

**FILE**

**DATE:** March 2, 1999  
**TO:** All Departments  
**FROM:** City Clerks  
**RE:** *PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES*

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**SUMMARY OF DECISIONS**

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

HELD IN THE COUNCIL CHAMBERS, CITY HALL

**MONDAY, MARCH 1, 1999**

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

- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday, February 16, 1999

**DECISION - Confirmed as transcribed**

PAGE #

(2) **UNFINISHED BUSINESS**

1. City Clerk - Re: Proposed Amendments to Utility Bylaw No. 3215/98 / Utility Bylaw Amendment 3215/B-99 / Five Unit Limit on Weekly Residential Garbage Collection Service / (Consideration of 3<sup>rd</sup> Reading of the Bylaw)

.. 1

**DECISION - Council approved a five unit limit on weekly residential garbage collection. The charge for garbage tags for units over the limit is \$1.00 per garbage unit. Garbage over the unit limit will only be picked up if a garbage tag is attached to it. Garbage tags can be purchased from The City**

2. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/F-99 / Hair Replacement Salon at 5401 - 48<sup>th</sup> Avenue / Bev Anderson (2<sup>nd</sup> Edition) / (Consideration of 1<sup>st</sup> Reading of the Bylaw)

. . 10

**DECISION - Council gave first reading to the Land Use Bylaw Amendment to allow a hair replacement salon at 5401-48 Avenue. A Public Hearing will be held Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall**

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

1. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/D-99 / Kentwood Northeast - Phases 11 & 12 / Laebon Developments Ltd. / (Consideration of 1<sup>st</sup> Reading of Bylaw)

. . 13

**DECISION - Council gave first reading to this Land Use Bylaw Amendment, which, if passed, will redesignate 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District and will also allow for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots. A Public Hearing is scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall**

2. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/G-99 / Lancaster South (Lancaster Green) - Phase 1 / The City of Red Deer / (Consideration of 1<sup>st</sup> Reading of Bylaw)

. . 18

**DECISION - Council gave first reading to Land Use Bylaw Amendment 3156/G-99, which if passed, will allow the redesignation of lands in Lancaster South (Lancaster Green) - Phase 1, to accommodate the development of 144 single family lots, 10 semi-detached lots, 3 public utility lots and 2 municipal reserve lots. A Public Hearing is scheduled for Monday, March 29, 1999 at 7:00 p.m. Council Chambers, City Hall**

3. Inspections and Licensing Manager - Re: Land Use Bylaw Amendment No. 3156/I-99 / Design Standards: C1 - C1A Districts / (Consideration of 1<sup>st</sup> Reading of Bylaw) . . 22

**DECISION - Council gave first reading to this Land Use Bylaw Amendment which provides for the incorporation of design standards into the bylaw for C1 and C1A Districts. Council directed the Downtown Planning Committee to develop a more detailed set of design standards for the C1 and C1A Districts with input from the architectural profession and property owners. A Public Hearing is scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall**

4. City Clerk - Re: 2001 Alberta Senior Games . . 24

**DECISION - Council agreed not to bid on the 2001 Alberta Senior Games, however, agreed that subject to a review of the feasibility of such a bid, that The City would consider bidding on the 2003 Alberta Senior Games**

5. Director of Corporate Services:

- (a) 1999 Operating and Capital Budgets for The City of Red Deer . . 28

**DECISION - Council approved the 1999 Operating and Capital Budgets for The City as set out in Schedule "A" and presented March 1, 1999**

- (b) Re: December 31, 1998 Reserve Balances / Capital Project Funding and Utility Rate Increases / Utility Bylaw Amendment No. 3215/A-99 / (Consideration of Three Readings) . . 34

**DECISION - Council gave three readings to this Utility Bylaw Amendment approving rate increases for 1999**

6. Director of Corporate Services - Re: Utility Bill Non-Payment Penalty / Utility Bylaw Amendment No. 3215/C-99 (Amend Bylaw No. 3215/98) / (Consideration of Three Readings of the Bylaw) . . 61

**DECISION - Council agreed that customers paying Utility accounts after the due date shall be charged a penalty of 2.5% of the current charges. The late payment penalty is not to be**

**construed as permission for the customer to pay late but rather a penalty for breaching the terms of the utility service agreement. The Utility Bylaw Amendment was given three readings**

7. Recreation, Parks and Culture Board - Re: Ghost Project #4 - "Sound The Alarm" . . 63

**DECISION - Council supported the proposed revisions to the Ghost Project regarding the change in dimensions; the change to an original wooden wagon as opposed to a bronze wagon, and the use of some original/replica pieces of equipment to be secured to the wagon**

8. Director of Community Services, Recreation, Director of Corporate Services and Recreation, Parks & Culture Manager - re: Extraordinary Year at River Bend Golf Course and Recreation Area . . 72

**DECISION - Council agreed to amend the 1998 revenue sharing formula with the River Bend Golf and Recreation Society, as set out in the agreement with The City, and in the future to apply the revised formula based on the revenue identified in the 1998 year-end audited financial statement**

**(5) CORRESPONDENCE**

1. Scouts Canada (Central Alberta Region) - Re: Request for Renewal of Lease of City Owned Land at 5321-47 Avenue . . 77

**DECISION - Council approved the renewal of the noted lease between The City and Scouts Canada, subject to conditions**

2. Stantec Consulting Ltd. (Don Larke) - Re: Gaetz Avenue Crossing (Gaetz Avenue and 22<sup>nd</sup> Street) / Request for Rezoning / Land Use Bylaw Amendment 3156/H-99 / (Consideration of 1<sup>st</sup> Reading of the Bylaw) . . 81

**DECISION - Council gave first reading to Land Use Bylaw Amendment No. 3156/H-99 that, if passed, will provide for the redesignation of lands from C4 (Major Arterial) District to C2 Commercial (Regional Shopping Centre) District. Council approved an amendment to Council Policy No. 3402- Commercial Land Use Districts - Conversion of C4 to C2**

3.	Wayne Kalawarny - Re: Appeal Denial of Taxi License	.. 90
	<b>DECISION - Council upheld the License Inspector's decision to deny a taxi licence to Mr. Kalawarny</b>	
(6)	<b>PETITIONS AND DELEGATIONS</b>	
(7)	<b>NOTICES OF MOTION</b>	
(8)	<b>WRITTEN INQUIRIES</b>	
(9)	<b>BYLAWS</b>	
1.	3156/D-99 - Land Use Bylaw Amendment / Kentwood Northeast - Phases 11 & 12 / Laebon Developments Ltd. / - 1 <sup>st</sup> Reading	.. 96 .. 13
	<b>DECISION - Bylaw given 1<sup>st</sup> Reading</b>	
2.	3156/F-99 - Land Use Bylaw Amendment / Hair Replacement Salon at 5401 - 48 <sup>th</sup> Avenue / Bev Anderson (2 <sup>nd</sup> Edition) / - 1 <sup>st</sup> Reading	.. 98 .. 10
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5.	3156/I-99 - Land Use Bylaw Amendment / Design Standards: C1 - C1A Districts / - 1 <sup>st</sup> Reading	.. 105 .. 22
	<b>DECISION - Bylaw given 1<sup>st</sup> Reading</b>	
6.	3215/A-99 - Utility Bylaw Amendment / Rate Changes - Schedules A, B, C and D / - Three Readings	.. 106 .. 28
	<b>DECISION - Bylaw given three Readings</b>	

7. 3215/B-99 - Utility Bylaw Amendment / Five Unit Limit on Weekly Residential Garbage Collection Service / Amend Bylaw No. 3215/98 / - 3<sup>rd</sup> Reading .. 124  
.. 1

**DECISION - Bylaw given 3<sup>rd</sup> Reading**

8. 3215/C-99 - Utility Bylaw Amendment / Utility Bill Non-Payment Penalty / - 3 Readings .. 126  
.. 61

**DECISION - Bylaw given three Readings**

***Additional Agenda:***

1. City Clerk - Re: Development Agreement Administration, Survey and Mapping / 1999 Rates .. 1

**DECISION - Council approved the 1999 rates as presented**

2. Director of Community Services and Recreation, Parks and Culture Manager - re: East Recreation Project - Methodology .. 7

**DECISION - Council approved the Preliminary Schedule; Project Methodology and Committees Structure as set out in the above report and presented to Council March 1, 1999**

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

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

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3. Wayne Kalawarny - Re: Appeal Denial of Taxi License	.. 90
 (6) <b>PETITIONS AND DELEGATIONS</b>	
 (7) <b>NOTICES OF MOTION</b>	



(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

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.. 28
7. 3215/B-99 - Utility Bylaw Amendment / Five Unit Limit on Weekly  
Residential Garbage Collection Service / Amend Bylaw No. 3215/98 /  
- 3<sup>rd</sup> Reading . . 124  
.. 1
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Penalty / - 3 Readings . . 126  
.. 61

Committee of the Whole:

- (a) Administrative Matter

**DATE:** February 18, 1999

**TO:** City Council

**FROM:** City Clerk

**RE:** *Proposed Amendments to Utility Bylaw No. 3215/98,  
(Utility Bylaw Amendment No. 3215/B-99)  
Five Unit Limit on Weekly Residential Garbage Collection Service*

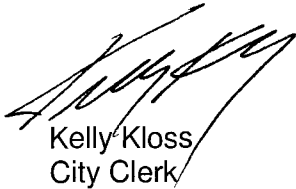
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At the Council meeting of Tuesday, February 16, 1999, Council gave consideration to the report from the Public Works Manager dated February 10, 1999 regarding the proposed five unit limit on weekly residential garbage collection service. Subsequently, Council gave first and second readings to Utility Bylaw Amendment 3215/B-99.

Please find attached the noted report from the Public Works Manager for your information.

***Recommendation***

Utility Bylaw Amendment No. 3215/B-99 may now be given third reading.



Kelly Kloss  
City Clerk

/clr  
attchs.

DATE: February 10, 1999

TO: City Clerk

FROM: Public Works Manager

RE: **PROPOSED AMENDMENTS TO UTILITY BYLAW 3215/98  
5 UNIT LIMIT ON WEEKLY RESIDENTIAL GARBAGE COLLECTION  
SERVICE**

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### Background

In the Solid Waste Master Plan Update approved by City Council in June 1998, it was recommended that the City adopt a limit of 5 bags or cans per week for residential garbage collection and that consideration be given to lowering the limit in the future. It was understood that this item would require a Bylaw change and that City Council would have an opportunity to review the recommendation at that time.

A 1998 survey found that Red Deer households throw away an average of 2.6 bags of garbage per week and 93 percent set out 5 bags or less. A relatively small percentage of households generate in excess of 5 units per week and do not make any effort to reduce their waste through the City's recycling and yard waste programs. During a public consultation process, various local groups supported a limit on the volume of residential garbage requiring disposal and 61% of the public that responded were in favour of a limit of 5 bags or less. There is currently no limit on the volume of material that can be set out for collection, provided it meets certain size and weight restrictions. There have been instances of residents putting out in excess of 20 bags at one time.

### Rationale

Setting a limit on the amount of garbage that can be set out for disposal is similar to the other user pay utility services such as provision of water and electricity. The rationale is that everyone pays a fee for the basic service, and beyond that those who use more, pay more. Commercial customers and multi-family residential complexes already have a user pay system since they pay for the service based on the volume and frequency of collection.

As shown by the survey, most households will already meet a limit of 5 units of garbage per week. Those that do not have several options available including:

- the City's residential recycling program;
- the City's yard waste collection program;
- the two \$5.00 Landfill coupons/year;
- purchase of stickers for additional units of garbage; and
- waste reduction.

February 10, 1999  
City Clerk  
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The 5 unit limit will provide some incentive for waste reduction, particularly for yard waste. Yard waste is an organic material that breaks down in the landfill and contributes to the generation of leachate and methane gas. By composting this material, we can save landfill space and produce a useful soil amendment product.

#### Implementation

Other municipalities with volume based residential garbage collection have found that it is easier to communicate a volume based system to the public by referring to "units of garbage" rather than bags or cans. We propose that a "unit of garbage" be defined as:

- a garbage bag up to 660mm x 914mm (26" x 36") (i.e. standard green garbage bag); or
- a garbage can with a volume of 70 - 100 litres (15 - 22 gal.) (a standard galvanized metal garbage can is approximately 70 litres in volume); and
- weighing no more than 25 kg (55 lbs.).

Therefore, it is being recommended that no more than 5 units of garbage per week are picked-up for the approved 1999 residential garbage collection rate of \$6.42/household/month. Additional units of garbage would be collected if marked with a garbage tag purchased from the City for \$1.00/sticker. Stickers would be sold at City Hall, the Recreation Centre, and the Dawe Centre.

The price of the garbage tag is set to recover disposal and administration costs, rather than to act as a deterrent. The limit would be enforced by the Garbage Collection Contractor by leaving behind unmarked units in excess of the limit. We are proposing that the limit go into effect at the start-up of the yard waste collection program on April 19, 1999.

#### Issues

As shown in Attachment #1, other municipalities have found that concerns about an increase in illegal dumping and other issues have not materialized. If there is an increase in illegal dumping or improper waste disposal, these will be handled as they are now by enforcement of the Bylaw with existing staff.

#### Conclusion

The City of Red Deer has a very progressive waste management system with many options for waste reduction and recycling. We feel that the implementation of a weekly limit on residential garbage collection will be a step forward and will mean that the service is treated similar to other utilities and commercial garbage collection. In addition, it will provide greater incentive for waste reduction and will likely increase participation in the yard waste program.

February 10, 1999  
City Clerk  
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Many other municipalities in Alberta and throughout North America have successfully implemented volume based systems for residential garbage collection. In general, they have found a decrease in the quantity of waste going to landfill and an increase in their

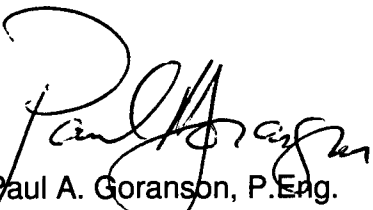
waste reduction programs. This is seen as the direction that most municipalities will be heading in the future. Compared to other programs, a 5 unit limit is generous; however, it provides a comfortable starting point which will not result in any undue hardship. Although there will be some opposed to a limit, we feel that the limit will be supported by the majority of residents based on our public consultation process and it will provide a sound basis for our solid waste utility in the future.

Council may wish to implement the 5 unit limit on a somewhat "pilot" basis, and have Administration obtain input from our customers following a six month period of implementation to gauge what the real issues are.

**RECOMMENDATION:**

We respectfully recommend that Council;

- give three readings to the proposed amendments to Bylaw No. 3215/98 in order to implement a 5 unit limit on weekly residential garbage collection service effective April 19, 1999, and
- direct Administration to survey residential customers six months after implementation of the Bylaw changes and report the results back to Council.



Paul A. Goranson, P.Eng.  
Public Works Manager

/lp

Att.

c      Director of Development Services

**Attachment #1**  
**POTENTIAL ISSUES FOR IMPLEMENTATION OF A 5 UNIT LIMIT**  
**FOR RESIDENTIAL GARBAGE COLLECTION**

The following list of potential issues was developed through the public consultation process for the Solid Waste Master Plan Update. The responses were prepared based on discussions with other municipalities with volume based residential collection including the following:

- Town of Ponoka - 2 unit limit
- Town of Sylvan Lake - 3 unit limit
- City of Airdrie - 2 unit limit
- City of Wetaskiwin - residents subscribe to the level of service that they want (i.e. 1, 2 or 3 units)
- City of St. Albert - residents subscribe to the level of service that they want.

Public Input	Response
<ul style="list-style-type: none"> <li>• will result in illegal dumping</li> <li>• will result in illegal use of commercial dumpsters</li> <li>• difficult to meet limit during holidays (company visiting, etc.)</li> <li>• unfair to large families</li> <li>• unfair to citizens who stay well under the limit for most of the year, but occasionally go over</li> <li>• will the yard waste program be extended</li> <li>• other people will place bags of garbage behind their house; they will have to pay for garbage they didn't generate</li> <li>• what is the size of a unit of garbage</li> </ul>	<ul style="list-style-type: none"> <li>• other municipalities have found a minimal increase (if any) in illegal dumping</li> <li>• most households are already under a 5 unit limit</li> <li>• occasional illegal dumping already occurs and it is dealt with through the existing Utility Bylaw</li> <li>• not a significant problem in other municipalities; some have recommended that businesses use bins with locking lids</li> <li>• it encourages greater waste reduction and recycling</li> <li>• even a large family should be able to stay within a 5 unit limit</li> <li>• it is a "user pay" system</li> <li>• a "true" volume based program would be difficult to implement within our current garbage collection contract; this may be something to consider in the future</li> <li>• the yard waste program can be extended if necessary</li> <li>• not a significant problem in other municipalities and can be dealt with under the Utility Bylaw</li> <li>• a unit of garbage will be clearly defined and communicated to the public</li> </ul>

**PART 14****GARBAGE UTILITY****DEFINITIONS**

123 In this part and in the schedules related to this part, the following words shall have the following meanings:

"Container" shall mean a container for garbage which is designed to be emptied by a front loader garbage vehicle;

"Contractor" shall mean the person who is under contract with the City through the Solid Waste Collection Contract or other applicable agreements entered into between the City and the Contractor.;

"Recycling Contractor" shall mean the person who is under contract with the City through the Residential Recycling Contract or other applicable agreements entered into between the City and the Recycling Contractor.

"Dangerous Goods" shall have the meaning set out from time to time in the Transportation of Dangerous Goods Control Act, R.S.A. 1980, Ch. T-6.5 as amended, and the regulations thereunder;

"Disposal Grounds" shall mean the landfill site operated under the authority of the City from time to time;

"Garbage" shall mean discarded material or waste of any kind which is permitted to be disposed of at the City landfill site;

**"Garbage Tag" shall mean a sticker purchased from the City to be used to identify units of garbage in excess of the basic residential garbage collection service."**

"Hazardous Waste" shall have the meaning set out from time to time in the Environmental Protection and Enhancement Act, R.S.A. 1980, Ch. E 13.3 as amended, and the regulations thereunder;

"Receptacle" shall mean a receptacle for garbage other than a container as defined herein and includes a garbage can and garbage bags;

"Special Waste" shall mean waste which requires special disposal treatment at the Disposal Grounds but does not include garbage, hazardous waste or dangerous goods.

**"Unit of Garbage" shall mean a garbage bag up to 660mm by 914mm, or a garbage can up to 100 litres in volume, and shall not weigh more than 25 kg.**

"Vacant Residential Lands" shall mean is a residential parcel of land without a building ready for occupancy.

## Bylaw No. 3215/98

- 132 (1) Notwithstanding any other provisions of this bylaw, a receptacle containing garbage shall be sufficiently strong to hold the weight of garbage contained therein without breaking and shall not exceed:
- (a) 25 kilograms (55 pounds) in weight;
  - (b) 1.2 metres (4 feet) in length; or
  - (c) 100 litres (3.6 cubic feet) in volume.
- (2) The City and its contractor are not required to handle, collect or remove a receptacle, or the contents of a receptacle, which does not comply with Section 132 (1) of this bylaw.
- (3) All owners or occupants of land shall remove and dispose of all garbage originating on their lands or premises which are not collected, removed and disposed of pursuant to this bylaw, and in default of their so doing, the City may remove and dispose of such garbage at the expense of such owners or occupants and the owners or occupants shall make payment of such expenses on demand.
- (4) A person shall not put out or permit to be put out animal feces or any other manure type waste unless packaged separately from other waste in a securely tied double plastic bag free of punctures, tears and leaks.
- (5) No person shall dispose of any waste in a receptacle or container owned or leased by another person without the express written consent of the owner of the receptacle or container.
- (6) **The basic residential garbage collection service outlined in schedule "D" Item 3. shall consist of the weekly collection of a maximum of 5 units of garbage per residential customer unless otherwise directed by the Public Works Manager. Units of garbage in excess of the basic residential garbage collection service will be picked up if a garbage tag, purchased from the City, is attached to the waste for disposal.**
- 133 (1) The owner or occupant of residential lands or premises may remove the garbage therefrom at their own expense and employ some other person for such purpose, but such action shall not relieve the owner or occupant of this liability to pay to the City the rate levied under this bylaw for removing such garbage.
- (2) The owner or occupant of multi-family residential lands or premises must have hand pick-up or container collection of garbage at least once per week. The joint use or sharing of garbage containers or receptacles between multi-family residential lands or premises, for the collection and disposal of garbage, shall not be permitted except with the prior written permission of the Public Works Manager.
- (3) The owner or occupant of non-residential lands or premises may remove their own garbage at their own cost and expense by employing the services of their own workers or employees, but such owner or occupant shall not contract such work out to any party



**SCHEDULE "D"*****SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the City, the charge **for basic residential collection** shall be \$6.33 per month per dwelling unit for **the collection of a maximum of 5 units of garbage one pick-up** per week of garbage year round and once a week collection of yard waste for six months per year. **The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.**
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.83 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.37 per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

	<b><i>Description</i></b>	<b><i>Rate</i></b>
(1)	Residents hauling residential refuse from their own residences	\$30.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$30.00 per metric tonne
(3)	Liquid waste contained in a water tight box or tank	\$36.00 per metric tonne

***Comments: (From the Council Meeting Agenda of February 16, 1999)***

I concur with the recommendations of the Administration to approve Utility Bylaw Amendment No. 3215/B-99. I further recommend that in six months time the Public Works Manager bring a report back to Council reviewing the program.

"A. Wilcock"  
Acting City Manager

# FILE

## Council Decision - March 1, 1999 Meeting

**DATE:** March 2, 1999  
**TO:** Public Works Manager  
**FROM:** Deputy City Clerk  
**RE:** *Utility Bylaw Amendment No. 3215/B-99,  
Five Unit Limit on Weekly Residential Garbage Collection Services*

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**Reference Report:**

City Clerk dated February 18, 1999 and Public Works Manager dated February 10, 1999

**Bylaw Readings:**


Utility Bylaw Amendment 3215/B-99 was given 3<sup>rd</sup> Reading, a copy of which is attached hereto.

**Report Back to Council Required:** No

**Comments/Further Action:**

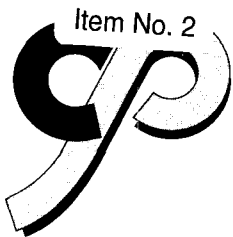
Please note that at this meeting three separate Utility Bylaw Amendments were passed: 3215/A-99 (effective March 17<sup>th</sup>); 3215/B-99 (effective March 1<sup>st</sup>), and 3215/C-99 (effective March 17<sup>th</sup>). This office will be updating the consolidated copy of Utility Bylaw No. 3215/98 and in order avoid confusion, all the amendments will be dealt with in one update. Bylaw Amendment No. 3215/B-99 is therefore attached for your reference in the interim. You will be receiving the entire Utility Bylaw, as amended, in due course.

**Important:** *Schedule "D" - Section 3, makes provisions for the five unit limit and for a rate of \$6.33. Effective March 17<sup>th</sup> the rate will read \$6.42, and this rate will be reflected in the consolidated version as it will override the rate passed effective March 1<sup>st</sup>.*



Jeff Graves  
Deputy City Clerk

/clr  
attchs. (3215/B-99)  
c  
Director of Community Services  
Director of Corporate Services  
Director of Development Services  
Public Works Manager  
E. L. & P. Manager  
Treasury Services Manager  
Mary Stewart, Public Works Engineer  
Cheryl Brown, Public Works



10

**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

**To:** City Clerk  
**From:** Paul Meyette  
Principal Planner  
**Date:** February 22, 1999  
**Re:** Land Use Bylaw Amendment 3156/F-99 and Map No. 5/99 – Hair Replacement  
Salon at 5401-48<sup>th</sup> Avenue

---

Land Use Bylaw Amendment 3156/F-99 and map No. 5/99 are enclosed at Council's request. It proposes to allow a hair replacement salon at 5401-48<sup>th</sup> Avenue while at the same time preserving the option to redevelop the site for multiple family residential use. As Council is aware, planning staff does not support this proposed land use amendment.

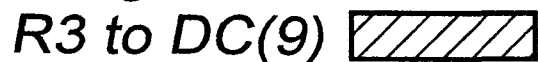

Planning staff respectfully request policy direction from Council as to whether other R3 properties in the downtown will be afforded similar exceptions. As Council may be aware from the presentation made by the applicant, the older houses zoned for multiple family residential use which surround the Downtown Commercial Districts are often available for purchase at a lower cost than similar commercial properties. If Council is prepared to consider further land use amendments, there may be significant interest in commercialization of the R3 properties and a decline in interest in the redevelopment of existing commercially zoned properties; this would be counterproductive to Council's desire to encourage residential use in the city centre and would result in commercial sprawl.

A clear Council policy regarding commercial use in downtown residential areas will allow city staff answer inquiries related to business location.

Paul Meyette ACP MCIP

cc L. Hodgson

## PROPOSED LAND USE BYLAW AMENDMENT



**BYLAW No. 3156 / F - 99**

***Comments:***

I concur with the proposed Land Use Bylaw Amendment to create Direct Control District No. 9 to allow the hair replacement salon at the noted address.

With respect to the issues raised by the Principal Planner, I recommend that Council refer the issue to the Municipal Planning Commission to study the matter in greater detail and in due course report back and make recommendations to Council.

"N. Van Wyk"  
City Manager

# FILE

## Office of the City Clerk

March 2, 1999

Ms. Bev Anderson  
2<sup>nd</sup> Edition  
Centre 5010, 43 Street, Main Floor  
Red Deer, AB T4N 6H2

Dear Ms. Anderson:

**Re: Request to Re-Zone 5401 - 48 Avenue (Lot 1, Block 33, Plan 656 N.Y.)**

At the City of Red Deer's Council Meeting held March 1, 1999, first reading was given to Land Use Bylaw Amendment 3156/F-99, a copy of which is attached hereto.

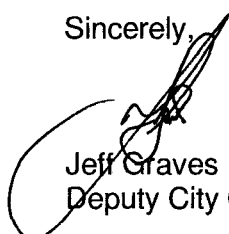
Land Use Bylaw Amendment 3156/F-99 provides for the creation of a new direct control district (DC 9), which will allow a hair replacement salon in the existing building while also allowing for long term multiple family use.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 29, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, March 10, 1999, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c      Principal Planner  
         Administrative Assistant, S. Ladwig

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



**FILE**

**Revision**

**Council Decision - March 1, 1999 Meeting**

**DATE:** March 5, 1999

**TO:** Principal Planner

**FROM:** Deputy City Clerk

**RE:** *Land Use Bylaw Amendment 3156/F-99 / Hair Replacement Salon at 5401-48 Avenue / Bev Anderson (2<sup>nd</sup> Edition)*

---

**Reference Report:** Principal Planner dated February 22, 1999

**Resolution:**

“RESOLVED that Council of the City of Red Deer, having considered report from Parkland Community Planning Services dated February 22, 1999, re: Land Use Bylaw Amendment 3156/F-99 (Hair Replacement Salon at 5401 - 48 Avenue), hereby directs the Municipal Planning Commission to provide a report and recommendations to Council in this regard, for the future consideration of Council.”

MOTION DEFEATED

**Bylaw Readings:**

Land Use Bylaw Amendment No. 3156/F-99 was given 1<sup>st</sup> Reading.

**Report Back to Council Required:**

Yes. A Public Hearing has been scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/F-99 provides for the creation of a new direct control district (DC 9), which will allow a hair replacement salon in the existing building while also allowing for long term multiple family use.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Bev Anderson (2<sup>nd</sup> Edition), via letter, that she will be responsible for the advertising costs in this instance.



Principal Planner  
March 5, 1999  
Page 2



Jeff Graves  
Deputy City Clerk

- c     Director of Development Services
- Director of Community Services
- Inspections & Licensing Manager
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- Administrative Assistant, S. Ladwig

**FILE**

*Revision*

**Council Decision - March 1, 1999 Meeting**

**DATE:** March 5, 1999  
**TO:** Municipal Planning Commission  
**FROM:** Deputy City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/F-99 / Hair Replacement Salon at 5401-48 Avenue / Bev Anderson (2<sup>nd</sup> Edition)*

---

***Reference Report:***

At the Council meeting held Monday, March 1, 1999, Council gave consideration to the report from the Principal Planner dated February 22, 1999 regarding the above and to Land Use Bylaw Amendment 3156/F-99.

***Bylaw Readings:***

Council gave 1<sup>st</sup> Reading to Land Use Bylaw Amendment 3156/F-99.

***Resolution:***

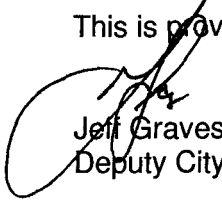
"RESOLVED that Council of the City of Red Deer, having considered report from Parkland Community Planning Services dated February 22, 1999, re: Land Use Bylaw Amendment 3156/F-99 (Hair Replacement Salon at 5401 - 48 Avenue), hereby directs the Municipal Planning Commission to provide a report and recommendations to Council in this regard, for the future consideration of Council."

MOTION DEFEATED

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

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment for Monday, March 29, 1999 at 7:00 p.m. in the Council Chambers.

This is provided for your information.

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c Inspections & Licensing Manager

---

Date: February 19, 1999

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/D-99  
Lots 24 to 48, Block 9, Plan 992 \_\_\_\_ and  
Lot 58, Block 9, Plan 992 \_\_\_\_  
NW ¼ Sec. 32-38-27-4  
Kentwood Northeast – Phases 11 & 12  
Laebon Developments Ltd.

---

Laebon Developments Ltd. presently has titles to the above lands contained within the Kentwood Northeast Neighbourhood Area Structure Plan. They wish to redesignate 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District. These 25 lots were created and received approval for narrow lot development prior to the establishment of the R1N District. Fourteen of the 25 existing lots (identified on the attached plan) do not meet Bylaw's minimum lot depth of 36.6 m for the R1N District as they have depths ranging from 34.22m to 36.5m (a deficiency of 0.27% to 6.5%). However, planning staff support the redesignation of these lots in order that the public can clearly identify them as narrow lot housing. Development approval has been already given by MPC.

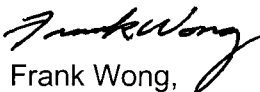
The developers also wish to redesignate the 3.62 ha (8.95 ac) Lot 58 (Phase 12) from A1 Future Urban Development District to R1 and R1N Districts. The redesignation will accommodate approximately 27 single family lots and 23 narrow single family lots. Five of the proposed narrow single family lots are also deficient in lot depth as they were serviced at same time as Phase 11. The deficiency of between 0.6m to 0.54m (1.64% to 1.47%) were relaxed by the Municipal Planning Commission at their February 16, 1999 meeting.

The cumulative narrow lot development total for this Neighbourhood ASP is now approximately 2.13 ha (5.26 ac) or 9.4% of the total developable residential area of 22.57 ha (55.77 ac) for the Kentwood Northeast Neighbourhood Area Structure Plan. The R1N District allows 33% of the total Neighbourhood ASP developable area to be used for narrow lot development.

#### Staff Recommendation

As the proposal complies with the Kentwood Northeast NASP, planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/D-99.

Sincerely,

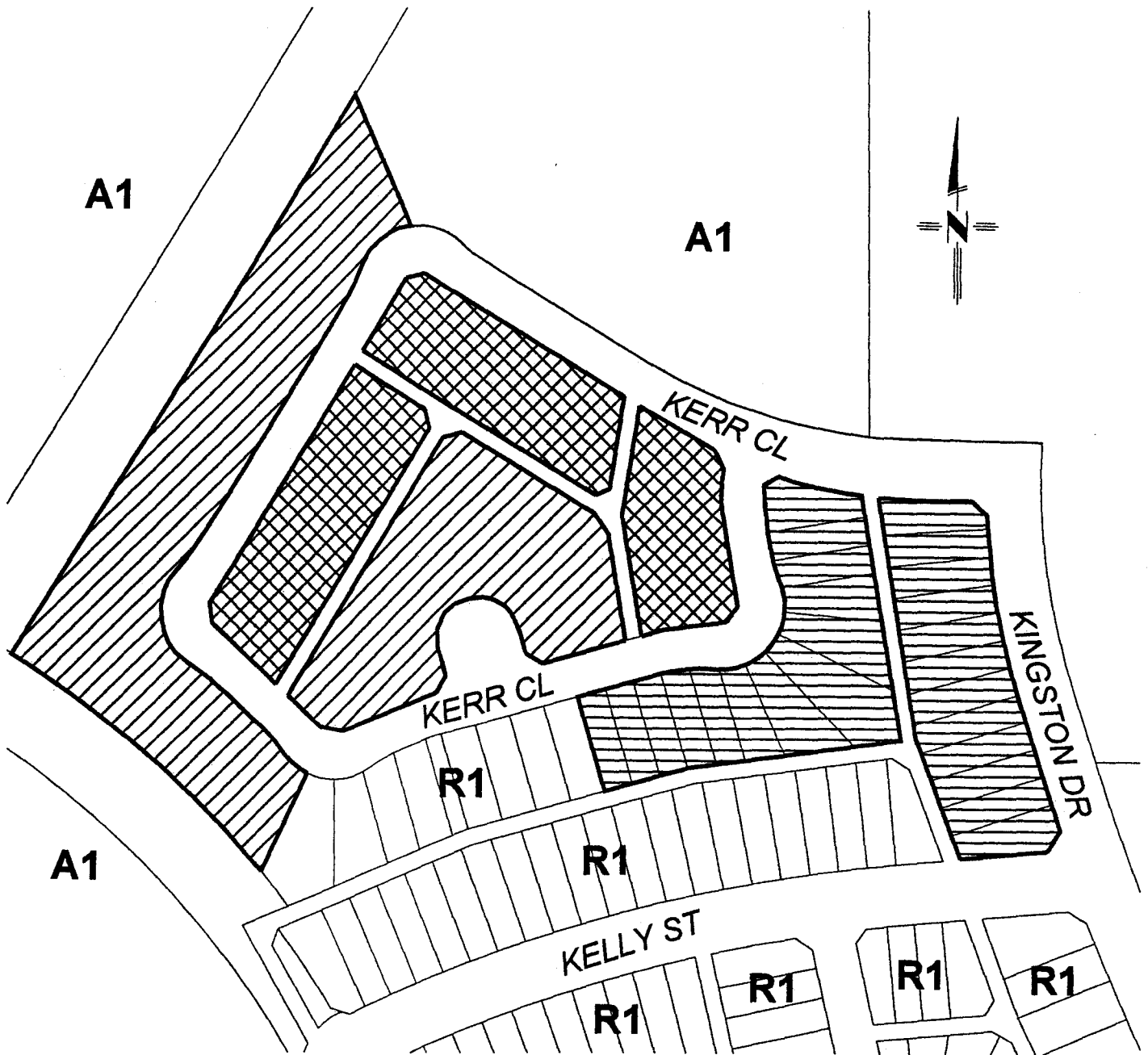


Frank Wong,  
Planning Assistant



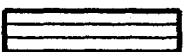
Attachment

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1	
A1 to R1N	
R1 to R1N	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1- Residential (Low Density)
- R2N - Residential (Narrow Lot)

MAP No. 2 / 99

BYLAW No. 3156 / D - 99

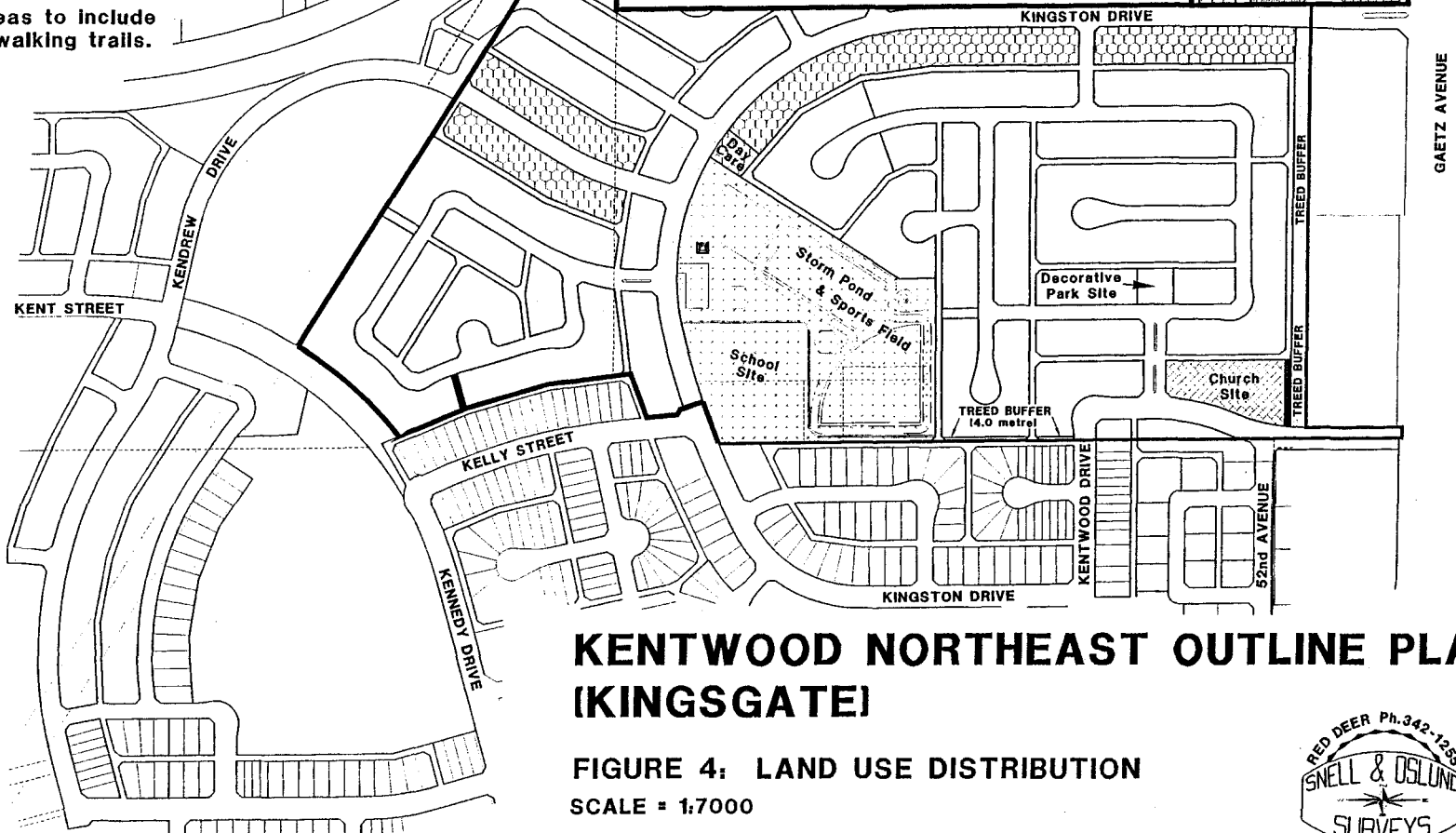
HIGHWAY No.11A

WETLAND

Note: Road location is conceptual  
May change at time of development  
Cul-de-Sac may not be required if  
single commercial complex is built.

- |  |       |                     |
|--|-------|---------------------|
|  | R-1   | Single Family       |
|  | C-4   | Commercial          |
|  | R-1A  | Semi-Detached       |
|  | MR    | Municipal Reserve   |
|  | PUL   | Public Utility Lot  |
|  | PS    | Public Service      |
|  | CH/R2 | Church/Multi Family |

Treed Buffer areas to include  
1.5 metre wide walking trails.



## KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 4: LAND USE DISTRIBUTION

SCALE = 1:7000

0 50 100 250 500





***Comments:***

I concur with the recommendation of the Parkland Community Planning Services.

"N. Van Wyk"  
City Manager

# FILE

## Council Decision - March 1, 1999 Meeting

**DATE:** March 2, 1999  
**TO:** Principal Planner  
**FROM:** Deputy City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/D-99 / Kentwood Northeast - Phases 11 & 12, Laebon Developments Ltd.*

---

**Reference Report:** Principal Planner dated February 19, 1999

**Bylaw Readings:**

Land Use Bylaw Amendment No. 3156/D-99 was given 1<sup>st</sup> Reading

**Report Back to Council Required:**

Yes. A Public Hearing has been scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District. These 25 lots were created and received approval for narrow lot development prior to the establishment of the R1N District. Fourteen of the 25 existing lots (identified on the attached plan) do not meet the Bylaw's minimum lot depth of 36.6 m for the R1N District as they have depths ranging from 34.22 m to 36.5 m (a deficiency of 0.27% to 6.5%). However, Planning staff support the redesignation of these lots. Development approval has already been given by M.P.C.

As well, this Bylaw will allow for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots. Five of the proposed narrow single family lots are also deficient in lot depth as they were serviced at the same time as Phase 11. The deficiencies ranging from 0.6 m to 0.54 m (1.64% to 1.47%) were relaxed by M.P.C. at their February 16, 1999 meeting.



Principal Planner  
March 2, 1999  
Page 2

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



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

- c     Director of Development Services
- Director of Community Services
- Inspections & Licensing Manager
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- Administrative Assistant, S. Ladwig



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

March 2, 1999

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

Faxed To: 341-4165

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/D-99 / Kentwood Northeast - Phases 11  
& 12, Laebon Developments Ltd.**

At the City of Red Deer's Council Meeting held March 1, 1999, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/D-99, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District and will also allow for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots in Kentwood.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 29, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, March 10, 1999, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c      Principal Planner  
         Administrative Assistant, S. Ladwig

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 2100  
CONNECTION TEL 3414165  
SUB-ADDRESS  
CONNECTION ID  
ST. TIME 03/03 15:14  
USAGE T 01'07  
PGS. 3  
RESULT OK

**FILE**

**Office of the City Clerk**

March 2, 1999

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

Faxed To: 341-4165

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/D-99 / Kentwood Northeast - Phases 11  
& 12, Laebon Developments Ltd.**

At the City of Red Deer's Council Meeting held March 1, 1999, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/D-99, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District and will also allow for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots in Kentwood.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 29, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, March 10, 1999, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

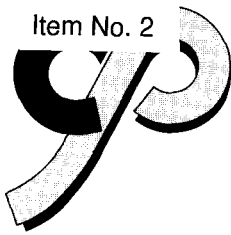
If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

18

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

Date: February 22, 1999

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/G-99  
Part of Lot 2, Block 7, Plan 952 0980  
SW ¼ Sec. 11-38-27-4 and  
Part of the NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 1  
The City of Red Deer

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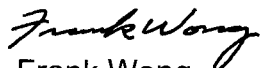
The Land and Economic Development Department is requesting the redesignation of part of Lot 2, Block 7, Plan 952 0980 (in the SW ¼ Sec. 11-38-27-4) and part the NW 1/4 Sec. 2-38-27-4 from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached Dwelling) District and P1 Parks and Recreation District. The redesignation of the 16.6 ha (41 ac) of land will potentially allow the development of 144 single family lots 10 semi-detached lots, 3 public utility lots and 2 municipal reserve lots.

The proposal complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

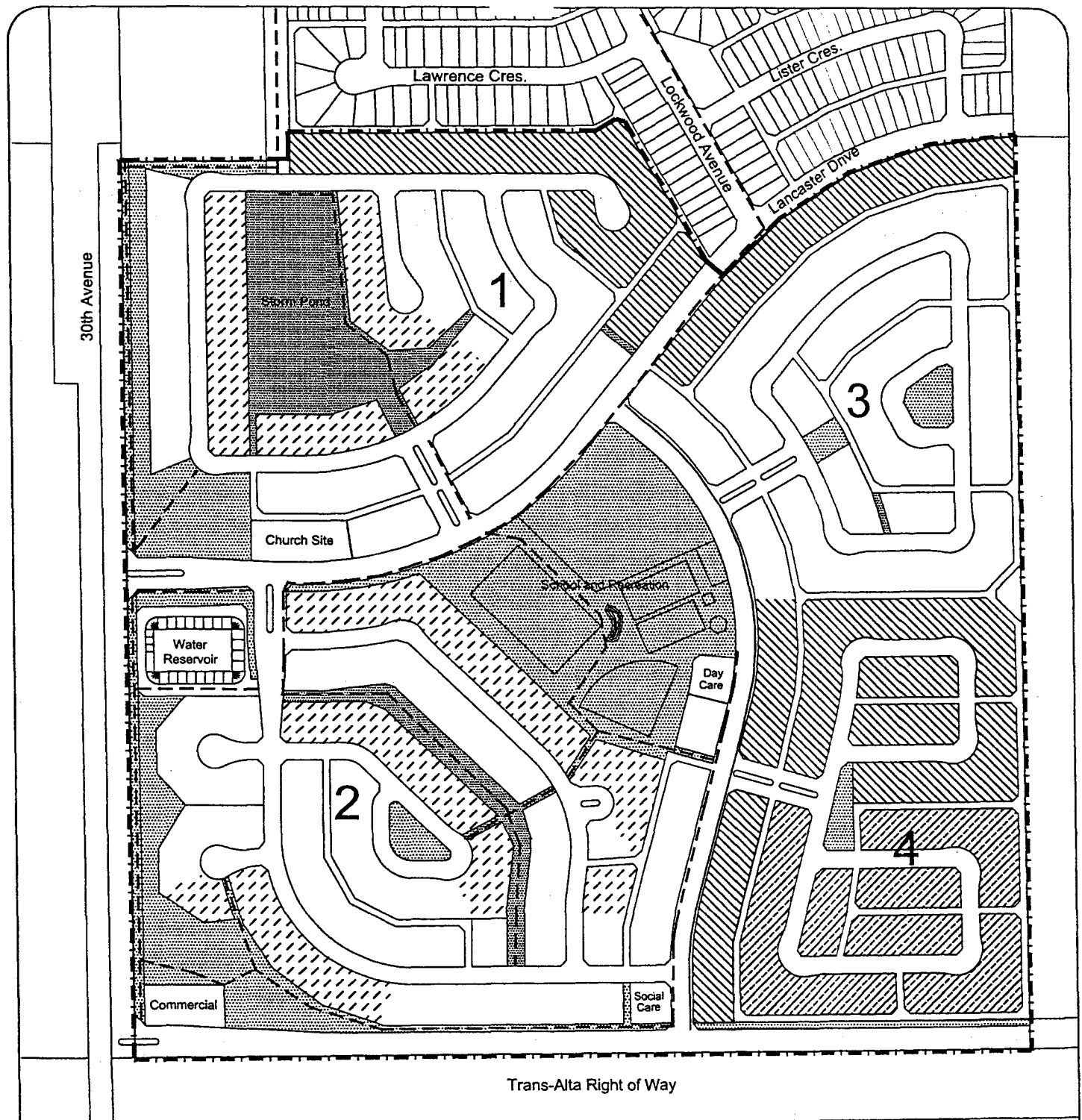
Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/G-99.

Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment



## LANCASTER SOUTH OUTLINE PLAN

Figure 3 - Development Concept & Staging



Scale In Metres

0 50 100 200

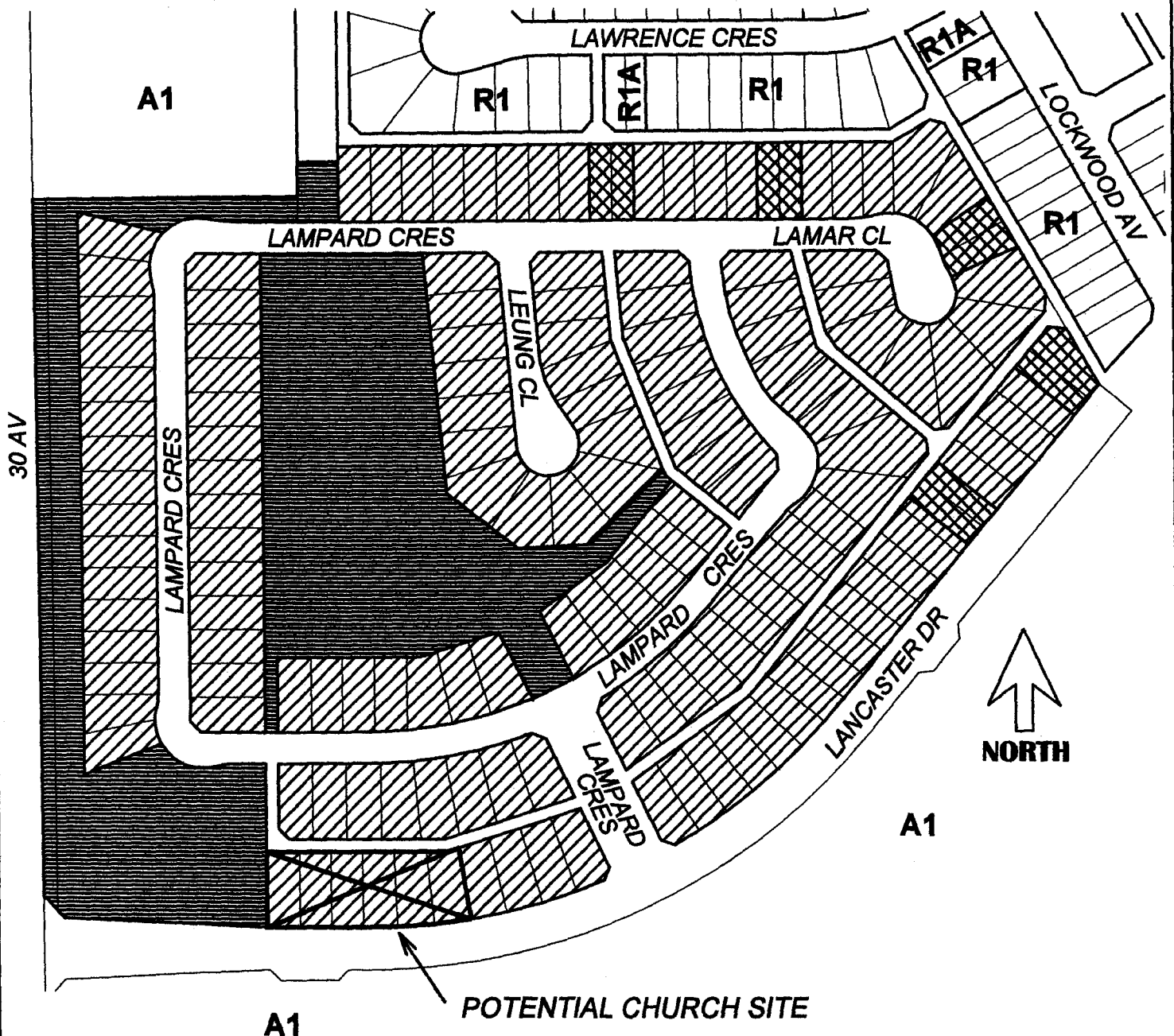
Prepared by: RD Engineering Services  
and PCPS

July 15, 1998

- |  |                                |
|--|--------------------------------|
| --- Study Boundary   | [Pattern] Parks and Recreation |
| [Pattern] R1 Residential                                       | [Pattern] Public Utility Lot   |
| [Pattern] R1 - R1A Residential                                 | --- Pedestrian/Bike Path       |
| [Pattern] R2 Medium Density Residential                        | 2 Staging Sequence             |
| [Pattern] 2 Storey Residences With Walkout Basements Permitted | — Staging Boundary             |

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

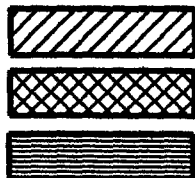


### Change from:

A1 to R1

A1 to R1A

A1 to P1



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A- Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 4 / 99

BYLAW No. 3156 / G - 99

***Comments:***

I concur with the recommendation of the Parkland Community Planning Services.

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - March 1, 1999 Meeting**

**DATE:** March 2, 1999  
**TO:** Principal Planner  
**FROM:** Deputy City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/G-99, Lancaster South (Lancaster Green) - Phase 1 / Request to Redesignate Part of Lot 2, Block 7, Plan 952-0980 / SW ¼ 11-38-27-4 and Part of the NW ¼ 2-38-27-4 / The City of Red Deer*

---

**Reference Report:** Principal Planner dated February 22, 1999

**Bylaw Readings:**

Land Use Bylaw Amendment No. 3156/G-99 was given 1<sup>st</sup> Reading

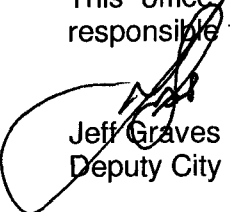
**Report Back to Council Required:**

Yes. A Public Hearing has been scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/G-99 is intended to redesignate the first phase of development to allow for 144 single family lots; ten semi-detached lots; three public utility lots and two municipal reserve lots. This redesignation complies with the Neighbourhood Area Structure Plan.

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



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Community Services  
       Inspections & Licensing Manager  
       E. L. & P. Manager  
       Fire Chief/Manager Emergency Services  
       City Assessor  
       Land and Economic Development Manager  
       Administrative Assistant, S. Ladwig



## MEMO

---

**DATE:** February 11, 1999

**TO:** KELLY KLOSS  
CITY CLERK

**FROM:** RYAN STRADER, Manager  
Inspections & Licensing Department

**RE:** AMENDMENT TO THE LAND USE BYLAW  
DESIGN STANDARDS: C1 - C1A DISTRICTS

---

Please place the following item before City Council for their consideration:

The Municipal Planning Commission requested the administration prepare an amendment to the Land Use Bylaw that would strengthen the design requirements for buildings in the downtown commercial zones, C1 - C1A.

Various architectural and engineering companies in Red Deer, as well as the Downtown Business Association and the Downtown Planning Committee, were contacted for their comments which have been taken into consideration when preparing this amendment.

The proposed amendment is as follows:

"All buildings in the C1-C1A District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes)."

The Commission also recommended that the Downtown Planning Committee develop design standards with input from architectural professions and property owners to include more detailed wording and definitions where appropriate.

### RECOMMENDATION

There is a need for regulations on esthetics relative to development in the downtown. However making the bylaw more specific on regulations could restrict the ability of the designer to be innovative. We recommend this amendment be incorporated in the Land Use Bylaw. Further detailed guidelines will be presented to Council as suggested by the Municipal Planning Commission.



RYAN STRADER  
Inspections & Licensing Manager  
INSPECTIONS & LICENSING DEPARTMENT

RS/kb

***Comments:***

I concur with the comments of the Inspections and Licensing Manager and recommend that Council proceed with first reading of Land Use Bylaw Amendment 3156/I-99.

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - March 1, 1999 Meeting**

**DATE:** March 2, 1999  
**TO:** Inspections & Licensing Manager  
**FROM:** Deputy City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/I-99, Design Standards: C1 and C1A Districts*

---

**Reference Report:** Inspections & Licensing Manager dated February 11, 1999

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Inspections and Licensing Manager dated February 11, 1999, re: Land Use Bylaw Amendment No. 3156/I-99, Design Standards: C1-C1A Districts, hereby agrees that as Bylaw No. 3156/I-99 contains *very* general guidelines for architectural standards, the Downtown Planning Committee be directed to develop more detailed design standards for the C1 and C1A Districts, with input from the architectural profession and property owners, and that those detailed design standards shall include more detailed wording and definitions where appropriate."

**Bylaw Readings:**

Land Use Bylaw Amendment No. 3156/I-99 was given 1<sup>st</sup> Reading

**Report Back to Council Required:**

Yes. A Public Hearing has been scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/I-99 provides for the prohibition of warehouse style buildings from locating in the City's downtown commercial areas. In accordance with this bylaw, buildings would be required to have street level windows, street oriented signage, complementary architectural materials to the remainder of the downtown and other pedestrian oriented design features. The Municipal Planning Commission has suggested that more detailed architectural guidelines be developed in consultation with business owners. This very general bylaw is intended to be the first step in development detailed architectural guidelines for the downtown.

Inspections & Licensing Manager  
March 2, 1999  
Page 2

In accordance with Council's direction, it would now be appropriate for the Downtown Planning Committee to develop more detailed design standards for the C1 and C1A Districts, as outlined in the above resolution. ***Would you please add a copy of this correspondence to the agenda for the next Downtown Planning Committee meeting as I understand that you compile the agenda for their meetings.***

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



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c     Director of Development Services  
       Director of Community Services  
       Land and Economic Development Manager  
       Principal Planner  
       Administrative Assistant, S. Ladwig

Downtown Planning Committee, c/o Inspections & Licensing Manager

**DATE:** February 18, 1999

**TO:** City Council

**FROM:** City Clerk

**RE:** *2001 Alberta Senior Games*

---

At the Council meeting of February 16, 1999, consideration was given to a report from the Recreation, Parks and Culture Board dated December 23, 1998 regarding the 2001 Alberta Senior Games. At that meeting, Council agreed to table consideration of this item to allow the Community Services Director an opportunity to gather additional information and prepare a report outlining what The City's responsibilities would be regarding finances and volunteer resources should we accept the invitation to bid for the Games.

Please find attached the report from the Community Services Director in response to Council's request for additional information.



Kelly Kloss  
City Clerk

/clr  
attchs.

**DATE:** February 22, 1999

**TO:** KELLY KLOSS  
CITY CLERK

**FROM:** LOWELL HODGSON, Director of Community Services  
DON BATCHELOR, Manager, Recreation, Parks and Culture

**RE:** ALBERTA SENIOR GAMES, PROVINCIAL INVITATION TO BID FOR 2001

---

At the February 16 meeting of City Council we were asked to provide more information concerning the hosting of Alberta Senior Games. Alberta Community Development has provided us with the following:

- Three Hills hosted the Alberta Senior Games in 1997 and their actual expenditure for this event was approximately \$325,000.
- Didsbury and Olds are jointly hosting these Games in 1999 and their budget for this event is approximately \$415,000.

We had earlier been told verbally that we should likely consider a budget of \$800,000 to host Alberta Senior Games. This may be too high, based on the information above, however we seriously doubt if we could host these games for much less than \$600,000 based on our standards and based on our experience with Alberta Summer and Winter Games that we have hosted (our 1998 Winter Games actually cost \$982,902).

- The Alberta Sport Recreation Parks and Wildlife Foundation provides a grant of \$142,500 to the host society with the remaining balance the responsibility of the society to be raised as cash and gifts in kind. If the games are a financial success the host society is eligible for a \$25,000 legacy grant.

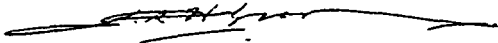
The hosting municipality is expected to demonstrate their commitment by contributing financially. In the case of the 1998 Alberta Winter Games the City contributed \$50,000. It would be reasonable to expect something similar to this if we are to bid for the hosting of Alberta Senior Games.

Again, we remind Council of the significant sports and recreation events upcoming that depend heavily on volunteer support and on local corporate funding:

- Red Deer will host the Canadian Junior (18 years and under) Tennis Championships August 9 to 14, 1999.
- Red Deer will host the Canadian Midget Baseball Championships (Aug 25 - 30, 1999)
- Red Deer will host the International Quartet Competition (July 15 - 18, 1999)
- A bid is currently being made to host the World Horseshoe Championships in 2002
- We are aware of two other groups seriously considering bids for very significant events however they do not wish these to be made public at this time

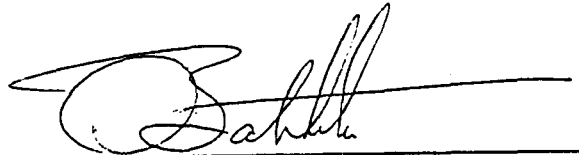
None of the above will happen without very significant volunteer input and local corporate and service club support. Likewise this team of volunteers need staff leadership and support and we continue to believe that our staff and community volunteers are extremely committed for the next couple of years with these events and with the building of a multi-use complex in excess of 20 million dollars. We then continue to stand by our earlier recommendation that we not bid for the hosting of the 2001 Alberta Senior Games, but that we postpone that until the opportunity is again presented to us to bid for the 2003 games. Tom Ganger, Chairman of the 1998 Alberta Winter Games, supports this recommendation primarily based on the issue of local fundraising. It is possible to have too much happening at once for us to continue to present these events at the high standard that is our practice.

We, too, want Red Deer to host provincial, national and international events and we will continue to encourage bids for them, however we don't believe we can accommodate everything that might become available and would prefer to do what we do really well. It is for this reason that we have recommended earlier that we not bid for the 2001 Alberta Senior Games, but that we plan on bidding for this opportunity in 2003 when we will have a new multi-use facility available in which to host many of the events and when the community may be in better position to aggressively pursue this bid.



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LOWELL HODGSON  
Director of Community Services



---

DON BATCHELOR  
Recreation, Parks & Culture Manager

***Comments:***

I concur with the comments of the Administration that The City not bid on the 2001 Alberta Senior Games.

"N. Van Wyk"  
City Manager



**FILE**

## **Council Decision - March 1, 1999 Meeting**

**DATE:** March 2, 1999

**TO:** Director of Community Services  
Recreation, Parks and Culture Manager

**FROM:** Deputy City Clerk

**RE:** 2001 Alberta Senior Games

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***Reference Report:***

City Clerk dated February 18, 1999 and joint report from the Director of Community Services and the Recreation, Parks and Culture Manager dated February 22, 1999

***Resolution:***

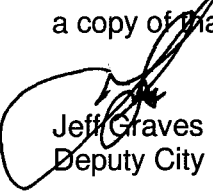
"RESOLVED that Council of The City of Red of Red Deer, having considered report from the Recreation, Parks and Culture Board dated December 23, 1998 re: 2001 Alberta Senior Games, hereby agrees to bid on the 2003 Alberta Senior Games, subject to a review of the feasibility of such a bid at an appropriate time."

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

As directed above.

***Comments/Further Action:***

It would be appreciated, once you have corresponded with the Golden Circle and the Red Deer Visitor and Convention Bureau regarding Council's decision, if you would provide this office with a copy of that correspondence for the Council file.



Jeff Graves  
Deputy City Clerk

/clr

c Director of Corporate Services  
Recreation, Parks and Culture Board

**FILE**

*Council Agenda  
March 1/99*

CS-6.936

Office of the Director  
Community Services Division

March 05, 1999

Ms. Colleen Palichuk  
Golden Circle Resource Centre  
4620 - 47 Avenue  
Red Deer, AB T4N 3P5

Dear Colleen:

**RE: 2001 Alberta Senior Games**

At City Council's March 1<sup>st</sup> meeting, the attached report from Don Batchelor and myself was considered. After some discussion, the following resolution was passed.

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks & Culture dated December 23, 1998 regarding "2001 Alberta Senior Games", hereby agrees to bid on the 2003 Alberta Senior Games, subject to a review of the feasibility of such a bid at an appropriate time."

While we want to continue to host significant events in our city, we expressed caution to Council that there will be major emphasis on the new East Hill Recreation Complex for fundraising for the next year, as well as the other events already scheduled. City Council has agreed that we would not make a bid for 2001, but that we would encourage a community group to actively and aggressively bid for this privilege for 2003. I have been asked to inform you of this decision and to thank you for your input.

Yours sincerely,



LOWELL R. HODGSON  
Community Services Director

:dmg

c. Don Batchelor, Recreation, Parks & Culture Manager  
Kelly Kloss, City Clerk



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**DATE:** February 23, 1999  
**TO:** City Clerk  
**FROM:** Director of Corporate Services  
**RE:** 1999 BUDGET RESOLUTION

---

It is my understanding Council tabled consideration of the above to the March 1<sup>st</sup> Council meeting to allow for consideration of two items:

- a change in the provision for \$200,000 in the 1999 budget for the possible loss of dividends from the Power Utility in 2001 as a result of Electrical Industry Restructuring
- the average increase of 3.7% in the residential power rates instead of the 2.0% recommended by the City administration.

Information on the two items is included in the report on 1998 surplus/deficits elsewhere in the Council agenda.

If Council decided to reduce the \$200,000 provision in the 1999 budget, then General City Programs revenues and expenditures would have to be reduced accordingly. For example, if the provision was eliminated then the new budget figures would be:

Expenditure	\$ (10,319,978)
Revenue	<u>32,219,971</u>
	<u>\$ (42,539,949)</u>

The 1999 Municipal Tax Rate increase would then be 2.5% instead of 3.3%.

If Council approved only a 2% average increase in residential power rates, then no changes need to be made. The Power Utility budget is based on a 2% increase. If the 3.7% increase is approved by Council, then the Electric Light and Power Utility revenues and expenditures need to be increased by \$158,000 to:

Expenditure	\$ 39,046,100
Revenue	<u>37,928,800</u>
	<u>\$ 1,117,300</u>



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



City Council  
February 18, 1999  
Page 2

Submitted for Council's information.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name.

Kelly Kloss  
City Clerk

/clr

*Previous Report*

**DATE:** February 10, 1999  
**TO:** City Clerk  
**FROM:** Director of Corporate Services  
**RE:** 1999 BUDGET RESOLUTION

---

Attached are the following for which Council approval is respectfully requested:

1. Minutes of the Budget meetings of:
  - Tuesday, January 26, 1999
  - Wednesday, January 27, 1999.
2. 1999 Operating revenues and expenditures by department and total major capital revenues and expenditures.

The 1999 Operating and Major Capital revenues and expenditures reflect the following changes from the Business Plans originally submitted to Council for review:

- the decisions reflected in the minutes of the budget meetings.
- adjustments to salary budgets to reflect the salary increases approved for the exempt staff, I.A.F.F. union and Transit union.
- bringing forward \$350,000 of budget funds for new landfill design fees from the 2000 to the 1999 landfill major capital budget. This was requested by the Public Works Manager during his presentation to Council.

**Requested Action**

Approval of:

- Tuesday, January 26, 1999 Budget meeting minutes.
- Wednesday, January 27, 1999 budget meeting minutes.
- Resolution to approve the amended 1999 Operating and Major Capital revenues and expenditures.



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

**1999 BUDGET RESOLUTION  
FEBRUARY 16, 1999**

PROGRAM	1999 BUDGET		
	EXPENDITURE	REVENUE	NET
<b>1999 OPERATING BUDGET:</b>			
Elected Officials & City Clerk	1,791,738	178,200	1,613,538
Community Services Directorate *	120,888	29,750	91,138
Community Services - General	2,433,303	216,928	2,216,375
Corporate Services Directorate *	0	0	0
General City Programs	(10,119,978)	32,419,971	(42,539,949)
Development Services Directorate *	0	0	0
Electric Light & Power	38,888,100	37,770,800	1,117,300
Emergency Services	8,209,273	1,169,165	7,040,108
Engineering Services	963,945	27,700	936,245
Information Technology Services	2,543,754	64	2,543,690
Inspections & Licencing	2,409,831	1,853,694	556,137
Land & Economic Development	8,831,819	8,644,954	186,865
Mayor & City Manager	661,836	3,500	658,336
Personnel	713,911	1,200	712,711
Police	7,749,626	898,700	6,850,926
Public Works	27,596,580	20,560,724	7,035,856
Recreation Parks & Culture	8,718,668	2,514,412	6,204,256
Social Planning	2,263,308	1,203,781	1,059,527
Transit System	4,360,197	1,929,911	2,430,286
Treasury Services	1,289,587	2,932	1,286,655
<b>1999 OPERATING BUDGET</b>	<b>109,426,386</b>	<b>109,426,386</b>	<b>0</b>
<b>1999 MAJOR CAPITAL BUDGET</b>	<b>55,452,000</b>	<b>55,452,000</b>	<b>0</b>
<b>TOTAL 1999 BUDGET</b>	<b>\$164,878,386</b>	<b>\$164,878,386</b>	<b>\$0</b>

\* Costs are allocated to departments

NOTE: requisitions from other authorities are not included

**Comments:**

I concur with the recommendations of the Director of Corporate Services, both with respect to the transfer of reserve funds, funding of the City's share of the arena cost, and the rate increases for the sewer and garbage collection utility (as set out in the report from the Director of Corporate Services dated February 11, 1999 and appearing on this agenda).

The increase in power utility rates of 3.7%, as directed by Council, requires additional comments. The Senior Management Team's recommendation was for an average 2% increase in power utility rates and a provision of \$300,000 in the general revenue fund to build capacity within the fund to offset projected revenue shortfalls from the power utility. The provision was reduced to \$200,000 by resolution of Council during budget debate and there is consideration by Council to further reduce the \$200,000 provision.

In order to achieve predictable tax rates as The City proceeds through electrical deregulation, it is critical that we build capacity for projected losses of the power dividend in the general fund. The risk of revenue losses can be more effectively managed by building capacity in the revenue fund than by building excess surpluses in the power utility. Building surpluses in the electric utility will only provide a source of one time funding; whereas building capacity in the general fund will provide ongoing funding for projected revenue shortfalls.

This is an issue of how much risk we wish to be exposed to, and on balance, it is my recommendation that we continue to build capacity for revenue losses in the general fund rather than build up one time surpluses in the power utility. Therefore, I cannot recommend any further reduction of the \$200,000 provision in the 1999 Budget for the possible loss of dividends from the power utility in 2001 and beyond.

"N. Van Wyk"  
City Manager



**DATE:** February 11, 1999

**TO:** City Clerk

**FROM:** Director of Corporate Services

**RE:** DECEMBER 31, 1998 RESERVE BALANCES,  
CAPITAL PROJECT FUNDING AND  
UTILITY RATE INCREASES

The purpose of this report is to advise Council of preliminary reserve balances at December 31, 1998, recommended changes to the Capital Project Reserve and recommended 1999 utility rate increases.

**Reserve Balance at December 31, 1998**

Subject to audit and any final adjustments, the December 31, 1998 year end balance for reserves is \$56.628 million. This is an increase of \$4.693 million from the December 31, 1997 reserve balance as disclosed on the following table:

<b><u>1998 Reserve Balance (\$'000)</u></b>				
<b><u>Description</u></b>	<b><u>Jan. 1</u></b>	<b><u>Increase (Decrease)</u></b>	<b><u>Dec. 31</u></b>	<b><u>Comments</u></b>
1. Department uncompleted projects	\$ 4,154	\$ 126	\$ 4,280	Most of the reserve is spent within a couple of years
2. Infrastructure Maintenance	1,000	0	1,000	Used up in the 1999-2001 Business Plan
3. Perpetual Care (Cemetery)	509	43	552	Interest earned is used for Cemetery operating costs
4. Stabilization Reserves:				
• Power Utility	6,550	1,293	7,843	See later section on Stabilization Reserves.
• Parking Fund	1,591	144	1,735	For additional parking facilities.
• Water Utility	1,133	1,191	2,324	For future capital or budget shortfalls.
• Sewer Utility (deficit)	3,477	(4,328)	(851)	To be recovered from future operating budgets.
• Garbage Collection	485	127	612	For budget shortfalls.
• Recycling	972	230	1,202	For budget shortfalls or recycling initiatives.
• Landfill	3,329	(33)	3,296	For the capital costs of the new site.
• Tax Rate	5,436	3,519	8,955	See later section on Stabilization Reserves.
Total Stabilization Reserves	<u>22,973</u>	<u>2,143</u>	<u>25,116</u>	

City Clerk  
 RE: Dec. 31, 1998 Reserve Balances and Capital Project Funding  
 February 11, 1999

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<u>Description</u>	<u>1998 Reserve Balance (\$'000)</u>			<u>Comments</u>
	<u>Jan. 1</u>	<u>Increase (Decrease)</u>	<u>Dec. 31</u>	
5. Equipment Pool Capital	4,275	(2,324)	1,951	For funding major equipment purchases.
6. Capital Project Reserve	16,698	3,735	20,433	For funding major capital projects.
7. Other Reserves:				
Old Court House Capital	104	3	107	
Public Reserve	289	(54)	235	
Road Right-of-way	51	3	54	
Bower Woods Land	339	16	355	
Computer Replacement	53	363	416	
EMS Equipment	460	(437)	23	
Gravel Stockpile	0	16	16	
Downtown Projects	0	4	4	
Capital Commitments	556	1,530	2,086	
Other Projects	474	(474)	0	
Total Other Reserves	<u>2,326</u>	<u>970</u>	<u>3,296</u>	
GRAND TOTAL ALL RESERVES	<u>\$51,935</u>	<u>\$4,693</u>	<u>\$ 56,628</u>	

### **Stabilization Reserves**

An explanation of some of the stabilization reserves follows.

The Power Utility reserve at December 31, 1998 of \$7.843 million consists of:

- refund of overcharges in prior years by the Alberta Power pool to be used to phase in more appropriate cost / revenue ratios for each customer category in 1999, 2000 and 2001 \$ 3.961 million
- surplus from 1998 operations \$ 3.882 million

The Sewer Utility incurred, as planned, a negative reserve balance because it is being used to fund major capital expenditures for the Wastewater Plant. The reserve will be replenished from operations over the next few years.

The Landfill reserve reduced, as planned, because it is funding major capital costs related to the new landfill site.

....3

City Clerk

RE: December 31, 1998 Reserve Balances and Capital Project Funding

February 11, 1999

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The Tax Rate Stabilization reserve increased because of a \$4.656 million surplus from 1998 tax supported operations. Of the \$4.656 million surplus, \$3.483 million was the result of interest earnings exceeding the budget provision.

Most of the \$3.483 million excess interest earnings were due to cashing in some long term investments in 1998. The City received a premium on the redemptions due to the interest rate paid being higher than the current market interest rate. As a result of having to reinvest at lower interest rates, interest earnings in future years could be reduced. The unallocated portion of the debt payment reduction occurring in 2002 will be used to offset the reduced interest earnings.

### **Capital Project Reserve**

This reserve had a balance of \$20.4 million at December 31, 1998.

The 1999-2001 Business Plans approved by Council will have almost used the \$20.4 million by the end of 2000 for major capital projects. This includes \$18.8 million for the new recreation facilities. As a result, by 2001 the City could be required to use debt to finance major capital projects.

The favourable operations for 1998 and the present reserve balances could allow the City to defer the need to borrow for financing major capital expenditures if some of the surpluses were to be reallocated to the Capital Project Reserve. In addition, it is recommended Council approve the use of \$0.15 million of the surplus for a planning study of the downtown area including the area west to the river. This study is required because of the significant development that could occur in the downtown area over the next few years. The funds recommended for transfer are:

<b><u>Stabilization Reserve Description</u></b>	<b><u>Amount To Be Transferred</u></b>	<b><u>Reserve Balance Remaining</u></b>
Tax Rate	\$ 3.4 million	\$ 5.5 million
Power Utility	2.8 million	5.0 million
Garbage Collection Utility	.3 million	.3 million
Recycling Utility	1.0 million	.2 million
<b>Total Proposed Transfers</b>	<b><u>\$ 7.5 million</u></b>	

- The Tax Rate reserve balance is based on the assumptions:

\* includes \$0.5 million for possible future interest revenue shortfalls

- |  |                      |
|--|----------------------|
| The funds to be used in 1999, 2000 and 2001<br>to phase in new power rates                                   | \$4.0 million        |
| To build up a reserve of \$3 million (at \$1.0 million per year)<br>for possible deregulation revenue losses | <u>\$1.0 million</u> |
| Balance at December 31, 1998   | \$5.0 million        |

- At the budget meetings Council passed the following resolution:

It is recommended the \$2.5 million City share of the capital cost of the arena be funded from the Capital Project Reserve.

### **Recommended 1999 Utility Rate Increases**

Council, during the Budget meetings, approved the following 1999 utility rate increases:

- Power rate increases vary with the customer group. The average residential increase is 3.7%
- Water rate increase is 2.0%
- Sewer rate increase is 2.7%
- Garbage collection rate increase is 1.4%

The result of the approved utility rate increases was an average 2.9% increase in residential utility bills.

The purpose of the power rate increase was to:

- Make the recovery of costs by customer group more comparable by phasing in changes over three years.
- Increase the residential rate to 97% of cost by 2001 from the present 87% to:
  - recover more of the cost of service
  - reduce any dividend shortfalls as a result of electrical industry deregulation.

The increase in power rates will create a surplus in 1999 and 2000. This is necessary to help offset possible power utility dividend reductions in 2001 as a result of electrical industry deregulation. It will be recalled the Three Year Business Plans approved by Council provide for a dividend reduction of up to \$3.4 million phased in over five years

It will be recalled the original recommendation by the Senior Management Team was for only an average 2% increase in residential power rates. It was Council's decision to make the increase 3.7%. Council apparently wanted the increase to move the cost recovery for residential, customers from 87% to 97% of cost instead of the recommended 93% of cost. The thinking was also that additional revenue could help reduce any shortfall in Power utility dividends in 2001 as a result of deregulation. On an annualized basis, the additional increase approved by Council would generate approximately \$205,000.

Prior to 1999, any surpluses generated in the Power utility were used to fund general municipal capital projects. This is also being recommended for the 1998 surplus except for \$1.0 million which is retained to assist in the transition to a deregulated electrical industry. The reasons why more of the surplus is not kept in the Power utility to assist the transition are:

- funds transferred to the Capital Project Reserve defers the need to use debt financing. Repayment of debt financing would require an ongoing increase in property tax rates. For example, each \$1.0 million transferred offsets the need for a 0.6% increase in Municipal property taxes.

City Clerk

RE: December 31, 1998 Reserve Balances and Capital Project Funding  
February 11, 1999

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- Retaining the funds in the Power utility would only defer the need to offset dividend reductions in 2001 by about a year.

There is a rate structure study presently underway of the water and sewer rates. In view of the large surplus in 1998 water utility operations, it is recommended the approved increase in water rates be deferred until the results of the rate study are known. At that time the need for an increase could be determined and a decision made by Council. It is expected the results will be available within the next few months.

The approved increase for the sewer utility should still be implemented. It is required to fund the significant capital expenditures incurred, and still to be incurred, for the wastewater plant.

The approved increase for the garbage collection utility should still proceed because it is required to offset increased costs for the garbage collection contract.

To summarize, the utility rate increases now recommended are:

- Power as before. This includes an average increase in residential rates of 3.7%
- Sewer rate increase of 2.7%
- Garbage collection rate increase of 1.4%

The result for residential utility bills is an average 2.5% increase.

If the additional increase for residential power customers from an average of 2.0% to 3.7% was not approved, the average residential utility bill would increase by 1.6%.

City Clerk  
RE: December 31, 1998 Reserve Balances and Capital Project Funding  
February 11, 1999

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**Recommendations**

That Council approves:

- The transfer of reserve funds as recommended in the report:
  - \$7.35 million to the Capital Project Reserve
  - \$0.15 million for a Downtown study as recommended in the report.
- Funding of the \$2.5 million City share of the arena cost from the Capital Project Reserve.
- Utility rate increases for only the :
  - Power utility (the increase for residential power rates is based on Council direction of an average 3.7%)
  - Sewer utility
  - Garbage collection utility



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

**DATE:** February 4, 1999

**TO:** City Clerk

**FROM:** EL&P Manager

**RE:** Electric Utility Rate Changes for 1999

---

Information provided to me from the Director of Corporate Services indicates that the EL&P Department had a 1998 surplus of \$3.93M. With this surplus one may ask if the average rate increase of 0.6% included in the 1999 Budget documents are necessary.

The EL&P utility does not finish every year with a surplus of this magnitude. Our revenues were higher than forecasted due to the load growth being higher than projected. At the same time our cost of purchasing energy was lower than forecasted due to a generally lower price than anticipated and the peak demand being lower than forecasted. These situations do not repeat themselves every year and there is a realistic expectation that all deviations from the forecast will not all be in the same positive direction next year.

Council will recall that the rate changes included in the 1999 Budget were not intended solely to recover an additional 0.6% of revenue. The major reason for the changes was to set tariffs in which the revenue/cost ratio for each rate was moving closer to unity. This is necessary as we move into a future which will involve increasing regulatory oversight.

The 1999 Budget as approved still appears to be a reasonable forecast particularly in view of the considerable uncertainty in the industry and the large amount of work required with respect to tariff preparation and other industry restructuring issues.

#### RECOMMENDATION

It is recommended that the rate changes approved in the 1999 EL&P budget be implemented and that the pertinent bylaw revisions be approved.

Al Roth

Copy: Director of Development Services  
Director of Corporate Services



**DATE:** February 2, 1999  
**TO:** City Clerk  
**FROM:** EL&P Manager  
**RE:** New EL&P Utility Rate – Rate 79 Standby

---

Revisions to Schedule “C” EL&P rates in the Utility Bylaw, in accordance with the approved 1999 Budget, are submitted for Council’s approval.

In addition to the changes approved in the Budget, Council’s approval is also requested for an additional new rate – “Rate 79 Standby”. This rate is an unbundled component of the full service rate and is intended and designed to provide full service for a very short period only. It is intended to meet the needs of our customers who have their own on-site generation and who need to rely on the utility for service during the failure or maintenance of their generators.

This rate presents a lower cost to the customer than the full service rate for consumption during a short term emergency. The design of the rate provides an incentive for the customer to get his generation back on-line as quickly as possible as the energy cost is very high for all consumption above an amount which would normally be consumed during a short period. This type of rate structure will prevent the customer from switching from the full service rate to the standby rate for the purpose of using the standby rate as a fuel hedging tool. The standby rate is a real cost benefit to the customer while at the same time increasing the utility’s revenue without any great additional cost risk – a win/win situation.

We have one customer who has already requested this rate and our discussions with that customer indicate acceptance of the rate and its structure.

#### RECOMMENDATION

It is respectfully requested that Council approve Rate 79 and that its approval be included with the request to approve the rate changes included in the 1999 EL&P Budget.

Al Roth  
EL&P Manager

**EFFECTIVE FOR ALL CONSUMPTION, ESTIMATED OR ACTUAL, ON OR AFTER  
MARCH 17, 1999  
SCHEDULE "C"**

**PART 7**

**ELECTRIC, LIGHT AND POWER RATES**

**GENERAL**

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA metered demand in the monthly billing period; or
2. the highest kVA metered demand in the 12 month period including and ending with the monthly billing period.

The kVA metered demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

**SCHEDULE "C"****RESIDENTIAL - RATE 61**

Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

Service Charge:	<b>\$10.00</b> <del>\$8.50</del> per month
Energy Charge:	
First 150 kWh per month	<b>\$0.0764</b> <del>\$0.0902</del> per kWh
Over 150 kWh per month	<b>\$0.0578</b> <del>\$0.0530</del> per kWh
Minimum Charge:	<b>\$10.00</b> <del>\$8.50</del> per month

**SCHEDULE "C"****GENERAL SERVICE - RATE 63**

Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA of Demand is less than 50 kVA. If the kVA of Demand exceeds 50 kVA, Rate 64 will be applied immediately and will continue to be applied irrespective of future kVA of Demand.

Service to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;

120/208Y Volts, network, 3 wire;

120/208Y Volts, three phase, 4 wire;

347/600Y Volts, three phase, 4 wire.

**Rates:**

Service Charge: **\$12.00** ~~\$9.75~~ per month

**Energy Charge:**

First 2025 kWh per month **\$0.0972** ~~\$0.1110~~ per kWh

Over 2025 kWh per month **\$0.0740** ~~\$0.0647~~ per kWh

Minimum Charge: **\$12.00** ~~\$9.75~~ per month

**SCHEDULE "C"****GENERAL SERVICE - RATE 64**

Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA of Demand is 50 kVA or greater.

## Rates:

## Demand Charge:

**\$5.60** ~~\$5.60~~/kVA of Billing Demand per month

## Energy Charge:

First 350 kWh/kVA of Billing Demand **\$0.0523** ~~\$0.0538~~ per kWh

Over 350 kWh/kVA of Billing Demand **\$0.0381** ~~\$0.0254~~ per kWh

## Minimum Charge:

**\$5.60** ~~\$5.60~~/kVA of Billing Demand per month

**SCHEDULE "C"****LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78**

Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA of Demand is not less than 1000 kVA.

## Rates:

## Demand Charge:

**\$5.60** ~~\$5.60~~/kVA of Billing Demand per month

## Energy Charge:

First 350 kWh/kVA of Billing Demand **\$0.0460** ~~\$0.0456~~ per kWh

Over 350 kWh/kVA of Billing Demand **\$0.0359** ~~\$0.0254~~ per kWh

## Primary Service Credit:

**\$0.51** ~~\$0.51~~/kVA of Billing Demand per month

## Minimum Charge:

**\$5.60** ~~\$5.60~~ per kVA of Billing Demand per month less **\$0.51** ~~\$0.51~~ per kVA  
Primary Service Credit per month

Primary Service Credit is applicable to all customers served on Rates 76 and 77 as of November 15, 1995, and to all subsequent customers on Rate 78.

**SCHEDULE "C"****STANDBY - RATE 79      *Note: This is a new rate***

Applies only to commercial or industrial installations meeting all of the following requirements

- (1) Have on-site generation facilities; and
- (2) Use utility power solely for meeting electricity requirement during either planned maintenance or forced outage of the on-site generation; and
- (3) Take service at 4,160V or higher voltage level, where adequate capacity is available, with balanced three phase application; and
- (4) The kVA of on-site Demand is not less than 1,000 kVA.

Customers taking Rate 79 are not eligible for any other rates, including Rates 63, 64 and 78.

**Rates:****Demand Charge:**

\$3.36/kVA of Billing Demand per month

**Energy Charge:**

First 85 kWh/kVA of Billing Demand	\$0.0509 per kWh
Over 85 kWh/kVA of Billing Demand	\$0.1513 per kWh

**Minimum Charge:**

\$3.36 per kVA of Billing Demand per month

PATH: paul/memos  
MASTERFILE: 250.003 & 2140.000

DATE: February 8, 1999

TO: City Clerk

FROM: Public Works Manager

**RE: RATE CHANGES RECOMMENDED FROM 1999 3 YEAR BUSINESS PLAN**

---

When presenting the Public Works Department 1999 3 Year Business Plan, it was indicated that there would be some changes in rates for services provided. The proposed changes are to the Utility Bylaw 3215. The changes are reflected in the following schedules. The proposed rates are shown in **bold** print and existing rates as ~~existing rate~~.

One clarification change has been made in Schedule "B".

**RECOMMENDATION**

It is respectfully recommended that Council approve these rates and give three readings to the bylaw amendment.



Paul A. Goranson, P.Eng.  
Public Works Manager

CB/blm

c     Director of Development Services  
       Director of Corporate Services  
       Treasury Department Manager



**SCHEDULE "A"****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$1.04 for each 100 cubic feet of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	9.68
3/4" ( 19 mm)	15.50
1" ( 25 mm)	28.23
1½ " ( 38 mm)	65.87
2" ( 50 mm)	159.01
3" ( 75 mm)	268.47
4" (100 mm)	568.34
6" (150 mm)	1,065.01
8" (200 mm)	1,882.04

**MISCELLANEOUS WATER AND WASTEWATER RATES**

1	New service connection:	From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	<b>\$3 770.00</b> <del>\$3 715.00</del>	<b>\$3 170.00</b> <del>\$3 115.00</del>
	(b) Basic charge for 1" (25 mm) water	<b>\$3 320.00</b> <del>\$3 270.00</del>	<b>\$2 720.00</b> <del>\$2 670.00</del>

**SCHEDULE "A"**

(c) Basic charge for 6" (150 mm) sanitary sewer	<b>\$3 320.00</b> <del>\$3 270.00</del>	<b>\$2 720.00</b> <del>\$2 670.00</del>	
(d) Basic charge for 4" (100 mm) storm sewer	<b>\$3 320.00</b> <del>\$3 270.00</del>	<b>\$2 720.00</b> <del>\$2 670.00</del>	
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	<b>\$4 060.00</b> <del>\$4 000.00</del>	<b>\$3 460.00</b> <del>\$3 400.00</del>	
(f) Dual service upon approval	<b>\$4 380.00</b> <del>\$4 320.00</del>	N/A	
(g) Water service renewal upon approval	<b>\$3 550.00</b> <del>\$3 500.00</del>	N/A	

Extra charge for:

Larger water service:

1.5" (38 mm)	<b>225.00</b>	<del>220.00</del>	
2" (50 mm)	<b>760.00</b>	<del>750.00</del>	
4" (100 mm)	<b>2 190.00</b>	<del>2 170.00</del>	
6" (150 mm)	<b>3,030.00</b>	<del>3 000.00</del>	
8" (200 mm)	<b>3,690.00</b>	<del>3 640.00</del>	

Larger sanitary or storm sewer:

8" (200 mm)	<b>125.00</b>	<del>120.00</del>	
10" (250 mm)	<b>185.00</b>	<del>180.00</del>	
12" (300 mm)	<b>255.00</b>	<del>250.00</del>	
15" (375 mm)	<b>405.00</b>	<del>400.00</del>	
18" (450 mm)	<b>670.00</b>	<del>660.00</del>	
21" (525 mm)	<b>930.00</b>	<del>920.00</del>	

2

Additional fee for winter construction of service (Nov. 15 - May 15)

Lane	<b>655.00</b>	<del>645.00</del>	
Street	<b>910.00</b>	<del>900.00</del>	

**SCHEDULE "A"**

3 Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate) 50.00

4 Disconnection of service (water kill)

up to 50 mm in size **1 035.00**

~~1 020.00~~

over 50 mm in size **2 535.00**

~~2 500.00~~

5 Turn water off or on for repairs or line testing

(a) during regular working hours **33.00**

~~30.35~~

(b) after regular working hours **70.00**

~~94.40~~

6 Other Charges

Construction of manhole **2 250.00**

~~2 230.00~~

Inspection Chamber **1 520.00**

~~1 500.00~~

Cutting and replacing pavement:

(a) Single or double service 3" (75 mm) and under 1 720.00

(b) Single or double service over 3" (75 mm) 2 200.00

(c) Triple service 3" (75 mm) and under 2 295.00

(d) Triple service over 3" (75 mm) 2 770.00

(e) For service kill 3" (75 mm) and under 310.00

(f) For service kill over 3" (75 mm) 450.00

(g) For water service renewal 800.00

**SCHEDULE "A"**

## Replacing and/or tunnelling sidewalks:

(a)	Single or double service residential	1 268.00
(b)	Single or double service commercial	2 839.00
(c)	Triple service residential	1 690.00
(d)	Triple service commercial	3 262.00

## Replacing curb only:

(a)	Single or double service	916.00
(b)	Triple or dual service	1 196.00

	Landscaping Repairs	105.00
--	---------------------	--------

## 7 Clearing plugged sewer

(a)	During regular working hours	<b>61.75</b>	<del>53.95</del>	
(b)	After regular working hours	<b>108.00</b>	<del>100.00</del>	

## 8 Repairs to water meters at cost

## 9 Thawing water service at cost

## 10 Repair to damaged stand pipe at cost

11 Meter Test **46.00** ~~47.20~~ |

## 12 Televiser sewer lines

(a)	Service (regular hours only)	<b>110.00</b>	<del>108.00</del>	
(b)	Mains (regular hours only)	2.00/m		

**SCHEDULE "A"**

13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	25.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	50.00/hydrant
	(d) Damage evaluation	20.00/hydrant
	(e) Paint	60.00/hydrant
14	Use of designated fire hydrant to obtain water	40.00/hydrant
15	Replace valve at water meter at time of water meter replacement	<b>42.00</b> <del>40.00</del>

## SCHEDULE "B"

### WASTEWATER RATES

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of **\$15.59** ~~15.18~~ per month.
  
- 2 Where there are more than two dwelling units in residential premises **or for other properties** served by a single water meter, the consumer shall pay at the rate of **\$0.6286 per cubic metre** (**\$1.78** ~~1.73~~ per 100 cu. ft.) ~~(2.832 cu. metres)~~ of wastewater calculated in the manner herein set forth with a minimum of **\$15.59** ~~15.18~~ per month.
  
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that consumer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on **\$0.3968 per cubic metre** (**\$1.1236** ~~109.41 cents~~ per 100 cu. ft.) ~~(2.832 cu. metres)~~
  
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:
 

B.O.D.: **\$0.3463 per kg** (**\$0.1571** ~~15.30 cents~~ per pound) ~~(454 grams)~~

Suspended Solids: **\$0.3743 per kg** (**\$0.1698** ~~16.53 cents~~ per pound) ~~(454 grams)~~

Grease: **\$0.1069 per kg** (**\$0.0485** ~~4.72 cents~~ per pound) ~~(454 grams)~~

**SCHEDULE "B"**

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determine.

Note: See Schedule "A" for Miscellaneous Wastewater Rates

**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	<del>19.81</del> <b>20.07</b>	<del>26.42</del> <b>26.76</b>	<del>33.02</del> <b>33.45</b>	<del>39.62</del> <b>40.14</b>
Lift charge	<del>19.81</del> <b>20.07</b>	<del>26.42</del> <b>26.76</b>	<del>33.02</del> <b>33.45</b>	<del>39.62</del> <b>40.14</b>
<u>Scheduled Service:</u>				
1 lift per month	<del>21.39</del> <b>21.67</b>	<del>25.48</del> <b>25.81</b>	<del>29.56</del> <b>29.94</b>	<del>37.74</del> <b>38.23</b>
1 lift every 2 weeks	<del>29.56</del> <b>29.94</b>	<del>37.74</del> <b>38.23</b>	<del>45.92</del> <b>46.52</b>	<del>62.28</del> <b>63.09</b>
1 lift per week	<del>34.81</del> <b>35.26</b>	<del>52.21</del> <b>52.89</b>	<del>67.88</del> <b>68.76</b>	<del>91.37</del> <b>92.56</b>
2 lifts per week	<del>69.62</del> <b>70.53</b>	<del>104.42</del> <b>105.78</b>	<del>135.75</del> <b>137.51</b>	<del>169.16</del> <b>171.36</b>
3 lifts per week	<del>104.42</del> <b>105.78</b>	<del>156.64</del> <b>158.68</b>	<del>192.15</del> <b>194.65</b>	<del>247.49</del> <b>250.71</b>
4 lifts per week	<del>139.24</del> <b>141.05</b>	<del>208.86</del> <b>211.58</b>	<del>250.63</del> <b>253.89</b>	<del>334.16</del> <b>338.50</b>
5 lifts per week	<del>174.04</del> <b>176.30</b>	<del>261.07</del> <b>264.46</b>	<del>313.28</del> <b>317.35</b>	<del>416.40</del> <b>421.81</b>
6 lifts per week	<del>208.86</del> <b>211.58</b>	<del>313.28</del> <b>317.35</b>	<del>375.94</del> <b>380.83</b>	<del>501.24</del> <b>507.76</b>
Extra lift for scheduled service	<del>19.81</del> <b>20.07</b>	<del>26.42</del> <b>26.76</b>	<del>33.02</del> <b>33.45</b>	<del>39.62</del> <b>40.14</b>



**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

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

**RATES PER CONTAINER**

Standard Metal Lid	No Charge
Locking Devices on Containers	\$ <del>5.08</del> <b>5.15</b> per month
Castors on Containers	\$ <del>5.08</del> <b>5.15</b> per month
Extra Cleaning (if more than one per year required)	<del>\$121.92</del> <b>123.50</b> each time
Fire Damage	<del>\$101.60</del> <b>102.92</b> each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pick-up of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick-Up
	1	2	3	4	5	6	
.383 cu.m. ( $<2$ cu. yd.)	<del>7.47</del> <b>7.57</b>	<del>14.93</del> <b>15.12</b>	<del>22.39</del> <b>22.68</b>	<del>29.85</del> <b>30.24</b>	<del>37.32</del> <b>37.81</b>	<del>44.78</del> <b>45.36</b>	<del>6.60</del> <b>6.69</b>
.383 cu.m. (2 cu. yd.)	<del>14.93</del> <b>15.12</b>	<del>29.85</del> <b>30.24</b>	<del>44.78</del> <b>45.36</b>	<del>59.70</del> <b>60.48</b>	<del>74.63</del> <b>75.60</b>	<del>89.55</del> <b>90.71</b>	<del>9.25</del> <b>9.37</b>
.765 cu. m. (1 cu. yd.)	<del>29.85</del> <b>30.24</b>	<del>59.70</del> <b>60.48</b>	<del>89.55</del> <b>90.71</b>	<del>119.40</del> <b>120.95</b>	<del>149.25</del> <b>151.91</b>	<del>179.10</del> <b>181.43</b>	<del>11.89</del> <b>12.04</b>
1.529 cu.m. (2 cu. yds)	<del>59.70</del> <b>60.48</b>	<del>119.40</del> <b>120.95</b>	<del>179.10</del> <b>181.43</b>	<del>238.80</del> <b>241.90</b>	<del>298.50</del> <b>302.38</b>	<del>358.20</del> <b>362.86</b>	<del>14.53</del> <b>14.72</b>
2.294 cu. m. (3 cu. yds.)	<del>89.55</del> <b>90.71</b>	<del>179.10</del> <b>181.43</b>	<del>268.65</del> <b>272.14</b>	<del>358.20</del> <b>362.86</b>	<del>447.75</del> <b>453.57</b>	<del>537.30</del> <b>544.28</b>	<del>21.13</del> <b>21.40</b>
3.058 cu. m. (4 cu. yds.)	<del>119.40</del> <b>120.95</b>	<del>238.80</del> <b>241.90</b>	<del>358.20</del> <b>362.86</b>	<del>477.60</del> <b>483.81</b>	<del>597.00</del> <b>604.76</b>	<del>716.40</del> <b>725.71</b>	<del>27.74</del> <b>28.10</b>
3.823 cu.m. (5 cu. yds.)	<del>149.25</del> <b>151.19</b>	<del>298.50</del> <b>302.38</b>	<del>447.75</del> <b>453.57</b>	<del>597.00</del> <b>604.76</b>	<del>746.25</del> <b>755.95</b>	<del>895.50</del> <b>907.14</b>	<del>34.34</del> <b>34.79</b>
4.587 cu.m. (6 cu. yds.)	<del>179.10</del> <b>181.43</b>	<del>358.20</del> <b>362.86</b>	<del>537.30</del> <b>544.28</b>	<del>716.40</del> <b>725.71</b>	<del>895.50</del> <b>907.14</b>	<del>1074.60</del> <b>1088.57</b>	<del>40.94</del> <b>41.47</b>

**SCHEDULE "D"*****SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the City, the charge shall be ~~\$6.33~~ **6.42** per month per dwelling unit for one pick-up per week of garbage year round and once a week collection of yard waste for six months per year.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.83 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.37 per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

***Description******Rate***

- |     |   |  |
|-----|---|--|
| (1) | Residents hauling residential refuse from their own residences                | \$30.00 per metric tonne                         |
| (2) | Private companies or commercial haulers with commercial or residential refuse | \$30.00 per metric tonne                         |
| (3) | Liquid waste contained in a water tight box or tank                           | <del>\$36.00</del> <b>40.00</b> per metric tonne |

**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

## 6. Disposal Grounds Rates for Acceptance of Garbage and Refuse - Continued

<i><b>Description</b></i>	<i><b>Rate</b></i>
(4) Demolition, concrete, asphalt and tree rubble	<del>\$30.00</del> <b>32.00</b> per metric tonne
(5) Special Waste	<del>\$50.00</del> <b>52.00</b> per metric tonne
(6) When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply.	
(7) Cover Material	No Charge

## 7. Dry Waste Disposal Site

	<i><b>Dirt</b></i>	<i><b>Concrete and Asphalt</b></i>
Single Axle	<del>\$ 5.00</del> <b>6.00</b>	<del>\$ 20.00</del> <b>24.00</b>
Tandem	<del>\$ 5.00</del> <b>6.00</b>	<del>\$ 20.00</del> <b>24.00</b>
End Dumps	<del>\$ 10.00</del> <b>12.00</b>	<del>\$ 40.00</del> <b>48.00</b>
Pups and Trucks	<del>\$ 10.00</del> <b>12.00</b>	<del>\$ 40.00</del> <b>48.00</b>
Service charge for opening the gate (If special trip is required)		\$15.00/trip

**Telephone Comments: February 25, 1999**

***Mary Sansom:***

Doesn't think electric increases of 11% is fair - wages don't go up that much

Rec complex wonderful if it doesn't take away from Westerner

***Diana McBlane, 5349 - 42 Avenue - 346-3413***

11% increase in electric rates is most unacceptable

5 bag limit on garbage too high

Feb. 4/99

Dear Mayor, City Councillors,

City Council has passed a budget with a tax increase and will be building a new recreation complex among other capital spending projects. Most taxpayers will accept these expenditures without great complaint.

AN 11% POWER INCREASE OVER 3 YEARS FOR A RESERVE FUND IS UNACCEPTABLE.

This increase is an extra burden for families on low and fixed incomes.

Statistics show that in Red Deer 50% of families earn less than \$40,000 gross, 37% earn less than \$30,000 gross, and 25% are single parents. Families trying to educate, clothe, feed and find adequate housing, plus pay utilities and other essentials to be able to work are falling further behind.

Subsidized residential power rates are not out of line with all the other facilities and transportation that are subsidized. If people had to pay what it costs to ride the bus and use all the recreation facilities in Red Deer we wouldn't be able to afford to use them.

PEOPLE CANNOT SAY THEY WON'T PAY THEIR POWER BILL, BECAUSE THE POWER WILL BE SHUT OFF. MOST PEOPLE CAN'T EXIST WITHOUT POWER.

The City Council needs to look at this increase again. I am asking this to be put back on the council agenda so that the citizens of Red Deer have an opportunity to voice their opinion.

Yours truly,  
Shirley Hocken

*Shirley Hocken*  
346 2498

**FILE**

## **Council Decision - March 1, 1999 Meeting**

**DATE:** March 2, 1999  
**TO:** Director of Corporate Services  
**FROM:** Deputy City Clerk  
**RE:** *1999 Operating and Capital Budgets for The City of Red Deer -  
1999 Budget Resolution*

---

**Reference Report:** Director of Corporate Services dated February 23, 1999

**Resolution:**

"RESOLVED that Council of The City of Red Deer hereby approves the 1999 Operating and Capital Budgets for The City of Red Deer as set out in Schedule 'A' attached hereto and as presented to Council February 16, 1999."

(Please see attached Schedule "A")

**Report Back to Council Required:** No

**Comments/Further Action:**

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

**1999 BUDGET RESOLUTION****FEBRUARY 16, 1999**

PROGRAM	1999 BUDGET		
	EXPENDITURE	REVENUE	NET
<b>1999 OPERATING BUDGET:</b>			
Elected Officials & City Clerk	\$1,791,738	\$178,200	\$1,613,538
Community Services Directorate *	120,888	29,750	91,138
Community Services - General	2,433,303	216,928	2,216,375
Corporate Services Directorate *	0	0	0
General City Programs	(10,019,978)	32,519,971	(42,539,949)
Development Services Directorate *	0	0	0
Electric Light & Power	38,888,100	37,770,800	1,117,300
Emergency Services	8,209,273	1,169,165	7,040,108
Engineering Services	963,945	27,700	936,245
Information Technology Services	2,543,754	64	2,543,690
Inspections & Licencing	2,409,831	1,853,694	556,137
Land & Economic Development	8,831,819	8,644,954	186,865
Mayor & City Manager	661,836	3,500	658,336
Personnel	713,911	1,200	712,711
Police	7,749,626	898,700	6,850,926
Public Works	27,596,580	20,560,724	7,035,856
Recreation Parks & Culture	8,718,668	2,514,412	6,204,256
Social Planning	2,263,308	1,203,781	1,059,527
Transit System	4,360,197	1,929,911	2,430,286
Treasury Services	1,289,587	2,932	1,286,655
<b>1999 OPERATING BUDGET</b>	<b>109,526,386</b>	<b>109,526,386</b>	<b>0</b>
<b>1999 MAJOR CAPITAL BUDGET</b>	<b>55,452,000</b>	<b>55,452,000</b>	<b>0</b>
<b>TOTAL 1999 BUDGET</b>	<b>\$164,978,386</b>	<b>\$164,978,386</b>	<b>\$0</b>

\* Costs are allocated to departments

NOTE: requisitions from other authorities are not included

## Council Decision - March 1, 1999 Meeting

**DATE:** March 2, 1999

**TO:** Director of Corporate Services

**FROM:** Deputy City Clerk

**RE:** 1. *December 31, 1998 Reserve Balances, Capital Project Funding and Utility Rate Increases*  
2. *Utility Bylaw Amendment 3215/A-99*

---

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

Director of Corporate Services dated February 11, 1999; E. L. & P. Manager dated February 2 and February 4, 1999; Public Works Manager dated February 8, 1999

### ***Resolution:***

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Corporate Services dated February 11, 1999, re: December 31, 1998 Reserve Balances, Capital Project Funding and Utility Rate Increases, hereby approves:

1. The transfer of reserve funds as recommended in the above report, as follows:
  - (a) \$7.35 million to the Capital Project Reserve,
  - (b) \$0.15 million for a Downtown study as recommended in the report,
2. Funding of the \$2.5 million City share of the arena cost from the Capital Project Reserve;
3. Utility rate increases for only the:
  - (a) Power utility (the increase for residential power rates is based on Council direction of an average 2.0%);
  - (b) Sewer Utility,
  - (c) Garbage collection utility,

and as presented to Council March 1, 1999."



Director of Corporate Services  
March 2, 1999  
Page 2

**Bylaw Readings:**


Utility Bylaw Amendment No. 3215/A-99 was given three Readings, a copy of which is attached hereto. Please note that these rate changes **do not come into effect until March 17, 1999**

**Report Back to Council Required:** No

**Comments/Further Action:**

Please note that at this meeting three separate Utility Bylaw Amendments were passed: 3215/A-99 (effective March 17<sup>th</sup>); 3215/B-99 (effective March 1<sup>st</sup>), and 3215/C-99 (effective March 17<sup>th</sup>). This office will be updating the consolidated copy of Utility Bylaw No. 3215/98 and in order avoid confusion, all the amendments will be dealt with in one update. Bylaw Amendment No. 3215/A-99 is therefore attached for your reference in the interim. You will be receiving the entire Utility Bylaw, as amended, in due course.

**Important:** *Schedule "D" - Section 3, makes provisions for the five unit limit and for a rate of \$6.33. Effective March 17<sup>th</sup> the rate will read \$6.42, and this rate will be reflected in the consolidated version as it will override the rate passed effective March 1<sup>st</sup> via Amendment No. 3215/B-99.*



Jeff Graves  
Deputy City Clerk

/clr

attchs. (3215/A-99)

- c Director of Community Services
- Director of Corporate Services
- Director of Development Services
- Public Works Manager
- E. L. & P. Manager
- Treasury Services Manager
- Mary Stewart, Public Works Engineer
- Cheryl Brown, Engineering Services Clerk (Public Works)

Item No. 6

**DATE:** February 17, 1999  
**TO:** City Clerk  
**FROM:** Director of Corporate Services  
**RE:** UTILITY BILL NON PAYMENT PENALTY

---

Attached is an amendment to the utility rate bylaw to reduce the non payment penalty for utility accounts not paid by the due date from 5% of the current charges to 2.5%.

The purpose of the change is to:

- ensure the City is in conformance with any legislation governing the levying of penalty fees.
- clarify the customer is not given an option to pay the account late and that any late payment is a breach of the contract for which a penalty is assessed.

**Requested Action**

Approval of the bylaw amendment.



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

Att.

*fcs\op\ut\clk ut bill non payment penalty feb17 99*

***Comments:***

I concur with the recommendations of the Director of Corporate Services.

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - March 1, 1999 Meeting**

**DATE:** March 2, 1999  
**TO:** Director of Corporate Services  
**FROM:** Deputy City Clerk  
**RE:** *Utility Bill Non-Payment Penalty,  
Utility Bylaw No. 3215/98 (Amendment No. 3215/C-99)*

---

***Reference Report:***

Director of Corporate Services dated February 17, 1999

***Bylaw Readings:***

Utility Bylaw Amendment No. 3215/C-99 was given three Readings, a copy of which is attached hereto.

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

***Comments/Further Action:***

Please note that at this meeting three separate Utility Bylaw Amendments were passed: 3215/A-99 (effective March 17<sup>th</sup>); 3215/B-99 (effective March 1<sup>st</sup>), and 3215/C-99 (effective March 17<sup>th</sup>). This office will be updating the consolidated copy of Utility Bylaw No. 3215/98 and in order avoid confusion, all the amendments will be dealt with in one update. Bylaw Amendment No. 3215/C-99 is therefore attached for your reference in the interim. You will be receiving the entire Utility Bylaw, as amended, in due course.



Jeff Graves  
Deputy City Clerk

/clr

attchs. (3215/C-99)

c     Director of Community Services  
      Director of Corporate Services  
      Director of Development Services  
      Public Works Manager  
      E. L. & P. Manager  
      Treasury Services Manager  
      Mary Stewart, Public Works Engineer  
      Cheryl Brown, Engineering Services Clerk (Public Works)

**BYLAW NO. 3215/C-99**

Being Bylaw to amend Bylaw No. 3215/98 the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended as follows:

1 Section 28 is deleted and replaced by new Section 28 as follows:

- "28 (1) When the customer pays the utility account as rendered after the due date stated in the account, or such due date as may be approved by the Treasurer, such customer shall pay a penalty of 2.5% of current charges. Payments must be received by the City on or before the due date in order for the customer to avoid the penalty. Payments made at a financial institution must be received by the City on or before the due date in order for the customer to avoid the penalty.
- (2) For greater certainty, a customer is obliged to pay for utilities when the bill is rendered and it is a breach of the agreement to supply utilities for the customer to pay late. The late payment penalty is not to be construed as permission for the customer to pay late but is rather a penalty for breaching the terms of the utility service agreement."

2 This amendment will be effective for all billings issued on or after March 17, 1999.

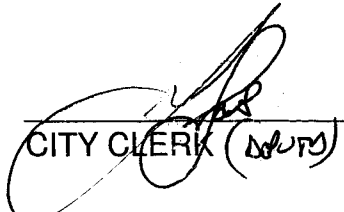
READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1999.

  
MAYOR

  
CITY CLERK (DEUT)

Item No. 7

**DATE:** February 23, 1999

**TO:** City Clerk

**FROM:** ROGER CLARKE, Chairperson  
Recreation, Parks & Culture Board

**RE:** GHOST PROJECT #4 - "SOUND THE ALARM"


---

The "Sound the Alarm" Ghost Project #4 has been approved through the various committees and boards, including City Council (December 1996). During the fabrication of the sculpture, the size has increased and some of the materials have changed; therefore, the project has reapplied for a permit as per the Public Art Policy #930. Specifically, the revisions to the sculpture are as follows:

1. The dimensions have changed from 6' x 28' to 8' x 28' x 9'.
2. The material specified for the wagon has changed from bronze to the use of an original wooden wagon.
3. Some original/replica pieces of equipment will be used, but will be secured to the structure.

The Recreation, Parks & Culture Board, based on the recommendations of the Public Art and Cultural Advisory Committee, passed the following resolution at their regular meeting of February 9, 1999:

"That the Recreation, Parks & Culture Board, having considered the proposed changes to the *Sound the Alarm Ghost Project #4*, and having considered the recommendations from the Public Art Committee and the Cultural Advisory Committee, hereby recommend to City Council of The City of Red Deer support of the revisions to the Ghost Project #4."

  
for ROGER CLARKE, Chairman  
Recreation, Parks & Culture Board

DB:nb

Att.

- c. Lowell Hodgson, Director of Community Services  
Kerry Dawson, Culture Development Superintendent

**RECREATION, PARKS & CULTURE  
CULTURE SERVICES SECTION**

---

DATE: FEBRUARY 4, 1999

TO: RECREATION, PARKS & CULTURE BOARD

FROM: KERRY DAWSON,  
CULTURE DEVELOPMENT SUPERINTENDENT

RE: **GHOST PROJECT #4 - SOUND THE ALARM  
(LIFE-SIZE FIREWAGON, 2 HORSES & 2 FIREFIGHTERS)**

---

A Public Art Policy (Reference 930) approved by City Council on November 20, 1995 states therein:

- A Public Art Committee will review all applications for installation of permanent art on public property for recommendations to the Recreation, Parks & Culture Board.
- All applications for installation of permanent public art must be approved by City Council.
- Ownership, insurance and maintenance agreements will be part of the application and recommendation procedures.

The Public Art Committee was confirmed by a resolution of the Recreation, Parks & Culture Board at the meeting on October 8, 1996 and consists of:

Kerry Dawson, Culture Development Superintendent  
 Paul Meyette, Parkland Community Planning Services  
 Diane Rowe, Towne Centre Association  
 Joyce Walsh, Member-at-Large  
 Paul Boulton, Member-at-Large

**History:**

- The application for the Sound the Alarm (Project #4) was approved by City Council at their meeting on December, 1996.
- On January 5, 1999, a memo was sent to the Recreation, Parks & Culture Board members informing them of the changes to this project.
- The Public Art Committee met on December 23, 1998 and endorsed the changes.
- On February 2, the Cultural Advisory Committee made a motion to support the changes to the Sound the Alarm Ghost Project #4.
- The revised application was circulated to relevant City Departments and their comments are as attached.
- The signed agreement for responsibility was completed in 1996 and remains intact.

Public Arts Committee recommendation:

**To recommend approval for the changes proposed for the Sound The Alarm Ghost Project #4.**

The Cultural Advisory Committee reviewed the proposed changes at their meeting on February 2, 1999 and support the following recommendation.

**To support the changes and installation of the Sound the Alarm Ghost Project #4 (Life-size Firewagon, 2 Horses and 2 Firefighters).**

As all projects must be approved by City Council, it is recommended that the Recreation, Parks & Culture Board adopt the following resolution.

**That the Recreation, Parks & Culture Board, having considered the proposed changes to the Sound the Alarm Ghost Project #4, and having reviewed the recommendations from the Public Art Committee and the Cultural Advisory Committee to support the proposed changes to this project, hereby recommend to Red Deer City Council that Council support the changes to the project and the continuance of the installation of Sound the Alarm Ghost Project #4.**

Thank you for your consideration.

Kerry Dawson,  
Culture Development Superintendent  
Public Art Committee Chair

KD:mak



**RECREATION, PARKS & CULTURE DEPARTMENT  
CULTURE SERVICES SECTION**

---

DATE: JANUARY 5, 1999

TO: RECREATION, PARKS & CULTURE BOARD

- |                       |                 |
|-----------------------|-----------------|
| • ROGER CLARKE, CHAIR | • JASON VOLK    |
| • ALBERT AZZARA       | • GLENN MacLEOD |
| • GARY BUCHANAN       | • GORD INGLIS   |
| • JOAN SCOTT          | • JOHN SMITH    |
| • TIM GUIBAULT        |                 |

FROM: KERRY DAWSON,  
CULTURE DEVELOPMENT SUPERINTENDENT

RE: **GHOST PROJECT - SOUND THE ALARM (Project #4)**  
**(LIFESIZED FIREWAGON, 2 HORSES & 2 FIREFIGHTERS)**

In December, 1996 the Recreation, Parks & Culture Board recommended to City Council that the 'Sound the Alarm' Ghost Project be approved. On December 16, 1996 City Council supported the Board's recommendation and gave approval to proceed with the installation.

The attached information is to advise the Recreation, Parks & Culture Board that this project has changed slightly in size and materials. The proposed changes to the original application are as follows:

1. The dimensions have changed from 6' x 28' to 8' x 28' x 9'.
2. The material specified for the wagon has changed from bronze to use of an original wooden wagon.
3. Some original/replica pieces of equipment will be used but will be secured to the structure.

The location remains the same (southeast corner of the Red Deer Public Library). The installation will not exceed past the corner of the Library building, however the exact positioning of the artwork will be decided during installation.

The Public Art Committee met on December 23, 1998 and approved the changes. This item will be presented to the Cultural Advisory Committee on February 2 for their recommendation and subsequently to the Recreation, Parks and Culture Board for their recommendations at the February meeting.



K. Dawson

cc: Don Batchelor, Recreation, Parks & Culture Manager  
✓ Ed Morris, Recreation Development Superintendent

Attachments:

- Updated Application
- Site Plan

KD:mak

**THE CITY OF RED DEER**  
**Application for Installation of Permanent Artwork**  
**on Public Property**

Policy Ref: 930  
 R bylaw: Nov.20/95

Application No. \_\_\_\_\_

1. The applicant should indicate any requirements related to safety, electricity, or special maintenance requirements.
2. The applicant should submit this application at least three months prior to planned installation date.
3. All applications will be reviewed by a Public Art Committee for recommendation to the Recreation, Parks & Culture Board and City Council.
4. The applicant should be aware that, where deemed appropriate, a safety report may be required upon completion of installation.
5. Applications will be processed through the Culture Development Superintendent of the Recreation, Parks & Culture Department. The department will notify the applicant of City Council's decision within two months of the application.
6. The application will be routed to the appropriate City departments for comment, prior to the Public Art Committee review:

<b>APPLICANT INFORMATION</b>	Name of Applicant <u>RED DEER DOWNTOWN BUSINESS ASSOC</u> Address <u>#9 - 4921 - 49 STREET</u> (formerly TOWNE CENTRE ASSOC.) Postal Code <u>T4N 1V2</u> Name of Contact Person <u>DIANA ROWE</u> Address <u>AS ABOVE</u> Postal Code _____ Phone <u>340-8696</u> (Bus.) <u>347-1591</u> (Res.)
----------------------------------	---

<b>ART PROJECT INFORMATION</b>	Title of Proposed Artwork <u>"SOUND THE ALARM"</u> Medium <u>BRONZE/WOOD</u> Description <u>LIFE SIZED FIREWAGON, 2 HORSES &amp; 2 FIREFIGHTERS</u> Proposed Site (with attached map indicating specific location and direction, if applicable, that the proposed artwork will be situated) <u>AT THE EAST END OF THE CHILDREN'S LIBRARY ON THE PAVING STONES, FULLY CLEAR OF THE SIDEWALK AREA</u> Projected Date of Installation <u>MAY 1999</u> Approx. Size <u>9' HIGH x 8' W x 28' LONG</u> Special Considerations <u>THIS SITE WAS PREVIOUSLY APPROVED HOWEVER, ① THE FIREWAGON IS NOW AN ORIGINAL ANTIQUE WOOD STRUCTURE NOT ALUMINUM ② THE PROJECT WILL BE 2' WIDER - NOW LOOKING AT 8' RATHER THAN ORIGINALLY APPROVED 6' WIDTH.</u>
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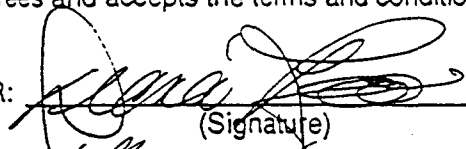
CONTINUED ON REVERSE

CONDITIONS  
OF  
APPROVAL

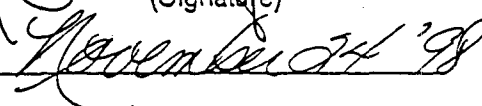
1. Applicant to complete an attached map indicating specific location and direction of the artwork to be installed, and any other pertinent details.
2. Applicant to provide a Certificate of Insurance completed and signed by the insurance company providing coverage for the artwork.
3. Applicant to pay for necessary advertising of road closures, signing, and barricading costs.
4. Applicant to be responsible for resulting clean-up of location at which the installation occurs immediately following the installation.
5. Should the applicant find the need to remove the artwork from the designated public property, the property shall be restored to agreed upon conditions.
6. The City, for reasons of public safety or necessary construction, reserves the right to relocate the artwork to an alternate site, which meets with the approval of the applicant.
7. Permanent artwork installed on public property will legally be owned by the applicant, who hereby agrees to all insurance, maintenance, repair, or restoration costs. Failure to do so may result in the City removing the artwork and disposing of it as it sees fit.
8. The applicant of the project, their officers, agents, and employees shall comply with all lawful statutes, bylaws, rules, and regulations of The City of Red Deer or other authority which in any manner relates to or affects the project and shall, at all times, indemnify and save harmless The City of Red Deer, its officers, servants, agents, and employees from and against all claims and demands, loss, damages, actions, courses of actions, suits or other proceedings by whomsoever made, brought, or prosecuted in any manner based upon, occasioned by, or attributable to the artwork permitted hereunder by any action taken or things done or maintained by virtue hereof.
9. Special Conditions:

The applicant hereby agrees and accepts the terms and conditions of this application.

PER:

  
(Signature)

DATE:

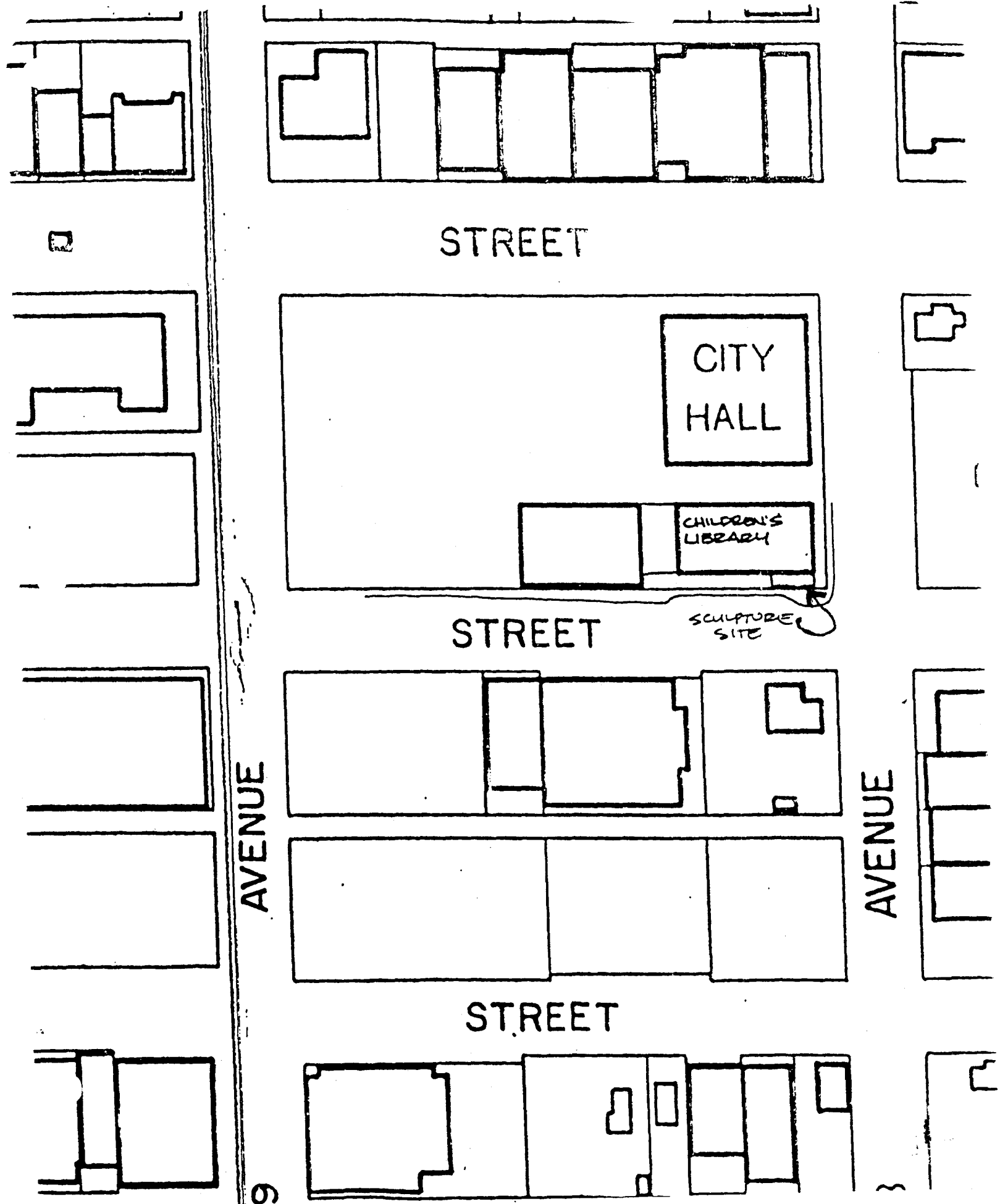


OFFICE USE:  
CITY COUNCIL  
APPROVAL

Date Received: \_\_\_\_\_ Date Returned: \_\_\_\_\_

City Council Meeting Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_



**PUBLIC ART INSTALLATION**  
**SOUND THE ALARM (Project #4)**  
**(LIFE-SIZED FIREWAGON, 2 HORSES & 2 FIREFIGHTERS)**

---

**SUMMARY OF COMMENTS**

**Electric, Light and Power Manager - Al Roth**

E. L. & P. have no objection to the proposed location of the sculpture. We will provide a sketch of underground power cables. If any excavation is required, the underground power cables must be located by calling Alberta First Call.

**Public Works Manager - Paul A. Goranson**

This certainly looks like it will be an attractive addition to the downtown. Based on the proposed location, it appears that our water, sanitary and storm services are not in conflict. Our only concern is the requirement for snow clearing in and around the sculpture. This area is one of our high priority snow clearing areas. We are assuming that we will be required to clear the snow on the sidewalk around the sculpture and not beneath it. If this is the case, we have no problem with the proposed location.

**Recreation, Parks & Culture Manager - Don Batchelor**

I have no objection to the revised size or materials for the Sound the Alarm Ghost Project subject to all sidewalk clearances, building setbacks, and road sight lines being supported by the Engineering Department and the Inspections and Licensing Department.

**Engineering Customer Service Administrator - Brian Johnson**

We have reviewed the request to place the Sound the Alarm artwork on the sidewalk next to the Library and have no objections subject to the artwork not causing a problem for pedestrian traffic movement.

**Inspections and Licensing Manager - Ryan Strader**

In regards to your memo dated October 02, 1996, we wish to advise that we have no comments on the above referenced.

**Fire Chief & Emergency Services Manager - Gord Stewart**

This Department has no objections to the proposed location of the Sound the Alarm artwork provided it does not obstruct access and/or exit to and from the building.

Kerry Dawson  
January 29, 1999

***Comments:***

I concur with the recommendations of the Recreation, Parks and Culture Board.

“N. Van Wyk”  
City Manager

**FILE**

**Council Decision - March 1, 1999 Meeting**

**DATE:** March 2, 1999  
**TO:** Recreation, Parks and Culture Board  
**FROM:** Deputy City Clerk  
**RE:** Ghost Project No. 4 - "Sound The Alarm"

**Reference Report:**

Recreation, Parks and Culture Board dated February 23, 1999

**Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated February 23, 1999 re: Ghost Project #4 - 'Sound The Alarm', hereby agrees to the changes to this project as set out in the report from the Recreation, Parks and Culture Board, noted above, and as presented to Council March 1, 1999."


**Report Back to Council Required:** No

**Comments/Further Action:**

Thank you for your report. As noted above, Council approved the changes outlined in your report dated February 23, 1999. I wish you the best in your endeavours with the Ghost Project.

  
Jeff Graves  
Deputy City Clerk

/clr

c Director of Community Services  
Culture Development Superintendent  


**DATE:** February 24, 1999

**TO:** City Clerk

**FROM:** LOWELL R. HODGSON, Director of Community Services  
DON BATCHELOR, Recreation, Parks & Culture Manager  
ALAN WILCOCK, Director of Corporate Services

**RE:** EXTRAORDINARY YEAR AT  
RIVER BEND GOLF COURSE & RECREATION AREA

---

The 1998 spring and summer season at River Bend was extraordinary, due, largely, to the incredibly good weather that we experienced and the good management by the River Bend Board.

1. The golf course opened a full month earlier than normal.
2. The weather remained very favourable all summer long, with maximum sunshine and warm temperatures, thus, no rainout days.
3. The golf course was maintained in excellent condition and users responded very favourably. Use was up very significantly.
4. Aggressive marketing/promotions brought in extra tourist and tournament play.

As a result of the above, our revenue picture was much better than what had been budgeted (\$1,410,750) and in fact was approximately \$1,691,380. In order to generate this extra revenue, however, costs also increased in the following areas totaling approximately \$127,400.

• The golf course and greens required additional fertilizing and treatments.	\$10,300
• Equipment was used more hours, requiring more fuel, maintenance, etc.	\$11,300
• Pro-shop and restaurant costs of goods increased.	\$70,000
• Additional hours of staffing were required.	\$30,300
• Additional expenses in operating the clubhouse.	<u>\$ 5,500</u>
<b>TOTAL</b>	<b>\$127,400</b>

The additional revenue generated over the budget amount was approximately \$280,630. As outlined above, approximately \$127,400 had to be spent by the River Bend Society on additional operating costs to generate this revenue.

With the existing agreement between The City and River Bend Golf & Recreation Society, the formula for revenue sharing is as follows:

- The first \$1,200,000 stays with the society for operations and reinvestment in the Recreation Area and Golf Course.
- Next, \$200,000 is split 70% (City) and 30% (Society).
- Anything beyond this \$1,400,000 total is split 80% (City) and 20% (Society).



There is some generated revenues, however, that as per the existing agreement are exempt from the revenue sharing formula, these include interest on the capital reserve, grants, donations and selected charitable fundraising events. In 1998, the exempted revenues from the revenue sharing formula totaled \$88,000. Therefore, the total amount of revenue that is applied to the above formula for revenue sharing is:

\$1,691,380	Gross Revenue
<u>&lt;56,760&gt;</u>	Exempt Revenue
\$1,634,620	Shareable Revenue

These figures are approximate and may be adjusted slightly in accordance with the 1998 River Bend Audited Financial Statement expected to be completed by March 01, 1999.

To reasonably and equitably determine how this sharable revenue should be distributed to the River Bend Golf Course and Recreation Society and the City, we need to acknowledge that all funds distributed to River Bend are used exclusively to maintain, operate, improve and enhance the value of a City owned facility. River Bend uses these funds on Discovery Canyon, the Ski Trails, the Recreation Area, buildings/shops/equipment, driving range and golf course. The existing agreement stipulates that the River Bend Society shall:

- repair and maintain the facilities in accordance with the standards...
- keep in good and substantial repair those parts of the facilities as are allocated to the Society...including all chattels and equipment excepting only those repairs required by this agreement to be made by the City.

In considering the above, we have also looked at the long-term (10 year) capital and infrastructure needs and responsibilities of both the River Bend Society and The City of Red Deer. These requirements are outlined as attachment 1.

In justifying a formula for the distribution of additional revenue and offsetting River Bend's additional operating costs, we looked at the issue from the perspectives of 1) what would be fair and equitable for 1998, and 2) what is reasonable as an amendment to the agreement. In doing this, we felt that the formula needed to factor in the following elements:

- a. encourage and provide incentive to River Bend to generate revenue in excess of \$1,400,000.
- b. provide sufficient funding to offset River Bend's increased costs in operation in a busy year.
- c. provide a funding source for River Bend's special projects, major infrastructure repairs, course improvements and enhancements.
- d. provide a funding source for the City to pursue 10 Year Infrastructure Projects, as identified in the agreement.
- e. retain an anticipated minimum of \$140,000 to the City annually as general revenue, and provide an additional amount annually to be used exclusively for golf course infrastructure repair.

Based on the above, we propose that the following formula be used to distribute revenue at River Bend in 1998, and that it be used as the formula to be inserted into the revised Revenue Sharing Formula Section of the existing River Bend Agreement (to be adjusted annually by the rate of inflation).

**PROPOSED 1998**

<u>Revenue Distribution City/River Bend</u>	<u>Description</u>	<u>Total Net Sharable Revenue</u>	<u>Portion City</u>	<u>Portion River Bend</u>
0/100	Threshold	\$1,200,000	--	\$1,200,000
70/30	Existing Agreement	<u>\$ 200,000</u>	<u>\$140,000</u>	<u>\$ 60,000</u>
	<b>Subtotal</b>	\$1,400,000	\$140,000	\$1,260,000
20/80	Proposed Agreement	\$ 234,620*	\$ 46,924	\$ 187,696**
	<b>TOTAL</b>	\$1,634,620	\$186,924	\$1,447,696

**NOTES:**

\* Difference between total sharable revenue (\$1,634,620) and the minimum amount (\$1,400,000) required for basic operations. These funds are intended to be distributed to the River Bend Society and the City to undertake repairs, replacements and improvements at the River Bend Golf Course and Recreation Area.

\*\* A portion of these funds (\$127,400) are required to offset the incurred operational costs at River Bend. The balance (\$60,296) are funds available to the River Bend Society to fund needed infrastructure projects.

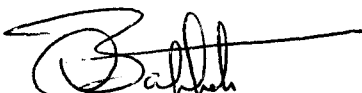
It was never anticipated when this revenue sharing formula was developed, that revenue would surpass \$1,400,000. However, that was certainly accomplished in 1998 and in hindsight, we should have accommodated an escalation formula in these figures because, as fees increase, this base amount for operations should be increasing as well. Thus, the need for a more reasonable formula for revenue sharing for future years.

**RECOMMENDATIONS**

1. THAT Council of The City of Red Deer, in recognition of the extraordinary year in 1998 for the operation of the River Bend Golf Course & Recreation Area, hereby agree to amend the revenue sharing formula for 1998, with the River Bend Golf & Recreation Society retaining the first \$1,200,000 generated, with the next \$200,000 split 70% to The City and 30% to the Society, and any funds beyond this amount to be split 20% to The City and 80% to the Society, with all excess revenue generated to The City to be set aside in a River Bend Reserve account to be used for major maintenance items at River Bend, and for the Society to set aside its excess after accommodating additional operating costs, to be used for capital improvements at River Bend.
2. THAT Council direct the Administration to apply the above formula based on the revenue identified in the 1998 year-end audited financial statement.
3. THAT Council agree to amending the Section 5.2.2 of the River Bend Golf & Recreation Society Agreement to reflect the revised revenue sharing formula described in #1.



LOWELL R. HODGSON



DON BATCHELOR



ALAN WILCOCK

Attch.

- c. River Bend Golf & Recreation Society  
Harold Jeske, Facilities Superintendent

**RIVER BEND GOLF & RECREATION AREA  
PROJECTED LONG RANGE CAPITAL REQUIREMENTS & FUNDING**

DESCRIPTION	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	TOTAL
<b>Expenditures</b>												
1. Projected Capital Purchases, Enhancements	306,000	315,000	551,000	326,000	176,000	432,000	280,000	263,000	190,000	180,000	232,000	3,251,000
<b>Revenues</b>												
2. City Projects/Funded	100,000		100,000	25,000				85,000				310,000
3. Average River Bend Annual Operating/Reserves Capital Contribution	157,000	157,000	157,000	157,000	157,000	157,000	157,000	157,000	157,000	157,000	157,000	1,727,000
Grants and Donations	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	220,000
Recoveries Subtotal	277,000	177,000	277,000	202,000	177,000	177,000	177,000	262,000	177,000	177,000	177,000	2,257,000
<b>Net</b>												
4. <Deficit> / Surplus To Fund Capital Projects (Based on the Existing Agreement)	<29,000>	<138,000>	<274,000>	<124,000>	1,000	<255,000>	<103,000>	<1,000>	<13,000>	<3,000>	<55,000>	<994,000>

**NOTES:**

1. Projected Expenditures are based on the existing 1998 River Bend Agreement and long-term Capital Requirements.
2. City Funded Projects may be financed from a City Reserve Account generated from previous year surpluses at River Bend, tax allocation, or City Reserves.
3. The four year average (1996-1999) contribution to capital projects and infrastructure repairs funded from River Bend operations equal \$157,000.
4. Deficits/Surpluses vary from year to year; not all projects identified in #1 are completed in the year designated, some are deferred or not completed dependant on availability of funding from River Bend operating surpluses, accumulated reserves, grants and donations.

**Comments:**

I concur with the recommendations of the Administration. The amendments to the agreement with the River Bend Golf Course and Recreation Society will ensure a viable operation for this facility and will also provide for funding for long range capital. In assessing the long range capital requirements, which include special projects, major infrastructure repairs, course improvements and enhancements, it will be important to ensure there is consistency with the overall vision of this facility to remain a highly accessible public golf course and reaction area.

"N. Van Wyk"  
City Manager

**FILE**

## **Council Decision - March 1, 1999 Meeting**

**DATE:** March 2, 1999

**TO:** Director of Corporate Services  
Director of Community Services  
Recreation,, Parks and Culture Manager

**FROM:** Deputy City Clerk

**RE:** Extraordinary Year at River Bend Golf Course and Recreation Area

***Reference Report:***

Joint report from Director of Community Services, Director of Corporate Services and the Recreation, Parks & Culture Manager dated February 24, 1999

***Resolution:***

"RESOLVED that Council of The City of Red Deer, having considered the joint report from the Director of Community Services, Director of Corporate Services and the Recreation, Parks and Culture Manager dated February 24, 1999, re: Extraordinary Year at River Bend Golf Course and Recreation Area, hereby:

1. agrees to amend the revenue sharing formula for 1998 with the River Bend Golf and Recreation Society retaining the first \$1,200,000 generated, with the next \$200,000 split 70% to The City and 30% to the Society, and any funds beyond this amount to be split 20% to The City and 80% to the Society, with all excess revenue generated to The City to be set aside in a River Bend Reserve account to be used for major maintenance items at River Bend and for the Society to set aside its excess after accommodating additional operating costs to be used for capital improvements at River Bend;
2. directs The City's Administration to apply the above formula based on the revenue identified in the 1998 year-end audited financial statement;
3. agrees to amend Section 5.2.2. of the River Bend Golf and Recreation Society Agreement to reflect the revised revenue sharing formulas described in No. 1 above,

and as presented to Council March 1, 1999."

Director of Corporate Services,  
Director of Community Services,  
Recreation, Parks and Culture Manager  
March 2, 1999  
Page 2

**Report Back to Council Required:**

No

**Comments/Further Action:**

It would be appreciated if, once you have corresponded with the River Bend Golf and Recreation Society regarding the changes to the agreement, you would provide this office with a copy of that correspondence for the Council file.



Jeff Graves  
Deputy City Clerk

/clr

c River Bend Golf and Recreation Society



## CENTRAL ALBERTA REGION

---

5125 - 48 Street Red Deer, Alberta T4N 1T1 • Phone (403) 346-5576 Fax (403) 346-5859

---

February 17, 1999

Kelly Kloss  
City Clerk  
City of Red Deer

Dear Mr. Kloss:

On behalf of Red Deer District I write to request the renewal of the lease of the city-owned lots 2 & 3, Block 48, Plan 6990 ET (5321 47 Avenue).

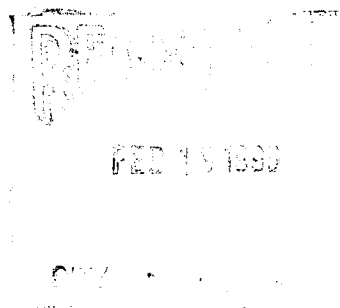
As this lease is set to expire shortly, I would ask that it be renewed under the current terms. It is my understanding that this request is to be forwarded to the City Council for authorization. Liability insurance surpassing the required \$1 million continues to be provided by Scouts Canada.

I look forward to receiving the lease for signature, following the necessary municipal steps involved.

Should you have any questions, please feel free to contact me at 346-5576.

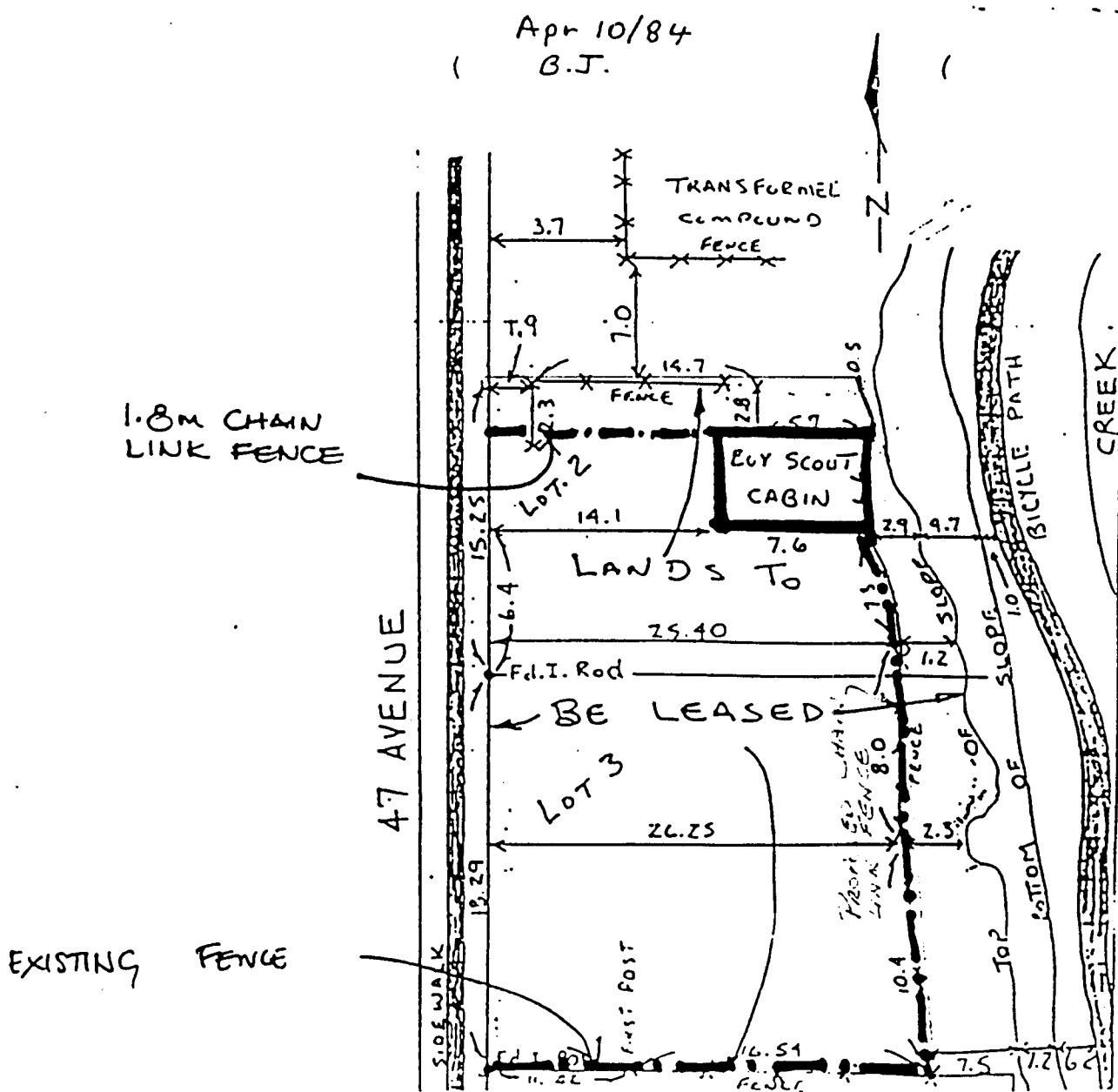
Sincerely,

Roy Bedford  
Director



25 NT.

Apr 10/84  
B.J.





DATE: February 22, 1999  
TO: Kelly Kloss, City Clerk  
FROM: Alan Scott, Land and Economic Development Manager  
RE: **CENTRAL ALBERTA REGION OF SCOUTS CANADA - LAND LEASE**

---

The Central Alberta Region of Scouts Canada has been leasing a parcel of land from The City of Red Deer since 1964. The site is located on 47th Avenue, between 54th and 55th Streets, and is occupied by the Boy Scout Cabin. The lease is for five years, and is up for renewal February 28, 1999. The lease rate is \$1.00 per year.

Attached is a letter from the Central Alberta Region of Scouts Canada, requesting the lease be renewed for a further five years, from March 1, 1999 to February 28, 2004.

Recommendation:

The Land and Economic Development Department recommends that Council approve a renewal of the land lease with the Central Alberta Region of Scouts Canada, subject to the following conditions:

1. Five year term at One (\$1.00) dollar per year;
2. 30-day cancellation clause;
3. Site to be properly maintained and kept free of garbage, to the satisfaction of the Recreation, Parks & Culture Manager;
4. Liability insurance in the sum of \$1 Million to be provided by the Lessee;
5. Standard lease agreement to be entered into, satisfactory to the City Solicitor.



Alan V. Scott

AVS/pr

Att.

***Comments:***

I recommend that Council approve the renewal of this lease. It is further recommended that Council authorize the City Manager to approve any future extensions to this lease.

“N. Van Wyk”  
City Manager



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

# FILE

March 2, 1999

Scouts Canada  
Central Alberta Region  
5125 - 48 Street  
Red Deer, AB T4N 1T1

Att: Mr. Roy Bedord,  
Director

Dear Sir:

***Re: Request for Renewal of Lease of City Owned Land at 5321 - 47 Avenue,  
Red Deer, Alberta***

---

At the City of Red Deer's Council meeting held Monday, March 1, 1999, Council gave consideration to your correspondence dated February 17, 1999 regarding the above lease. At that meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Scouts Canada (Central Alberta Region) dated February 17, 1999, re: Request for Renewal of Lease of City Owned Land at 5321 - 47 Avenue, hereby:

1. approves the renewal of the lease between Scouts Canada and The City of Red Deer for lease of City owned lands at 5321 - 47 Avenue, subject to the following conditions:
  - (a) Five year term at one dollar per year;
  - (b) 30 day cancellation clause;
  - (c) Site to be properly maintained and kept free of garbage, to the satisfaction of the Recreation, Parks and Culture Manager;
  - (d) Liability insurance in the sum of \$1 million to be provided by the lessee;
  - (e) Standard lease agreement to be entered into, satisfactory to the City Solicitor.

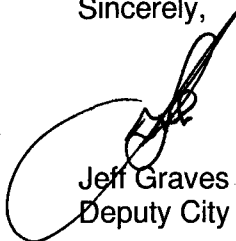
Scouts Canada  
March 2, 1999  
Page 2

2. authorizes the City Manager to consider and approve any future requests from Scouts Canada for renewal of the lease described herein,

and as presented to Council March 1, 1999."

Please do not hesitate to contact me at 342-8132, or Mr. Alan Scott, Land and Economic Development Manager, should you require any further information regarding Council's decision in this regard.

Sincerely,



Jeff Graves  
Deputy City Clerk

/clr

c City Manager  
Director of Corporate Services  
Land and Economic Development Manager

Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton AB Canada T5K 2L6  
Tel: (780) 917-7000  
www.stantec.com

81



Item No. 2

**Stantec**

02 February 1999  
File: 161 89000

Tel: (780) 917-7018  
Fax: (780) 917-7179  
dlarke@stantec.com

City of Red Deer  
3<sup>rd</sup> Floor, City Hall  
4914 - 48 Avenue  
RED DEER AB T4N 3T4

**Attention: Mr. Ryan Strader**

Dear Sir,

**Reference: Gaetz Avenue Crossing - Gaetz Avenue & 22<sup>nd</sup> Street**

Stantec Consulting Ltd. has been engaged by Cedaridge Properties (Red Deer) Inc. through Royal Management Services Inc. to assist in the development of the Gaetz Avenue Crossing project. We understand that previous applications to secure General Office Uses under the existing C4 - Commercial (Major Arterial) District have been unsuccessful.

On behalf of Cedaridge Properties Inc., we would like to apply to rezone the subject property to C2 - Commercial (Regional and District Shopping Centre) District in an effort to accommodate the desired General Office Uses. It is our understanding that this letter request can serve as the initial application and that any other necessary documentation may follow. The request presented in the 25 January 1999 letter from Royal Management Services regarding an exemption to the C4 Bylaw to allow General Office Uses should be dropped in favour of this rezoning.

Buildings

We would appreciate any assistance you can provide in processing this rezoning application. We will be in touch shortly to discuss the process. In the meantime, if you have any questions or require any further information, please contact the undersigned at (780) 917-7018. Thank you.

Environment

Industrial

Sincerely,

Management Systems

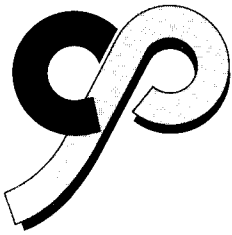
**STANTEC CONSULTING LTD.**

Transportation

D.A. (Don) Larke, M. Pl.  
Associate, Urban Land

Urban Land

c: Curtis Way, Royal Management Services Inc. (462-0209)



Date: February 24, 1999

To: City Clerk

From: Paul Meyette, Principal Planner  
Ryan Strader, Inspections and Licensing Manager

**RE: STANTEC - REZONING OF GAETZ AVENUE  
CROSSING – GAETZ AVENUE AND 22 STREET C4-C2  
LAND USE BYLAW 3156/H-99/MAP No. 6/99**

Stantec is requesting that the Gaetz Avenue Crossing be redesignated from C4 (Major Arterial District) to C2 Commercial (Regional Shopping Centre District).

## **BACKGROUND**

The Gaetz Avenue Crossing Development is located on the former Drummond Brewery site. The site was rezoned on May 5, 1997 from Industrial to the C4 District. The site contains two parcels; one is 4.7 hectares (11.6 acres) in size and the second parcel is 1.286 hectares (3.2 acres). The redesignation of the site would allow a wider range of uses including up to 5% office space and commercial entertainment facilities.

## **STAFF COMMENTS**

City Council Policy #3402 (attached) provides Council with a framework for considering C4 to C2 land use amendments. As you will note on the attached letter from Stantec, the Gaetz Avenue Crossing meets all of the requirements for a C2 site. The only concern of staff is that the Gaetz Avenue Crossing site is in two land titles. The northeast site is below the minimum site area required for a C2 Regional Shopping Centre site. In order to address this concern, the developer is proposing to caveat the two sites to prevent the two sites from being sold independently, and therefore function as a single site. This caveat will be applied prior to second and third reading of the bylaw. The City Solicitor will be providing a legal opinion to City Council regarding this proposed caveat.

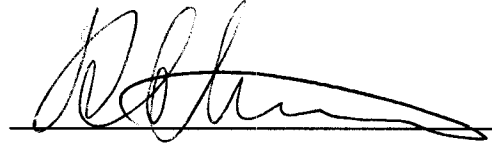
It is further noted that approval has been given for seven signs on the site while it was designated C4. The Sign Bylaw only allows a maximum of two signs on the site in a C2 District. While no existing signs will be affected by this Bylaw amendment, any future replacement of the sign structures in excess of the Sign Bylaw requirements will be prohibited, unless the Municipal Planning Commission grants a relaxation of the Sign Bylaw.

## RECOMMENDATION

Subject to any legal considerations, staff recommend that Council proceed with first reading of Land Use Bylaw Amendment 3156/G-99.

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

Paul Meyette, ACP, MCIP  
Principal Planner

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

Ryan Strader  
Inspections and Licensing Manager

/tb



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

**POLICY NO.**

**3402**

**Page 1 of 2**

**TITLE:**

**Commercial Land Use  
Districts - Conversion of  
C4 to C2**

**Date of Approval:**

**September 9, 1996**

**SECTION:**

**Community Services  
(Community and Land Use  
Planning)**

**Dates of Revision:**

---

**POLICY STATEMENT**

*The purpose of this policy is to provide guiding criteria for redesignation of shopping malls from C4 (Major Arterial) District to C2 (Regional & District Shopping Centre) District.*

Any property being considered for redesignation from C4 (Major Arterial) District to C2 (Regional & District Shopping Centre) District must approximate the following minimum standards:

- (a) Minimum Parcel Size: 1.0 ha
- (b) Minimum Floor Area: 3333 m<sup>2</sup> (35,878 ft.<sup>2</sup>)
- (c) Maximum Floor Area: one third of the site area
- (d) Landscaping: 15% of site area
- (e) Parking: 5.1 spaces per 93 m<sup>2</sup>  
(gross leasable floor area)
- (f) District Shopping Centres: shall back directly onto a residential area and serve a dual neighbourhood convenience and retail function.





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

**POLICY NO.**

**3402**

**Page 2 of 2**

**TITLE:**

**Commercial Land Use  
Districts - Conversion of  
C4 to C2**

**Date of Approval:**

**September 9, 1996**

**SECTION:**

**Community Services  
(Community and Land Use  
Planning)**

**Dates of Revision:**

---

(g) Aesthetics:

The development shall be of a high standard in appearance and shall have design features characteristic of a shopping mall development.

(h) Standards:

Other characteristics in the C2 District shall be used as a guide in considering the suitability of the site for a C2 designation.

**NOTE:**

Any existing bylaw exceptions related to the property will be eliminated when the property is redesignated from C4 to C2.

Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton AB Canada T5K 2L6  
Tel: (780) 917-7000  
www.stantec.com

86

**Stantec**

19 February 1999  
File: 161 09021

Tel: (780) 917-7018  
Fax: (780) 917-7179  
clarke@stantec.com

Parkland Community Planning Services  
RED DEER AB (346-1570)

Attention: **Mr. Paul Mayotte**

Dear Sir:

Reference: **Gaetz Avenue Crossing - Gaetz Avenue & 22<sup>nd</sup> Street**

Further to your meeting with Mr. Peter Woodfine of Cedaridge Properties Inc., we have revisited the site plan for the above noted project and can report the following changes to conform with Policy 3402:

DEVELOPMENT CRITERIA	POLICY 3402	PROPOSED PLAN
Minimum Parcel Size	1.0 ha	5.7 ha (613,366 sq. ft)
Minimum Floor Area	35,878 sq. ft.	175,874 sq. ft.
Maximum Floor Area	1/3 of site	28.67%
Landscaping	15% of site area	18.22%
Parking	5.1 spaces / 1,000 sq. ft.	5.34 spaces / 1,000 sq. ft.

Buildings

Environment

Industrial

Management Systems

Transportation

Urban Land

Sincerely,

**STANTEC CONSULTING LTD.**

D.A. (Don) Larke, M. Pl.  
Associate, Urban Land

Attachment

c: Curtis Way, Royal Management Services

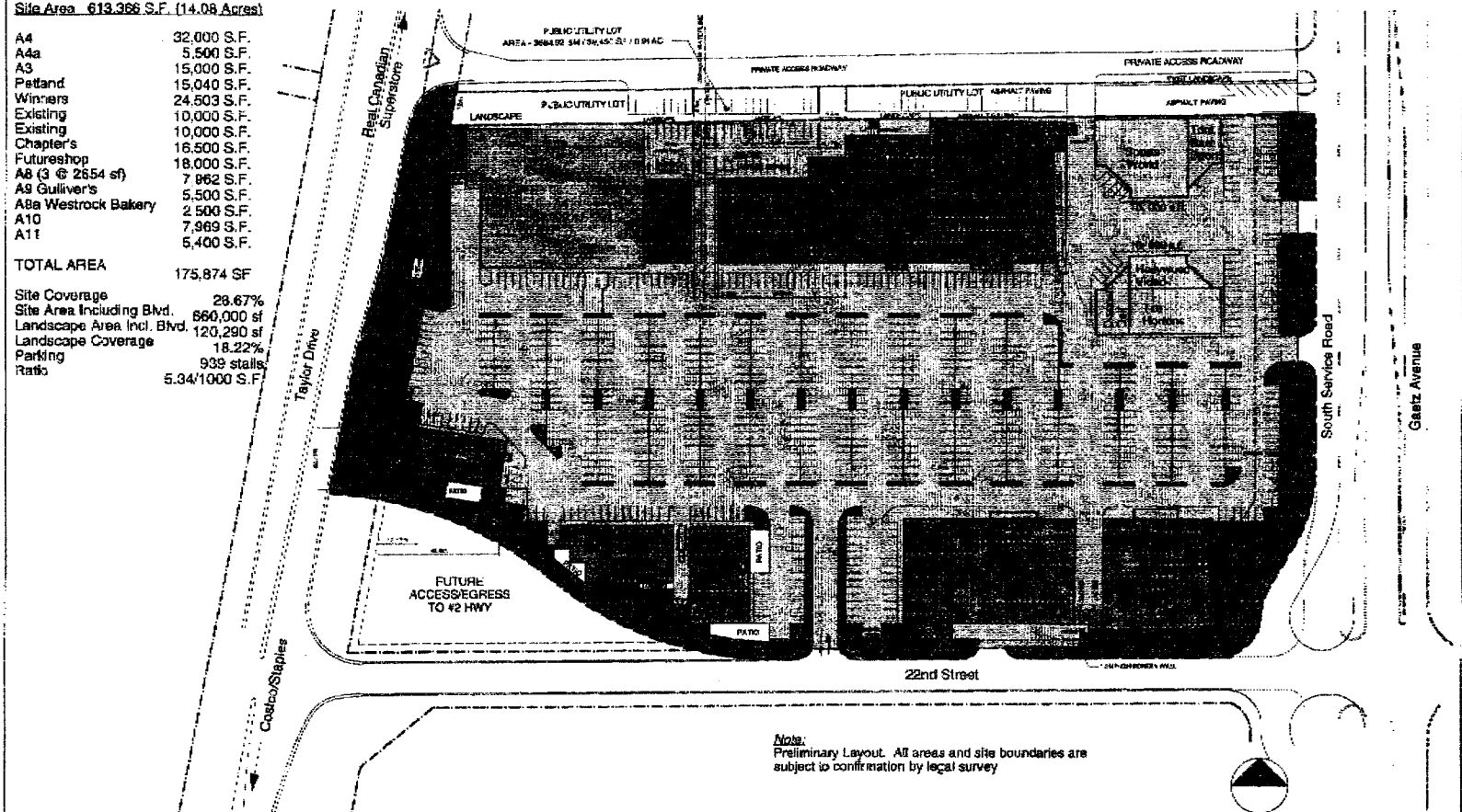
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**AREA SUMMARY****Site Area 613,366 S.F. (14.08 Acres)**

A4	32,000 S.F.
A4a	5,500 S.F.
A3	15,000 S.F.
Petland	15,040 S.F.
Winners	24,503 S.F.
Existing	10,000 S.F.
Existing	10,000 S.F.
Chapter's	16,500 S.F.
Futureshop	18,000 S.F.
A6 (3 @ 2654 sf)	7,962 S.F.
A9 Gulliver's	5,500 S.F.
A8a Westrock Bakery	2,500 S.F.
A10	7,969 S.F.
A11	5,400 S.F.

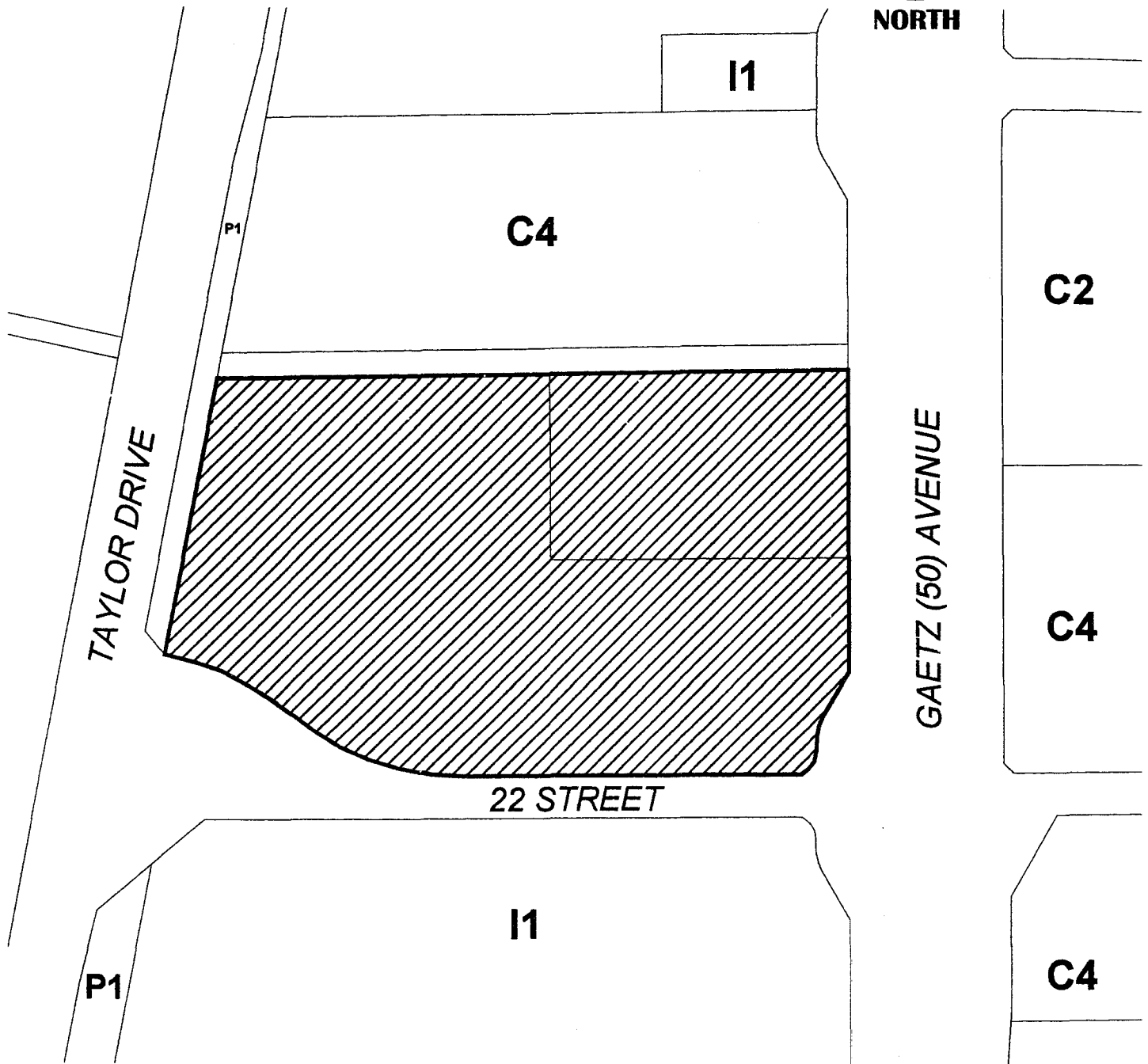
**TOTAL AREA 175,874 SF**

Site Coverage	28.67%
Site Area Including Blvd.	660,000 sf
Landscape Area Incl. Blvd.	120,290 sf
Landscape Coverage	18.22%
Parking	939 stalls
Ratio	5.34/1000 S.F.



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:  
C4 to C2



### AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

C2)- Commercial (Regional & District Shopping Centre)

MAP No. 6 / 99

BYLAW No. 3156 / H - 99

**Comments:**

With input from legal counsel, it is recommended that Council pass a resolution to amend Council Policy No. 3402 - Commercial Land Use Districts - Conversion of C4 to C2, to add the following words to clause (f) of that policy:

- “(f) or shall be adjacent to a regional shopping centre site and shall form an integral part of the site plan for the regional shopping centre and functionally shall form part of the regional shopping centre site.”

This would allow a conversion from C4 to C2 (Shopping Centre) District where such parcel backs directly onto and is adjacent to a regional shopping centre. This policy amendment would only apply to lots having a minimum site size of one ha but less than three ha. Following this change I recommend that Council proceed with first reading of Land Use Bylaw Amendment 3156/H-99.

“N. Van Wyk”  
City Manager



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

# FILE

March 2, 1999

Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton, AB T5K 2L6

Faxed To: (780) 917-7179

Att: Mr. Don Larke, M. Pl.  
Associate, Urban Land

Dear Mr. Larke:

**Re: Gaetz Avenue Crossing (Gaetz Avenue and 22nd Street) / Request for Rezoning /  
Land Use Bylaw Amendment 3156/H-99**

At the City of Red Deer's Council Meeting held Monday, March 1, 1999, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/H-99, a copy of which is attached hereto.

Land Use Bylaw Amendment No. 3156/H-99 provides for the redesignation of the site from C4 zoning, which is the type of zoning used along north and south Gaetz Avenue, to the C3 District - the same zoning that exists at the Parkland Mall, Bower Place Mall and Deer Park Shopping Centre. If this bylaw were to be passed, the new uses that would be added to this site through rezoning would include commercial entertainment facilities on the large site and up to 5% office use on both sites.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 29, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, March 10, 1999, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr  
attchs.

c Principal Planner  
Administrative Assistant, S. Ladwig

\*\*\*\*\*  
 \*\*\* TX REPORT \*\*\*  
 \*\*\*\*\*

TRANSMISSION OK

TX/RX NO 2101  
 CONNECTION TEL 17809177179  
 SUB-ADDRESS  
 CONNECTION ID  
 ST. TIME 03/03 15:27  
 USAGE T 01'08  
 PGS. 3  
 RESULT OK

**FILE**



## Office of the City Clerk

March 2, 1999

Stantec Consulting Ltd.  
 10160 - 112 Street  
 Edmonton, AB T5K 2L6

Faxed To: (780) 917-7179

Att: Mr. Don Larke, M. Pl.  
 Associate, Urban Land

Dear Mr. Larke:

**Re: Gaetz Avenue Crossing (Gaetz Avenue and 22nd Street) / Request for Rezoning / Land Use Bylaw Amendment 3156/H-99**

At the City of Red Deer's Council Meeting held Monday, March 1, 1999, 1<sup>st</sup> Reading was given to Land Use Bylaw Amendment 3156/H-99, a copy of which is attached hereto.

Land Use Bylaw Amendment No. 3156/H-99 provides for the redesignation of the site from C4 zoning, which is the type of zoning used along north and south Gaetz Avenue, to the C3 District - the same zoning that exists at the Parkland Mall, Bower Place Mall and Deer Park Shopping Centre. If this bylaw were to be passed, the new uses that would be added to this site through rezoning would include commercial entertainment facilities on the large site and up to 5% office use on both sites.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 29, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, March 10, 1999, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Box 5008  
 Red Deer, Alberta  
 T4N 3T4

*The City of Red Deer*

**FILE**

## **Council Decision - March 1, 1999 Meeting**

**DATE:** March 2, 1999

**TO:** Principal Planner  
Inspections & Licensing Manager

**FROM:** Deputy City Clerk

**Re:** *Gaetz Avenue Crossing (Gaetz Avenue and 22nd Street) / Request for Rezoning / Land Use Bylaw Amendment 3156/H-99*

---

***Reference Report:***

Joint report from Principal Planner and Inspections and Licensing Manager dated February 24, 1999

***Resolution:***

“RESOLVED that Council of The City of Red Deer, having considered correspondence from Stantec Consulting Ltd. dated February 2, 1999, re: Gaetz Avenue Crossing (Gaetz Avenue and 22<sup>nd</sup> Street) - Request for Rezoning, hereby agrees to amend Council Policy No. 3402 - Commercial Land Use Districts - Conversion of C4 to C2, to *add* the following words to clause (f) of that policy:

- “(f) or shall share a common boundary with a regional shopping centre site and shall form an integral part of the site plan for the regional shopping centre and functionally shall form part of the regional shopping centre site.”

***Bylaw Readings:***

Land Use Bylaw Amendment No. 3156/H-99 was given 1<sup>st</sup> Reading, a copy of which is attached hereto.

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

Yes. A Public Hearing has been scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall



Principal Planner  
Inspections & Licensing Manager  
March 2, 1999  
Page 2

**Comments/Further Action:**

Land Use Bylaw Amendment No. 3156/H-99 provides for the redesignation of the site from C4 zoning, which is the type of zoning used along north and south Gaetz Avenue, to the C3 District - the same zoning that exists at the Parkland Mall, Bower Place Mall and Deer Park Shopping Centre. If this bylaw were to be passed, the new uses that would be added to this site through rezoning would include commercial entertainment facilities on the large site and up to 5% office use on both sites.

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

Please find attached an updated copy of Council Policy No. 3402 - Commercial Land Use Districts - Conversion of C4 to C2. This office will be distributing the updated Council Policy in due course to Council Policy Manual subscribers.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.

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



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

**POLICY NO.**

**3402**

**Page 1 of 2**

**TITLE:**

**Commercial Land Use  
Districts - Conversion of  
C4 to C2**

**Date of Approval:**

**September 9, 1996**

**SECTION:**

**Community Services  
(Community and Land Use  
Planning)**

**Dates of Revision:**

**March 1, 1999**

---

**POLICY STATEMENT**

*The purpose of this policy is to provide guiding criteria for redesignation of shopping malls from C4 (Major Arterial) District to C2 (Regional & District Shopping Centre) District.*

Any property being considered for redesignation from C4 (Major Arterial) District to C2 (Regional & District Shopping Centre) District must approximate the following minimum standards:

- (a) Minimum Parcel Size: 1.0 ha
- (b) Minimum Floor Area: 3333 m<sup>2</sup> (35,878 ft.<sup>2</sup>)
- (c) Maximum Floor Area: one third of the site area
- (d) Landscaping: 15% of site area
- (e) Parking: 5.1 spaces per 93 m<sup>2</sup>  
(gross leasable floor area)
- (f)<sup>1</sup> District Shopping Centres: shall back directly onto a residential area and serve a dual neighbourhood convenience and retail function;  
  
or  
  
shall share a common boundary with a

---

<sup>1</sup> Council Resolution - March 1, 1999



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

**POLICY NO.**

**3402**

**Page 2 of 2**

**TITLE:**

**Commercial Land Use  
Districts - Conversion of  
C4 to C2**

**Date of Approval:**

**September 9, 1996**

**SECTION:**

**Community Services  
(Community and Land Use  
Planning)**

**Dates of Revision:**

**March 1, 1999**

---

regional shopping centre site and shall form an integral part of the site plan for the regional shopping centre and functionally shall form part of the regional shopping centre site.

(g) Aesthetics:

The development shall be of a high standard in appearance and shall have design features characteristic of a shopping mall development.

(h) Standards:

Other characteristics in the C2 District shall be used as a guide in considering the suitability of the site for a C2 designation.

**NOTE:** Any existing bylaw exceptions related to the property will be eliminated when the property is redesignated from C4 to C2.

Item No. 3

FEB. 9/99  
 Wayne Edward Kalawany  
 5935 63 ST Red Deer AB.  
 Phone no. 346. 5975.

Attn. Kelly Brian Kloss  
 Office of the City Clerk  
 P.O. Box 5008  
 Red Deer, AB. T4N. 3T4

Dear Sirs;

Please consider this letter as a notice to appeal  
 the decision to terminate my Taxi badge #277  
 Under Sec. 48 (e) (ii) Bylaw No. 3076/92  
 The taxi Business Bylaw.

Due to prior injury I am no longer able to do manual  
 labor. I have no other income as I am presently appealing a  
 W.C.B. decision disallowing my benefits. Without my  
 taxi job, which I have invested into and took seriously,  
 I have no other means of making a living and may  
 subsequently have to apply for social assistance.

I would also like to address city counsel  
 in regard to this matter.

Sincerely

Wayne Kalawany.

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	105 PM
DATE	99/02/09
BY	JK

# MEMO

---

**DATE:** February 16, 1999

**TO:** KELLY KLOSS  
City Clerk

**FROM:** RYAN STRADER, Manager  
Inspections & Licensing Department

**RE:** TAXI LICENSE APPEAL

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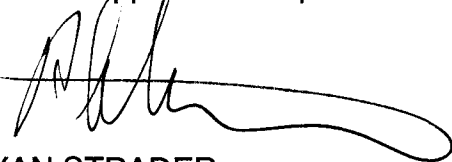
The City Taxi Business Bylaw, Section 54, states any decision of the License Inspector may be appealed to City Council. In this case, the Appellant is appealing the License Inspector's decision not to issue a taxi driver's license to him.

The License Inspector has, in the attached report, outlined the sequence of events that led to her decision to deny the requested license. The Appellant has driven a cab in 1998 without a valid license and was convicted of an offense that has led the RCMP to recommend that he not be licensed.

The Appellant's failure to obtain a Defensive Driving Certificate, his lack of disclosure on his 1999 application, and the comments of the RCMP were considered in the License Inspector's decision, which we feel is completely justified.

## **RECOMMENDATION:**

That the Appellant's request be denied.



RYAN STRADER  
Inspections & Licensing Manager  
INSPECTIONS & LICENSING DEPARTMENT

RS:kb

# MEMO

---

**DATE:** February 11, 1999  
**TO:** RYAN STRADER, Inspections & Licensing Manager  
**FROM:** CAROL BURT, Licensing Inspector  
**RE:** APPEAL OF TAXI DRIVER'S LICENSE BY WAYNE KALAWARNY

---

The sequence of licensing Mr. Kalawarny to drive taxi actually dates back to May 28, 1998, upon his initial application. At that time, he signed the application indicating no criminal convictions and provided proof of registration for a defensive driving course. The criminal check was returned from the RCMP indicating a recommendation to issue the license. The license was issued on the condition that Mr. Kalawarny complete the defensive driving requirement within 30 days as per the Taxi Business Bylaw. Upon checking with the broker in July to see if Mr. Kalawarny was still employed, I was advised that he had left the industry. His application was then considered incomplete and the license was invalid. Apparently, Mr. Kalawarny returned to the industry in September on a work-release program and began to drive taxi again. The broker was under the understanding that he had a valid taxi license although did not confirm this with our office.

When Mr. Kalawarny applied for a taxi license renewal on January 28, 1999, it was determined at that time that he did not qualify for a 1999 license until completion of the defensive driving requirement. He, and his employer, were notified of this deficiency and his application was forwarded to the RCMP for a criminal check, in the usual manner. In the meantime, Mr. Kalawarny was not permitted to continue to drive until he obtained his defensive driving certificate and a 1999 taxi license. In this instance, the RCMP did not recommend issuance of the renewal due to his criminal record and the 1999 license was subsequently denied.

After notifying Mr. Kalawarny that his license had been denied, he assured me that he had signed the application without reading the section regarding criminal convictions and was not trying to mislead this office. He also admitted that he had completely forgotten about the defensive driving course and volunteered information regarding an impaired driving charge of two years ago.

Page 2  
Ryan Strader  
Appeal of taxi license

It has been our policy to rely on the recommendation of the RCMP regarding the criminal convictions of any applicant. We are very diligent in forwarding all applications and renewals to the RCMP for the criminal check to be done prior to any license being issued. The criteria for denial based on criminal record includes offences in the past two years of a violent or serious nature which would indicate the character of a person, in my opinion, unfit to drive a taxi as stipulated by section 48(e)(ii) of the Taxi Business Bylaw.

While I sympathize with Mr. Kalawarny's circumstances that he may be restricted in employment opportunities due to physical limitations of an injury, it is my opinion without prejudice that this taxi license should not be re-issued.

A handwritten signature in black ink, appearing to read "Carol Burt".

Carol Burt  
Inspections & Licensing Department

/cb



To  
À

Mr. Kelly KLOSS  
City Clerk - Red Deer

From  
De

S/Sgt. D.G. Derouin  
Red Deer City Detachment

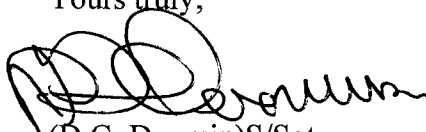
Subject  
Objet

**Wayne KALAWARNY - Appeal Decision To Terminate Taxi Badge**

Security Classification - Classification de sécurité
Protected A
Our File - Notre référence
Your File - Votre référence
Date
1999-02-12

In our opinion, Mr. Kalawarny should not retain his right to operate a taxi in Red Deer. The results of our previous investigation, surfaced, issues that in our opinion would put the taxi industry in disrepute. We also believe the safety and security of the city must be considered as well.

Yours truly,

  
(D.G. Derouin)S/Sgt.  
Operations N.C.O.



***Comments:***

I concur with the recommendations of the Administration that this appeal be denied.

"N. Van Wyk"  
City Manager

DATE: February 9, 1999

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

FROM: CITY CLERK

RE: Wayne Kalawarny - Appeal Decision to Terminate Taxi Badge

---

Please submit comments on the attached to this office by Monday, February 22, 1999  
for the Council Agenda of Monday, March 1, 1999.

"Kelly Kloss"  
City Clerk

# FILE

## Office of the City Clerk

February 9, 1999

Wayne Kalawarny  
5935 - 63 Street  
Red Deer, AB T4N 5N8

Dear Mr. Kalawarny:

I am in receipt of your letter dated February 9, 1999 re: Request to Appeal Decision to Terminate Taxi Badge. Your letter will be placed on the Red Deer City Council Agenda of Monday, March 1, 1999.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, February 26, 1999.

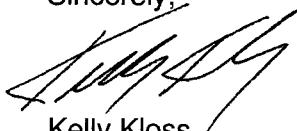
If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, February 26<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

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

If you have any questions or require further

te to contact me.

Sincerely,



Kelly Kloss  
City Clerk

KK/fm

*Would like to  
attend. Could we  
schedule for  
4:30 p.m.  
please.*



Box 5008

Red Deer, Alberta

T4N 3T4

*The City of Red Deer*



## Office of the City Clerk

February 9, 1999

Box 5008  
Red Deer, Alberta  
T4N 3T4

Wayne Kalawarny  
5935 - 63 Street  
Red Deer, AB T4N 5N8

Dear Mr. Kalawarny:

I am in receipt of your letter dated February 9, 1999 re: Request to Appeal Decision to Terminate Taxi Badge. Your letter will be placed on the Red Deer City Council Agenda of Monday, March 1, 1999.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, February 26, 1999.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, February 26<sup>th</sup> and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

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

Sincerely,

Kelly Kloss  
City Clerk

KK/fm



# ***Associated Cab***

***549709 Alberta Ltd.***

***6812 - 52 Avenue  
Red Deer, AB T4N 4L1  
Phone: 403-343-3300, Fax: 403-340-1055***

March 1, 1999

To whom it may concern:

RE: Mr. Wayne Kalawarny

---

Mr. Wayne Kalawarny has been a driver under my supervision since May 1998 . During that time I have found him to be a hard worker, dedicated and committed to doing a good job. He has strived to do the best possible job in anything that he partakes in. He has always been completely honest with me during that time and has never hidden anything from me, or the fleet supervisors.

I would give him an excellent recommendation and would re-hire him should he qualify for the position.

If you have any questions or concerns, please do not hesitate to call me at 342-2922.

Trusting this is the information that you require, I respectfully remain:

Yours truly,

Paul Richard  
President

pdr

***PREMIER CAB LTD.***

6812 - 52 AVENUE  
RED DEER, AB T4N 1L4

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*To Whom it may concern.;*

Wayne Kalawamy has been an outgoing reliable employee since he was hired. His work habits are equal to those in his peer group. He is conscientious, and a hard worker.

*Daryl Frenette*

---



Box 5008

Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

March 2, 1999

Mr. Wayne Kalawarny  
78, 5935 - 63 Street  
Red Deer, AB T4N 6C1

Dear Sir:

**Re: Appeal Denial of Taxi License**

At the City of Red Deer's Council meeting held Monday, March 1, 1999, consideration was given to your correspondence dated February 9, 1999 regarding the above.

As you are aware, Council passed the following resolution *denying* your request for a City of Red Deer Taxi License:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. Wayne Kalawarny dated February 9, 1999, re: Appeal Denial of Taxi License, hereby agrees to uphold the decision of License Inspector to deny a taxi license to Mr. Kalawarny."

You can contact the License Inspector, Carol Burt, at 342-8182 to determine when it would be appropriate for you to re-apply for a Taxi License should you wish to do so in the future. Please do not hesitate to contact me should you require any further information regarding Council's decision in this regard.

Sincerely,

  
Jeff Graves  
Deputy City Clerk

/clr

c     Inspections & Licensing Manager, R. Strader  
       License Inspector, C. Burt  
       S/Sgt. D. Derouin, Operations N.C.O. RCMP

**FILE**

**DATE:** March 4, 1999

**TO:** City Manager  
Director of Corporate Services

**FROM:** Deputy City Clerk

**RE:** *Notice of Motion: Councillor Volk - City to Pay Down Existing Debt and  
Incur No New Debt In Future*

---

Attached for your information is a Notice of Motion, submitted by Councillor Volk at the Council meeting of March 1, 1999. Councillor Volk has asked that this Notice of Motion be placed on the Council agenda of March 15, 1999 for consideration of Council.



Jeff Graves  
Deputy City Clerk

/clr  
attchs.



**FILE**

**DATE:** March 2, 1999

**TO:** City Council

**FROM:** Deputy City Clerk

**RE:** *Notice of Motion: Councillor Volk - City to Pay Down Existing Debt and Incur No New Debt In Future*

---

At the Council meeting of March 2, 1999, Councillor Volk submitted the following Notice of Motion and asked that it be placed before Council at their meeting of March 15, 1999:

*"WHEREAS*, The City has seen large surpluses in the past number of years contributing to large reserves; and

*WHEREAS*, it appears as though surpluses will continue to be significant in coming years; and

*WHEREAS*, The City has operated successfully without incurring debt for the past eight years; and

*WHEREAS*, the public is encouraging governments to pay down debt,

*THEREFORE BE IT RESOLVED*, that The City of Red Deer establish a policy that clearly states that The City will pay down existing debt as quickly as possible and not incur any new debt in the future."



Jeff Graves  
Deputy City Clerk

/clr

**BYLAW NO. 3156/D-99**

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

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

- 1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

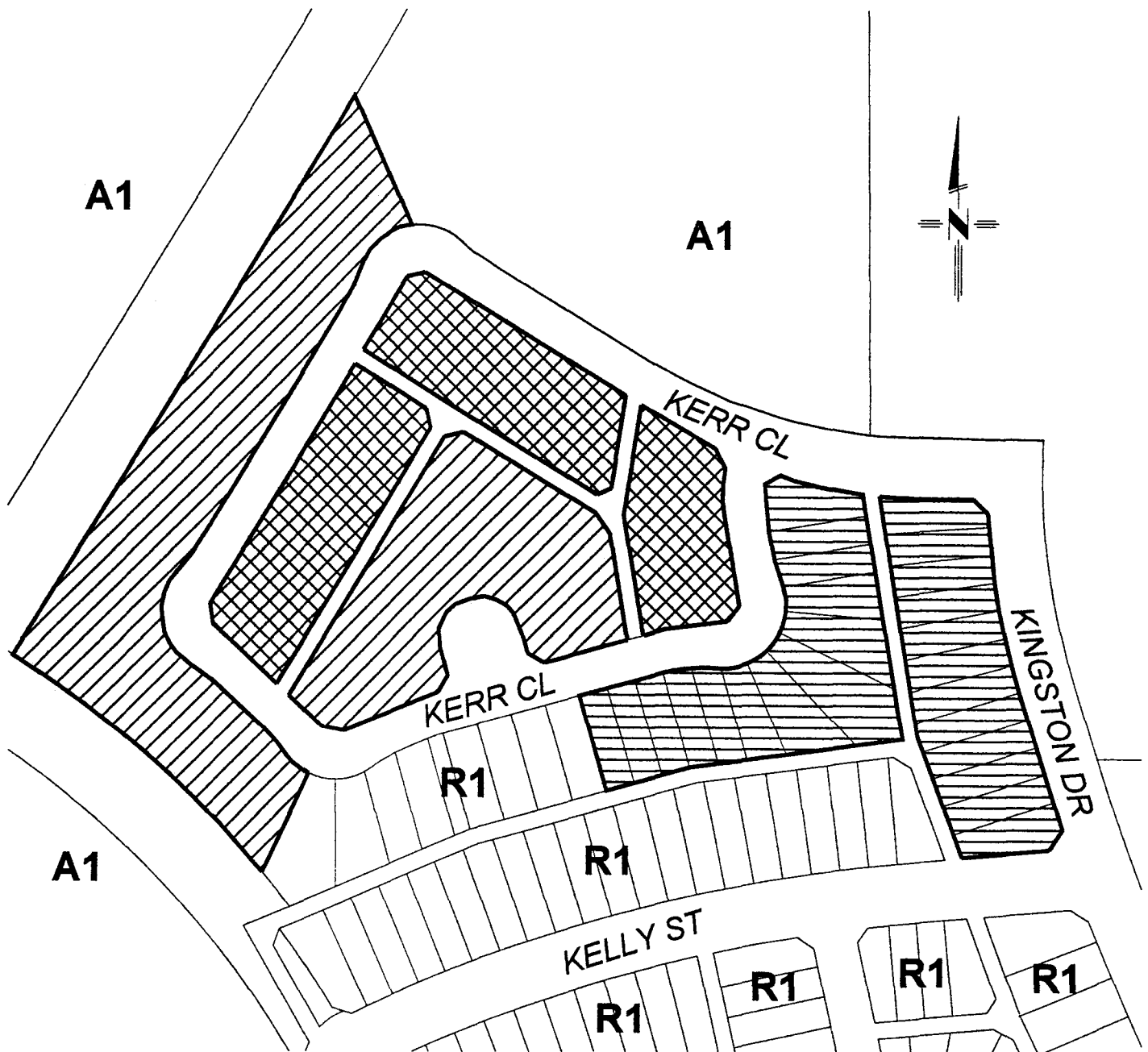
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1999.

\_\_\_\_\_  
MAYOR


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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1 

A1 to R1N 

R1 to R1N 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1- Residential (Low Density)

R2N - Residential (Narrow Lot)

MAP No. 2 / 99

BYLAW No. 3156 / D - 99

**BYLAW NO. 3156/F-99**

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

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

- 1 The "Land Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/99 attached hereto and forming part of the bylaw.
- 2 The following DC Direct Control District is added with the following sections:

**"DC (9) DIRECT CONTROL DISTRICT NO.9****138.4 Purpose**

This District is created to allow the temporary use of a hair replacement salon in the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 48<sup>th</sup> Avenue). The long-term use of this site is intended to be multiple family residential.

**138.4(1) Site Development**

All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission.

**138.4(2) Permitted Uses**

(a) Hair Replacement Salon in the Existing Building

(b) Any Permitted Use listed in the R3 Residential (Multiple Family) District

## 138.4(3) Discretionary Uses

- (a) Any Discretionary Use listed in the R3 Residential (Multiple Family) District."

- 3 Section 55 Exceptions Respecting Land Use is hereby amended by deleting subsection 55(7)(c) which allows for a commercial school at 5401-48 Avenue.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1999.

\_\_\_\_\_  
MAYOR

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


# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

100



*Change from:*

*R3 to DC(9)* 

*AFFECTED DISTRICTS:*

*R3 - Residential (Multi-family)*

*DC(9)- Direct Control District No. 9*

*MAP No. 5 / 99*

*BYLAW No. 3156 / F - 99*

**BYLAW NO. 3156/G-99**

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1999.

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MAYOR

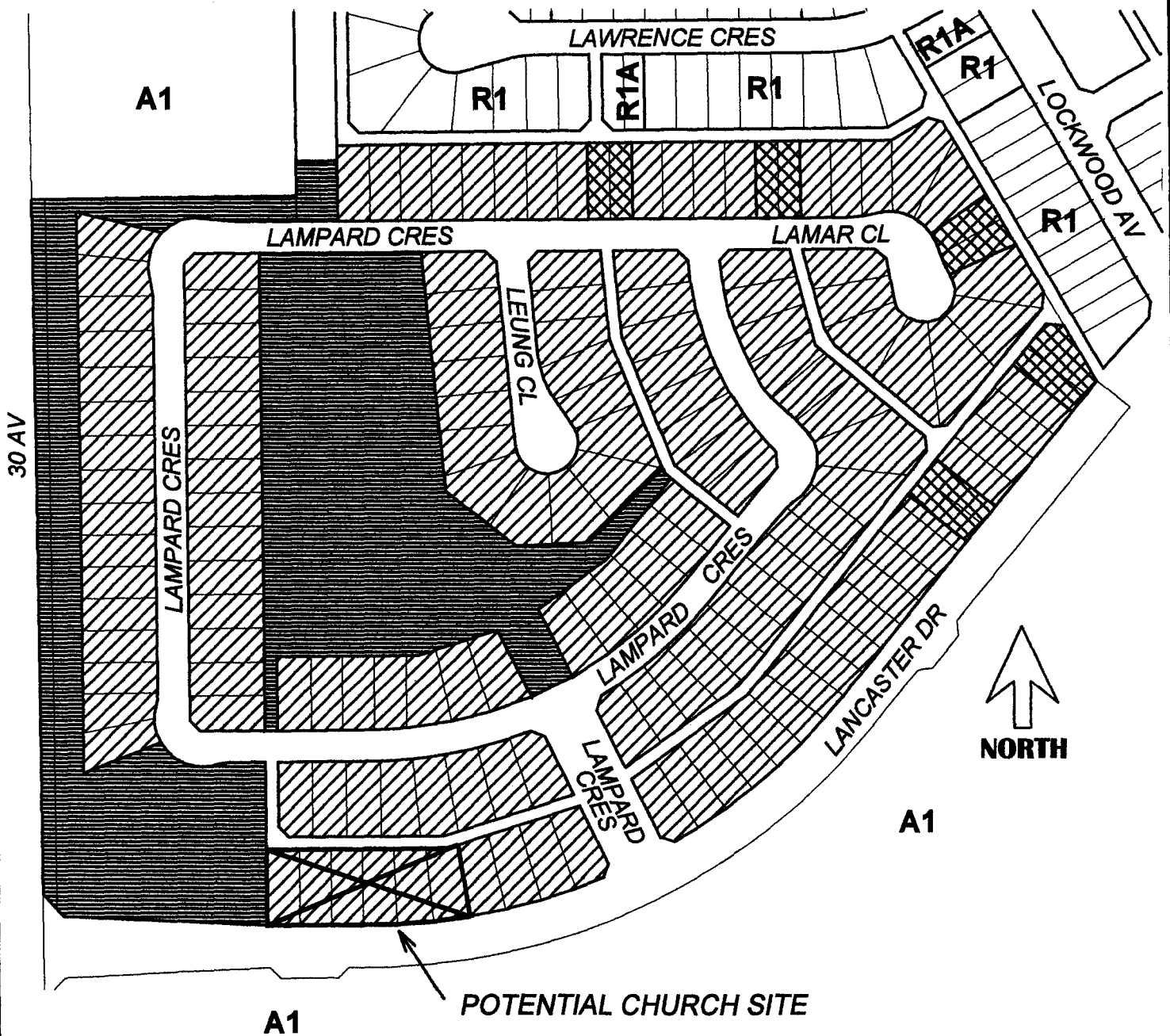
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CITY CLERK

# The City of Red Deer

102

## PROPOSED LAND USE BYLAW AMENDMENT



**Change from:**

A1 to R1

A1 to R1A

A1 to P1



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A- Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 4 / 99

BYLAW No. 3156 / G - 99



**BYLAW NO. 3156/H-99**

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 6/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1999.

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MAYOR

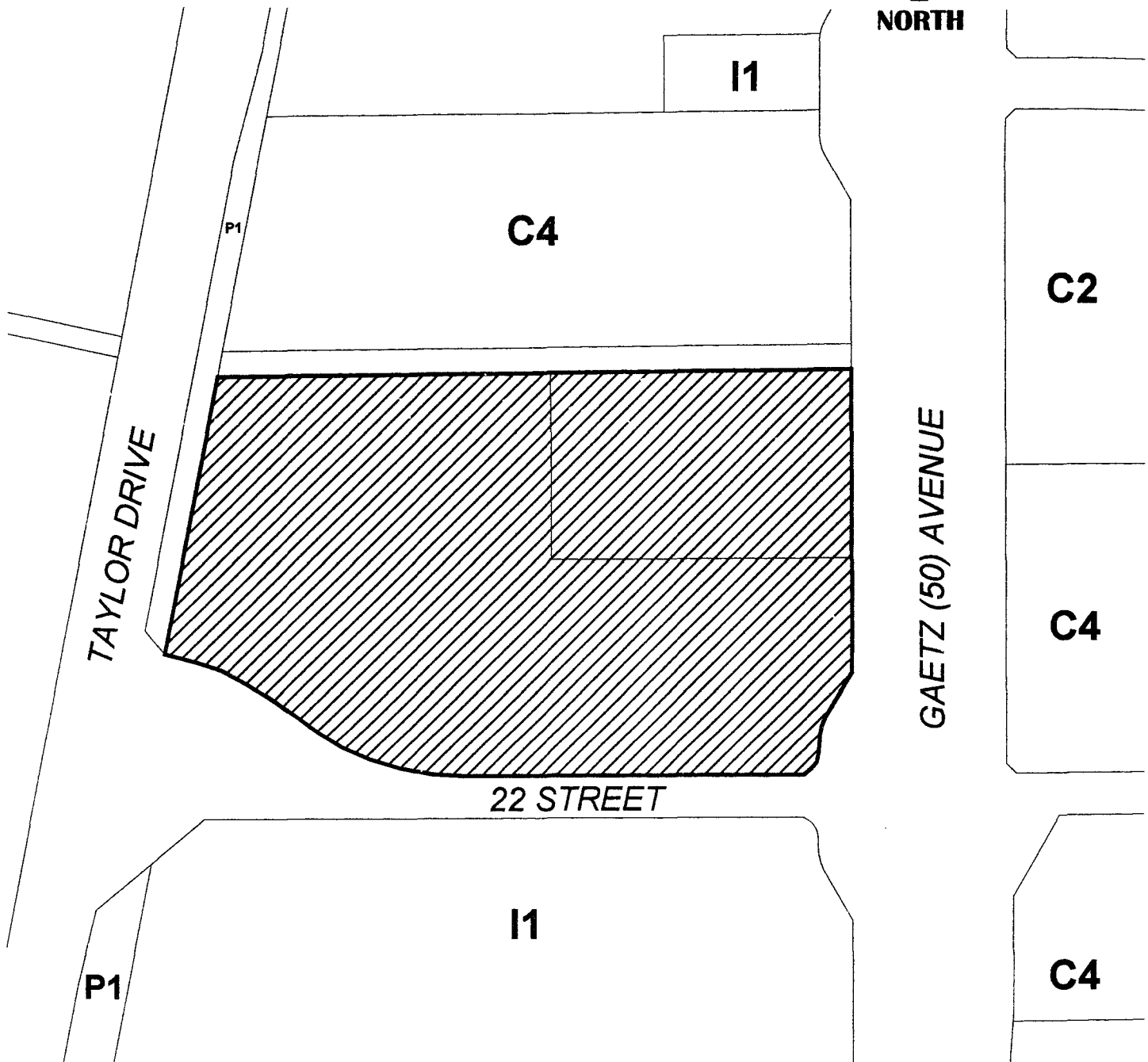
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CITY CLERK

# The City of Red Deer

104

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:  
C4 to C2



### AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

C2)- Commercial (Regional & District Shopping Centre)

MAP No. 6 / 99

BYLAW No. 3156 / H - 99

**BYLAW NO. 3156/I-99**

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

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

- 1 The following Subsection 102(4) is hereby added to the C1 Commercial (City Centre) District:

"102(4) All buildings in the C1 District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes)."

- 2 The following Subsection 109(3) is hereby added to the C1A Commercial (City Centre West) District:

"109(3) All buildings in the C1A District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes)."

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1999.

\_\_\_\_\_  
MAYOR

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

**BYLAW 3215/A-99**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 2 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".
- 3 Deleing Schedule "C" in its entirety and replacing it with the attached new Schedule "C".
- 4 Deleing Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 5 This bylaw will come into full force and effect March 17, 1999.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1999.

\_\_\_\_\_  
MAYOR

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

**SCHEDULE "A"****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$1.04 for each 100 cubic feet of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	9.68
3/4" ( 19 mm)	15.50
1" ( 25 mm)	28.23
1½ " ( 38 mm)	65.87
2" ( 50 mm)	159.01
3" ( 75 mm)	268.47
4" (100 mm)	568.34
6" (150 mm)	1,065.01
8" (200 mm)	1,882.04

**MISCELLANEOUS WATER AND WASTEWATER RATES**

- |   |  |                     |                   |
|---|--|---------------------|-------------------|
| 1 | New service connection:  |                     |                   |
|   |  | From Main In Street | From Main In Lane |
|   | (a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary | \$3 770.00          | \$3 170.00        |
|   |  | \$3 320.00          | \$2 720.00        |
|   | (b) Basic charge for 1" (25 mm) water                          |                     |                   |

**SCHEDULE "A"**

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3 320.00	\$2 720.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3 320.00	\$2 720.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4 060.00	\$3 460.00
(f) Dual service upon approval	\$4 380.00	N/A
(g) Water service renewal upon approval	\$3 550.00	N/A

Extra charge for:

Larger water service:

1.5" (38 mm)	225.00
2" (50 mm)	760.00
4" (100 mm)	2 190.00
6" (150 mm)	3,030.00
8" (200 mm)	3,690.00

Larger sanitary or storm sewer:

8" (200 mm)	125.00
10" (250 mm)	185.00
12" (300 mm)	255.00
15" (375 mm)	405.00
18" (450 mm)	670.00
21" (525 mm)	930.00

2

Additional fee for winter construction of service (Nov. 15 - May 15)

Lane	655.00
Street	910.00

**SCHEDULE "A"**

3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)	50.00
4	Disconnection of service (water kill)	
	up to 50 mm in size	1 035.00
	over 50 mm in size	2 535.00
5	Turn water off or on for repairs or line testing	
	(a) during regular working hours	33.00
	(b) after regular working hours	70.00
6	Other Charges	
	Construction of manhole	2 250.00
	Inspection Chamber	1 520.00
	Cutting and replacing pavement:	
	(a) Single or double service 3" (75 mm) and under	1 720.00
	(b) Single or double service over 3" (75 mm)	2 200.00
	(c) Triple service 3" (75 mm) and under	2 295.00
	(d) Triple service over 3" (75 mm)	2 770.00
	(e) For service kill 3" (75 mm) and under	310.00
	(f) For service kill over 3" (75 mm)	450.00
	(g) For water service renewal	800.00

**SCHEDULE "A"**

## Replacing and/or tunnelling sidewalks:

(a)	Single or double service residential	1 268.00
(b)	Single or double service commercial	2 839.00
(c)	Triple service residential	1 690.00
(d)	Triple service commercial	3 262.00

## Replacing curb only:

(a)	Single or double service	916.00
(b)	Triple or dual service	1 196.00

Landscaping Repairs	105.00
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## 7 Clearing plugged sewer

(a)	During regular working hours	61.75
(b)	After regular working hours	108.00

## 8 Repairs to water meters at cost

## 9 Thawing water service at cost

## 10 Repair to damaged stand pipe at cost

## 11 Meter Test 46.00

## 12 Televise sewer lines

(a)	Service (regular hours only)	110.00
(b)	Mains (regular hours only)	2.00/m



**SCHEDULE "A"**

13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	25.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	50.00/hydrant
	(d) Damage evaluation	20.00/hydrant
	(e) Paint	60.00/hydrant
14	Use of designated fire hydrant to obtain water	40.00/hydrant
15	Replace valve at water meter at time of water meter replacement	42.00

**SCHEDULE "B"****WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$15.59 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.6286 per cubic metre (\$1.78 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$15.59 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.3968 per cubic metre (\$1.1236 per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.3463 per kg (\$0.1571 per pound)

Suspended Solids: \$0.3743 per kg (\$0.1698 per pound)

Grease: \$0.1069 per kg (\$0.0485 per pound)

**SCHEDULE "B"**

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

Note: See Schedule "A" for Miscellaneous Wastewater Rates

**SCHEDULE "C"**

**EFFECTIVE FOR ALL CONSUMPTION, ESTIMATED OR ACTUAL, ON OR AFTER  
MARCH 17, 1999**

**ELECTRIC, LIGHT AND POWER RATES****GENERAL**

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA metered demand in the monthly billing period; or
2. the highest kVA metered demand in the 12 month period including and ending with the monthly billing period.

The kVA metered demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

**SCHEDULE "C"**

Page 2 of 6

**RESIDENTIAL - RATE 61**

Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

**Rates:**

Service Charge:	\$10.00 per month
Energy Charge:	
First 150 kWh per month	\$0.0752 per kWh
Over 150 kWh per month	\$0.0566 per kWh
Minimum Charge:	\$10.00 per month

**SCHEDULE "C"****GENERAL SERVICE - RATE 63**

Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA of Demand is less than 50 kVA. If the kVA of Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA of Demand.

Service to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;

120/208Y Volts, network, 3 wire;

120/208Y Volts, three phase, 4 wire;

347/600Y Volts, three phase, 4 wire.

**Rates:**

Service Charge:	\$12.00 per month
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**Energy Charge:**

First 2025 kWh per month	\$0.0972 per kWh
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Over 2025 kWh per month	\$0.0740 per kWh
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Minimum Charge:	\$12.00 per month
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**SCHEDULE "C"****GENERAL SERVICE - RATE 64**

Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA of Demand is 50 kVA or greater.

**Rates:****Demand Charge:**

\$5.60/kVA of Billing Demand per month

**Energy Charge:**

First 350 kWh/kVA of Billing Demand	\$0.0523 per kWh
Over 350 kWh/kVA of Billing Demand	\$0.0381 per kWh

**Minimum Charge:**

\$5.60/kVA of Billing Demand per month

**SCHEDULE "C"****LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78**

Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA of Demand is not less than 1000 kVA.

**Rates:****Demand Charge:**

\$5.60/kVA of Billing Demand per month

**Energy Charge:**

First 350 kWh/kVA of Billing Demand	\$0.0460 per kWh
Over 350 kWh/kVA of Billing Demand	\$0.0359 per kWh

**Primary Service Credit:**

\$0.51/kVA of Billing Demand per month

**Minimum Charge:**

\$5.60 per kVA of Billing Demand per month less \$0.51 per kVA Primary Service Credit per month

Primary Service Credit is applicable to all customers served on Rates 76 and 77 as of November 15, 1995, and to all subsequent customers on Rate 78.



**SCHEDULE "C"****STANDBY - RATE 79**

Applies only to commercial or industrial installations meeting all of the following requirements

- (1) Have on-site generation facilities; and
- (2) Use utility power solely for meeting electricity requirement during either planned maintenance or forced outage of the on-site generation; and
- (3) Take service at 4,160V or higher voltage level, where adequate capacity is available, with balanced three phase application; and
- (4) The kVA of on-site Demand is not less than 1,000 kVA.

Customers taking Rate 79 are not eligible for any other rates, including Rates 63, 64 and 78.

**Rates:****Demand Charge:**

\$3.36/kVA of Billing Demand per month

**Energy Charge:**

First 85 kWh/kVA of Billing Demand	\$0.0509 per kWh
Over 85 kWh/kVA of Billing Demand	\$0.1513 per kWh

**Minimum Charge:**

\$3.36 per kVA of Billing Demand per month

**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	20.07	26.76	33.45	40.14
Lift charge	20.07	26.76	33.45	40.14
<u>Scheduled Service:</u>				
1 lift per month	21.67	25.81	29.94	38.23
1 lift every 2 weeks	29.94	38.23	46.52	63.09
1 lift per week	35.26	52.89	68.76	92.56
2 lifts per week	70.53	105.78	137.51	171.36
3 lifts per week	105.78	158.68	194.65	250.71
4 lifts per week	141.05	211.58	253.89	338.50
5 lifts per week	176.30	264.46	317.35	421.81
6 lifts per week	211.58	317.35	380.83	507.76
Extra lift for scheduled service	20.07	26.76	33.45	40.14

**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

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

	<b>RATES PER CONTAINER</b>
Standard Metal Lid	No charge
Locking Devices on Containers	\$ 5.15 per month
Castors on Containers	\$ 5.15 per month
Extra Cleaning (if more than one per year required)	\$123.50 each time
Fire Damage	\$102.92 each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume  per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
.383 cu. M. ( $<1/2$ cu. yd.)	7.57	15.12	22.68	30.24	37.81	45.36	6.69
.383 cu. m. ( $1/2$ cu. yd.)	15.12	30.24	45.36	60.48	75.60	90.71	9.37
.765 cu. m. (1 cu. yd.)	30.24	60.48	90.71	120.95	151.91	181.43	12.04
1.529 cu. m. (2 cu. yds.)	60.48	120.95	181.43	241.90	302.38	362.86	14.72
2.294 cu. m. (3 cu. yds.)	90.71	181.43	272.14	362.86	453.57	544.28	21.40
3.058 cu. m. (4 cu. yds.)	120.95	241.90	362.86	483.81	604.76	725.71	28.10
3.823 cu. m. (5 cu. yds.)	151.19	302.38	453.57	604.76	755.95	907.14	34.79
4.587 cu. m. (6 cu. yds.)	181.43	362.86	544.28	725.71	907.14	1088.57	41.47

**SCHEDULE "D"*****SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the City, the charge for basic residential collection shall be \$6.42 per month per dwelling unit for the collection of a maximum of 5 units of garbage per week of garbage year round and once a week collection of yard waste for six months per year. The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4.
  - (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$2.83 per month per dwelling unit.
  - (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.37 per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg. shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

<b><i>Description</i></b>		<b><i>Rate</i></b>
(1)	Residents hauling residential refuse from their own residences	\$30.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$30.00 per metric tonne
(3)	Liquid waste contained in a water tight box or tank	\$40.00 per metric tonne
(4)	Demolition, concrete, asphalt and tree rubble	\$32.00 per metric tonne
(5)	Special Waste	\$52.00 per metric tonne

### ***SCHEDULE OF GARBAGE RATES***

<b>Description</b>		<b>Rate</b>
(6)	When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply.	
(7)	Cover Material	No Charge
7.	Dry Waste Disposal Site	
	<b>Dirt</b>	<b>Concrete and Asphalt</b>
	Single Axle \$ 6.00	\$ 24.00
	Tandem \$ 6.00	\$ 24.00
	End Dumps \$ 12.00	\$ 48.00
	Pups and Trucks \$ 12.00	\$ 48.00
	Service charge for opening the gate (If special trip is required)	\$15.00/trip

**BYLAW 3215/B-99**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended:

- 1 In Schedule "D", by deleting Section 3 in its entirety and replacing it with the following new Section 3:
  - "3 For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the City, the charge for basic residential collection shall be \$6.33 per month per dwelling unit for the collection of a maximum of 5 units of garbage per week of garbage year round and once a week collection of yard waste for six months per year. The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag."
- 2 In Section 123 by adding the following definitions in alphabetical order:
  - " 'Garbage Tag' shall mean a sticker purchased from the City to be used to identify units of garbage in excess of the basic residential garbage collection service.
  - 'Unit of Garbage' shall mean a garbage bag up to 660 mm by 914 mm, or a garbage can up to 100 litres in volume, and shall not weigh more than 25 kg."

3 In Section 132 by adding the following new subsection (6):

"The basic residential garbage collection service outlined in Schedule "D" Item 3 shall consist of the weekly collection of a maximum of 5 units of garbage per residential customer unless otherwise directed by the Public Works Manager. Units of garbage in excess of the basic residential garbage collection service will be picked up if a garbage tag, purchased from the City, is attached to the waste for disposal."

READ A FIRST TIME IN OPEN COUNCIL this 16 day of February A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this 16 day of February A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

---

MAYOR

---

CITY CLERK

**BYLAW NO. 3215/C-99**

Being Bylaw to amend Bylaw No. 3215/98 the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended as follows:

1 Section 28 is deleted and replaced by new Section 28 as follows:

- "28 (1) When the customer pays the utility account as rendered after the due date stated in the account, or such due date as may be approved by the Treasurer, such customer shall pay a penalty of 2.5% of current charges. Payments must be received by the City on or before the due date in order for the customer to avoid the penalty. Payments made at a financial institution must be received by the City on or before the due date in order for the customer to avoid the penalty.
- (2) For greater certainty, a customer is obliged to pay for utilities when the bill is rendered and it is a breach of the agreement to supply utilities for the customer to pay late. The late payment penalty is not to be construed as permission for the customer to pay late but is rather a penalty for breaching the terms of the utility service agreement."

2 This amendment will be effective for all billings issued after March 17, 1999.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 1999.

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MAYOR

---

CITY CLERK



## ***A D D I T I O N A L   A G E N D A***

\*\*\*\*\*

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

***MONDAY, MARCH 1, 1999***

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

\*\*\*\*\*

1. City Clerk - Re: Development Agreement Administration, Survey and Mapping / 1999 Rates . . 1
2. Director of Community Services and Recreation, Parks and Culture Manager - re: East Recreation Project - Methodology . . 7

**DATE:** February 25, 1999

**TO:** City Council

**FROM:** City Clerk

**RE:** *Development Agreement Administration, Survey and Mapping -  
Request for Approval of 1999 Rates*

---

At the Council meeting of Tuesday, February 16, 1999, Council considered the attached report from the Engineering Services Manager dated February 8, 1999 regarding the 1999 Development Levy Rates. Council was asked to establish rates for:

1. Water, Sanitary, Storm and Roads Off-Site levies;
2. Development Agreement Administration, Survey and Mapping levies.

The levies mentioned in No. 1, above, were approved by Council resolution and bylaw. Due to an oversight, a resolution for the approval of Development Agreement Administration, Survey and Mapping levies was not drafted, and as such, not approved by Council.

Following is the table from the report that requires Council's approval.

***DEVELOPMENT AGREEMENT ADMINISTRATION, SURVEY AND MAPPING***

The following table outlines the proposed administrative rate changes for 1999. The Administration Levy reflects a 2% to 3% increase, while the Survey and Mapping levies are unchanged from 1998.

	<b>Current Rates</b>	<b>Proposed Rates</b>
<b>Administration Levy</b>		
a. Residential Developments, or	\$2,000 /ha	\$2,050 /ha
b. Commercial and Industrial Developments, or	\$1,425 /ha	\$1,460 /ha
c. Minimum Charge per Development	\$2,450 / agreement	\$2,500 / agreement
<b>Survey Network Levy</b>	\$285 /ha	\$285 /ha
<b>Legal Base Mapping Levy</b>	\$100 /ha	\$100 /ha

City Council  
February 25, 1999  
Page 2

***Recommendation***

That Council pass a resolution approving the Development Agreement Administration, Survey and Mapping levies as outlined in the above table.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name.

Kelly Kloss  
City Clerk

KK/clr

***Comments from the City Manager***

I concur with the recommendations of the City Clerk.

"N. Van Wyk"  
City Manager

**DATE:** February 8, 1999  
**TO:** City Clerk  
**FROM:** Engineering Services Manager  
**RE:** PROPOSED 1999 DEVELOPMENT LEVY RATES

---

As you are aware, The City charges off-site levies on new development land within the City to cover the cost of extending trunk water, sanitary, and storm systems and arterial roadways, to serve new development. The off-site levy rates are reviewed annually to account for the following items:

- revenues received from new developments during the previous year
- expenditures made to construct new facilities during the previous year
- the effect of inflation on the current Off-site Levy Fund debt
- inflation on the estimated cost of constructing new off-site facilities in the future
- changes in future infrastructure plans or funding

For 1999, an inflation factor of 2.0% (the average of Calgary and Edmonton's Consumer Price Index) was applied to net expenditures incurred to the end of 1998 to reflect the current value of facilities that have already been constructed, but are not yet paid for. Future expenditures were estimated last year based on 1997 construction costs plus 5% inflation to 1998. An additional 5% inflation factor was added to the future cost estimates for the 1999 rate calculation.

The cost of expanding water and sanitary treatment facilities is funded through utility rates and is not included in the off-site levy calculation.

### **1999 RATE CALCULATION**

Table 1 provides a summary of expenditures and revenues to date, future expenditure estimates, the rate calculation, and a comparison of the proposed 1999 rates to the 1998 rates, for each of the roads, water, sanitary, and storm off-site facilities.

Minor changes in rates for the water, sanitary, and storm levies relate to changes in revenues and expenditures made during 1998, the effects of inflation, and minor changes in future infrastructure plans.

Two situations have resulted in a significant change in the Roads Levy.

City Clerk  
Page 2  
February 8, 1999

The first is the increase in the estimated cost of the 67 Street River Bridge Twinning Project and the future realignment of the 67 Street and 30 Avenue intersection.

The second is the lack of Provincial funding for arterial road construction. In the past, the road levy calculation was based on receiving 75% funding from the Province for all eligible projects. The current level of Provincial funding does not meet this funding level. Accordingly, in 1996 the road levy was increased to reflect about a 70% Provincial contribution. In 1998, the levy was increased to reflect about a 56% Provincial contribution. In 1999, the levy calculation is based on a 50% Provincial contribution.

As additional information, the annual Provincial funding level was \$70 per capita several years ago, dropped to a low of \$25 per capita, and now stands at \$56.25 per capita for the next three years.

### **PROVINCIAL FUNDING SHORTFALL**

Based on the 1999 Five Year Major Capital Program, The City will spend nearly \$30 million on transportation facilities that are eligible for Provincial cost sharing. This equates to a Provincial funding requirement of about \$22.5 million, based on 75% funding. Unfortunately, the available Provincial funding over the next five years is only about \$14.3 million. This leaves an \$8.2 million shortfall.

Table 2 outlines three possible funding scenarios that we have reviewed, and is summarized below:

- Scenario 1 Both General Benefit and new development projects rely on 75% Provincial funding, resulting in an \$8.2 million Grant shortfall.
- Scenario 2 Provincial funding is applied at 75% for General Benefit projects and is reduced to 50% for new development projects (i.e. 50% funding from the Off-Site Levy Fund), reducing the Grant shortfall to \$2.2 million. Based on this scenario which we are recommending to Council as a further step toward a balanced capital budget, the proposed total off-site levy rate for 1999 is \$37,045. This is a 15.9% increase from 1998; which equates to about \$500 per lot. This represents an increase of about 1% to an average lot price of \$50,000 or 0.3% on an average combined house and lot price of \$175,000.

City Clerk  
Page 3  
February 8, 1999

**Scenario 3** Provincial funding is applied at 75% for General Benefit projects and is reduced to 40% for new development projects (i.e. 60% funding from the Off-site Levy Fund), eliminating the Grant shortfall.

It should be noted that we intend to re-assess the Provincial cost sharing ratio for the year 2000 off-site levy calculation and will consider moving to Scenario 3 if the current Provincial funding shortfall projection does not improve significantly. This would cause a further minimum increase of 10% in the total off-site levy rate for 2000, depending on other required cost adjustments.

### **OFF-SITE LEVY HISTORY**

The following statistics are attached for your information:

- Table 3 and the associated graph illustrate the changes in Red Deer's off-site levy rates over the last seven years.
- Table 4 outlines the off-site levy rates charged in other Alberta Cities in 1998.
- Two graphs that illustrate the average lot price history from 1992 to 1998 as compared to the cost per lot of off-site levies during that period.

### **DEVELOPMENT AGREEMENT ADMINISTRATION, SURVEY, AND MAPPING**

The following table outlines the proposed administrative rate changes for 1999. The Administration Levy reflects a 2% to 3% increase, while the Survey and Mapping Levies are unchanged from 1998.

	CURRENT RATES	PROPOSED RATES
<b>ADMINISTRATION LEVY</b>		
a. Residential Developments, or	\$2,000 / ha	<b>\$2,050 / ha</b>
b. Commercial and Industrial Developments, or	\$1,425 / ha	<b>\$1,460 / ha</b>
c. Minimum Charge per development	\$2,450 / agreement	<b>\$2,500 / agreement</b>
<b>SURVEY NETWORK LEVY</b>	\$285 / ha	<b>\$285 / ha</b>
<b>LEGAL BASE MAPPING LEVY</b>	\$100 / ha	<b>\$100 / ha</b>

City Clerk  
Page 4  
February 8, 1999

### **COMMENTS FROM THE URBAN DEVELOPMENT INSTITUTE**

Attached is a letter from the local Chapter of the Urban Development Institute (UDI) outlining their position with respect to the proposed Development Levy changes. They have indicated that the changes to the Administration, Survey Network, and Legal Base Mapping Levies are acceptable. Their major concern lies with the proposed 15.9% increase in Off-site Levy rates.

As further information, we did meet with two UDI representatives to discuss this issue. UDI understands that there will be a shortfall in Provincial funding for road projects in the City and they are working with AUMA and the Province to create solutions to this problem. Their letter is attached hereto and they wish to make a presentation to Council at the time this matter is being considered.

### **RECOMMENDATIONS**

In view of the information presented above, we would respectfully recommend that Council consider implementing the following:

1. Establish the total **Off-site Levy Rate** for 1999 at **\$37,045 per hectare**.
2. Establish the Administration rates for 1999 as noted in the previous table.



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

TCW/KGH/emr

Att.

- c. Director of Development Services
- c. Director of Corporate Services
- c. Director of Community Services
- c. Subdivision Administrator
- c. Mark Brotherton, UDI Chapter Chairman

# FILE

## Council Decision - March 1, 1999 Meeting

**DATE:** March 2, 1999  
**TO:** Engineering Services Manager  
**FROM:** Deputy City Clerk  
**RE:** *Development Agreement Administration, Survey and Mapping - 1999 Rates*

---

### **Reference Report:**

City Clerk dated February 25, 1999 and Engineering Services Manager dated February 8, 1999

### **Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated February 25, 1999 and report from the Engineering Services Manager dated February 8, 1999, re: Proposed 1999 Development Rates, hereby approves the 1999 Development Agreement Administration, Survey and Mapping rates as set out below and presented to Council March 1, 1999:

	Current Rates	Proposed Rates
<b>Administration Levy</b>		
a. Residential Developments, or	\$2,000 /ha	\$2,050 /ha
b. Commercial and Industrial Developments, or	\$1,425 /ha	\$1,460 /ha
c. Minimum Charge per Development	\$2,450 / agreement	\$2,500 / agreement
<b>Survey Network Levy</b>	\$285 /ha	\$285 /ha
<b>Legal Base Mapping Levy</b>	\$100 /ha	\$100 /ha

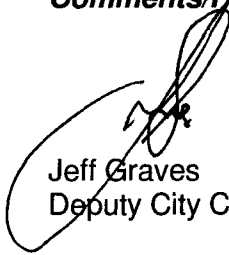
“



Engineering Services Manager  
March 2, 1999  
Page 2

**Report Back to Council Required:** No

**Comments/Further Action:**



Jeff Graves  
Deputy City Clerk

/clr

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

**DATE:** February 22, 1999

**TO:** City Clerk

**FROM:** LOWELL HODGSON, Director of Community Services  
DON BATCHELOR, Recreation, Parks & Culture Manager

**RE:** EAST RECREATION PROJECT - METHODOLOGY

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Outlined below is the proposed schedule and methodology for the above project. The proposed model has been created based on the one used for the successful Centrum Construction Project. Other alternatives have been considered, including Design/Build and Construction Management; but we believe the proposed methodology provides the maximum amount of City control over costs, design and schedule, yet allows some components of the complex to be fast tracked.

To date, proposal calls have been issued for: A. Architectural/Engineering Services, and B. Independent Project Management; these proposal calls close February 24 and March 3, respectively. The "Request for Proposals" on both of the above have been issued to 40 Architects/Engineers and 37 Project Managers.

Attached are the following proposals for this project:

1. Preliminary Schedule
2. Project Methodology
3. Committee Structure

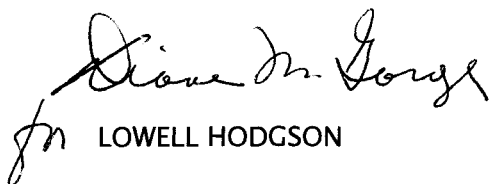
We propose to include as many of the Policy & Budget Committee members as is possible in the interviews for the Architect/Engineer Team and the Project Manager Service. These interviews will be held March 15 and 16 in the Snell Gallery; Lower Level, Red Deer Library and in the Crimson Star Room, Second Floor City Hall.

A Communications Plan & Strategy is presently being drafted and will be presented to the Policy & Budget Committee for approval and implementation by the end of March, 1999.

The Senior Management Team is in support of the attached Methodology for this project, and we respectfully ask for Council's support.

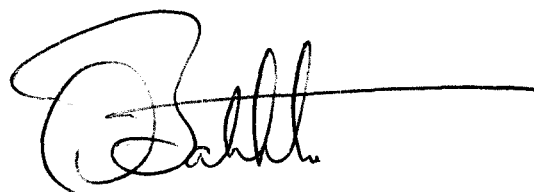
RECOMMENDATIONS:

That City Council approve the proposed schedule, Methodology, and Committee Structure for the East Recreation Complex project, as presented by the Director of Community Services and the Recreation, Parks and Culture Department Manager.

  
LOWELL HODGSON

DB:nb

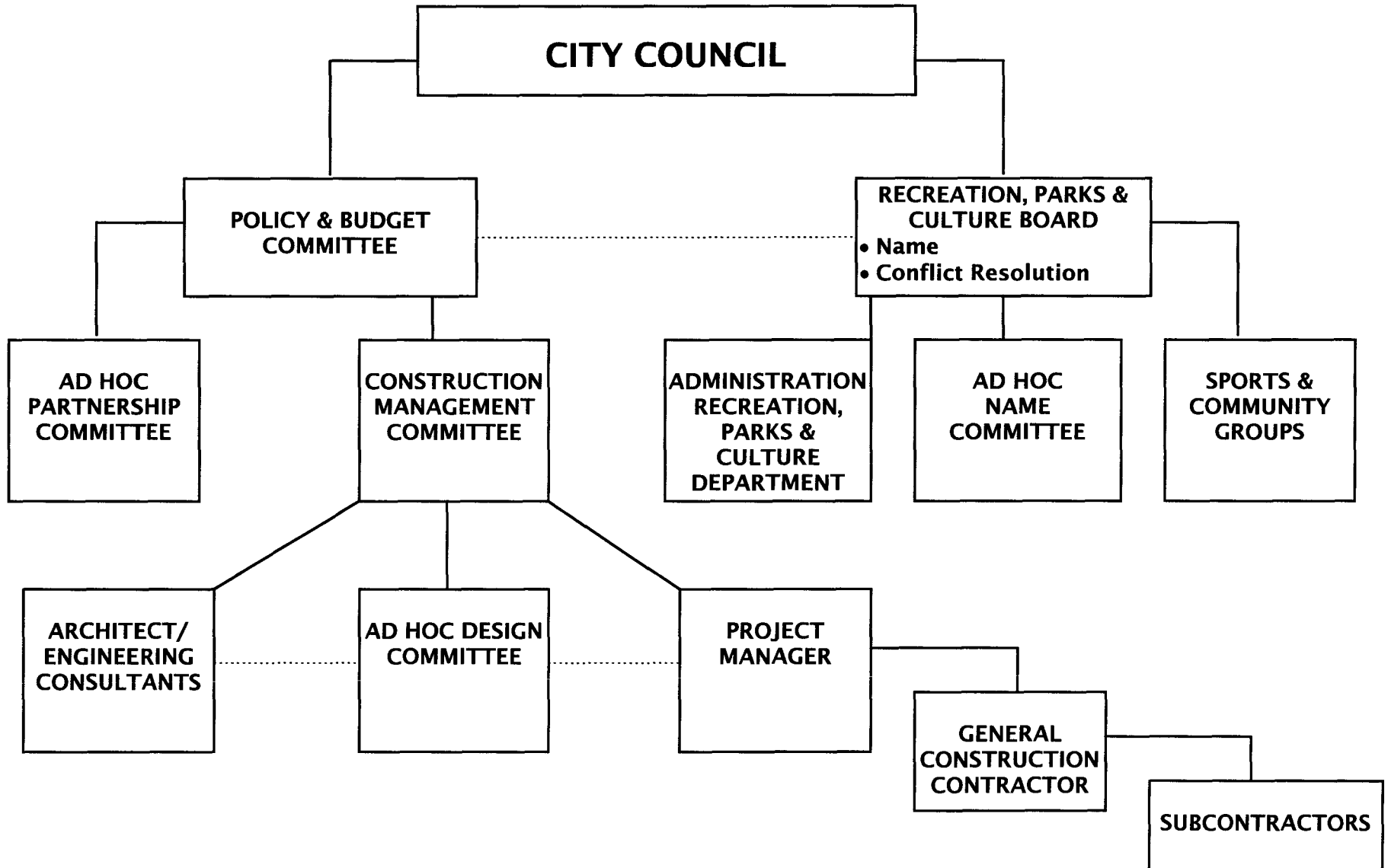
Atts.

  
DON BATCHELOR

<b>EAST RECREATION COMPLEX - Preliminary Schedule</b>
---

<b>FEBRUARY 24, 1999</b>	1.	Deadline for Architects/Engineers Proposals
<b>MARCH 3, 1999</b>	1. 2.	Deadline for Project Manager Proposals Partnership Workshop Salon C, Black Knight Inn @ 7:00 p.m.
<b>MARCH 4, 1999</b>	1.	Individual Partnership Meetings with Sport Groups
<b>MARCH 15 &amp; 16, 1999</b>	1.	Interviews for Architect/Engineer Services
<b>MARCH 15 - 19, 1999</b>	1.	Interviews for Project Manager Services
<b>MARCH 16, 1999</b>	1.	Individual Partnership Meetings - Preliminary drafting of agreements
<b>MARCH/APRIL/MAY</b>	1. 2. 3. 4.	Schematic and Conceptual Design Work with Sports Groups on Concept Design Press Conference on Design Finalization and Implementation of Conceptual Design
<b>MAY/JUNE/JULY</b>	1.	Detailed Design & Specifications
<b>AUGUST/SEPTEMBER</b>	1. 2.	Prepare Tender Specifications Go to Tender
<b>SEPTEMBER/OCTOBER</b>	1.	Award General Contractor
<b>OCTOBER 1999</b>	1.	Sod Turning Ceremony & Start Construction
<b>FALL 2000</b>	1.	Gymnastics and Arena Open for Use
<b>SPRING 2001</b>	1.	All Other Components of the Facility Open

**EAST RECREATION COMPLEX  
Project Methodology**



**EAST RECREATION COMPLEX****Committees Structure****February 25, 1999**

---

**A. POLICY & BUDGET COMMITTEE****MEMBERSHIP**

Mayor Gail Surkan  
City Manager, Norbert Van Wyk  
Red Deer County Representation  
City Council Member - to be appointed by the Mayor  
City Council Member - to be appointed by the Mayor  
Director of Corporate Services, Alan Wilcock  
Director of Community Services, Lowell Hodgson  
Director of Development Services, Bryon Jeffers  
Recreation, Parks & Culture Board Chairman, Roger Clarke

Resource (non-voting) - Don Batchelor, Recreation, Parks and Culture Manager  
Harold Jeske, Recreation Facilities Superintendent

**RESPONSIBILITIES**

1. Award contracts for Architectural/Engineering and Project Management Services.
2. Consider/approve all enhancements to the project not in the budget.
3. Monitor and approve the project budget and monthly financial statements.
4. Approve all policies related to the project:
  - Public art/donor recognition/commercial advertising
  - Facility naming
  - Public Use/Exclusive Sport Groups Use
  - Fees and Charges
  - Spectator Standards
  - School Use & Accessibility
5. Approve all agreements and contracts with partners.
6. Implement the Project Communications Plan for media & public information.
7. Recommend to City Council regarding operating/management model(s) for the recreation complex.

## **B. CONSTRUCTION MANAGEMENT COMMITTEE**

### **MEMBERSHIP**

Architect/Engineer  
Project Manager  
Recreation, Parks & Culture Manager, Don Batchelor  
Recreation Facilities Superintendent, Harold Jeske  
Technical Resource  
Development Services representative

### **RESPONSIBILITIES**

1. Meet regularly to monitor all aspects of the project.
2. Monitor schedules, budget, and timelines; report any irregularities to the Policy/Budget Committee.
3. Authorize all change orders; approve progress payments and release of holdbacks.
4. Approve all drawings in the schematic, conceptual, and final design stages.
5. Approve all construction drawings, specifications, and standards.
6. Arrange tours of similar existing facilities in Western Canada.
7. Delegate responsibilities to the Project Manager, as necessary.
8. Review all contracts for services of a Project Manager and General Contractor(s) and make recommendations to the Policy and Budget Committee.

## **C. AD HOC PARTNERSHIP COMMITTEE**

### **MEMBERSHIP**

#### **Level I (Standing Members):**

Recreation, Parks & Culture Manager, Don Batchelor  
Recreation Facilities Superintendent, Harold Jeske  
Community Development & Planning Coordinator, Greg Scott  
P.E.R.C. Representative, Brian Johnston  
Red Deer Minor Hockey Commission, Marvin Seibel  
Red Deer All Seasons Soccer Centre Foundation, Ian Brown  
Red Deer Gymnastics Club, Lynn Radford

#### **Level II (Consulting Members)**

To be Determined

## **RESPONSIBILITIES**

1. To negotiate partnerships and agreements between The City of Red Deer and other organizations in the design, financing, operation and/or use of the recreation complex and make recommendations to the Policy & Budget Committee.
2. To investigate different operating model alternatives for the recreation complex or partners of the complex and make recommendations to the Policy & Budget Committee.
3. Solicit other businesses and not-for-profit organizations to become partners/contributors/donors to the project.
4. Seek and apply for funding and financial assistance from other levels of government and foundations.
5. Obtain the services of a commercial real estate consultant to attract business and commercial opportunities including franchise stores/restaurants.
6. Establish criteria for the placement and collection of advertising within the complex.

## **D. AD HOC DESIGN COMMITTEE**

### **MEMBERSHIP**

Architect/Engineer

Project Manager

Recreation, Parks & Culture Manager, Don Batchelor

Recreation Facilities Superintendent, Harold Jeske

Community Development & Planning Coordinator, Greg Scott

#### **Level I Agencies (Standing Members):**

Red Deer Minor Hockey Commission, Marvin Seibel

Red Deer All Seasons Soccer Centre Foundation, Ian Brown

Red Deer Gymnastics Club, Lynn Radford

#### **Level II Agencies (Consulting Members) :**

David Thompson Regional Health Authority, Lou Davidson

Cultural Charter Partners representative, Leonard Belsher

Neighbourhood Representative

Fitness Centre Representative

Recreation, Parks and Culture Department Programs Representative, Ed Morris

Day Care Representative Noreen Spencer

Titan's Track & Field Club, Betty Moroz

Runners Club, Tina Chadwick

Red Deer Tennis Club, Gord Inglis

Physiotherapy Representative, Gavin Deans - Westwood Physiotherapy Ltd.

Rehabilitation Services Representative, Barb Hoar

Red Deer Public Library Representative, Cynthia Belanger

Red Deer Public School Board

Red Deer Catholic Board of Education

## **RESPONSIBILITIES**

1. During the schematic conceptual design stages, work with the Architect/Engineer in defining spatial requirements and relationships.
2. Ensure that the specific program requirements of the partners can be met (as deemed appropriate) within the facility.
3. Assist in the selection of specific construction materials that are critical to play in the facility e.g., flooring for tennis/indoor soccer, running track surface, gymnastics layout, etc.
4. Make recommendations to the Construction Management Committee/Policy & Budget Committee for the display of art in the complex.
5. Arrange for public participation opportunities as required, including a public open house and press conference.

## **E. RECREATION, PARKS & CULTURE BOARD**

### **MEMBERSHIP**

Appointed by City Council

### **RESPONSIBILITIES**

1. Establishing a process and making recommendations to City Council on naming the facility.
2. Act as a mediator between all the potential partners during the design of the project.

## **F. AD HOC NAME/RECOGNITION COMMITTEE**

### **MEMBERSHIP**

Recreation, Parks & Culture Board, John Smith  
Recreation, Parks & Culture Board, Glen McLeod  
Cultural Advisory Committee, to be determined  
Recreation, Parks and Culture Department, Don Batchelor  
Recreation, Parks and Culture Department, Greg Scott

### **RESPONSIBILITIES** (recommend to Recreation, Parks & Culture Board)

1. Establish a process for the purposes of determining a name for the recreation centre.
2. Develop criteria to evaluate alternative names.
3. Develop criteria for acknowledgement and recognition in the complex of appropriate contributors/partners to the project.



# FILE

## Council Decision - March 1, 1999 Meeting

**DATE:** March 2, 1999

**TO:** Director of Community Services  
Recreation, Parks and Culture Manager

**FROM:** Deputy City Clerk

**RE:** East Recreation Project - Methodology

### **Reference Report:**

Joint report from Director of Community Services and Recreation, Parks & Culture Manager dated February 22, 1999

### **Resolution:**

"RESOLVED that Council of The City of Red Deer, having considered the joint report from the Community Services Director and the Recreation, Parks and Culture Manager dated February 22, 1999, re: East Recreation Project - Methodology, hereby approves the following as outlined in the above report:

1. Preliminary Schedule;
2. Project Methodology;
3. Committees Structure,

and as presented to Council March 1, 1999."

**Report Back to Council Required:** No

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

Subsequent to the passage of the above resolution, Council appointed Councillor Flewwelling, Councillor Hughes and Councillor Dawson to the East Hill Recreation Ad Hoc Policy & Budget Committee. The East Hill Recreation Complex ad hoc committees, as set out in the report noted above, will now be added to the Committee Directory. Please advise Frieda McDougall of the actual names, addresses and phone numbers, etc. of the members once they have been determined and regularly apprise her of any changes in membership to the various East Hill Recreation ad hoc committees so that an up to date listing of all committees can be maintained.

  
Jeff Graves  
Deputy City Clerk

/clr

c

Councillor Flewwelling  
Councillor Hughes  
Councillor Dawson

F. McDougall, Committee Directory  
D. Hamel, Mayor & City Manager's Office