentence of her letter Mrs. Steinke suggests that a public meeting be held to discuss the Molly Bannister road changes. Planning staff support this suggestion but recommend that the public meeting be held after a preliminary design is available. The construction of the road is not anticipated until 1996.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

PM/eam

cc. Director of Community Services
Director of Engineering Services
Parks Manager



Prepared by: R.D.R.P.C.
January 22, 1992

SCALE 1:2500

DATE: September 9, 1992

TO: CHARLIE SEVCIK
City Clerk

FROM: CRAIG CURTIS, Director
Community Services Division

RE: HEATHER STEINKE: MOLLY BANNISTER DRIVE
Your memo dated August 13, 1992 refers.

1. Mrs. Heather Steinke has written to the City expressing concern regarding the proposed easterly extension of Molly Bannister Drive. Her primary objection is the fact that the road would disrupt the bicycle/pedestrian trail system, which provides a direct link between Bower Place and Kin Canyon, along Piper Creek. She recommends that Molly Bannister Drive be linked with Barrett Drive, and that the access road to Horizon Village be terminated as a cul de sac.
2. I have discussed Mrs. Steinke's concerns with the Parks and Recreation & Culture Managers, and our comments are as follows:
 - The proposal to extend Molly Bannister Drive to the east is an essential link within the city's transportation system. The proposal was included in the East Hill Concept Plan in the 1970's, and preceded the development of Waskasoo Park and the bicycle/pedestrian trail system. The road will provide an important alternative access to Anders Park and Lancaster Meadows, and is scheduled for construction as a two-lane arterial roadway in 1996.
 - It is proposed that the new road be carefully designed in order to minimize its impact on the creek escarpment and the surrounding natural vegetation. We share Mrs. Steinke's concerns regarding the need for continuity of the trail system. Consequently, it is recommended that the functional design of Molly Bannister Drive include a study of alternative crossing points for the bicycle/pedestrian trail. These include a signalized pedestrian crossing at the intersection of Barrett Drive, and a possible pedestrian underpass adjacent to Piper Creek.

Charlie Sevcik
Page 2
September 8, 1992
H. Steinke: Molly Bannister Drive

3. **RECOMMENDATION**

It is recommended that City Council direct the administration to study alternative crossing points for the bicycle/pedestrian trail system, in conjunction with the functional design of Molly Bannister Drive.



CRAIG CURTIS

:dmg

- c. Don Batchelor, Parks Manager
Lowell Hodgson, Recreation & Culture Manager
Ken Haslop, Engineering Services Manager
Paul Meyette, Principal Planner, R.D.R.P.C.

DATE: September 22, 1992
TO: City Clerk
FROM: Engineering Department Manager
RE: **HEATHER STEINKE - MOLLY BANISTER DRIVE**

The eastward extension of Molly Banister Drive, from Barrett Drive to 40 Avenue, is an essential link of the City's arterial roadway network. This roadway has been studied and recommended by independent transportation consultants in the following reports:

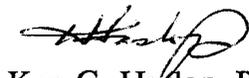
1. Red Deer Transportation Study 1976, Grimble and Associates
2. General Transportation Study Update 1982, Associated Engineering Services Ltd.
3. Southeast Red Deer Transportation Study 1988, GCG Dillon
4. General Transportation Study Update 1990, IMC

The most recent study indicates that this linkage should be in place during the 60,000 to 75,000 population threshold. Accordingly, construction is proposed in the Five Year Major Capital Plan for 1996. The functional design would normally occur in 1995 at which time the alignment, creek crossing location, type of crossing, wildlife, and pedestrian accommodation options would be identified and resolved. A public information meeting would normally be part of the functional study so that public input could form part of the final design.

A tentative alignment, as shown on the attachment, has been staked in the field and agreed to in principle by the landowner east of Piper Creek. It should be noted that the extension would not connect into the existing Sunnybrook Subdivision, but would pass further south nearer the existing TransAlta overhead power line.

RECOMMENDATION

It is recommended that the concerns expressed by Mrs. Steinke be noted and addressed during the functional design stage which is tentatively scheduled to occur in 1995.



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

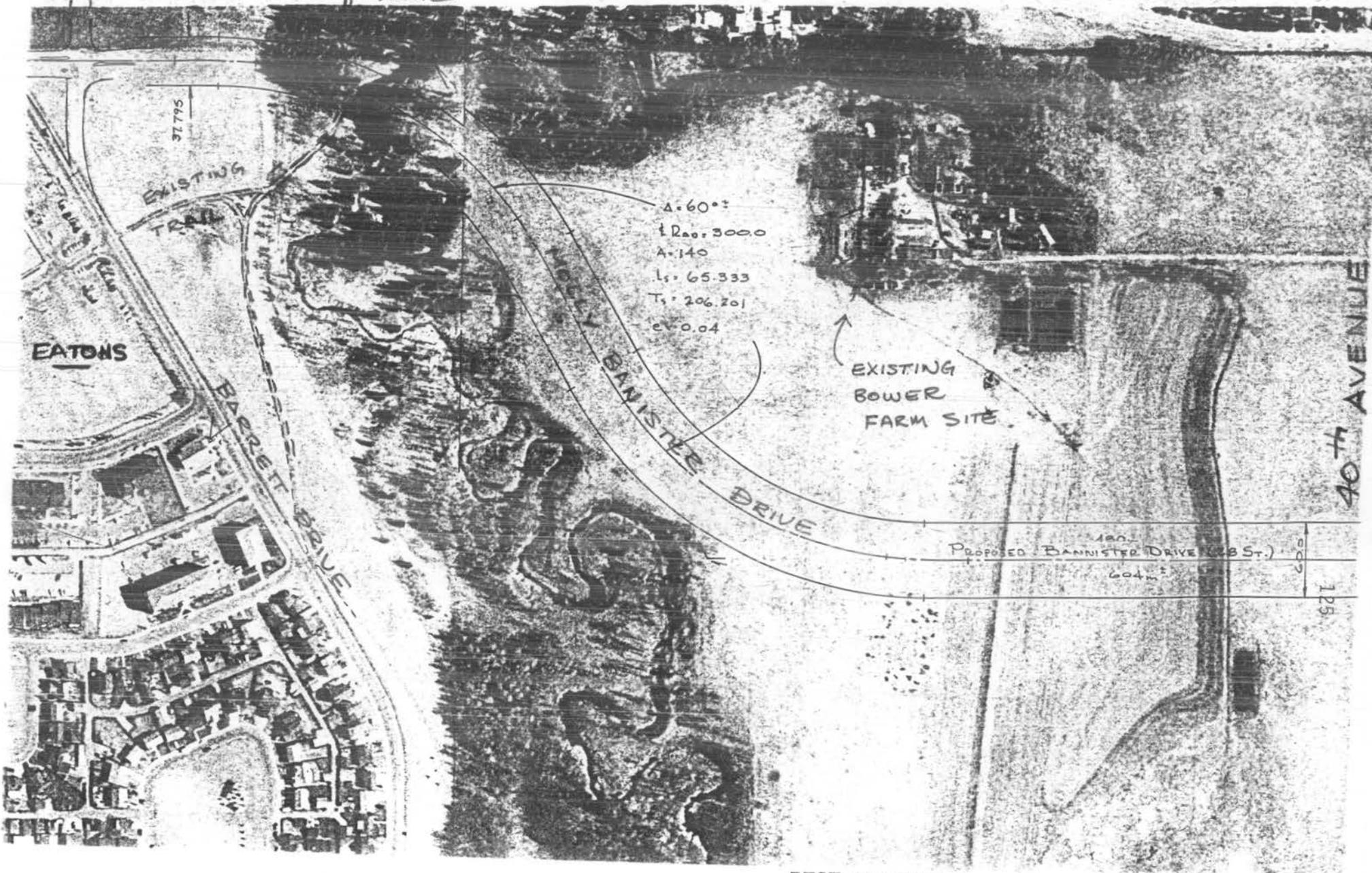
KGH/emg
Att.

c.c. Director of Community Services
c.c. Principal Planner
c.c. Parks Manager

HORIZON
VILLAGE



SUNNY BROOK SUBDIVISION



BEST ATTAINABLE
IMAGE

November 26, 1992

Mr. Lowell Holm
Bower Estates Board of Managers
16-2821 Botterill Crescent
Red Deer, Alberta
T4R 2E5

Dear Sir:

RE: TRAFFIC VOLUMES ON BOTTERILL CRESCENT

Over the years we have had several meetings with the Horizon Village Association regarding pedestrian accommodation, speeding vehicles, volume of vehicles, motorist sight distance. Most recently we met to discuss a proposal submitted by Cambridge Leaseholds Ltd. to purchase some City lands south of 28 Street to add to the Bower Place Mall.

We were of the opinion that the resulting intersection re-alignment at 28 Street and Botterill Crescent would greatly improve the environment within Horizon Village by eliminating the through north-south traffic movement and reducing existing traffic volumes.

Unfortunately we are now in possession of a letter dated November 11, 1992 from the Cambridge Group declining to proceed with this land purchase. As a result the City has no funds to implement the roadway changes as outlined in our meetings this summer and the matter has been placed on hold indefinitely.

Should the Association feel that the existing traffic situation remains intolerable, we would be pleased to assist you in making further representation to Council.

Yours truly,



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

KGH/emg

c.c. P. Meyette, Red Deer Regional Planning Commission
c.c. A. Scott, Economic Development Manager

Commissioners' Comments

Mrs. Steinke does have some legitimate concerns. However, as pointed out by the Administration, it is perhaps premature to be addressing these concerns at this stage as most of them will have to be addressed at the time of the functional planning for the extension of Molly Banister Drive which we anticipate will happen in 1995. Council does not have to deal with the issue of re-alignment until 1995 and at that time, we can look at the issue of pedestrian and wildlife crossings, etc.

Horizon Village has an issue with access and through vehicular traffic as a result of the current road alignment of Barrett Drive and Molly Bannister Drive. We had seen that as being resolved by the possible purchase by Cambridge of the parcel of land abutting their property which would have allowed us to straighten the alignment of Barrett Drive to correct this problem. This now does not appear possible as Cambridge has decided not to purchase the land. Horizon Village have been advised and invited to alert us to ongoing concerns they may have.

With respect to Mrs. Steinke's suggestion to return the road to its original condition, we would advise Council that is just one of a number of alternates being considered with respect to the traffic problems in the area.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

December 9, 1992

Ms. Heather Steinke
36 Brown Close
Red Deer, Alberta
T4R 1K4

Dear Ms. Steinke:

RE: MOLLY BANNISTER DRIVE EXTENSION

This is to advise that your letter of July 31, 1992 pertaining to the above matter was considered at the Council Meeting of December 7, 1992 and at which meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered correspondence from Heather Steinke dated July 31, 1992, re: Molly Bannister Drive Extension hereby agrees that the concerns expressed by Mrs. Steinke be received as information at this time and further addressed during the functional design stage of the Molly Bannister Drive Extension, which is tentatively scheduled to occur in 1995, and as presented to Council December 7, 1992."

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. On behalf of Council I wish to thank you for your letter in this regard. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

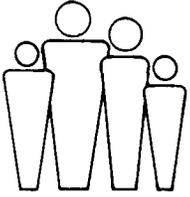

C. SEVCIK
City Clerk

CS/clr

cc: Director of Community Services
Engineering Department Manager
Principal Planner
Parks Manager
Recreation & Culture Manager



*a delight
to discover!*



Bower Place Community Association

Box 1231
Red Deer, Alberta
T4N 6S6

Sept 9, 1992

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

RE: Change of road at the NE end of Barrett Drive
28th Street road from Bower east

Dear Paul,

After considerable discussion the Bower Place Community Association Executive made a motion to support the proposal regarding the sale of land to the Bower Mall to change the NE portion of Barrett Drive with the following conditions: 1) that the revenue from the sale be used to construct the new road as well as purchase two green parcels of land on the west side of Piper Creek 2) the two green areas remain park areas.

We also support the proposal to build the new 28th street road with the conditions: 1) a controlled bycycle/pediestrian crossing be established on 28th street 2) no further traffic restrictions on Botterill Cres be implemented.

As an executive we support the two proposals but would suggest that the city and the R.D.R.P.C. may also hold a public meeting at Bower Kin Place regarding the changes for any concerned residents.

If you have any further concerns please feel free to contact me.

Thanks.

Sincerley,

MARLENE BENNETT
President
Bower Place Community Association
Encls.
*mb

*H.M.C Day
copies to: C. Sewick
Al Scott
Craig Curtis
Don Batekellor
Ken Haslop*



95 Wellington St. West
Suite 300
Toronto, Ontario, Canada
M5J 2R2
Telephone (416) 369-1200
Facsimile (416) 369-1327

November 11, 1992

Mr. Alan Scott
The City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Alan:

Re: Land Purchase

I have received the comments back from the co-owners on the proposal to extend the land payment to the City over ten or more years. Both have indicated they will not support this proposal and in fact have asked that all discussions be put on hold indefinitely.

Alan, I wish to apologize for any inconvenience this has caused the City of Red Deer given the efforts you have gone to, to date to secure the approvals that would have been necessary.

I am continuing to pursue development opportunities for this site and will be back to you once a concrete proposal is in hand.

I thank you for your efforts on our behalf and look forward to meeting with you on my next trip to Red Deer.

Yours very truly,

Ed J. Stanyk
Vice President, Development
Shopping Centre Group

eJS/ck

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	pm
DATE	November 25/92
BY	C. Sewick from A. Scott



SIMCO MANAGEMENT

(A Division of Rayland Properties Inc.)
 "Your Personalized Property Management People"

September 30, 1992

Red Deer Regional Planning Commission
 Red Deer, Alberta

ATTENTION: Mr. Paul Meyette

Dear Sir:

RE: PROPOSED RE-ALIGNMENT OF BARKETT DRIVE

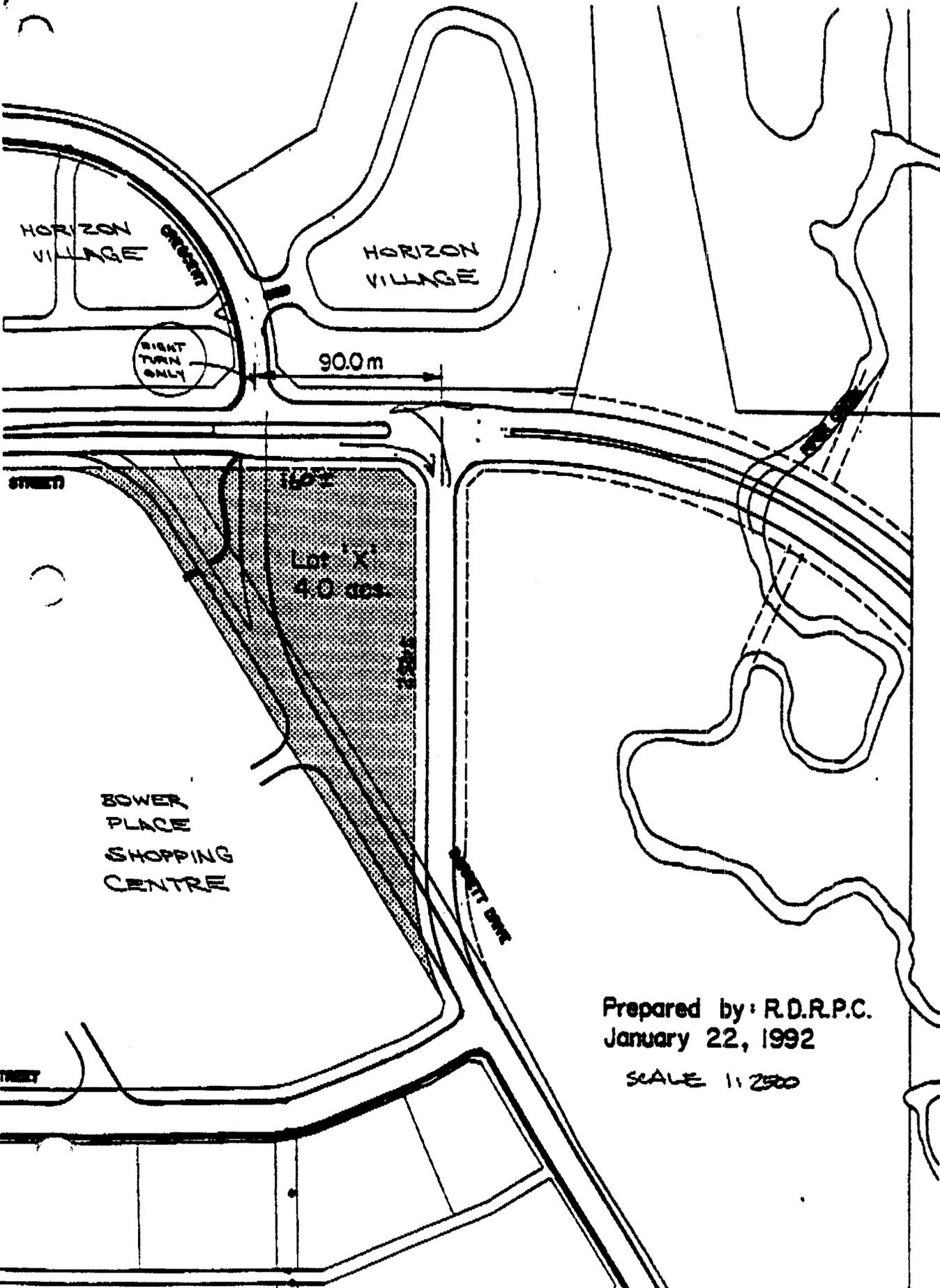


Further to our previous correspondence please be advised as follows:

The proposed re-alignment of Barrett Drive some 90 meters east of the present alignment (as per the attached diagram) was presented by Ken Haslop at a General Meeting of the Owners of the Bower Estates Condominium on August 25, 1992. After presentation the Condominium Board president requested a show of hands in support of the proposal, which resulted in a strong show of support from the 72 owners present at the meeting (out of a total of 77 homes).

Yours truly,

Ray Pratt,
 PRESIDENT



Prepared by: R.D.R.P.C.
January 22, 1992

SCALE 1:2500

1

Held for Ken's
Call

Correspondence

347-0086

COMMISSIONERS' COMMENTS:

set over to Sept 14/92
JK

As indicated in the rpts. the extension of Holly Bonister Drive to 40 Ave has been in the City's long term transportation plan for many years and is absolutely essential to provide an alternative route ^{to 31st} for the residents of the East Hill ~~for the~~ to reach the shopping area in the south of the City. As indicated the design of this roadway will accommodate the bicycle path/trail as was planned and should alleviate the concerns with respect to

MAYOR

CITY COMMISSIONER

Horizon Village. We cannot recd any changes to this plan.

As part of the design, consideration
of an underpass/overpass to
accommodate the pedestrian
path would seem appropriate

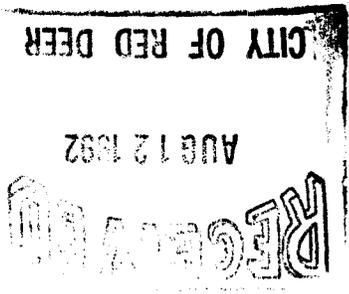
① He suggests leave out,
Ken - 3 alternatives

② Meeting with Bowen
tonight he'll let me
know in morning of outcome

Heather Stuber
 St Francis Hosp,
 Red Deer, Alberta T4R 1K4
 July 31, 1992

Mayor McEwen, City Councillors,
 City Hall,
 Red Deer, Alberta

Dear Ann and Madama,



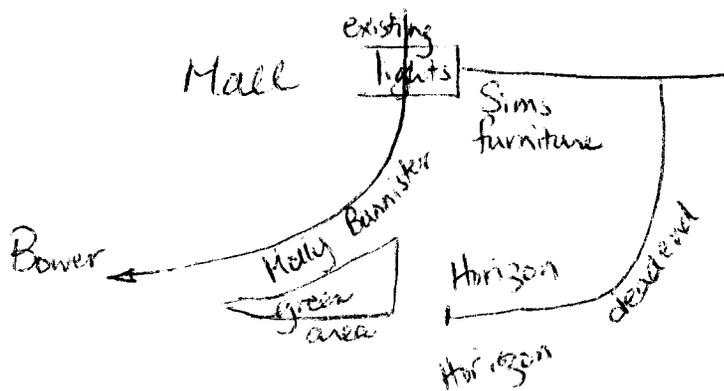
My husband and I are extremely
 concerned to hear that Council is
 entertaining the proposal of an extension
 of Methyl Bromide Route through to
 Amundson.

I feel that you may be advised
 by a comparatively small minority of
 Red Deer residents should you agree
 to this. We've already seen this in
 your decision to refuse first a grade
 and then a stop sign on a throughway.
 I recognize that concerns as to do
 with speed but it was the developer's
 decision to build on left hand of that
 extension of Forest drive and ~~the~~ the
 residents' decision to locate there.

We have grave concerns about disrupting our bike path system. It is a safe route for our children and ourselves to cycle, jog, walk. We do not impede traffic in using this system.

Leaving the park system as is provides a green buffer to the Bower Community which is otherwise encircled by major road links.

I would suggest giving the Bower Community back the semi-circle route to the lights on Molly Bannister and sealing off the (Horizon) Village area as a dead end.



I am sure that you will earnestly consider the wishes of the families of Bower.

I would like notification of a public meeting or discussion of road changes proposed in this area.

Yours truly,
Heather Steinker



THE CITY OF RED DEER

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

FAX: (403) 348-6195

City Clerk's Department 342-8132

August 13, 1992

Ms. Heather Steinke
36 Brown Close
RED DEER, Alberta
T4R 1K4

Dear Ms. Steinke:

RE: MOLLY BANISTER DRIVE

I acknowledge receipt of your letter dated July 31, 1992, regarding the above noted.

This item will be discussed at the meeting of Red Deer City Council on Monday, August 31, 1992. Council meetings begin at 4:30 p.m. and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, August 28, 1992 and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the west (parkside) entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, August 28th.

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

Yours truly,

C. SEVCIK
City Clerk

CS/dls



*a delight
to discover!*



THE CITY OF RED DEER

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

FAX: (403) 346-6195

City Clerk's Department 342-8132

August 24, 1992

Mrs. Heather Steinke
36 Brown Close
Red Deer, Alberta
T4R 1K4

Dear Mrs. Steinke:

RE: MOLLY BANISTER DRIVE

This is to confirm our telephone conversation of August 24, 1992, where it was agreed that your letter dated July 31, 1992, concerning the above topic would be postponed to the September 14, 1992, Council meeting from the August 31 meeting.

As you are aware, this item has been circulated to City administration for comments and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, September 11.

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

Sincerely,

Kelly Kloss
Assistant City Clerk

KK/ds

c.c. Director of Community Services
Director of Engineering Services
Parks Manager
Public Works Manager
Recreation & Culture Manager
Urban Planning Section Manager



*a delight
to discover!*

FILE: gord\memos\steinke

DATE: August 18, 1992

TO: City Clerk

FROM: Public Works Manager

RE: HEATHER STEINKE - MOLLY BANISTER DRIVE

The Public Works Department has no comments on this item. The Engineering Department will be responding to this item.

A handwritten signature in black ink, appearing to read "Gordon Stewart". The signature is fluid and cursive, with a large initial "G" and "S".

Gordon Stewart, P. Eng.
Public Works Manager

/blm

c Director of Engineering Services

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 ON **MONDAY, DECEMBER 7, 1992,**
IN THE COUNCIL CHAMBERS OF CITY HALL,
RED DEER, COMMENCING AT 4:30 P.M.

- 1) City Clerk - Re: Residential Land Development/"The City of Red Deer Off-Site Levy Fund - Trunk and Arterial Construction Staging Analysis" . . 1

- 2) Land and Economic Development Manager - Re: Application to Purchase/Part of Lot 1 and Lot 2B, Plan 6233 RS/Swell Investments Ltd. . . 10

NO. 1

DATE: NOVEMBER 25, 1992

TO: CITY COUNCIL

FROM: CITY CLERK

**RE: RESIDENTIAL LAND DEVELOPMENT
"THE CITY OF RED DEER OFF-SITE LEVY FUND - TRUNK AND
ARTERIAL CONSTRUCTION STAGING ANALYSIS"**

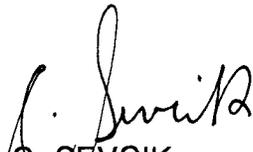
The following report dated November 16, 1992 from the Land and Economic Development Manager re: "Residential Land Development" and attached comprehensive study entitled "The City of Red Deer Off-Site Levy Fund - Trunk and Arterial Construction Staging Analysis", appeared on the Council Agenda of November 23, 1992.

At the above noted meeting Council passed the following motion agreeing that said matter be considered at the Council Meeting of December 7, 1992:

"RESOLVED that Council of The City of Red Deer hereby agrees that the comprehensive study entitled, 'The City of Red Deer Off-Site Levy Fund Trunk and Arterial Construction Staging Analysis' be tabled for consideration at the Council Meeting of December 7, 1992."

As directed by Council, the matter is re-presented on this Agenda for Council's consideration.

Council Members are reminded to bring their copy of the study entitled "The City of Red Deer Off-Site Levy Fund - Trunk and Arterial Construction Staging Analysis" with them to the Council Meeting of December 7, 1992.


C. SEVCIK
City Clerk

CS/clr
Attchs.

DATE: November 16, 1992
TO: Mayor and Members of Council
FROM: Alan Scott, Manager Economic Development/Land Bank
RE: **RESIDENTIAL LAND DEVELOPMENT**

The Engineering Department has recently completed a comprehensive study and analysis of costs associated with the servicing of raw land slated for residential development. The report analyses the cost of extending service mains and arterial roads into each of the various areas, and based on these costs, establishes an appropriate sequence for future development of land.

The report, which is attached, only takes into account the costs of extending major services. It does not differentiate between privately and City-owned land, nor does it consider factors such as the proposed East Hill school development, in establishing the sequence. What the report does provide is a guide for the most efficient utilization of servicing mains and arterial roads. Because major investments are required each time a new service area is developed, there are substantial cost efficiencies in maximizing the amount of land which can be developed in each service basin.

The City is nearing a point in time when major new investments will be required in order to continue the development of both private sector and City-owned residential land in the south-east area of the city. To a lesser extent, a similar scenario exists in the north-west. We currently have an inventory of approximately 20 developed residential building lots in Deer Park, and an additional 50 lots are scheduled to be made available for sale in 1993. Once these lots have been developed and sold, we will have reached a point where major investments will have to be made in order to develop any additional City-owned land on the east hill.

In the north-west, we have recently developed approximately 35 residential building lots in Kentwood, which are now available. An additional 15 lots and one multi-family lot can be developed in 1993 without additional investments in major servicing extensions.

Based on the Land Bank Business Plan, adopted by Council earlier this year, the City has sufficient inventory in Deer Park and Kentwood to meet our needs until midway through 1993.

CP RAILWAY LAND

In 1989, Red Deer City Council requested that the Red Deer Regional Planning Commission prepare an area redevelopment plan for a portion of the CP Railway line, which was abandoned earlier this year. The plan boundary was determined to be the area contained within and adjacent to the CP Railway line extending from the north bank of the Red Deer River to 67 Street.

Mayor and Members of Council
Page 2
November 16, 1992

Throughout the study, which commenced almost two years ago, the Planning Commission undertook extensive consultation with the residents of the area, City departments and various interest groups.

The land uses adjacent to the rail line are varied, but do contain considerable opportunity for residential land development. In addition, there is some opportunity for industrial development, and provision is made for a trail to be installed around the west side of Oriole Park, creating a trail loop system, which will enable residents to walk or cycle around the entire perimeter of the residential area. This trail system will also connect to the Bower Ponds area in the south.

Four distinct areas along the abandoned rail line exist for residential land development; three of them are in areas where the land is owned entirely by the City, while the fourth features City and private ownership. In total, there is an opportunity to develop 143 single family residential lots and 9 duplex lots. The fourth area, with joint ownership, would provide an opportunity for the development of approximately 31 single family lots. In order for this area to be fully developed, land assembly involving several private owners would be required.

The area is particularly attractive, inasmuch as the residential lots can be developed without a large capital expenditure in major services. Hence, the development costs are relatively inexpensive, resulting in an above-average return on investment. The development can be staged over several years and will provide a mix of average to very high-quality residential building sites. In July, Council approved the commencement of survey and design work to prepare this area for development.

The Administration is of the opinion that the first building lots in this area could be made available for marketing in the summer of 1993.

CITY INVENTORY

The areas mentioned - Deer Park, Kentwood and CP Railway right-of-way - represent City lands which can be developed without an investment in the front-ending of services to new areas. In total, approximately 260 residential building lots can be developed, which based on the Land Bank Business Plan, would provide us with sufficient land to meet our obligations until midway through 1995. This, of course, is based on projections which take into account the growth of the city and the demand for new lots. It is also based on the City gradually gearing down its involvement in land development to 25% of the market, as was agreed to in the Business Plan.

The opportunity therefore exists for the City to meet its residential Land Bank development commitment over the next 30 - 33 months, without additional investments in the front-ending of services to open new areas.

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It should be pointed out that this projection is based purely on our estimate of the demand for new building lots, and does not take into consideration some important circumstances, namely:

1. **A desire by the City to provide a mix of building lots in different areas of the city.**

1993 will probably see the City sold out of residential building lots on the east hill, with the completion of the Deer Park subdivision. This would mean the City would not have a presence in the south-east residential area, beyond next year.

2. **New school development plans for the Catholic Board of Education.**

The public high school in Lancaster Meadows can be serviced without extending mains, however, the same is not the case for the planned Catholic high school situated immediately south. Depending upon the Catholic school's schedule, it may be necessary to extend servicing mains into Lancaster Meadows at an earlier date than is actually required to fill our land development needs.

3. **Private developer plans**

Melcor Developments will very quickly find themselves in a similar position to the City insofar as their Victoria Park/Anders Park development is concerned. As I understand it, the existing land development is as far as they can go without an extension of major services. Based on their projections, and depending on when they intend to proceed further in Victoria Park/Anders, major services may have to be extended ahead of schedule.

4. **Junior High School**

A commitment by Council that a site will be made available in S.E. 11-38-27-4 for development of a Junior High School. Development is anticipated in five to seven years.

5. **Private development proposed or underway**

Private development is currently underway in Rosedale East, while the Ratzke quarter, east of Deer Park is proposed for development in 1993. Additional lots can also be serviced in Deer Park Estates and Eastview Estates.

6. **Future of Michener Centre**

Once the Provincial Government has identified future land needs, some lands could become available at Michener Centre.

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7. Willingness to develop

The order of development may be affected by the private landowners' willingness to develop. Factors such as low on-site development costs may offset higher front end servicing costs. The extension of Molly Bannister Drive east to 40 Avenue could also affect the order of the East Hill area development.

I'm sure there are other factors which will have a bearing on Council's decisions with respect to the future development of residential subdivisions. With this report, and the accompanying documentation, we hope to provide Council with the best possible information to assist them in making these very important decisions.

SUMMARY

Looking at the issue purely from the point of view of providing residential building lots, we are in a position to meet our obligation until mid 1995. Our inventory of serviceable land, without extending major trunks will allow us to develop about 290 building lots, however, we are restricted in the development we can carry out in the east hill, and we would estimate there would be a period of time within the next two years when we will not have land available for sale in this area.

We will however, be in a position to offer some high-quality lots adjacent to Oriole Park, in the former CP Railway right-of-way area. In addition, some opportunities exist for some in-fill development in Lower Fairview, again where the railway has been abandoned.

Given the circumstances itemized earlier, perhaps there is an opportunity to work with the Catholic Board of Education and the private sector in reaching some agreement on cost sharing of the front-ending associated with the extension of services into Lancaster Meadows. This of course, will depend upon the School Board and the private sector's plans and timing for development in this area. Some discussions have already been held with these two groups, and we would anticipate holding further meetings.

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RECOMMENDATION

We would recommend that Council endorse the following:

1. The acceptance in principle of the report from the Engineering Department as a guideline for future staging of land development.
2. Continuation of discussions with the Catholic Board of Education, Melcor Developments and other private developers to evaluate the feasibility of extending major services to Lancaster Meadows, and explore opportunities for joint development.
3. An endorsement of the City's plans to proceed as quickly as possible to design and develop residential building lots adjacent to Oriole Park in the former CP Rail right-of-way.

Respectfully submitted,


Alan V. Scott
MANAGER ECONOMIC DEVELOPMENT

AVS/mm

Commissioners' Comments

The attached report from the Manager of Economic Development is a comprehensive review of the development possibilities for residential property in the City of Red Deer over the next few years, both public and private. As outlined, we are nearing the point when decisions will have to be made with respect to the area or areas in which we should next proceed and implicit in this decision is whether in difficult economic times, the taxpayer can be expected to make an investment, or front end, further trunk service extensions in more than one direction so that more than one developer, whether that developer be private or public, can proceed with development at the same time. We believe there are four solutions to this problem:

1. The City will front end any trunks requested by the development industry so that any developer can proceed as they wish. This is the most economically undesirable solution, but does allow complete freedom for the development industry and greatest selection to the public.
2. Not front-end any extensions, but allow each developer to front-end the trunks necessary for his development. This is the most attractive solution economically, but does impose a considerable burden on the developer, and may in fact inhibit development and prevent some developers from proceeding.
3. Mutually agree on one area for expansion, and share in the land available for development with the quid pro quo of future similar sharing of land when the next area for servicing is undertaken. This is probably the most desirable but is fraught with incredible difficulties in negotiating suitable agreements and may, in fact, not be achievable.
4. Council select the area they consider most appropriate and front-end the trunks for this area. This puts one developer in a monopoly position or imposes the burden of front end costs on the other developers in order for them to complete. We don't consider this to be a practical solution.

Clearly time is needed to discuss these alternatives, and any other which surface, with the development industry.

There are a number of other issues to be considered, apart from the economics of servicing, and these have been outlined by Mr. Scott.

1. A desire by the City to provide a mix of building lots in different areas of the City.

As outlined, we can meet the requirement of building lots to be provided by the City under the terms of our agreement with U.D.I. for approximately three years without the necessity of further investment in trunk services, if we accept that we will not have a presence in the S.E. sector of the City for approximately two years. In times of economic restraint, we do not see this as a problem as the area will be

well served by the private sector.

2. New school development plans for the Catholic Board of Education.

The Catholic High School cannot proceed unless trunks are extended through Anders Park. There is still some question as to the timing of the building of this school, and the timing of the trunks is also to some extent dependent on the plans of Melcor and the need for City lots in Lancaster Meadows. Further study is needed on this question, both with Melcor and the Catholic Board of Education before a precise determination can be made. This decision may also be influenced by Council's desire to see Eastview and Deer Park Estates completed before expansion of Anders so that the Neighbourhood Parks in these two areas can be completed expeditiously.

3 & 5 Private development proposed or underway/plans.

As outlined, the private sector has a reasonable inventory of land that can be developed without further trunk extensions, but for Anders Park trunk extensions will be required. In addition, the Ratzke quarter will require the extension of Ross Street. Again, however, there is time to discuss these issues with the development industry before a decision need be made.

4. Junior High School

When controversy arose over the location of a large Junior High School in Deer Park, Council convinced the Public School Board to delete a school in that subdivision and locate the Junior High in SE 11-38-27-4 (East 1/2 of Lancaster Meadows), which is anticipated in 5 - 7 years. This date will need to be confirmed with the Public School Board, but is not a concern that need be addressed immediately, but is a requirement that should be addressed during discussion with U.D.I. and the private sector developers concerned.

6. Future of Michener Centre.

While some lands could be available for development from the present Michener site, we do not anticipate this happening before 1994 at the earliest, and should also be considered in discussions with U.D.I.

7. Willingness to Develop.

This is always a concern, and must be addressed as the occasion arises. The extension of Molly Bannister Drive is not planned until 1998 at the earliest, and we believe that other major concerns will need to be answered before this becomes an influencing factor, and therefore should also be included in discussion with U.D.I. and the development industry.

In summary, we believe that there is only one major decision that Council must make immediately, and that is the question of whether or not Council wishes to maintain a continuous presence on the East Hill. As stated, we do not believe this is necessary, and would recommend that Council approve the development of the land outlined by Mr. Scott, which does not require a further investment in trunks for City purposes and allow the private sector to fill needs on the East Hill for the two years the City will not be present.

If Council accepts this recommendation, it will serve as direction to the private sector of City intentions. We would then recommend that Council approve further discussion with the Catholic Board of Education, the Public School Board, and U.D.I. to further refine their plans and to attempt to reach an agreement on some mutually acceptable plan for trunk extensions and land sharing. If this is not feasible, but in any event, a further report will be presented to Council for consideration of the alternatives.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

THE CITY OF RED DEER OFF-SITE LEVY FUND

TRUNK AND ARTERIAL CONSTRUCTION STAGING ANALYSIS

OCTOBER 1992

EXECUTIVE SUMMARY

The goal of this report is to determine which areas of the City (including the proposed annexation area) can be serviced by water, sanitary, and storm trunk facilities and arterial roadways most economically, and thereby determine the most cost-effective staging of development. Only new residential growth areas have been considered in this analysis. It does not consider industrial areas (e.g. Edgar) or infill areas not requiring trunk/arterial extensions (e.g. CP Rail redevelopment areas).

Total off-site costs attributed to each area of the City include both primary (off-site facilities required to provide basic access and service) and secondary (off-site facilities that benefit an area but are not initially required for basic service) costs. As indicated in the 1992 Off-site Levy Analysis, there has recently been a reduction in Provincial funding for arterial road construction which is estimated to result in a reduction in the average level of funding from 75% to 40%. For this reason, we have analyzed two funding scenarios; one at full funding (75%) and another at reduced funding (40%).

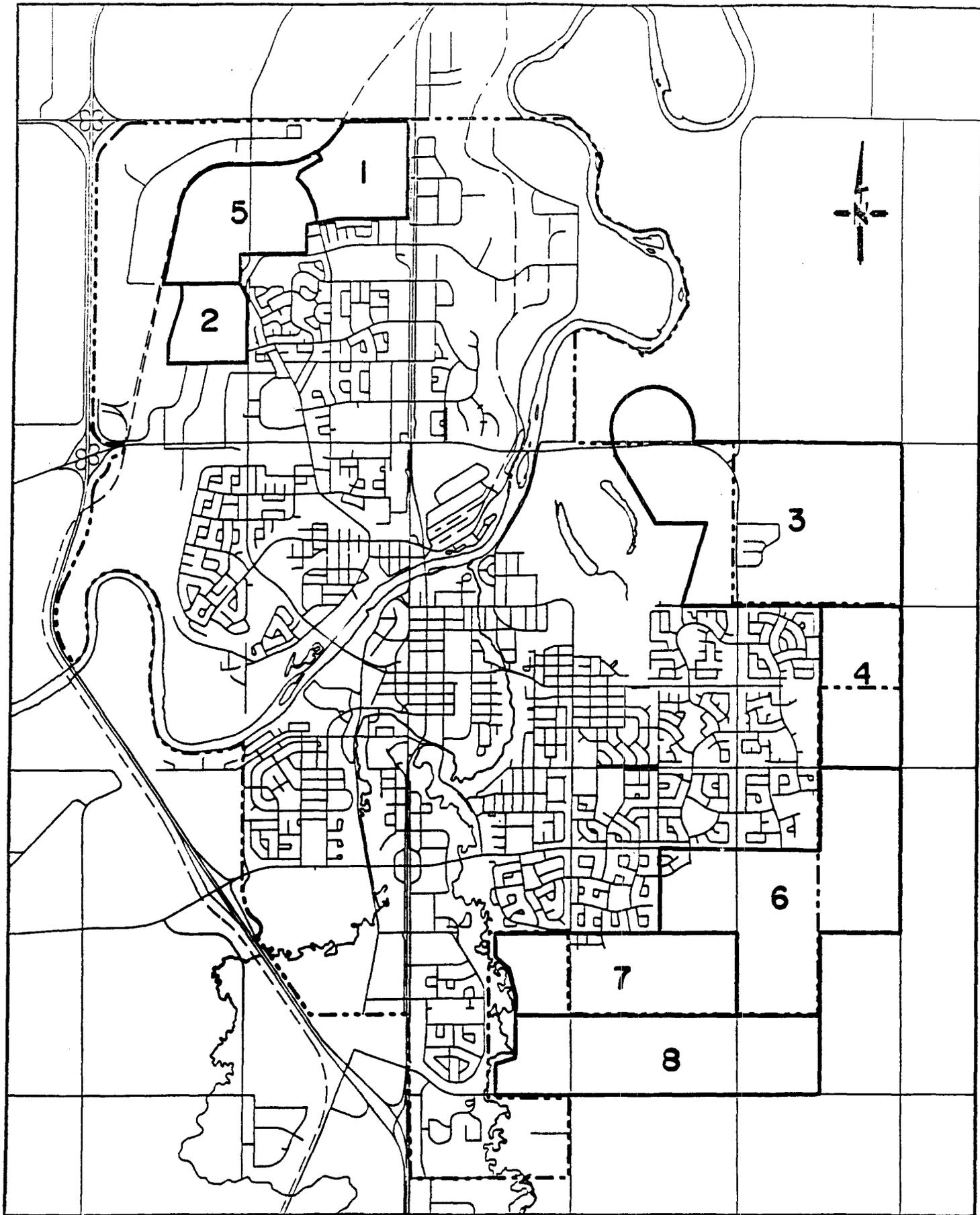
The following table summarizes the approximate cost per hectare for each service area analyzed under the two funding scenarios. The development stages referred to are illustrated on Figure 2.

OFF-SITE COST SUMMARY			
Development Stage	Cost Range	Full Funding Scenario	Reduced Funding Scenario
1	Low	\$ 6,000/ha	\$ 6,000/ha
2	Low/Medium	\$13,000/ha	\$26,000/ha
3	Medium	\$22,000/ha	\$29,000/ha
4	Medium/High	\$20,000/ha	\$42,000/ha
5	Medium/High	\$26,000/ha	\$41,000/ha
6	High	\$39,000/ha	\$51,000/ha
7	High	\$36,000/ha	\$47,000/ha
8	High	\$33,000/ha	\$43,000/ha

The costs noted above are based on feasibility level estimates and are subject to change as a result of future servicing studies or change in off-site levy policy. Note that Stages 7 and 8 must be developed in sequence after Stage 6.

Although we should not develop in all areas at once, and from an off-site cost view point, it would be desirable to follow the staging noted above, many other factors must be considered before deciding to restrict development in any area. These factors include the landowner's desire to develop, market demand for lots in one area versus another, on-site servicing costs, staging of other utilities, emergency services, school/recreation facilities, and other planning considerations.

It is recommended that this report be adopted as background information to be used in conjunction with other planning issues to determine the best staging of development for the City. This report should be updated from time to time based on changes to servicing studies and/or off-site levy policy.



THE CITY OF RED DEER
TRUNK & ARTERIAL
CONSTRUCTION STAGING ANALYSIS
RESIDENTIAL DEVELOPMENT STAGING PLAN

1. INTRODUCTION

On March 30, 1992, City Council approved the 1992 Off-site Levy Analysis as presented by the Engineering Department. This analysis outlined the cost of sanitary, storm, and water trunk facilities and public roadways (arterials) covered by the off-site levy fund, and determined the levy rates to be applied during 1992. It also recommended that advancing of new trunk facilities be discouraged until the areas which are readily serviceable without trunk extensions are developed.

The purpose of this report is to determine which areas can be serviced by trunk facilities most economically and thereby determine the most cost-effective staging of development within the City. It should be noted that this analysis is based strictly on the cost of trunk facilities and public roadways. It does not consider the cost of on-site servicing, the landowner's desire to develop, market demand, staging of other utilities or facilities (e.g. power, schools, fire halls), etc. Costs used herein are feasibility level estimates based on current servicing studies and the current off-site levy policy. Future updates to the studies/policies could have a significant effect on these costs.

This report does not consider industrial growth areas such as the Edgar, Golden West, and Riverside Subdivisions. Growth in these areas will depend on the market demand for industrial development and will not be affected by the staging of residential growth areas. Furthermore, there is a substantial amount of industrial land available for development without extending trunk facilities or arterial roadways.

Infill areas in the City, such as the remainder of the Eastview and Deer Park Subdivisions, the CP Rail redevelopment area through Lower Fairview and Oriole Park, and the Cronquist land west of West Park, are readily serviceable without further extension of trunk facilities or arterial roadways. Therefore, they are the most efficient areas to develop prior to extending trunks to other areas. No further analysis has been made with respect to these areas.

2. SERVICE AREAS

For the purposes of this analysis, the new development areas of the City (including proposed annexation areas) have been divided into eight service areas. The service areas were defined primarily by storm trunk catchment boundaries and can be serviced independent from one another for the most part. The service areas have been numbered from 1 to 8 as illustrated on Figure 1 in Appendix *A. B* ?

Subservice areas are also illustrated on Figure 1 numbered from "a" through "f" (as required). Each subservice area is roughly 60 hectares (1/4 section) in size. Within each service area it is generally most feasible to service the subservice areas in sequence beginning with "a".

Trunk section numbers referenced in the following service area descriptions are illustrated on the water, sanitary, and storm trunk plans included in Appendix B. A public roadway plan is also included in Appendix B.

3. PRIMARY OFF-SITE COSTS

Outlined below is a brief description of each of the service areas and subservice areas, including a description of the primary off-site costs associated with each. For the purpose of this report, the cost to extend trunks and arterial roads to each subservice area for basic service and access are considered primary costs. A summary of the primary costs is listed in Table 1, Appendix A.

Note that only the City's share of road costs are included in this section. A 75% Provincial grant for all arterial roadways is assumed.

3.1 Service Area 1

Service area 1 is located in the northeast part of Red Deer and encompasses a developable area of approximately 384 hectares. Only about 111 hectares are currently within the City limits, although all of the remaining area has been included in the City's annexation proposal. Area 1 can be serviced independently from all other service areas.

Total primary costs for area 1 are approximately \$5,470,000 or \$14,200 per hectare.

a. Subservice Area 1a

Within area 1 it is most feasible to service subarea 1a first. Subarea 1a contains approximately 96 hectares located in NE 22 and parts of NW 22 and S 27. The primary costs to service this area are as follows:

Water	Serviced Directly from Existing Booster Station No Trunk Mains Required	NIL
Sanitary	Serviced from Regional Trunk No Trunk Mains Required	NIL
Storm	Trunk Sections 31 to 22, 23 to 23A, 23A to 32, 32 to 42, and 32 to 56	\$ 1,750,000
	Detention Pond 22	\$ 800,000
Roads	67 Street and 30 Avenue Existing Adjacent to Site	<u>NIL</u>
	Total	<u>\$ 2,550,000</u>
	Cost/ha	<u>\$ 26,600</u>

b. Subservice Area 1b

Subarea 1b is the most likely area within service area 1 to service after subarea 1a, although subareas 1c and 1d could be serviced next. Subarea 1b contains approximately 37 hectares of developable area and is located in SE 22 (Michener Centre property). Subarea 1b primary costs are as follows:

Storm	Detention Pond 15	\$ 800,000
	Total	<u>\$ 800,000</u>
	Cost/ha	<u>\$ 21,600</u>

c. Subservice Area 1c

Subarea 1c can be serviced after subarea 1a, contains 63 hectares of developable area (including College Park subdivision), and is located in SW 23. Primary costs are as follows:

Storm	Trunk Section 42 - 58	\$ 400,000
	Detention Pond 17	<u>\$ 440,000</u>
	Total	<u>\$ 840,000</u>
	Cost/ha	<u>\$ 13,300</u>

d. Subservice Area 1d

Subarea 1d can be serviced after subarea 1a, contains 62 hectares of developable land, and is located in NW 23. Primary costs are as follows:

Storm	Trunk Sections 56 - 57	\$ 200,000
	Detention Pond 16	\$ 600,000
Roads	67 Street (30 Avenue to 1/4 Line, Initial 2 Lanes)	<u>\$ 240,000</u>
	Total	<u>\$ 1,040,000</u>
	Cost/ha	<u>\$ 16,800</u>

e. Subservice Area 1e

Subarea 1e can be serviced after subarea 1c, contains 63 hectares of developable area, and is located in SE 23. No trunk or public roadway extensions are required to service this area.

f. Subservice Area 1f

Subarea 1f can be serviced after subarea 1d, contains 63 hectares of developable area, and is located in NE 23. Primary costs are as follows:

Roads	67 Street (1/4 Line to 20 Avenue, Initial 2 Lanes)	<u>\$ 240,000</u>
	Total	<u>\$ 240,000</u>
	Cost/ha	<u>\$ 3,800</u>

3.2 Service Area 2

Service area 2 is located in east Red Deer and encompasses a developable area of approximately 119 hectares. The north half of the area (Rosedale East - NE 14) is within current City limits and has started to develop this area. The south half of the area (SE 14) is within the proposed annexation boundary.

Area 2 can be serviced independent of all other service areas. Water, sanitary, and storm mains are readily available to service this area without any trunk extensions. The only primary servicing cost applicable to this area is the extension of Ross Street, from 30 Avenue to Rutherford Drive (4 lane upgrade), and from Rutherford Drive to 20 Avenue (initial 2 lanes). This cost is estimated to be \$285,000 or approximately \$2,400 per hectare.

3.3 Service Area 3

Service area 3 is located in southeast Red Deer and encompasses a developable area of approximately 278 hectares; 158 hectares within current City limits, and the remainder within the proposed annexation. Area 3 can be serviced independent of all other service areas. Total primary costs for area 3 are approximately \$7,804,000 or \$28,100 per hectare.

a. Subservice Area 3a (Anders East)

Within area 3, subarea 3a must be serviced first. Subarea 3a contains approximately 53 hectares of developable area and is located in SE 10. Part of this area has already developed (Victoria in Anders - Phases 1 and 2). Primary costs are as follows:

Water	Trunk Sections 18 to 25	\$ 200,000
Sanitary	Trunk Sections 27 to 30	\$ 510,000
Storm	Trunk Sections 27 to 28	\$ 336,600
	Detention Pond 1	\$ 871,600
Roads	30 Avenue (32 Street to 1/4 Line, Initial 2 Lanes)	<u>\$ 210,000</u>
	Total	<u>\$ 2,128,200</u>
	Cost/ha	<u>\$ 40,200</u>

b. Subservice Area 3b (Lancaster Meadows)

Subarea 3b can be serviced after subarea 3a, contains 47 hectares of developable area (including the undeveloped portion of the high school site) and is located in SW 11. Primary costs are as follows:

Sanitary	Trunk Sections 30 to 31, 31 to 36, and 31 to 33	\$ 671,600
Storm	Trunk Sections 28 to 29, 28 to 30, and 29 to 40	\$ 768,200
	Detention Pond 2	\$ 253,200
	Detention Pond 3 (Third Cost)	<u>\$ 356,500</u>
	Total	<u>\$ 2,049,500</u>
	Cost/ha	<u>\$ 43,600</u>

c. Subservice Area 3c

Subarea 3c can be serviced after or in conjunction with subarea 3b. It has an area of 48 hectares, and is located within NW 2. Primary costs are as follows:

Water	Trunk Sections 25 to 32, 31 to 32, and Part of 30 to 31	\$ 750,000
Storm	Section 30 to 41	\$ 272,700

	Detention Pond 4	\$ 643,500
Roads	30 Avenue (1/4 Line to 28 Street, Initial 2 Lanes)	<u>\$ 240,000</u>
	Total	<u>\$ 1,906,200</u>
	Cost/ha	<u>\$ 32,900</u>

d. Subservice Area 3d

Subarea 3d can be serviced after subarea 3b, contains 61 hectares, and is located in SE 11. Primary costs are as follows:

Water	Remainder of Trunk Sections 30 to 31	\$ 260,000
Storm	Remainder Detention Pond 3	\$ 716,500
Roads	32 Street (30 Avenue to Douglas, 4 Lane Upgrade, and Douglas to 1/4 Line, Initial 2 Lanes)	<u>\$ 77,000</u>
	Total	<u>\$ 1,053,500</u>
	Cost/ha	<u>\$ 17,300</u>

e. Subservice Area 3e

Subarea 3e can be serviced after or in conjunction with subarea 3d. It has an area of 59 hectares and is located in NE 11. Primary costs are as follows:

Storm	Trunk Sections 40 to 47	\$ 49,600
	Detention Pond 5	<u>\$ 616,800</u>
	Total	<u>\$ 666,400</u>
	Cost/ha	<u>\$ 11,300</u>

3.4 Service Area 4

Service area 4 is located in southeast Red Deer and encompasses a developable area of approximately 152 hectares, 110 hectares within current City limits, and the remainder within the proposed annexation. It is not feasible to service area 4 until subarea 3a is developed because of the sanitary and water trunk extensions required through that area.

Total primary costs for area 4 are approximately \$4,162,800 or \$27,400 per hectare.

a. Subservice Area 4a (Anders South)

Subarea 4a can be serviced after subarea 3a and to some extent must be serviced in conjunction with subarea 4b. It has an area of 52 hectares and is located in NW 3. Primary costs are as follows:

Sanitary	Lift Station and Force Main (Sections 37 to 29)	\$ 826,400
Storm	Trunk Sections 35 to 45 and 45 to 1/4 Line	\$ 197,100
	Detention Pond 8	\$ 1,196,800
Roads	28 Street (40 Avenue to 1/4 Line, Initial 2 Lanes)	<u>\$ 261,000</u>
	Total	<u>\$ 2,481,300</u>
	Cost/ha	<u>\$ 47,700</u>

It has been assumed that 28 Street (Barrett Drive to 40 Avenue, initial 2 lanes) and the storm trunk along this alignment will be built to reduce traffic congestion along 32 Street (Gaetz Avenue to 40 Avenue) prior to development of subarea 4a.

b. Subservice Area 4b (Sunnybrook South)

Subarea 4b can be serviced after or in conjunction with subarea 4a. It is located in NE 4 and has a developable area of 42 hectares. Primary costs are as follows:

Storm	Detention Pond 6	\$ 345,200
	Detention Pond 7	<u>\$ 428,800</u>
	Total	<u>\$ 774,000</u>
	Cost/ha	<u>\$ 18,400</u>

c. Subservice Area 4c

Subarea 4c can be serviced after subarea 4a, has an area of 58 hectares, and is located in NE 3. Primary costs are as follows:

Water	Trunk Sections 31 to 38	\$ 220,000
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Storm	Trunk Section 46 to 1/4 Line	\$ 83,800
	Detention Pond 9	\$ 363,700
Roads	28 Street (30 Avenue to 1/4 Line, Initial 2 Lanes)	<u>\$ 240,000</u>
	Total	<u>\$ 907,500</u>
	Cost/ha	<u>\$ 15,600</u>

3.5 Service Area 5

Service area 5 is located in southeast Red Deer and encompasses an area of approximately 217 hectares. The entire area is outside current City limits, but within the proposed annexation. Area 5 must be serviced after or in conjunction with area 4. Total primary costs for area 5 are approximately \$4,664,000 or \$21,500 per hectare.

a. Subservice Area 5a

Located in SE 4, subarea 5a can be serviced after subareas 4a and 4b. It has a developable area of 45 hectares. Primary costs are as follows:

Sanitary	Trunk Sections 37 to 38	\$ 166,900
Storm	Trunk Sections 48 to 49 and 49 to 40	\$ 298,400
	Detention Pond 10	<u>\$ 1,066,000</u>
	Total	<u>\$ 1,531,300</u>
	Cost/ha	<u>\$ 34,000</u>

b. Subservice Area 5b

Subarea 5b is located in SW 3, has an area of 58 hectares and can be serviced after subarea 5a. Primary costs are as follows:

Storm	Trunk Sections 50 to 40, 50 to 51, and 51 to 1/4 Line	\$ 200,200
	Detention Pond 11	<u>\$ 593,000</u>

Total	\$ <u>793,200</u>
Cost/ha	\$ <u>13,700</u>

c. Subservice Area 5c

Subarea 5c is located in SE 3, has an area of 57 hectares, and can be serviced after subareas 4c and 5b. Primary costs are as follows:

Storm	Trunk Sections 52 to 1/4 Line, and 52 to 53	\$ 323,900
	Detention Pond 12	\$ 593,000
Roads	30 Avenue (28 Street to Delburne Road, Initial 2 Lanes)	\$ <u>240,000</u>
	Total	\$ <u>1,156,900</u>
	Cost/ha	\$ <u>20,300</u>

d. Subservice Area 5d

X Subarea 5d is located in SW 2, has an area of 57 hectares, and can be serviced after subareas ~~4d~~ and 5c. Primary costs are as follows: X

Storm	^{3c} Trunk Sections 53 to 54 and 53 to 55	\$ 262,700
	Detention Ponds 13 and 14	\$ <u>920,100</u>
	Total	\$ <u>1,182,800</u>
	Cost/ha	\$ <u>20,800</u>

3.6 Service Area 6 (Kentwood East)

Service area 6 is located in northwest Red Deer and encompasses a development area of approximately 88 hectares. The entire area is within current City limits. Area 6 can be serviced independent from all other service areas. Primary costs are as follows:

Water	Trunk Sections 4 to 33, 33 to 21, 33 to 27, and Half 26 to 27	\$ <u>535,000</u>
	Total	\$ <u>535,000</u>
	Cost/ha	\$ <u>6,100</u>

3.7 Service Area 7

Service area 7 is located in northwest Red Deer and contains an area of 132 hectares, entirely within City limits. Area 7 can be serviced independent of all other areas and has a total primary cost of approximately \$2,716,000 or \$20,600 per hectare.

a. Subservice Area 7a (Kentwood West)

Subarea 7a is located within the west half of Section 32, has an area of 60 hectares, and can be serviced independent of all other areas. Primary costs are as follows:

Water	Trunk Sections 26 to 27 (half)	\$ 50,000
Sanitary	Trunk Sections 19 to 35	\$ 229,000
Storm	Trunk Sections 17 to 36	\$ 687,000
Roads	64 Avenue (77 Street to Edgar Drive, Initial 2 Lanes)	\$ 330,000
	77 Street (64 Avenue to 250 m East, Initial 2 Lanes)	<u>\$ 53,800</u>
	Total	<u>\$ 1,349,800</u>
	Cost/ha	<u>\$ 22,500</u>

b. Subservice Area 7b

Subarea 7b is located within the east half of Section 31, contains 72 hectares of developed land, and can be serviced after trunk services have been extended through subarea ~~6a~~ ^{7a}. Primary costs are as follows:

Water	Trunk Sections 36 to 37	\$ 83,000
Storm	Trunk Sections 36 to 43	\$ 1,081,700
Roads	77 Street (64 Avenue to 1/4 Line, Initial 2 Lanes)	<u>\$ 201,300</u>
	Total	<u>\$ 1,366,000</u>
	Cost/ha	<u>\$ 19,000</u>

3.8 Service Area 8 (Glendale West)

Service area 8 is located in northwest Red Deer (NE 30), within current City limits, and encompasses an area of 61 hectares. Area 8 can be serviced independent of all other service areas. Primary costs are as follows:

Water	Trunk Sections 28 to 36 and 36 to 15	\$ 268,000
Roads	68 Avenue (North 1/4 Line to South 1/4 Line, 4 Lane Undivided)	\$ 120,000
	64 Avenue (Grant Street to 77 Street, Initial 2 Lanes)	<u>\$ 270,000</u>
	Total	<u>\$ 658,000</u>
	Cost/ha	<u>\$ 10,800</u>

4. SECONDARY COSTS

For the purposes of this report, the cost to extend trunks/arterials that benefit several subservice areas but are not initially required to provide basic service or access to any single subarea are considered secondary costs. This effectively includes all future off-site costs not included under primary costs. Although in the short term it is feasible to service an area by constructing only the "primary" facilities, the "secondary" costs should not be ignored when considering the long-term economics of development staging.

Table 2, Appendix A lists a description of each secondary improvement and their costs, the subareas benefitting from each improvement, the net benefitting area in hectares, and the resulting cost per hectare of each improvement.

The secondary cost per hectare for each subarea as listed in Table 2A were obtained by adding the secondary costs per hectare for each improvement which the subarea benefits from. The total secondary cost attributable to any subarea is the total secondary cost per hectare multiplied by the number of hectares in the subarea.

5. TOTAL OFF-SITE COSTS

The total off-site costs for each service area and subarea as listed in Table 3 were obtained by adding the primary and secondary costs for each area. Rankings of each area and subarea are also listed in Table 3, Appendix A, based on total off-site costs per hectare, and areas of dependency. An area which has a low off-site cost and can be developed independent of other areas is given a low ranking; meaning that it is efficient to develop that area earlier than other areas.

Ranking is based on a cost per hectare rather than cost per service area because it is assumed that the rate of development will be consistent between areas and that expenditures will be made in stages as the area develops. For example, area "x" may have an off-site cost of \$2.0 million over an area of 100 hectares (\$20,000/ha) and area "z" a cost of \$4.5 million over 300 hectares (\$15,000/ha). Based on a development rate of 50 hectares per year, the annual expenditure in area "x" would be \$1.0 million, whereas area "z" would cost \$0.75 million per year (i.e. the annual expenditure is in proportion to the cost per hectare, not the total cost for the area).

Based on area rankings, it is most efficient to develop the residential service areas in the following order: 6, 8, 2, 1, 7, 3, 4, and 5.

6. PROVINCIAL FUNDING OF ARTERIAL ROADWAYS

As noted in Section 3 of this report, we have assumed that 75% of the cost of all arterial road construction will be covered by the Provincial Government through the Alberta Cities Transportation Partnership/Basic Capital Program. As described in the 1992 Off-site Levy Analysis, because of a per capita funding limit, the number of projects that can be funded each year may be reduced. Because development will proceed regardless of Provincial grants, it is estimated that about half of the road projects will not receive funding. In effect, this equates to a reduction in the average level of funding from 75% to 40% of the total cost.

Tables 4, 5, and 6 in Appendix A illustrate the primary, secondary, and total off-site costs respectively assuming only 40% Provincial funding on the arterial roadways. Area rankings listed in Table 6 indicate the most efficient development sequence under this scenario would be as follows: 6, 8, 1, 7, 2, 3, 4, and 5.

7. CONCLUSIONS

High off-site costs are generally associated with the initial stages of development in any area of the City. This is because larger diameter trunk lines are required in the initial stages to serve the later stages. As an area progresses, the trunk sizes become smaller and costs reduce. It is, therefore, generally more cost effective to complete development in one area before proceeding with another area. Furthermore, it is most efficient to develop the low costs areas **before** the high cost area because deferral of the higher costs will result in lower carrying costs, which will result in lower off-site levies.

In this analysis, we have ranked the various service areas from lowest to highest off-site cost to establish the development staging that would result in the most cost effective extension of off-site facilities. However, many other issues must be considered in conjunction with this analysis before establishing a policy to encourage or restrict development in any particular area. The other issues include the landowner's desire to develop, market demand for lots in one area versus another, development of City owned lands, staging of other utilities, emergency services, school/recreation facilities, etc.

It should be noted that this analysis is based on feasibility level estimates considered to be accurate to within $\pm 25\%$. The analysis could change significantly as a result of future servicing studies or changes in off-site levy policy.

The following table summarizes the approximate cost per hectare for each service area under the full funding and reduced funding scenarios. The service areas are grouped and listed from low to high costs. Note that only areas 4 and 5 must be developed in sequence after area 3. All other areas can be developed independently.

OFF-SITE COST SUMMARY				
Cost Range	Service Area	Approximate Cost/Hectare		Areas of Dependency
		Full Funding	Reduced Funding	
Low	6	\$ 6,000	\$ 6,000	None
Low/Medium	8	\$13,000	\$26,000	None
Medium	1	\$22,000	\$29,000	None
Medium/High	2	\$20,000	\$42,000	None
Medium/High	7	\$26,000	\$41,000	None
High	3	\$39,000	\$51,000	None
High	4	\$36,000	\$47,000	3
High	5	\$33,000	\$43,000	4

The following general conclusions can be made based on this table:

- a. Service area 6 has the lowest off-site trunk/arterial cost because only a water trunk extension is required to service the area. The trunk sanitary, storm, and arterial roadway systems for this area are in place.
- b. Service area 8 has the second lowest off-site cost. Both water, trunk, and arterial road extensions are required, but trunk sanitary and storm systems are in place. You will note that the cost doubles in the reduced funding scenario and moves into the medium cost range.
- c. Service area 1 has a medium off-site cost in both funding scenarios. Both storm and arterial road extensions are required for this area, but water and sanitary trunks are in place.

- d. Service areas 2 and 7 have medium off-site costs under the full funding scenario, but relatively high costs under the reduced funding scenario. Development of area 7 will require extension of arterial roadways and all three utilities. Area 2 will only require arterial roadway extension.
- e. Service areas 3, 4, and 5 have relatively high off-site costs under both scenarios. Extension of arterial roads and all three utilities is required.

Figure 2, Appendix B illustrates the development staging that would result in the most cost effective extension of trunk facilities and arterial roadways based on the Off-site Cost Summary Table included in this section.

8. **RECOMMENDATIONS**

It is recommended that this report be adopted as background information to be used in conjunction with other planning issues to determine the best staging of development for the City. This report should be updated from time to time based on changes in servicing studies and/or off-site levy policy.

APPENDIX A - TABLES

Table 1	Primary Off-site Costs
Table 2	Secondary Off-site Costs
Table 2A	Secondary Off-site Costs
Table 3	Total Off-site Costs
Table 4	Primary Off-site Costs (40% Provincial Funding)
Table 5	Secondary Off-site Costs (40% Provincial Funding)
Table 5A	Secondary Off-site Costs (40% Provincial Funding)
Table 6	Total Off-site Costs (40% Provincial Funding)

SERVICE AREA #	LAND LOCATION	AREAS OF DEPENDENCY	DEVELOP. AREA (ha)	WATER	SANITARY	STORM	ROADS	PROV SHARE	TOTAL	COST/ha
								75%		
1A	NE22-38-27-4	None	96	\$0	\$0	\$2,550,000	\$0	\$0	\$2,550,000	\$26,563
1B	SE22-38-27-4	1A	37	\$0	\$0	\$800,000	\$0	\$0	\$800,000	\$21,622
1C	SW23-38-27-4	1A	63	\$0	\$0	\$840,000	\$0	\$0	\$840,000	\$13,333
1D	NW23-38-27-4	1A	62	\$0	\$0	\$800,000	\$960,000	(\$720,000)	\$1,040,000	\$16,774
1E	SE23-38-27-4	1C	63	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1F	NE23-38-27-4	1D	63	\$0	\$0	\$0	\$960,000	(\$720,000)	\$240,000	\$3,810
SERVICE AREA 1 TOTALS:			384	\$0	\$0	\$4,990,000	\$1,920,000	(\$1,440,000)	\$5,470,000	\$14,245
2	E14 -38-27-4	None	119	\$0	\$0	\$0	\$1,140,000	(\$855,000)	\$285,000	\$2,395
3A	SE10-38-27-4	None	53	\$200,000	\$510,000	\$1,208,200	\$840,000	(\$630,000)	\$2,128,200	\$40,155
3B	SW11-38-27-4	3A	47	\$0	\$671,600	\$1,377,900	\$0	\$0	\$2,049,500	\$43,606
3C	NW2 -38-27-4	3B	58	\$750,000	\$0	\$916,200	\$960,000	(\$720,000)	\$1,906,200	\$32,866
3D	SE11-38-27-4	3B	61	\$260,000	\$0	\$716,500	\$308,200	(\$231,150)	\$1,053,550	\$17,271
3E	NE11-38-27-4	3D	59	\$0	\$0	\$666,400	\$0	\$0	\$666,400	\$11,295
SERVICE AREA 3 TOTALS:			278	\$1,210,000	\$1,181,600	\$4,885,200	\$2,108,200	(\$1,581,150)	\$7,803,850	\$28,071
4A	NW3 -38-27-4	3A	52	\$0	\$826,400	\$1,393,900	\$1,044,000	(\$783,000)	\$2,481,300	\$47,717
4B	NE4 -38-27-4	4A	42	\$0	\$0	\$774,000	\$0	\$0	\$774,000	\$18,429
4C	NE3 -38-27-4	4A	58	\$220,000	\$0	\$447,500	\$960,000	(\$720,000)	\$907,500	\$15,647
SERVICE AREA 4 TOTALS:			152	\$220,000	\$826,400	\$2,615,400	\$2,004,000	(\$1,503,000)	\$4,162,800	\$27,387
5A	SE4 -38-27-4	4B	45	\$0	\$166,900	\$1,364,400	\$0	\$0	\$1,531,300	\$34,029
5B	SW3 -38-27-4	5A	58	\$0	\$0	\$793,200	\$0	\$0	\$793,200	\$13,676
5C	SE3 -38-27-4	4C & 5A	57	\$0	\$0	\$916,900	\$960,000	(\$720,000)	\$1,156,900	\$20,296
5D	SW2 -38-27-4	4D & 5C	57	\$0	\$0	\$1,182,800	\$0	\$0	\$1,182,800	\$20,751
SERVICE AREA 5 TOTALS:			217	\$0	\$166,900	\$4,257,300	\$960,000	(\$720,000)	\$4,664,200	\$21,494

SERVICE AREA #	LAND LOCATION	AREAS OF DEPENDENCY	DEVELOP. AREA (ha)	WATER	SANITARY	STORM	ROADS	PROV SHARE	TOTAL	COST/ha
6	NE32-38-27-4	None	88	\$535,000	\$0	\$0	\$0	\$0	\$535,000	\$6,080
7A	SW32-38-27-4	None	60	\$50,000	\$229,000	\$687,000	\$1,535,000	(\$1,151,250)	\$1,349,750	\$22,496
7B	SE31-38-27-4	7A	72	\$83,000	\$0	\$1,081,700	\$805,000	(\$603,750)	\$1,365,950	\$18,972
SERVICE AREA 7 TOTALS:			132	\$133,000	\$229,000	\$1,768,700	\$2,340,000	(\$1,755,000)	\$2,715,700	\$20,573
8	NE30-38-27-4	None	61	\$268,000	\$0	\$0	\$1,560,000	(\$1,170,000)	\$658,000	\$10,787
ALL SERVICE AREA TOTALS:			1431	\$2,366,000	\$2,403,900	\$18,516,600	\$12,032,200	(\$9,024,150)	\$26,294,550	\$18,375

ITEM	LOCATION	IMPROVEMENT	COST	PROV SHARE	TOTAL	BENEFITTING SERVICE AREAS	BENEFITTING AREA (ha)	COST/ha
1.	64 Ave - 70A Ave to Edgar Dr	Four lane upgrade	\$1,861,000	(\$1,395,750)	\$465,250	7A, 7B, 8	193	\$2,411
2.	77 St - Kentwood to 64 Ave	Four lane upgrade	\$1,840,000	(\$1,380,000)	\$460,000	7A	60	\$7,667
3.	Ross St - Rutherford to 20 Ave	Four lane construction	\$1,376,000	(\$1,032,000)	\$344,000	2	58	\$5,931
4.	20 Ave - Delburne to 67 St	Initial two lane const	\$7,900,000	(\$5,925,000)	\$1,975,000	1E, 2, 3D, 3E	365	\$5,411
5.	30 Ave - Delburne to 32 St	Four lane upgrade	\$2,770,000	(\$2,077,500)	\$692,500	3A, 3B, 3C, 4C, 5C, 5D	330	\$2,098
6.	32 St - 30 Ave to 20 Ave	Four lane upgrade	\$1,324,000	(\$993,000)	\$331,000	3B, 3D, 3E	167	\$1,982
7.	40 Ave - Selkirk to Delburne	Four lane upgrade	\$2,956,000	(\$2,217,000)	\$739,000	4A, 4B, 5A, 5B	197	\$3,751
8.	28 St - Barrett to 30 Ave	Four lane upgrade	\$2,110,500	(\$1,582,875)	\$527,625	3C, 4A, 4B, 4C, 5A, 5B, 5C, 5D	427	\$1,236
9.	Delburne Rd - 49 Ave to 30 Ave	Four lane upgrade	\$2,220,500	(\$1,665,375)	\$555,125	5A, 5B, 5C, 5D	217	\$2,558
10.	67 St & 30 Ave - Pameley to 55 St	Four lane upgrade	\$8,613,000	(\$6,459,750)	\$2,153,250	1, 2, 3	1165	\$1,848
11.	67 St - 30 Ave to 20 Ave	Four lane upgrade	\$1,072,000	(\$804,000)	\$268,000	1D, 1F	125	\$2,144
12.	55 St - 20 Ave to 30 Ave	Water trunk (7 to 29)	\$520,000	\$0	\$520,000	1, 2, 3, 4, 5	1150	\$452
13.	20 Ave - 55 St to 800m S. of 32 St	Water trunk (29 to 30)	\$1,040,000	\$0	\$1,040,000	1, 2, 3, 4, 5	1150	\$904
14.	Southeast Sector - NW2-38-27-4	New reservoir	\$2,305,000	\$0	\$2,305,000	1, 2, 3, 4, 5	1150	\$2,004
15.	Riverside Dr - 67 St to Plant	Sanitary trunk	\$1,182,000	\$0	\$1,182,000	1, 2, 3, 4, 5	1150	\$1,028
TOTALS:			\$39,090,000	(\$25,532,250)	\$13,557,750			

SERVICE AREA #	LAND LOCATION	BENEFIT OF IMPROVEMENT #	DEVELOP. AREA (ha)	SECONDARY COST/ha	SECONDARY COST
1A	NE22-38-27-4	10,12,13,14,15	96	\$6,237	\$598,700
1B	SE22-38-27-4	10,12,13,14,15	37	\$6,237	\$230,800
1C	SW23-38-27-4	10,12,13,14,15	63	\$6,237	\$392,900
1D	NW23-38-27-4	10,11,12,13,14,15	62	\$8,381	\$519,600
1E	SE23-38-27-4	4,10,12,13,14,15	63	\$11,648	\$733,800
1F	NE23-38-27-4	10,11,12,13,14,15	63	\$8,381	\$528,000
SERVICE AREA 1 TOTALS:			384	\$7,822	\$3,003,800
2	E14 -38-27-4	3,4,10,12,13,14,15	119	\$17,579	\$2,091,898
3A	SE10-38-27-4	5,10,12,13,14,15	53	\$8,335	\$441,780
3B	SW11-38-27-4	5,6,10,12,13,14,15	47	\$10,317	\$484,922
3C	NW2 -38-27-4	5,8,10,12,13,14,15	58	\$9,571	\$555,125
3D	SE11-38-27-4	4,6,10,12,13,14,15	61	\$13,630	\$831,428
3E	NE11-38-27-4	4,6,10,12,13,14,15	59	\$13,630	\$804,168
SERVICE AREA 3 TOTALS:			278	\$11,214	\$3,117,424
4A	NW3 -38-27-4	7,8,12,13,14,15	52	\$9,376	\$487,532
4B	NE4 -38-27-4	7,8,12,13,14,15	42	\$9,376	\$393,776
4C	NE3 -38-27-4	5,8,12,13,14,15	58	\$7,723	\$447,925
SERVICE AREA 4 TOTALS:			152	\$8,745	\$1,329,233
5A	SE4 -38-27-4	7,8,9,12,13,14,15	45	\$11,934	\$537,021
5B	SW3 -38-27-4	7,8,9,12,13,14,15	58	\$11,934	\$692,160
5C	SE3 -38-27-4	5,8,9,12,13,14,15	57	\$10,281	\$586,018
5D	SW2 -38-27-4	5,8,9,12,13,14,15	57	\$10,281	\$586,018
SERVICE AREA 5 TOTALS:			217	\$11,066	\$2,401,217

SERVICE AREA #	LAND LOCATION	BENEFIT OF IMPROVEMENT #	DEVELOP. AREA (ha)	SECONDARY COST/ha	SECONDARY COST
6	NE32-38-27-4	-	88	\$0	\$0
7A	SW32-38-27-4	1,2	60	\$10,077	\$604,637
7B	SE31-38-27-4	1	72	\$2,411	\$173,565
SERVICE AREA 7 TOTALS:			132	\$5,895	\$778,202
8	NE30-38-27-4	1	61	\$2,411	\$147,048
ALL SERVICE AREA TOTALS:			1343	\$9,582	\$12,868,822

SERVICE AREA #	LAND LOCATION	AREAS OF DEPENDENCY	DEVELOP. AREA (ha)	PRIMARY COST	SECONDARY COST	TOTAL COST	TOTAL COST/ha	AREA RANKING	SUB-AREA RANKING
1A	NE22-38-27-4	None	96	\$2,550,000	\$598,700	\$3,148,700	\$32,799		6
1B	SE22-38-27-4	1A	37	\$800,000	\$230,800	\$1,030,800	\$27,859		11
1C	SW23-38-27-4	1A	63	\$840,000	\$392,900	\$1,232,900	\$19,570		7
1D	NW23-38-27-4	1A	62	\$1,040,000	\$519,600	\$1,559,600	\$25,155		9
1E	SE23-38-27-4	1C	63	\$0	\$733,800	\$733,800	\$11,648		8
1F	NE23-38-27-4	1D	63	\$240,000	\$528,000	\$768,000	\$12,190		10
SERVICE AREA 1 TOTALS:			384	\$5,470,000	\$3,003,800	\$8,473,800	\$22,067	4	
2	E14 -38-27-4	None	119	\$285,000	\$2,091,898	\$2,376,898	\$19,974	3	3
3A	SE10-38-27-4	None	53	\$2,128,200	\$441,780	\$2,569,980	\$48,490		12
3B	SW11-38-27-4	3A	47	\$2,049,500	\$484,922	\$2,534,422	\$53,924		13
3C	NW2 -38-27-4	3B	58	\$1,906,200	\$555,125	\$2,461,325	\$42,437		16
3D	SE11-38-27-4	3B	61	\$1,053,550	\$831,428	\$1,884,978	\$30,901		14
3E	NE11-38-27-4	3D	59	\$666,400	\$804,168	\$1,470,568	\$24,925		15
SERVICE AREA 3 TOTALS:			278	\$7,803,850	\$3,117,424	\$10,921,274	\$39,285	6	
4A	NW3 -38-27-4	3A	52	\$2,481,300	\$487,532	\$2,968,832	\$57,093		17
4B	NE4 -38-27-4	4A	42	\$774,000	\$393,776	\$1,167,776	\$27,804		19
4C	NE3 -38-27-4	4A	58	\$907,500	\$447,925	\$1,355,425	\$23,369		18
SERVICE AREA 4 TOTALS:			152	\$4,162,800	\$1,329,233	\$5,492,033	\$36,132	7	
5A	SE4 -38-27-4	4B	45	\$1,531,300	\$537,021	\$2,068,321	\$45,963		20
5B	SW3 -38-27-4	5A	58	\$793,200	\$692,160	\$1,485,360	\$25,610		21
5C	SE3 -38-27-4	4C & 5A	57	\$1,156,900	\$586,018	\$1,742,918	\$30,578		22
5D	SW2 -38-27-4	4D & 5C	57	\$1,182,800	\$586,018	\$1,768,818	\$31,032		23
SERVICE AREA 5 TOTALS:			217	\$4,664,200	\$2,401,217	\$7,065,417	\$32,560	8	

SERVICE AREA #	LAND LOCATION	AREAS OF DEPENDENCY	DEVELOP. AREA (ha)	PRIMARY COST	SECONDARY COST	TOTAL COST	TOTAL COST/ha	AREA RANKING	SUB-AREA RANKING
6	NE32-38-27-4	None	88	\$535,000	\$0	\$535,000	\$6,080	1	1
7A	SW32-38-27-4	None	60	\$1,349,750	\$604,637	\$1,954,387	\$32,573		4
7B	SE31-38-27-4	7A	72	\$1,365,950	\$173,565	\$1,539,515	\$21,382		5
SERVICE AREA 7 TOTALS:			132	\$2,715,700	\$778,202	\$3,493,902	\$26,469	5	
8	NE30-38-27-4	None	61	\$658,000	\$147,048	\$805,048	\$13,198	2	2
ALL SERVICE AREA TOTALS:			1431	\$26,294,550	\$12,868,822	\$39,163,372	\$27,368		

SERVICE AREA #	LAND LOCATION	AREAS OF DEPENDENCY	DEVELOP. AREA (ha)	WATER	SANITARY	STORM	ROADS	PROV SHARE	TOTAL	COST/ha
								40%		
1A	NE22-38-27-4	None	96	\$0	\$0	\$2,550,000	\$0	\$0	\$2,550,000	\$26,563
1B	SE22-38-27-4	1A	37	\$0	\$0	\$800,000	\$0	\$0	\$800,000	\$21,622
1C	SW23-38-27-4	1A	63	\$0	\$0	\$840,000	\$0	\$0	\$840,000	\$13,333
1D	NW23-38-27-4	1A	62	\$0	\$0	\$800,000	\$960,000	(\$384,000)	\$1,376,000	\$22,194
1E	SE23-38-27-4	1C	63	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1F	NE23-38-27-4	1D	63	\$0	\$0	\$0	\$960,000	(\$384,000)	\$576,000	\$9,143
SERVICE AREA 1 TOTALS:			384	\$0	\$0	\$4,990,000	\$1,920,000	(\$768,000)	\$6,142,000	\$15,995
2	E14 -38-27-4	None	119	\$0	\$0	\$0	\$1,140,000	(\$456,000)	\$684,000	\$5,748
3A	SE10-38-27-4	None	53	\$200,000	\$510,000	\$1,208,200	\$840,000	(\$336,000)	\$2,422,200	\$45,702
3B	SW11-38-27-4	3A	47	\$0	\$671,600	\$1,377,900	\$0	\$0	\$2,049,500	\$43,606
3C	NW2 -38-27-4	3B	58	\$750,000	\$0	\$916,200	\$960,000	(\$384,000)	\$2,242,200	\$38,659
3D	SE11-38-27-4	3B	61	\$260,000	\$0	\$716,500	\$308,200	(\$123,280)	\$1,161,420	\$19,040
3E	NE11-38-27-4	3D	59	\$0	\$0	\$666,400	\$0	\$0	\$666,400	\$11,295
SERVICE AREA 3 TOTALS:			278	\$1,210,000	\$1,181,600	\$4,885,200	\$2,108,200	(\$843,280)	\$8,541,720	\$30,726
4A	NW3 -38-27-4	3A	52	\$0	\$826,400	\$1,393,900	\$1,044,000	(\$417,600)	\$2,846,700	\$54,744
4B	NE4 -38-27-4	4A	42	\$0	\$0	\$774,000	\$0	\$0	\$774,000	\$18,429
4C	NE3 -38-27-4	4A	58	\$220,000	\$0	\$447,500	\$960,000	(\$384,000)	\$1,243,500	\$21,440
SERVICE AREA 4 TOTALS:			152	\$220,000	\$826,400	\$2,615,400	\$2,004,000	(\$801,600)	\$4,864,200	\$32,001
5A	SE4 -38-27-4	4B	45	\$0	\$166,900	\$1,364,400	\$0	\$0	\$1,531,300	\$34,029
5B	SW3 -38-27-4	5A	58	\$0	\$0	\$793,200	\$0	\$0	\$793,200	\$13,676
5C	SE3 -38-27-4	4C & 5A	57	\$0	\$0	\$916,900	\$960,000	(\$384,000)	\$1,492,900	\$26,191
5D	SW2 -38-27-4	4D & 5C	57	\$0	\$0	\$1,182,800	\$0	\$0	\$1,182,800	\$20,751
SERVICE AREA 5 TOTALS:			217	\$0	\$166,900	\$4,257,300	\$960,000	(\$384,000)	\$5,000,200	\$23,042

SERVICE AREA #	LAND LOCATION	AREAS OF DEPENDENCY	DEVELOP. AREA (ha)	WATER	SANITARY	STORM	ROADS	PROV SHARE	TOTAL	COST/ha
6	NE32-38-27-4	None	88	\$535,000	\$0	\$0	\$0	\$0	\$535,000	\$6,080
7A	SW32-38-27-4	None	60	\$50,000	\$229,000	\$687,000	\$1,535,000	(\$614,000)	\$1,887,000	\$31,450
7B	SE31-38-27-4	7A	72	\$83,000	\$0	\$1,081,700	\$805,000	(\$322,000)	\$1,647,700	\$22,885
SERVICE AREA 7 TOTALS:			132	\$133,000	\$229,000	\$1,768,700	\$2,340,000	(\$936,000)	\$3,534,700	\$26,778
8	NE30-38-27-4	None	61	\$268,000	\$0	\$0	\$1,560,000	(\$624,000)	\$1,204,000	\$19,738
ALL SERVICE AREA TOTALS:			1431	\$2,366,000	\$2,403,900	\$18,516,600	\$12,032,200	(\$4,812,880)	\$30,505,820	\$21,318

ITEM	LOCATION	IMPROVEMENT	COST	PROV SHARE	TOTAL	BENEFITTING SERVICE AREAS	BENEFITTING AREA (ha)	COST/ha
1.	64 Ave - 70A Ave to Edgar Dr	Four lane upgrade	\$1,861,000	(\$744,400)	\$1,116,600	7A, 7B, 8	193	\$5,785
2.	77 St - Kentwood to 64 Ave	Four lane upgrade	\$1,840,000	(\$736,000)	\$1,104,000	7A	60	\$18,400
3.	Ross St - Rutherford to 20 Ave	Four lane construction	\$1,376,000	(\$550,400)	\$825,600	2	58	\$14,234
4.	20 Ave - Delburne to 67 St	Initial two lane const	\$7,900,000	(\$3,160,000)	\$4,740,000	1E, 2, 3D, 3E	365	\$12,986
5.	30 Ave - Delburne to 32 St	Four lane upgrade	\$2,770,000	(\$1,108,000)	\$1,662,000	3A, 3B, 3C, 4C, 5C, 5D	330	\$5,036
6.	32 St - 30 Ave to 20 Ave	Four lane upgrade	\$1,324,000	(\$529,600)	\$794,400	3B, 3D, 3E	167	\$4,757
7.	40 Ave - Selkirk to Delburne	Four lane upgrade	\$2,956,000	(\$1,182,400)	\$1,773,600	4A, 4B, 5A, 5B	197	\$9,003
8.	28 St - Barrett to 30 Ave	Four lane upgrade	\$2,110,500	(\$844,200)	\$1,266,300	3C, 4A, 4B, 4C, 5A, 5B, 5C, 5D	427	\$2,966
9.	Delburne Rd - 49 Ave to 30 Ave	Four lane upgrade	\$2,220,500	(\$888,200)	\$1,332,300	5A, 5B, 5C, 5D	217	\$6,140
10.	67 St & 30 Ave - Pameley to 55 St	Four lane upgrade	\$8,613,000	(\$3,445,200)	\$5,167,800	1, 2, 3	1165	\$4,436
11.	67 St - 30 Ave to 20 Ave	Four lane upgrade	\$1,072,000	(\$428,800)	\$643,200	1D, 1F	125	\$5,146
12.	55 St - 20 Ave to 30 Ave	Water trunk (7 to 29)	\$520,000	\$0	\$520,000	1, 2, 3, 4, 5	1150	\$452
13.	20 Ave - 55 St to 800m S. of 32 St	Water trunk (29 to 30)	\$1,040,000	\$0	\$1,040,000	1, 2, 3, 4, 5	1150	\$904
14.	Southeast Sector - NW2-38-27-4	New reservoir	\$2,305,000	\$0	\$2,305,000	1, 2, 3, 4, 5	1150	\$2,004
15.	Riverside Dr - 67 St to Plant	Sanitary trunk	\$1,182,000	\$0	\$1,182,000	1, 2, 3, 4, 5	1150	\$1,028
TOTALS:			\$39,090,000	(\$13,617,200)	\$25,472,800			

SERVICE AREA #	LAND LOCATION	BENEFIT OF IMPROVEMENT #	DEVELOP. AREA (ha)	SECONDARY COST/ha	SECONDARY COST
1A	NE22-38-27-4	10,12,13,14,15	96	\$8,825	\$847,200
1B	SE22-38-27-4	10,12,13,14,15	37	\$8,825	\$326,500
1C	SW23-38-27-4	10,12,13,14,15	63	\$8,825	\$555,900
1D	NW23-38-27-4	10,11,12,13,14,15	62	\$13,970	\$866,200
1E	SE23-38-27-4	4,10,12,13,14,15	63	\$21,811	\$1,374,100
1F	NE23-38-27-4	10,11,12,13,14,15	63	\$13,970	\$880,100
SERVICE AREA 1 TOTALS:			384	\$12,630	\$4,850,000
2	E14 -38-27-4	3,4,10,12,13,14,15	119	\$36,045	\$4,289,398
3A	SE10-38-27-4	5,10,12,13,14,15	53	\$13,861	\$734,630
3B	SW11-38-27-4	5,6,10,12,13,14,15	47	\$18,618	\$875,038
3C	NW2 -38-27-4	5,8,10,12,13,14,15	58	\$16,827	\$975,938
3D	SE11-38-27-4	4,6,10,12,13,14,15	61	\$26,568	\$1,620,634
3E	NE11-38-27-4	4,6,10,12,13,14,15	59	\$26,568	\$1,567,498
SERVICE AREA 3 TOTALS:			278	\$20,769	\$5,773,737
4A	NW3 -38-27-4	7,8,12,13,14,15	52	\$16,357	\$850,580
4B	NE4 -38-27-4	7,8,12,13,14,15	42	\$16,357	\$687,007
4C	NE3 -38-27-4	5,8,12,13,14,15	58	\$12,391	\$718,657
SERVICE AREA 4 TOTALS:			152	\$14,844	\$2,256,244
5A	SEA -38-27-4	7,8,9,12,13,14,15	45	\$22,497	\$1,012,363
5B	SW3 -38-27-4	7,8,9,12,13,14,15	58	\$22,497	\$1,304,823
5C	SE3 -38-27-4	5,8,9,12,13,14,15	57	\$18,530	\$1,056,225
5D	SW2 -38-27-4	5,8,9,12,13,14,15	57	\$18,530	\$1,056,225
SERVICE AREA 5 TOTALS:			217	\$20,413	\$4,429,636

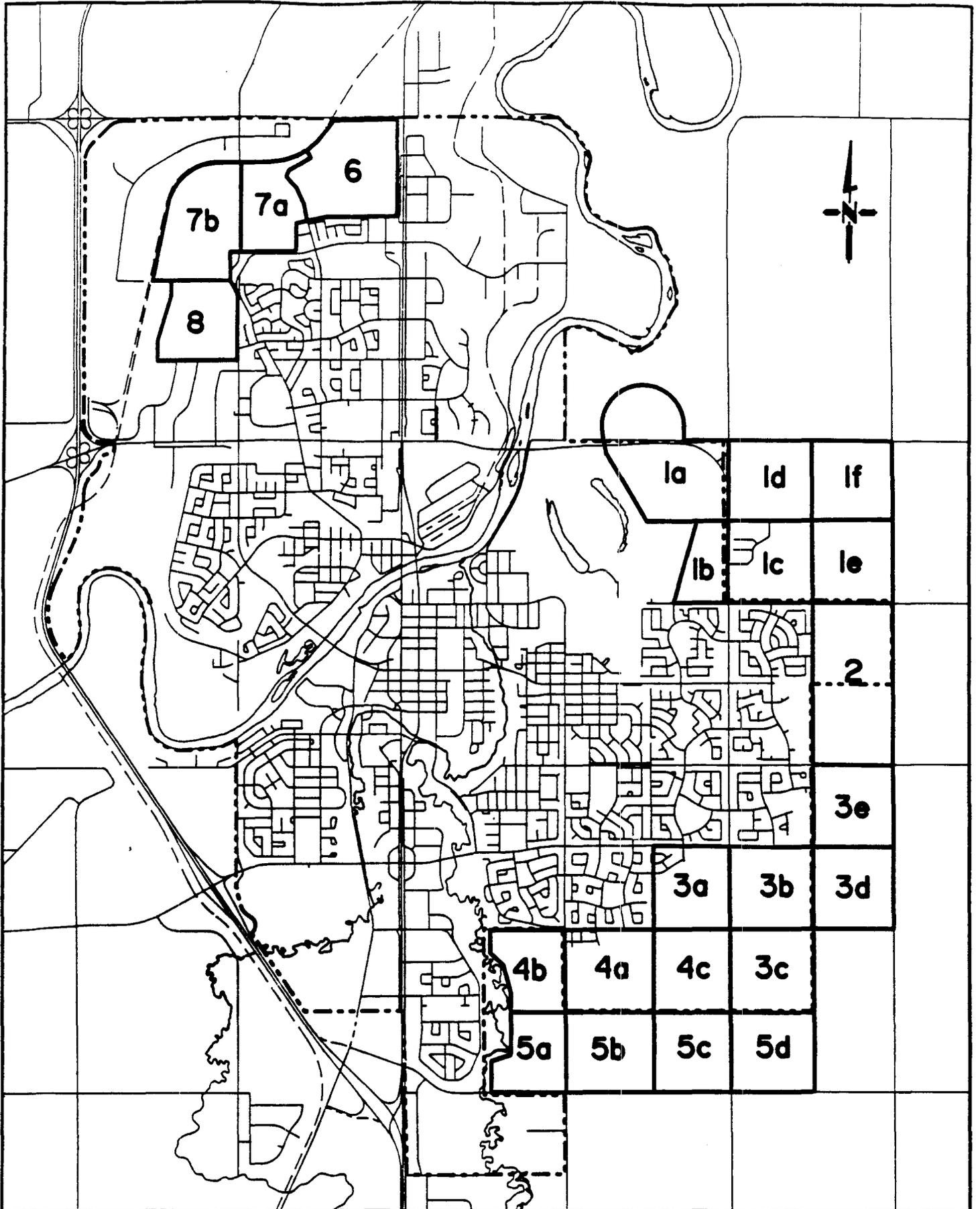
SERVICE AREA #	LAND LOCATION	BENEFIT OF IMPROVEMENT #	DEVELOP. AREA (ha)	SECONDARY COST/ha	SECONDARY COST
6	NE32-38-27-4	-	88	\$0	\$0
7A	SW32-38-27-4	1, 2	60	\$24,185	\$1,451,130
7B	SE31-38-27-4	1	72	\$5,785	\$416,555
SERVICE AREA 7 TOTALS:			132	\$14,149	\$1,867,685
8	NE30-38-27-4	1	61	\$5,785	\$352,915
ALL SERVICE AREA TOTALS:			1343	\$17,736	\$23,819,615

SERVICE AREA #	LAND LOCATION	AREAS OF DEPENDENCY	DEVELOP. AREA (ha)	PRIMARY COST	SECONDARY COST	TOTAL COST	TOTAL COST/ha	AREA RANKING	SUB-AREA RANKING
1A	NE22-38-27-4	None	96	\$2,550,000	\$847,200	\$3,397,200	\$35,388		3
1B	SE22-38-27-4	1A	37	\$800,000	\$326,500	\$1,126,500	\$30,446		6
1C	SW23-38-27-4	1A	63	\$840,000	\$555,900	\$1,395,900	\$22,157		4
1D	NW23-38-27-4	1A	62	\$1,376,000	\$866,200	\$2,242,200	\$36,165		7
1E	SE23-38-27-4	1C	63	\$0	\$1,374,100	\$1,374,100	\$21,811		5
1F	NE23-38-27-4	1D	63	\$576,000	\$880,100	\$1,456,100	\$23,113		8
SERVICE AREA 1 TOTALS:			384	\$6,142,000	\$4,850,000	\$10,992,000	\$28,625	3	
2	E14 -38-27-4	None	119	\$684,000	\$4,289,398	\$4,973,398	\$41,793	5	9
3A	SE10-38-27-4	None	53	\$2,422,200	\$734,630	\$3,156,830	\$59,563		12
3B	SW11-38-27-4	3A	47	\$2,049,500	\$875,038	\$2,924,538	\$62,224		13
3C	NW2 -38-27-4	3B	58	\$2,242,200	\$975,938	\$3,218,138	\$55,485		16
3D	SE11-38-27-4	3B	61	\$1,161,420	\$1,620,634	\$2,782,054	\$45,607		14
3E	NE11-38-27-4	3D	59	\$666,400	\$1,567,498	\$2,233,898	\$37,863		15
SERVICE AREA 3 TOTALS:			278	\$8,541,720	\$5,773,737	\$14,315,457	\$51,494	6	
4A	NW3 -38-27-4	3A	52	\$2,846,700	\$850,580	\$3,697,280	\$71,102		17
4B	NE4 -38-27-4	4A	42	\$774,000	\$687,007	\$1,461,007	\$34,786		19
4C	NE3 -38-27-4	4A	58	\$1,243,500	\$718,657	\$1,962,157	\$33,830		18
SERVICE AREA 4 TOTALS:			152	\$4,864,200	\$2,256,244	\$7,120,444	\$46,845	7	
5A	SE4 -38-27-4	4B	45	\$1,531,300	\$1,012,363	\$2,543,663	\$56,526		20
5B	SW3 -38-27-4	5A	58	\$793,200	\$1,304,823	\$2,098,023	\$36,173		21
5C	SE3 -38-27-4	4C & 5A	57	\$1,492,900	\$1,056,225	\$2,549,125	\$44,721		22
5D	SW2 -38-27-4	4D & 5C	57	\$1,182,800	\$1,056,225	\$2,239,025	\$39,281		23
SERVICE AREA 5 TOTALS:			217	\$5,000,200	\$4,429,636	\$9,429,836	\$43,455	8	

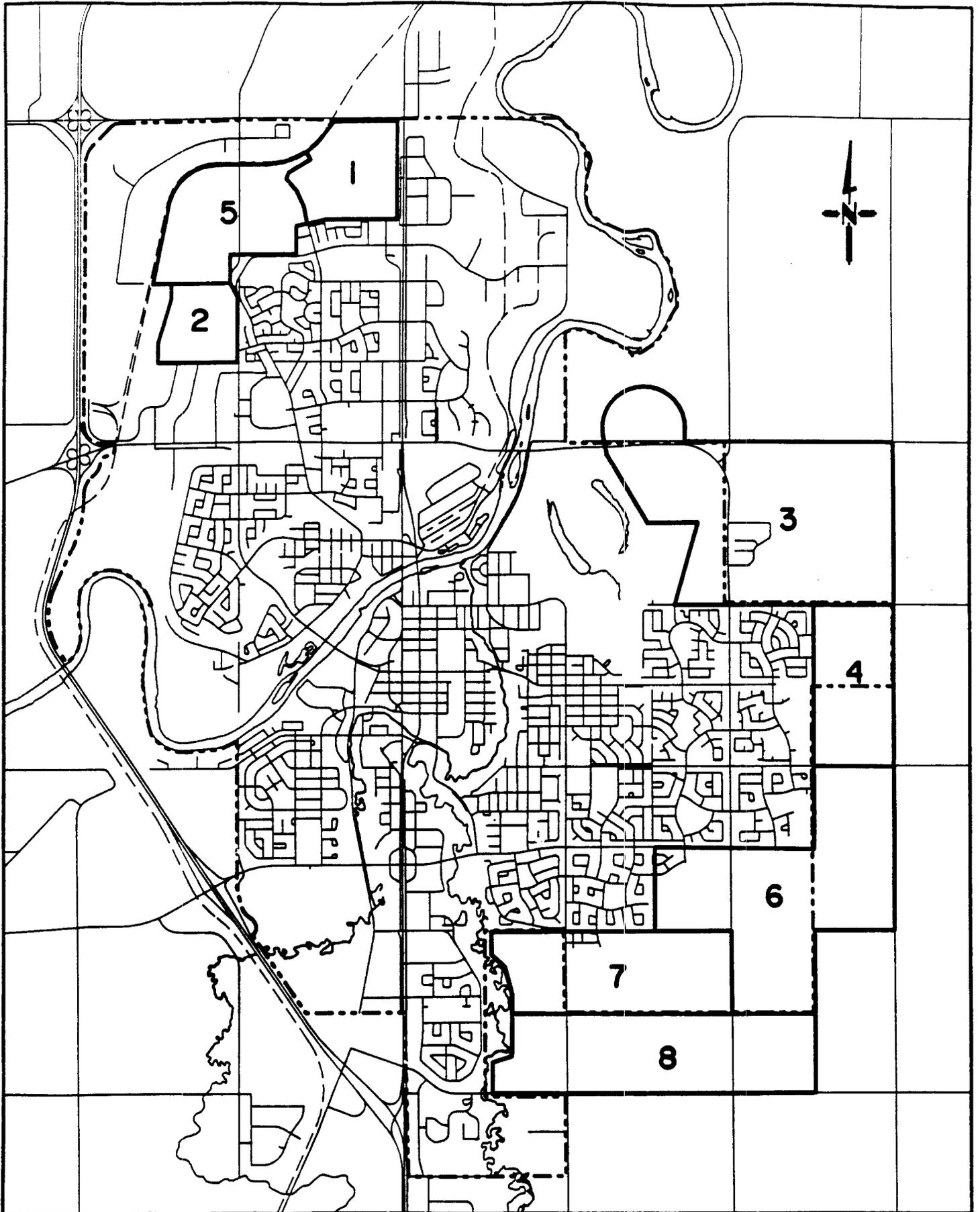
SERVICE AREA #	LAND LOCATION	AREAS OF DEPENDENCY	DEVELOP. AREA (ha)	PRIMARY COST	SECONDARY COST	TOTAL COST	TOTAL COST/ha	AREA RANKING	SUB-AREA RANKING
6	NE32-38-27-4	None	88	\$535,000	\$0	\$535,000	\$6,080	1	1
7A	SW32-38-27-4	None	60	\$1,887,000	\$1,451,130	\$3,338,130	\$55,635		10
7B	SE31-38-27-4	7A	72	\$1,647,700	\$416,555	\$2,064,255	\$28,670		11
SERVICE AREA 7 TOTALS:			132	\$3,534,700	\$1,867,685	\$5,402,385	\$40,927	4	
8	NE30-38-27-4	None	61	\$1,204,000	\$352,915	\$1,556,915	\$25,523	2	2
ALL SERVICE AREA TOTALS:			1431	\$30,505,820	\$23,819,615	\$54,325,435	\$37,963		

APPENDIX B - FIGURES

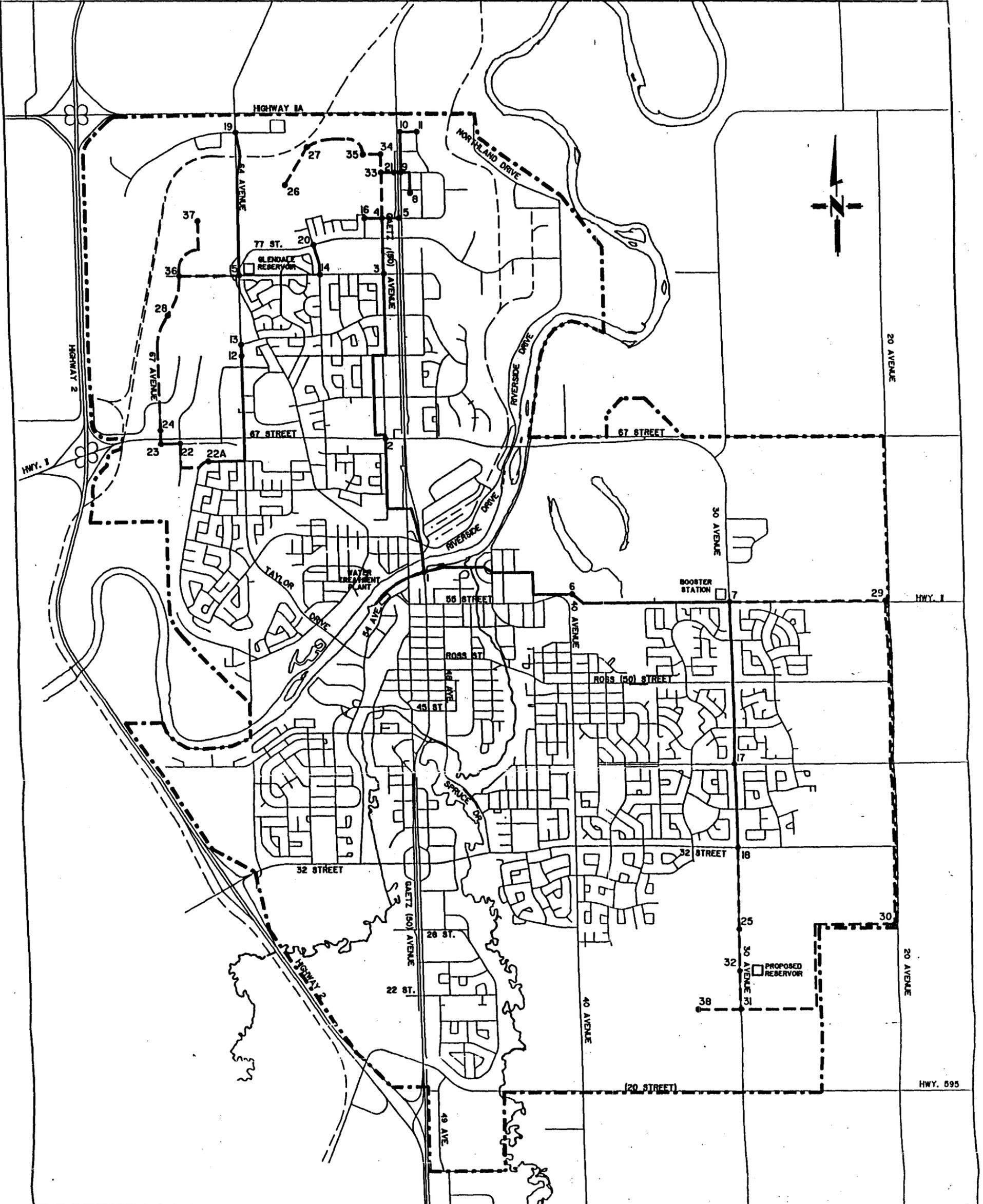
Figure 1	Residential Service Area Plan
Figure 2	Residential Development Staging Plan
Figure 3	Water Trunks
Figure 4	Sanitary Trunks
Figure 5	Storm Trunks
Figure 6	Public Roadways



THE CITY OF RED DEER
 TRUNK & ARTERIAL
 CONSTRUCTION STAGING ANALYSIS
 RESIDENTIAL SERVICE AREA PLAN



THE CITY OF RED DEER
TRUNK & ARTERIAL
CONSTRUCTION STAGING ANALYSIS
RESIDENTIAL DEVELOPMENT STAGING PLAN

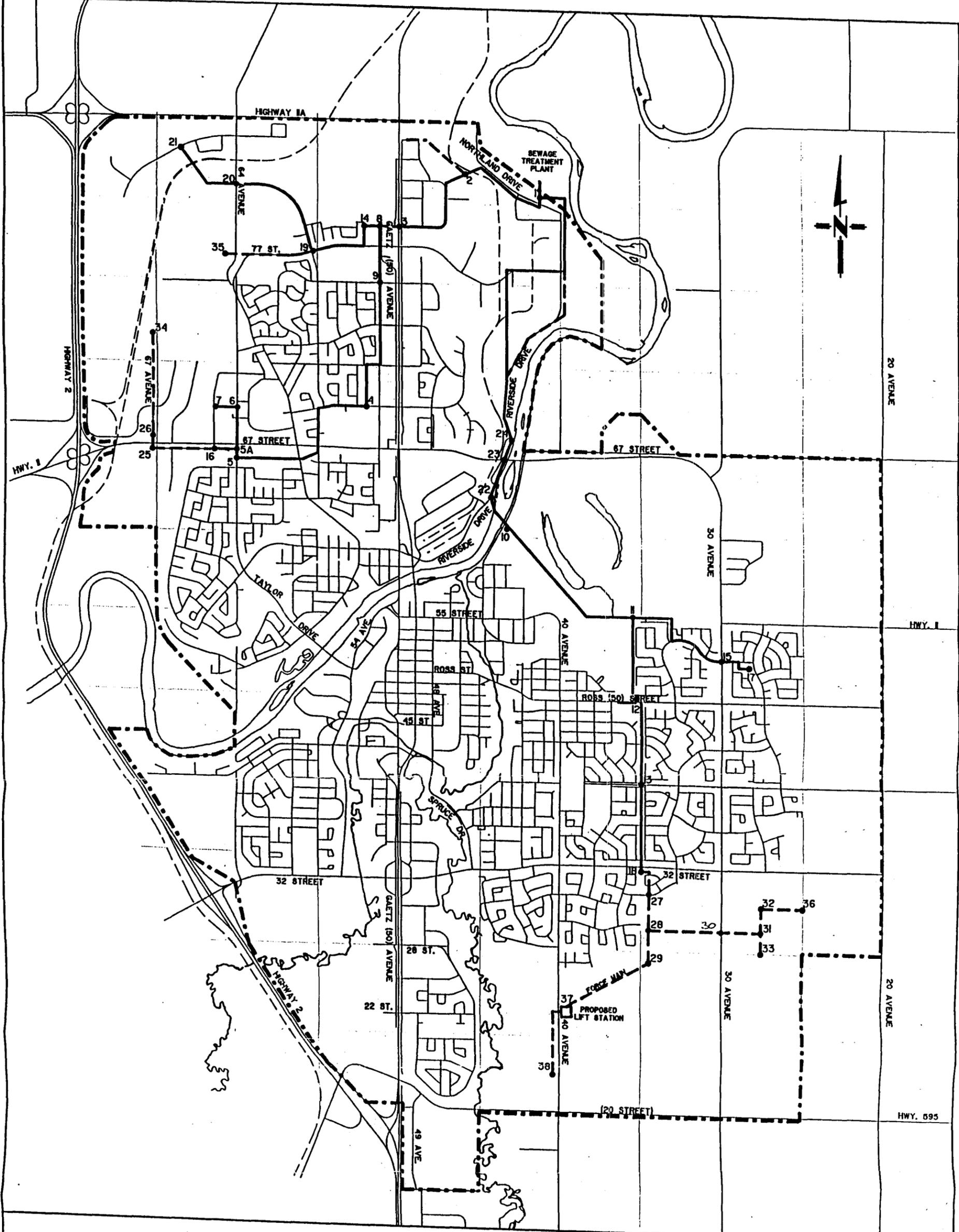


WATER TRUNKS

- EXISTING TRUNKS
- - - PROPOSED TRUNKS
- · - · - BASIN BOUNDARY

FIGURE 3

JANUARY 1992

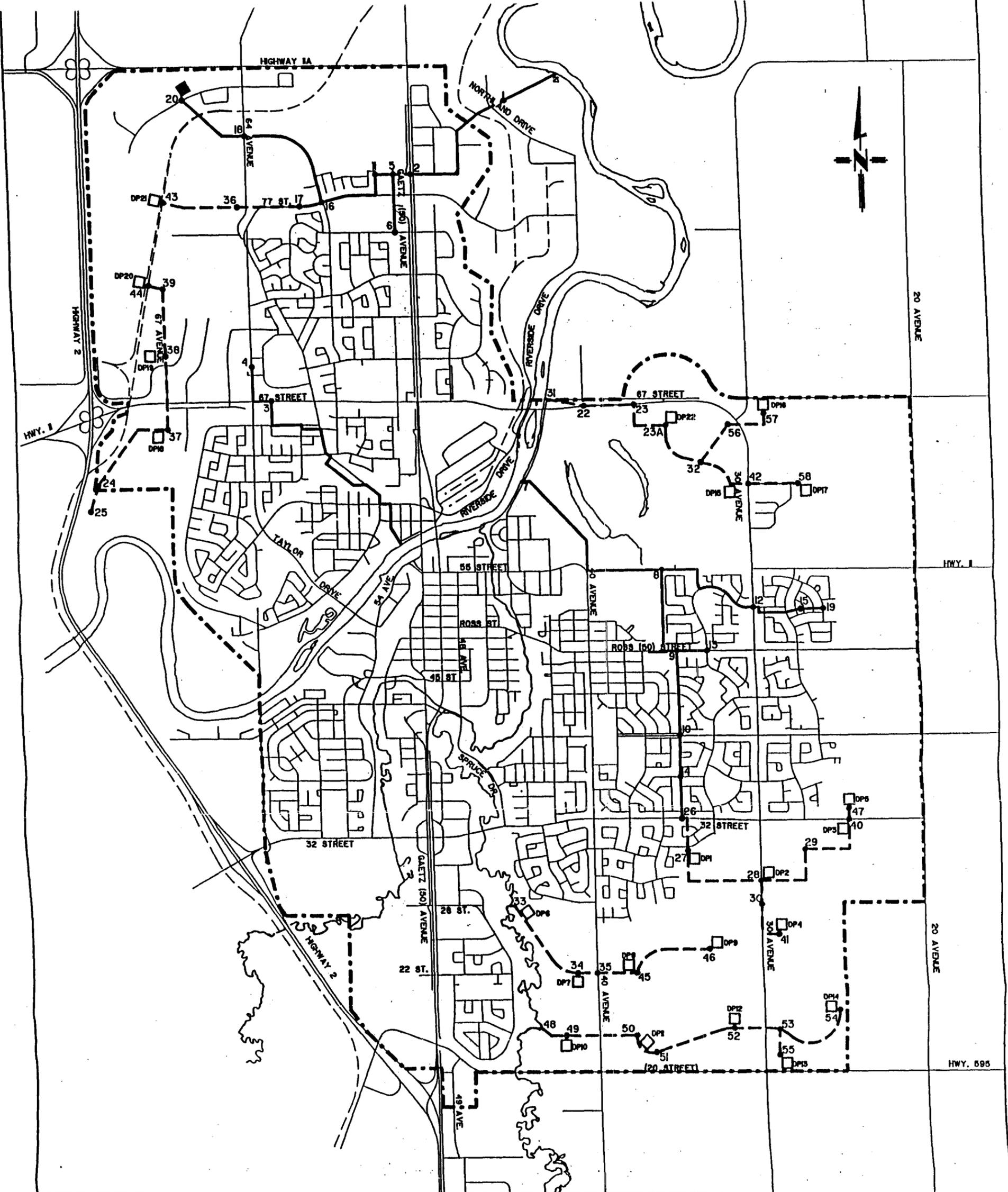


SANITARY TRUNKS

- EXISTING TRUNKS
- - - PROPOSED TRUNKS
- · · BASIN BOUNDARY

FIGURE 4

JANUARY 1992

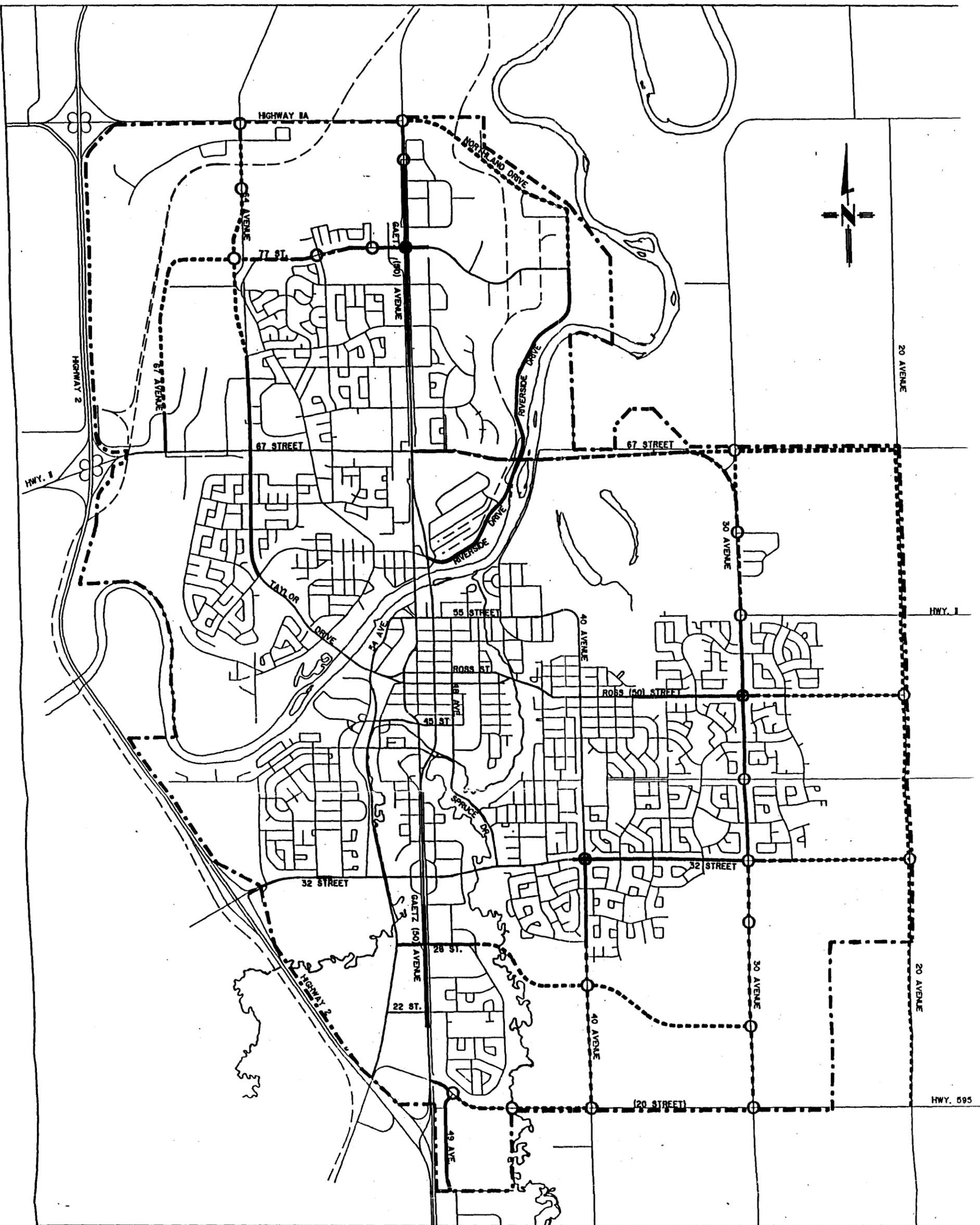


STORM TRUNKS

- EXISTING DETENTION POND
- PROPOSED DETENTION POND
- EXISTING TRUNKS
- - - PROPOSED TRUNKS
- · - · - BASIN BOUNDARY

FIGURE 5

JANUARY 1992



PUBLIC ROADWAY LEVY

- EXISTING ARTERIALS
(NOT INCLUDED IN LEVY RATE)
- - - EXISTING 4 LANE ROAD
(INCLUDED IN LEVY RATE)
- · - · - PROPOSED 4 LANE ROAD
- · - · - PROP. 4 LANE w/2 LANES EX.
- · - · - BASIN BOUNDARY

- EXISTING TRAFFIC LIGHTS INCLUDED
IN OFFSITE LEVY RATE.
- PROPOSED TRAFFIC LIGHTS INCLUDED
IN OFFSITE LEVY RATE.

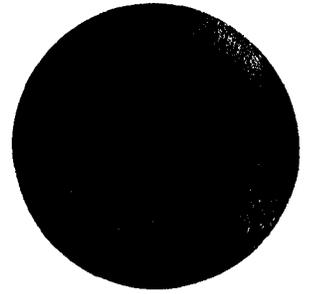
NOTE:
ONLY INITIAL 2 LANE CONSTRUCTION
INCLUDED ON 20 AVE. (20 ST. to 67 ST.),
67 ST. (20 AVE. to 30 AVE.), & NORTHLANDS DR.

FIGURE 6

JANUARY 1992



MELCOR DEVELOPMENTS LTD.



4 February 1993

CITY OF RED DEER
Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Mr. Tom Warder, P.Eng.

Dear Sir:

**Re: The City of Red Deer Offsite Levy Fund
Trunk & Arterial Construction Staging Analysis
October 1992**

I am most concerned about the impact this report may have on the development industry. The report is written with the sole consideration being cost. It is quite clear that this report has been written because of the City's desire to absolve their responsibility of front end funding of trunk services. The Provincial Government is putting the "squeeze" on transfer payments to the municipalities and the municipalities are in effect attempting to place a financial burden on to developers.

The development industry can not remain a viable industry if this continues. At some point in time the philosophy of "just add the cost into the price of the lot" must stop.

I am specifically concerned about the inference that our Victoria in Anders Park quarter section and our quarter section immediately south may be delayed in developing due to the issue of trunk servicing and cost implications.

I am fully aware that there is substantial capacity in the southeast storm and sanitary facilities to complete all the servicing in Victoria in Anders Park. I am concerned to keep hearing that this may not be the case. I feel it is more than just a coincidence that sufficient capacity is available for the City's land developments at the expense of private developments.

**CITY OF RED DEER
Offsite Levy Fund**

2

I would oppose Council approving this report until further input is received from the development industry and a proper analysis can be completed in a more objective manner.

Yours truly,
MELCOR DEVELOPMENTS LTD.



Fred L. Lebedoff, R.E.T.
Red Deer Regional Manager
FL*tj

cc: Mayor Gail Surkan #
Ralph Young - Corporate Office

BYLAW NO. 2742/B-92

Being a Bylaw to amend Bylaw No. 2742/81, the Taxi Business Bylaw of The City of Red Deer.

WHEREAS it is desirable to amend the provisions of the Taxi Business Bylaw to fix the number of taxi cab licenses for 1993;

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

1 Bylaw No. 2742/81 is amended by adding new clause 2.25 as follows:

"2.25 The maximum number of taxi cab licenses which may be issued under this Bylaw for the year ended December 31, 1993 shall not exceed the number issued in 1992."

2 This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1992.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1992.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1992.

MAYOR

CITY CLERK

DATE: DECEMBER 8, 1992
TO: CITY COMMISSIONERS
FROM: CITY CLERK
**RE: NOTICE OF MOTION - ALDERMAN GUILBAULT
ENHANCED CITY COMMUNICATIONS**

The following Notice of Motion was submitted by Alderman Guilbault at the Council Meeting of December 7, 1992:

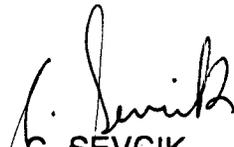
WHEREAS improved communications between the City of Red Deer and the media, the general public, and City employees, will be critical to the successful implementation of new initiatives, and;

WHEREAS in the past a lack of resources has been the primary obstacle to introducing a comprehensive communication plan for the City of Red Deer, and;

WHEREAS a key function of the Mayor and Commissioner's Office is to promote effective community relations;

BE IT RESOLVED that the Administration in consultation with Staff, prepare a plan for Council's approval to indicate how resources in the Mayor and Commissioner's Office could be reallocated to be responsible for:

- (1) Co-ordinating regular press conferences;
- (2) Producing and distributing news releases capturing the salient points of key City issues;
- (3) Establishing a cross-departmental editorial team responsible for co-ordinating production of periodic publications for distribution among City employees and/or the general public.


C. SEVCIK
City Clerk

CS/clr

DATE: DECEMBER 9, 1992

TO: LAND & ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

RE: RESIDENTIAL LAND DEVELOPMENT "THE CITY OF RED DEER OFF-SITE LEVY FUND - TRUNK AND ARTERIAL CONSTRUCTION STAGING ANALYSIS"

Your report dated November 16, 1992 re: Residential Land Development and the comprehensive study entitled "The City of Red Deer Off-Site Levy Fund - Trunk and Arterial Construction Staging Analysis", received consideration at the Council Meeting of December 7, 1992.

At the aforesaid meeting Council passed the following motion:

"RESOLVED that Council of The City of Red Deer having considered reports from the Economic Development Manager and City Commissioners re: Residential Land Development hereby agrees as follows:

1. To accept in principle the report prepared by the Engineering Department entitled, 'The City of Red Deer Off-Site Levy Fund - Trunk and Arterial Construction Staging Analysis' as a guideline for future staging of land development
2. To endorse the City's plans to proceed as quickly as possible to design and develop residential building lots adjacent to Oriole Park in the former CP Rail Right-of-Way, which does not require a further investment in trunks for City purposes and allow the private sector to fill needs on the East Hill for the two years the City will not be present
3. To approve further discussion with the Catholic Board of Education, the Public School Board, and U.D.I. to further refine their plans and to attempt to reach an agreement on some mutually acceptable plan for trunk extensions and land sharing and that a further report be presented to Council for consideration of the alternatives

and as recommended to Council December 7, 1992."

I trust that you will ensure appropriate steps are taken to comply with this resolution. Also, please ensure that a further report is brought back to Council as called for in point #3 of the above noted resolution.

Trusting you will find this satisfactory.



C. SEVCIK
City Clerk

CS/clr

cc: City Commissioner
Director of Engineering Services
Director of Community Services
Parks Manager
City Assessor
E L & P Manager
Public Works Manager
Principal Planner

DATE: December 7, 1992
TO: City Commissioner
FROM: Streets and Utilities Engineer
RE: **RESIDENTIAL DEVELOPMENT INFILL**

As you requested, we have prepared a map and overhead transparency of the City which illustrates the infill areas which can be developed without extending trunk water, sanitary, storm facilities, or arterial roadways. At current rates of development, we estimate that the City's infill lands would be spent within two years and the private infill lands within current City limits would be spent within three years. The private lands outside current City limits could provide an additional three years of development if their annexation is approved.

As noted, the East Hill pumping station will be required with any new development on the East Hill. As well, we feel that the Riverside Drive sanitary trunk and river crossing will have to be twinned within the infill development period. A more precise time frame cannot be provided as this matter is currently under study.

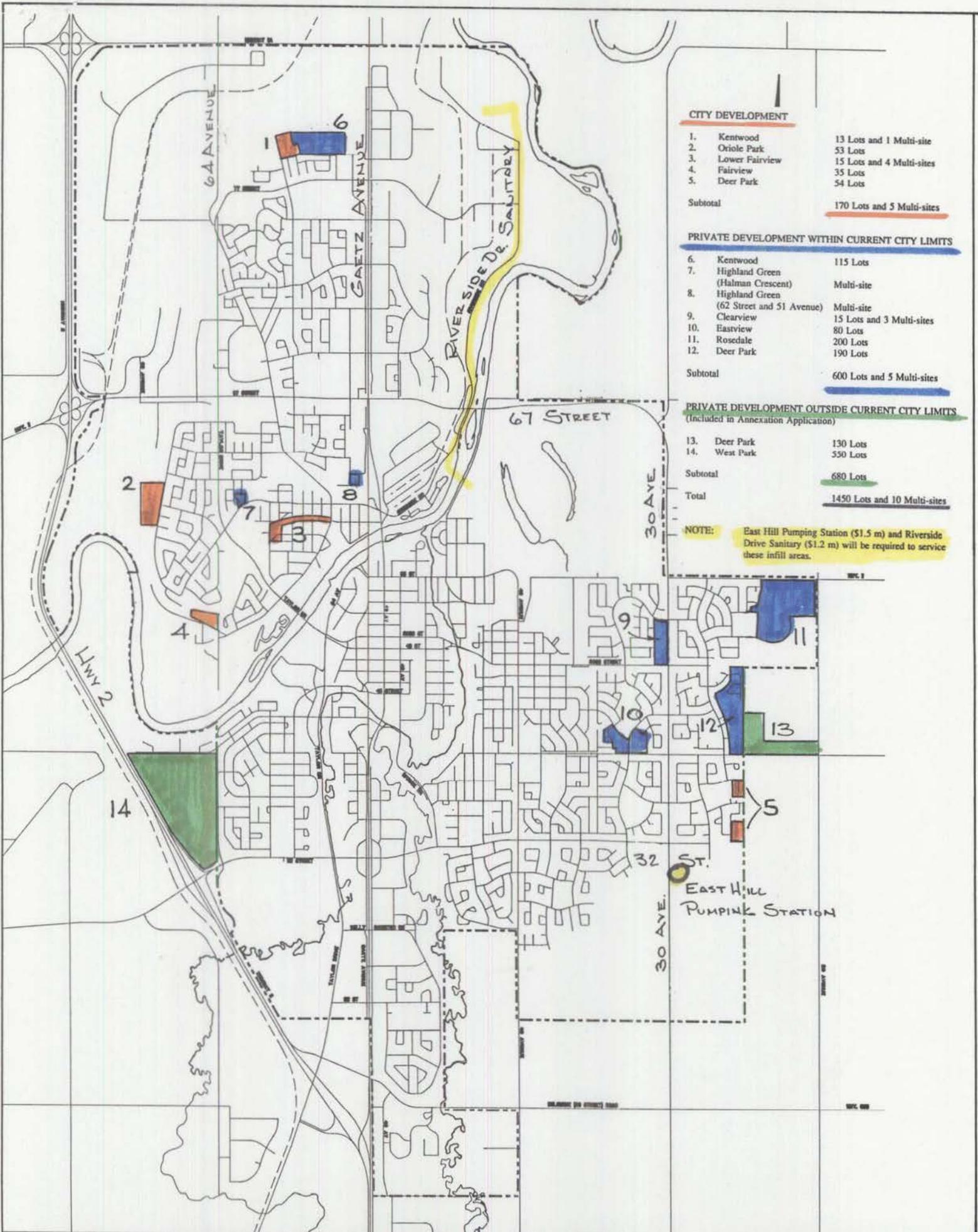
I trust this is the information you require.



Tom C. Warder, P. Eng.
Streets and Utilities Engineer

TCW/emg
Att.

c.c. Engineering Department Manager
c.c. Director of Engineering Services



CITY DEVELOPMENT

1.	Kentwood	13 Lots and 1 Multi-site
2.	Oriole Park	53 Lots
3.	Lower Fairview	15 Lots and 4 Multi-sites
4.	Fairview	35 Lots
5.	Deer Park	54 Lots
Subtotal		170 Lots and 5 Multi-sites

PRIVATE DEVELOPMENT WITHIN CURRENT CITY LIMITS

6.	Kentwood	115 Lots
7.	Highland Green	
8.	Highland Green (Halman Crescent)	Multi-site
9.	Highland Green (62 Street and 51 Avenue)	Multi-site
10.	Clearview	15 Lots and 3 Multi-sites
11.	Eastview	80 Lots
12.	Rosdale	200 Lots
12.	Deer Park	190 Lots
Subtotal		600 Lots and 5 Multi-sites

PRIVATE DEVELOPMENT OUTSIDE CURRENT CITY LIMITS (Included in Annexation Application)

13.	Deer Park	130 Lots
14.	West Park	550 Lots
Subtotal		680 Lots
Total		1450 Lots and 10 Multi-sites

NOTE: East Hill Pumping Station (\$1.5 m) and Riverside Drive Sanitary (\$1.2 m) will be required to service these infill areas.

NO. 2

DATE: December 2, 1992

TO: Mayor and Members of Council

FROM: Land and Economic Development Manager

RE: **APPLICATION TO PURCHASE
PART OF LOT 1 AND LOT 2B, PLAN 6233 RS
BY SWELL INVESTMENTS LTD.**

Attached is an offer to purchase a portion of the above parcels of land, which have recently been transferred to the City of Red Deer as a result of the CP Rail relocation. The parcel is located immediately north of the recently completed Real Canadian Super Store, fronting on 52 Street, west of the alleyway behind the Turbo Resources Service Station. A portion of the land is presently occupied by a parking lot operated by Empire Paarking. On August 24, 1992, the City entered into an agreement with Empire Paarking, to lease the parking lot to them with a 60 day cancellation clause.

Swell Investments Ltd. is proposing to purchase the parcel of land, identified on the attached drawing, consisting of approximately 31,875 sq. ft. They propose to construct a multi-tenant development containing C-1 uses. Swell Investments Ltd. is offering \$8.10/sq. ft., subject to the following conditions:

1. All City services, including connection charges, to be provided to the property line;
2. Any contaminated soil to be removed from the site at the City expense;
3. Costs associated with survey and subdivision to be the responsibility of the City of Red Deer;
4. The site to be re-zoned from Direct Control to C-1;
5. Access to be provided from 52 Street.

The attached reports from various departments indicate that the site can be serviced with water, sanitary sewer and storm drainage. Electrical service could also be provided to the site by the City's Electric Light and Power Department. The terms and conditions surrounding the lease to Empire Paarking require that the City pay a penalty of \$2000 to Empire Paarking in the event the lease is cancelled within the first six months. It would therefore appear that the City could not give notice to Empire Paarking prior to February 26, 1993, without incurring a \$2000 penalty.

.../2

Mayor and Members of Council
 Page 2
 December 2, 1992

An inhouse appraisal has been conducted on land in the general area of this site, and we estimate that the value of the land is \$9.50 to \$10/sq. ft. In addition, Swell Investments has requested that connection charges and charges associated with the installation of electrical service be included in the purchase price. We have therefore obtained estimates for the following:

Water connection
 Sanitary Sewer connection
 Storm Sewer connection
 Curb Cut
 Installation of a 400 amp pad mounted transformer

Total costs associated with these connection charges work out to \$1.04/sq. ft.

Recommendation

We would recommend that the City enter into an option and land sales agreement with Swell Investments Ltd., covering the purchase of Part of Lot 1 and Lot 2B, Plan 6233 RS (approximately 31,875 sq. ft.) at a purchase price of \$11.04/sq. ft. The agreement is subject to the following conditions:

1. The agreement to include a six month option at an option fee of 5% of the purchase price, with the balance of the purchase price payable upon exercising the option.
2. A condition of exercising the option being that the purchaser must obtain a development permit for a development conforming with C-1 zoning standards.
3. The City to be responsible for re-zoning the site to C-1;
4. The City to be responsible for all survey and subdivision costs;
5. The City to be responsible for the installation of water, sanitary sewer, storm sewer and 400 amp electrical service connections to the property line;
6. The City to be responsible for the removal of any environmental contaminants from the site;

.../3

Mayor and Members of Council
Page 3
December 2, 1992

7. The City providing Empire Paarking with 60 days notices of cancellation of their lease agreement;
8. Access from 52 Street to the satisfaction of the City Engineer;
9. An agreement satisfactory to the City Solicitor.

We believe other land in the area would be of interest to Empire Paarking for the redevelopment of the existing parking.

Respectfully submitted,

Alan V. Scott

AVS/mm

Att.

SWELL INVESTMENTS LTD.

Building Contractors

4324 - 54 Ave., Red Deer, Alberta T4N 4M2

Phones 347-3180 - 346-4739

Nov. 30/92

ATT.

Mr. Al Scott
City of Red Deer

Further to our discussions - re Land - Plan No. 6233 RS
We wish to revise our offer to reflect the servicing
costs.

SIZE OF LAND - 200ft Frontage on 52 Street
156ft. Depth -
APPOX - 31,800 sq. ft.

PRICE - \$8.10 per sq. ft. -

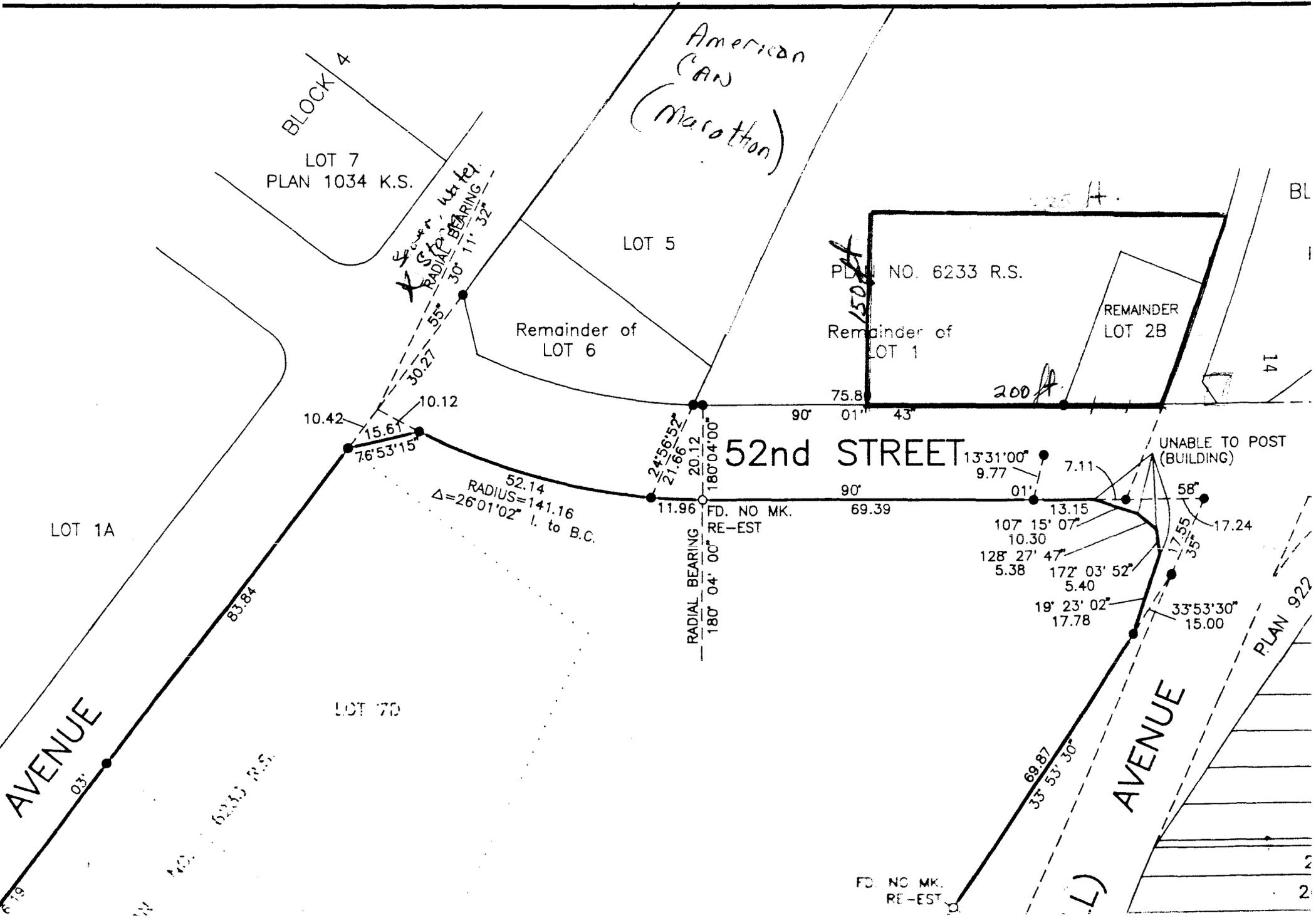
INCLUDES THE FOLLOWING.

- To PROPERTY
LINE.
- STORM SEWER
 - SANITARY SEWER
 - 2" WATER
 - 1 Curb Cut - 52nd Street
 - Electrical - Transformer - 400 AMP - 3 Phase.
 - SUB. DIVISION COSTS -
 - TO BE ZONED C-1
 - REMOVE CONTAMINATED SOIL + CONCRETE FTGS.

E. H. WATSON
E. H. Watson

DEC 1 1992

522 3172



BLOCK 4

LOT 7
PLAN 1034 K.S.

American
(AN)
(Marathon)

LOT 5

Remainder of
LOT 6

PL. NO. 6233 R.S.

Remainder of
LOT 1

REMAINDER
LOT 2B

52nd STREET

UNABLE TO POST
(BUILDING)

LOT 1A

LOT 7D

AVENUE

AVENUE

PLAN 922

52.14
RADIUS=141.16
 $\Delta=26^{\circ}01'02''$ l. to B.C.

FD. NO MK.
RE-EST

FD. NO MK.
RE-EST

RADIAL BEARING
30° 11' 32"

RADIAL BEARING
180° 04' 00"

13° 31' 00"

9.77

7.11

107° 15' 07"

10.30

128° 27' 47"

5.38

172° 03' 52"

5.40

19° 23' 02"

17.78

33° 53' 30"

15.00

17.55

35°

17.24

10.42

15.61

76° 53' 15"

10.12

30.27

55°

24° 56' 52"

21.66

20.12

180° 04' 00"

75.8

200 A

83.84

69.87

33° 53' 30"

14

2

2

DATE: November 30, 1992
TO: Land and Economic Development Manager
FROM: Land Supervisor
RE: **OFFER TO PURCHASE PART OF LOT 1 AND
THE REMAINDER OF LOT 2B PLAN 6233 RS**

A portion of this land is currently leased to Empire Paarking for two years, September 1, 1992 to August 31, 1994, with a further two year option. Clause 11.01 of this agreement does allow the City to terminate the lease with 60 days notice after the first six months, or the City shall pay Empire \$2,000.00 compensation for equipment and improvements they have placed.

The remaining Lot 1 is currently very odd shaped and this proposal would make it even worse for developing the remaining lands. In view of this, we recommend that the sale of land in this area be held in abeyance pending the Red Deer Regional Planning Commission's downtown concept plan.

Based on previous inhouse appraisals, it is the opinion of the Land Department that the square foot price is currently estimated at \$9.50 to \$10.00, and not the \$6.66 offered.



W. F. Lees
Land Supervisor

WFL/mm

DATE: November 20, 1992
TO: Al Scott
Economic Dev.
FROM: Daryle Scheelar
E. L. & P.
RE: Offer to Purchase Part of
Lot 1, and Lot 2B, Plan 6233 RS

E. L. & P. have no objection to the proposed sale of this property.

Electrical servicing of this development will include both on site and off site charges.

The off site charges would be included in the purchase price. Please advise the developer that they will be responsible for on site charges.

If you have any questions please advise.


Daryle Scheelar,
Distribution Engineer

GF/jjd

DATE: November 24, 1992
TO: Economic Development Manager
FROM: Bylaws and Inspections Manager
RE: **LOT 1-2, PLAN 6233 R.S.**

FILE NO. 92-1610

In response to your memo regarding the above, we have the following comments.

The site in question is designated as DC(3), which means the use would require Council approval. The Municipal Planning Commission would be responsible for setting site requirements such as landscaping and parking.

Our concern is that a portion of the site has been developed as a parking lot by Empire Paarking Inc. Under terms of the lease, they have a 60 day cancellation clause, plus if the lease is cancelled within the first 6 months of operation, the City will reimburse Empire for \$2000 of renovations expense. The agreement was signed on August 24, 1992; therefore, it appears that we could not give notice until February 26, 1993.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: November 25, 1992
TO: Economic Development Manager
FROM: Director of Engineering Services
RE: **SWELL INVESTMENTS
LOTS 1 AND 2B, PLAN 6233 R.S.**

We have reviewed your memo and the attached correspondence from Swell Investments.

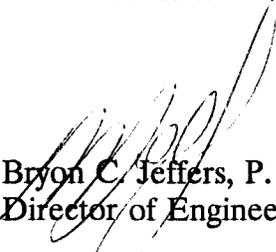
It would appear that the price offered is low; however, we would defer to your opinion in this area.

The parcel in question is readily serviceable with water and sanitary sewer. Storm drainage would be to the street (52 Street) or lane.

The parcel as laid out does restrict access somewhat to the balance of the parcel. It will probably be necessary to acquire easements along the boundaries of the parcel to service the balance of the property. At this time we are not certain of the location or extent of the easements.

Water and sewer are provided in mains adjacent to the property. Service connections are the responsibility of the developer.

Access location off 52 Street would be subject to our approval.



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

BCJ/emg

Commissioners' Comments

We have requested that the applicant be present at the Council meeting to outline in general terms the nature of the proposed development. Subject to this development being satisfactory to Council, we would concur with the recommendations of the Economic Development Manager.

"G. SURKAN"
Mayor
"M.C. DAY"
City Commissioner



MEMORANDUM

TO: Mr. Alan Scott

DATE: December 3, 1992

FROM: Djamshid Rouhi

RE: OFFER TO PURCHASE PART OF LOT 1
AND LOT 2B, PLAN 6233RS

Swell Investments Ltd. is offering the City to purchase a parcel of land which forms part of Lot 1 and 2B with an area of 0.287 ha (0.71 acres) for the sum of \$200,000. The offer is subject to ten conditions outlined in the application letter dated November 30, 1992.

The proposed site with a frontage of 61.0 metres (200 ft) is located on the north side of 52nd Street and west of Turbo Service Station. The site became available because of railway relocation and the extension of 52nd Street to join 53rd Avenue.

The two existing lots (remainder of Lot 2B and Lot 1) has an area of ± 1.164 ha (2.87 acres) with a frontage of ± 95 m (278.87 ft) on 52nd Street. The north part of this parcel is narrow and extends to 55th Street.

Part of the site has been leased to Empire Paarking, which provides 72 parking stalls, if the land is sold to Swell Investments then parking has to be relocated.

The City Council may be aware that we are preparing a study known as C.P. Area Redevelopment Plan and this particular site is part of the study. The study is expected to be available in March of 1993.

We have not finalized our plan regarding these two parcels of land, but it would appear that the northern part could be added to the adjoining properties. The southern portion adjacent to 52nd Street has a good potential for commercial uses.

The total site excluding the narrow north part could be marketed in the following manner:

- selling the whole site for large commercial development
- subdivide the site into two equal frontage lots facing 52nd area
- use the eastern portion for parking and remainder for commercial use.

Planning staff do not support the subdivision of the property as proposed by Swell Investments; the subdivision of land as proposed by Swell Investments would reduce the marketability and usefulness of the remainder of the railway lands to the west and north.

RECOMMENDATION

We are recommending any sale of land be deferred until the study is available and the parking demand is assessed in this area.

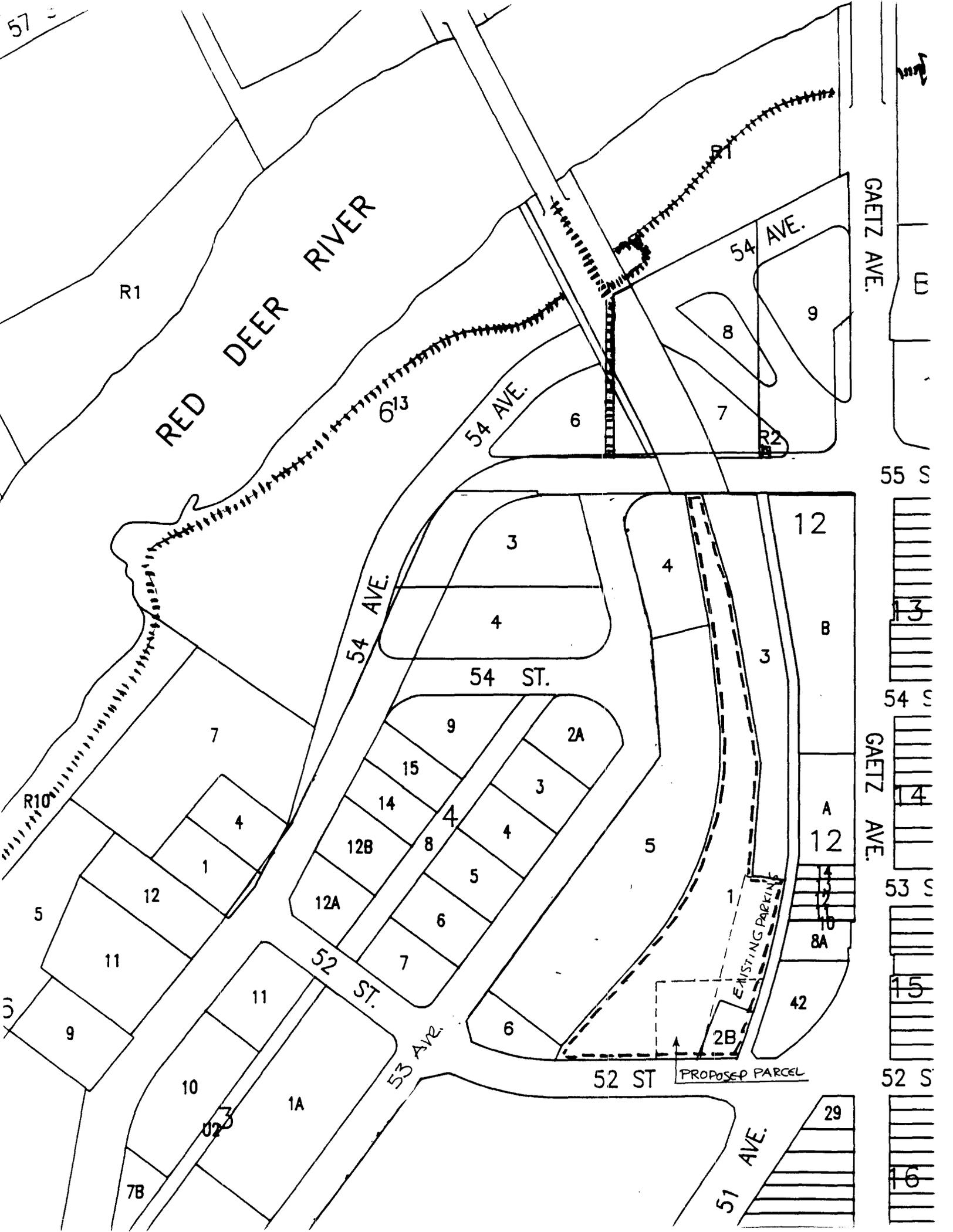
D. Rouhi

Djamshid Rouhi, ACP, MCIP
SENIOR PLANNER

DR/eam

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	1:55 pm
DATE	Dec. 2/92
BY	<i>L. Perick</i>



57

R1

RED DEER RIVER

6/3

54 AVE.

54 AVE.

GAETZ AVE.

55 S

54 AVE.

54 ST.

GAETZ AVE.

54 S

R10

52 ST.

53 AVE.

52 ST

PROPOSED PARCEL

53 S

EXISTING PARKING

51 AVE.

52 S

7B

02/3

1A

29

16

SWELL INVESTMENTS LTD.

Building Contractors

4324 - 54 Ave., Red Deer, Alberta T4N 4M2

Phones 347-3180 - 346-4739

Nov. 30/92

ATT.

Mr. Al. Scott
City of Red Deer.

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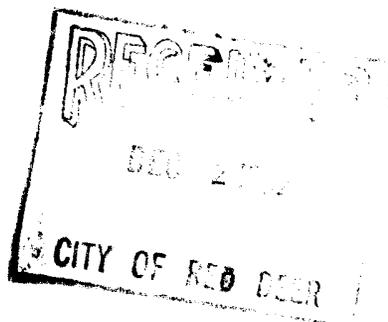
SIZE OF LAND - 200 ft Frontage on 52 Street
156 ft. Depth -
Approx - 31,800 sq ft.

PRICE - \$8.10 per sq. ft. -

INCLUDES THE FOLLOWING.

- STORM SEWER
- SANITARY SEWER
- To PROPERTY LINE. - 2" WATER
- 1 Curb Cut - 52nd Street
- Electrical - Transformer - 400 AMP - 3 Phase.
- SUB. DIVISION COSTS -
- TO BE ZONED C-1
- REMOVE CONTAMINATED SOIL + CONCRETE FTGS.

E. H. WATSON
E. H. Watson



NOVEMBER 16-19. 2

LOT SIZE APROX- 200 X 150
30,000 sq. ft.

Price \$200,000.00

SEWER
WATER
STORM SEWER
ELECTRICAL
TELEPHONE
GAS
SOIL CONTAMINATION? (REMOVE)

} TO PROPERTY LINE

TO BE ZONED C 1
SUB DIVISION COSTS - BY CITY
NO OFF SITE LEVIES.
ACCESS FROM 52 STREET

DATE: DECEMBER 9, 1992
TO: LAND & ECONOMIC DEVELOPMENT MANAGER
FROM: CITY CLERK
RE: APPLICATION TO PURCHASE BY SWELL INVESTMENTS LTD. PART OF LOT 1 and LOT 2B, PLAN 6233 R.S.

Your report dated December 2, 1992 pertaining to the above matter was considered at the Council Meeting of December 7, 1992.

At the above noted meeting, the following motion was introduced:

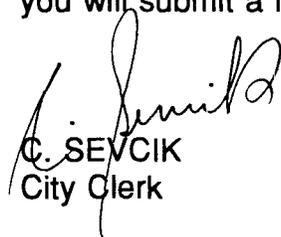
"RESOLVED that Council of The City of Red Deer having considered report dated December 2, 1992, from the Economic Development Manager re: Application by Swell Investments Ltd. to purchase part of Lot 1 and Lot 2B, Plan 6233 RS hereby agrees to the City entering into an option and land sales agreement with Swell Investments Ltd. pertaining to the aforesaid lands (approximately 31,875 sq. ft.) at a purchase price of \$11.04 per sq. ft. subject to the following conditions:

1. The agreement to include a six month option at an option fee of 5% of the purchase price, with the balance of the purchase price payable upon exercising the option
2. A condition of exercising the option being that the purchaser must obtain a development permit for a development conforming with C-1 zoning standards
3. The City to be responsible for re-zoning the site to C-1
4. The City to be responsible for all survey and subdivision costs
5. The City to be responsible for the installation of water, sanitary sewer, storm sewer and 400 amp electrical service connections to the property line
6. The City to be responsible for the removal of any environmental contaminants from the site
7. The City providing Empire Paarking with 60 days' notice of cancellation of their lease agreement
8. Access from 52 Street to the satisfaction of the City Engineer
9. An agreement satisfactory to the City Solicitor

and as recommended to Council December 7, 1992."

Prior to voting on said resolution however, a tabling motion was passed pending receipt of a further report back to Council relative to negotiations on the sale of said land.

In accordance with Council's decision, I trust you will contact Swell Investments and that you will submit a further report back to Council in due course as requested by Council.



C. SEVCIK
City Clerk

CS/clr

cc: Director of Engineering Services
Bylaws & Inspections Manager
E L & P Manager
Land Supervisor
Senior Planner