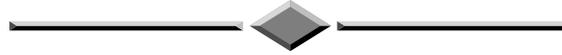




A G E N D A



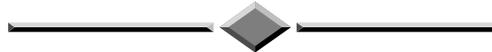
FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

MONDAY, March 22, 2010

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Council Meeting of Monday, March 8, 2010

- (2) **UNFINISHED BUSINESS**
 1. Corporate Controller – *Re: Borrowing Bylaw 3447/2010 – Waskasoo Park Special Gathering Places Projects (\$9,000,000)* ..1
(Consideration of Second and Third Readings of the Bylaw)

- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/E-2010 – Rezoning of 11.0 Acres of Land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-Detached Dwelling Residential and P1 Parks and Recreation District / Johnstone Park Neighbourhood – Phase 14 / Carolina Homes Ltd.* ..4
(Consideration of Second and Third Readings of the Bylaw)

(4) **REPORTS**

1. Greater Downtown Coordinator – *Re: Veteran’s Park Concept Plan* ..8
2. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment Request from Jean Roberts Knopp, Lot 4, Block 1, Plan 952 2947, Portion of NE 34-38-27-W4/ Adjacent to River Bend Golf Course* ..13
3. Recreation, Parks & Culture Manager – *Re: Heritage Ranch Operation – Financial Subsidy* ..22
4. Social Planning Manager – *Re: Social Planning Department – Research Section Update* ..28
5. Environmental Services Manager and Waste Management Superintendent - *Re: Accepting Waste Generated by Other Municipalities at Red Deer’s Waste Management Facility* ..30
6. Environmental Services Manager and Waste Management Superintendent – *Re: Garbage, Yard Waste and Recycling Collection Contract Tender* ..35
7. Legislative & Administrative Services Manager – *Re: Committees Bylaw Amendment 3431/B-2010 – Changes to Section 9 – Quorum and Voting* ..40
(Consideration of Three Readings of the Bylaw)

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) NOTICES OF MOTION

(8) ADMINISTRATIVE INQUIRIES

(9) BYLAWS

1. **3447/2010 - Borrowing Bylaw - \$9,000,000 for Waskasoo Park
Special Gathering Places Projects** ..42
(2nd & 3rd Readings) ..1

2. **3357/E-2010 - Land Use Bylaw Amendment - Rezoning of 11.0
Acres of Land from A1 Future Urban Development District to
R1 Residential (Low Density) District, R1A Semi-Detached
Dwelling Residential and P1 Parks and Recreation District/
Johnstone Park Neighbourhood - Phase 14/ Carolina Homes
Ltd.** ..45
(2nd & 3rd Readings) ..4

3. **3431/B-2010 - Committees Bylaw Amendment - Changes to
Section 9 - Quorum and Voting** ..47
(3 Readings) ..40

(10) COMMITTEE OF THE WHOLE

1. Land & Economic Development Manager - *Re: Land Matters*

Unfinished Business Item No. 1



DATE: March 15, 2010
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Borrowing Bylaw 3447/2010 – Waskasoo Park Special Gathering Places Projects

History:

At the Monday, February 22, 2010 Regular Council Meeting Borrowing Bylaw 3447/2010 was presented to Council and received first reading.

Borrowing Bylaw 3447/2010 requests that \$9,000,000 be approved by City Council for the development of the Waskasoo Park Special Gathering Places Projects.

Public Consultation Process:

Advertisements were placed in the Red Deer Advocate on February 26, 2010 and March 5, 2010. No petitions were received during the 15 days after the last date of advertising.

Recommendation:

That Council consider:

- a) Second and Third readings of Borrowing Bylaw 3447/2010

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager



Originally Presented to Council on
Monday, February 22, 2010

DATE: February 16, 2010

TO: Elaine Vincent, Legislative & Administrative Services Manager

FROM: Lorianne Marshall, Corporate Controller

SUBJECT: Waskasoo Park Special Gathering Places Bylaw 3447/2010

Legislative History

Section 251 of the Municipal Government Act (MGA) requires that the borrowing be authorized by a borrowing bylaw. The borrowing bylaw must set out the amount of money to be borrowed, the purpose for which the money is borrowed, the maximum rate of interest, the term, the terms of repayment and the sources of funds to be used to repay the borrowing. The bylaw must be advertised.

Before a bylaw can be advertised 1st reading of the bylaw must occur. The bylaw is then advertised at least once a week for two consecutive weeks. This provides the public a chance to raise a petition against the bylaw. After the two weeks then 2nd and 3rd reading of the bylaw can occur. After an additional thirty day waiting period where the bylaw can be challenged in court the bylaw is considered official and can be borrowed against.

Section 254 of the MGA states that no municipality may acquire, remove or start the construction or improvement of a capital property that is to be financed in whole or in part through a borrowing unless the borrowing bylaw that authorized the borrowing is passed.

Background

The 2010 capital plan shows this project being completed over the period 2010-16 at a total cost of \$8.9m with a funding source of 100% debenture debt. Due to the project not being considered a multi-year project each year's expenditure is approved individually. The amount approved in the 2010 capital budget was \$495,000. Financial Services is recommending that the bylaw be approved in the amount of \$9m to simplify administration of the debenture. If Council decided not to approve the expenditures in any or all of the years 2011-16 the borrowing bylaw would not be used.



Recommendations

That Council proceeds with 1st reading of Bylaw 3447/2010 for the Waskasoo Park Special Gathering Places.

A handwritten signature in purple ink, appearing to read 'Lorianne Marshall'.

Lorianne Marshall CMA
Corporate Controller

B/F

FILE COPY



Council Decision – February 22, 2010

DATE: February 23, 2010
TO: Lorianne Marshall, Corporate Controller
FROM: Elaine Vincent, Legislative and Administrative Services Manager
SUBJECT: Waskasoo Park Special Gathering Places Borrowing Bylaw 3447/2010

Reference Report:
Corporate Controller, dated February 16, 2010

Bylaw Readings:
At the Monday, February 22, 2010 Regular Council Meeting Borrowing Bylaw 3447/2010 received first reading. A copy of the bylaw is attached.

Report Back to Council: Yes – March 22, 2010

Comments/Further Action:
Borrowing Bylaw 3447/2010 requests that \$9,000,000 be approved by City Council for the development of the Waskasoo Park Special Gathering Places Projects. Advertisements will be placed in the Red Deer Advocate on February 26, 2010 and March 5, 2010.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Administrative Services Manager

/attach.

- c: Director of Corporate Services
- Director of Planning
- Director of Development Services
- Director of Community Services
- Financial Services Manager

Council Decision – March 22, 2010

DATE: March 23, 2010
TO: Lorianne Marshall, Corporate Controller
FROM: Elaine Vincent, Legislative and Administrative Services Manager
SUBJECT: Borrowing Bylaw 3447/2010 – Waskasoo Park Special Gathering Places Projects (\$9,000,000)

Reference Report:

Legislative and Administrative Services Manager, dated March 15, 2010.

Bylaw Readings:

At the Monday, February 22, 2010 Regular Council Meeting Borrowing Bylaw 3447/2010 received first reading. At the Monday, March 22, 2010 Regular Council Meeting the bylaw received second and third reading. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Borrowing Bylaw 3447/2010 requests that \$9,000,000 be approved for the development of the Waskasoo Park Special Gathering Places Projects.



Elaine Vincent
Legislative & Administrative Services Manager

/attach.

c: Director of Corporate Services
Director of Planning
Director of Development Services
Director of Community Services
Financial Services Manager

Public Hearings Item No. 1



DATE: March 15, 2010
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/E-2010
Johnstone Park Neighbourhood – Phase 14
Carolina Homes Ltd.

History:

At the Monday, February 22, 2010 Regular Council Meeting Land Use Bylaw Amendment 3357/E-2010 was presented to Council and received first reading.

Land Use Bylaw Amendment 3357/E-2010 provides for an amendment to the Land Use Bylaw for rezoning of approximately 11.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-Detached Dwelling Residential and P1 Parks and Recreation District in order to create 47 detached dwelling residential lots, 26 semi-detached dwelling, 1 public utility lot (PUL), and 1 municipal reserve lot. The proposed public utility lot is to be zoned to P1 as it forms part of the neighbourhood open space and trail concept as a pedestrian linkage.

Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaw to be held Monday, March 22, 2010. Advertisements were placed in the Red Deer Advocate on March 5, 2010 and March 12, 2010.

Recommendation:

That Council consider:

- a) Second and Third readings of Land Use Bylaw Amendment 3357/E-2010

Elaine Vincent
Manager



Originally Presented to Council
on Monday, February 22, 2010

DATE: February 12, 2010
TO: Elaine Vincent, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/E-2010
Johnstone Park Neighbourhood – Phase 14
Carolina Homes Ltd.

Proposal

Carolina Homes Ltd. is proposing to develop Phase 14, the final phase, of the Johnstone Park neighbourhood. Rezoning is being sought for approximately 4.45 ha (11.0 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-detached Dwelling Residential and P1 Parks & Recreation District in order to create 47 detached dwelling residential lots, 26 semi-detached dwelling, 1 public utility lot (PUL), and 1 municipal reserve lot.

The proposed PUL is to be zoned to P1, as the proposed PUL forms part of the neighbourhood open space and trail concept as a pedestrian linkage.

All of the proposed land use districts of Land Use Bylaw Amendment No. 3357/E-2010 conform to the *Johnstone Park Neighbourhood Area Structure Plan*.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/E-2010.

Handwritten signature of Martin Kvapil in blue ink.

Martin Kvapil
PLANNING ASSISTANT

Handwritten signature of Nancy Hackett in blue ink.

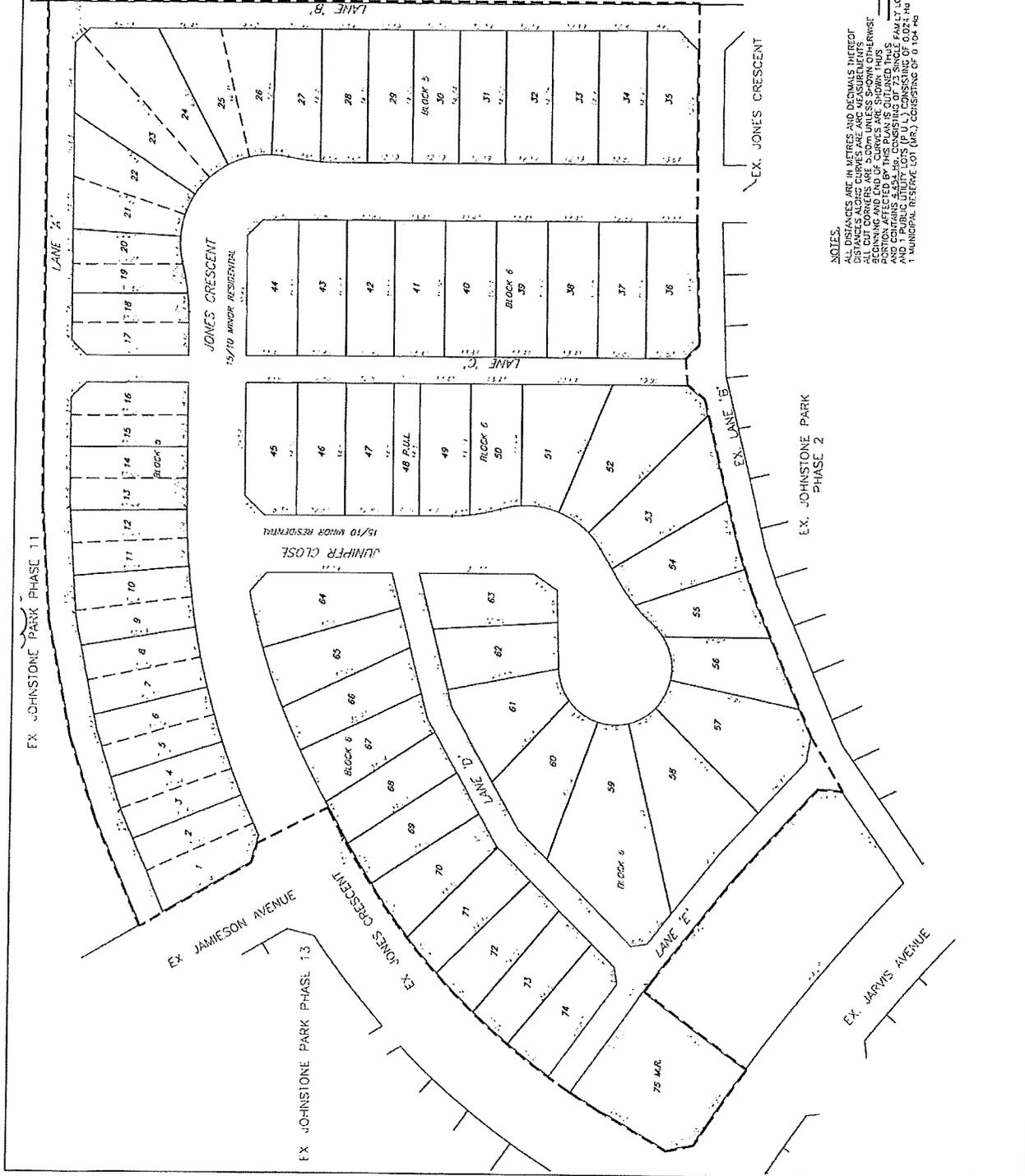
Nancy Hackett, MCIP, ACP
CITY PLANNING MANAGER

Attachments



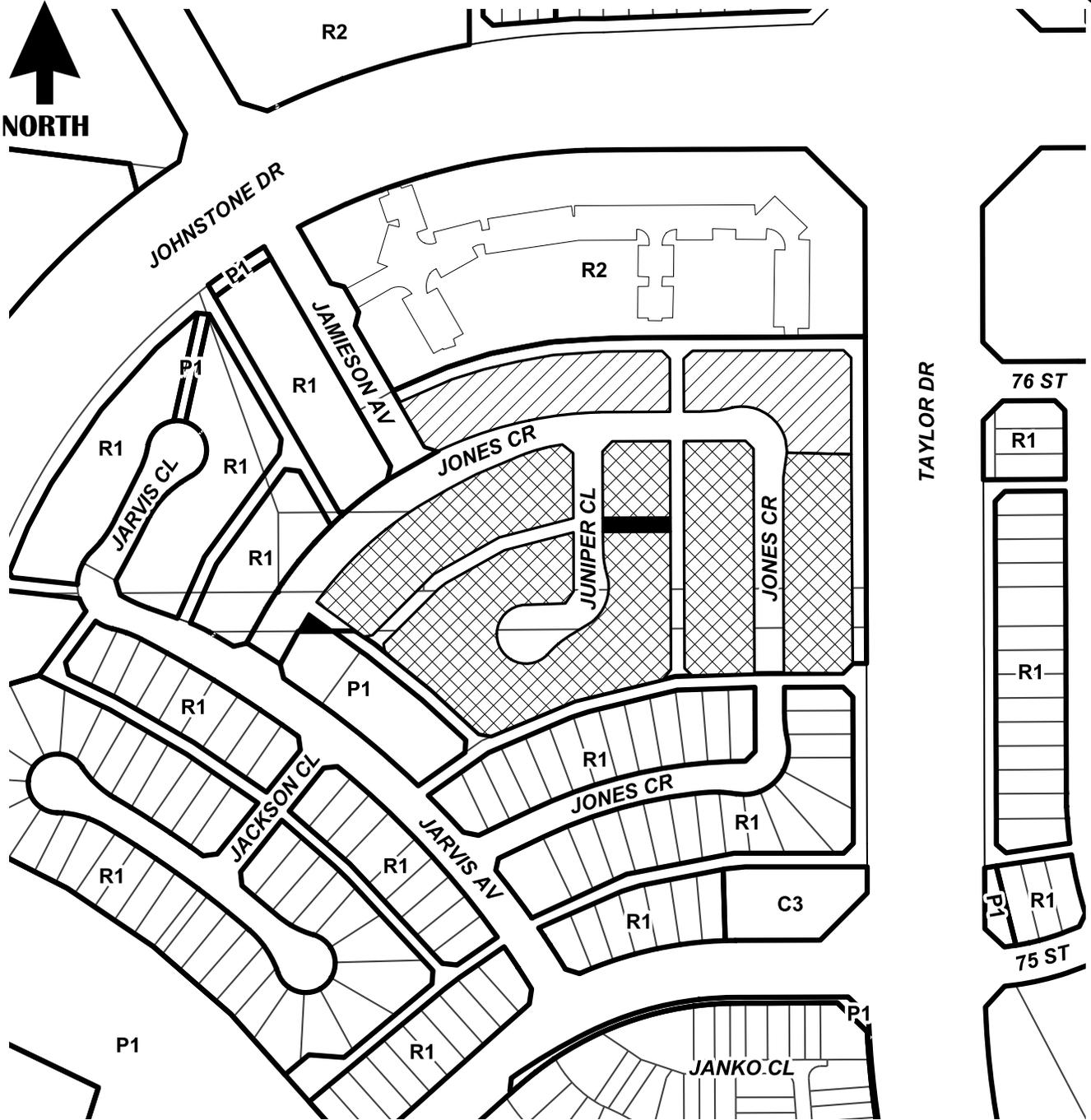
THE CITY OF RED DEER
 JOHNSTONE PARK
 PHASE 14
 TENTATIVE PLAN OF
 SUBDIVISION
 WITHIN THE
 N.E. 1/4 SEC. 30, TWP.38,
 RGE.27, W.4th. M.
 RED DEER
 ALBERTA
 FOR: CAROLINA HOMES INC.
 BY: AL-TERRA ENGINEERING LTD.
 SCALE:
 A1 VERSION = 1:500

PRELIMINARY
 PREPARED JAN 09/10
AL-TERRA
 ENGINEERING LTD



NOTES:
 1. DIMENSIONS ARE IN METRES AND DECIMALS THEREOF
 2. DISTANCES ARE TO BE MEASURED TO THE CENTRE OF THE CURVE
 3. ALL CUT CORNERS ARE 5.00m UNLESS SHOWN OTHERWISE
 4. BEGINNING AND END OF CURVES ARE SHOWN THUS
 5. THE PLAN IS TO BE CONSIDERED AS A TENTATIVE PLAN
 6. AND CONTAINS E.A.S.A. (CONSISTING OF 75 LOTS, 5 LOTS
 AND 1 PUBLIC UTILITY LOTS (P.U.I.L.) CONSISTING OF 0.021 Ha end
 7. 1 MUNICIPAL RESERVE LOT (M.R.) CONSISTING OF 0.104 Ha

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

- A1 to P1
- A1 to R1
- A1 to R1A

Affected Districts:

- R1 - Residential (Low Density) District
- R1A - Residential (Semi Detached Dwelling) District
- P1 - Park and Recreation District
- A1 - Future Urban Development District

Proposed Amendment
 Map: 4/2010
 Bylaw: 3357/E-2010
 Date: Feb 17, 2010

BIF

FILE COPY



Council Decision – February 22, 2010

DATE: February 23, 2010
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Elaine Vincent, Legislative and Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/E-2010
Johnstone Park Neighbourhood – Phase 14
Carolina Homes Ltd.

Reference Report:

Parkland Community Planning Services, dated February 12, 2010

Bylaw Readings:

At the Monday, February 22, 2010 Regular Council Meeting Land Use Bylaw Amendment 3357/E-2010 received first reading. A copy of the bylaw is attached

Report Back to Council: Yes – March 22, 2010

Comments/Further Action:

A Public Hearing will be held on Monday, March 22, 2010 at 6:00 p.m. in Council Chambers during Council's regular meeting for Land Use Bylaw Amendment 3357/E-2010. Land Use Bylaw Amendment 3357/E-2010 proposes to rezone 11.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-detached Dwelling Residential and P1 Parks & Recreation District in order to create 47 detached dwelling residential lots, 26 semi-detached dwelling lots, 1 public utility lot (PUL) and 1 municipal reserve lot. This office will now proceed with the advertising for the Public Hearing.

Handwritten signature of Elaine Vincent

Elaine Vincent
Legislative & Administrative Services Manager

/attach.

- c: Development Services Director
Corporate Services Director
Community Services Director
Planning Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
IT Services – GIS Section
LAS File

FILE COPY

March 23, 2010

Carolina Homes Ltd.
215, 340 Midpark Way SE
Calgary, AB T2X 1P12

Attention: Ian Welke

Dear Mr. Welke:

**Re: *Land Use Bylaw Amendment 3357/E-2010*
*Johnstone Park Neighbourhood – Phase 14***

At the City of Red Deer's Council Meeting held on Monday, March 22, 2010, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/E-2010*. Following the Public Hearing, Land Use Bylaw Amendment 3357/E-2010 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/E-2010 proposes rezoning of approximately 11.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-Detached Dwelling Residential and P1 Parks and Recreation District in order to create 47 detached dwelling residential lots, 26 semi-detached dwelling lots, 1 public utility lot (PUL), and 1 municipal reserve lot. The proposed public utility lot is to be zoned to P1 Parks and Recreation District as it forms part of the neighbourhood open space and trail concept as a pedestrian linkage.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Elaine Vincent
Legislative and Administrative Services Manager
/attach.

c. Parkland Community Planning Services

DATE: March 23, 2010

TO: Martin Kvapil, Parkland Community Planning Services
Nancy Hackett, City Planning Manager
Tony Lindhout, Assistant City Planning Manager

FROM: Elaine Vincent, Legislative and Administrative Services Manager

SUBJECT: Land Use Bylaw amendment 3357/E-2010 – Johnstone Park Neighbourhood – Phase 14, Caroline Homes Ltd.

Reference Report:

Legislative and Administrative Services Manager, dated March 15, 2010

Bylaw Readings:

At the Monday, February 22, 2010 Regular Council Meeting Land Use Bylaw Amendment 3357/E-2010 received first reading. At the Monday, March 22, 2010 Regular Council Meeting the bylaw received second and third reading. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3357/E-2010 provides for an amendment to the Land Use Bylaw for rezoning of approximately 11.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-Detached Dwelling Residential and P1 Parks and Recreation District in order to create 47 detached dwelling residential lots, 26 semi-detached dwelling units, 1 public utility lot (PUL), and 1 municipal reserve lot. The proposed public utility lot is to be zoned to P1 as it forms part of the neighbourhood open space trail concept as a pedestrian linkage.



Elaine Vincent
Legislative & Administrative Services Manager

/attach.

- | | |
|----------------------------------|--|
| c: Development Services Director | Inspections & Licensing Manager |
| Corporate Services Director | Inspections & Licensing Supervisor |
| Community Services Director | Land & Economic Development Manager |
| Planning Director | IT Services – GIS Section |
| Engineering Services Manager | Property Assessment Technician, Danny Lake |
| Financial Services Manager | LAS File |
| Assessment and Taxation Manager | |

**3357/E-2010 Land Use Bylaw Amendment
Johnstone Park Neighbourhood – Phase 14**

DESCRIPTION: Rezoning of 11.0 Acres of Land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-Detached Dwelling Residential and P1 Parks and Recreation District

FIRST READING: February 22, 2010

FIRST PUBLICATION: March 5, 2010

SECOND PUBLICATION: March 12, 2010

PUBLIC HEARING & SECOND READING: March 22, 2010

THIRD READING: MARCH 22, 2010

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: Carolina Homes Ltd.

ACTUAL COST OF ADVERTISING:

\$ 406.10 X 2

TOTAL: \$ 812.20

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 253257

BATCH NO.: 1074181

(Advertising Revenue to 180.5901)

LEGISLATIVE & ADMINISTRATIVE SERVICES

February 23, 2010

Carolina Homes Ltd.
215, 340 Midpark Way SE
Calgary T2X 1P1

Attention: Ian Welke

Dear Mr. Welke:

Re: *Land Use Bylaw Amendment 3357/E-2010*
Johnstone Park Neighbourhood – Phase 14

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/E-2010* at the City of Red Deer's Council Meeting held Monday, February 22, 2010. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/E-2010 proposes rezoning of approximately 11.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-Detached Dwelling Residential and P1 Parks and Recreation District in order to create 47 detached dwelling residential lots, 26 semi-detached dwelling lots, 1 public utility lot (PUL), and 1 municipal reserve lot. The proposed public utility lot is to be zoned to P1 Parks and Recreation District as it forms part of the neighbourhood open space and trail concept as a pedestrian linkage.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, March 22, 2010 at 6:00 p.m in Council Chambers, during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800. If you are not in agreement with paying this cost, please notify me by 11:00 A.M. on Tuesday, March 16, 2010. If you have any questions or require additional information, please contact me at 403.356.8978.

Sincerely,



Christine Kenzie
Council Services Coordinator
/attach.

c. Parkland Community Planning Services

**Land Use Bylaw Amendment 3357/E-2010
Johnstone Park Neighbourhood – Phase 14**

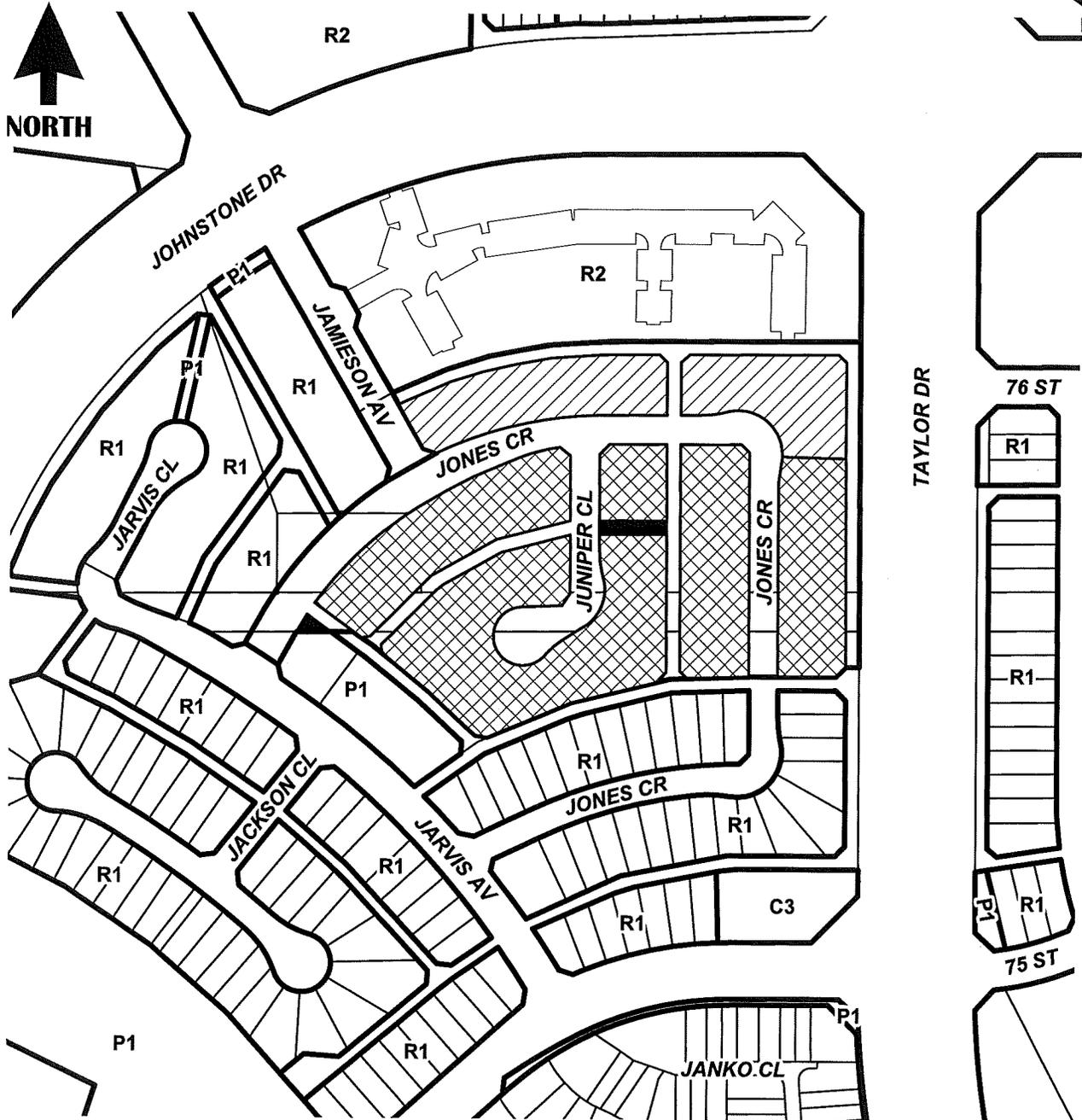
City Council proposes to pass Land Use Bylaw Amendment 3357/E-2010, which provides for an amendment to the Land Use Bylaw for rezoning of approximately 11.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-Detached Dwelling Residential and P1 Parks and Recreation District in order to create 47 detached dwelling residential lots, 26 semi-detached dwelling lots, 1 public utility lot (PUL), and 1 municipal reserve lot. The proposed public utility lot is to be zoned to P1 Parks and Recreation District, as it forms part of the neighbourhood open space and trail concept as a pedestrian linkage.

Insert Map – DM# 927677

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 403-343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, March 22, 2010** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, March 16, 2010**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 403-342-8132.

(Publication Dates: March 5, 2010 and March 12, 2010)



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1A

Affected Districts:

- R1 - Residential (Low Density) District
- R1A - Residential (Semi Detached Dwelling) District
- P1 - Park and Recreation District
- A1 - Future Urban Development District

Proposed Amendment
Map: 4/2010
Bylaw: 3357/E-2010
Date: Feb 17, 2010

February 23, 2010

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/E-2010
Johnstone Park Neighbourhood – Phase 14**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/E-2010 which proposes rezoning of approximately 11.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Semi-Detached Dwelling Residential and P1 Parks and Recreation District in order to create 47 detached dwelling residential lots, 26 semi-detached dwelling lots, 1 public utility lot (PUL), and 1 municipal reserve lot. The proposed public utility lot is to be zoned to P1 Parks and Recreation District, as it forms part of the neighbourhood open space and trail concept as a pedestrian linkage.

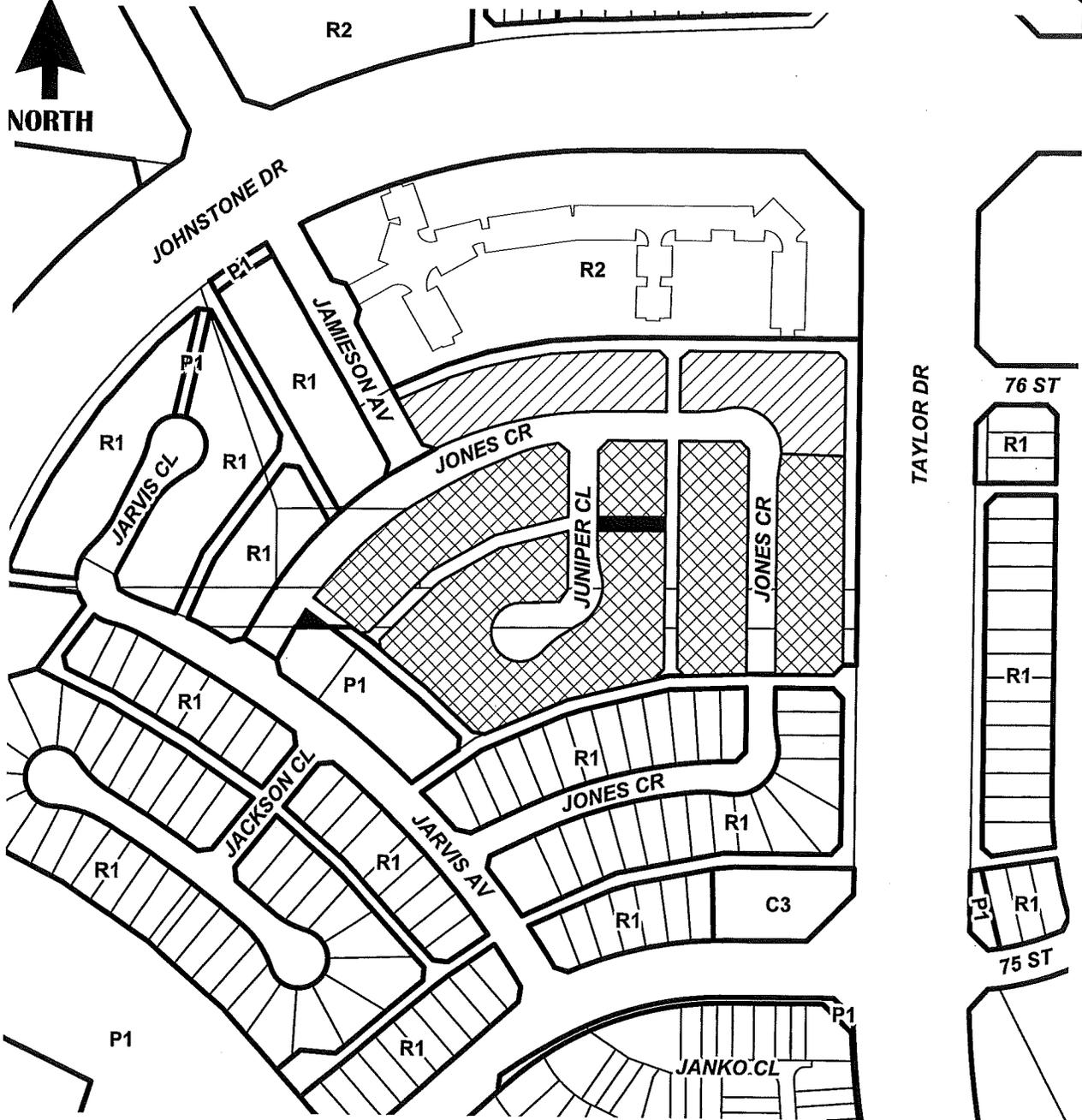
As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, March 22, 2010 at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, March 16, 2010. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Yours truly,



Elaine Vincent
Legislative & Administrative Services Manager
Attachment



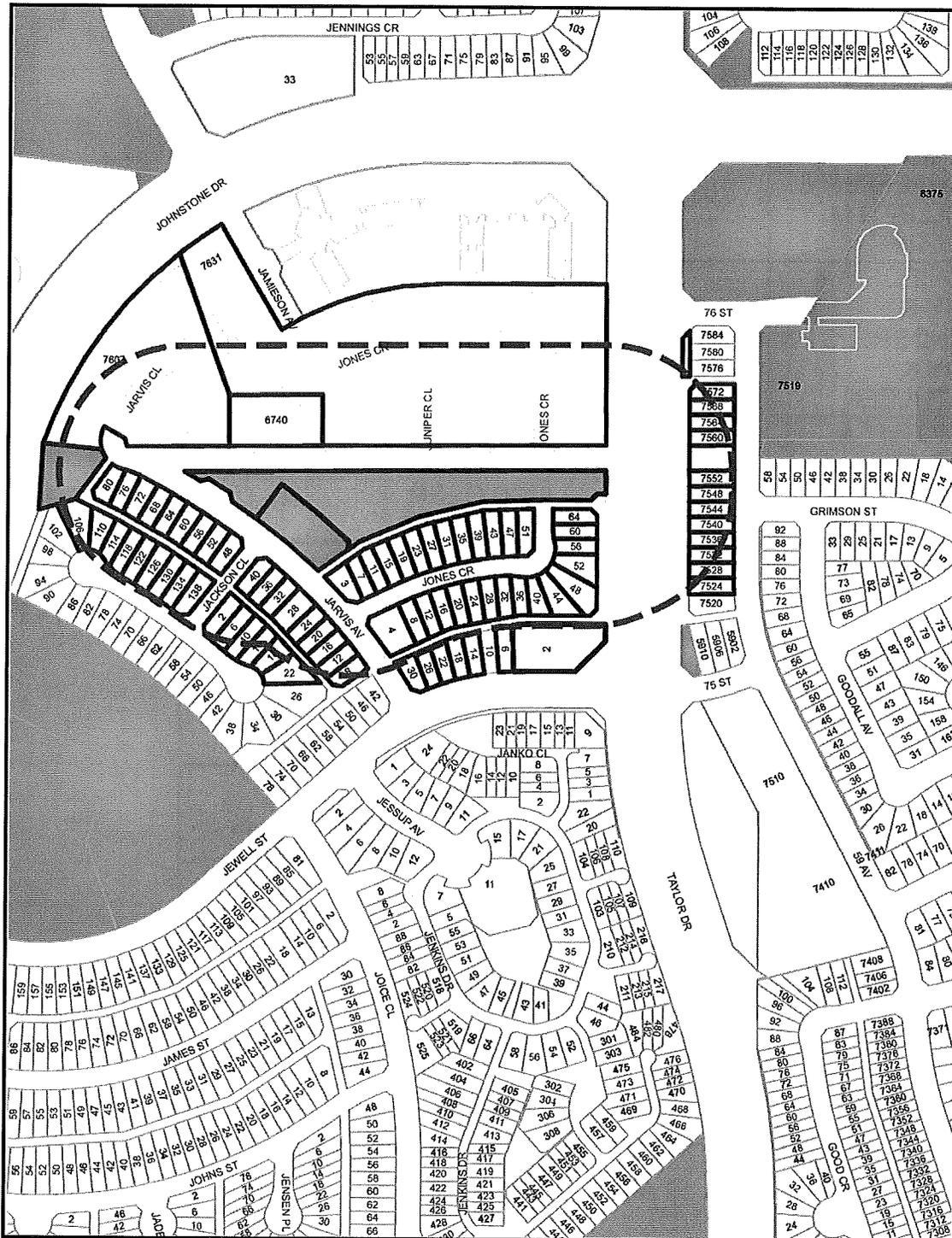
Change District from:

- A1 to P1
- A1 to R1
- A1 to R1A

Affected Districts:

- R1 - Residential (Low Density) District
- R1A - Residential (Semi Detached Dwelling) District
- P1 - Park and Recreation District
- A1 - Future Urban Development District

Proposed Amendment
Map: 4/2010
Bylaw: 3357/E-2010
Date: Feb 17, 2010



 Export Data To Excel

**Parcels Touching The Buffer Zone
100 Meters Around**

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
7599	CITY OF RED		RED DEER,		

TAYLOR DR	DEER	BOX 5008	AB T4N 3T4		
8 JONES CR	TERRY D MEINEMA & KAREN PHELAN	8 JONES CRES	RED DEER, AB T4P 3W6		
7 JONES CR	DANIEL N SCHAEFFER & COLLEEN M EMERY	7 JONES CRES	RED DEER, AB T4P 3W6		
64 JONES CR	DANIEL P A & AMY R VANDERELST & ROY & KATHLEEN	64 JONES CRES	RED DEER, AB T4P 4A8		
60 JONES CR	TIMOTHY A SIMLA	60 JONES CRES	RED DEER, AB T4P 4A8		
56 JONES CR	FRANK DEFOREST	56 JONES CRES	RED DEER, AB T4P 4A8		
52 JONES CR	ROBERT H & SHARON L EDMUNDS	52 JONES CRES	RED DEER, AB T4P 4A8		
51 JONES CR	AJIT & ROXANA BEARDEN	51 JONES CRES	RED DEER, AB T4P 4A8		
48 JONES CR	PATRICIA C MURPHY	48 JONES CRES	RED DEER, AB T4P 4A8		
47 JONES CR	CURT LEONARD & PEGGY SUE GOUGEON	47 JONES CRES	RED DEER, AB T4P 4A8		
44 JONES CR	KEVIN MICHAEL & ROSALEA ANNA GLUBRECHT	44 JONES CRESCENT	RED DEER, AB T4P 4A8		
43 JONES CR	GLENDA MCIVOR	43 JONES CRES	RED DEER, AB T4P 4A8		
40 JONES CR	JARED & MELANIE BUETTNER	40 JONES CRES	RED DEER, AB T4P 4A8		
4 JONES CR	JOHN A MACNAUGHTON & CAROLYN J TULLOCH	4706 48 AVE APT 101	RED DEER, AB T4N 6J4		
39 JONES CR	KELLY DIEHL	39 JONES CRESCENT	RED DEER, AB T4P 4A8		
36 JONES CR	JUSTIN ADRIAN SCOTT	36 JONES CRESCENT	RED DEER, AB T4P 4A8		
35 JONES CR	JAROD M HAND	35 JONES CRES	RED DEER, AB T4P 4A8		
32 JONES CR	HAROLD & ELLA LOYEK	436 JENKINS DR	RED DEER, AB T4P 3X1		

31 JONES CR	RICHARD RYAN & HEDWIG ALOISIA FESER	31 JONES CRES	RED DEER, AB T4P 4A8		
3 JONES CR	LOGAN HEATHER	3 JONES CRES	RED DEER, AB T4P 3W6		
28 JONES CR	PATRICK P & LILIA CABUTOTAN	28 JONES CRESCENT	RED DEER, AB T4P 4A8		
27 JONES CR	RANDY FAHRENSCHON & TERRIE ARKSEY	27 JONES CRES	RED DEER, AB T4P 4A8		
24 JONES CR	ROBERT & VICKY STROBL	24 JONES CRES	RED DEER, AB T4P 4A8		
23 JONES CR	JOHNSON SHU WAH LUI & ELAINE WAI LING LUI	23 JONES CRES	RED DEER, AB T4P 3W6		
20 JONES CR	ELVIE MONTEFALCO & MERIAM SANTIAGO	20 JONES CRESCENT	RED DEER, AB T4P 4A8		
19 JONES CR	ELIZABETH MAH & CHRISTOPHER M CARLSON	19 JONES CRES	RED DEER, AB T4P 3W6		
16 JONES CR	NELSON & MARTHA MENJIVAR	16 JONES CRES	RED DEER, AB T4P 3W6		
15 JONES CR	TSEGAY & ALMAZ ATBAHA	15 JONES CRESCENT	RED DEER, AB T4P 3W6		
12 JONES CR	RYAN WINTHER	12 JONES CR	RED DEER, AB T4P 2W6		
11 JONES CR	PARMINDER SINGH JASWAL & AMRIT PAL KAUR JASWAL	11 JONES CR	RED DEER, AB T4P 3W6		
7631 JOHNSTONE DR	CAROLINA HOMES INC	215-340 MIDPARK WAY SE	CALGARY, AB T2X 1P1		
7607 JOHNSTONE DR	CAROLINA HOMES INC	215-340 MIDPARK WAY SE	CALGARY, AB T2X 1P1		
7425 JOHNSTONE DR	CAROLINA HOMES INC	215 - 340 MIDPARK WAY SE	CALGARY, AB T2X 1P1		
6 JEWELL ST	ROGER LEGROW	6 JEWELL ST	RED DEER, AB T4P 3W6		

30 JEWELL ST	REYNALDO & FELICITAS BALASBAS	30 JEWELL ST	RED DEER, AB T4P 3W6		
26 JEWELL ST	FALCON HOMES LTD	PO BOX 9128	SYLVAN LAKE, AB T4S 1S8		
22 JEWELL ST	CYNTHIA MURPHY	22 JEWELL ST	RED DEER, AB T4P 3W6		
140 2 JEWELL ST	1270486 ALBERTA LTD	5843 70 STREET DR	RED DEER, AB T4P 1C5		
130 2 JEWELL ST	1270486 ALBERTA LTD	5843 70 STREET DR	RED DEER, AB T4P 1C5		
120 2 JEWELL ST	1270486 ALBERTA LTD	5843 70 STREET DR	RED DEER, AB T4P 1C5		
110 2 JEWELL ST	1270486 ALBERTA LTD	5843 70 STREET DR	RED DEER, AB T4P 1C5		
100 2 JEWELL ST	1270486 ALBERTA LTD	5843 70 STREET DR	RED DEER, AB T4P 1C5		
2 JEWELL ST	1270486 ALBERTA LTD	5843 70 STREET DR	RED DEER, AB T4P 1C5		
18 JEWELL ST	LILIAN D ARRUE & JOSE MANUEL MARTINEZ	18 JEWELL ST	RED DEER, AB T4P 3W6		
14 JEWELL ST	PAUL & LAURA STEWART	1 WESTLEA DR	MIDDLE SACKVILLE, NS B4E 3B		
82 JARVIS AV	THE CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4		
80 JARVIS AV	DAVID LLOYD & PATRICIA LYNN SIEBOLD	80 JARVIS AVE	RED DEER, AB T4P 0C7		
8 JARVIS AV	JASON BESSETTE & TAMMY FRITH-BESSETTE	8 JARVIS AVE	RED DEER, AB T4P 3W6		
76 JARVIS AV	CHRISTOPHER & SASHA TAYLOR	76 JARVIS AVE	RED DEER, AB T4P 0C7		
72 JARVIS AV	DEXTER AGONROY	72 JARVIS AVE	RED DEER, AB T4P 0C7		
68 JARVIS AV	AURELIA F MONTEFALCO-PERREAU	68 JARVIS AVE	RED DEER, AB T4P 0C7		
64 JARVIS AV	BARBARA E COUSINS & GERALD P & GWENDALENE	64 JARVIS AVE	RED DEER, AB T4P 0C7		

	FISCHER				
60 JARVIS AV	VICTOR OLUWASEGUN & ENIOLA IYABODE OYEJOLA	60 JARVIS AVE	RED DEER, AB T4P 0C7		
56 JARVIS AV	ARNOLD ALBERT & LINDA LOU GERTZ	56 JARVIS AVE	RED DEER, AB T4P 0C7		
52 JARVIS AV	DOUG L KOCH	52 JARVIS AVE	RED DEER, AB T4P 3W5		
48 JARVIS AV	SIMON K TAWIAH	48 JARVIS AVE	RED DEER, AB T4P 3W5		
40 JARVIS AV	RICHARD CORY GUNTER-SMITH	40 JARVIS AVE	RED DEER, AB T4P 3W6		
39 JARVIS AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
36 JARVIS AV	DAVID F & KERRY L PELHAM	36 JARVIS AV	RED DEER, AB T4P 3W6		
32 JARVIS AV	ALLISON & SHAUN PAUL	32 JARVIS AV	RED DEER, AB T4P 3W6		
28 JARVIS AV	FREDERICK & WANDA ROSE KUFTINOFF	28 JARVIS AVE	RED DEER, AB T4P 2W5		
24 JARVIS AV	ALEXIS & EVANGELINE PASTOR	24 JARVIS AV	RED DEER, AB T4P 3W6		
20 JARVIS AV	CHERYLL ANNE CARTWRIGHT	20 JARVIS AVE	RED DEER, AB T4P 3W6		
16 JARVIS AV	TROY & ANABELLA MITTEN	16 JARVIS AVE	RED DEER, AB T4P 3W6		
12 JARVIS AV	DEREK JASON & LINDSAY J FRANZ	12 JARVIS AV	RED DEER, AB T4P 3W6		
6 JACKSON CL	GERALD & GWEN FISCHER	6 JACKSON CL	RED DEER, AB T4P 3W5		
22 JACKSON CL	CORY & LINETTE MILLER	22 JACKSON CLOSE	RED DEER, AB T4P 3W5		
2 JACKSON CL	RICHARD G ANDRUSIAK & MARY-DEL KELLS	2 JACKSON CLOSE	RED DEER, AB T4P 3W5		
18 JACKSON	JESSICA AMY & ROBERT	18 JACKSON	RED DEER,		

CL	EDWARD SCHURMAN	CLOSE	AB T4P 3W5		
14 JACKSON CL	MICHAEL HOWELL & MELISSA MAH	14 JACKSON CLOSE	RED DEER, AB T4P 3W5		
138 JACKSON CL	KEITH ROY & BONNIE M PENNEY	138 JACKSON CLOSE	RED DEER, AB T4N 4C6		
134 JACKSON CL	JENNIFER MAH & IAN SAVOURY	134 JACKSON CLOSE	RED DEER, AB T4P 3W5		
130 JACKSON CL	ERIC MAURICE & DANICA LEE MADSEN	130 JACKSON CLOSE	RED DEER, AB T4P 4C8		
126 JACKSON CL	ROBERT M & MARION GRIEVE	126 JACKSON CLOSE	RED DEER, AB T4P 3W5		
122 JACKSON CL	TEMITOPE O OLABODE	122 JACKSON CLOSE	RED DEER, AB T4P 3W5		
118 JACKSON CL	BO KYUNG KIM	118 JACKSON CLOSE	RED DEER, AB T4P 3W5		
114 JACKSON CL	LUIS A CONSTANZA	232 WILEY CRES	RED DEER, AB T4N 7G4		
110 JACKSON CL	RYAN GLENN & TAWNIA MARIE LYNN HAYES	110 JACKSON CLOSE	RED DEER, AB T4P 3W5		
106 JACKSON CL	DANIEL THOMAS ROYSTON & TARA RENEE BRANDSGARD	106 JACKSON CLOSE	RED DEER, AB T4P 3W5		
10 JACKSON CL	JOHN B & DEBBIE EDITH WISNIEWSKI	10 JACKSON CLOSE	RED DEER, AB T4P 3W5		
6740 76 ST	CAROLINA HOMES INC	215 - 340 MIDPARK WAY SE	CALGARY, AB T2X 1P1		
7572 59 AV	AVALON INC	SITE 9 BOX 26 RR 6	CALGARY, AB T2M 4L5		
7568 59 AV	SANTY LAU-A & ANNA BAIDED	7568 59 AVE	RED DEER, AB T4P 3Y8		
7564 59 AV	G DOUGLAS & WALLIANNA V SHEARDOWN	7564 59 AVE	RED DEER, AB T4P 3Y8		
	ROBERT W &				

7560 59 AV	GARY C & SHEILA L SHARPE	7560 59 AVE	RED DEER, AB T4P 3Y8		
7556 59 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
7552 59 AV	PETER DALE & ANITA MARIE KLASSEN	7552 59 AVE	RED DEER, AB T4P 3Y8		
7548 59 AV	COLIN T CAMPBELL & DAWN BIDYK	7548 59 AVE	RED DEER, AB T4P 2L4		
7544 59 AV	KENNETH & DINA TRESS	7544 59 AVE	RED DEER, AB T4P 3Y8		
7540 59 AV	GLENDA BRAY	7540 59 AVE	RED DEER, AB T4P 3Y8		
7536 59 AV	BRADLEY ROSS & COLETTE COPELAND	7536 59 AVE	RED DEER, AB T4P 2V8		
7532 59 AV	EDWARD LAM YUEN WAH	86 HAMMERSTONE CRES	THORNHILL, ON L4J 8B4		
7528 59 AV	DAVID JOHN ANDREW FINK & LINDA TETZ	7528 59 AVE	RED DEER, AB T4P 3Y8		
7524 59 AV	DAVID BARRETT & PATRICIA REPAS BARRETT	7524 59 AV	RED DEER, AB T4P 3Y8		

Prime Owner Name	Owner Address 1
TERRY D MEINEMA & KAREN PHELAN	8 JONES CRES
DANIEL N SCHAEFFER & COLLEEN M EM	7 JONES CRES
DANIEL P A & AMY R VANDERELST & RC	64 JONES CRES
TIMOTHY A SIMLA	60 JONES CRES
FRANK DEFOREST	56 JONES CRES
ROBERT H & SHARON L EDMUNDS	52 JONES CRES
AJIT & ROXANA BEARDEN	51 JONES CRES
PATRICIA C MURPHY	48 JONES CRES
CURT LEONARD & PEGGY SUE GOUGE	47 JONES CRES
KEVIN MICHAEL & ROSALEA ANNA GLUE	44 JONES CRESCENT
GLENDA MCIVOR	43 JONES CRES
JARED & MELANIE BUETTNER	40 JONES CRES
JOHN A MACNAUGHTON & CAROLYN J	14706 48 AVE APT 101
KELLY DIEHL	39 JONES CRESCENT
JUSTIN ADRIAN SCOTT	36 JONES CRESCENT
JAROD M HAND	35 JONES CRES
HAROLD & ELLA LOYEK	436 JENKINS DR
RICHARD RYAN & HEDWIG ALOISIA FES	31 JONES CRES
LOGAN HEATHER	3 JONES CRES
PATRICK P & LILIA CABUTOTAN	28 JONES CRESCENT
RANDY FAHRENSCHON & TERRIE ARKS	27 JONES CRES
ROBERT & VICKY STROBL	24 JONES CRES
JOHNSON SHU WAH LUI & ELAINE WAI L	23 JONES CRES
ELVIE MONTEFALCO & MERIAM SANTIAI	20 JONES CRESCENT
ELIZABETH MAH & CHRISTOPHER M CAI	19 JONES CRES
NELSON & MARTHA MENJIVAR	16 JONES CRES
TSEGAY & ALMAZ ATSBABA	15 JONES CRESCENT
RYAN WINTHER	12 JONES CR
PARMINDER SINGH JASWAL & AMRIT P/	11 JONES CR
CAROLINA HOMES INC	215 - 340 MIDPARK WAY SE
ROGER LEGROW	6 JEWELL ST
REYNALDO & FELICITAS BALASBAS	30 JEWELL ST
FALCON HOMES LTD	PO BOX 9128
CYNTHIA MURPHY	22 JEWELL ST
1270486 ALBERTA LTD	5843 70 STREET DR
LILIAN D ARRUE & JOSE MANUEL MARTI	18 JEWELL ST
PAUL & LAURA STEWART	1 WESTLEA DR
THE CITY OF RED DEER	P O BOX 5008
DAVID LLOYD & PATRICIA LYNN SIEBOL	80 JARVIS AVE
JASON BESSETTE & TAMMY FRITH-BES	8 JARVIS AVE
CHRISTOPHER & SASHA TAYLOR	76 JARVIS AVE
DEXTER AGONROY	72 JARVIS AVE
AURELIA F MONTEFALCO-PERREAULT	68 JARVIS AVE
BARBARA E COUSINS & GERALD P & GV	64 JARVIS AVE
VICTOR OLUWASEGUN & ENIOLA IYABC	60 JARVIS AVE
ARNOLD ALBERT & LINDA LOU GERTZ	56 JARVIS AVE
DOUG L KOCH	52 JARVIS AVE
SIMON K TAWIAH	48 JARVIS AVE
RICHARD CORY GUNTER-SMITH	40 JARVIS AVE
DAVID F & KERRY L PELHAM	36 JARVIS AV
ALLISON & SHAUN PAUL	32 JARVIS AV

FREDERICK & WANDA ROSE KUFTINOFI 28 JARVIS AVE
ALEXIS & EVANGELINE PASTOR 24 JARVIS AV
CHERYLL ANNE CARTWRIGHT 20 JARVIS AVE
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JESSICA AMY & ROBERT EDWARD SCHI 18 JACKSON CLOSE
MICHAEL HOWELL & MELISSA MAH 14 JACKSON CLOSE
KEITH ROY & BONNIE M PENNEY 138 JACKSON CLOSE
JENNIFER MAH & IAN SAVOURY 134 JACKSON CLOSE
ERIC MAURICE & DANICA LEE MADSEN 130 JACKSON CLOSE
ROBERT M & MARION GRIEVE 126 JACKSON CLOSE
TEMITOPE O OLABODE 122 JACKSON CLOSE
BO KYUNG KIM 118 JACKSON CLOSE
LUIS A CONSTANZA 232 WILEY CRES
RYAN GLENN & TAWNYA MARIE LYNN H 110 JACKSON CLOSE
DANIEL THOMAS ROYSTON & TARA REN 106 JACKSON CLOSE
JOHN B & DEBBIE EDITH WISNIEWSKI 10 JACKSON CLOSE
CAROLINA HOMES INC 215 - 340 MIDPARK WAY SE
AVALON INC SITE 9 BOX 26 RR 6
SANTY LAU-A & ANNA BAIDED 7568 59 AVE
G DOUGLAS & WALLIANNA V SHEARDO 7564 59 AVE
ROBERT W & GARY C & SHEILA L SHARI 7560 59 AVE
PETER DALE & ANITA MARIE KLASSEN 7552 59 AVE
COLIN T CAMPBELL & DAWN BIDYK 7548 59 AVE
KENNETH & DINA TRESS 7544 59 AVE
GLENDA BRAY 7540 59 AVE
BRADLEY ROSS & COLETTE COPELAND 7536 59 AVE
EDWARD LAM YUEN WAH 86 HAMMERSTONE CRES
DAVID JOHN ANDREW FINK & LINDA TE 7528 59 AVE
DAVID BARRETT & PATRICIA REPAS BAI 7524 59 AV

Owner Address 2	Owner Address 3	Owner Address 4
RED DEER	AB T4P 3W6	
RED DEER	AB T4P 3W6	
RED DEER	AB T4P 4A8	
RED DEER	AB T4P 4A8	
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RED DEER	AB T4P 4A8	
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RED DEER	AB T4P 4A8	
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RED DEER	AB T4P 4A8	
RED DEER	AB T4P 3X1	
RED DEER	AB T4P 4A8	
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RED DEER	AB T4P 3W6	
CALGARY	AB T2X 1P1	
RED DEER	AB T4P 3W6	
RED DEER	AB T4P 3W6	
SYLVAN LAKE	AB T4S 1S8	
RED DEER	AB T4P 3W6	
RED DEER	AB T4P 1C5	
RED DEER	AB T4P 3W6	
MIDDLE SACKVILLE	NS B4E 3B	
RED DEER	AB T4N 3T4	
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RED DEER	AB T4P 3W6	

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RED DEER	AB T4P 3W5
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RED DEER	AB T4P 3W5
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RED DEER	AB T4P 3W5
RED DEER	AB T4N 7G4
RED DEER	AB T4P 3W5
RED DEER	AB T4P 3W5
RED DEER	AB T4P 3W5
CALGARY	AB T2X 1P1
CALGARY	AB T2M 4L5
RED DEER	AB T4P 3Y8
RED DEER	AB T4P 2L4
RED DEER	AB T4P 3Y8
RED DEER	AB T4P 3Y8
RED DEER	AB T4P 2V8
THORNHILL	ON L4J 8B4
RED DEER	AB T4P 3Y8
RED DEER	AB T4P 3Y8

Invoice Journal

Batch Number	Item	Co	Document	G/L Date	Inv Date	Due Date	IB	Date	Type	User ID	Address #	Customer Name	Transaction Originator	PS	Gross Discount Available	G/L Distribution	LT	PC	Subledger	Ty	
RI	253251	00002	001	2010/04/22	2010/05/20	2010/04/20	180.5901	2010/04/20	001	00002	1266011	CAROLINA HOMES INC	VANESSAC	A	852.81	812.20-				40.61 V	
										T		ADVERTISING JOHNSTONE REZONING									
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												ADVERTISING RECOVERY ADVERTING CLEARVIEW REZONING				347.20-				AA	
										Totals for Document		RI 253252 00002 Discount			364.56	347.20-				17.36	
										Totals for Batch		1074181 Discount			1,217.37	1,159.40-				57.97	
										Totals for User ID		VANESSAC Discount			1,217.37	1,159.40-				57.97	
										Grand Total		Discount			1,217.37	1,159.40-				57.97	



Reports Item No. 1

OFFICE OF THE CITY MANAGER

Date: March 12, 2010

To: Elaine Vincent, Legislative & Administrative Service Manager

From: Ed Morris, Greater Downtown Coordinator

CC: Colleen Jensen, Director Community Services
Greg Scott, Recreation, Parks and Culture Manager
Mark Nolan, IBI Group
Trevor Poth, Parks Superintendent
Jerry Hedlund, Projects Superintendent
Cenotaph Project Steering Committee

Subject: Veteran's Park Concept Plan

BACKGROUND

Red Deer's Greater Downtown Action Plan 2008 update made multiple recommendations to enhance the downtown core. One of the significant recommendations was to "Conduct a multidisciplinary design study for Ross Street from 49 Ave to Gaetz Ave incorporating a Cenotaph Plaza...". With the construction of Executive Place and the resulting rerouting of the two lanes of traffic south of the Cenotaph the timing for plan development for a plaza was optimal.

City of Red Deer administration formed a project steering committee to develop a terms of reference and manage the conceptual planning for the space. This committee included representation from The Office of the City Manager, Parks, Parkland Community Planning Services, Engineering, Downtown Business Association, and Culture & Heritage.

The IBI Group was selected through the tender process and was under the leadership of Mark Nolan to engage stakeholders, establish a vision, develop options, present the project and ultimately to recommend a final concept plan for City Council's review and recommendation.

Initially a workshop was held with key stakeholders which included veterans groups, downtown business owners, city staff, and citizens at large. The ideas of this visioning session were incorporated into a series of design options that were reviewed by the Project Steering Committee. Two preferred plan options were then presented to the Heritage Preservation Committee, Greater Downtown Action Planning Committee, and to a well attended public open house.

Based on the feedback from the aforementioned groups a final proposal was prepared titled "3D" and presented to The Heritage Preservation Committee and the Greater Downtown Action Plan Committee on March 11, 2010. Both groups provided their comments and support to bring forward this plan to City Council.

DISCUSSION

This plan will provide a year round area for public gatherings, and honour our history and our veteran's while providing everyday opportunities to enjoy the downtown. Like all plans, this plan aims to achieve a balance between pedestrians, business owners and vehicle traffic.

Likely the greatest challenge has been related to balancing vehicle use (an essential element of the plan) with providing a slower paced higher pedestrian focus to Ross Street. The proposed plan currently shows 49th Avenue being reduced to three through lanes from the original four between Ross street and 51st Street. An additional report on traffic impact will be presented in April.

This plan has been well received by the various committees, downtown businesses, veterans groups and citizens at large. The public open house was well attended and 17 comment forms were provided all with support and ideas to consider for the detailed design process.

The future steps of this project are to proceed to detailed design and tendering over the next two months with construction planned to begin in July of this year with a goal of having the site prepared for Remembrance Day 2010.

On March 11, 2010 the Heritage Preservation Committee met and passed the following resolution:

"Resolved that the Heritage Preservation Committee, having considered Cenotaph Plaza Design , as presented at the March 11, 2010 Heritage Preservation Committee Regular meeting, endorse the site configuration for the Veterans park "

On March 11, 2010 the Greater Downtown Action Plan Steering Committee met and passed the following resolutions:

"Resolved that the Greater Downtown Action Plan Steering Committee having heard the presentation by the Parks Superintendent, hereby support the Cenotaph Plaza Preliminary Design Concept 3D as presented at the March 11, 2010 Greater Downtown Action Plan Steering Committee meeting, subject to a traffic study in relation to east parking that will be presented in April. The Greater Downtown Action plan Steering Committee concurs with the Heritage Preservation Steering Committee to endorse the site configuration and named Veteran's Park".

"Resolved that the Greater Downtown Action Plan Steering Committee recommends to Red Deer City Council that the Design 3D for the design of Veteran's Square be approved as presented and that the area be named Veteran's Park , subject to a traffic study in relation to east parking that will be presented in April ".

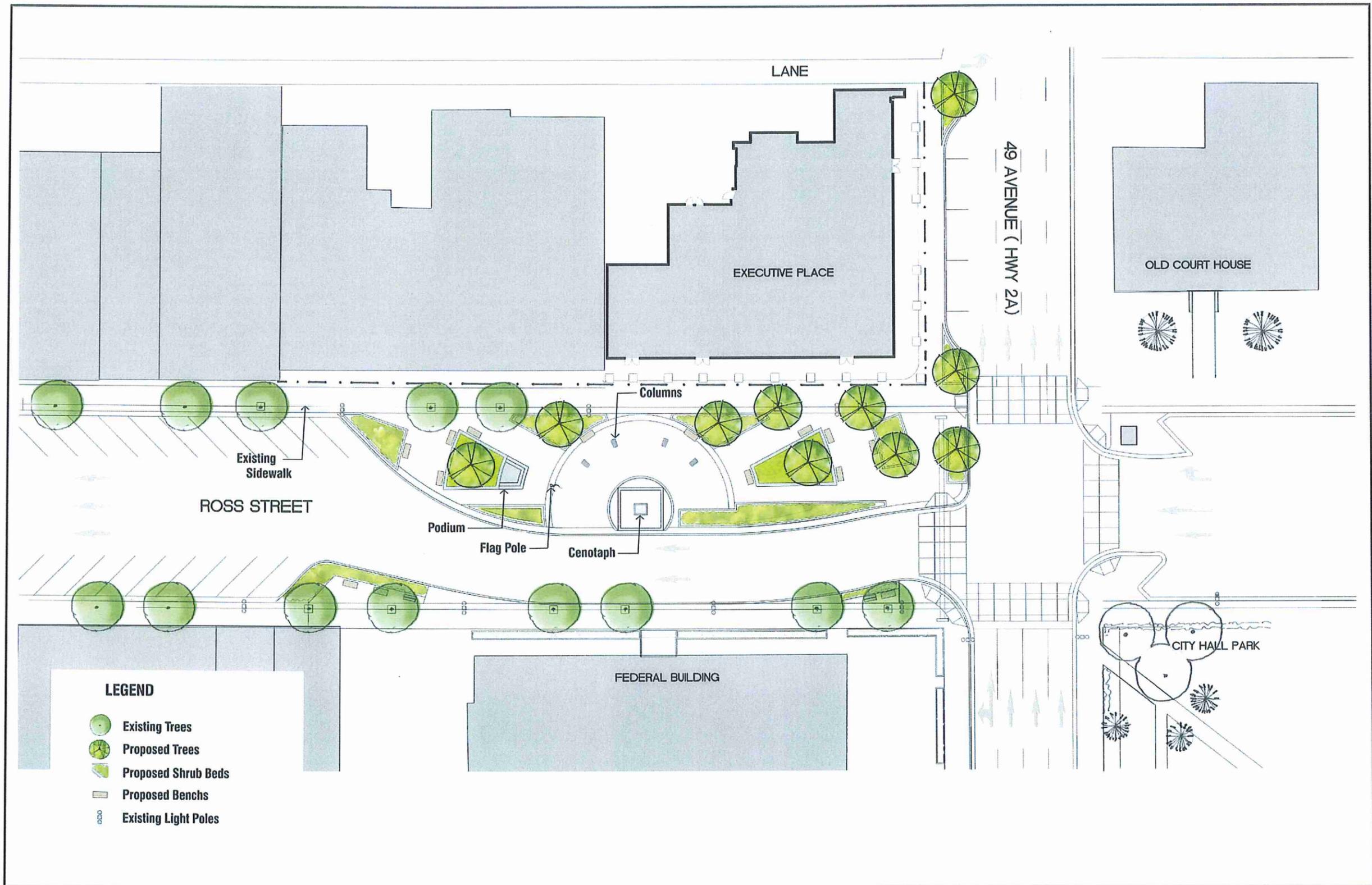
RECOMMENDATION

That Council accepts the recommendation of the Greater Downtown Action Plan Steering Committee and approve the Design 3D for the design of Veteran's Square as presented on March 22, 2010 and that the area be named Veteran's Park, subject to a traffic study in relation to east parking that will be presented in April.



Ed Morris

Greater Downtown Action Coordinator



LEGEND

-  Existing Trees
-  Proposed Trees
-  Proposed Shrub Beds
-  Proposed Benches
-  Existing Light Poles



City of Red Deer - Cenotaph Plaza - Preliminary Concept Design - Option 3C

March 2, 2010

Scale: 1:150

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City of Red Deer - Cenotaph Plaza - Preliminary Concept Design - Option 3D

MARCH 10, 2010

SCALE 1:150 @ A0

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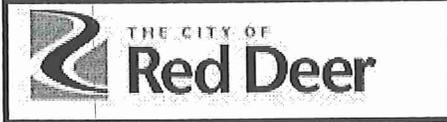


Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



Request: Report for Inclusion on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION		
Name of Report Writer:	Irene Path II Ed MORRIS	
Department & Telephone Number:		
REPORT INFORMATION		
Preferred Date of Agenda:	22 MARCH 2010	
Subject of the Report (provide a brief description)	Veterans Plaza	
Is this Time Sensitive? Why?	Yes, seasonal construction requirements	
What is the Decision/Action required from Council?	approval of the resolution	
Please describe Internal/ External Consultation, if any.	G-DAP STAFF OFF, HPC, Council topics Public open house, Public Visiting	
Is this a Committee of the Whole item?	No	
How does the Report link to the Strategic Plan?		
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.		
No		
Has Financial Services been consulted? Are there any financial implications? Please describe.		
Planning budget 2009 Construction 2010		
Presentation: (10 Min Max.)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Presenter Name and Contact Information: Mr MARK Nolan IBI Group
COMMUNITY IMPACT		
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)		
FOR LEGISLATIVE & ADMINISTRATIVE SERVICES USE ONLY		
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC		(Please circle those that apply)
SMT	Topics	Board(s) / Committee(s)
When/describe: _____	When/Describe: _____	When/Describe: _____
Do we need Communications Support?		<input type="checkbox"/> YES <input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.



Legislative & Administrative Services

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

CONFIDENTIAL

DATE: February 26, 2010

TO: Trevor Poth, Parks Superintendent
Paul Goranson, Director of Development Services

FROM: Elaine Vincent, Legislative and Administrative Services Manager

SUBJECT: February 22, 2010 - City Manager's Topics for Discussion – Directives

REMINDER:

The following action item is for you to follow up on:

2. **Veteran's Square (Cenotaph Plaza) Project**

City Manager's Directives: 1) Open House Confirmation: March 2, 2010 – 6:30 – 8:00 (Crimson Star) Open House will be held. Ensure that all Council is invited.

2) "Scramble" Crossing: Further research on Scramble Crossing at Ross & 49th to be completed.

3) Council Agenda: Will be scheduled for March 22, 2010 or next April open council meeting for approval of final concept plan.

→ ED MORRIS WORKING ON REPORT ON BEHALF OF TREVOR POTH.

→ SCHEDULE THIS ITEM AT 3:00 P.M. - PRESENTATION BY CONSULTANT.

Elaine Vincent
Legislative & Administrative Services Manager

COMMONS
ACCESS
TO WRITERS
NAME

~~BLACK OUT
ON PUBLIC COMMENTS~~

OFFICE OF THE CITY MANAGER

Date: March 12, 2010

To: Elaine Vincent, Legislative & Administrative Service Manager

From: Ed Morris, Greater Downtown Coordinator

CC: Colleen Jensen, Director Community Services
Greg Scott, Recreation, Parks and Culture Manager
Mark Nolan, IBI Group
Trevor Poth, Parks Superintendent
Jerry Hedlund, Projects Superintendent
Cenotaph Project Steering Committee

Subject: **Veteran's Park Concept Plan**

BACKGROUND

Red Deer's Greater Downtown Action Plan 2008 update made multiple recommendations to enhance the downtown core. One of the significant recommendations was to "Conduct a multidisciplinary design study for Ross Street from 49 Ave to Gaetz Ave incorporating a Cenotaph Plaza...". With the construction of Executive Place and the resulting rerouting of the two lanes of traffic south of the Cenotaph the timing for plan development for a plaza was optimal.

City of Red Deer administration formed a project steering committee to develop a terms of reference and manage the conceptual planning for the space. This committee included representation from The Office of the City Manager, Parks, Parkland Community Planning Services, Engineering, Downtown Business Association, and Culture & Heritage.

The IBI Group was selected through the tender process and was under the leadership of Mark Nolan to engage stakeholders, establish a vision, develop options, present the project and ultimately to recommend a final concept plan for City Council's review and recommendation.

Initially a workshop was held with key stakeholders which included veterans groups, downtown business owners, city staff, and citizens at large. The ideas of this visioning session were incorporated into a series of design options that were reviewed by the Project Steering Committee. Two preferred plan options were then presented to the Heritage Preservation Committee, Greater Downtown Action Planning Committee, and to a well attended public open house.

Based on the feedback from the aforementioned groups a final proposal was prepared titled "3D" and presented to The Heritage Preservation Committee and the Greater Downtown Action Plan Committee on March 11, 2010. Both groups provided their comments and support to bring forward this plan to City Council.

DISCUSSION

This plan will provide a year round area for public gatherings, and honour our history and our veteran's while providing everyday opportunities to enjoy the downtown. Like all plans, this plan aims to achieve a balance between pedestrians, business owners and vehicle traffic.

Likely the greatest challenge has been related to balancing vehicle use (an essential element of the plan) with providing a slower paced higher pedestrian focus to Ross Street. The proposed plan currently shows 49th Avenue being reduced to three through lanes from the original four between Ross street and 51st Street. An additional report on traffic impact will be presented in April.

This plan has been well received by the various committees, downtown businesses, veterans groups and citizens at large. The public open house was well attended and 17 comment forms were provided all with support and ideas to consider for the detailed design process.

The future steps of this project are to proceed to detailed design and tendering over the next two months with construction planned to begin in July of this year with a goal of having the site prepared for Remembrance Day 2010.

On March 11, 2010 the Heritage Preservation Committee met and passed the following resolution:

"Resolved that the Heritage Preservation Committee, having considered Cenotaph Plaza Design , as presented at the March 11, 2010 Heritage Preservation Committee Regular meeting, endorse the site configuration for the Veterans park "

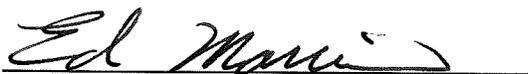
On March 11, 2010 the Greater Downtown Action Plan Steering Committee met and passed the following resolutions:

"Resolved that the Greater Downtown Action Plan Steering Committee having heard the presentation by the Parks Superintendant, hereby support the Cenotaph Plaza Preliminary Design Concept 3D as presented at the March 11, 2010 Greater Downtown Action Plan Steering Committee meeting, subject to a traffic study in relation to east parking that will be presented in April. The Greater Downtown Action plan Steering Committee concurs with the Heritage Preservation Steering Committee to endorse the site configuration and named Veteran's Park".

"Resolved that the Greater Downtown Action Plan Steering Committee recommends to Red Deer City Council that the Design 3D for the design of Veteran's Square be approved as presented and that the area be named Veteran's Park , subject to a traffic study in relation to east parking that will be presented in April ".

RECOMMENDATION

That Council accepts the recommendation of the Greater Downtown Action Plan Steering Committee and approve the Design 3D for the design of Veteran's Square as presented on March 22, 2010 and that the area be named Veteran's Park, subject to a traffic study in relation to east parking that will be presented in April.



Ed Morris

Greater Downtown Action Coordinator

ORIGINAL



CENOTAPH PLAZA CONCEPTUAL DESIGN

DRAFT SUMMARY OF CONCEPTUAL DESIGN

MARCH 11, 2010





TABLE OF CONTENTS

1.0 INTRODUCTION & PROJECT BACKGROUND 1

1.1 Background 1

1.2 Project Goals and Objectives..... 1

2.0 PROJECT METHODOLOGY 3

2.1 Phase 1 - Conceptual Design and Assessment Process..... 3

 2.1.1 Cenotaph Park Concept Plan and Intersection Modifications..... 3

 2.1.2 Traffic/Parking Impact Assessment 3

 2.1.3 Approval of Concept Plan 4

2.2 Consultation with City, Public & Stakeholders..... 4

3.0 RECOMMENDATIONS REGARDING PREFERRED CONCEPT DESIGN 5

4.0 TRAFFIC ASSESSMENT OF PREFERRED CONCEPT DESIGN..... 6

5.0 PRELIMINARY COST ESTIMATE..... 7

APPENDICES

Appendix "A" – SUMMARY OF COMMENTS FROM STEERING COMMITTEE AND GDAP COMMITTEE

Appendix "B" – COMMENTS FROM HERITAGE PRESERVATION COMMITTEE

Appendix "C" – SUMMARY OF COMMENTS FROM PUBLIC OPEN HOUSE – MARCH 2, 2010; CONCEPT PLANS PRESENTED AT OPEN HOUSE

Appendix "C" - MEMOS TO HERITAGE PRESERVATION COMMITTEE

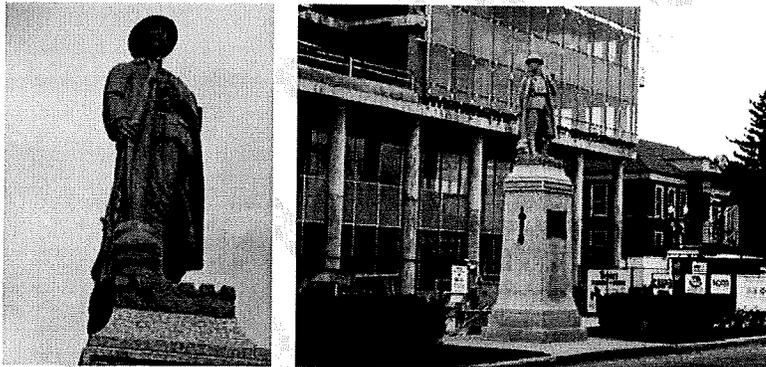
1.0 INTRODUCTION & PROJECT BACKGROUND

IBI Group was engaged by the City of Red Deer to investigate Conceptual Design options for a possible plaza to incorporate the existing Cenotaph in Ross Street, Red Deer.

The process and outcomes of the conceptual design investigation for this project are summarized in this report.

1.1 Background

The statue of an unknown soldier was erected in the middle of Ross Street in 1922 by Maj. Frank H. Norbury, a decorated veteran. The soldier was positioned facing towards the CPR station, from which most of the soldiers left Red Deer for the war. "This latter point was part of one of the longest controversies about the Cenotaph," writes Red Deer historian Michael Dawe in a report ...to City Council. "Some had wanted it in the centre of the City Square (now City Hall Park)." The majority wanted it facing directly towards the station and in the middle of Red Deer's busiest street so that it would be a constant reminder of the sacrifices made by servicemen and servicewomen. (Resource - *Red Deer Advocate*) The limestone Cenotaph, honouring hundreds of Central Alberta war heroes who fought and died in the First World War, Second World War and the Korean Conflict will be protected for future generations if it becomes a Municipal Historic. (Resource - *Red Deer Advocate*)



In January, 2009, The City of Red Deer adopted a document entitled "Progress and Potential: Red Deer's Greater Downtown Action Plan" (GDAP). This document provides comprehensive planning direction for key districts of the downtown area including: Historic Downtown, Riverlands (commonly referred to as the West Yards) and The Rail Yards (commonly referred to as Cannery Row).

1.2 Project Goals and Objectives

The goal of the project is to design a plaza surrounding the Ross Street Cenotaph which will be segregated from traffic and connected to the north sidewalk of Ross Street and explore bike lane options along Ross Street. The design that incorporates the Cenotaph should recognize the historical significance of the monument

Key components of the overall vision for the Historic Downtown along Ross Street as outlined in the GDAP are:

- To construct a plaza extending the pedestrian area on the south side of Executive Place to include the Cenotaph and providing benches and landscaping;

- To integrate more landscaping and streetscaping;
- To implement a dedicated bike lane;
- Traffic lanes;
- Attractive corner treatments.

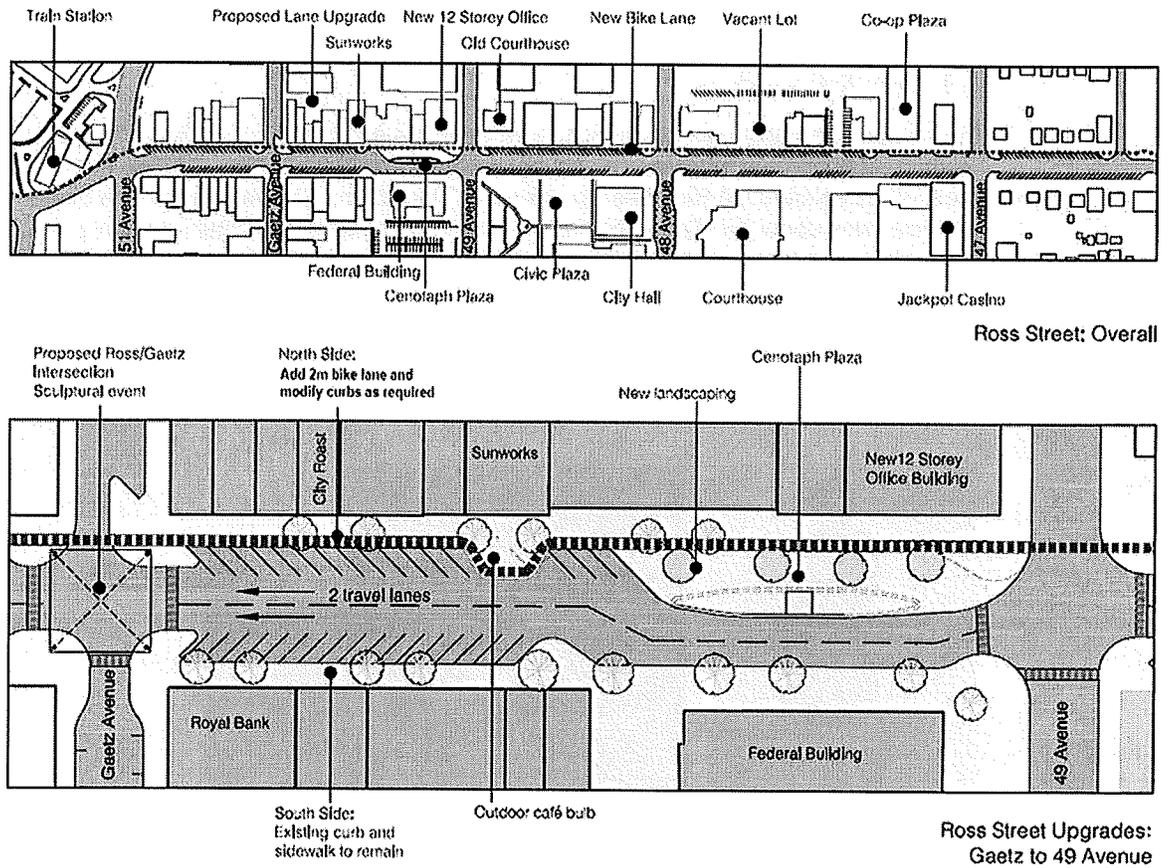


Image above: excerpt from the City of Red Deer Greater Downtown Action Plan 2008 Update

2.0 PROJECT METHODOLOGY

The approach used in preparing conceptual designs for the Cenotaph Plaza and other modifications to Ross Street and 49 Ave included consideration of the following:

- City of Red Deer's Greater Downtown Action Plan;
- Established heritage status of the Cenotaph;
- Specific traffic management strategies for Ross Street and associated intersections;
- Land use factors around the site;
- Existing site infrastructure;
- Existing and likely uses and users of the site;
- Universal access and CPTED design principles;
- Construction cost constraints and ongoing maintenance capabilities;
- Input from City staff, Project Team and stakeholders.

The major tasks associated with the Conceptual design phase of the project included:

2.1 Phase 1 - Conceptual Design and Assessment Process

2.1.1 CENOTAPH PARK CONCEPT PLAN AND INTERSECTION MODIFICATIONS

This component of the project involved a thorough assessment of existing site conditions and discussions with City staff and stakeholders to determine the site's opportunities and constraints.

We investigated and prepared conceptual design options incorporating the various features of a possible cenotaph plaza as well as related street, intersection options. These investigations overlapped with investigation of options for a bike lane along Ross Street from 48 Avenue to 50 Avenue.

Items addressed included:

- the conceptual traffic and pedestrian movement requirements resulting from the proposed plaza;
- roadway improvements which balance the needs of vehicle movement, pedestrians, cyclists, retail uses and public gathering spaces;
- the heritage significance of the Cenotaph;
- public accessibility to the Cenotaph;
- designs that address public safety (CPTED);

Outcome	Conceptual design options for a small urban Cenotaph parkette / plaza and associated intersection modifications, consistent with the GDAP vision for the site.
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2.1.2 TRAFFIC/PARKING IMPACT ASSESSMENT

Tasks included:

- Review traffic information related to the subject area and adjacent roadways and intersections;

- Evaluation of the impacts of the proposed improvements on parking along Ross Street and 49 Avenue;
- Consideration of the needs of Executive Place;
- Consideration of the impacts of roadway safety to all forms of users including vulnerable road users.

Outcome	A small scale Traffic Assessment reviewing the proposed improvements of the Concept Plan.
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2.1.3 APPROVAL OF CONCEPT PLAN

IBI Group provided presentations to stakeholders, the general public and City committees to obtain comment on Concept Plan options. Approval of the recommended Concept Plan will be sought from Red Deer City Council.

Outcome	A Concept Plan that is endorsed by project stakeholders and adopted by Council.
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2.2 Consultation with City, Public & Stakeholders

The following major design programming, consultation and design review events have taken place to date in relation to the Conceptual Design phase of this project:

Project start-up meeting	November 27, 2009
Visioning and Design Program workshop	December 17, 2009
Steering Committee review of concept design options	January 20, 2010
Presentation to GDAP Committee	January 28, 2010
Teleconference with Heritage Preservation Committee	February 8, 2010
Presentation to Topics Committee	February 22, 2010
Public Open House	March 2, 2010
Review of recommended Concept Plan by Steering Committee	March 11, 2010
Review of recommended Concept Plan by Council	April 5, 2010

3.0 RECOMMENDATIONS REGARDING PREFERRED CONCEPT DESIGN

The following Memo summarizes the feedback obtained to date on the various conceptual design options investigated for the proposed Cenotaph Plaza and associated modifications to Ross Street and 49 Ave.

A preferred conceptual design, Option 3D, which incorporates the feedback from the public, stakeholders, City committees and City administration, is attached.

Also attached is a schematic section across Ross Street at the location of the Cenotaph as well as a schematic elevation of Ross Street in the vicinity of the Cenotaph.



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Memorandum

To/Attention	Trevor Poth, City of Red Deer	Date	March 10, 2010
From	Mark Nolan, Associate	Project No	EO-27074.2.0
cc	Quincy Brown, City of Red Deer File	Steno	jlb
Subject	City of Red Deer - Cenotaph Plaza - Preferred Conceptual Design		

In response to the City of Red Deer's brief for this project, a broad range of conceptual design options have been investigated for the Cenotaph Plaza, associated changes to Ross Street and its intersection with 49 Avenue. Additional changes to the west side of 49 Avenue north of Ross Street have been added to the concept options.

Conceptual design option 3B was originally preferred by the Steering Committee and variations on this design have been investigated and presented for comment. Options 3B and 3C (attached) were displayed at the recent Open House.

As a result of comments, a modified Concept Plan (Option 3D) has been developed (see attached).

Major comments from the GDAPC, Heritage Committee, Topics Committee, Steering Committee and the general public as obtained at the Open House on March 2, 2010, can be summarized as follows:

1. Protect Cenotaph and make area around it pedestrian accessible. Accommodate potential for commemorative gatherings and other events; provide space for pedestrians to view the front of the Cenotaph, its west façade.
2. Incorporate interpretive columns into the plaza and provide seating.
3. The proposed small raised podium was generally supported. It has been suggested that the flagpole could be located on the podium.
4. There is a general preference for provision of angled parking west of the Cenotaph Plaza rather than the alternative of a lay-by for passenger drop-off/pick-up. One or more of the angled parking spaces could be dedicated for passenger drop-off/pick-up only.
5. There is general support for enhancement of the widened sidewalk areas on the south side of Ross Street that result from the realignment of the curb line. These areas are to include low planting, interpretive storyboards, benches and bicycle parking posts.
6. The proposed modification of Ross Street east of 49 Avenue by making the centre lane 'straight ahead' only was generally supported.
7. The possibility of a dedicated bike lane along Ross Street was investigated and found to be potentially unsafe given the existing car parking configuration. It is recommended that accommodation of cyclists in a multi-use or bike lane be investigated for Alexander Way.

Trevor Poth, City of Red Deer – March 10, 2010

8. The modification to 49 Avenue south of Ross Street by making the west lane left turn only is defensible (see attached traffic assessment) and provides an opportunity to extend the pedestrian plaza space into the west lane north of Ross Street. This extended plaza reduces the distance pedestrians have to travel when crossing 49 Avenue north of Ross Street; they would only have to cross 3 lanes instead of 4 lanes.

The extended plaza also provides the opportunity for accommodating parallel parking in the existing west travel lane of 49 Avenue between the proposed plaza and the laneway north of Executive Place. If parking was accommodated in this way rather than with a lay-by where the existing sidewalk is, the resulting public sidewalk width would be approximately 5.5 m. The sidewalk width with the lay-by would be approximately 2.5 m.

The modified configuration of 49 Avenue has been included in the attached recommended Concept Design Option 3D because it was generally supported at the recent Open House (see attached summary of comments) and reflects the statement below as quoted from the GDAP 2008 update.

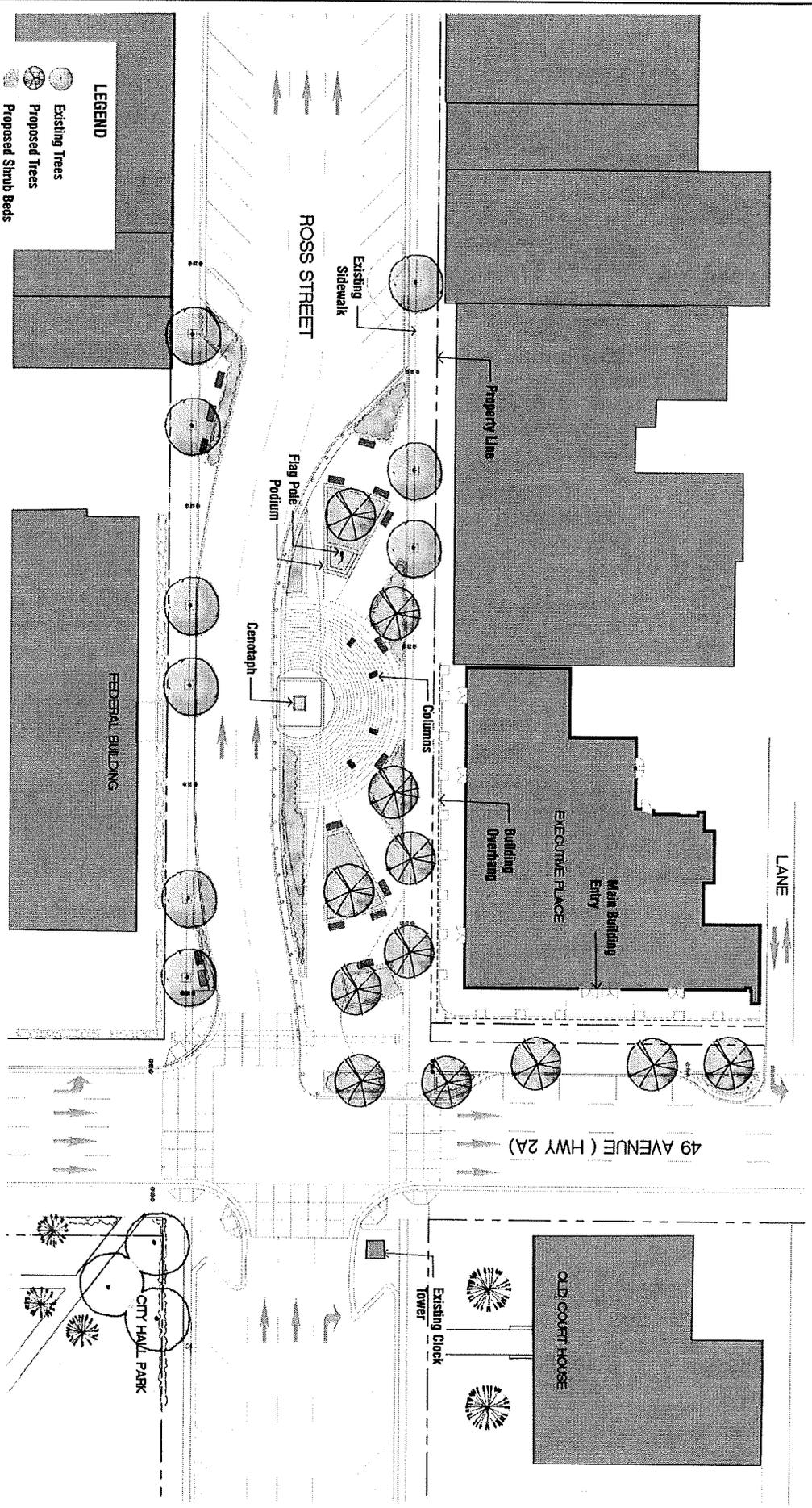
"We need to slow traffic through the downtown. The public, urban planners and review of precedents in other cities told us this over and over. 'Pedestrian-first' was a philosophy proposed in the GDAP 2000 and it is an easier goal to write about than to achieve, but progress has been made (an example being pedestrian crossing bulbs that shorten crossing distances on 51 Avenue). Businesses, downtown residents and others who participated in the GDAP 2008 Update emphasized the need to continue working towards a friendly pedestrian environment."

9. The potential and impacts of a possible scatter/scramble/all pedestrian phase crossing at the intersection of Ross Street and 49 Avenue are described in the attached traffic assessment.

Additional items to be considered in the detailed design phase include:

1. Provision of high quality lighting for the plaza and adjoining areas.
2. Incorporation of bicycle parking posts into area(s) adjoining the plaza.
3. An information column/kiosk could be considered. It could provide a signage opportunity for Veterans Square.
4. Selection of paving materials and site furniture for the plaza should consider the established sidewalk treatment along Ross Street and be sympathetic to the Cenotaph.
5. Detailed investigation of positive drainage for the Ross Street frontage of Executive Place (under construction) due to the low elevation of the building entries and adjacent private sidewalk.

Please contact me at 780-428-4000 if you have any questions regarding the above or this project.



- LEGEND**
- Existing Trees
 - Proposed Trees
 - Proposed Shrub Beds
 - Proposed Benches
 - Existing Light Poles
 - Proposed Light Poles

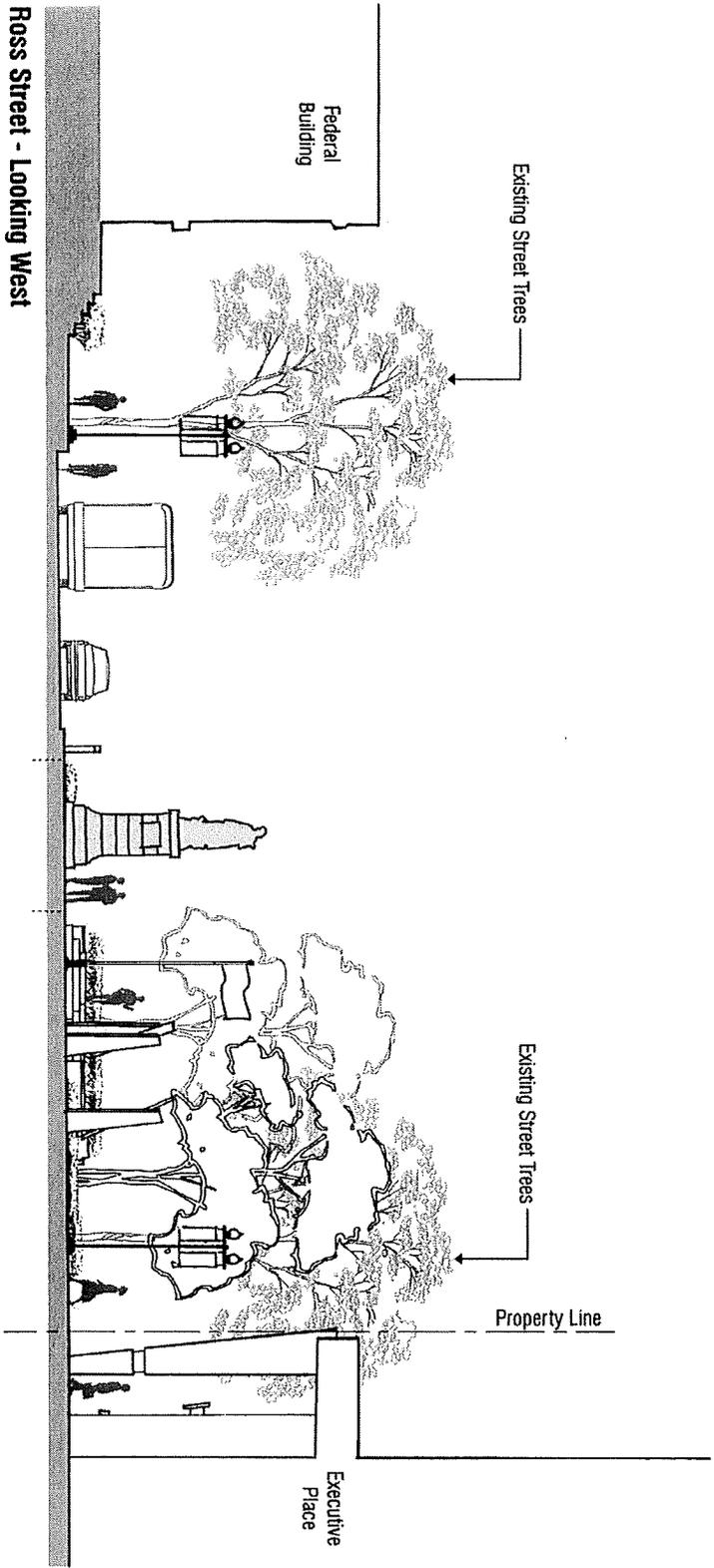
City of Red Deer - Cenotaph Plaza - Preliminary Concept Design - Option 3D

MARCH 10, 2010

SCALE 1:150 @ A0

City of Red Deer, Planning & Development Services, 1000 - 10th Street, Red Deer, Alberta T4N 1A4





Ross Street - Looking West

Federal Building

Existing Street Trees

Existing Street Trees

Property Line

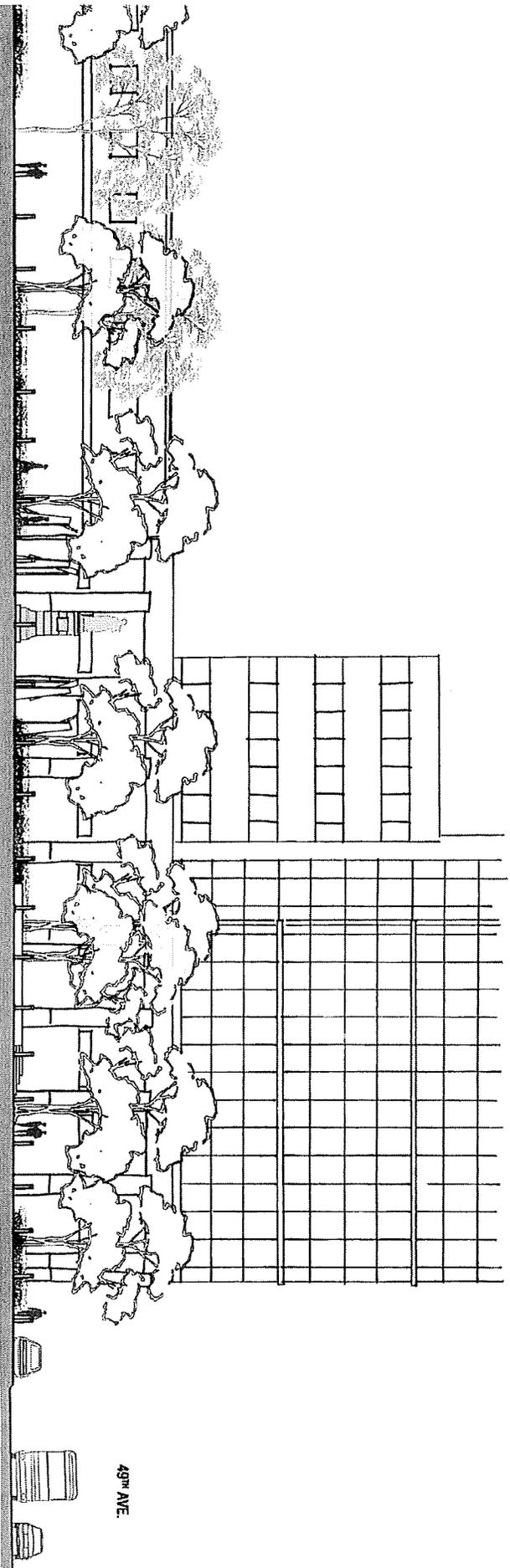
Executive Place

City of Red Deer - Genotaph Plaza - Preliminary Concept Design

MARCH 2, 2010

Scale: 1:50





Ross Street South Elevation

City of Red Deer - Cenotaph Plaza - Preliminary Concept Design

MARCH 2, 2010

Scale: 1/75



4.0 TRAFFIC ASSESSMENT OF PREFERRED CONCEPT DESIGN

The following report summarizes the results of a Traffic Assessment (using currently available data) for the purpose of reviewing the proposed preferred conceptual design (Option 3D) as well as the possibility of a 'scatter' pedestrian crossing at the intersection of Ross Street and 49 Ave.

City of Red Deer, Alberta

CENOTAPH PLAZA: TRAFFIC ASSESSMENT

TECHNICAL MEMORANDUM (DRAFT)

MARCH 11TH, 2010



TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	BACKGROUND ON SCRAMBLE CROSSINGS	2
3.	ANALYSIS OF OPTIONS	4
3.1	Input Data.....	4
3.2	Results	5
4.	CONCLUSIONS	7

List of Exhibits

EXHIBIT 1: INTERSECTION LOCATION	1
EXHIBIT 2: SCRAMBLE CROSSING AT YONGE & DUNDAS STREET IN TORONTO	2
EXHIBIT 3: PM PEAK TRAFFIC VOLUMES	5

1. INTRODUCTION

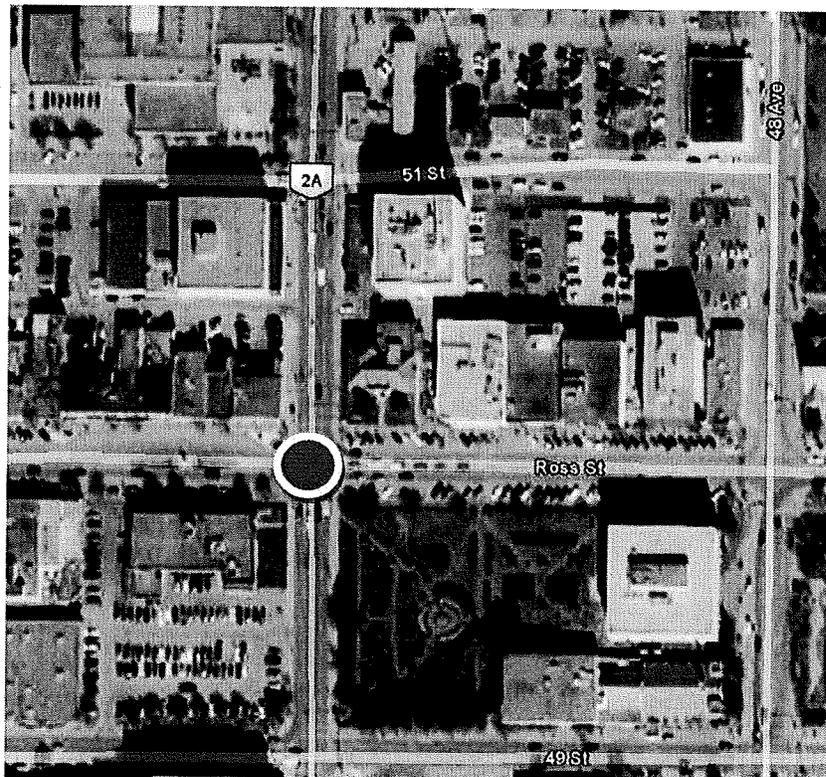
This brief Technical Memorandum has been prepared in response to the request from the City of Red Deer for IBI Group to:

- provide some high level information related to how scramble crossings generically work;
- provide a recommendation as to whether a scramble crossing at the intersection of 49 Avenue and Ross Street is a preferred option (for the initial phase of the Cenotaph Plaza plan or if this is an issue/opportunity that can be explored in the future outside of the current scope. This recommendation should be based on the analysis of traffic impacts associated with a scramble crossing.

This Technical Memorandum has been structured to address the above requirements in terms of the following sections:

- Background on Scramble Crossings
- Analyzed Design Options;
- Traffic and Pedestrian Volumes;
- Analysis Results;
- Conclusions & Recommendations

Exhibit 1: Intersection Location



2. BACKGROUND ON SCRAMBLE CROSSINGS

A scramble crossing is a pedestrian priority measure that allows pedestrians to cross the road safely in any direction while traffic is stopped for all vehicles. This operation is managed by way of, red traffic lights shown to vehicles in all directions, while the pedestrian "walk" sign is provided to pedestrians to travel in any direction including diagonally across the intersection.

This type of pedestrian phase is also referred to as: Pedestrian Priority Phase, All Pedestrian Phase, and "Barnes Dance" (named after the Henry Barnes a traffic engineer who is credited to have first used this concept in the US).

Currently, several cities around the world use the scramble phase for pedestrians, these include: Tokyo, San Francisco, Miami, Denver, Auckland, state of New South Wales (Australia), and Toronto.

Exhibit 2: Scramble Crossing at Yonge & Dundas Street in Toronto



In reviewing literature from implementations in Toronto and Australia, the following is a very brief summary of some key cited considerations related to the use, advantages, disadvantages, and implementation considerations for scramble crossings.

- Cited criteria for using a scramble phase include:
 1. Intersections with high pedestrian and vehicular volumes (where turning vehicles have insufficient gaps to filter through the pedestrians).
 2. Intersections with high pedestrian demand making two "L" crossings, i.e. justifying need for high diagonal movements.
 3. Safety, to reduce pedestrian and vehicular conflicts

- Cited benefits include:
 1. Creation of a more pedestrian friendly environment
 2. Pedestrians can cross the intersection without any conflicting vehicular movements
 3. Pedestrians can complete two crossings with one movement (diagonally and in less time)
- Cited disadvantages include:
 1. Longer cycle length, and thus higher delays for vehicles, and for pedestrians only requiring to cross one leg
 2. Increased crowding at intersection corners, as pedestrians wait for the pedestrian signal phase
 3. Difficulties for visually impaired pedestrians who use the sound of traffic as cues to when and where to cross an intersection
- Cited implementation and operational considerations include:
 4. The Scramble phase should be used at high demand shopping and tourist intersections, and not on major arterials
 5. The Scramble phase should not be used at intersections with corner islands, with more than four legs, diagonal crossing more than 36m.
 6. Impacts to public transit should be carefully considered.
 7. Visually impaired groups should be engaged in the design

3. ANALYSIS OF OPTIONS

The following geometric design options were analyzed:

- Option 3B (NB Left & Through lane converted to NB Left Only Lane modifying 49 Ave north of Ross St from 4 traffic lanes to 3 traffic lane)
- Option 3C (Current Traffic Lane Configuration)

Each design option was analyzed for two horizon years (2010 and 2020), and with / without a scramble phase, creating a total of 8 scenarios:

3.1 Input Data

3.1.1 SIGNAL TIMINGS

The following table presents the signal timing parameters used for the regular and scramble pedestrian operations. Essentially, for the regular pedestrian crossing operation, we used the existing cycle length and signal timings, while for the scramble pedestrian phase, we also optimized the cycle length and signal timings.

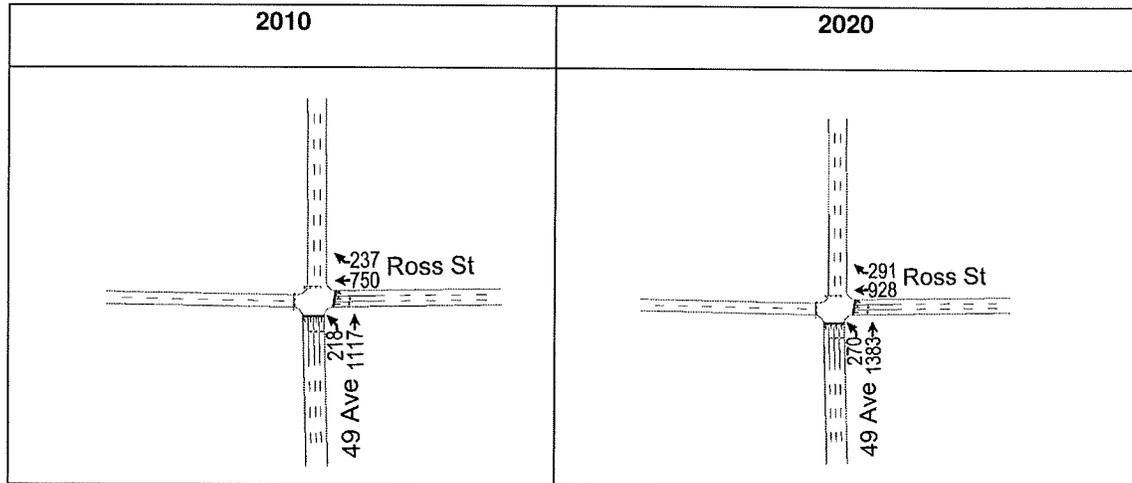
Options	Regular Pedestrian Crossings	Scramble Pedestrian Crossings
Cycle Length	Existing (98s)	Optimized (100s/ 130s)
Dedicated All-walk pedestrian phase	No	Yes
Walk time	11s	11s
Flashing Don't Walk	11s/ 13s	22s *
Yellow	4s	4s
All Red	1s	1s
* . based on the longest pedestrian crossing distance of 26.5m (from SW to NE corner) and walking speed of 1.2m/s		

3.1.2 TRAFFIC AND PEDESTRIAN VOLUMES

- Traffic volumes are based on 2008 PM traffic volumes obtained from the City of Red Deer, Alberta;
- Traffic volumes were projected to 2010 and 2020 using the Alberta average growth rate of 2.5%/year (Exhibit 2);

- PM Pedestrian volumes are based on estimates provided by the City of Red Deer of approximately 14 pedestrian movements per light across 49th east-west (both sides of Ross) and 8 pedestrian movements (north/south) both sides of 49th Ave.

Exhibit 3: PM Peak Traffic Volumes



3.2 Results

The intersection was analyzed using the Highway Capacity Manual (HCM) methodology and specifically the Synchro 7.0 analysis package which incorporates the methods contained in Chapter 16 of the 2000 Highway Capacity Manual. The LOS grading system for signalized intersections can range from “A” (Little or no delay) to “E” (long traffic delays) and “F” (Failure).

The table below presents the level of service analysis for 2010 and 2020 PM traffic at the 49Ave/ Ross intersection for:

- Two traffic signal design options (“Scramble” and “Existing” pedestrian crossing)
- Two geometric design options (“3B” and “3C”)

Level of Services Summary: 49 Avenue @ Ross Street										
Option	Horizon Years	Cycle Length (s)	Peak Hour	Overall LOS	LOS > D	Critical V/C	49 Ave Queue Length (m)	Ross Street Queue Length (m)	Traffic Control Improvements	
Scramble Pedestrian Crossing	3B	2010	PM	D	E (WBT)	0.94	100	117	Optimized Cycle Length; All-walk pedestrian phase added	
		2020			E (WBT)	0.95	145	174		
	3C	2010			130	none	0.84	103		120
		2020				E (WBT)	0.92	134		167
Regular Pedestrian Crossing	3B	2010	PM	C	none	0.77	58	83		
		2020				0.80	86	99		
	3C	2010				98	0.76	51		83
		2020					0.79	76		97

Based on the above, it can be concluded that:

- Between a regular pedestrian crossing and a scramble pedestrian crossing, the overall intersection performance (LOS) degrades from C to D; and, that the scramble crossing operation also degrades the westbound through movement to LOS E, except for the baseline 2010 horizon of Option 3C.
- When considering the scramble crossing, while the overall intersection performance with LOS D for the AM and PM peak hours can be considered acceptable, the following should be noted:
 - westbound traffic along Ross St experience traffic queues ranging from 120m to 174m (as compared to 83m and 99m without a scramble crossing), while northbound traffic along 49 Ave experience queues ranging from 100m to 134m (as compared to 51m and 86m) without a scramble crossing;
 - the analysis does not take into account impact to coordination and traffic progression at other intersections along 49 Avenue, approaching Ross Street.
- Converting the existing shared NB through & left lane to a dedicated NB left lane (Option 3B); does not degrade overall traffic operations along 49 Avenue.

4. CONCLUSIONS

Based on the above review, the following conclusions can be made:

- In isolation, the 49 Ave/ Ross St intersection will continue to operate at an acceptable level of service D with or without a Scramble Pedestrian Crossing option) during the 2010/ 2020 PM peak hours;
- The implementation of a scramble crossing will disrupt traffic progression along 49 Ave when taking other intersections into account, resulting in longer delays and queues for all other vehicular traffic.
- The decision to implement a scramble crossing at this intersection should not be driven just by how well the intersection would perform, but rather by other considerations as well:
 - Vision for the 49 Avenue corridor; as a provincial roadway, is there a requirement or mandate to provide signal progression for vehicular traffic and maintain a certain minimum level of service?
 - Is there sufficient diagonal pedestrian crossing demand projected in association with adjacent land uses?
 - Are there other pedestrian priority and urban design treatments that can be considered as a starting point (so that the decision for a scramble crossing can be deferred), such as shortening the crossings with intersection bulges, pavement markings, etc.?

In this light, it is recommended that the decision to implement a scramble crossing at this intersection be deferred until a) the corridor vision is developed, b) criteria for serving pedestrian and vehicular demands have been compiled, c) full suite of pedestrian priority treatments are considered, and d) impacts to traffic progression along the entire 49 Avenue corridor are modelled.

5.0 PRELIMINARY BUDGET COST ESTIMATE

The following is a summary of currently anticipated 'budget' costs associated with the Concept Plan for the Cenotaph Plaza and associated street works.

City of Red Deer

Cenotaph Plaza - Veterans Square

Preliminary Cost Estimate based on Concept Design Option 3C as presented to Topics Committee

March 11, 2010

DRAFT

Description	Qty.	Unit	Unit Price	Amount
1.0 Demolition/ Removals for Ross St and Plaza				
Subtotal				\$ 97,950.00
2.0 Demolition/ Removals for 49 Ave lay-by				
Subtotal				\$ 15,300.00
3.0 Roadworks - Ross Street and intersection				
Subtotal				\$ 127,150.00
4.0 Plaza Area including sidewalk (approx 1260 sq m; 18m x 70m)				
Subtotal				\$ 445,275.00
5.0 Reconstruct sidewalk south of Executive Place				
Subtotal				\$ 79,625.00
6.0 Concrete Crosswalks at intersection of Ross St and 49 Ave				
Subtotal				\$ 135,000.00
7.0 Bump outs - South side of Ross Street				
Subtotal				\$ 42,000.00
Subtotal of items 1.0 to 7.0 before contingency and design/project management costs				\$ 942,300.00
Contingency 20%				\$ 188,460.00
Total				\$ 1,130,760.00
8.0 Design Fees and project management costs				
Subtotal				\$ 232,035.00
Optional items (including some items shown in Option 3D)				
9.0 Construction of lay-by west side of 49 Ave and Sidewalk East of Executive Place				
Subtotal				\$ 69,000.00
10.0 Optional construction of lay-by and extended plaza to west of Cenotaph				
10.1 Extended plaza including paving, curbing, landscape and furniture	160	sq.m.	\$ 600.00	\$ 96,000.00
11.0 Optional bump-out into west lane of 49 Ave				
11.1 Extended plaza including paving, curbing, landscape and furniture	60	sq.m.	\$ 600.00	\$ 36,000.00

Job# 27074

J:\27074_Cenotaph\4.0 Costing\27074_preliminary budget estimate_Mar11_2010.xls]Sheet1



APPENDIX – "A"

SUMMARY OF COMMENTS FROM STEERING COMMITTEE AND GDAP COMMITTEE



Summary of Comments on Major Components of Conceptual Design Options

Options (1A, 1B, 2A, 2B, 3A, 3B, 4, 5, and 6) were reviewed at the project Steering Committee meeting of January 20, 2010. Options (1B, 3B, 3X and 3Y) were reviewed at the Greater Downtown Action Plan Committee (GDAP) meeting of January 28, 2010.

	Issue / Design Component	Steering Committee (SC)	GDAP Committee	Action/Comment
1.0 Traffic Management				
1.1	Proposed pork chop for right turn lane Ross Street eastbound.	Proposed 'pork chop' for right turn lane on Ross Street eastbound considered unviable due to lack of space. Idea of only one right turn lane to go north supported for further investigation	'Pork chop' not presented to GDAP. Idea of only one right turn lane supported, especially since it may be safer for eastbound cyclists and pedestrians crossing 49 Avenue.	IBI to verify that one right turn lane is adequate.
1.2	West lane of 49 Avenue converted to left turn only; 3 lanes northbound.	Varied opinions; not 'shot down'. Needed to confirm that 3 lanes northbound adequate.	General support due to reduction of pedestrian crossing length across 49 Ave north of Ross Street; larger plaza space.	IBI to assess capacity of 3 lanes northbound on 49 Avenue and left turn lane.
1.3	Parking lay-by on west side of 49 Avenue north of Ross Street.	2 options discussed; first provides parking/drop-off in recessed lay-by in place of existing sidewalk; second provides parking/drop-off in existing west lane defined by bump out.	Both options discussed – second option preferred if 3 lanes northbound feasible.	IBI to investigate both options; second option likely less expensive, could keep existing sidewalk/furniture.
1.4	2 or 3 lanes westbound on Ross Street westbound.	Because of manoeuvring required for entry/exit angle parking on both sides of Ross Street, 3 lanes needed to allow free flow of traffic.	3 lanes on Ross Street west of Cenotaph included in all options presented.	IBI to include 3 lanes west of Cenotaph in preferred option.
2.0 Provision for cyclists				
2.1	Provision for cyclists on Ross Street	All design options presented included a wide curb side lane to allow space for cyclists on the road; no dedicated bike lane on road; no multi-use of sidewalk.	All design options proposed same solution as presented to SC. Suggestion raised about bike lane between parking and sidewalk; considered to create	IBI to incorporate wide curb-side lane to be shared by cars and cyclists. IBI to investigate incorporation of 'educational' signage and pavement



Issue / Design Component	Steering Committee (SC)	GDAP Committee	Action/Comment
2.2 Bicycle facilities	Proposed solution generally endorsed.	too much potential conflict between pedestrians and cyclists. Discussion about signage and pavement markings to promote drivers and cyclists to share roadway safely. Suggestion raised about using laneways for cycling: would cause safety problem when cyclists attempt to cross street mid-block.	markings to promote safe shared use of roadway.
3.0 Car parking and carbus passenger drop-off/pick-up			
3.1 Provision of lay-by(s) on Ross Street, for busses, taxis, passenger drop-off/pick-up.	General feedback that a 'bus stop' for scheduled buses not needed as bus terminal is only 2 blocks away. General feedback that lay-by on south side of Ross Street not desirable as may encourage J-walking to access Executive Place. Mixed reaction to idea of lay-by on north side of Ross Street for taxis or passenger drop-off/pick-up. IBI instructed to quantify impact of lay-by on parking for presentation to GDAP.	Some options presented included lay-by west of Cenotaph. Other options showed 5 angled parking spaces west of Cenotaph. DBA representative expressed support for maximising parking.	Steering Committee to provide direction on preferred lay-by/parking configuration.
3.2 Parallel parking on south side of Ross Street adjoining Federal Building.	Previous parallel parking in this location closed due to current construction situation. Cannot be re-instated due to required travel lane widths and proposed wider curb side lane. General acceptance of this.		No action required.

	Issue / Design Component	Steering Committee (SC)	GDAP Committee	Action/Comment
4.0	Design options for Plaza / Veterans Square			
4.1	Options 1A and 1B – plaza on north side of Ross Street – angled parking patterns.	Mixed reaction; some support for Option 1B.	Only Option 1B presented; no specific comments.	Steering Committee to provide direction on preferred option.
4.2	Options 2A and 2B – plaza on north side of Ross Street – expansive paved plaza space.	Not supported due to tree alignment blocking view to and from Cenotaph. Expansive paved area not preferred.	Options 2A and 2B not presented.	Options not preferred.
4.3	Options 3A and 3B – plaza on north side of Ross Street – semi-circular plaza space – balance of landscape and paving.	Positive support for 3B and how its layout reflected design style of adjacent City Hall Park.	Options 3B presented and plaza layout generally supported.	3B a preferred concept from January 20 Steering Committee meeting.
4.4	Option 3X – variation on Option 3B with lay-by west of Cenotaph.	Not presented but similar to Option 3B.	Plaza style supported lay-by not generally supported.	Steering Committee to provide direction on preferred option.
4.5	Option 3Y – Variation on Option 3B, no lay-by; 5 angle parking spaces added west of Cenotaph.	Not presented.	Plaza style supported; DBA reps support provision of angle parking.	Steering Committee to provide direction on preferred option.
4.6	Option 4 – plaza a south side of Cenotaph - curvilinear layout.	Not supportable as outside scope of Council's direction.	Not presented.	Option not preferred.
4.7	Option 5 – plaza a south side of Cenotaph – rectangular layout.	Not supportable as outside scope of Council's direction.	Not presented.	Option not preferred.
4.8	Option 6 – plaza on south side of Cenotaph – semi-circular plaza space and arced walk.	Not supportable as outside scope of Council's direction.	Not presented.	Option not preferred.
4.9	As suggested at the Design Program workshop, provision of a podium / mini-stage for commemorative events and street festivals.	Some design options incorporated a stand-alone mini-stage outside of the main Cenotaph plaza space.	Options 3X and 3Y incorporated a mini-stage / seating area into a raised planting bed east of the Cenotaph. Discussion about whether a mini-stage is necessary. Could also easily be incorporated into a raised planting bed west of the Cenotaph.	Steering Committee to provide direction on inclusion of a stand-alone mini-stage or a mini-stage / seating area.

J:\27074_Cenotaph\10.0 Reports\LP-27074_100_Summary of comments_2010-02-05.docx\2010-02-05\W

05/02/2010

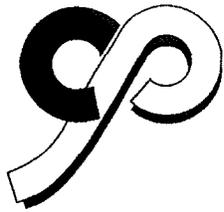
Red Deer Cenotaph Plaza / Veterans Square Design



APPENDIX – "B"

COMMENTS FROM HERITAGE PRESERVATION COMMITTEE





**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

To: Mark Nolan, IBI Group
Trevor Poth, Parks Superintendent
Joyce Boon, Development Officer

From: Tara Lodewyk, Planner

Date: February 22, 2010

RE: **Historic Evaluation of Cenotaph Plaza Park Proposed Site Configurations
Red Deer Cenotaph, HP 16- Historical Preservation Overlay District**

The Red Deer Cenotaph is identified in the *Land Use Bylaw* as a Historical Preservation Overlay District (HP-16). It is a Municipal Historic Resource under the *Alberta Historical Resources Act*. A statement of significance was completed in 2009.

The Land Use Bylaw states, *"in accordance with the Alberta Historic Resources Act, that no person shall destroy, alter, restore, or repair a building or structure on a site that has been designed at Municipal Historic Resource without written approval from the Development Officer based on a recommendation of the Heritage Planner or planning department and in consultation with relevant experts."*

In advance of a formal application for permits to alter the area surrounding the Cenotaph, planning staff wanted to review the proposed site configurations and acquaint IBI Group and the steering committee with any potential issues. This should avoid any surprises later on in the project process. Planning staff have completed an historic evaluation of proposed site configurations 3B, 3X, and 3Y using the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Planning staff responsible for heritage support the proposed site configurations 3B, 3X, and 3Y in principle with the consideration that a viewing area be created west of the Cenotaph as part of the detailed design phase so people are able to look in to the face of the soldier. Overall planning staff are impressed with the attention IBI Group and the steering committee has paid to the historic value of the Cenotaph in preparing the proposed site configurations.

As part of the historic evaluation process the proposed site configurations were also presented to the Heritage Preservation Committee, a committee of Red Deer City Council, and the Heritage Advisory Team, an administrative advisory team. Both groups support one or all of the site configurations in principle and have included additional recommendations for consideration as part of the detailed design phase.

After a discussion, The Heritage Preservation Committee passed the following motion of support at their February 11, 2010 meeting:

The Heritage Preservation Committee.....

- *The historic value is maintained in all three configurations.*
- *3B most effectively addresses sight line concerns to the Cenotaph in terms of plantings, but prefer a different lay by (safer).*
- *Like how 3B complements the City Beautiful planning of City Hall Park.*

- *In 3X the walkway to the north of the Cenotaph and the pedestrian features in general are nice features and would like this to be a part of the plan.*
- *Would like some poppies to be considered for planting in this area.*
- *Do not like the lay by, prefer 49th Avenue to be used for drop off for the layout of park area.*
- *3B but instead of planting in beds to the west of the Cenotaph prefer grass.*
- *Do not want a bus stop in lay by*
- *In terms of a flag pole need to do a historical evaluation of location in consultation with Legion and relevant groups.*
- *Like low plantings of 3B*
- *Prefer lighting pointing down to avoid additional lighting*
- *Prefer tress focusing on semi-circle of gathering space*
- *Like fewer plantings in 3B.*
- *Don't like city us stopping in lay by. Would like cars to be able to drop people in wheelchairs off.*
- *Should also consult with War Vetrans and militia.*

The Heritage Advisory Team passed the following motion at their February 12, 1010 meeting:
The Heritage Advisory Team likes the proposed site configuration for 3Y with the following to be considered as part of the detailed design phase:

- *The lay-by should be located on 49th Avenue;*
- *The shrubbery to the west of the Cenotaph should be situated to enable a viewing platform to the west of the Cenotaph so that people can view the monument.*
- *The lighting is very important and could be very complimentary.*
- *Bollards/ballasts should be non descript and not compete with the Plaza design;*
- *Careful attention needs to be paid to how those who lost their lives are remembered.*
- *The proposed marker/interpretation columns could incorporate plaques commemorating each major conflict that Red Deer soldiers/Canada participated in.*

Planning staff have also recommended that as part of the detailed design phase the consultant ensure that the interpretive columns do not create a false sense of historical development but should compliment the existing interpretive information.

Another historic evaluation will be completed in a timely manner on the detailed designs as well as the construction drawings of Cenotaph Plaza Park to ensure that the historic value is protected.

Please do not hesitate to give me a call at 403.343.3394 if you have questions.

Sincerely,

Tara Lodewyk, ACP, MCIP
 Planner

cc. Janet Pennington, Nancy Hackett, Melissa Schmidt

HISTORICAL EVALUATION

February 18, 2010

Historic Evaluation of Cenotaph Plaza Park Site Configurations Red Deer Cenotaph, HP 16- Historical Preservation Overlay District

Completed by Tara Lodewyk, Planner, Parkland Community Planning Services

I: Why is this historic site important? What are its historic values and character defining elements?

*The **heritage value** is the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value is embodied in its character defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.*

The heritage values of the Red Deer Cenotaph are associated with the following:

- Landmark war memorial
- Created by Sculptor Frank H. Norbury
- Design
 - Tyndall limestone base; Indiana limestone sculpture
 - Location-westward orientation to train station; constant reminder in roadway
 - Soldier dress kit, expression on face

***Character defining elements** are the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained in order to preserve its heritage value.*

The character defining elements include:

- Those elements reflecting its association with Frank H. Norbury, such as the Indiana limestone sculpture of the Unknown Soldier;
- the large Tyndall limestone base;
- those elements reflecting its status as a war memorial commemorating those who served from Red Deer and District, such as its westward orientation on its original location and the plaques commemorating the two world wars and the Korean Conflict; and
- copper tube with two scrolls inside the base.

II. How does the proposed intervention meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*?

Three site configurations, 3B, 3X and 3Y, are reviewed as part of this historical evaluation. The addition of the park around the Cenotaph is similar to an addition to a historic building. The proposed site configurations relate directly to the five standards listed below:

Standard One: *Conserve the heritage value of a historic place.*

- a) *Do not remove, replace, or substantially alter its intact or repairable character-defining elements.*
- b) *Do not move a part of a historic place if its current location is a character-defining element.*

Standard Three: *Conserve heritage value by adopting an approach calling for minimal intervention.*

Standard Four: *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.*

Standard Eleven: *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*

Standard Twelve: *Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.*

Landmark War Memorial

The proposed site configurations build on intent of the Red Deer Cenotaph to honour those who served and those who lost their lives in conflicts. People will now be able to safely access the Cenotaph. Ample distance has been provided around the Cenotaph to ensure the new park elements do not compete with the mass and form of the sculpture. As per standard three there is minimal intervention to the Cenotaph and the park configurations proposed are respectful and make the Cenotaph the main feature.

Sculptor

The work of Frank Norbury is not affected in any of the site configurations. This is acceptable under standard one.

The addition of bollards on the vehicle side of the Cenotaph will add protection for the sculpture which is irreplaceable.

Design

Location of Cenotaph

The Cenotaph is not being moved. This is acceptable as per standard one.

The curb area that surrounds the Cenotaph has taken various forms over the last 88 years. It has been large in size, smaller than the current, oblong in shape, and had no curb to a very pronounced curb. The only constant has been the approximately 4m by 4m concrete slab where the base of the Cenotaph sits.

View of the Cenotaph

The view of the Cenotaph from either direction on Ross Street has been maintained. Low planting beds are acceptable. The radial views to the Cenotaph from those passing on the sidewalk are complimentary. This meets standard three.

The ability to view the sculpture in the way Mr. Norbury intended it to be viewed must be maintained as per standard three. The site configurations whereby people are able to stand west of the Cenotaph and look in to the face of the soldier are favoured. In options 3X and 3Y, a viewing area could be built in to the shrub bed or the shrub bed shortened as in option 3B.

Site Configuration

The site configuration does not try to replicate a 1920s style of park. The Cenotaph should look like a 1922 element and the remainder of the park in a style representative of 2010. The park does not overpower the Cenotaph. The site configuration is physically and visually compatible with the Cenotaph. The park could be removed at a later date and the Cenotaph would not be affected because the base of the Cenotaph is not being moved. This meets standard four, eleven and twelve.

Flag Pole

The early photos of the Cenotaph did not have a flag pole. It is difficult to determine if the Mr. Norbury would have approved of the flag pole directly in the view of the soldier to the train station. The flag pole was not seen in photographs until around 1945. Being located in the middle of the roadway, there were not a lot of options for location of a flag pole at the time. The photographs show that the flag pole itself has been replaced over time. In speaking with a local historian Michael Dawe, he wonders if it was added in 1949 when the Cenotaph was rededicated to those who lost their lives in the Second World War. He also says that the flag pole is not seen in the original Cenotaph renderings by the artist from 1921. Canadian flag pole etiquette will assist in deeming the most appropriate location.

Interpretation

A copper tube containing two scrolls was symbolically placed inside the Cenotaph base, one inscribed with the names of those who served during the war and the other with the names of those who had lost their lives in the conflict. Plaques on the Cenotaph also commemorate soldiers. As per standard four and eleven, the four interpretive columns should not create a false sense of historical development but should compliment the existing interpretive information. As an example the columns could reference the scrolls and conflicts which are not included. It is not recommended that the information on the existing plaques or scrolls is replicated which may minimize the importance of what was done originally.

III. Recommendation

Based on the evaluation of the design using the federal and provincial government adopted *Standards and Guidelines for the Conservation of Historic Places in Canada*, PCPS supports the proposed site configurations 3B, 3X, and 3Y in principle with the consideration that a viewing area be created west of the Cenotaph as part of the detailed design phase so people are able to look in to the face of the soldier. .

IV. Future Considerations

Planning staff recommend that as part of the detailed design phase the consultant ensure that the interpretive columns do not create a false sense of historical development but should compliment the existing interpretive information.

Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: _____ Phone Number: _____
 Address: _____ E-mail Address: _____

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

I prefer 3C.

I suggest you consider moving the flag pole so it is closer to the podium.

I really like the "amphitheatre" style pavilion 3C.

While I recognise there are issues with a bus stop - I do not think the bus stop should be adjacent to the park.

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Quincy Brown
Park Planning Coordinator
The City of Red Deer
Phone: 403-314-5852
Email: quincy.brown@reddeer.ca



ORIGINAL

Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: _____ Phone Number: _____

Address: _____ E-mail Address: _____

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

Concept 3C - very good. Flag pole location continued to be a challenge!

- like the concept of including interpretative signage on south side of Ross St.
- like the circular paving pattern around Cenotaph!
- like the reduction to 3 lanes on 49th Ave in Concept 3B, with trees in enlarged boulevard

The Plaza will be a wonderful addition to the downtown streetscape!

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Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name:	[Redacted]	Phone Number:	[Redacted]
Address:	[Redacted]	E-mail Address:	[Redacted]

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

How exciting!

I liked the possibility of having just three lanes going north on 49th for a short distance -

Parking should not be a problem with the close proximity of the new Parkade and the lot behind the Federal Building.

What a great addition to downtown, and how people friendly.

It is also a great tribute to all those who have served.

Well Done!

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Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: _____

Phone Number: _____ 9

Address: _____

E-mail Address: _____ (aer-a)

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

• I prefer concept # 3 B

• I do not think the drop off on 49th Ave will be effective
→ you will be dropping passengers off into traffic

• I do like the paving layout and position of the benches

• concept # 3 C

• I would like more information about the columns - would like to see simple classic forms that complement the planth of the sculpture

• It is important to make sure that the viewer has a "vista" from which to view the sculpture - hopefully to sketch or photograph the sculpture - from the front as well as the back.

• The position of the flag pole in 3C is good

• I do not feel that the podium shown in 3C is necessary.

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Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name:	[Redacted]	Phone Number:	[Redacted]
Address:	[Redacted]	E-mail Address:	[Redacted]

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

PLAN and concept looks good (i.e. workable) o o o
the addition of a bicycle lane is crucial, and consideration
should be given to extend it East on Ross, at least
as far as 30 Ave (there are no "bike paths", and
use of the narrow sidewalks by cyclists is hazardous).

The Cenotaph Park plan will really enhance
downtown/Ross St., and hopefully provide for
initiative to do more of the same throughout.

I potentially look forward to residing in the
downtown/Riverlands core, and either walking
or cycling everywhere I need to go.

Good job on the plan, and good luck on
completing it!

Sincerely,

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Protection of Privacy (FOIP) Act. It is used for the purpose of providing input and assisting in the evaluation of existing or proposed programs, services and/or plans.

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Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: _____

Phone Number: _____

Address: _____

E-mail Address: _____

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

Option 3C - 49th Ave should only have 3 lanes of traffic, as 3B

Option 3C - place flagpole on podiums outside (current flagpole conflicts with speaker on podium + flag should be on speakers (on podium) right side

Have taxi, car drop off spot on first two parking spaces west of Plaza

It is imperative to slow down traffic, so the plaza is a great concept.

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Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: [Redacted] Phone Number: [Redacted]
 Address: [Redacted] Email Address: [Redacted]

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

As a strong supporter of transitioning the downtown to a more pedestrian friendly environment, I strongly urge you to implement option #2 that expands the plaza & reduces Ross to three lanes of traffic.

This will be a wonderful first step in improving the downtown.

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Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: _____ Phone Number: _____
Address: _____ E-mail Address: _____

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

As a downtown business, I am excited about many of the plans for the Greater Downtown action plan. The Veterans Plaza will be a wonderful addition to the downtown while paying respect to the veterans. I believe that an important part of a vibrant downtown is to create a pedestrian friendly shopping experience. Hopefully people will feel safer for both pedestrians as well as those people on bicycles + boards. Converting the west lane south of K St as a left turn + reducing 49th to 3 lanes of traffic makes good sense. Reducing the number of traffic lanes should slow traffic a bit. At this time it seems to have created an express way out of the downtown instead of creating interest in the downtown. I believe that it is important for the City of Red Deer to work with local downtown business ~~owners~~ to help create a destination area that is both vibrant + safe.

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Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: _____	Phone Number: _____
Address: _____	E-mail Address: _____

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

This upgrade to the downtown is one of the most important initiatives undertaken in recent years. I'm so very happy to see this proceeding. This investment in the downtown will improve property prices and therefore tax revenue. We'll see more foot traffic on Ross Street which will improve our business and exxcellerate our plans. Research proves that a project like this will help ~~reduce~~ reduce vacancy rates in commercial and invite residential opportunities. It will improve the culture opportunities.

In terms of the presented 2 options 3B is the best. We absolutely do not need 4 lanes of traffic. One left lane turns, Parking on the left, 3 lanes on 49A is enough.

All the public openhouses, there has been a resounding to slow down traffic. One of the major criticisms of the City during the cultural planning was "they don't listen". Please please please pay attention to the comments about slowing traffic down.



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Missing Attributes

- poster board
- reader board on southeast corner
- community events
- mid street crossing at west end of park
- scatter crossing

Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: _____ Phone Number: _____
Address: _____ E-mail Address: _____

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

This is a marvelous idea. It not only highlights the cenotaph but makes it accessible to pedestrians. A good downtown feature.

The fact that traffic has not been particularly impeded during construction of the Executive Building means that this project can proceed without impeding traffic.

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Phone: 403-314-5852
Email: quincy.brown@reddeer.ca



Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010

Name: _____	Phone Number: _____
Address: _____	E-mail Address: _____

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

Concept 3B seems to keep true to the plan to create a pedestrian friendly area. 3C reduces the width of the sidewalk on the east side of executive place to accommodate 4 lanes of traffic a waste of resources. Keep the sidewalk as wide as possible to continue with the pedestrian friendly atmosphere. It will also be easier for pedestrians to cross to the east to city hall park if the width of the traffic lanes are reduced a bit.

Pillars, paving stones, shrubs, trees, turf - the more the better

Is there a provision for bike racks?

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Phone: 403-314-5852
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Open House - March 2, 2010

18

Name: <u>[Handwritten Name]</u>	Phone Number: <u>[Handwritten Number]</u>
Address: <u>[Handwritten Address]</u>	E-mail Address: <u>[Handwritten Email]</u>

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

AS A RESIDENT & BUSINESS OWNER IN THE DOWNTOWN I FEEL THAT THIS PROPOSED PROJECT HAS A STRONG POSITIVE POTENTIAL, FOR MAKING DOWNTOWN MORE PEDESTRIAN FRIENDLY. IN TERMS OF INCREASING BUSINESS TRAFFIC OPTION 2 POTENTIALLY SLOWS DOWN TRAFFIC THROUGH THE DOWNTOWN CORE INCREASING VISIBILITY TO BUSINESSES, MAKING DOWNTOWN A DESTINATION INSTEAD OF SIMPLY A THROUGHFARE BETWEEN RED DEER'S NORTH & SOUTH HILLS. AS FOR PEDESTRIANS - THERE IS A LOT OF CONCERN TO MAKING THE AMMENITIES ACCESSIBLE - WHICH SEVERAL DOWNTOWN GROUPS HAVE WORKED VERY HARD TO CREATE.

The personal information on this form is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. It is used for the purpose of providing input and assisting in the evaluation of existing or proposed programs, services and/or plans.

If you have any questions about collection and use of this information, contact:

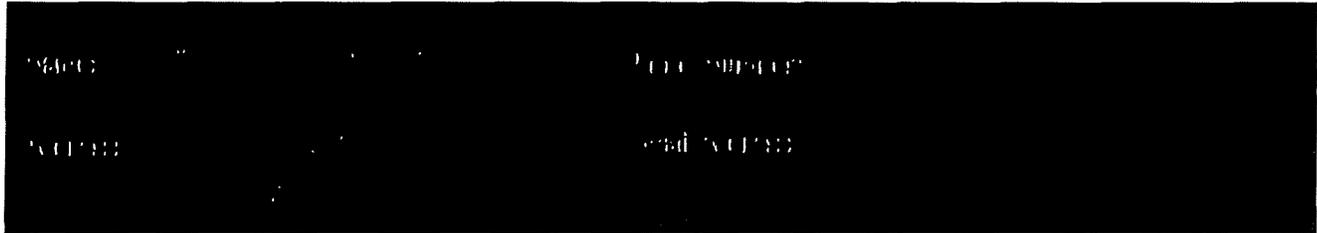
Quincy Brown
Park Planning Coordinator
The City of Red Deer
Phone: 403-314-5852
Email: quincy.brown@reddeer.ca



Comment Sheet

Cenotaph Plaza

Open House - March 2, 2010



I have the following comments or feedback to offer about the Cenotaph Plaza Project:

I am in favor of the proposal to close the west lane on 49th Ave and have a dedicated left turn lane

I feel it would be the least disruptive to traffic flow and still allow the cenotaph to be the feature.

The personal information on this form is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. It is used for the purpose of providing input and assisting in the evaluation of existing or proposed programs, services and/or plans.

If you have any questions about collection and use of this information, contact:

Quincy Brown
Park Planning Coordinator
The City of Red Deer
Phone: 403-314-5852
Email: quincy.brown@reddeer.ca



403-340-8699

Open House - March 2, 2010

Name: _____	Phone Number: _____
Address: _____	E-mail Address: _____

I have the following comments or feedback to offer about the Cenotaph Plaza Project:

As a downtown business owner I am very excited about this new project to make the downtown more accessible and pedestrian friendly. After looking over the two proposed plans I would like to see project 2 take place. I think that reducing the lanes of traffic ~~at the intersection~~ will help create a more pedestrian friendly downtown. Even if the reduction of traffic were to happen on a 'trial' basis to start I think it would be seen as very successful.

The personal information on this form is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. It is used for the purpose of providing input and assisting in the evaluation of existing or proposed programs, services and/or plans.

If you have any questions about collection and use of this information, contact:

Quincy Brown
Park Planning Coordinator
The City of Red Deer
Phone: 403-314-5852
Email: quincy.brown@reddeer.ca



FILE
WITH VETERANS

Christine Kenzie

To: Mayor and Councillors; Corporate Leadership Team
Cc: Ed Morris; Tara Lodewyk; Frieda McDougall; Don Simpson; Nick Riebeek
Subject: FW: Emailing: Historic Evaluation Veterans Park Option 3D March 11, 2010.pdf

Attachments: Historic Evaluation Veterans Park Option 3D March 11, 2010.pdf



Historic Evaluation
Veterans P...

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

The attached memo from Parkland Community Planning Services, dated March 11, 2010, is to replace the memo included in the March 22, 2010 Council Agenda package in "Attachment B" - Veteran's Park Concept Plan - Appendix "B" - Comments from Heritage Preservation Committee.

Copies of this memo will be made available at the March 22, 2010 Council Meeting.

Christine Kenzie | Council Services Coordinator
Legislative & Administrative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

Christine Kenzie

From: Ed Morris
Sent: March 18, 2010 10:59 AM
To: Christine Kenzie
Cc: Tara Lodewyk
Subject: FW: Emailing: Historic Evaluation Veterans Park Option 3D March 11, 2010.pdf

Attachments: Historic Evaluation Veterans Park Option 3D March 11, 2010.pdf



Historic Evaluation
Veterans P...

Christine:

Here it is, if it can go out as you have suggested both via e-mail and hard copy to council and the media on Monday that would be great. The recommendation remains the same. Thank you very much.

Ed

-----Original Message-----

From: Tara Lodewyk
Sent: March 18, 2010 10:40 AM
To: Christine Kenzie; Ed Morris
Subject: Emailing: Historic Evaluation Veterans Park Option 3D March 11, 2010.pdf

The message is ready to be sent with the following file or link attachments:

Historic Evaluation Veterans Park Option 3D March 11, 2010.pdf

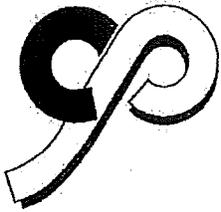
Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

REVISED
MARCH 11, 2010 MEMO REPLACES
MEMO DATED FEBRUARY 22, 2010

APPENDIX – "B"

COMMENTS FROM HERITAGE PRESERVATION COMMITTEE





**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

To: Mark Nolan, IBI Group
Trevor Poth, Parks Superintendent
Joyce Boon, Development Officer

From: Tara Lodewyk, Planner

Date: March 11, 2010

RE: Historic Evaluation of Veterans Park Site Configuration 3D
Red Deer Cenotaph, HP 16- Historical Preservation Overlay District

The Red Deer Cenotaph is identified in the *Land Use Bylaw* as a Historical Preservation Overlay District (HP-16). It is a Municipal Historic Resource under the *Alberta Historical Resources Act*. A statement of significance was completed in 2009.

The Land Use Bylaw states, "in accordance with the *Alberta Historic Resources Act*, that no person shall destroy, alter, restore, or repair a building or structure on a site that has been designed at Municipal Historic Resource without written approval from the Development Officer based on a recommendation of the Heritage Planner or planning department and in consultation with relevant experts."

In advance of a formal application for permits to alter the area surrounding the Cenotaph, planning staff wanted to review the proposed site configuration and acquaint IBI Group and the steering committee with any potential issues. This should avoid any surprises later on in the project process. Planning staff have completed an historic evaluation of proposed site configurations 3D using the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

As part of the historic evaluation process the proposed site configuration 3D was presented to the Heritage Preservation Committee, a committee of Red Deer City Council. The HPC passed the following unanimous motion of support:

"Resolved that the Heritage Preservation Committee, having considered Cenotaph Plaza Preliminary Design Concept Option 3D, as presented at the March 11, 2010 Heritage Preservation Committee Regular Meeting, endorse the site configuration for the Veteran's Park."

The HPC comments for consideration as provided at the February 11, 2010 should still be considered as part of the detailed design phase and they look forward to commenting on the detailed design.

Based on the historical evaluation and comments from the HPC, Planning staff responsible for heritage support the proposed site configuration 3D.

The Heritage Advisory Team, an administrative advisory team will be asked to comment on option 3D on March 16 and any additional comments will be forwarded to IBI Group. The team supported the initial concepts 3B, 3X and 3Y and provided comments for consideration in the detailed design phase.

Another historic evaluation will be completed in a timely manner on the detailed designs as well as the construction drawings of Veterans Park to ensure that the historic value is protected. The Heritage Preservation Committee and Heritage Advisory Team will be consulted as part of this process.

Please do not hesitate to give me a call at 403.343.3394 if you have questions.

Sincerely,

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

Tara Lodewyk, ACP, MCIP
Planner

cc. Janet Pennington, Nancy Hackett, Melissa Schmidt, Kim Woods

HISTORICAL EVALUATION

March 11, 2010

Historic Evaluation of Cenotaph Plaza Park Site Configuration Option 3D Red Deer Cenotaph, HP 16- Historical Preservation Overlay District

Completed by Tara Lodewyk, Planner, Parkland Community Planning Services

I: Why is this historic site important? What are its historic values and character defining elements?

*The **heritage value** is the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value is embodied in its character defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.*

The heritage values of the Red Deer Cenotaph are associated with the following:

- Landmark war memorial
- Created by Sculptor Frank H. Norbury
- Design
 - Tyndall limestone base; Indiana limestone sculpture
 - Location-westward orientation to train station; constant reminder in roadway
 - Soldier dress kit, expression on face

***Character defining elements** are the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained in order to preserve its heritage value.*

The character defining elements include:

- Those elements reflecting its association with Frank H. Norbury, such as the Indiana limestone sculpture of the Unknown Soldier;
- the large Tyndall limestone base;
- those elements reflecting its status as a war memorial commemorating those who served from Red Deer and District, such as its westward orientation on its original location and the plaques commemorating the two world wars and the Korean Conflict; and
- copper tube with two scrolls inside the base.

II. How does the proposed intervention meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*?

Site configuration option 3D was reviewed as part of this historical evaluation. The addition of the park around the Cenotaph is similar to an addition to a historic building. The proposed site configurations relate directly to the five standards listed below:

Standard One: *Conserve the heritage value of a historic place.*

- a) *Do not remove, replace, or substantially alter its intact or repairable character-defining elements.*
- b) *Do not move a part of a historic place if its current location is a character-defining element.*

Standard Three: *Conserve heritage value by adopting an approach calling for minimal intervention.*

Standard Four: *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.*

Standard Eleven: *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*

Standard Twelve: *Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.*

Landmark War Memorial

The proposed site configuration builds on the intent of the Red Deer Cenotaph to honour those who served and those who lost their lives in conflicts. People will now be able to safely access the Cenotaph. Ample distance has been provided around the Cenotaph to ensure the new park elements do not compete with the mass and form of the sculpture. As per standard three there is minimal intervention to the Cenotaph and the park configurations proposed are respectful and make the Cenotaph the main feature.

Sculptor

The work of Frank Norbury is not affected in any of the site configurations. This is acceptable under standard one.

The addition of bollards on the vehicle side of the Cenotaph will add protection for the sculpture which is irreplaceable.

Design

Location of Cenotaph

The Cenotaph is not being moved. This is acceptable as per standard one.

The curb area that surrounds the Cenotaph has taken various forms over the last 88 years. It has been large in size, smaller than the current, oblong in shape, and had no curb to a very pronounced curb. The only constant has been the approximately 4m by 4m concrete slab where the base of the Cenotaph sits.

View of the Cenotaph

The view of the Cenotaph from either direction on Ross Street has been maintained. Low planting beds are acceptable. The radial views to the Cenotaph from those passing on the sidewalk are complimentary. This meets standard three.

The ability to view the sculpture in the way Mr. Norbury intended is maintained as per standard three.

Site Configuration

The site configuration does not try to replicate a 1920s style of park. The Cenotaph should look like a 1922 element and the remainder of the park in a style representative of 2010. The park does not overpower the Cenotaph. The site configuration is physically and visually compatible with the Cenotaph. The park could be removed at a later date and the Cenotaph would not be affected because the base of the Cenotaph is not being moved. This meets standard four, eleven and twelve.

Flag Pole

The early photos of the Cenotaph did not have a flag pole. It is difficult to determine if the Mr. Norbury would have approved of the flag pole directly in the view of the soldier to the train

station. The flag pole was not seen in photographs until around 1945. Being located in the middle of the roadway, there were not a lot of options for location of a flag pole at the time. The photographs show that the flag pole itself has been replaced over time. In speaking with a local historian Michael Dawe, he wonders if it was added in 1949 when the Cenotaph was rededicated to those who lost their lives in the Second World War. He also says that the flag pole is not seen in the original Cenotaph renderings by the artist from 1921.

Since the flag pole has been modified over time and Veterans groups have been consulted on the location of the flag pole near the podium, the proposed location of the flag pole near the podium is supported.

Interpretation

A copper tube containing two scrolls was symbolically placed inside the Cenotaph base, one inscribed with the names of those who served during the war and the other with the names of those who had lost their lives in the conflict. Plaques on the Cenotaph also commemorate soldiers. As per standard four and eleven, the four interpretive columns should not create a false sense of historical development but should compliment the existing interpretive information. As an example the columns could reference the scrolls and conflicts which are not included. It is not recommended that the information on the existing plaques or scrolls is replicated which may minimize the importance of what was done originally.

III. Recommendation

Based on the evaluation of the design using the federal and provincial government adopted *Standards and Guidelines for the Conservation of Historic Places in Canada*, PCPS supports the proposed site configuration 3D.

FILE COPY

March 23, 2010

IBI Group
Suite 1050
Standard Life Building
10405 Jasper Avenue
Edmonton, Alberta T5J 3N4

Attention: Mark Nolan

Dear Mr. Nolan:

Re: *Veterans' Park Concept Plan*

At the Monday, March 22, 2010 City of Red Deer Regular Council Meeting, the following motion was introduced and passed:

"Resolved that Council of the City of Red Deer having considered the report from the Greater Downtown Action Coordinator, dated March 12, 2010, re: Veterans' Park Concept Plan, hereby:

1. Accepts the recommendation of the Greater Downtown Action Plan Steering Committee and approves the Design 3D for the design of Veterans' Square as presented to Council on March 22, 2010, subject to a traffic study in relation to east parking that will be presented to Council in April, 2010."
3. Agrees that the area be named Veterans' Park."

MOTION CARRIED

Please do not hesitate to contact our office should you have any questions.

Sincerely,

Elaine Vincent
Legislative and Administrative Services Manager

c: E. Morris, Great Downtown Coordinator

FILE COPY



Council Decision – March 22, 2010

DATE: March 23, 2010
TO: Ed Morris, Greater Downtown Coordinator
FROM: Elaine Vincent, Legislative and Administrative Services Manager
SUBJECT: Veterans' Park Concept Plan

Reference Report:

Greater Downtown Coordinator, dated March 12, 2010

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Greater Downtown Action Coordinator, dated March 12, 2010, re: Veterans' Park Concept Plan, hereby:

1. Accepts the recommendation of the Greater Downtown Action Plan Steering Committee and approves the Design 3D for the design of Veterans' Square as presented to Council on March 22, 2010, subject to a traffic study in relation to east parking that will be presented to Council in April, 2010."
2. Agrees that the area be named Veterans' Park."

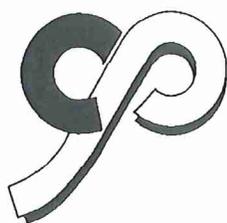
Report Back to Council: Yes – Future Date

Comments/Further Action:

The Veterans' Park Concept Plan will provide a year round area for public gatherings, and honour the history and the veteran's while providing everyday opportunities to enjoy the downtown. This plan aims to achieve a balance between pedestrians, business owners and vehicle traffic.


Elaine Vincent
Legislative & Administrative Services Manager

- c: Director of Community Services
Recreation, Parks & Culture Manager
Parks Superintendent
Heritage and Archives Coordinator
Jerry Hedlund, Projects Superintendent
Cenotaph Project Steering Committee



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Reports Item No. 2

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

DATE: March 12, 2010

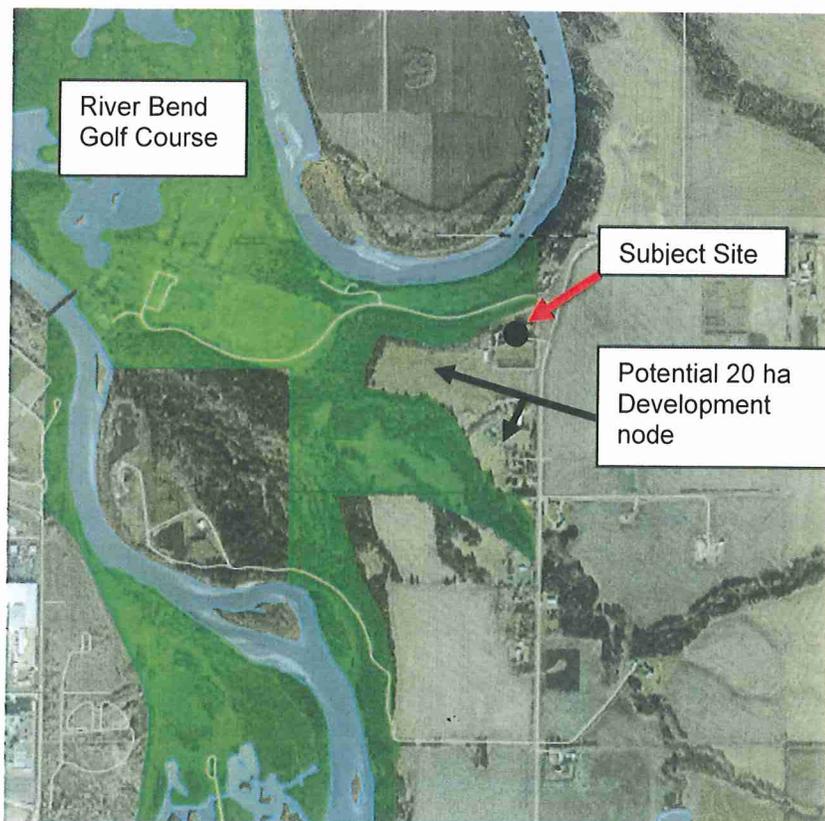
TO: Manager, Legislative and Administrative Services

RE: Land Use Bylaw Amendment Request - JEAN ROBERTS KNOPP
Lot 4, Block 1, Plan 952 2947
Portion NE 34-38-27-W4 (next to Riverbend Golf Course)

An application has been made to The City of Red Deer requesting a Land Use Bylaw amendment to change the zoning of an existing developed residential acreage parcel (Lot 4, Block 1, Plan 952 2947) in the city's northeast quadrant from A1 Future Urban Development District to either the R1E Residential Estate District or to a DC District (Appendix "A"). The purpose of the rezoning application is to facilitate a subsequent subdivision application to subdivide the existing Lot 4 into 2 smaller residential parcels.

Background

The subject site, an existing 1.49 ha (3.68 acre) residential acreage parcel located on the west side of 30th Avenue immediately south of the River Bend Golf Course access road, currently contains a detached dwelling unit and related accessory buildings. If subdivided (see Appendix "B") following a successful rezoning, it is proposed that one of the lots would contain the existing residence and the other lot would be held as a future residential development parcel. The entire area north of 67 Street lying west of 30th Avenue (including the subject parcel) was annexed into the City of Red Deer in 2004. The existing residence operates on a private water well and septic sewage system. No municipal servicing infrastructure (water, sanitary, or storm sewers) exists north of 67th Street. Municipal servicing of this area is not anticipated until at least 2012 and in part, is dependant upon construction of the Northlands Connector roadway project and related utility trunk servicing.



Manager, Legislative and Administrative Services
Proposed Land Use Bylaw Amendment – JEAN ROBERTS KNOPP
Page 2

Statutory Plans

The City's *Municipal Development Plan* identifies the subject site as part of a larger future urban density residential area and indicates preservation (open space) of the adjoining escarpment areas. Furthermore, the subject lands lie within the City's *East Hill Major Area Structure Plan (MASP)* which reinforces the projected future long term land use for this area as residential. With the East Hill MASP in place, the next level of planning document required under the City's *Neighbourhood Planning Guidelines and Standards* criteria is the preparation and approval of a Neighbourhood Area Structure Plan (NASP) to define specific residential uses (for instance R1 or R2), trails, roadways and access locations, servicing and development phasing. To date, no NASP has been submitted for the ±20 ha (50 acre) developable node within this quarter section that consists of ±6 separate land holdings (owners).

It is the responsibility of the landowner to prepare a Neighbourhood Area Structure Plan for their properties. Under the City's process the landowners submit a NASP for consideration to The City who then completes a planning review, administrative review, ensures all geotechnical, traffic or other assessments are complete, collects public input and committee input, and works through the adoption process with the applicant (landowner). The adoption process can take upwards of a year after a proposed plan is submitted. The NASP is a thorough document and is required to set out the detailed blueprint that guides all infrastructure and servicing, future subdivision, and land use designation (zoning) decisions. An example of a Neighbourhood Area Structure Plan prepared for lands near the Knopp property is the Garden Heights Neighbourhood Area Structure Plan which was submitted by landowners in 2008 and adopted by Council in 2009.

Land Use Bylaw and Subdivision

The subject 1.49 ha (3.68 acre) site is currently zoned A1 Future Urban Development District wherein one detached dwelling is allowed as a "discretionary" use. The current development (existing residence) is therefore considered a legal conforming use under the Bylaw. The A1 District development regulations restrict parcel size to minimum 1.2 ha (3.0 acre) sites. While the existing 1.49 ha parcel conforms to the Land Use Bylaw, any re-subdivision of this parcel could not meet minimum A1 District parcel size requirements; it is for this reason (min. parcel size) that the subject rezoning application has been submitted. Rezoning of the site to the R1E Residential District or a Direct Control District with at least a minimum 0.4 ha (1.00 acre) parcel size would be necessary in order for the applicant's envisioned subdivision of the existing parcel into 2 lots to be considered.

The subdivision as proposed (Appendix "B") shows the current 1.49 ha (3.68 acre) site subdivided into 2 lots, one to contain the existing detached dwelling and the second as a future residential development lot. Access to the existing dwelling on the proposed westerly lot is shown to be via the existing driveway which is shown to remain located within the proposed easterly lot. No public roadway dedication to provide legal access to the westerly lot is proposed.



Existing Detached Dwelling
North Facing Elevation

Manager, Legislative and Administrative Services**Proposed Land Use Bylaw Amendment – JEAN ROBERTS KNOPP****Page 3**

The existing parcel was created (subdivided) in 1995 while still located within Red Deer County. The parcel was subdivided out of a larger parcel that was left following City of Red Deer land acquisition in 1985 related to the creation of a large recreational parcel for the development of Waskasoo Park's River Bend Golf Course, Discovery Canyon, cross-country ski trails, etc. The City's land acquisition included significant slope, escarpment and treed areas which were deemed to represent all municipal and environmental reserve requirements for all remaining private land holdings in the balance of the quarter section including the subject parcel. Subsequently, and notwithstanding that the subject parcel includes escarpment areas and is identified in the Land Use Bylaw as lying within an escarpment setback area (Appendix "C"), no additional municipal or environmental reserves could be taken from the subject site. This however would not preclude any future development setbacks that may be required by The City as part of any geotechnical investigation or site assessment relative to any future development permit application(s) along or near these escarpment areas.

Circulation Comments

All landowners within 100m were notified by letter of this rezoning application and no objections were received from any of the area landowners.

This rezoning application was also circulated to City departments for comment. Emergency Services, Community Services, Environmental Services and the Public Works department had no immediate concerns with the proposed rezoning of the site but there was some indication that should subsequent subdivision of the current parcel occur, development issues related to escarpment stability, surface drainage and preservation of natural and treed areas would need to be identified and addressed.

Engineering Services and the Planning Services Division (Inspections & Licensing and Parkland Community Planning Services) do not support rezoning of the existing parcel at this time based on the following concerns:

1. Site is almost fully contained within an escarpment setback area as identified in the Land Use Bylaw (Appendix "C").
2. Slope stability and/or geotechnical information is not available to validate support for additional development on the subject site.
3. Although deferred servicing and offsite levy agreements could be utilized, municipal services in this area will not be available for a number of years.
4. If rezoned, proposed subdivision shows one lot with no legal access; no additional access point(s) allowed onto 30 Avenue until overall road network established for this area west of 30 Avenue.
5. Area has no neighbourhood area structure plan to guide specific land use, rezoning, subdivision or development applications and decisions.

Planning Analysis

Notwithstanding that the current rezoning proposal is to facilitate the re-subdivision of an existing residential acreage parcel, from a planning and land use perspective it is difficult to consider this application in isolation of how this rezoning/subdivision proposal could potentially impact future development of the larger contiguous but isolated and fragmented ±20 ha (50 acre) future development node.

Manager, Legislative and Administrative Services
Proposed Land Use Bylaw Amendment – JEAN ROBERTS KNOPP
Page 4

From a long range planning point of view the ±20 ha future development node, small as it is and within which the subject parcel lies, requires preparation of an overall development concept plan to address such matters as land use, roadways and access. The best planning tool to achieve this objective would be a neighbourhood area structure plan. This comprehensive planning approach (required by the City's *Neighbourhood Planning Guidelines and Standards*) would ensure that all future zoning, subdivision and development decisions are coordinated and compatible with each other. Furthermore, in light of the proposed easterly parcel's location relative to the edge of the escarpment, it is not known how much of this parcel is developable.

The City's R1E Residential Estate District, which is one zoning option put forward by the applicant, was created and intended for long-term residential acreage developments such as the College Park subdivision. The subject application area and its surroundings have been identified in both the City's Municipal Development Plan and the East Hill Major Area Structure Plan for future urban density residential development. This area is unlikely to be developed for acreage parcels but rather with more sustainable and efficient forms of residential development. Preparation of a long range land use concept plan (NASP) for this area would determine its future form of development.

Without the benefit of a long range development concept plan for this area, any rezoning of the current acreage parcel (including an interim DC district) and any subsequent subdivision application would be considered premature at this time.

Recommendation

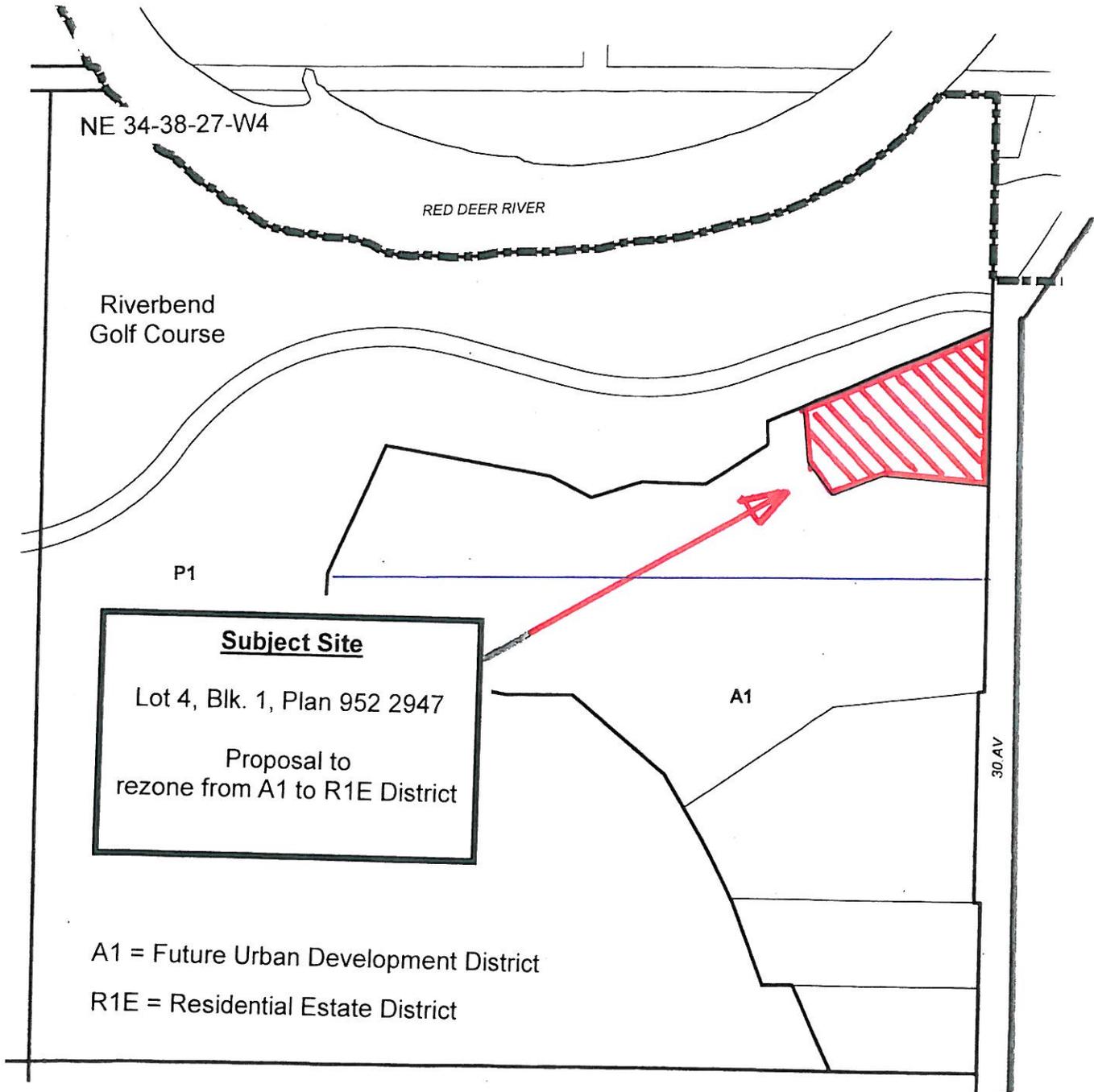
That Council deny the current rezoning application on the basis that it is deemed premature until such time as an approved neighbourhood area structure plan is in place for this area.

7. Lindhout

Tony Lindhout, ACP, MCIP
Assistant City Planning Manager

- c. Paul Meyette, Planning Services Director
Nancy Hackett, City Planning Manager
Susan Knopp, Applicant

Attachments - Appendix A
Appendix B
Appendix C



Rezoning Proposal - KNOPP

Appendix B

CITY OF RED DEER

SKETCH SHOWING
PROPOSED SUBDIVISION

LOT 4, BLOCK 1, PLAN 952 2947

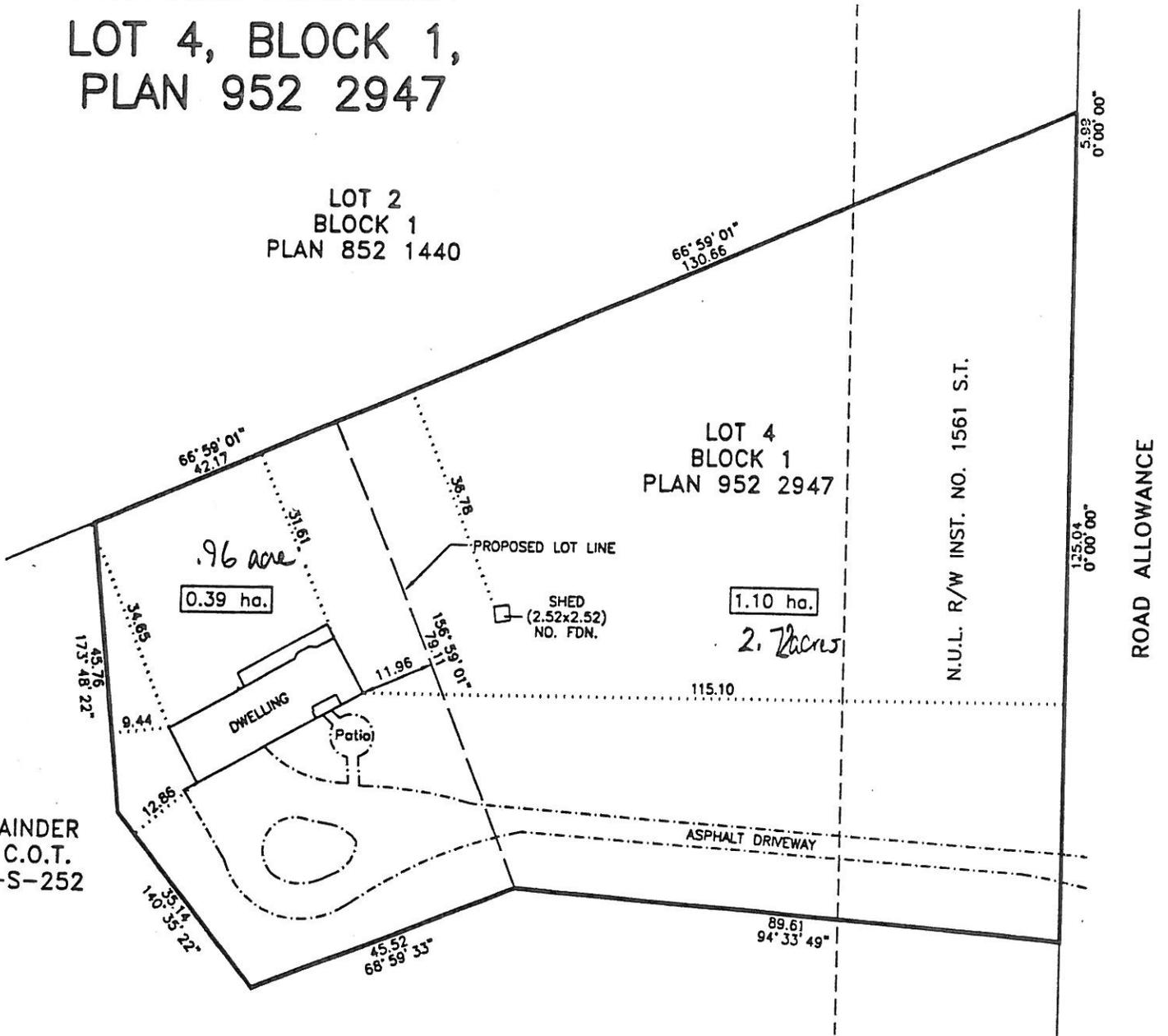


LOT 2
BLOCK 1
PLAN 852 1440

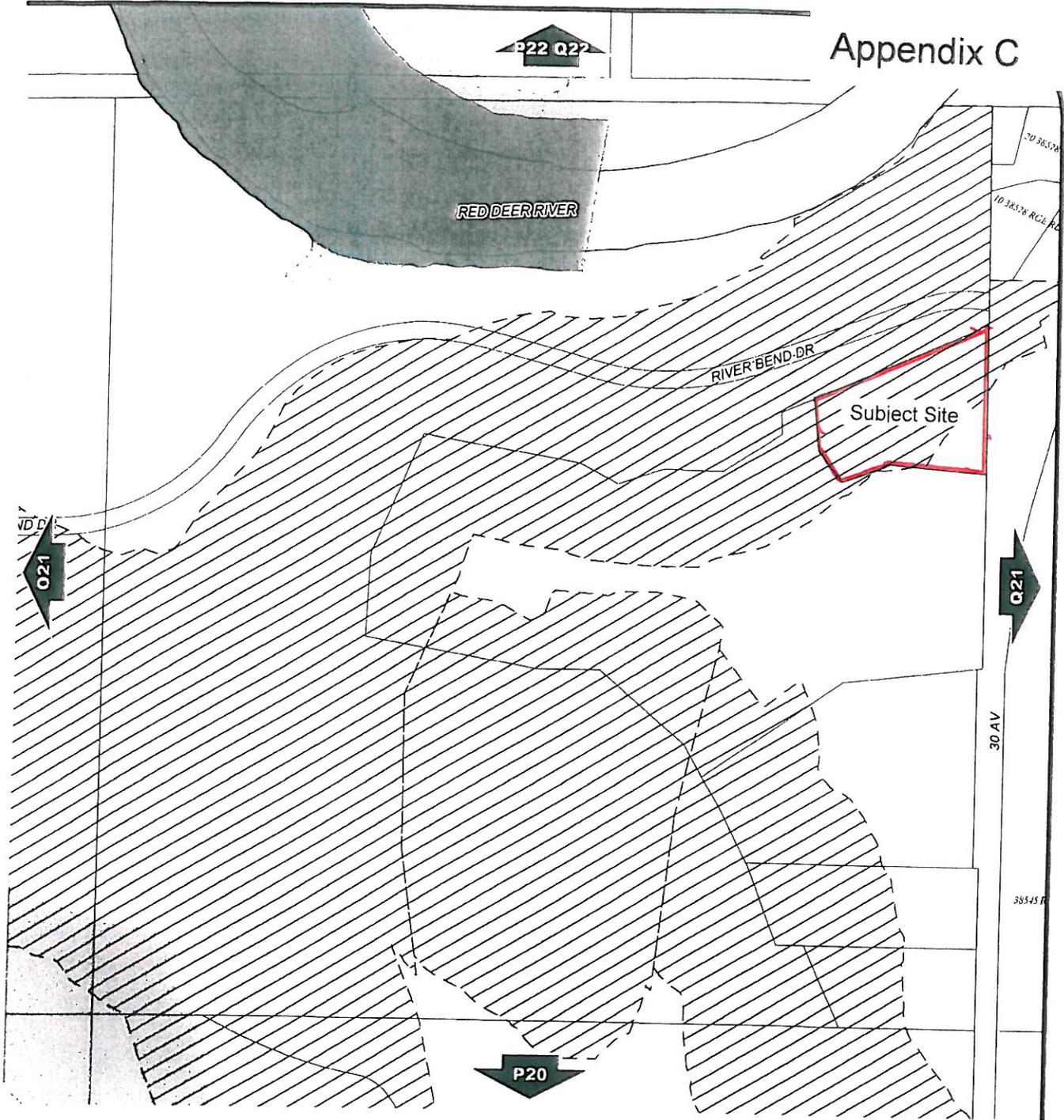
LOT 4
BLOCK 1
PLAN 952 2947

REMAINDER
OF C.O.T.
240-S-252

REMAINDER OF C.O.T. 240-S-252



Appendix C



Land Use Bylaw 3357/2006



North
Scale 1:5,000

© The City of Red Deer



- | | | | |
|--|------------------------------|--|--------------------------------|
| | Escarpment Area | | Historical Preservation Sites |
| | Flood Fringe | | Historically Significant Sites |
| | Floodway | | Historical Site Number |
| | Landfill Site (approximate) | | City Boundary |
| | Landfill Setback | | Civic Address |
| | Major Entry Area | | Railway |
| | Overlay District | | Proposed Lots |
| | Gaetz - Ross Heritage Area | | |
| | Business Revitalization Zone | | |

Printed on Dec 21, 2009

Land Use Constraints

P21

NE¼ Sec34 38-27-W4



City of Red Deer Land Use Bylaw Amendment (Redesignation) Application

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

Applicant's Submission

Please provide the reasons for the proposed redesignation. This submission will be included in a report presented to the City of Red Deer Municipal Planning Commission (MPC) and to City Council at a Public Hearing. (Attach additional pages if necessary).

The 3.68-acre site, along with an abutting 12.09-acre parcel, has been in the applicant's family for more than 40 years. The applicant's mother currently owns both parcels.

The applicant is currently in the process of purchasing the 3.68-acre site from her mother that includes a single-family residence. The applicant proposes to subdivide the site into two parcels:

- Parcel One, an approximately .96 acre site that includes the dwelling, and
- Parcel Two, the remaining site, 2.72 acres.

The applicant suggests that Residential Estate District (R1E) zoning may be appropriate to Parcel One and Direct Control Zoning to Parcel Two.

The subdivision of the property would give the applicant the option of selling Parcel One, with the dwelling. It is the intention of the applicant to maintain Parcel Two with no further development until such time that it is deemed feasible through the City of Red Deer's development plans.

A Shared Access Agreement would be implemented should one of the parcels be sold in the future.

Backgrounder

The applicant's father drafted a preliminary plan in 1969 with the view to developing the property with river view residential lots. That intention was never fulfilled, but it remained a long-term goal. No one can predict the future, but it is hoped that by subdividing the 3.68-acre site, the majority of the land will remain in the hands of the applicant and her family until such time that the land can be further developed.

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



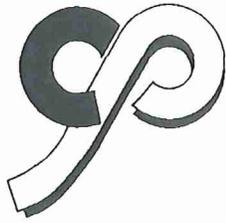
**Request: Report for Inclusion
on a Council Agenda**

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	Tony Lindhout		
Department & Telephone Number:	Parkland Community Planning Services 403-343-3394		
REPORT INFORMATION			
Preferred Date of Agenda:	March 22, 2010; Request item be scheduled before dinner break, please provide time as applicant wants to attend. Applicant contact info: Susan Knopp: cell 403-588-1939, work 403-346-1908		
Subject of the Report (provide a brief description)	Rezoning application to facilitate a 2 lot subdivision; Applicant: Susan Knopp on behalf of Jean R. Knopp		
Is this Time Sensitive? Why?	Yes; at March 22 meeting applicant is available		
What is the Decision/Action required from Council?	Denial of rezoning application; proposal is premature as there is no neighbourhood plan		
Please describe Internal/ External Consultation, if any.	Referred to City departments, adjacent landowners within 100m		
Is this a Committee of the Whole item?	No		
How does the Report link to the Strategic Plan? Service and Excellence – sustainable development			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.	Not referred to legal Counsel as proposed LUB amendment involves no text changes and proposal is not recommended for approval. No outstanding issues.		
Has Financial Services been consulted? Are there any budget implications? Please describe.	N/A		
Presentation: (10 Min Max.)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Presenter Name and Contact Information: Tony Lindhout or Nancy Hackett 403-343-3394
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
LEGISLATIVE & ADMINISTRATIVE USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC			(Please circle those that apply)
SMT When/describe: _____	Topics When/Describe: _____	Board(s) / Committee(s) When/Describe: _____	
Do we need a Media Release?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

ORIGINAL

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

DATE: March 12, 2010

TO: Manager, Legislative and Administrative Services

RE: Land Use Bylaw Amendment Request - JEAN ROBERTS KNOPP
Lot 4, Block 1, Plan 952 2947
Portion NE 34-38-27-W4 (next to Riverbend Golf Course)

An application has been made to The City of Red Deer requesting a Land Use Bylaw amendment to change the zoning of an existing developed residential acreage parcel (Lot 4, Block 1, Plan 952 2947) in the city's northeast quadrant from A1 Future Urban Development District to either the R1E Residential Estate District or to a DC District (Appendix "A"). The purpose of the rezoning application is to facilitate a subsequent subdivision application to subdivide the existing Lot 4 into 2 smaller residential parcels.

Background

The subject site, an existing 1.49 ha (3.68 acre) residential acreage parcel located on the west side of 30th Avenue immediately south of the River Bend Golf Course access road, currently contains a detached dwelling unit and related accessory buildings. If subdivided (see Appendix



"B") following a successful rezoning, it is proposed that one of the lots would contain the existing residence and the other lot would be held as a future residential development parcel. The entire area north of 67 Street lying west of 30th Avenue (including the subject parcel) was annexed into the City of Red Deer in 2004. The existing residence operates on a private water well and septic sewage system. No municipal servicing infrastructure (water, sanitary, or storm sewers) exists north of 67th Street. Municipal servicing of this area is not anticipated until at least 2012 and in part, is dependant upon construction of the Northlands Connector roadway project and related utility trunk servicing.

Statutory Plans

The City's *Municipal Development Plan* identifies the subject site as part of a larger future urban density residential area and indicates preservation (open space) of the adjoining escarpment areas. Furthermore, the subject lands lie within the City's *East Hill Major Area Structure Plan (MASP)* which reinforces the projected future long term land use for this area as residential. With the East Hill MASP in place, the next level of planning document required under the City's *Neighbourhood Planning Guidelines and Standards* criteria is the preparation and approval of a Neighbourhood Area Structure Plan (NASP) to define specific residential uses (for instance R1 or R2), trails, roadways and access locations, servicing and development phasing. To date, no NASP has been submitted for the ±20 ha (50 acre) developable node within this quarter section that consists of ±6 separate land holdings (owners).

It is the responsibility of the landowner to prepare a Neighbourhood Area Structure Plan for their properties. Under the City's process the landowners submit a NASP for consideration to The City who then completes a planning review, administrative review, ensures all geotechnical, traffic or other assessments are complete, collects public input and committee input, and works through the adoption process with the applicant (landowner). The adoption process can take upwards of a year after a proposed plan is submitted. The NASP is a thorough document and is required to set out the detailed blueprint that guides all infrastructure and servicing, future subdivision, and land use designation (zoning) decisions. An example of a Neighbourhood Area Structure Plan prepared for lands near the Knopp property is the Garden Heights Neighbourhood Area Structure Plan which was submitted by landowners in 2008 and adopted by Council in 2009.

Land Use Bylaw and Subdivision

The subject 1.49 ha (3.68 acre) site is currently zoned A1 Future Urban Development District wherein one detached dwelling is allowed as a "discretionary" use. The current development (existing residence) is therefore considered a legal conforming use under the Bylaw. The A1 District development regulations restrict parcel size to minimum 1.2 ha (3.0 acre) sites. While the existing 1.49 ha parcel conforms to the Land Use Bylaw, any re-subdivision of this parcel could not meet minimum A1 District parcel size requirements; it is for this reason (min. parcel size) that the subject rezoning application has been submitted. Rezoning of the site to the R1E Residential District or a Direct Control District with at least a minimum 0.4 ha (1.00 acre) parcel size would be necessary in order for the applicant's envisioned subdivision of the existing parcel into 2 lots to be considered.

The subdivision as proposed (Appendix "B") shows the current 1.49 ha (3.68 acre) site subdivided into 2 lots, one to contain the existing detached dwelling and the second as a future residential development lot. Access to the existing dwelling on the proposed westerly lot is shown to be via the existing driveway which is shown to remain located within the proposed easterly lot. No public roadway dedication to provide legal access to the westerly lot is proposed.



Existing Detached Dwelling
North Facing Elevation

The existing parcel was created (subdivided) in 1995 while still located within Red Deer County. The parcel was subdivided out of a larger parcel that was left following City of Red Deer land acquisition in 1985 related to the creation of a large recreational parcel for the development of Waskasoo Park's River Bend Golf Course, Discovery Canyon, cross-country ski trails, etc. The City's land acquisition included significant slope, escarpment and treed areas which were deemed to represent all municipal and environmental reserve requirements for all remaining private land holdings in the balance of the quarter section including the subject parcel. Subsequently, and notwithstanding that the subject parcel includes escarpment areas and is identified in the Land Use Bylaw as lying within an escarpment setback area (Appendix "C"), no additional municipal or environmental reserves could be taken from the subject site. This however would not preclude any future development setbacks that may be required by The City as part of any geotechnical investigation or site assessment relative to any future development permit application(s) along or near these escarpment areas.

Circulation Comments

All landowners within 100m were notified by letter of this rezoning application and no objections were received from any of the area landowners.

This rezoning application was also circulated to City departments for comment. Emergency Services, Community Services, Environmental Services and the Public Works department had no immediate concerns with the proposed rezoning of the site but there was some indication that should subsequent subdivision of the current parcel occur, development issues related to escarpment stability, surface drainage and preservation of natural and treed areas would need to be identified and addressed.

Engineering Services and the Planning Services Division (Inspections & Licensing and Parkland Community Planning Services) do not support rezoning of the existing parcel at this time based on the following concerns:

1. Site is almost fully contained within an escarpment setback area as identified in the Land Use Bylaw (Appendix "C").
2. Slope stability and/or geotechnical information is not available to validate support for additional development on the subject site.
3. Although deferred servicing and offsite levy agreements could be utilized, municipal services in this area will not be available for a number of years.
4. If rezoned, proposed subdivision shows one lot with no legal access; no additional access point(s) allowed onto 30 Avenue until overall road network established for this area west of 30 Avenue.
5. Area has no neighbourhood area structure plan to guide specific land use, rezoning, subdivision or development applications and decisions.

Planning Analysis

Notwithstanding that the current rezoning proposal is to facilitate the re-subdivision of an existing residential acreage parcel, from a planning and land use perspective it is difficult to consider this application in isolation of how this rezoning/subdivision proposal could potentially impact future development of the larger contiguous but isolated and fragmented ±20 ha (50 acre) future development node.

From a long range planning point of view the ±20 ha future development node, small as it is and within which the subject parcel lies, requires preparation of an overall development concept plan to address such matters as land use, roadways and access. The best planning tool to achieve this objective would be a neighbourhood area structure plan. This comprehensive planning approach (required by the City's *Neighbourhood Planning Guidelines and Standards*) would ensure that all future zoning, subdivision and development decisions are coordinated and compatible with each other. Furthermore, in light of the proposed easterly parcel's location relative to the edge of the escarpment, it is not known how much of this parcel is developable.

The City's R1E Residential Estate District, which is one zoning option put forward by the applicant, was created and intended for long-term residential acreage developments such as the College Park subdivision. The subject application area and its surroundings have been identified in both the City's Municipal Development Plan and the East Hill Major Area Structure Plan for future urban density residential development. This area is unlikely to be developed for acreage parcels but rather with more sustainable and efficient forms of residential development. Preparation of a long range land use concept plan (NASP) for this area would determine its future form of development.

Without the benefit of a long range development concept plan for this area, any rezoning of the current acreage parcel (including an interim DC district) and any subsequent subdivision application would be considered premature at this time.

Recommendation

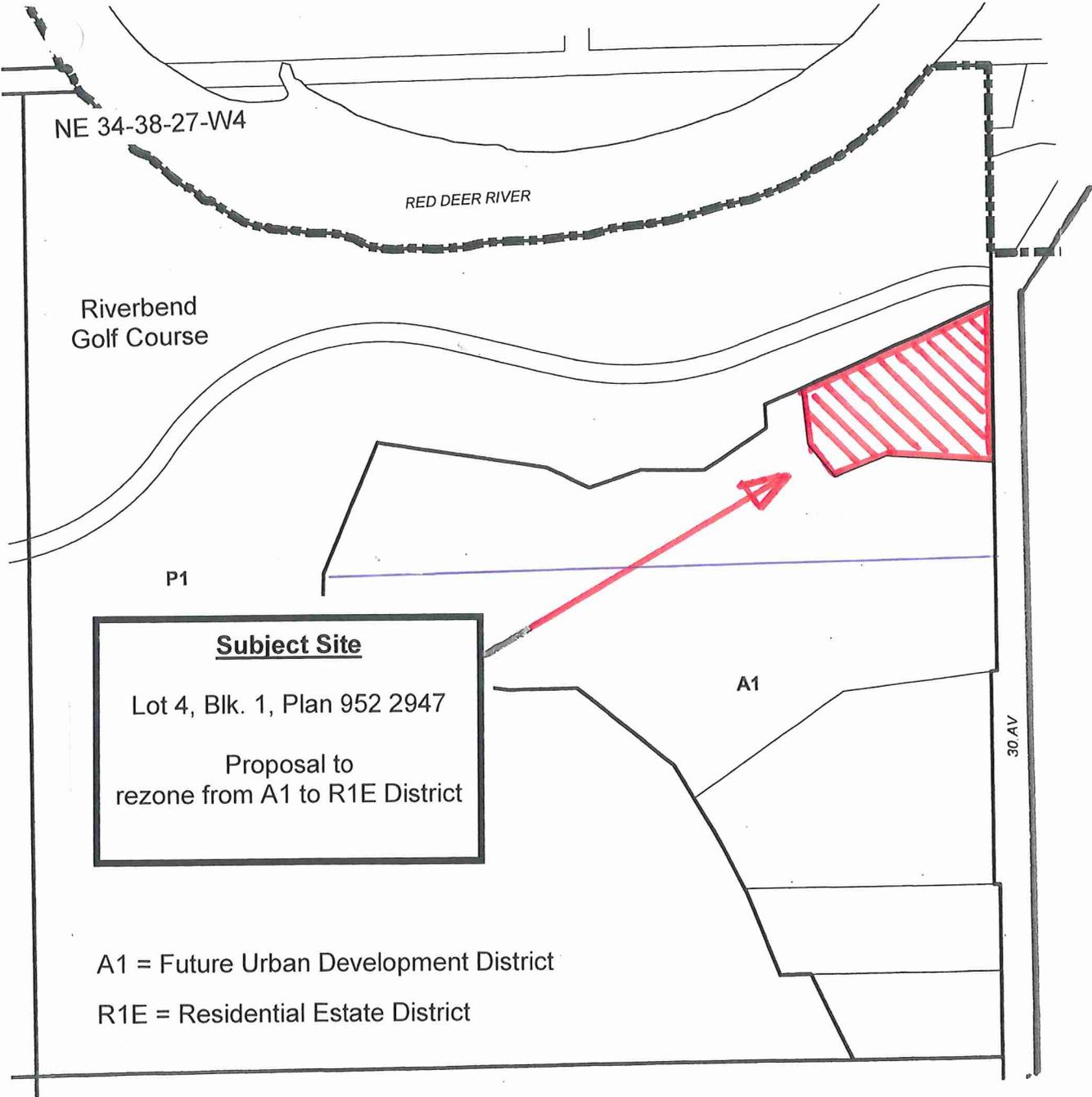
That Council deny the current rezoning application on the basis that it is deemed premature until such time as an approved neighbourhood area structure plan is in place for this area.

7. Lindhout

Tony Lindhout, ACP, MCIP
Assistant City Planning Manager

- c. Paul Meyette, Planning Services Director
Nancy Hackett, City Planning Manager
Susan Knopp, Applicant

Attachments - Appendix A
Appendix B
Appendix C



Rezoning Proposal - KNOPP

CITY OF RED DEER

SKETCH SHOWING PROPOSED SUBDIVISION LOT 4, BLOCK 1, PLAN 952 2947

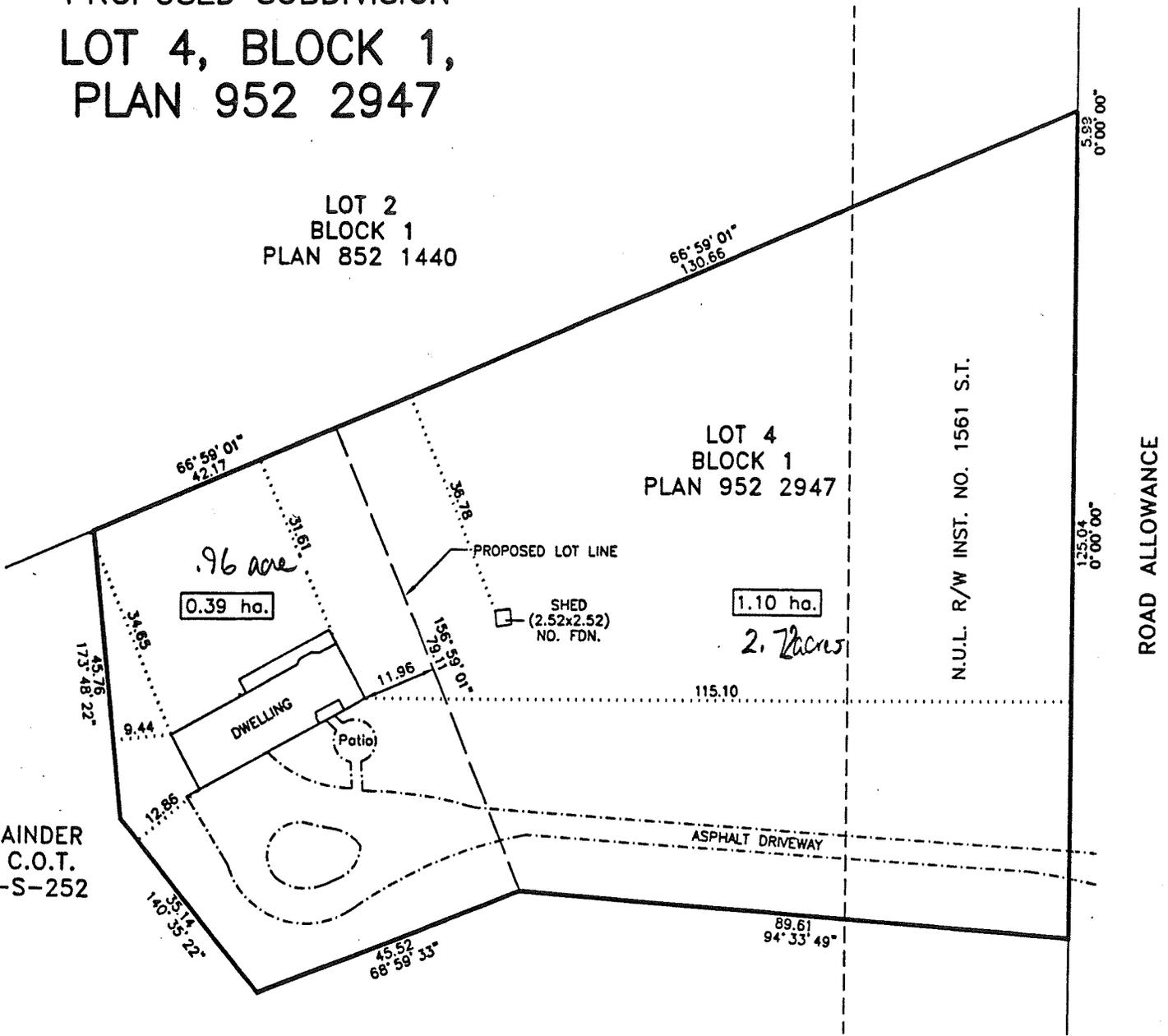


LOT 2
BLOCK 1
PLAN 852 1440

LOT 4
BLOCK 1
PLAN 952 2947

REMAINDER
OF C.O.T.
240-S-252

REMAINDER OF C.O.T. 240-S-252



N.U.L. R/W INST. NO. 1561 S.T.

ROAD ALLOWANCE

5.89
0' 00' 00"

125.04
0' 00' 00"

89.61
94° 33' 49"

115.10

PROPOSED LOT LINE

SHED
(2.52x2.52)
NO. FDN.

0.39 ha.

1.10 ha.

.96 acre

2.7 acres

DWELLING

Patio

ASPHALT DRIVEWAY

66° 59' 01"
42.17

66° 59' 01"
130.66

36.78

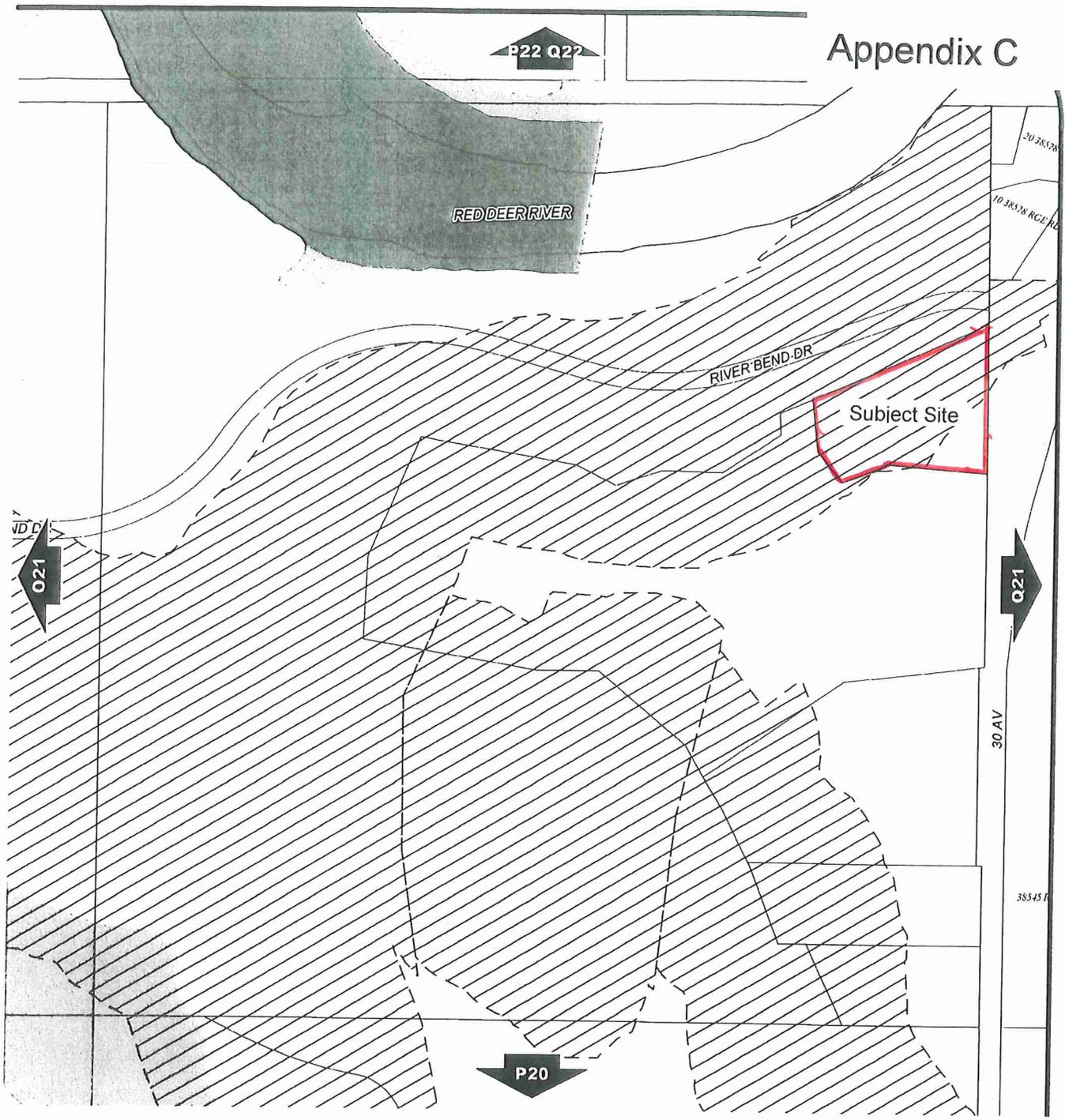
156° 59' 01"
11.96

34.65
45.76
173° 48' 22"
9.44

12.86
35.14
140° 35' 22"

45.52
68° 59' 33"

Appendix C



Land Use Bylaw 3357/2006



North

Scale 1:5,000

© The City of Red Deer



- | | | | |
|--|------------------------------|--|--------------------------------|
| | Escarpment Area | | Historical Preservation Sites |
| | Flood Fringe | | Historically Significant Sites |
| | Floodway | | Historical Site Number |
| | Landfill Site (approximate) | | City Boundary |
| | Landfill Setback | | Civic Address |
| | Major Entry Area | | Railway |
| | Overlay District | | Proposed Lots |
| | Gaetz - Ross Heritage Area | | |
| | Business Revitalization Zone | | |

Printed on Dec 21, 2009

Land Use Constraints

P21

NE¼ Sec34 38-27-W4



**Land Use Bylaw
Amendment (Redesignation) Application**

Land Use Bylaw 3357/06



On behalf of the City of Red Deer

Submit completed applications to:

**Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca**



Suite 404, 4808 Ross Street
 Red Deer, Alberta, T4N 1X5
 Phone: (403) 343-3394
 FAX: (403) 346-1570
 E-mail: pcps@pcps.ab.ca

City of Red Deer Land Use Bylaw Amendment (Redesignation) Application

All of the information requested in the application and attached checklist is necessary to complete a thorough evaluation and timely decision on your application. All material submitted must be clear, legible and precise; staff will only accept complete applications.

For a full overview of the Land Use Bylaw (LUB) amendment process please see sections 2.19, 2.20, 2.21, and 2.22 of the City of Red Deer Land Use Bylaw as attached.

Registered Owner of Land that is the Subject of the Proposed LUB Amendment

Name (company): _____
 Contact Person: JEAN ROBERTS KNOPP
 Municipal Address: 4746 56 ST. RED DEER
 Mailing Address: 4746 56 ST RED DEER
 Postal Code: T4N 2K3
 Phone Number: 403 343-1909 Fax Number: N/A
 E-Mail Address: jrknopp@alberta-highspeed.net (subject to change after Dec 1/09)

Applicant (if different from the Registered Owner)

Name (company): _____
 Contact Person: SUSAN KNOPP
 Municipal Address: 4720-56 STREET, RED DEER, AB
 Mailing Address: 4720-56 STREET, RED DEER AB
 Postal Code: T4N 2K1
 Phone Number: 403-347-2134 Fax Number: 403-342-4882
 E-Mail Address: susan.knopp@telus.net
 Cell: 403-588-1939
 Work: 403-346-1908

Collection and use of personal information: This personal information is being collected under the authority of the *Municipal Government Act* and will be used in the processing of this application. It is protected by the privacy provisions of the *Freedom of Information and Protection of Privacy Act*.



Suite 404, 4808 Ross Street
 Red Deer, Alberta, T4N 1X5
 Phone: (403) 343-3394
 FAX: (403) 346-1570
 E-mail: pcps@pcps.ab.ca

City of Red Deer Land Use Bylaw Amendment (Redesignation) Application

Landowner Authorization (this section to be completed by Landowner)

I (We), JEAN R. KNOPP
 (Full name in Block)

hereby certify that I am (we are) the registered owner(s) of the land that is subject of this application, and that the information given on this form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Land Use Bylaw Amendment Application.

If applicable, Authorization to Act on Behalf of the Registered Owner:

I (we) hereby authorize SUSAN KNOPP to act on my (our) behalf on matters pertaining to this Land Use Bylaw Amendment Application.

Landowner Signature(s): Jean R Knopp
 Date: 09/09/09

Description of Land Proposed to be Redesignated

Plan(s): 952 2947 Block(s): 1 Lot(s): NUMBER 4
 PART OF NE 1/4 SEC 34 TWP 38 RGE 27 W4M
 Municipal Address: 30th AVENUE, RED DEER

Area: 3.68 ACRES, hectares, acres, m², sq. ft.

Amendment Proposed

Existing Land Use Designation: AG 1

Proposed Land Use Designation: R1E OR DIRECT CONTROL

Collection and use of personal information: This personal information is being collected under the authority of the *Municipal Government Act* and will be used in the processing of this application. It is protected by the privacy provisions of the *Freedom of Information and Protection of Privacy Act*.

City of Red Deer Land Use Bylaw Amendment (Redesignation) Application

Applicant's Submission

Please provide the reasons for the proposed redesignation. This submission will be included in a report presented to the City of Red Deer Municipal Planning Commission (MPC) and to City Council at a Public Hearing. (Attach additional pages if necessary).

The 3.68-acre site, along with an abutting 12.09-acre parcel, has been in the applicant's family for more than 40 years. The applicant's mother currently owns both parcels.

The applicant is currently in the process of purchasing the 3.68-acre site from her mother that includes a single-family residence. The applicant proposes to subdivide the site into two parcels:

- Parcel One, an approximately .96 acre site that includes the dwelling, and
- Parcel Two, the remaining site, 2.72 acres.

The applicant suggests that Residential Estate District (RIE) zoning may be appropriate to Parcel One and Direct Control Zoning to Parcel Two.

The subdivision of the property would give the applicant the option of selling Parcel One, with the dwelling. It is the intention of the applicant to maintain Parcel Two with no further development until such time that it is deemed feasible through the City of Red Deer's development plans.

A Shared Access Agreement would be implemented should one of the parcels be sold in the future.

Backgrounder

The applicant's father drafted a preliminary plan in 1969 with the view to developing the property with river view residential lots. That intention was never fulfilled, but it remained a long-term goal. No one can predict the future, but it is hoped that by subdividing the 3.68-acre site, the majority of the land will remain in the hands of the applicant and her family until such time that the land can be further developed.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
052 152 726

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

10035-105 ST
EDMONTON
ALBERTA T5J2V6
"PART"

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012028972)

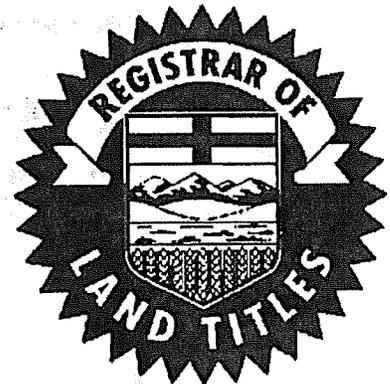
082 498 638 14/11/2008 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
6704-50 AVENUE, RED DEER
ALBERTA T4N4E1
ORIGINAL PRINCIPAL AMOUNT: \$900,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 2 DAY OF NOVEMBER, 2009 AT 03:31 P.M.

ORDER NUMBER:15183505

CUSTOMER FILE NUMBER: BOWOOD



END OF CERTIFICATE

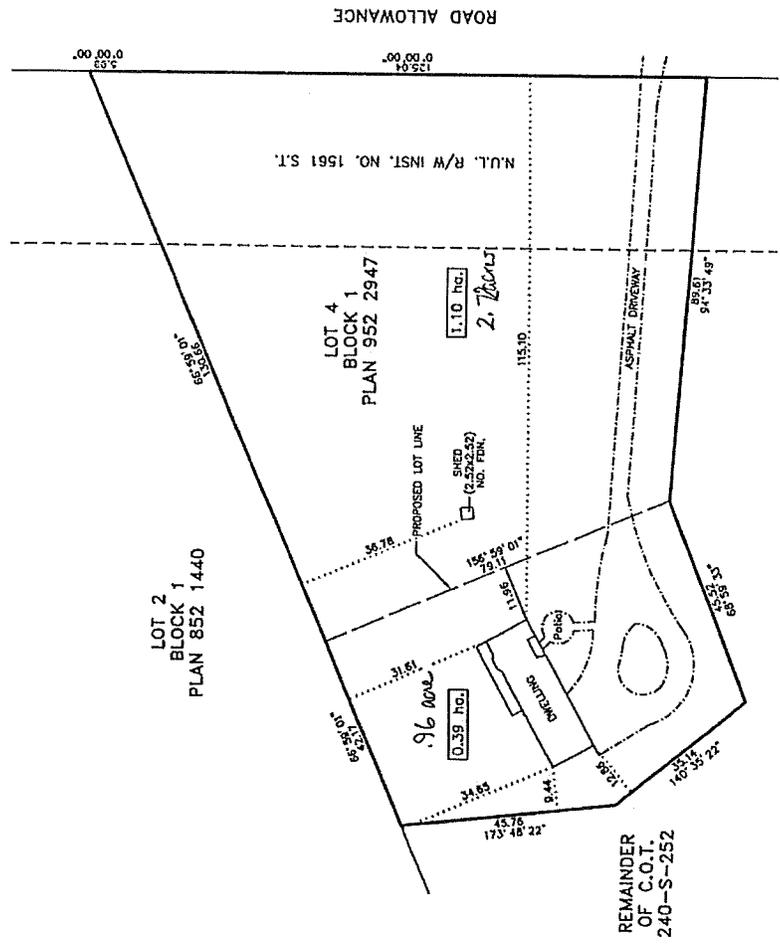
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).

CITY OF RED DEER
 SKETCH SHOWING
 PROPOSED SUBDIVISION
 LOT 4, BLOCK 1,
 PLAN 952 2947

Scale 1:1000

Legend:
 Distances are shown in metres.
 Area to be affected is outlined thus: ———
 Distances are shown in metres.
 Areas are shown in hectares. 1.10 ha.
 Areas are shown thus: 1.10 ha.



REMAINDER OF C.O.T. 240-S-252

REMAINDER
 OF C.O.T.
 240-S-252

FILE COPY

March 23, 2010

Jean Roberts Knopp
4746-56 Street
Red Deer, AB T4N 2K3

Dear Ms. Knopp:

**Re: *Land Use Bylaw Amendment Request from Jean Roberts Knopp
Lot 4, Block 1, Plan 952 2947, Portion of NE 34-38-27-W4 / Adjacent to River Bend Golf Course***

At the Monday, March 22, 2010 City of Red Deer Regular Council Meeting, Council considered the request for a land use bylaw amendment for the above referenced property and passed the following resolution:

“Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated March 12, 2010, re: Land Use Bylaw Amendment Request – Jean Roberts Knopp – Lot 4, Block 1, Plan 952 2947, Portion NE 34-38-27-W4 (Next to River Bend Golf Course) hereby tables consideration of this application for up to two months to allow administration to prepare an analysis and development of a Direct Control District bylaw for this area.”

MOTION CARRIED

Please do not hesitate to contact our office should you have any questions.

Sincerely,

Elaine Vincent
Legislative and Administrative Services Manager

c: Parkland Community Planning Services

DATE: March 23, 2010
TO: Tony Lindhout, Assistant City Planning Manager
FROM: Elaine Vincent, Legislative and Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment Request from Jean Roberts Knopp
Lot 4, Block 1, Plan 952 2947
Portion NE 34-38-27-W4 (next to Riverbend Golf Course)

Reference Report:

Assistant City Planning Manager, dated March 12, 2010

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated March 12, 2010, re: Land Use Bylaw Amendment Request – Jean Roberts Knopp – Lot 4, Block 1, Plan 952 2947, Portion NE 34-38-27-W4 (Next to River Bend Golf Course) hereby tables consideration of this application for up to two months to allow administration to prepare an analysis and development of a Direct Control District bylaw for this area.”

MOTION CARRIED

Report Back to Council: Yes – in two months time

Comments/Further Action:

The Land Use Bylaw Amendment request is to change the zoning of an existing developed residential acreage parcel (Lot 4, Block 1, Plan 952 2947) in the City’s northeast quadrant from A1 Future Urban Development District to either the R1E Residential Estate District or to a DC District. The purpose of the rezoning application is to facilitate a subsequent subdivision application to subdivide the existing Lot 4 into 2 smaller residential parcels.



Elaine Vincent
Legislative & Administrative Services Manager

c: Planning Services Director
City Planning Manager

Reports Item No. 3**DATE: March 12, 2010**

Document #970302

TO: Elaine Vincent, Legislative Services Manager**FROM: Greg Scott, Recreation, Parks & Culture Manager****SUBJECT: Heritage Ranch Operation – Financial Subsidy****INTRODUCTION**

The Waskasoo Park Special Gathering Places Study – Heritage Ranch Concept Plan was completed in fall of 2009. Once the plan had been completed and adopted by Council, an Expression of Interest was released to initiate the process to identify a contract operator for Heritage Ranch that would meet The City's expectations and realize the model and services outlined in the Concept Plan for the site.

Upon receiving Expressions of Interest, proponents were invited to an information and site meeting, and received a Request for Proposal that further outlined The City's expectations for a contracted Operator. All proponents submitting a bid were then asked to present their proposals to the Steering Committee.

At the end of the process, the Steering Committee identified one of the proponents as a possible service provider; however, the services outlined and corresponding budget was significantly higher than the current level of support being provided by The City. After an initial meeting with the proponent, a revised service plan and budget was presented.

DISCUSSION

The potential operator has proposed a 5-year operation plan based on the following key points:

- work toward sustainability of the operation;
- to improve public perceptions and image of the service;
- increase highway tourist perceptions and enhance the general guest enjoyment of this unique facility; while
- respecting the diversity of users and opportunities at the site.

Year 1

- Develop and launch a new brand and corresponding marketing strategies to increase profile of services, including on-site food services, meeting, wedding and event packages. Strategies outlined include signage, print material, web and social marketing, trade shows and target marketing.

- Maintain equestrian services including basic children's camps and/or lessons, wagon and carriage tours, interpretive tours and horses on site.
- Create and market at least three special, non-equestrian-focused events throughout the year.
- Develop and improve on year-round food services to a 'higher-end' service to enhance tourist/guest perceptions and experience.
- Site services including on-site resident for increased security and snow removal for roadways and parking.
- Enhanced partnerships with current and potential stakeholders such as Parkland Cross-country Ski Club, Tourism Red Deer and Waskasoo Environmental Education Society.

Year 2

- Increased service level from year one will include:
 - Higher number of carriage and stagecoach tours using bus tours and highway tourism;
 - Two additional events throughout the year; and
 - Full year of services.
- The outlined City cost for subsidy to the proposed services for year one and two is \$170,000, which would reflect a \$110,000 increase over current funding levels. As a part of this amount, the Operator would be available to take on any and all bookings previously promised by the existing operator in addition to moving to full services by no later than June 1, 2010, pending approvals.
- A contract review will be conducted at the end of year two, examining sustainability and gross revenues. If gross sales have reached \$350,000 - \$400,000 then City contributions could be reduced, further reducing the subsidy required.

Year 3, 4 & 5

- Enhanced services will be considered with a focus on low-impact and high return. Goal is 100% self-sustaining operation by year 5; however, this is very optimistic at this point.
- For an additional fee, services to provide minor infrastructure maintenance for facilities on the site following completion of capital upgrades outlined in the Heritage Ranch Concept Plan 2009.

Additional service concepts presented in the initial proposal, which support a stronger competitive business-focused model included:

- Retail sales
- Stable operation
- Ranch House Bed & Breakfast
- Extreme Bicycle Course/Facility
- Public Campground

These opportunities are not being considered at this time; however, there may be opportunities for Council to explore in the future to ensure sustainability of the facility. In addition, they would all require additional capital investment and approval of The City to realize.

While the revised service plan and budget request by the potential operator for Heritage Ranch still reflects an increase of \$110,000 annually, it reflects the minimum level of support that is required to ensure the level and quality of services at this Waskasoo Park node is achieved.

If The City is unable to provide this level of support for this operation service levels will decrease, including the potential removal of the some site services. The facility and washrooms can be operated and maintained, at a very basic level, through increased staffing levels, utilizing current allocated funds.

FINANCIAL IMPLICATIONS

Currently, \$60,000 per year has been budgeted for contracted operations at Heritage Ranch. \$110,000 additional, ongoing resources will be required for the next two years to secure and maintain operations at the facility with the basic service-levels outlined.

Depending on gross revenues, The City's financial support to the operation of the facility may be reduced after a contract and operational review at the end of year two. Once a financial operational strategy has been developed for 2012, 2013 and 2014 a report will be forwarded to Council for information or action.

SUMMARY

The City has an opportunity to engage a contracted operator at Heritage Ranch to provide diverse, customer-focused, services that better reflect the vision outlined in the 2009 Heritage Ranch Concept Plan. The funding required to secure these services is an additional \$110,000 in 2010 and 2011. The subsidy number for 2012, 2013 and 2014 will be determined through an operational review at year end in 2011.

RECOMMENDATION

- That Council supports an increase of \$110,000 to the subsidy for the Heritage Ranch operation for 2010 and 2011.
- In addition to the base subsidy of 60K and as a result of a contract and operational review Council agrees to continue financial support, as determined, of the Heritage Ranch operation for 2012, 2013 and 2014.

FINANCIAL SERVICES REVIEW

Financial Services has reviewed the financial information in the report and has submitted their report as an attachment



Greg Scott, Recreation, Parks and Culture Manager

/Attachments

Cc: Colleen Jensen, Director of Community Services
Dean Krejci, Financial Services Manager

Kay Kenny, Recreation Superintendent
Deb Comfort, Neighbourhood Facilities & Community Development Supervisor



DATE: March 12, 2010

TO: City Manager and Council

FROM: Dean Krejci, Manager
Financial Services

SUBJECT: Heritage Ranch Operation – Financial Subsidy

BACKGROUND

Financial Services has been asked to review the financial information in the ‘Heritage Ranch Operation – Financial Subsidy’ report and attest to its correctness.

Financial Services has further been requested to suggest a funding source for the increased funding level.

FINANCIAL IMPLICATIONS

During the 2009 operating budget debate and approval process Council approved a ‘Service Plan Funding Requirement’ that indicated the operating cost funding had been \$40,000 for each of 2006 – 2008 but that due to increases in costs \$60,000 would be required on an ongoing basis.

The current report states that further funding of \$110,000 is necessary, bringing the total funding to \$170,000. Based on the contract review process at the end of year two Financial Services can suggest a one time funding source for each of 2010 and 2011 and would suggest funding be reviewed for the 2012 budget process.

RECOMMENDATION

That City Council approve the transfer of \$110,000 from the Tax Stabilization Reserve to fund additional expenses in the 2010 operating budget for the Heritage Ranch operation plan.

That Council direct that the 2011 operating budget be prepared on the basis of providing a transfer of \$110,000 from the Tax Stabilization Reserve to fund additional expenses for the Heritage Ranch operation plan.

Financial Services Manager

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



**Request: Report for Inclusion
on a Council Agenda**

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	Deb Comfort/Greg Scott		
Department & Telephone Number:	RPC 309-8422 / 342-8165		
REPORT INFORMATION			
Preferred Date of Agenda:	March 22, 2010		
Subject of the Report (provide a brief description)	Heritage Ranch Operation – Financial Subsidy		
Is this Time Sensitive? Why?	Yes, because the current operator is finished March 31, 2010 and this must be approved prior to a finalized agreement with the new, potential operator for the facility.		
What is the Decision/Action required from Council?	Additional financial resources required.		
Please describe Internal/ External Consultation, if any.	N/A		
Is this a Committee of the Whole item?	No		
How does the Report link to the Strategic Plan? This item is supported through the following Strategies outlined in the Strategic Plan: INN 1.1, INN 1.2, INN 1.5, DC 3.3, DC 4.3, and DC 4.5			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe. Yes, Legal Counsel has been involved throughout the process of securing a new operator. The outstanding issues will be addressed through the contract development with the new operator, if and when support is received from Council.			
Has Financial Services been consulted? Are there any financial implications? Please describe. Financial Services has been consulted and all financial implications are outlined in the attached report.			
Presentation: (10 Min Max.)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Presenter Name and Contact Information:
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (i.e. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
FOR LEGISLATIVE & ADMINISTRATIVE SERVICES USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC			(Please circle those that apply)
SMT When/describe: _____	Topics When/Describe: _____	Board(s) / Committee(s) When/Describe: _____	
Do we need Communications Support?			<input type="checkbox"/> YES <input type="checkbox"/> NO

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

Christine Kenzie

From: Deb Comfort
Sent: March 13, 2010 4:26 PM
To: Greg Scott; Mary Bovair; Lorraine Poth; Dean Krejci
Cc: Kay Kenny; Colleen Jensen; Christine Kenzie; Dan Parker; Joni Baillie
Subject: RE: Report to Council - Heritage Ranch Operations financial subsidy increase
Attachments: 970274 - Mar 12, 2010 - Heritage Ranch Financial Subsidy Report to Council Inclusion Form - 1.DOC; 969839 - Mar 11, 2010 - Report to Council RE increase to Heritage Ranch Operations financial subsidy - 1.DOC

Hi all, Please find attached the final version of the Report to Council RE Heritage Ranch, as well as the Request for to include this report on the Agenda. I will not be available to make changes to this as I am going to be away for a medical leave starting Monday. Please contact Kay Kenny if you require any 'tweaking' or additional information. I have provided her with all back up information available. I believe she will have Greg S. sign it on Monday morning and it will be sent to LAS by noon on Monday.

I have also suggested to the potential operator that he may like to attend Council that day and have left his contact information with Kay as well to let him know when on the agenda his item may be scheduled.

I want to thank you all for assisting with this, as it is a huge item for me to finalize, either way, the direction for Heritage Ranch.

Sincerely,
Deb C.
403-309-8422

From: Greg Scott
Sent: March 12, 2010 2:06 PM
To: Mary Bovair; Lorraine Poth; Deb Comfort; Dean Krejci
Cc: Kay Kenny; Colleen Jensen
Subject: RE: Report to Council - Heritage Ranch Operations financial subsidy increase

Great.

Greg S.

From: Mary Bovair
Sent: March 12, 2010 2:04 PM
To: Greg Scott; Lorraine Poth; Deb Comfort; Dean Krejci
Cc: Kay Kenny; Colleen Jensen
Subject: RE: Report to Council - Heritage Ranch Operations financial subsidy increase

Yes, I am putting together a short report right now which I will discuss with Dean first thing Monday morning.

Mary

From: Greg Scott
Sent: March 12, 2010 2:02 PM
To: Lorraine Poth; Deb Comfort; Dean Krejci
Cc: Kay Kenny; Colleen Jensen; Mary Bovair
Subject: RE: Report to Council - Heritage Ranch Operations financial subsidy increase

Mary are you putting together the Financial Services report as to where we will draw the money.?

Greg S.

From: Joni Baillie **On Behalf Of** Lorraine Poth
Sent: March 12, 2010 1:28 PM
To: Deb Comfort; Greg Scott; Dean Krejci
Cc: Lorraine Poth; Kay Kenny; Colleen Jensen; Mary Bovair
Subject: RE: Report to Council - Heritage Ranch Operations financial subsidy increase

Hello all,

Lorraine is away today, but I'll get this report in front of her first thing Monday.

Joni Baillie
Divisional Coordinator
Corporate Services
The City of Red Deer
403-309-8489 (p)
403-346-6195 (f)
Joni.baillie@reddeer.ca

From: Deb Comfort
Sent: March 12, 2010 10:21 AM
To: Greg Scott; Dean Krejci
Cc: Lorraine Poth; Kay Kenny; Colleen Jensen; Mary Bovair
Subject: RE: Report to Council - Heritage Ranch Operations financial subsidy increase

I will have my report to Kay for Mon. AM to bring to you Greg for signature and submission to LAS by noon I believe Dean indicated he could do the same. Thanks all for your assistance!

From: Greg Scott <Greg.Scott@reddeer.ca>
Sent: March 12, 2010 8:34 AM
To: Dean Krejci <Dean.Krejci@reddeer.ca>; Deb Comfort <Deb.Comfort@reddeer.ca>
Cc: Lorraine Poth <Lorraine.Poth@reddeer.ca>; Kay Kenny <Kay.Kenny@reddeer.ca>; Colleen Jensen <Colleen.Jensen@reddeer.ca>; Mary Bovair <Mary.Bovair@reddeer.ca>
Subject: RE: Report to Council - Heritage Ranch Operations financial subsidy increase

I like the idea of a separate report from Finance being submitted recommending where the money should come

from.

Greg S.

10 5:24 PM

Greg Scott; Kay Kenny; Colleen Jensen; Mary Bovair
port to Council - Heritage Ranch Operations financial subsidy increase

Hi Deb,

I have reviewed the report and would feel comfortable signing my portion at the bottom once the report is finalized. We have a couple of options as to how to fund the increased expense. Option 1 is to ask Council for a transfer in the amount of \$110,000 from the Tax Stabilization Reserve. The second option would be to fund through taxes and incorporate it into the upcoming tax rate bylaw. This would result in a 0.13% increase in the tax rate. I would recommend we utilize option 1 so that we aren't impacting the tax rate announced at budget debate.

Greg and Lorraine – would you like Deb to include this in her report or would you like a separate report? Please let Mary know which way you want to go. She will draft a memo to LAS for me if you want the separate report and I will sign it on Monday.

Thanks.

Dean
8204

From: Deb Comfort
Sent: March 11, 2010 2:44 PM
To: Dean Krejci
Cc: Lorraine Poth; Greg Scott; Kay Kenny; Colleen Jensen
Subject: Report to Council - Heritage Ranch Operations financial subsidy increase
Importance: High

Hi Dean,

I am forwarding to you the Draft of the Council Report for March 22 Council Meeting. Lorraine, Greg and I presented this to Topics this past Monday. I would like an opportunity to discuss this with you as soon as possible. I am here today, gone tomorrow - but can be reached at home 346-9209 or on my cell phone 506-7392.

Thanks Dean.

Lorraine, Colleen, Greg, Kay - if you have any suggested changes, please let me know - also the DM file # is on the report so changes can be made in my absence.

Thanks all.

Deb Comfort, Supervisor
Neighbourhood Facilities & Community Development
City of Red Deer
Box 5008, 4914-48 Ave.
Red Deer, AB T4N 3T4

403-309-8422

deb.comfort@reddeer.ca

<< File: 969839 - Mar 11, 2010 - Report to Council RE increase to Heritage Ranch Operations financial subsidy - 1.DOC >>

DATE: March 12, 2010
TO: Elaine Vincent, Legislative Services Manager
FROM: Greg Scott, Recreation, Parks & Culture Manager
SUBJECT: Heritage Ranch Operation – Financial Subsidy

INTRODUCTION

The Waskasoo Park Special Gathering Places Study – Heritage Ranch Concept Plan was completed in fall of 2009. Once the plan had been completed and adopted by Council, an Expression of Interest was released to initiate the process to identify a contract operator for Heritage Ranch that would meet The City's expectations and realize the model and services outlined in the Concept Plan for the site.

Upon receiving Expressions of Interest, proponents were invited to an information and site meeting, and received a Request for Proposal that further outlined The City's expectations for a contracted Operator. All proponents submitting a bid were then asked to present their proposals to the Steering Committee.

At the end of the process, the Steering Committee identified one of the proponents as a possible service provider; however, the services outlined and corresponding budget was significantly higher than the current level of support being provided by The City. After an initial meeting with the proponent, a revised service plan and budget was presented.

DISCUSSION

The potential operator has proposed a 5-year operation plan based on the following key points:

- work toward sustainability of the operation;
- to improve public perceptions and image of the service;
- increase highway tourist perceptions and enhance the general guest enjoyment of this unique facility; while
- respecting the diversity of users and opportunities at the site.

Year 1

- Develop and launch a new brand and corresponding marketing strategies to increase profile of services, including on-site food services, meeting, wedding and event packages. Strategies outlined include signage, print material, web and social marketing, trade shows and target marketing.

- Maintain equestrian services including basic children's camps and/or lessons, wagon and carriage tours, interpretive tours and horses on site.
- Create and market at least three special, non-equestrian-focused events throughout the year.
- Develop and improve on year-round food services to a 'higher-end' service to enhance tourist/guest perceptions and experience.
- Site services including on-site resident for increased security and snow removal for roadways and parking.
- Enhanced partnerships with current and potential stakeholders such as Parkland Cross-country Ski Club, Tourism Red Deer and Waskasoo Environmental Education Society.

Year 2

- Increased service level from year one will include:
 - Higher number of carriage and stagecoach tours using bus tours and highway tourism;
 - Two additional events throughout the year; and
 - Full year of services.
- The outlined City cost for subsidy to the proposed services for year one and two is \$170,000, which would reflect a \$110,000 increase over current funding levels. As a part of this amount, the Operator would be available to take on any and all bookings previously promised by the existing operator in addition to moving to full services by no later than June 1, 2010, pending approvals.
- A contract review will be conducted at the end of year two, examining sustainability and gross revenues. If gross sales have reached \$350,000 - \$400,000 then City contributions could be reduced, further reducing the subsidy required.

Year 3, 4 & 5

- Enhanced services will be considered with a focus on low-impact and high return. Goal is 100% self-sustaining operation by year 5; however, this is very optimistic at this point.
- For an additional fee, services to provide minor infrastructure maintenance for facilities on the site following completion of capital upgrades outlined in the Heritage Ranch Concept Plan 2009.

Additional service concepts presented in the initial proposal, which support a stronger competitive business-focused model included:

- Retail sales
- Stable operation
- Ranch House Bed & Breakfast
- Extreme Bicycle Course/Facility
- Public Campground

These opportunities are not being considered at this time; however, there may be opportunities for Council to explore in the future to ensure sustainability of the facility. In addition, they would all require additional capital investment and approval of The City to realize.

While the revised service plan and budget request by the potential operator for Heritage Ranch still reflects an increase of \$110,000 annually, it reflects the minimum level of support that is required to ensure the level and quality of services at this Waskasoo Park node is achieved.

If The City is unable to provide this level of support for this operation service levels will decrease, including the potential removal of the some site services. The facility and washrooms can be operated and maintained, at a very basic level, through increased staffing levels, utilizing current allocated funds.

FINANCIAL IMPLICATIONS

Currently, \$60,000 per year has been budgeted for contracted operations at Heritage Ranch. \$110,000 additional, ongoing resources will be required for the next two years to secure and maintain operations at the facility with the basic service-levels outlined.

Depending on gross revenues, The City's financial support to the operation of the facility may be reduced after a contract and operational review at the end of year two. Once a financial operational strategy has been developed for 2012, 2013 and 2014 a report will be forwarded to Council for information or action.

SUMMARY

The City has an opportunity to engage a contracted operator at Heritage Ranch to provide diverse, customer-focused, services that better reflect the vision outlined in the 2009 Heritage Ranch Concept Plan. The funding required to secure these services is an additional \$110,000 in 2010 and 2011. The subsidy number for 2012, 2013 and 2014 will be determined through an operational review at year end in 2011.

RECOMMENDATION

- That Council supports an increase of \$110,000 to the subsidy for the Heritage Ranch operation for 2010 and 2011.
- In addition to the base subsidy of 60K and as a result of a contract and operational review Council agrees to continue financial support, as determined, of the Heritage Ranch operation for 2012, 2013 and 2014.

FINANCIAL SERVICES REVIEW

Financial Services has reviewed the financial information in the report and has submitted their report as an attachment

Greg Scott, Recreation, Parks and Culture Manager

/Attachments

Cc: Colleen Jensen, Director of Community Services
Dean Krejci, Financial Services Manager

Kay Kenny, Recreation Superintendent
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Greg Scott, Recreation, Parks and Culture Manager

/Attachments

Cc: Colleen Jensen, Director of Community Services
Dean Krejci, Financial Services Manager

DATE: March 12, 2010

Document #970302

TO: Elaine Vincent, Legislative Services Manager

FROM: Greg Scott, Recreation, Parks & Culture Manager

SUBJECT: Heritage Ranch Operation – Financial Subsidy

INTRODUCTION

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Greg Scott, Recreation, Parks and Culture Manager

/Attachments

Cc: Colleen Jensen, Director of Community Services
Dean Krejci, Financial Services Manager

Kay Kenny, Recreation Superintendent
Deb Comfort, Neighbourhood Facilities & Community Development Supervisor

DATE: March 12, 2010

TO: City Manager and Council

FROM: Dean Krejci, Manager
Financial Services

SUBJECT: Heritage Ranch Operation – Financial Subsidy

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Financial Services has further been requested to suggest a funding source for the increased funding level.

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RECOMMENDATION

That City Council approve the transfer of \$110,000 from the Tax Stabilization Reserve to fund additional expenses in the 2010 operating budget for the Heritage Ranch operation plan.

That Council direct that the 2011 operating budget be prepared on the basis of providing a transfer of \$110,000 from the Tax Stabilization Reserve to fund additional expenses for the Heritage Ranch operation plan.

Financial Services Manager

DATE: March 23, 2010
TO: Greg Scott, Recreation, Parks & Culture Manager
FROM: Elaine Vincent, Legislative and Administrative Services Manager
SUBJECT: Heritage Ranch Operation – Financial Subsidy

Reference Report:

Recreation, Parks & Culture Manager, dated March 12, 2010.

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated March 12, 2010, re: Heritage Ranch Operation – Financial Subsidy, hereby:

1. Approves the transfer of \$110,000 from the Tax Stabilization Reserve to the subsidy for the Heritage Ranch Operation for 2010 and 2011.
2. Agrees to extend the contract for 2012, 2013 and 2014 based on the present budget of \$60,000 per year and subject to potential additional funding as a result of a contract and operational review of the first two years of operation.

MOTION CARRIED

Report Back to Council: No



Elaine Vincent
Legislative & Administrative Services Manager

/attach.

- c. Director of Community Services
Financial Services Manager
Recreations Superintendent
Neighbourhood Facilities & Community Development Supervisor

**Social Planning Department****DATE: March 15, 2010****TO: Elaine Vincent, Manager
Legislative and Administrative Services****FROM: Scott Cameron, Manager
Social Planning Department****SUBJECT: SOCIAL PLANNING DEPARTMENT – RESEARCH SECTION UPDATE**

As a result of the Social Planning Mandate Review conducted in 2006, the Social Planning Department expanded its mandate to include resources to build the department's capacity in research and evaluation. There are three main areas of responsibility of the Research section:

1. Program development, monitoring and evaluation
2. Community-based research
3. Corporate-based research

The Research role in program development, monitoring and evaluation is primarily targeted to *Housing and Family and Community Support Services (FCSS)*. Researchers participate in conducting literature reviews with respect to best practices, establishing and evaluating funding models, developing evaluation frameworks and supporting/leading ongoing monitoring and reporting processes.

At the department level, Researchers also provide support in program development, monitoring and evaluation through strategic planning and outcome reporting support. At the community level, they provide technical support and training to agencies and organizations to strengthen knowledge and skill in evaluation and reporting.

The second area of responsibility is with respect to community-based research. This type of research is characterized by a) strong partnerships between researchers, practitioners, and community members, b) partners that are involved in all aspects of the research process, and c) the community benefits from the research through changes in programs, services and/or policies. Over the past two years the Researchers have been involved in three projects.

With regards to corporate-based research, the Researchers have focused their attention in three key areas: demographic and socioeconomic data analysis, policy analysis, and technical support for research, evaluation and planning. Over the past two years Researchers have prepared a series of reports and discussion papers and have supported the work of several departments in data collection, analysis and reporting.

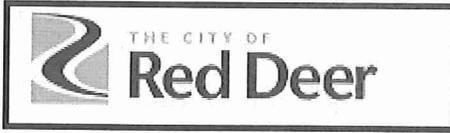
The Social Planning Department seeks to inform City Council of specific research reports that are available and also of current projects underway for information purposes. It is our intent that the Research Section update provides City Council, administration and the community with information about existing research capacity and resources available to support evidence-based decision making.

Comments:

The Social Planning Research Section update is provided for Council's information.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



**Request: Report for Inclusion
on a Council Agenda**

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION		
Name of Report Writer:	Scott Cameron, Social Planning Manager	
Department & Telephone Number:	Social Planning 403.342.8101	
REPORT INFORMATION		
Preferred Date of Agenda:	March 22, 2010	
Subject of the Report (provide a brief description)	Social Planning Research Update	
Is this Time Sensitive? Why?	Item has been requested by City Manager	
What is the Decision/Action required from Council?	No decision required. Item is an information item only. Request from City Manager was to have the information presented on an open Council agenda to increase awareness in community.	
Please describe Internal/ External Consultation, if any.	None required.	
Is this a Committee of the Whole item?	No	
How does the Report link to the Strategic Plan?		
<p><i>DC 5. – Ensure planning and development for growth supports our distinctive character and quality of life.</i></p> <p>The Research Section of the Social Planning Department seeks to collect, analyze and interpret data to enhance the collective understanding of the population served by The City of Red Deer. While much of this information relates to population data and socio-economic indicators to support the work of the Social Planning Department, the information is also valuable to the broader corporate and community need for information.</p> <p>The presentation is intended to achieve the following outcomes:</p> <ul style="list-style-type: none"> • Council has an increased level of understanding relative to the research projects currently underway within the Social Planning department • Council is aware of information sources available to support evidence-based decision making • The Social Planning Department has an increased level of understanding about City Council views relative to research within the Department. 		
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.		
No. There are no outstanding issues related to this topic.		
Has Financial Services been consulted? Are there any financial implications? Please describe.		
No. There are no financial implication related to this topic.		
Presentation: (10 Min Max.)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Presenter Name and Contact Information: Scott Cameron, Lori Baugh Littlejohns, Franklin Kutuadu (requesting 15 minutes for presentation)
COMMUNITY IMPACT		
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

External Stakeholder(s) Contact Information:
 (please provide, name, mailing address, telephone number and e-mail address)

FOR LEGISLATIVE & ADMINISTRATIVE SERVICES USE ONLY

Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC (Please circle those that apply)

SMT	Topics	Board(s) / Committee(s)
When/describe: _____	When/Describe: _____	When/Describe: _____
Do we need Communications Support?		<input type="checkbox"/> YES <input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.

Reports Item No. 5

Path: \\cprdnet.ca\data\Environmental Services\Environmental Services Administration\4785 - Waste Management-Disposal Sites



Date: March 12, 2010

To: Elaine Vincent, Legislative and Administrative Services Manager

From: Environmental Services Manager, Waste Management Superintendent

Subject: **Accepting Waste Generated by Other Municipalities at Red Deer's Waste Management Facility**

Background

The City of Red Deer is considering extending access to The City's Waste Management Facility (WMF) to Red Deer County. The County is proposing to bring approximately 20,000 tonnes to the WMF annually, until Plasco begins operating, which is estimated to be in 2-4 years. The County would like to begin using the WMF as soon as an agreement can be reached.

The City has also received a request from the Town of Blackfalds to bring their residential and commercial waste to the WMF for two to four years. Blackfalds generates approximately 3,000 tonnes of waste annually. Blackfalds would like to begin using the WMF one year after an agreement with The City is reached.

History

We currently accept waste from the 6 municipalities located within Red Deer County. This includes Sylvan Lake, Penhold, Delburne, Elnora, Innisfail and Bowden. We have in the past accepted waste from Red Deer County, but since July 7, 2006 Red Deer County has not been granted access to the WMF. We have never previously accepted waste from any jurisdiction outside of Red Deer County.

Tonnage Impacts

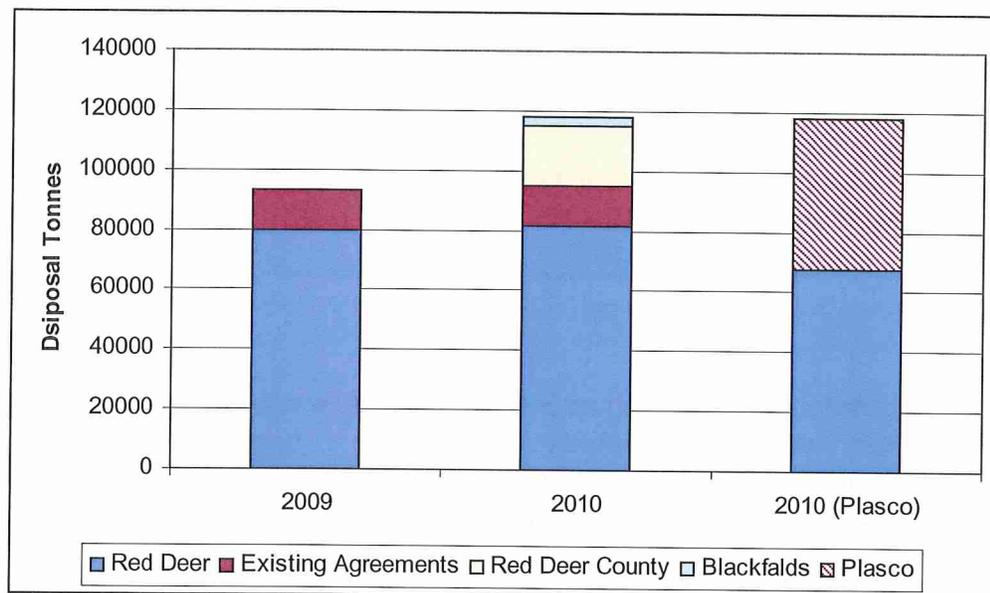
The following figure outlines the potential impact to tonnages at the WMF. In 2009, 14% of the waste landfilled at the WMF originated from the 6 municipalities outside of Red Deer that we currently accept. If we accepted waste from Red Deer County and from Blackfalds in 2010, then the waste landfilled from sources other than the City of Red

March 12, 2010

Elaine Vincent, Legislative and Administrative Services Manager

Page 2 of 4

Deer would increase to 31%. Once the Plasco facility begins operations, all the other communities currently using the WMF will send their waste to Plasco. Additionally, The City is committed to sending 14,000 tonnes to Plasco. The last bar shows that of the waste anticipated in 2010, 43% would be going to Plasco if the facility was in operation.



Advancement of Cell Construction

In the 2010 budget, the construction of Cell 5 was planned for 2012 and the design of the cell was planned for 2011. The addition of the County’s waste in 2010 would require Cell 5 construction be advanced to 2011 and cell design be advanced to 2010. The cost of the cell design which needs to be moved into the 2010 budget is \$300,000 and will be funded from the Waste Management Capital Reserve. The cost of Cell 5 construction which will need to be moved to 2011 instead of 2012 is \$4,568,000.

Impact to Tipping Fees

In 2010, the additional operating and capital costs incurred from the County’s waste would be covered by the revenue generated from tipping fees. That is, the additional waste would not require an increase to the approved tipping fee, but neither would it allow a reduction. 2011 will be similar, as the advancement of cell construction would require a significantly larger capital reserve contribution than previously planned. The additional revenue received from the County’s waste will first be used to fund the additional operating costs incurred by accepting the additional waste and then secondly be transferred to the capital reserve to fund the advancement of Cell 5 construction.

March 12, 2010

Elaine Vincent, Legislative and Administrative Services Manager

Page 3 of 4

After 2011, the additional waste from the county will be more cost beneficial, because it won't require such a large capital reserve contribution. However, it is unlikely this additional revenue would allow tipping fees to be lowered. As shown in the above figure, when Plasco begins operating, the WMF will see a significant tonnage reduction as waste is diverted to Plasco. In order to ensure the WMF does not have to significantly increase the tipping fee when this future tonnage reduction occurs, it would be prudent to maintain a tipping fee as though the WMF was only receiving its regular waste stream. The additional revenue from the County's waste would be used in the rate stabilization reserve, providing a cushion to stabilize future tipping fee increases.

Impact to Landfill Life

Besides requiring Cell 5 to be constructed a year early, accepting waste from Blackfalds and the County for two to four years would have a fairly minimal impact to the overall life of the WMF. However should Plasco not be built there is the potential that the WMF would continue to accept Blackfald's and the County's waste indefinitely. Current tonnage projections estimate the WMF's remaining life at 35 years. Were the WMF to continue accepting this additional waste indefinitely the remaining life would be reduced to 30 years.

Administrative Items

The additional waste from the County and Blackfalds will require some additional administration time, as a change order will be required for the operations contract at the landfill. Developing and managing the regional agreements will also require additional staff time.

Waste Diversion

The City has programs that encourage our citizens to divert solid waste from the landfill to recycling or reuse. The City's ability to influence diversion programs in other communities is very limited. Having limited influence on over 14% of the waste coming to the WMF is less of a concern than having this limitation on over 31% of the waste.

Conclusions

Because many of our operating costs are fixed, increased amounts of waste tend to reduce our per tonne operating costs. Therefore it is financially beneficial to our customers to provide service to a broader area. However, this benefit should not be used to lower tipping fees over the next few years, but rather to pay for advancing

March 12, 2010

Elaine Vincent, Legislative and Administrative Services Manager

Page 4 of 4

capital works and building our rate stabilization reserve. The primary disadvantage of taking on more solid waste from surrounding areas is the reduction in life of our landfill.

Recommendation

We respectfully recommend that Council authorize:

- i. Administration to enter into agreements with Red Deer County and the Town of Blackfalds to accept their solid waste at The City's Waste Management Facility for a period of up to 4 years. Such agreements would be subject to The City's rates and requirements of The City's Utility Bylaw and Waste Management Facility Disposal Guidelines.
- ii. The addition of \$300,000 for cell design to the 2010 Waste Management Capital Budget.
- iii. The following changes to the 2010 Waste Management Facility operating budget to accommodate the increased tonnage that will be received in 2010:
 - a. An increase in total revenue by approximately \$850,000
 - b. An increase in total expenditures by approximately \$850,000 to be used to cover increased operating costs and transfers to capital reserves.



Janet Whitesell, P.Eng.
Waste Management Superintendent



Tom Warder, P.Eng.
Environmental Services Manager

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



ORIGINAL

Date: March 12, 2010

To: Elaine Vincent, Legislative and Administrative Services Manager

From: Environmental Services Manager, Waste Management Superintendent

Subject: **Accepting Waste Generated by Other Municipalities at Red Deer's Waste Management Facility**

Background

The City of Red Deer is considering extending access to The City's Waste Management Facility (WMF) to Red Deer County. The County is proposing to bring approximately 20,000 tonnes to the WMF annually, until Plasco begins operating, which is estimated to be in 2-4 years. The County would like to begin using the WMF as soon as an agreement can be reached.

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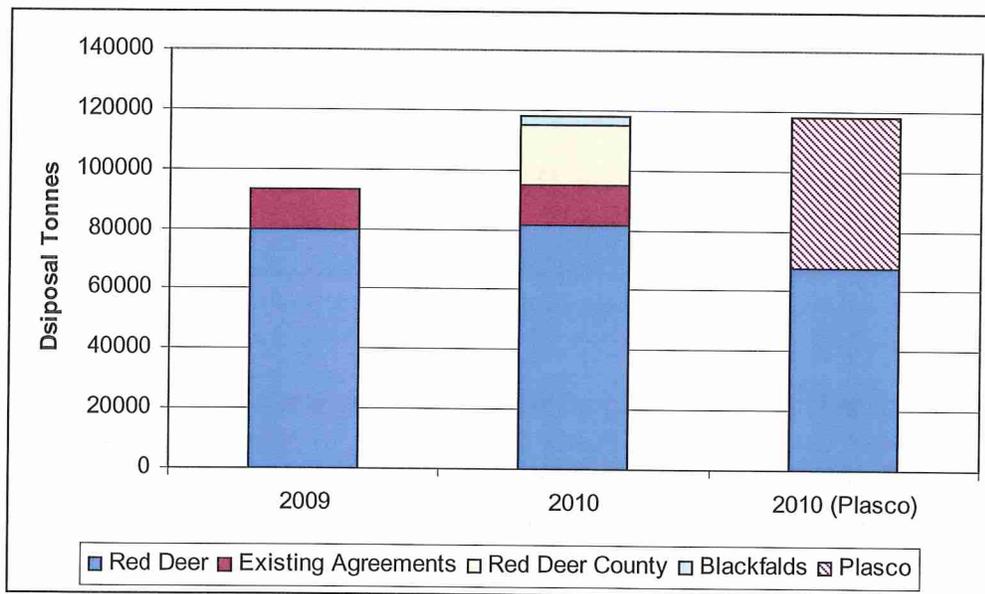
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Deer would increase to 31%. Once the Plasco facility begins operations, all the other communities currently using the WMF will send their waste to Plasco. Additionally, The City is committed to sending 14,000 tonnes to Plasco. The last bar shows that of the waste anticipated in 2010, 43% would be going to Plasco if the facility was in operation.



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In 2010, the additional operating and capital costs incurred from the County’s waste would be covered by the revenue generated from tipping fees. That is, the additional waste would not require an increase to the approved tipping fee, but neither would it allow a reduction. 2011 will be similar, as the advancement of cell construction would require a significantly larger capital reserve contribution than previously planned. The additional revenue received from the County’s waste will first be used to fund the additional operating costs incurred by accepting the additional waste and then secondly be transferred to the capital reserve to fund the advancement of Cell 5 construction.

March 12, 2010

Elaine Vincent, Legislative and Administrative Services Manager

Page 3 of 4

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Besides requiring Cell 5 to be constructed a year early, accepting waste from Blackfalds and the County for two to four years would have a fairly minimal impact to the overall life of the WMF. However should Plasco not be built there is the potential that the WMF would continue to accept Blackfald's and the County's waste indefinitely. Current tonnage projections estimate the WMF's remaining life at 35 years. Were the WMF to continue accepting this additional waste indefinitely the remaining life would be reduced to 30 years.

Administrative Items

The additional waste from the County and Blackfalds will require some additional administration time, as a change order will be required for the operations contract at the landfill. Developing and managing the regional agreements will also require additional staff time.

Waste Diversion

The City has programs that encourage our citizens to divert solid waste from the landfill to recycling or reuse. The City's ability to influence diversion programs in other communities is very limited. Having limited influence on over 14% of the waste coming to the WMF is less of a concern than having this limitation on over 31% of the waste.

Conclusions

Because many of our operating costs are fixed, increased amounts of waste tend to reduce our per tonne operating costs. Therefore it is financially beneficial to our customers to provide service to a broader area. However, this benefit should not be used to lower tipping fees over the next few years, but rather to pay for advancing

capital works and building our rate stabilization reserve. The primary disadvantage of taking on more solid waste from surrounding areas is the reduction in life of our landfill.

Recommendation

We respectfully recommend that Council authorize:

- i. Administration to enter into agreements with Red Deer County and the Town of Blackfalds to accept their solid waste at The City's Waste Management Facility for a period of up to 4 years. Such agreements would be subject to The City's rates and requirements of The City's Utility Bylaw and Waste Management Facility Disposal Guidelines.
- ii. The addition of \$300,000 for cell design to the 2010 Waste Management Capital Budget.
- iii. The following changes to the 2010 Waste Management Facility operating budget to accommodate the increased tonnage that will be received in 2010:
 - a. An increase in total revenue by approximately \$850,000
 - b. An increase in total expenditures by approximately \$850,000 to be used to cover increased operating costs and transfers to capital reserves.



Janet Whitesell, P.Eng.
Waste Management Superintendent



Tom Warder, P.Eng.
Environmental Services Manager

Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

To: Janet Whitesell

Subject: RE: March 15 2010 Council Memos

Let me know what Mary says --- if Financial Services approves what you are suggesting in your memo.

Christine Kenzie | Council Services Coordinator
Legislative & Administrative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Janet Whitesell
Sent: March 15, 2010 1:04 PM
To: Christine Kenzie
Subject: RE: March 15 2010 Council Memos

Hi Christine,

I've spoken with Mary Bovair about this memo and have also forwarded a copy of the memo to her this morning. If there's anything else I should do, or if you have any questions, please let me know. Thanks.

Janet Whitesell, P. Eng.
Waste Management Superintendent

From: Christine Kenzie
Sent: March 15, 2010 11:34 AM
To: Lou-Ann Shepherd
Cc: Janet Whitesell
Subject: RE: March 15 2010 Council Memos

Just a question regarding the report for Accepting Waste Generated by Other Municipalities at Red Deer's Waste Management Facility --

I see there are recommendations to change the 2010 Waste Management Capital Budget & Operating Budget. Has anyone from Financial Services reviewed the memo --- and are they aware of the change? Elaine Vincent and Craig Curtis will be asking this question.

Christine Kenzie | Council Services Coordinator
Legislative & Administrative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

2010/03/15

From: Lou-Ann Shepherd
Sent: March 15, 2010 11:23 AM
To: Christine Kenzie
Subject: March 15 2010 Council Memos

Hello Christine,

I hope the morning, with one hour less sleep in it, is treating you okay.

Waste Management Section – Council Memos. Originals will follow this morning.

Lou

Lou-Ann Shepherd | Administrative Clerk
City of Red Deer
Environmental Services
D 403.342.8757 F 403.314.5835
LouAnn.Shepherd@reddeer.ca

Christine Kenzie

From: Mary Bovair
Sent: March 15, 2010 2:15 PM
To: Janet Whitesell; Christine Kenzie
Cc: Shelley Masciangelo; Dean Krejci
Subject: FW: March 15 2010 Council Memo Accepting Waste

Attachments: 20100315091337735.pdf



2010031509133773
5.pdf (780 KB)...

Christine

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

Financial Services has reviewed the financial information in the report and are satisfied that there are sufficient funds to accommodate the funding request.

Financial Services further reviewed the financial recommendations and are satisfied that they provide the clarity required to make a capital and/or operating budget change.

Mary Bovair
Financial Analyst - Budgets & Investments

-----Original Message-----

From: Janet Whitesell
Sent: March 15, 2010 9:44 AM
To: Mary Bovair
Cc: Dean Krejci; Shelley Masciangelo
Subject: FW: March 15 2010 Council Memo Accepting Waste

Hi Mary,

As discussed last week, attached is the memo we'll be taking to Council on the 22nd. The funds for the additional capital project would come from the Waste Management Facility's Cell Construction reserve, which is 2.4317.462. The additional revenue generated in 2010, that isn't required for operating costs, will be put in the Cell Construction reserve to fund the advancement of cell 5 construction.

Please don't hesitate to call if you have any questions, thanks.

Janet Whitesell, P. Eng.
Waste Management Superintendent
City of Red Deer
P: 403-314-5877
F: 403-314-5835
janet.whitesell@reddeer.ca

-----Original Message-----

From: Lou-Ann Shepherd
Sent: March 15, 2010 9:35 AM
To: Janet Whitesell
Subject: March 15 2010 Council Memo Accepting Waste

Hi Janet,

Accepting Waste Memo attached.

DATE: March 23, 2010

TO: Tom Warder, Environmental Services Manager
Janet Whitesell, Waste Management Superintendent

FROM: Elaine Vincent, Legislative and Administrative Services Manager

SUBJECT: Accepting Waste Generated by Other Municipalities at Red Deer's Waste Management Facility

Reference Report:

Environmental Services Manager and Waste Management Superintendent, dated March 12, 2010

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Environmental Services Manager and Waste Management Superintendent, dated March 12, 2010, re: Accepting Waste Generated by Other Municipalities at Red Deer's Waste Management Facility, hereby authorizes

1. The delegation of authority to the City Manager, to enter into agreements with Red Deer County and the Town of Blackfalds to accept their solid waste at The City's Waste Management Facility for a period of up to 4 years. Such agreements would be subject to The City's rates and requirements of The City's Utility Bylaw and Waste Management Facility Disposal Guidelines.
2. The addition of \$300,000 for cell design to the 2010 Waste Management Capital Budget.
3. The following changes to the 2010 Waste Management Facility operating budget to accommodate the increased tonnage that will be received in 2010:
 - a) An increase in total revenue by approximately \$850,000
 - b) An increase in total expenditures by approximately \$850,000 to be used to cover increased operating costs and transfers to capital reserves.”

MOTION CARRIED

Report Back to Council: No

Comments/Further Action:

A handwritten signature in purple ink that reads "Elaine Vincent". The signature is written in a cursive, flowing style.

Elaine Vincent
Legislative & Administrative Services Manager

c: Director of Development Services
M. Bouvair, Financial Analyst

Reports Item No. 6

Path: \\c:\rdnet.ca\data\Environmental Services\Environmental Services Administration\1090 - Tenders Quotes & Requests for Proposals\CORR



Date: March 12, 2010

To: Elaine Vincent, Legislative and Administrative Services Manager

From: Environmental Services Manager, Waste Management Superintendent

Subject: **Garbage, Yard Waste and Recycling Collection Contract Tender**

Background

The City of Red Deer provides garbage, yard waste and recycling collection services to residents through a waste collection contract. The current contract is with Waste Services Inc (WSI), and expires on October 31, 2010. As such, the Waste Management Section has been rewriting the collection contract in preparation to re-tender the contract.

The new contract will be for a five year term, with the provision to extend the contract for two more years. The work to be included in the contract includes the following:

- Weekly residential garbage collection with a five unit limit
- Garbage collection for multi-family units and commercial customers using front-loading garbage bins
- Weekly residential yard waste collection from April to November
- Weekly recycling collection from residential and multi-family units
- Collection of recyclables from the recycling drop-off depots
- Sorting and marketing of recyclable materials

In 2009, the work included in the garbage, yard waste and recycling collection contract totaled approximately \$7.2 million.

Process

In re-writing the collection contract, the Waste Management Section attempted to resolve issues that have been identified in the current contract and also attempted to identify issues that may arise in the term of the next contract. To identify issues to

March 12, 2010

Elaine Vincent, Legislative and Administrative Services Manager

Page 2 of 4

address, we consulted with City employees who have contact with this contract, held meetings with the two major waste hauling companies who have held this contract in the past, added questions to the annual customer satisfaction phone survey, consulted with the Environmental Advisory Committee (EAC) and consulted with other municipalities in Alberta. The Waste Management Section met with the EAC on September 30, 2009 and again on January 20, 2010. The resolution that the EAC passed on January 20, 2010 is as follows:

“Resolved that the Environmental Advisory Committee having considered the presentations from the Waste Management Superintendent, dated September 30, 2009 and January 20, 2010, Re: Solid Waste & Recycling Collection Contract hereby supports Administration’s recommendations as follows:

1. That operating hours of recycling drop-off depot(s) should be reduced, to better manage the tidiness of the site(s).
2. That a pilot project for automated residential waste collection be considered during the next five year period.
3. That pricing be obtained for a 5, 4, 3 and 2 unit limit for weekly garbage collection from single family dwellings and that lowering the unit limit should be considered in the Waste Management Master Plan.”

Changes to the Contract

1. Recycling Drop-off Depot

There have been ongoing issues with the tidiness of the current recycling drop-off depot, and the current contract language does not easily allow The City to make changes to how the depot is being managed. The current depot is required to be available 24/7, which is one of the reasons the appearance of the depot is difficult to manage. We discussed this item with the EAC, and they supported reducing the operating hours of the depot. In the tender, we have stipulated that the contractor will manage a drop-off depot located at the Waste Management Facility and a second depot located in the north half of the city. We have also expanded the contract language outlining The City’s expectations for the management of the depots. We estimate that a second drop-off depot will cost approximately \$30,000 per year, or a \$0.06 increase to the residential monthly recycling rate.

March 12, 2010

Elaine Vincent, Legislative and Administrative Services Manager

Page 3 of 4

2. Automated Collection Pilot Project

As a provisional item, we are requesting pricing in the tender to operate a pilot project for automated collection. The Waste Management Section will be updating the Waste Management Master Plan (WMMP) beginning later in the year, and we anticipate that automated collection will be an initiative that the WMMP will recommend investigating. By obtaining a price for conducting a pilot project in this tender, we are ensuring that should we wish to investigate automated collection in the next 5 years we have that option. The EAC supported that the automated collection was worth investigating in the WMMP.

3. Garbage Unit Limit

We are requesting pricing in the tender for a 5, 4, 3 and 2 unit residential garbage limit. We plan to look at the unit limit in more detail in the WMMP and determine then if the limit should be lowered and what it should be lowered to.

We discussed the unit limit with the EAC and they supported requesting pricing for the various limits.

4. GPS on Collection Vehicles

The tender requires the contractor to supply GPS on all their collection vehicles and also to maintain a mapping application which The City will have access to. This system will give the contractor an important tool to better manage their fleet and routes. The system will also give The City access to more information when speaking with residents who phone in. As well, the system will provide an additional tool to track the contractor's performance. We estimate that having GPS on all the collection vehicles used in this contract will cost approximately \$25,000 per year, or a \$0.03 increase to the residential monthly garbage rate.

5. Yard Waste Collection Dates

The current practice is to collect yard waste from the second Monday in April until the last Friday in October. Historically these dates have been reasonable, but every year the weather is different making it challenging to choose the "right" start and finish time. We have reviewed the yard waste collection tonnages and determined there is merit in extending yard waste collection into November. The tender has yard waste collection extending until the second Friday in November. This change will not come into effect until the fall of 2011, because the current contract expires at the end of October. We estimate that an additional two weeks

March 12, 2010

Elaine Vincent, Legislative and Administrative Services Manager

Page 4 of 4

of yard waste collection will cost approximately \$20,000 per year, or a \$0.06 increase to the residential monthly garbage rate.

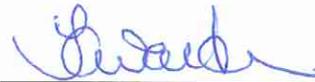
Recommendation

We respectfully recommend that Council support the additional inclusions in the Garbage, Yard Waste and Recycling Collection Tender as indicated below:

- i. That two recycling drop-off depots be operated within the city. Operating hours will match the Waste Management Facility.
- ii. That pricing to conduct an automated collection pilot project be obtained as a provisional item in the tender.
- iii. That pricing for a 5, 4, 3 and 2 unit residential garbage limit be obtained in the tender.
- iv. That the tender require GPS on all collection vehicles used in the contract.
- v. That the tender include extending yard waste collection until the second Friday in November.



Janet Whitesell, P.Eng.
Waste Management Superintendent



Tom Warder, P.Eng.
Environmental Services Manager

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



ORIGINAL

Date: March 12, 2010
To: Elaine Vincent, Legislative and Administrative Services Manager
From: Environmental Services Manager, Waste Management Superintendent
Subject: **Garbage, Yard Waste and Recycling Collection Contract Tender**

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March 12, 2010

Elaine Vincent, Legislative and Administrative Services Manager

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Recommendation

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- v. That the tender include extending yard waste collection until the second Friday in November.



Janet Whitesell, P.Eng.
Waste Management Superintendent



Tom Warder, P.Eng.
Environmental Services Manager

FILE COPY

DATE: March 23, 2010

TO: Tom Warder, Environmental Services Manager
Janet Whitesell, Waste Management Superintendent

FROM: Elaine Vincent, Legislative and Administrative Services Manager

SUBJECT: Garbage, Yard Waste and Recycling Collection Contract Tender

Reference Report:

Environmental Services Manager and Waste Management Superintendent, dated March 12, 2010

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Environmental Services Manager and Waste Management Superintendent, dated March 12, 2010, re: Garbage, Yard Waste and Recycling Collection Contract Tender, hereby supports the additional inclusions in the Garbage, Yard Waste and Recycling Collection Tender as indicated below:

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- iv. That the tender require GPS on all collection vehicles used in the contract.
- v. That the tender include extending yard waste collection until the second Friday in November.”

MOTION CARRIED

Report Back to Council: No

Comments/Further Action:

A handwritten signature in blue ink that reads "Elaine Vincent". The signature is written in a cursive style with a large, decorative initial "E".

Elaine Vincent
Legislative & Administrative Services Manager

c. Director of Development Services



Reports Item No. 7

Legislative & Administrative Services

DATE: March 15, 2010
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Committees Bylaw Amendment 3431/B-2010
Changes to Section 9 – Quorum and Voting

Background

At the Monday, March 8, 2010 Council Meeting, Council passed an amendment to Committees Bylaw 3431/2009 regarding the composition of the Municipal Planning Commission. One of the changes included having the City Manager and Director of Development Services remain on the Municipal Planning Commission as non-voting members.

Discussion

Section 9 (1) and Section 9 (2) of Committees Bylaw 3431/2009 currently states:

- 9 (1) A majority of members constitutes a quorum.
- 9 (2) All members, including the chairperson, must vote on all matters before the committee unless a pecuniary interest or conflict of interest is declared.

In order to make sure there is no confusion on the quorum provisions of the Committees Bylaw, it is suggested that the above sections in the bylaw be amended by deleting the word “members” and replacing it with the words “voting members”. This would clarify that a quorum is a majority of “voting” members and that only “voting” members would have to vote.

Recommendations

That Council consider three readings of Committees Bylaw Amendment 3431/B-2010.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager
/attach.

Comments:

We support the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

Christine Kenzie

From: Don Simpson [dsimpson@chapmanriebeek.com]
Sent: March 15, 2010 2:32 PM
To: Christine Kenzie
Cc: Elaine Vincent; Frieda McDougall
Subject: Re: Attached Files

BACKUP INFORMATION
NOT SUBMITTED TO ARCHIVE

Hi Christine:

O.K. I am seriously impressed. You guys are GOOOOOD !! So fast, yet still accurate.

I think it looks fine.

Don Simpson
Chapman Riebeek LLP
Barristers and Solicitors
300, 4808 Ross Street
Red Deer, AB T4N 1X5
Tel: (403) 346-6603
Fax: (403) 340-1280

On 3/15/10 2:22 PM, "Christine Kenzie" <Christine.Kenzie@reddeer.ca> wrote:

> I have drafted a report and bylaw amendment for the Committees Bylaw regarding
> changes to quorum and voting (Section 9).

>
> Let me know if any changes required.

>
> Thanks.

>
>
> Christine Kenzie | Council Services Coordinator
> Legislative & Administrative

> Services<mailto:<http://www.reddeer.ca/City+Government/City+Services+and+Departments/Legislative+and+Administrative+Services/default.htm>> | The City of Red
> Deer<<http://www.reddeer.ca/>>
> D 403.356.8978 | F 403.346.6195
> christine.kenzie@reddeer.ca

Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Frieda McDougall
Sent: March 15, 2010 1:36 PM
To: Don Simpson; Elaine Vincent
Cc: Christine Kenzie
Subject: RE: Committees Bylaw - MPC

Thanks Don - that's a good catch. We won't make the next meeting on this amendment but I'll ask that Christine prepare this for the April 6 meeting.

Frieda McDougall, Deputy City Clerk
Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8136
frieda.mcdougall@reddeer.ca

-----Original Message-----

From: Don Simpson [mailto:dsimpson@chapmanriebeek.com]
Sent: March 15, 2010 1:35 PM
To: Elaine Vincent
Cc: Frieda McDougall
Subject: Committees Bylaw - MPC

Hi Elaine / Frieda:

We may want to make additional changes to the Committees Bylaw in light of the modification of MPC membership.

Under section 9(1), "a majority of members constitutes a quorum" and under 9(2) "all members . . . must vote".

At the last Council meeting, there was an unexpected motion from the floor to include the City Manager and Manager of Development Services as members of MPC, but NON-VOTING members.

To make sure we have no confusion on the Quorum provisions, I suggest we amend the above sections by deleting "members" and replacing it with "voting members".

This would mean that a quorum is a majority of voting members, i.e. 4 out of 7; and that only VOTING members have to vote (NON-VOTING members wouldn't have to vote !!!)

Hope this works. Let me know if you want to discuss.

P.S. I don't think any of the other provisions common to all committees need to be changed.

Don Simpson
Chapman Riebeek LLP
Barristers and Solicitors
300, 4808 Ross Street
Red Deer, AB T4N 1X5
Tel: (403) 346-6603
Fax: (403) 340-1280

FILE COPY



Council Decision – March 22, 2010

DATE: March 23, 2010
TO: Frieda McDougall, Deputy City Clerk
FROM: Elaine Vincent, Legislative and Administrative Services Manager
SUBJECT: Committees Bylaw Amendment 3431/B-2010
Changes to Section 9 – Quorum and Voting

Reference Report:

Legislative and Administrative Services Manager, dated March 15, 2010

Bylaw Readings:

At the Monday, March 22, 2010 Regular Council Meeting Committees Bylaw Amendment 3431/B-2010 received all three readings. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Bylaw 3431/B-2010 provides for changes to the Committees Bylaw by removing the word "members" and replacing it with the words "voting members" in Section 9 (1) and (2) of the Bylaw.

A handwritten signature in purple ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Administrative Services Manager

c: LAS Committees Coordinator

Bylaws Item No. 1

BYLAW NO. 3447/2010
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA
 (the "Municipality")

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$9,000,000 for the purpose of the Waskasoo Park Special Gathering Places Projects.

WHEREAS:

A. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the Waskasoo Park Special Gathering Places Project(s). This capital project includes: the review and enhancement of the various park nodes in the Waskasoo Park area including Heritage Ranch, Bower Ponds, Three Mile Bend and River Bend Golf & Recreation areas. Capital items include signage, development of community public gathering areas, building upgrades, new park amenities, bridges and trails linking different park node areas, and existing trail improvements.

B. The total cost of the project is estimated to be \$9,000,000 and the Municipality estimates the following contributions will be applied to the project:

Reserves	\$0
Debenture(s)	<u>\$9,000,000</u>
Total Cost	\$9,000,000

C. In order to complete the project it will be necessary for the Municipality to borrow the sum of \$9,000,000, for a period not to exceed 15 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

D. The estimated lifetime of the project financed under this by-law is equal to, or in excess of 15 years.

E. The principal amount of the outstanding debt of the Municipality at December 31, 2009 is \$180,534,328 and no part of the principal or interest is in arrears.

- F. All required approvals for the project have been or will be obtained, and the project is and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Waskasoo Park Special Gathering Places Projects, the sum of NINE MILLION DOLLARS (\$9,000,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Waskasoo Park Special Gathering Places Projects.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual payments of combined principal and interest instalments not to exceed FIFTEEN (15) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
4. The indebtedness is to be repaid by way of revenue raised through Municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 22nd day of February 2010.

READ SECOND TIME IN OPEN COUNCIL this day of 2010.

READ THIRD TIME IN OPEN COUNCIL this day of 2010.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2010.

MAYOR

CITY CLERK

Bylaws Item No. 2

BYLAW NO. 3357/E-2010

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of February 2010.

READ A SECOND TIME IN OPEN COUNCIL this day of 2010.

READ A THIRD TIME IN OPEN COUNCIL this day of 2010.

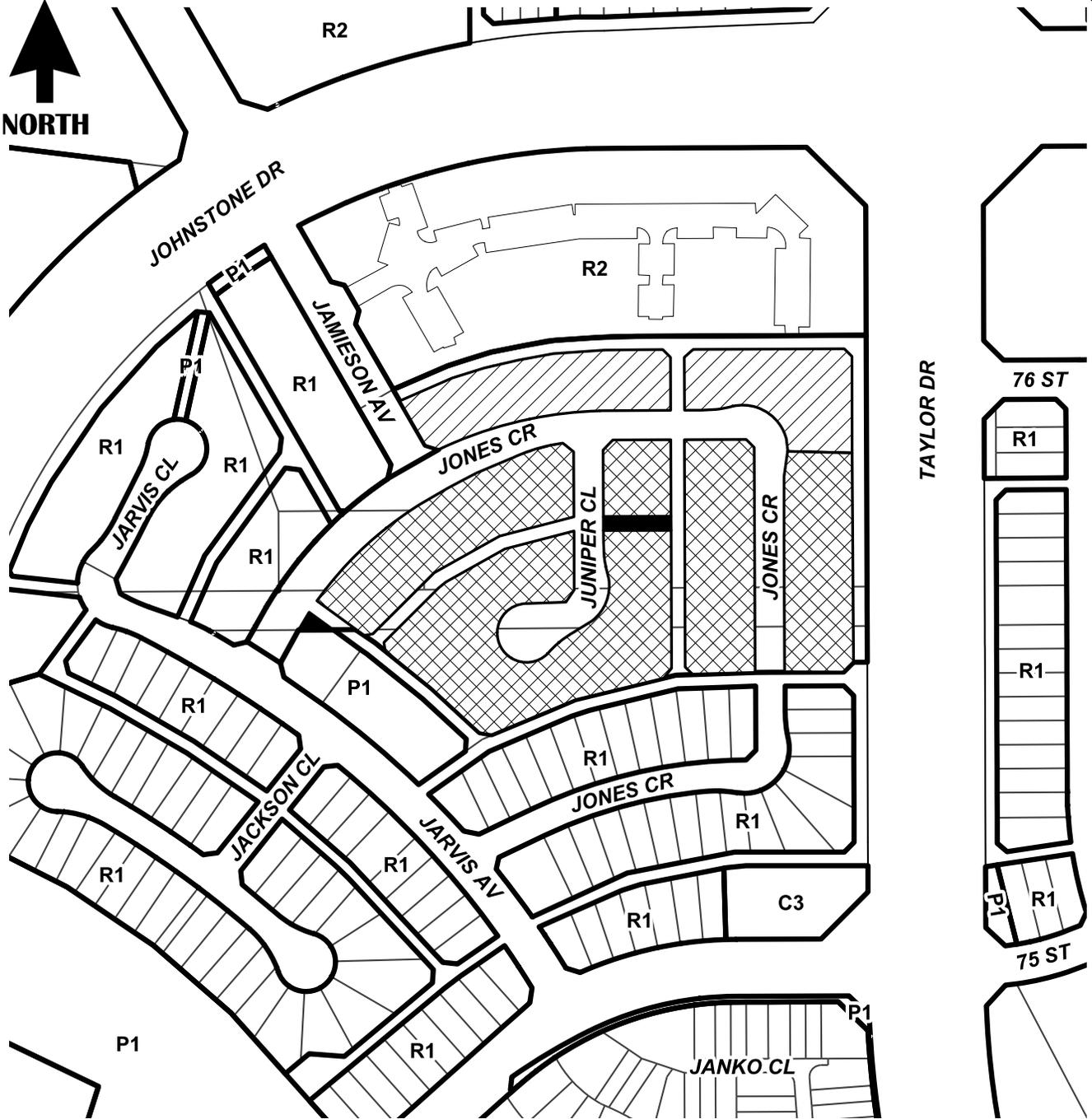
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2010.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

- A1 to P1
- A1 to R1
- A1 to R1A

Affected Districts:

- R1 - Residential (Low Density) District
- R1A - Residential (Semi Detached Dwelling) District
- P1 - Park and Recreation District
- A1 - Future Urban Development District

Proposed Amendment
 Map: 4/2010
 Bylaw: 3357/E-2010
 Date: Feb 17, 2010

Bylaws Item No. 3

BYLAW NO. 3431/B-2010

Being a Bylaw to amend Bylaw No. 3431/2009 The Committees Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

Bylaw No. 3431/2009 is hereby amended as follows:

1. Section 9 (1) and (2) are deleted in their entirety and replaced with the following new sections 9 (1) and (2):
 9. (1) A majority of voting members constitutes a quorum.
 - (2) All voting members, including the chairperson, must vote on all matters before the committee unless a pecuniary interest or conflict of interest is declared.

2. In all other respects, Bylaw No. 3431/2009 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2010.

READ A SECOND TIME IN OPEN COUNCIL this day of 2010.

READ A THIRD TIME IN OPEN COUNCIL this day of 2010.

AND SIGNED BY THE MAYOR AND CLERK this day of 2010.

MAYOR

CITY CLERK

DATE: March 23, 2010

TO: Howard Thomson, Land & Economic Development Manager

FROM: Elaine Vincent, Legislative and Administrative Services Manager

SUBJECT: Update Re: Assignment of Land Sale Agreement from 1324888 Alberta Ltd. to Riverpointe Crossing Ltd. or Nominee
Riverside Meadows (former Harpers Metals site)

Reference Report:

Land & Economic Development Manager, dated March 12, 2010

Resolutions:

"Resolved that Council of the City of Red Deer agrees to add the report from the Land and Economic Development Manager, dated March 12, 2010 re: Assignment of Land Sale Agreement from 1324888 Alberta Ltd. to Riverpointe Crossing Ltd. or Nominee, Riverside Meadows (Former Harpers Metals Site) to the Open Council Agenda of Monday, March 22, 2010."

MOTION CARRIED

"Resolved that Council of the City of Red Deer having considered the report from the Land and Economic Development Manager, dated March 12, 2010 re: Assignment of Land Sale Agreement from 1324888 Alberta Ltd. to Riverpointe Crossing Ltd. or Nominee, Riverside Meadows (Former Harpers Metals Site) hereby agrees:

1. To the assignment of the land sale agreement with 1324888 Alberta Ltd., dated October 25, 2007 and amended February 25, 2008, to Riverpointe Crossing Ltd. or nominee;
2. To an extension of the agreement to the end of August 2010;
3. To delegate to the City Manager the authority to approve amendments to the terms and conditions of the assigned agreement; and
4. That an interim report be provided to Council within three months providing information on the progress of the agreement and development plans."

MOTION CARRIED

Report Back to Council: Yes – in Three months time.



Elaine Vincent
Legislative & Administrative Services Manager

- c: City Manager
- Director of Planning Services
- Director of Development Services
- Financial Services Manager
- Joyce Boon, Inspections & Licensing Manager
- Russ Pye, Inspections & Licensing Manager

DATE: March 23, 2010
TO: Howard Thompson, Land & Economic Development Manager
FROM: Elaine Vincent, Legislative and Administrative Services Manager
SUBJECT: Option to Purchase 3.59 hA, more or less, being Parts of Lots 1, 2 and 67th Street Road Right of Way in Plan 892 3245

Reference Report:

Land & Economic Development Manager, dated March 12, 2010

Resolutions::

“Resolved that Council of the City of Red Deer agrees to add the report from the Land and Economic Development Manager, dated March 12, 2010 re: Option to Purchase 3.59 Ha, more or less, being Parts of Lots 1, 2, and 67th Street Road Right of Way in Plan 892 3245, to the Open Council Agenda of Monday, March 22, 2010.”

MOTION CARRIED

“Resolved that Council of the City of Red Deer having considered the report from the Land and Economic Development Manager, dated March 12, 2010 re: Option to Purchase 3.59 Ha, more or less, being Parts of Lots 1, 2, and 67th Street Road Right of Way in Plan 892 3245, delegates the authority to the City Manager to approve the terms and conditions; and enter into a long term option agreement to sell surplus road right of way being part of Plan 892 3245.”

MOTION CARRIED

Report Back to Council: No



Elaine Vincent
Legislative & Administrative Services Manager

- c: City Manager
- Director of Planning Services
- Director of Development Services
- Financial Services Manager
- Engineering Services Manager

Electric Light & Power Manager