

A G E N D A

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FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL  
TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL,  
MONDAY, MAY 28, 1990,  
COMMENCING AT 4:30 P.M.

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- (1) Confirmation of the Minutes of the Meeting of May 14, 1990

PAGE

(2) UNFINISHED BUSINESS

- 1) City Clerk - Re: 1990 City's Transportation Study Update .. 1
- 2) Bylaws & Inspections Mgr. - Re: Building Permit Bylaw Amendment 2439/B-90/Land Use Bylaw Amendment 2672/O-90/ Building Permit Inspection Policy .. 4

(3) PUBLIC HEARINGS

- 1) City Clerk - Re: Land Use Bylaw Amendment 2672/M-90/ Rosedale Extension N.W. Corner (James Dallin - Cathton Holdings Ltd.) .. 6
- 2) City Clerk - Re: Land Use Bylaw Amendment 2672/L-90/ West Side of Eastview Estates/redesignation approx. 19 acres .. 8

(4) REPORTS

- 1) Recreation, Parks & Culture Board - Re: "The Crossing" at Red Deer - Tourism Committee Proposal .. 1
- 2) City Solicitor - Re: Agreement with Native Friendship Society/Bylaw 3015/90/Parsons House - Municipal Historic Resource .. 11
- 3) Red Deer Industrial Airport Commission - Re: Sale of Hangars No. 1 and 4/Transfer of Land Leases .. 12
- 4) Engineering Department Manager - Re: Development Agreement/Laebon Developments Ltd./Clearview Meadows Phase 10A .. 13

NO. 1

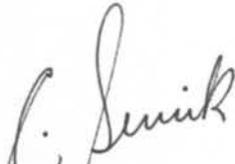
DATE: May 15, 1990  
TO: City Council  
FROM: City Clerk  
RE: 1990 CITY'S TRANSPORTATION STUDY UPDATE

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The Draft Executive Summary of the detailed report pertaining to the above matter was delivered to members of Council prior to the May 14, 1990 Council meeting to permit adequate time for members to review the report.

A presentation of the summary by I.M.C. Consulting Group is scheduled for this meeting. As previously indicated, copies of the detailed study are available at the Engineering Department should any member of Council wish to study the detail.

We would remind all members of Council to bring the Draft Executive Summary of the detailed report with them to the Council meeting of May 28.

  
G. SEVCIK  
City Clerk

CS/jt

DATE: May 22, 1990  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: 1990 CITY TRANSPORTATION STUDY UPDATE

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Further to our May 8, 1990 comments regarding the above, we wish to confirm that a representative from the IMC Consulting Group Inc. will be available on the 28th of May to present the main recommendations of their Study. He will also be available to respond to any questions Council may have.

The major items contained in the Study involve the following:

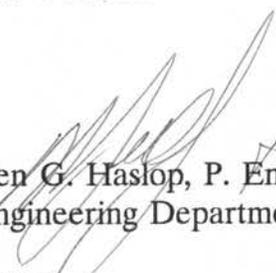
1. Major arterial roadways needed for the 80,000 and 115,000 population thresholds.
2. Cross river bridge capacity needed for the 80,000 and 115,000 population thresholds.
3. Ross Street and 49 Street One-Way Couplet System.
4. Additional Red Deer College access.
5. Pines Subdivision shortcutting traffic.
6. Downtown bus transfer station.
7. Vehicle operating speed limits on arterial roads.
8. Major pedestrian structure requirements.
9. Environmental noise protection requirements.
10. Major road right of way requirements.

The Engineering Department supports the recommendations contained in the report for the most part and will be using this information as a basis for preparing future years' budgets and capital expenditure plans. It will also be used to determine the degree to which improvements should be considered.

City Clerk  
Page 2  
May 22, 1990  
File: 620-050A

The section on recommended operating speeds is, in our opinion, conservative in a few areas and some minor modifications could be considered. For example, the speed limit on 67 Street, from Pameley Avenue to 55 Street, could be 70 km/hr rather than the recommended 60 km/hr.

Although the Study took longer than anticipated, we believe the results are valid and worthwhile. This information should be a useful planning tool for the next 5 to 8 years. It also will provide the basis for the City's Transportation By-law network, which now must be amended to form the eligible cost sharing roadway network with Alberta Transportation and Utilities.



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

KGH/emg

Commissioners' Comments

We would concur with the comments of the Engineering Department Manager with respect to this study and apart from the minor points outlined in his comments, we would recommend Council endorse same.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: April 5, 1989  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: CONSULTANT SELECTION - GENERAL TRANSPORTATION UPDATE  
STUDY

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Your report dated March 30, 1989, concerning the above topic was presented to Council April 3, 1989, and at which meeting Council passed the following motion agreeing that the General Transportation Update Study be awarded to IMC Consulting Group.

"RESOLVED that Council of The City of Red Deer having considered report from the Engineering Department Manager dated March 30, 1989, re: Consultant Selection - General Transportation Update Study hereby agree that the General Transportation Update Study be awarded to IMC Consulting Group at a maximum cost of \$73,600.00;

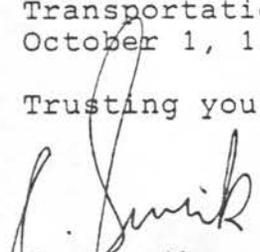
Council further agrees that a contingency allowance be established in the amount of \$6,400.00 and that the overexpenditure of \$5,000.00 (based on a 25/75 shareable basis with the Province) be charged as an overexpenditure to the Engineering Department Budget;

and as recommended to Council by the administration April 3, 1989."

The decision of Council in this instance is submitted for your information and appropriate action. I trust that you will ensure appropriate documentation is prepared and executed by both parties.

It is further noted that the report on speed limits within the City previously requested by Alderman Kokotailo will be part of the Transportation Update Study and the results will be available on October 1, 1989.

Trusting you will find this satisfactory.

  
C. Sevcik  
City Clerk  
CS/ds  
c.c. City Commissioners  
Dir. of Engineering Services  
Dir. of Finance  
Urban Planner

August 24, 1988

TO: DIRECTOR OF ENGINEERING SERVICES  
FROM: ASSISTANT CITY CLERK  
RE: TRAFFIC BYLAW/SPEED LIMITS

At the Council meeting of August 22, 1988, Alderman Kokotailo requested that a systematic review be completed of speed limits within the City. This matter is brought up in conjunction with consideration of the setting of the speed limit for the 67th Street and 30th Avenue project. It was suggested that consideration be given to increasing the speed limit on portions of 77th Street, 54th Street and 32nd Street. These roadways were few in question however it was alluded that there should be a system to evaluate when roadway speed limits should be increased/decreased.

At this meeting, the City Commissioner indicated we would undertake this review however requested that due to the current Engineering workload, this report be brought back to Council in the first part of 1989, of which Council members concurred.

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

Trusting you will find this satisfactory.



K. KLOSS  
Assistant City Clerk

c.c. Mayor  
City Commissioner

*Reminder Only*      89/03/23

NO. 12

DATE: August 15, 1988  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: SPEED LIMIT FOR 67 STREET AND 30 AVENUE PROJECT

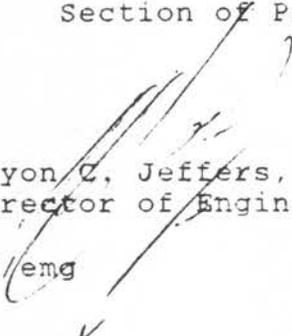
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The 67 Street and 30 Avenue Roadway Project is nearing completion, and an addition to the City of Red Deer's Traffic By-law will be required to cover the speed limit of this new section of roadway.

The Engineering Department recommends that 67 Street from 175 m east of Pameley Avenue to 30 Avenue, and 30 Avenue from 67 Street to 55 Street be made 60 km/h zones.

Should Council concur with the recommended speed, the following changes should be made to the City of Red Deer's Traffic By-law.

1. Add 67 Street from 175 m east of Pameley Avenue to 30 Avenue into the Streets Section of Part 15, Schedule A.
2. Add 30 Avenue from 67 Street to 55 Street into the Avenues Section of Part 15, Schedule A.

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

LM/emg

Commissioners' Comments

We would concur with the recommendation of the Dir. of Engineering Services and recommend the passage of the necessary bylaw amendment.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: May 29, 1990  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: 1990 CITY TRANSPORTATION STUDY UPDATE

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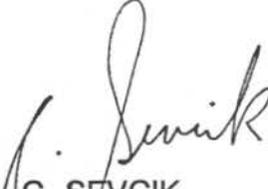
The 1990 City Transportation Study Update prepared by I.M.C. was considered at the Council meeting of May 28, 1990 and at which meeting Council passed the following motion endorsing said study.

"RESOLVED that Council of The City of Red Deer hereby endorses The City of Red Deer Transportation Study Update as completed by I.M.C. Consulting Group Inc. and as presented to Council May 28, 1990."

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

In passing the above noted resolution, it is my understanding that the Engineering Department will now be using the information in the study as a basis for preparing future years' budgets and capital expenditure plans, and the study will also be used to determine the degree to which improvements should be considered.

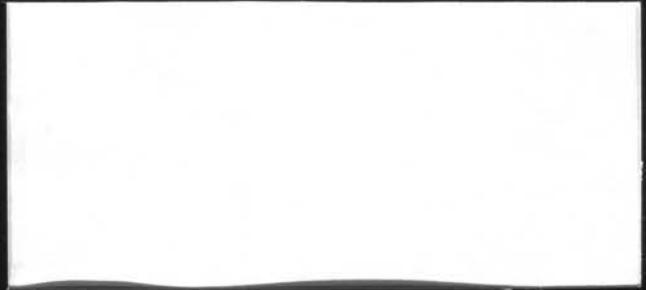
Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Engineering Services  
Director of Financial Services

**IMC**  
Consulting  
Group Inc.



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**IMC**  
Consulting  
Group Inc.

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**CITY OF RED DEER  
TRANSPORTATION STUDY  
UPDATE**

**EXECUTIVE SUMMARY  
MAY 1990**

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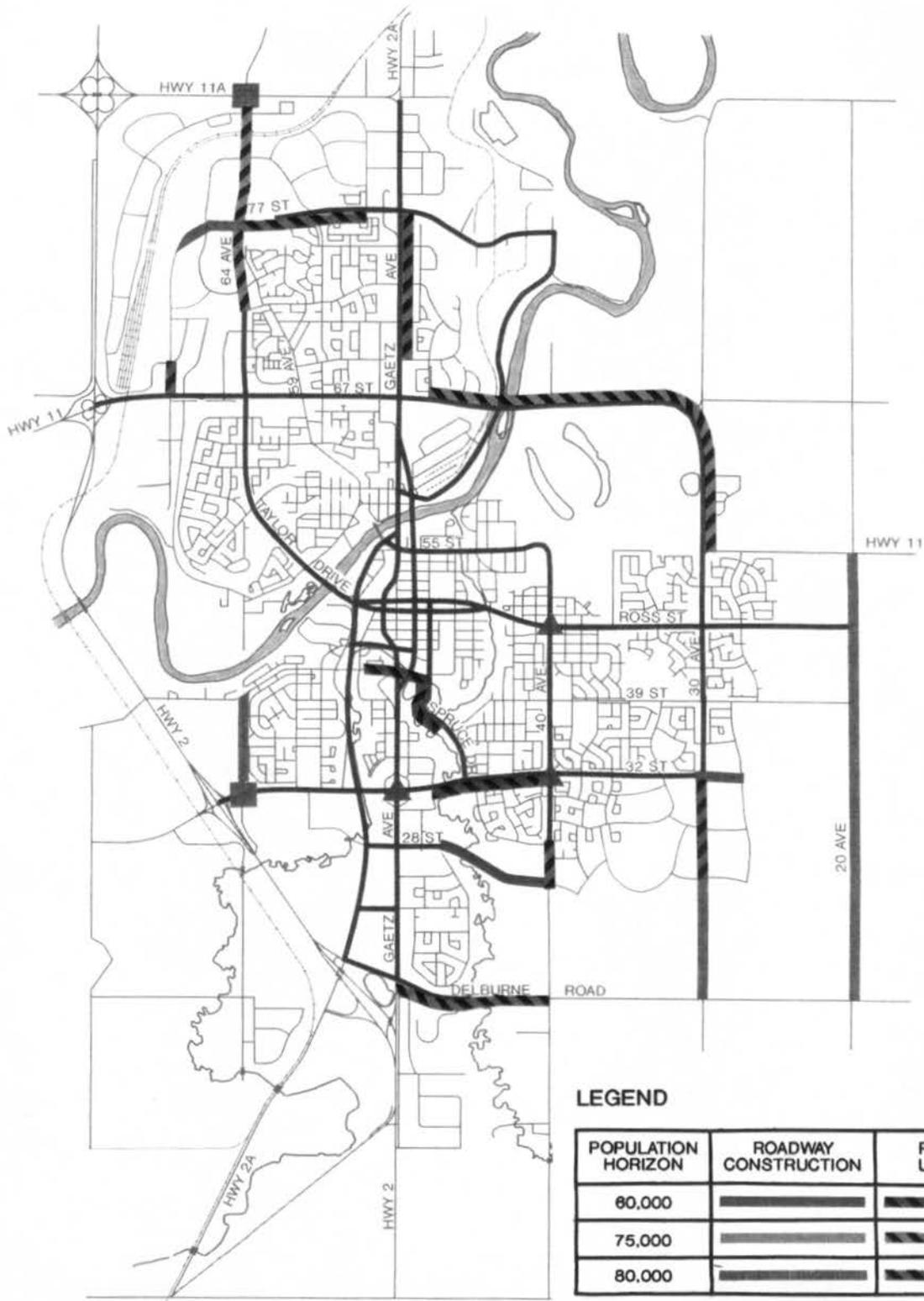


TABLE E1  
80,000 POPULATION HORIZON - IMPROVEMENT SUMMARY

Item	Location and Description	Improvement	Population Horizon	Length (m)	Cost (000's)	Existing V/C	Future V/C	Future 2-Way Volume
1	40 AVENUE AT ROSS (50) STREET	INTERSECTION IMPROVEMENTS	60,000	NA	110	0.44	0.81	-
2	GAETZ (50) AVENUE AT 32 STREET	INTERSECTION IMPROVEMENTS	60,000	NA	230	0.55	0.53	-
3	28 STREET EXT. - BARRETT DR. TO 40 AVENUE	CONST. 2-LANE URBAN ROADWAY	60,000	1200	1010	NA	0.00	4800
4	32 STREET - EAST OF 47 AVENUE TO 40 AVENUE	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	60,000	1050	970	0.56	0.00	22950
5	SPRUCE DRIVE HILL RE-ALIGNMENT	RECONSTRUCT ROADWAY	60,000	200	260	0.53	0.00	11040
6	43 STREET - 49 AVENUE TO 52 AVENUE	UPGRADE TO 4-LANE UNDIVIDED URBAN ROADWAY	60,000	550	110	0.10	0.00	6310
7	43 STREET - 48 AVENUE TO 49 AVENUE	UPGRADE TO 4-LANE UNDIVIDED URBAN ROADWAY	60,000	220	410	0.25	0.00	5830
7	48 AVENUE AT 43 STREET	ROADWAY WIDENING	60,000	300	420	0.25	0.00	11040
8	40 AVENUE AT 32 STREET	INTERSECTION IMPROVEMENTS	60,000	NA	80	0.36	0.67	-
1	67 STREET BRIDGE	TWINNING - TO 4 LANES - DECK ONLY	75,000	500	10410	0.42	0.00	19640
2	67 STREET - PAMELY AVE. TO 67 STREET BRIDGE	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	75,000	550	670	0.49	0.00	21620
3	67 STREET - 67 STREET BRIDGE TO 30 AVENUE	UPGRADE TO 4-LANE DIVIDED RURAL ROADWAY	75,000	1800	4410	0.52	0.00	19610
4	30 AVENUE - 55 STREET TO 67 STREET	UPGRADE TO 4-LANE DIVIDED RURAL ROADWAY	75,000	1600	3920	0.50	0.00	19570
5	64 AVENUE - GRANT ST. TO EDGAR DR. (NORTH)	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	75,000	2100	6350	0.16	0.00	14640
6	64 AVENUE - EDGAR DR. (NORTH) TO HWY 11A	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	75,000	200	600	0.10	0.00	7010
1	GAETZ (50) AVENUE - 68 STREET TO 77 STREET	UPGRADE TO 6-LANE DIVIDED URBAN ROADWAY	80,000	1550	2260	0.78	0.72	36360
2	DELBURNE ROAD - GAETZ AVENUE TO 40 AVENUE	UPGRADE TO 4-LANE DIVIDED RURAL ROADWAY	80,000	1650	4960	0.13	0.22	7290
3	67 AVENUE - 67 STREET TO EDGAR DR. (SOUTH)	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	80,000	450	1650	NA	0.35	11940
4	77 STREET - 64 AVENUE TO 67 AVENUE	CONST. 2-LANE URBAN ROADWAY	80,000	600	1290	NA	0.36	6110
5	77 STREET - 53 AVENUE TO 64 AVENUE	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	80,000	1300	1930	NA	0.39	13380
6	40 AVE. - SELKIRK BLVD. TO 28 STREET	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	80,000	450	1650	0.16	0.16	5510
7	30 AVENUE - RESID. COLLECTOR TO DELBURNE RD	CONST. 2-LANE RURAL PAVED ROADWAY	80,000	2050	2740	0.05	0.12	2010
8	30 AVENUE - 32 STREET TO RESID. COLLECTOR	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	80,000	400	1470	0.05	0.32	10630
9	32 STREET - 30 AVENUE TO RESID. COLLECTOR	CONST. 4-LANE DIVIDED URBAN ROADWAY	80,000	400	1470	NA	0.11	3730
10	20 AVENUE - HIGHWAY 11 TO DELBURNE ROAD	CONST. 2-LANE RURAL PAVED ROAD	80,000	4850	6480	0.02	0.05	650
11	60 AVENUE AT 32 STREET	SIGNALIZATION	80,000	NA	270	NA	NA	-
12	64 AVENUE AT HIGHWAY 11A	SIGNALIZATION	80,000	NA	270	NA	NA	-
13	60 AVENUE - CRONQUIST DRIVE TO 32 STREET	CONST. 2-LANE URBAN ROADWAY	80,000	1000	2150	0.11	0.18	3050

NOTE:(1) The recommended improvement should be completed by the Population Horizon indicated.

(2) All costs are indicated in 1989 dollars.

(3) The cost of property acquisition has not been included in the cost estimate.

In the development of the staging plan for this population horizon, the river crossing capacity was a crucial element. Because of the projected increase in population in the southeast and increased employment in the northwest, cross-river travel demand is forecast to increase significantly. At the 80,000 population horizon, this distribution of employment and population was anticipated to increase the total cross-river travel demand to 5,600 vehicles in the peak hour/peak direction. For this analysis the PM peak hour was utilized. The peak direction represents the highest directional demand across each of the river crossings during the PM peak hour.

At the 80,000 population horizon, vehicle demands require a minimum of six travel lanes across the river. However, because of the anticipated traffic distribution, seven travel lanes are recommended. Between 1989 and the 80,000 population horizon (2005) one additional lane would be provided by the Taylor Drive Bridge in conjunction with the completion of the construction of the Major Continuous Corridor prior to the 60,000 population horizon. The second additional lane in the PM peak hour direction will be required prior to the 75,000 population horizon and it is recommended that the 67 Street crossing be twinned at this time. The following table summarizes the lane requirements at each crossing in the PM peak direction only across the Red Deer River.

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**ANTICIPATED CROSS-RIVER VEHICLE DEMAND  
80,000 POPULATION HORIZON  
(Peak Hour/Peak Direction)**

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River Crossing	Existing Peak Direction Lanes	Additional Lanes	Total Lanes	Traffic Volumes
Taylor Drive	1	1	12	1,600
49 Avenue	3	0	3	2,300
67 Street	1	1	2	1,700
<b>TOTAL</b>	<b>5</b>	<b>2</b>	<b>7</b>	<b>5,600</b>

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## E.2.2 115,000 Population Horizon Improvements

Figure E2 illustrates the principal recommended improvements for the 115,000 population horizon. Table E2 summarizes the complete listing of improvements in order of priority and by stage of implementation. In addition, order of magnitude cost estimates in 1989 dollars are provided. Three staging time frames have been indicated: Stage 1: prior to or at the 90,000 population horizon; Stage 2: completion prior to or at the 100,000 population horizon; and Stage 3: completion prior to or at the 115,000 population horizon.

The development of a staging plan for this population horizon was also affected by the river crossing capacity. With the additional increase in population and the anticipated distribution of population growth to the south and employment growth to the north, cross-river travel demand was also expected to increase significantly between the 80,000 and 115,000 population horizons.

For the forecast cross-river traffic demand of 8,000 vehicles during the PM peak hour, a minimum of eight travel lanes in the peak direction are required. However, because of the anticipated traffic distribution, nine travel lanes are recommended. Between the 80,000 population horizon (2005) and the 115,000 population horizon (2020), one additional lane would be provided prior to the 95,000 population horizon by the construction of a fifth bridge along the extension of 77 Street alignment east. A second additional lane will be required and it is recommended that 77 Street crossing be twinned as the population approaches the 115,000 population horizon.

The following table illustrates the PM peak direction cross-river lane requirements in the PM peak hour direction and the approximate population horizons associated with each additional lane requirement. The table also illustrates the number of lanes crossing the river at the 80,000 population horizon and the 115,000 population horizon.

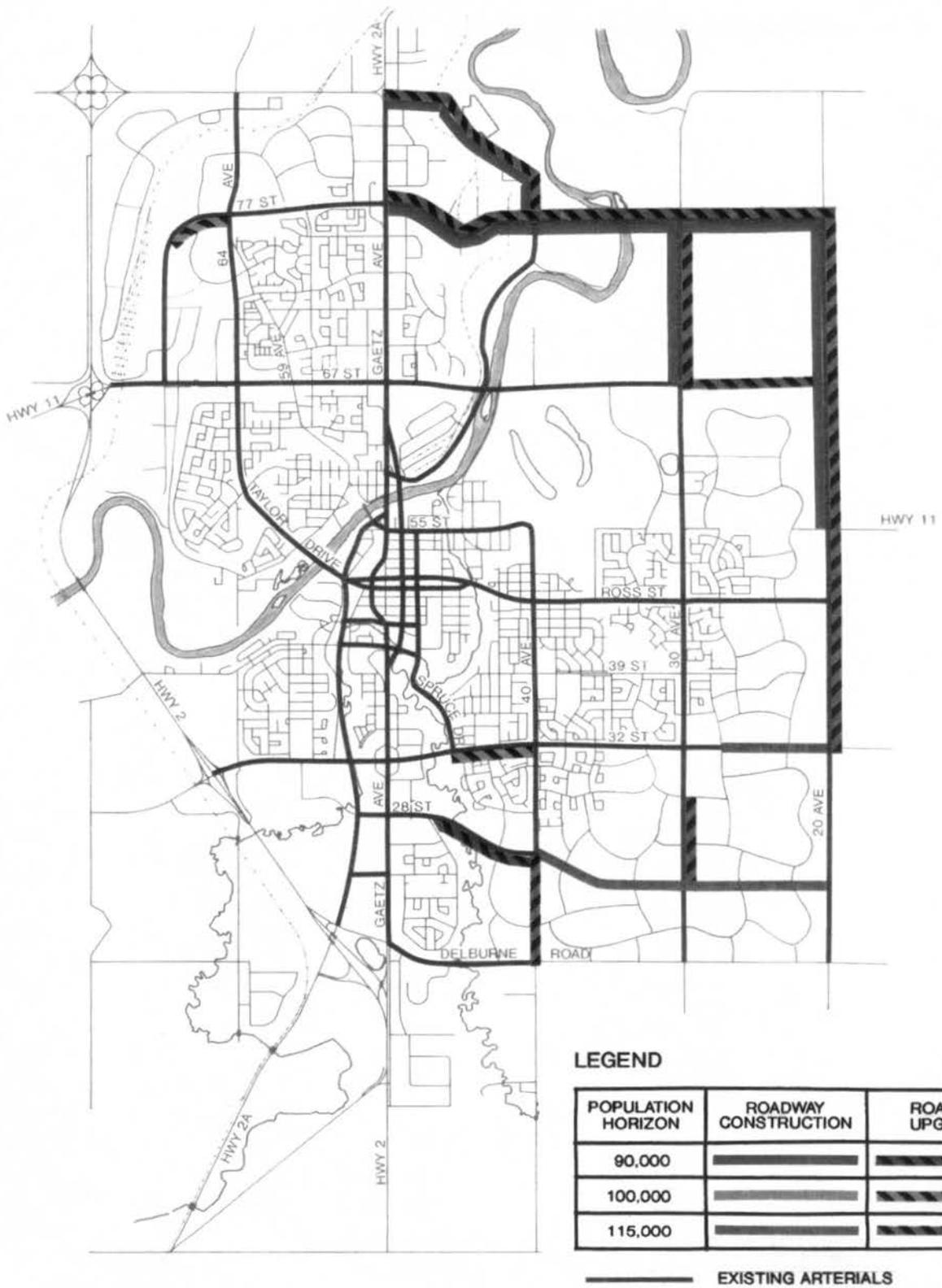


TABLE E2  
115,000 POPULATION HORIZON - IMPROVEMENT SUMMARY

Item	Location and Description	Improvement	Population Horizon	Length (M)	Cost (000'S)	Existing V/C	Future V/C	Future 2-Way Volume
1	77 STREET BRIDGE	CONSTRUCT 2-LANE BRIDGE - DECK ONLY	90,000	500	17880	NA	0.85	19760
2	77 STREET - GAETZ AVENUE TO 77 STREET BRIDGE	CONSTRUCT TO 2-LANE URBAN ROADWAY	90,000	2500	6920	0.25	0.39	6580
3	NORHLAND DRIVE - GAETZ AVENUE TO 77 STREET	CONSTRUCT TO 2-LANE URBAN ROADWAY	90,000	2500	6920	NA	0.80	15160
4	77 STREET - 77 STREET BRIDGE TO 20 AVENUE	CONSTRUCT TO 2-LANE URBAN ROADWAY	90,000	1950	5400	NA	0.54	9140
5	20 AVENUE - 77 STREET TO HIGHWAY 11	CONSTRUCT TO 2-LANE RURAL ROADWAY	90,000	3400	6370	NA	0.61	12770
6	30 AVENUE - 67 STREET TO 77 STREET	CONSTRUCT TO 2-LANE RURAL ROADWAY	90,000	1800	3370	NA	0.55	11590
7	28 STREET EXT. - BARRETT DR. TO 40 AVENUE	UPGRADE TO 4-LANE UNDIVIDED URBAN ROADWAY	90,000	1200	6180	NA	0.42	14200
1	32 STREET - SPRUCE DRIVE TO 40 AVENUE	UPGRADE TO 6-LANE DIVIDED URBAN ROADWAY	100,000	850	2440	0.45	0.70	35350
2	77 STREET - 64 AVENUE TO 67 AVENUE	UPGRADE TO 4-LANE UNDIVIDED URBAN ROADWAY	100,000	600	2540	NA	0.42	14300
1	32 STREET - NEW RESIDENTIAL COLLECTOR EAST OF 30 AVENUE TO 20 AVENUE	CONSTRUCT TO 4-LANE DIVIDED URBAN ROADWAY	115,000	1200	12160	NA	0.29	9720
2	67 STREET - 20 AVENUE TO 30 AVENUE	UPGRADE TO 4-LANE DIVIDED RURAL ROADWAY	115,000	1600	13260	NA	0.11	4600
3	77 STREET BRIDGE	UPGRADE TO 4-LANE BRIDGE - DECK ONLY	115,000	500	35170	NA	0.63	26490
4	77 STREET - GAETZ AVENUE TO 77 STREET BRIDGE	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	115,000	2500	10260	0.25	0.25	8380
5	NORHLAND DRIVE - GAETZ AVENUE TO 77 STREET	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	115,000	2500	10260	NA	0.60	20330
6	77 STREET - 77 STREET BRIDGE TO 20 AVENUE	UPGRADE TO 4-LANE DIVIDED RURAL ROADWAY	115,000	1950	8000	NA	0.35	11640
7	20 AVENUE - 77 STREET TO HIGHWAY 11	UPGRADE TO 4-LANE DIVIDED RURAL ROADWAY	115,000	5000	41450	NA	0.39	16260
8	20 AVENUE - HIGHWAY 11 TO 32 STREET	UPGRADE TO 4-LANE DIVIDED RURAL ROADWAY	115,000	2400	19900	NA	0.33	13720
9	30 AVENUE - 67 STREET TO 77 STREET	UPGRADE TO 4-LANE DIVIDED RURAL ROADWAY	115,000	1800	14920	NA	0.35	14760
10	30 AVENUE - NEW RESIDENTIAL COLLECTOR SOUTH OF 32 STREET TO 28 STREET	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	115,000	900	9190	0.05	0.20	6620
11	40 AVENUE - 28 STREET TO DELBURNE ROAD	UPGRADE TO 4-LANE DIVIDED URBAN ROADWAY	115,000	1200	12260	0.20	0.43	14480
12	28 STREET - 40 AVENUE TO 20 AVENUE	CONSTRUCT 2-LANE URBAN ROADWAY	115,000	3200	17420	NA	0.86	14530

NOTE:(1) The recommended improvement should be completed by the Population Horizon indicated.

(2) All costs are indicated in 1989 dollars.

(3) The cost of property acquisition has not been included in the cost estimate.

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**PM PEAK DIRECTION  
CROSS-RIVER LANE REQUIREMENTS**

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<b>Population Horizon</b>	<b>Taylor Drive</b>	<b>49 Avenue/ Gaetz Avenue</b>	<b>67 Street</b>	<b>77 Street</b>	<b>Total</b>
At the 55,000	1	3	1	-	5
Prior to 60,000	2	3	1	-	6
Prior to 75,000	2	3	2	-	7
At the 80,000	2	3	2	-	7
Prior to 95,000	2	3	2	1	8
At the 115,000	2	3	2	2	9

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The above table illustrates that with the projected allocation of population and employment each time the City's population increases by fifteen to twenty thousand people, an additional lane in the PM peak direction is required across the river. As a city grows and there is a better balance between population and employment on the same side of the river; therefore, additional population growth can be better accommodated with each river crossing.

### **E.2.3 Roadway Network Improvement Highlights**

The study work program specifically identified fourteen locations or sections of roadway which required special consideration in the development of the prioritization and staging plans for the two population horizons. The following provides a brief overview of the recommendations for these locations or sections of roadway.

#### North-South Corridors

##### *20 Avenue*

This roadway is presently a discontinuous county roadway which over the planning time frame will be upgraded continually. At the 115,000 population horizon it is recommended that 20 Avenue be constructed as a four-lane divided roadway from 77 Street to 32 Street and the extension south to Delburne Road be constructed as a two-lane roadway. The planning time frame defined by the scope of this study does not require that 20 Avenue be constructed to an expressway standard. However, the

anticipated direction of future development within the City would benefit from a reserved right-of-way that could ultimately accommodate an expressway with direct access control and grade separated interchanges.

#### *Gaetz Avenue*

With the completion of the Major Continuous Corridor there will be two attractive north-south corridors within the City. This additional corridor will alleviate some of the existing demand on Gaetz Avenue and ultimately accommodate the future traffic volumes with relatively little roadway construction. It is recommended that before the 80,000 population horizon, Gaetz Avenue from 68 Street to 77 Street should be upgraded to a six-lane divided cross-section and the intersection of Gaetz Avenue and 32 Street upgraded to provide northbound and southbound right-turn channelization.

#### *67 Avenue*

67 Avenue presently serves the industrial area north of 67 Street. The rate of industrial development in the northwest section of the City will ultimately affect roadway requirements. However, based on the anticipated rate of development for this area it is recommended that 67 Avenue be constructed as a four-lane divided roadway from 67 Street to Edgar Drive (South). Sufficient right-of-way should be protected to ultimately accommodate a four-lane divided cross-section along the length of 67 Avenue.

#### East-West Corridors

##### *Chrysler Avenue*

Our analysis indicates that in conjunction with the construction of the Major Continuous Corridor, Chrysler Avenue should also be constructed to connect the Corridor to Gaetz Avenue. This link will provide necessary access to the area south of the Chrysler Plant.

##### *28 Street*

In conjunction with the construction of the Major Continuous Corridor, 28 Street will extend from the Corridor to Barrett Drive as a four-lane divided cross-section. It is our

recommendation that 28 Street be connected to 40 Avenue during this same time frame. This connection provides a crucial alternate east-west route which will reduce the travel demand on 32 Street and the magnitude of the critical southbound to eastbound turning movement at 28 Street and Gaetz Avenue. This will delay additional widening along 32 street east of Gaetz Avenue and improvements to intersection geometry at 28 Street and Gaetz Avenue.

### *32 Street*

The evaluation of the 32 Street roadway configuration was based on the requirements west and east of Gaetz Avenue. West of Gaetz Avenue the four-lane divided cross-section is adequate to accommodate existing and future travel demands, an exception is the section of roadway between 54 Avenue and 51 Avenue over the railway tracks. The existing railway crossing only provides a two-lane cross section. It was assumed that the widening to a four-lane divided cross-section between 54 Avenue and 51 Avenue will occur in conjunction with the construction of the Major Continuous Corridor at the 60,000 population horizon.

East of Gaetz Avenue improvements are required in association with each population horizon. The extension of 28 Street will reduce the demand on 32 Street; however, intersection improvements are required between 47 Avenue and 40 Avenue in conjunction with the construction of the Major Continuous Corridor. As the City approaches the 115,000 population horizon, it is anticipated that the 32 Street cross-section will have to increase by one travel lane in each direction. By this population horizon, the extension of 32 Street east will connect with the county grid system at 20 Avenue.

### *43 Street*

The connection of 43 Street to the Major Continuous Corridor will require roadway widening to accommodate a four-lane cross-section between 48 Avenue (Spruce Drive) and 52 Avenue. The intersection of 43 Street and 48 Avenue (Spruce Drive) also requires localized widening on 48 Avenue adjacent to the intersection to accommodate the necessary roadway channelization. The need for traffic signals at the intersection of 43 Street and 48 Avenue should be monitored.

### *45 Street/46 Street*

The development of a 45 Street/46 Street one-way couplet extending between 48 Avenue and 51 Avenue was recommended in a study completed prior to this analysis. Our evaluation of network requirements for this report reviewed the need and standard for the couplet. Based on our analysis this couplet is not required during the planning time frame.

### *Highway 11*

Our study confirmed the configuration of the connection of Highway 11 to the City's roadway network on the east City boundary. The ultimate configuration of the connection will be a T-intersection with 20 Avenue. The north-south extension of 20 Avenue will connect with 77 Street, 67 Street, Ross Street, 32 Street, and Delburne Road. This configuration will allow the development of a discontinuous alignment for 55 Street and eliminate the need for 61 Street between 30 Avenue and 20 Avenue.

### *55 Street*

55 Street is currently operating as a four-lane undivided roadway from 40 Avenue to 49 Avenue. The section of roadway between 49 Avenue and 50 Avenue is constructed as a divided roadway. The present roadway configuration maximizes the use of the available right-of-way. Our analysis indicates that the twinning of the 67 Street Bridge and the relative location of future population and employment growth will shift future demand to the 67 Street corridor. However, the operation of the roadway will remain critical. Future consideration should be given to a detailed assessment of operational and functional improvements which may be incorporated in the future.

55 Street between 20 Avenue and 30 Avenue has a two-lane cross-section. It is anticipated that this cross-section will adequately accommodate the travel demand on this roadway. It is this section which will become discontinuous when the junction of Highway 11 is developed completely.

### *Kerrywood Drive*

Our analysis indicates that a direct link from 67 Street to 64 Avenue would result in a detrimental combination of vehicle types and land use. It is our recommendation that

an indirect connection between 67 Street and 64 Avenue be developed. This will result in the segregation of industrial and residential traffic without limiting access to recreational areas.

#### *Northlands Drive*

During the development of the network requirements for the planning time frames it was determined that the relocation of the proposed Northlands Drive river crossing to align with 77 Street better accommodated the anticipated travel desires within the City. As a result of this realignment of the river crossing, Northlands Drive intersects with 77 Street west of the Red Deer River. Ultimately Northlands Drive will be constructed to a four-lane divided cross-section.

### **E.3**

#### **SPECIAL ISSUES**

The following recommendations have been made regarding the special transportation issues identified in the study work program.

##### **Proposed Ross and 49 Street One-Way Couplet System**

To better facilitate the movement of traffic into and out of the downtown area it is recommended that the one-way couplet system involving 49 Street and Ross Street be implemented in conjunction with the construction of the Major Continuous Corridor prior to the 60,000 population horizon. There would be no benefits gained by staging the construction to first operate 49 Street and Ross Street as two-way roadways.

##### **Red Deer College Access Evaluation**

With the anticipated growth in enrollment at Red Deer College it is recommended that access to the college be improved prior to the 80,000 population horizon. In order to reduce congestion, improvements will take place in two phases.

The recommended immediate improvements involve the movement of all pedestrian activity across 32 Street at the main college entrance to the west side of the intersection. This improvement, along with the installation of a northbound right-turn arrow would greatly increase the existing capacity of the main college access.

The second phase, which should be completed prior to or at the 80,000 population horizon, involves the construction of an additional access to the college from the Major Continuous Corridor at the 28 Street intersection. If possible this access should be constructed sooner to establish the traffic patterns of both staff and students.

#### **Shortcutting via 68 Street and Pameley Avenue**

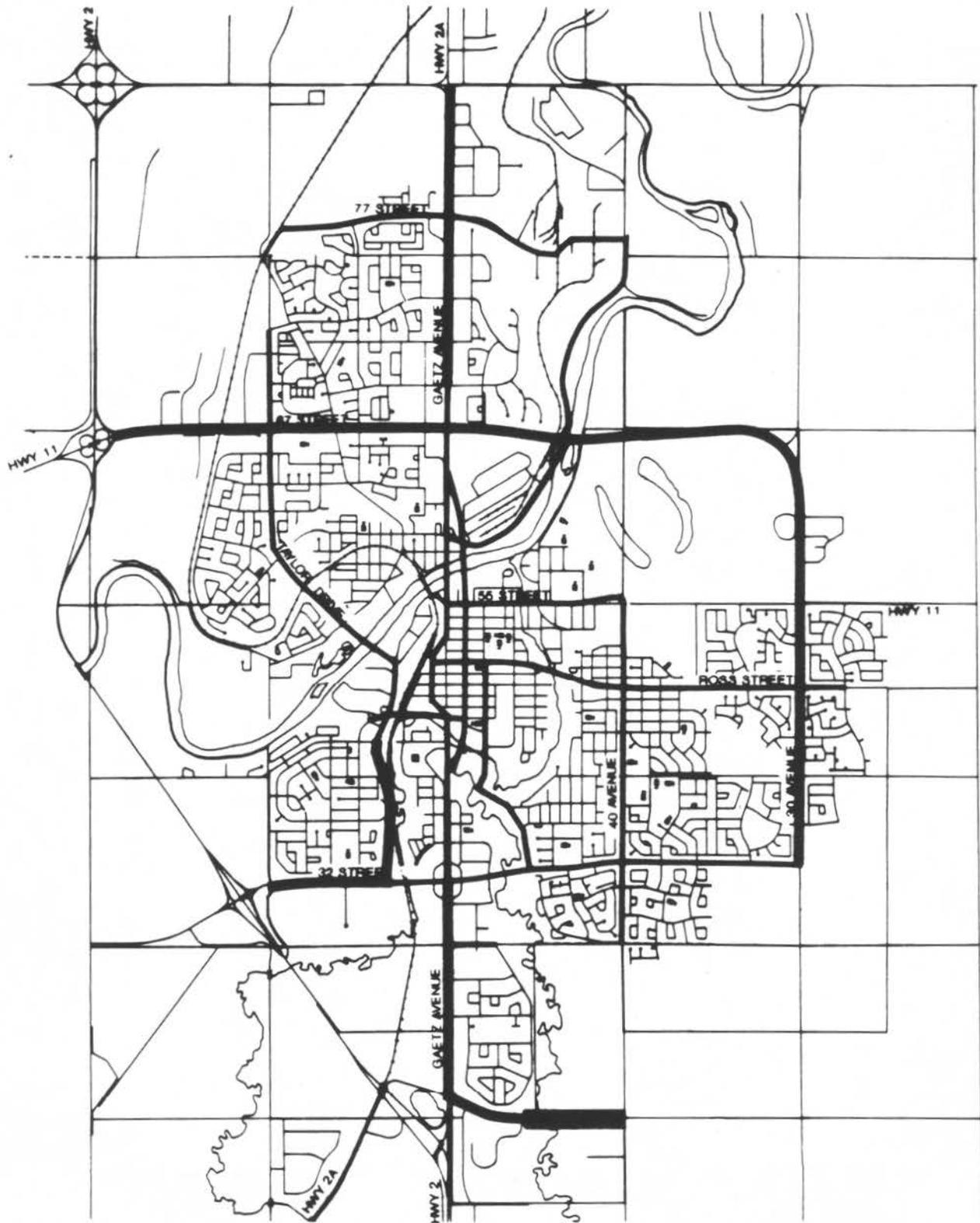
To reduce or eliminate the shortcutting traffic through the Pines subdivision, a staged implementation strategy is recommended for the two suggested alternatives. Option 1 involved the restricting of the westbound right-turns and the southbound left-turns at the intersection of Pameley Avenue/67 Street during the AM and PM peak periods. Option 2 would create a vehicle diverter at the intersection of Pameley Avenue/Piper Drive, and may be complemented by the removal of the "transit" only restriction on a section of Page Avenue.

#### **Downtown Transfer Station**

It is recommended that the transit station, presently located on-street in the area of 49 Avenue and Ross Street, be relocated to the proposed off-street location on the southeast quadrant of the 49 Avenue/49 Street intersection. The movement of the transfer station should be completed in advance of the implementation of the 49 Street/Ross Street one-way couplet system. This will reduce circulation conflicts for the transit buses and increase the capacity of the adjacent intersection.

#### **Operating Speed**

In order to attain consistent speed limits through the City of Red Deer an evaluation criteria was selected that account for the roadway function, its design standards and existing field constraints. Using these criteria, outlined in the technical report, a speed limit policy was established which could be implemented by the City of Red Deer. The implementation of the guidelines were based on two scenarios: the existing roadway network and the ultimate roadway network. The suggested operating speeds are summarized in Figure E3 and Figure E4.



**LEGEND**

-  50km/hr
-  60km/hr
-  70km/hr



### **Pedestrian/Bicycle Facility Structure Requirements**

Pedestrian/bicycle activity at five locations within the City of Red Deer was monitored to determine the level of activity at each location. An evaluation of the effectiveness of the existing pedestrian control and the feasibility of increased pedestrian control at each location was then conducted. The evaluation considered the type of pedestrian activity, the magnitude of the activity, the roadway crossed, and the adjacent land use.

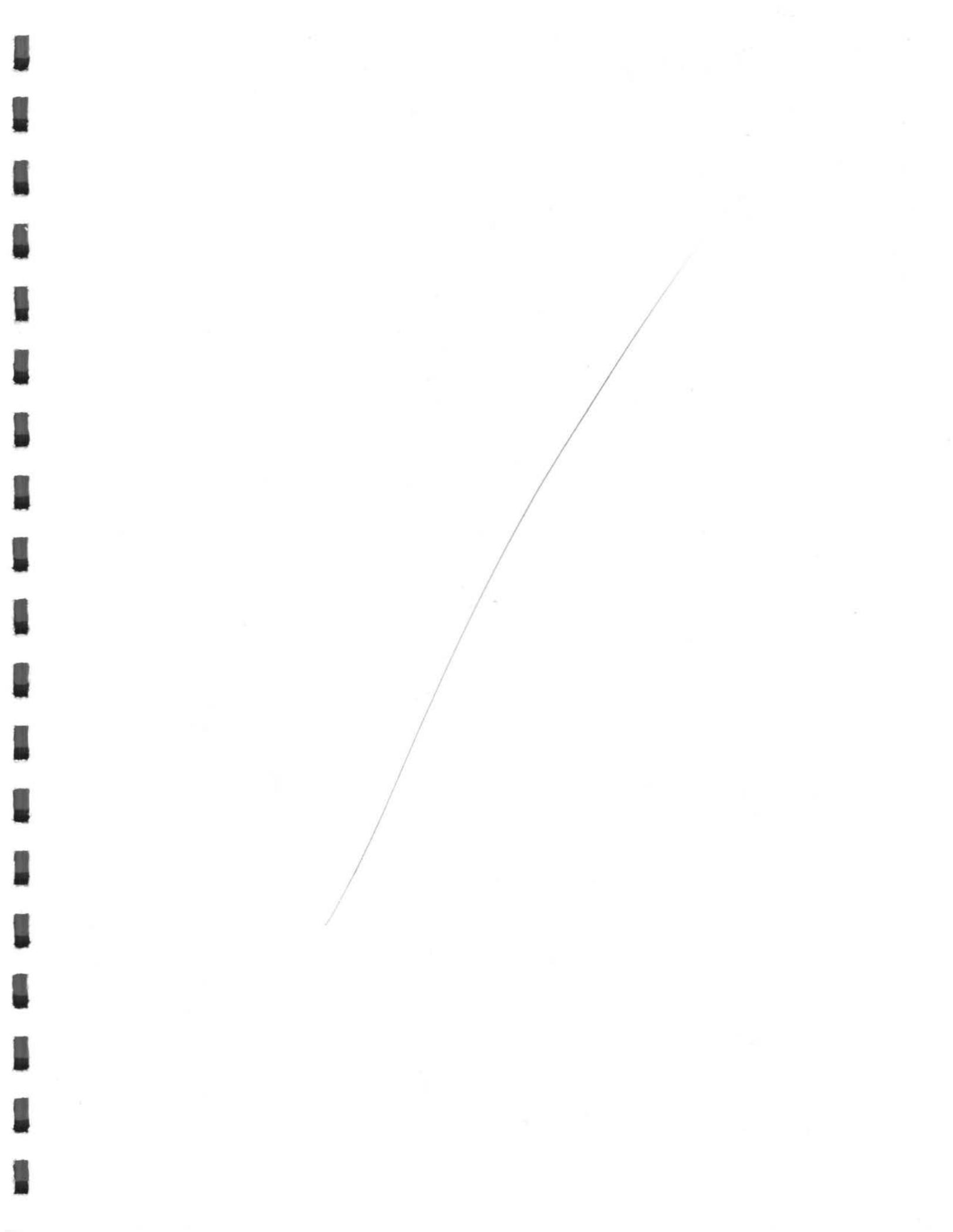
The results of the analysis indicated that existing pedestrian crossing treatments were accommodating demand. However, if there is a marked increase in the pedestrian volumes at on Gaetz Avenue, between 63 and 67 Streets, or on 67 Street adjacent to the GH Dawe Community School additional pedestrian crossing treatments may be required. However, the use of all other pedestrian control devices at these location should be exhausted prior to the construction of a grade separated structure. It should be noted that the provision of a grade separated crossing does not ensure additional pedestrian safety. These types of retrofit structures are typical is under utilized unless at-grade restrictions to pedestrian movements are implemented adjacent to the structure.

### **Environmental Protection**

The evaluation of existing noise levels in environmentally sensitive areas adjacent to the arterial network indicated that existing and future noise levels were below the accepted noise standards level standards used by both Major Alberta Cities. The detailed information is summarized in the technical report.

### **Roadway Standards Review**

The cross-section requirements for arterial and expressway roadway standards were reviewed. The right-of-way requirements for a standard arterial were established at 60 metres and the right-of-way requirements for a standard expressway were established at 70 metres.

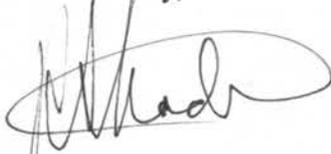


DATE: May 18, 1990 FILE NO.  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: ZONING BYLAW/BUILDING BYLAW AMENDMENTS

Could you place the following item before City Council, for their consideration?

We recently proposed several amendments to Council, which would permit the City to issue development permits, instead of building permits, for private garages, accessory buildings, and non-structural basement alterations. The attached amendments reflect the necessary changes.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We would recommend Council give both bylaws 1st reading at this meeting following which the Land Use Bylaw Amendment will be advertised for a Public Hearing.

"R.J. MCGHEE"  
Mayor  
"M.C. DAY"  
City Commissioner

DATE: March 28, 1990 File No: 90-206  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: **BUILDING PERMIT INSPECTION POLICY**

---

Would you have the following matter placed before City Council for their consideration?

Two recent Supreme Court of Canada decisions impact on the Building Inspection Department's operations. These two cases, involving The City of Vernon and The Provincial Department of Highways, set down two principles:

1. If a building permit is issued, the Municipality has an obligation to inspect the work covered under the permit.
2. If inspections are not done, then the reasons for not doing them must be logical and not simply related to budget restraints.

The City has never inspected private detached garages or non-structural basement alterations, but we do issue building permits for these projects. We recommend that Council, in a policy statement direct this department to no longer issue building permits for garages or non-structural basement alterations, and that development permits be issued instead. If Council is in agreement with this proposal, the necessary Land Use Amendment would be prepared. We intend to issue development permits for garages, to ensure their locations meet the requirements of the Land Use Bylaw.

Our rationale for not inspecting will be:

1. Detached garages are generally packages sold by the various lumber companies, who ensure that the components meet code requirements. Our records indicate there has not been a garage collapse documented since our record system was initiated (1957).
2. Non-structural basement alterations, by their nature, do not require inspection.

Yours truly,

R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: May 29, 1990  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: LAND USE BYLAW / BUILDING BYLAW AMENDMENTS

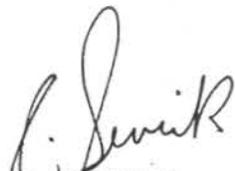
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At the Council meeting of May 28, 1990, Council gave first reading to Amending Bylaws 2439/B-90 and 2672/O-90, being amendments to the Building Permit Bylaw and Land Use Bylaw respectively.

The above noted Amending Bylaws pertain to the issuance of development permits instead of building permits for private garages, accessory buildings and non-structural basement alterations.

This office will now proceed with advertising for a Public Hearing in regard to Bylaw 2672/O-90, to be held on Monday, June 25, 1990.

Trusting that you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

BY-LAW NO. 2439/B-90

BEING a By-Law to amend the Building Permit By-law No. 2439/74

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

By-law No. 2439/74, being the Building Permit By-law is hereby amended as follows:

1. New Section 3.1 is added as follows:  
"3.1 For greater certainty, no building permit is required for the construction of a detached garage or for residential basement finishing work."
2. Page 1 of Schedule "B" is amended to delete under the heading "Residential" the words "Basement", "Attached Garage" and "Detached Garage" and to delete the figures "150" and "130" opposite the words "Attached Garage" and "Detached Garage".
3. This amendment shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS 28 DAY OF MAY, 1990

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF MAY, 1990

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS \_\_\_\_\_ DAY OF MAY, 1990

\_\_\_\_\_  
MAYOR

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

DATE: May 29, 1990  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENT 2672/O-90

---

Council of The City of Red Deer at its meeting held on Monday, May 28, 1990, gave first reading to the above noted bylaw.

Bylaw 2672/O-90 permits the City to issue development permits instead of building permits for the construction of detached garages and the finishing of residential basements. Enclosed herewith is a copy of the aforesaid bylaw.

This office will now proceed with advertising for a Public Hearing to be held on Monday, June 25, 1990, commencing at 7 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Bylaws & Inspections Manager  
Council & Committee Secretary - Wilma

BY-LAW NO. 2672/O-90

BEING a By-Law to amend the Land Use By-law 2672/80

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

By-law No. 2672/80, being the Land Use By-law is hereby amended as follows:

1. Section 1.3.2.3 is amended to delete existing sub-clause (8) and to replace it with the following new sub-clause (8):

EXISTING: "any non-structural alterations, renovations or maintenances in R.1 and R.2 districts provided that if there is any doubt as to whether or not such alterations, renovations or maintenance is non-structural, the development officer shall refer the matter to the Municipal Planning Commission for a decision."

NEW: "any non-structural alterations, renovations or maintenance in R.1 and R.2 districts provided however that if there is any doubt as to whether or not such alterations, renovations or maintenance is non-structural, the development officer shall refer the matter to the Municipal Planning Commission for a decision. **Notwithstanding the foregoing, this by-law shall apply to residential basement developments.**"

2. Existing Section 2.2.1 is re-numbered Section 2.2.1(1) and new sub-section (2) is added as follows:

"For greater certainty, the word "develop" in sub-section (1) shall include construction of a detached garage and finishing of a residential basement."

3. Section 2.2.2 is amended to add new sub-paragraph (d) as follows:

"(d) the construction of a detached garage and the finishing of a residential basement."

4. This amendment shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS 28 DAY OF MAY, 1990

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF MAY, 1990

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS \_\_\_\_\_ DAY OF MAY, 1990

\_\_\_\_\_  
MAYOR

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

PUBLIC HEARINGSNO. 1

DATE: May 3, 1990  
TO: City Council  
FROM: City Clerk  
RE: PUBLIC HEARING LAND USE BYLAW AMENDMENT 2672/M-90

---

A Public Hearing has been advertised pertaining to Land Use Bylaw Amendment 2672/M-90 to be held on Monday, May 28, 1990, commencing at 7 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/M-90 pertains to the creation of 106 single family lots, a church site and a municipal reserve in the first phase of the Rosedale Extension N.W. Corner (James Dallin - Cathton Holdings Ltd.).

A plan showing the areas is enclosed hereafter.



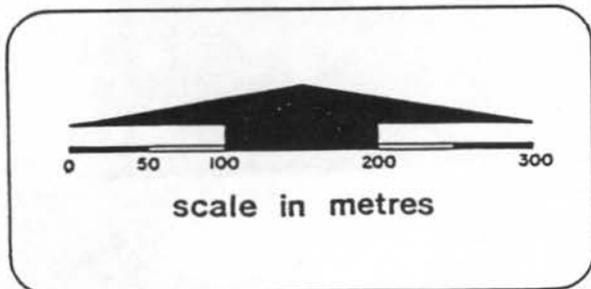
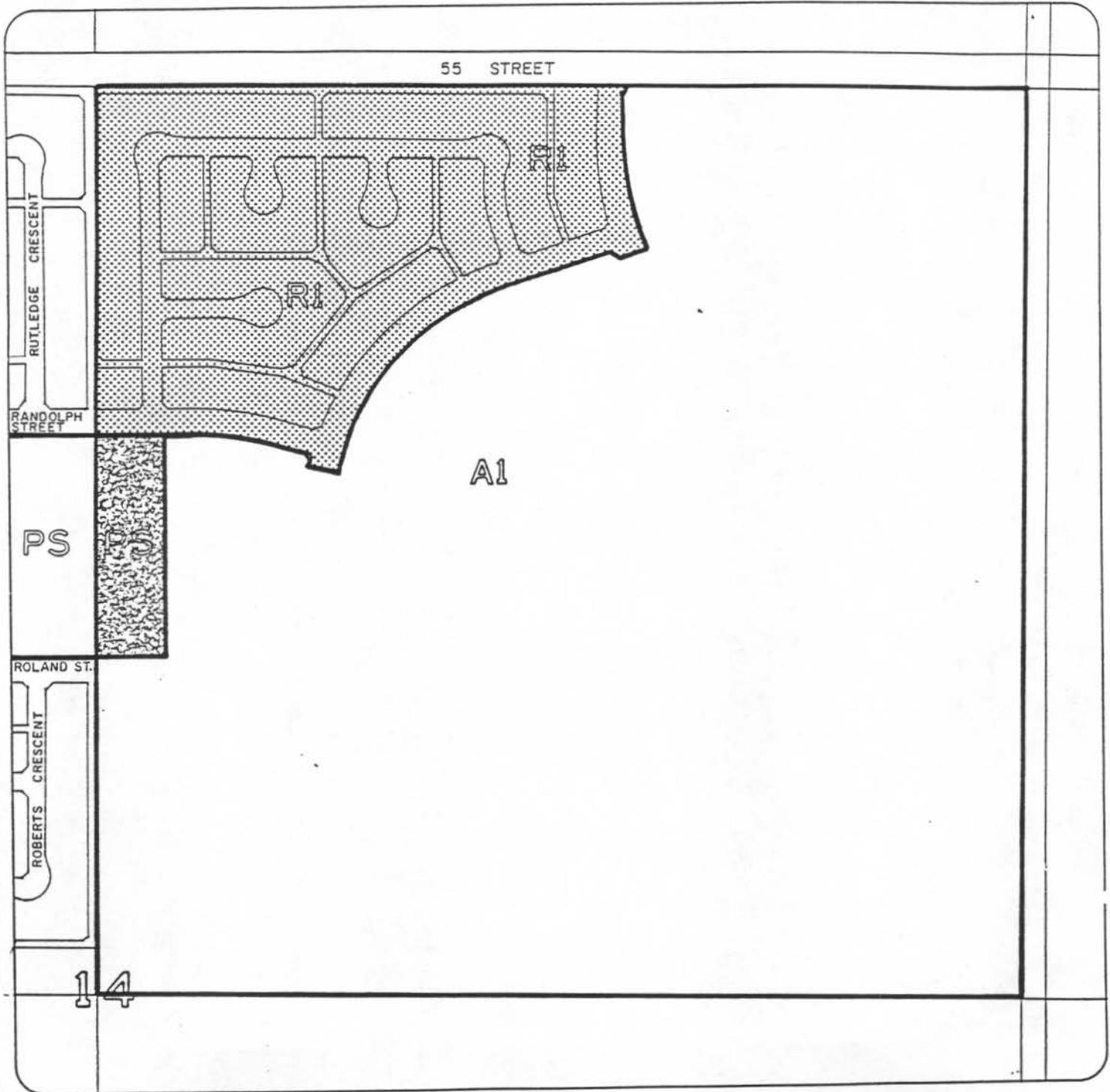
C. SEVCIK  
City Clerk

CS/jt

Enc.

City of Red Deer --- Land Use Bylaw  
Land Use <sup>7</sup> Districts

L9



Revisions :

MAP NO. 10/90  
(BYLAW No. 2672/M-90)

Change from A1 to R1  & PS .

NO. 2

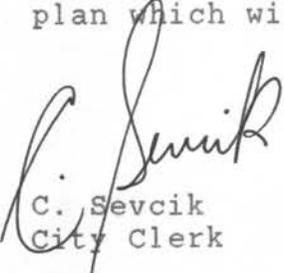
DATE: May 2, 1990  
TO: City Council  
FROM: City Clerk  
RE: PUBLIC HEARING/LAND USE BYLAW AMENDMENT 2672/L-90

---

A Public Hearing has been advertised pertaining to the above noted Land Use Bylaw Amendment to be held on Monday, May 28, 1990, commencing at 7:00 p.m. or as soon thereafter as Council may determine.

Bylaw 2672/L-90 pertains to the redesignation of approximately 19 acres of land located on the west side of Eastview Estates abutting the existing Eastview Subdivision consisting of 53 single family, 34 duplex units and the remainder as school/recreation site.

I would draw to Council's attention that when the bylaw was given first reading April 30, 1990, the map accompanying the bylaw due to a clerical error, did not include the complete P1 area to be redesignated. We have, however, advertised on the basis of the corrected area and the map which follows hereafter is the revised plan which will accompany the bylaw for second and third reading.



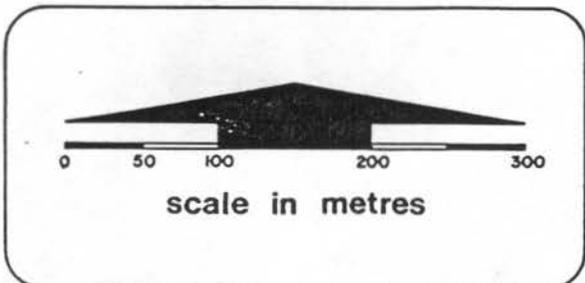
C. Sevcik  
City Clerk

CS/ds

# City of Red Deer ---<sup>9</sup> Land Use Bylaw

## Land Use Districts

J8



Revisions : MAP NO. 9/90  
(BYLAW No. 2672/L-90)

Change from A1 to R1 , RIA , & P1 .

DATE: May 1, 1990  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENTS 2672/L-90 AND 2672/M-90

---

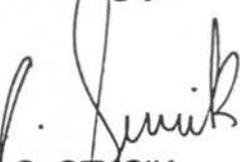
Council of The City of Red Deer at its meeting held on April 30, 1990, gave first reading to the above noted bylaws.

Bylaw 2672/L-90 pertains to the redesignation of approximately 19 acres of land located on the west side of Eastview Estates abutting the Eastview Subdivision, consisting of 53 single family, 34 duplex units, and the remainder of school/recreation site (Melcor Developments).

Bylaw 2672/M-90 pertains to the redesignation of the first phase of the northwest area of Rosedale Extension, creating 106 single family lots, a church site, and a municipal reserve (James Dallin/Cathton Holdings Ltd.).

Enclosed herewith is a copy of the aforesaid bylaws. This office will now proceed with advertising for a public hearing to be held on Monday, May 28, 1990, commencing at 7 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Director of Engineering Services  
Bylaws & Inspections Manager  
City Assessor  
E. L. & P. Manager  
Engineering Department Manager  
Fire Chief  
Recreation & Culture Manager  
Parks Manager

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

May 1, 1990

Mr. James Dallin  
1112 Oxford Tower  
10235 - 101 Street  
EDMONTON, Alberta  
T5J 3G1

Dear Sir:

**RE: LAND USE BYLAW AMENDMENT 2672/M-90 - ROSEDALE EXTENSION**

I would advise that Council of The City of Red Deer at its meeting held on Monday, April 30, 1990, gave first reading to Land Use Bylaw Amendment 2672/M-90, a copy of which is enclosed herewith for your information. Bylaw 2672/M-90 pertains to the redesignation of the first phase of Rosedale Extension (northwest area) to create 106 single family lots, a church site and a municipal reserve.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday, May 28, 1990 commencing at 7 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear in the paper on Friday, May 11th and 18th. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising, an amount equal to the estimated cost of said advertising, which in this instance is \$500. We will require this deposit by no later than Tuesday, May 8, 1990, in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced for or refunded the balance.

...2

*a delight  
to discover!*

Mr. James Dallin  
Page 2  
May 1, 1990

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

Sincerely,



C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Senior Planner  
Council & Committee Secretary - Wilma  
Cathton Holdings Ltd.  
210 Riviera Plaza  
5324 Calgary Trail  
Edmonton, Alberta  
T6H 4J8  
Attention: Mr. Robert Manning

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

May 1, 1990

Melcor Developments Ltd.  
400, 4808 Ross Street  
RED DEER, Alberta  
T4N 1X5

Attention: Mr. Fred Lebedoff

Dear Sir:

**RE: LAND USE BYLAW AMENDMENT 2672/L-90**

Council of The City of Red Deer at its meeting held on Monday, April 30, 1990, gave first reading to Land Use Bylaw Amendment 2672/L-90, a copy of which is enclosed herewith for your information. Bylaw 2672/L-90 pertains to the redesignation of approximately 19 acres of land located on the west side of Eastview Estates abutting the existing Eastview Subdivision and to consist of 53 single family, 34 duplex units and the remainder of school/recreation site.

This office will now proceed with preparation of advertising for a public hearing to be held on Monday, May 28, 1990 commencing at 7 p.m. or as soon thereafter as Council may determine. The advertising is scheduled to appear on Friday, May 11th and 18th, in the Red Deer Advocate. In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk prior to public advertising an amount equal to the estimated cost of said advertising, which in this instance is \$500. We will require this deposit by no later than Tuesday, May 8, 1990 in order to proceed with the advertising as scheduled above. Once the actual costs are known, you will be either invoiced or refunded the balance.

....2

*a delight  
to discover!*

Mr. Fred Lebedoff  
Melcor Developments Ltd.  
Page 2  
May 1, 1990

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

Sincerely,



C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Senior Planner  
Council & Committee Secretary - Wilma

DATE: May 29, 1990  
TO: Red Deer Regional Planning Commission  
FROM: City Clerk  
RE: LAND USE BYLAW AMENDMENTS 2672/L-90 AND 2672/M-90

---

I would advise that Council of The City of Red Deer at its meeting held on Monday, May 28, 1990, gave second and third reading to the above noted Land Use Bylaw Amendments, copies of which are enclosed herewith.

Bylaw 2672/L-90 pertains to the redesignation of approximately 19 acres of land located on the west side of Eastview Estates abutting the existing Eastview Subdivision, consisting of lots for 53 single family dwellings, 34 duplex units, and the remainder as school/recreation site (Melcor Developments Ltd.).

Bylaw 2672/M-90 pertains to the creation of 106 single family lots, a church site, and a municipal reserve in the first phase of the Rosedale Extension, northwest corner (James Dallin).

Trusting you will find this satisfactory and that you will be sending us the revised sheets for inclusion in the office consolidation copy at your earliest convenience.

  
C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
City Assessor  
E. L. & P. Manager  
Fire Chief  
Parks Manager  
Recreation & Culture Manager

BYLAW 2672/L-90

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

1. The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 9/90 attached hereto and forming part of the Bylaw.
2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 30 day of April 1990.

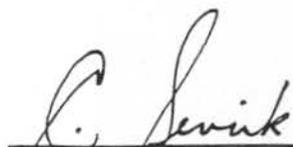
READ A SECOND TIME IN OPEN COUNCIL this 28 day of May 1990.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 28 day of May 1990.

\_\_\_\_\_  
MAYOR



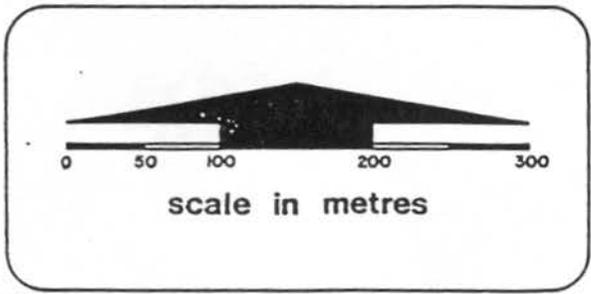
\_\_\_\_\_  
CITY CLERK



# City of Red Deer --- Land Use Bylaw

## Land Use Districts

J8



Revisions : MAP NO. 9/90  
(BYLAW No. 2672/L-90)

Change from A1 to R1 , R1A , & P1 .

BYLAW 2672/M-90

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

1. The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 10/90 attached hereto and forming part of the Bylaw.
2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 30 day of April 1990.

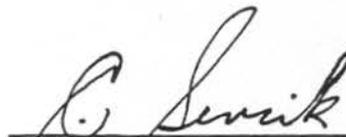
READ A SECOND TIME IN OPEN COUNCIL this 28 day of May 1990.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 28 day of May 1990.

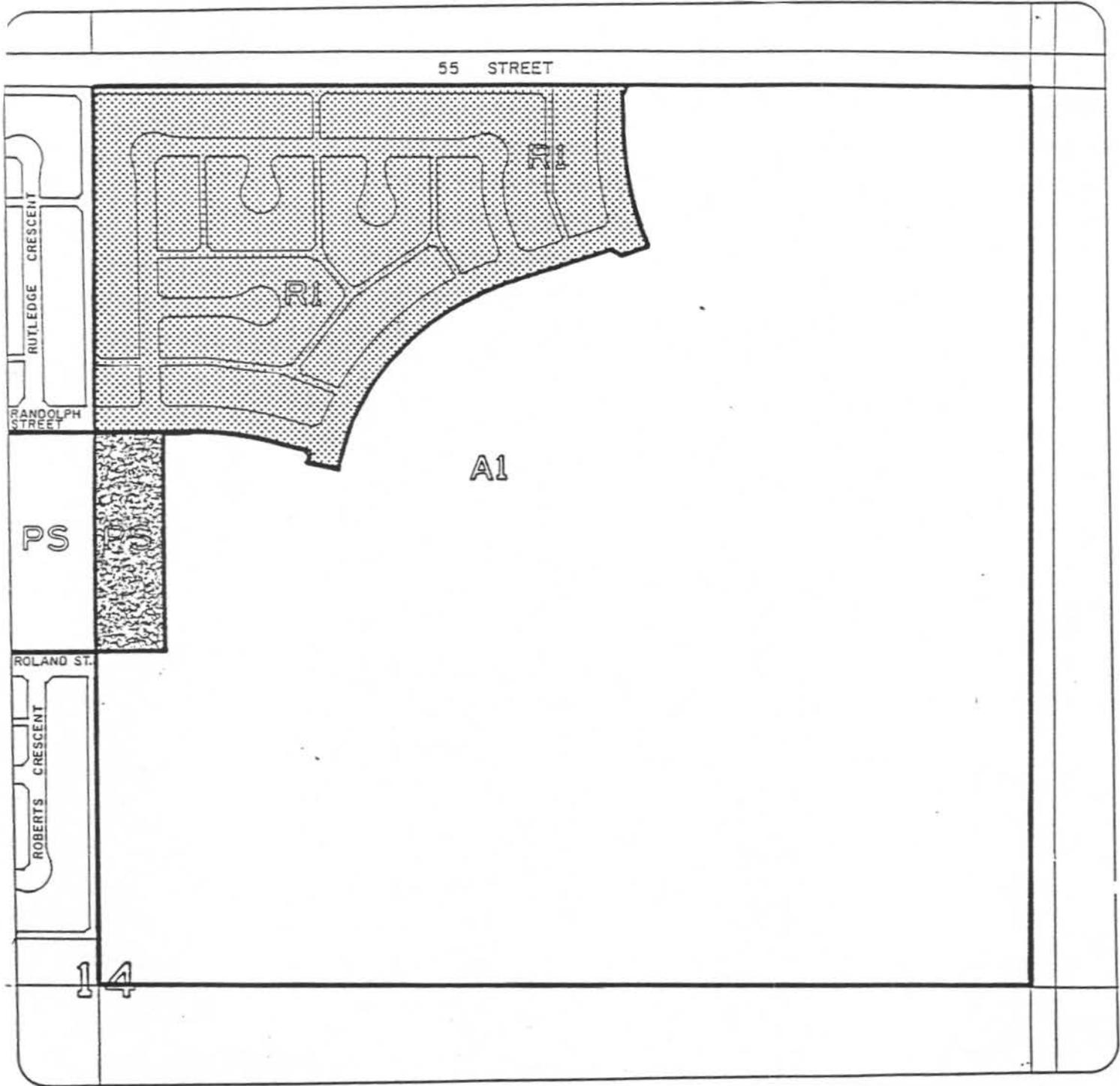
\_\_\_\_\_  
MAYOR



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



# Land Use Districts



scale in metres

Revisions :

MAP NO. 10/90  
(BYLAW No. 2672/M-90)

Change from A1 to R1  & PS .



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 29, 1990

Melcor Developments Ltd.  
400, 4808 Ross Street  
RED DEER, Alberta  
T4N 1X5

Attention: Mr. Fred Lebedoff

Dear Sir:

**RE: LAND USE BYLAW AMENDMENT 2672/L-90 - EASTVIEW EXTENSION**

Further to our letter of May 1, 1990 wherein we advised of a Public Hearing in regard to the above noted Land Use Bylaw Amendment, I wish to advise as follows:

At the Council meeting of Monday, May 28, 1990, Land Use Bylaw Amendment 2672/L-90 was given second and third reading by Council following the Public Hearing. Enclosed herewith is a copy of the aforementioned Bylaw Amendment as finally approved by Council.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. SEVCIK  
City Clerk  
CS/jt  
Att.

c.c.	Director of Community Services	City Assessor
	Director of Engineering Services	Fire Chief
	Bylaws & Inspections Manager	E. L. & P. Manager
	Recreation & Culture Manager	Parks Manager
	Red Deer Regional Planning Commission	



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to discover!*

NO. 1

FILE NO.: R-33652

THE CITY OF RED DEER CLERK'S DEPARTMENT	
RECEIVED	
TIME	pm
DATE	May 15/90
BY	C. Curtis

DATE: MAY 9, 1990

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN  
Recreation, Parks & Culture Board

RE: "THE CROSSING" AT RED DEER - TOURISM COMMITTEE PROPOSAL

The Recreation, Parks & Culture Board met May 8 and discussed the Tourism Committee proposal for the development of "The Crossing" at Red Deer. The Board is supportive of this proposal in principle; however, they have a number of concerns that they want opportunity to respond to when more detail information is available. The Board, therefore, supports this proposal in principle with the following observations:

1. Detail site plans need to be developed incorporating the scheme into the existing services at Heritage Ranch and with sensitivity to the natural areas now protected in Heritage Ranch.
2. Consideration should be given to improving traffic flow on site now that the layby has been built and increased traffic is expected.
3. Traffic access for southbound traffic on Highway 2 will need to be enhanced off of the 32 Street Overpass yet with concern for the residences on Riverview Drive.

The Board passed the following resolution and look forward to the opportunity to review these plans as they are further developed.

"THAT the Recreation, Parks & Culture Board recommend to Council support in principle of the Tourism Committee proposal "The Crossing" subject to:

1. The provision of a conceptual plan.
2. The proposal being brought back to a future meeting of this Board for additional review and discussion."

*Jack Engel*

JACK ENGEL

JE/LH/cjm

c. Craig Curtis

Commissioners' Comments

Submitted for Council's information. A copy of the attached letter has been sent to the Red Deer Tourist & Convention Board.

"R.J. MCGHEE"  
Mayor  
"M.C. DAY"  
City Commissioner



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 29, 1990

Mr. James Dallin  
1112 Oxford Tower  
10235 - 101 Street  
EDMONTON, Alberta  
T5J 3G1

Dear Sir:

**RE: LAND USE BYLAW AMENDMENT 2672/M-90 - ROSEDALE EXTENSION**

Further to our letter of May 1, 1990, wherein we advised of a Public Hearing in regard to the aforementioned Land Use Bylaw Amendment, I wish to advise as follows:

At the Council meeting of Monday, May 28, 1990, Land Use Bylaw Amendment 2672/M-90 was given second and third reading following the Public Hearing. Enclosed herewith is a copy of the aforementioned Bylaw Amendment as finally approved by Council.

The decision of Council in this instance is submitted for your information and I trust you will find same satisfactory. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

C. SEVCIK  
City Clerk

CS/jt  
Att.

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
Recreation & Culture Manager  
Red Deer Regional Planning Commission

City Assessor  
E. L. & P. Manager  
Fire Chief  
Parks Manger



*a delight  
to discover!*

DATE: May 29, 1990  
TO: Red Deer Tourist & Convention Board  
FROM: City Clerk  
RE: RECREATION, PARKS & CULTURE BOARD -  
"THE CROSSING" AT RED DEER

---

The attached report dated May 9, 1990 from the Recreation, Parks & Culture Board pertaining to The Crossing at Red Deer was received on May 15, 1990 and presented to Council on its agenda of May 28.

The comments and recommendation of the Recreation, Parks & Culture Board is forwarded to the Tourist & Convention Board for consideration and appropriate action.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

Att.

c.c. City Commissioners  
Director of Community Services  
Director of Engineering Services  
Recreation, Parks & Culture Board

NO. 1

FILE NO.: R-33652

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	pm
DATE	May 15/90
BY	<i>C. Curtis</i>

DATE: MAY 9, 1990

TO: MAYOR & COUNCIL

FROM: JACK ENGEL, CHAIRMAN  
Recreation, Parks & Culture Board

RE: "THE CROSSING" AT RED DEER - TOURISM COMMITTEE PROPOSAL

The Recreation, Parks & Culture Board met May 8 and discussed the Tourism Committee proposal for the development of "The Crossing" at Red Deer. The Board is supportive of this proposal in principle; however, they have a number of concerns that they want opportunity to respond to when more detail information is available. The Board, therefore, supports this proposal in principle with the following observations:

1. Detail site plans need to be developed incorporating the scheme into the existing services at Heritage Ranch and with sensitivity to the natural areas now protected in Heritage Ranch.
2. Consideration should be given to improving traffic flow on site now that the layby has been built and increased traffic is expected.
3. Traffic access for southbound traffic on Highway 2 will need to be enhanced off of the 32 Street Overpass yet with concern for the residences on Riverview Drive.

The Board passed the following resolution and look forward to the opportunity to review these plans as they are further developed.

"THAT the Recreation, Parks & Culture Board recommend to Council support in principle of the Tourism Committee proposal "The Crossing" subject to:

1. The provision of a conceptual plan.
2. The proposal being brought back to a future meeting of this Board for additional review and discussion."

*Jack Engel*  
JACK ENGEL

JE/LH/cjm

c. Craig Curtis

Commissioners' Comments

Submitted for Council's information. A copy of the attached letter has been sent to the Red Deer Tourist & Convention Board.

"R.J. MCGHEE"  
Mayor  
"M.C. DAY"  
City Commissioner

NO. 2

**CHAPMAN RIEBEEK SIMPSON CHAPMAN WANLESS**  
Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C.\*  
NICK P. W. RIEBEEK\*  
DONALD J. SIMPSON  
T. KENT CHAPMAN  
GARY W. WANLESS\*  
GERI M. CHRISTMAN \*\*

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

---

\* Denotes Professional Corporation

\*\* Denotes Student-At-Law

---

Your file:

Our file: 17,197 THC

MAY 08, 1990

CITY OF RED DEER  
CITY HALL  
RED DEER, ALBERTA

ATTENTION: CHARLIE SEVCIK, CITY CLERK

RE: AGREEMENT WITH NATIVE FRIENDSHIP SOCIETY RE. PARSON'S HOUSE

Dear Sir:

Further to the above matter, enclosed please find duplicate originals of the above agreement duly signed by the Native Friendship Society which are forwarded to you for signature by the City, insertion of the date signed and return of one copy to me for onward transmission to the Native Friendship Society lawyer. The other copy is for retention by the City.

As set out in the agreement, the Council can now be requested to designate the Parsons House as a "Municipal Historic Resource" in accordance with the requirements and procedures set out in the Historical Resources Act. I assume that you will be preparing the necessary By-law and will contact me if you require anything further in that regard.

Yours truly,



D. J. SIMPSON

c.c. Craig Curtis, Community Services Director

Commissioners' Comments

Draft Bylaw 3015/90 designating the Parson's House as a Municipal Historic Resource is submitted for Council's consideration. We would recommend Council give the bylaw 1st reading following which it will be necessary to give 60 days' notice to the owner in accordance with the Historical Resources Act.

"R.J. MCGHEE", Mayor

"M.C. DAY", City Commissioner



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 30, 1990 DOUBLE REGISTERED

Red Deer Native Friendship Society  
5217 Gaetz Avenue  
RED DEER, Alberta  
T4N 4B4

Dear Sir/Madam:

RE: BYLAW 3015/90 - DESIGNATING THE PARSONS HOUSE AS A  
MUNICIPAL HISTORIC RESOURCE

Council of The City of Red Deer at its meeting held on Monday, May 28, 1990, gave first reading to Bylaw 3015/90 which pertains to the designation of the building known as the Parsons House located on Lots 21-25 inclusive, Block 26, Plan K as a Municipal Historic Resource, a copy of which is enclosed.

In accordance with the Historical Resources Act, Revised Statutes of Alberta 1980, Chapter H-8, notice is hereby given to the owner that Council of The City of Red Deer will consider passing Bylaw 3015/90 at its meeting to be held on Tuesday, August 7, 1990.

Should you have any concerns regarding the passage of the aforementioned bylaw, I trust that you will advise this office in writing and/or be present at the Council meeting of August 7, 1990.

Sincerely,

C. SEVCIK  
City Clerk  
CS/jt  
Att.

c.c. Director of Community Services  
Museums Director  
City Solicitor

Mr. James N. Hawthorne  
Barrister & Solicitor  
Mid-City Plaza  
Suite 306, 4805 - 48 Street  
Red Deer, Alberta, T4N 1S6



*a delight  
to discover!*

BYLAW 3015/90

Being a Bylaw to designate the Parsons House as a Municipal Historic Resource.

1. WHEREAS Section 22 of the Historical Resources Act, Revised Statutes of Alberta 1980, as amended, permits Council to designate any historic resource within the City of Red Deer whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource;

2. AND WHEREAS the preservation of the Parsons House in the City of Red Deer appears to be in the public interest;

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

1. The building known as the Parsons House located on Lots 21 to 25 inclusive, Block 26, Plan K in the City of Red Deer (NE 17-38-27-W4) is hereby designated as a Municipal Historic Resource.

2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 28 day of MAY 1990.

READ A SECOND TIME IN OPEN COUNCIL this day of 1990.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of 1990.

---

MAYOR

---

CITY CLERK



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132

### DOUBLE REGISTERED

May 30, 1990

Red Deer Property Development Ltd.  
4713 - 49 Avenue  
RED DEER, Alberta  
T4N 3W9

Dear Sir/Madam:

**RE: BYLAW 3015/90 - DESIGNATING THE PARSONS HOUSE AS A  
MUNICIPAL HISTORIC RESOURCE**

---

Council of The City of Red Deer at its meeting held on Monday, May 28, 1990, gave first reading to Bylaw 3015/90 which pertains to the designation of the building known as the Parsons House located on Lots 21-25 inclusive, Block 26, Plan K as a Municipal Historic Resource, a copy of which is enclosed.

In accordance with the Historical Resources Act, Revised Statutes of Alberta 1980, Chapter H-8, notice is hereby given to the owner that Council of The City of Red Deer will consider passing Bylaw 3015/90 at its meeting to be held on Tuesday, August 7, 1990.

Should you have any concerns regarding the passage of the aforementioned bylaw, I trust that you will advise this office in writing and/or be present at the Council meeting of August 7, 1990.

Sincerely,

C. SEVCIK  
City Clerk  
CS/jt  
Att.

c.c. Director of Community Services  
Museums Director  
City Solicitor



*a delight  
to discover!*

BYLAW 3015/90

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1. WHEREAS Section 22 of the Historical Resources Act, Revised Statutes of Alberta 1980, as amended, permits Council to designate any historic resource within the City of Red Deer whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource;

2. AND WHEREAS the preservation of the Parsons House in the City of Red Deer appears to be in the public interest;

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

1. The building known as the Parsons House located on Lots 21 to 25 inclusive, Block 26, Plan K in the City of Red Deer (NE 17-38-27-W4) is hereby designated as a Municipal Historic Resource.

2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 28 day of MAY 1990.

READ A SECOND TIME IN OPEN COUNCIL this day of 1990.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this day of 1990.

---

MAYOR

---

CITY CLERK

NO. 3

DATE: May 18, 1990  
TO: City Council  
FROM: Red Deer Industrial Airport Commission  
RE: APPROVAL OF SALE OF HANGARS NO. 1 AND 4  
AND TRANSFER OF LAND LEASES

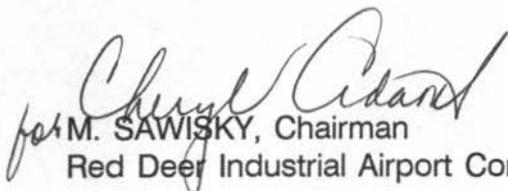
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At the May 17, 1990 meeting of the Red Deer Industrial Airport Commission, consideration was given to two requests for sale of hangars at the Industrial Airport. The present owner of Hangar No. 1, Ken Wu, has received an offer for purchase of his hangar by J. Dyce. It is proposed that the new owner will continue with the leases presently held by K. Wu for that hangar. With regard to Hangar No. 4, owned by A. Buruma, his intention is to sell the said hangar to James Axford, whose intention is to use the hangar for storage of aircraft.

The following resolution was passed, recommending to Council approval of the sale of Hangars No. 1 and 4, as well as approval of transfer of the land leases.

"THAT the Red Deer Industrial Airport Commission recommend to Council of The City of Red Deer approval of sale of Hangars No. 1 and No. 4, and transfer of applicable land leases at the Red Deer Industrial Airport."

The above is submitted to Council for your consideration and final approval.

  
for M. SAWISKY, Chairman  
Red Deer Industrial Airport Commission

CGA/jt

Commissioners' Comments

We support the recommendations of the Red Deer Industrial Airport Commission.

"R.J. MCGHEE"  
Mayor  
"M.C. DAY"  
City Commissioner

DATE: May 29, 1990  
TO: Red Deer Industrial Airport Commission  
FROM: City Clerk  
RE: SALE OF HANGARS NO. 1 AND 4  
AND TRANSFER OF LAND LEASES

---

Your report dated May 18, 1990 pertaining to the above, was considered at the Council meeting of May 28, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the sales of Hangars No. 1 and 4 and transfers of applicable land leases at the Red Deer Industrial Airport to J. Dyce and James Axford respectively, and as recommended to Council May 28, 1990 by the Red Deer Industrial Airport Commission."

By way of a copy of this memo, we are requesting the Land Department to notify the parties in question and to ensure that legal documentation is prepared and executed satisfactory to the City Solicitor.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Engineering Services  
City Assessor  
Land Appraiser  
City Solicitor  
Ron Wardner

NO. 4

DATE: May 18, 1990

TO: City Clerk

FROM: Engineering Department Manager

RE: DEVELOPMENT AGREEMENT FOR LAEBON DEVELOPMENTS LTD.  
CLEARVIEW MEADOWS PHASE 10 A

---

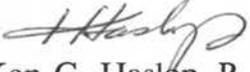
This proposed development is located in the Clearview Meadows Subdivision and consists of 24 lots on 2.169 ha of land.

The off-site, recreation, boundary, area, and various administrative charges for this development are \$157,556.20.

The total estimated cost for utility and road construction is \$207,900. Performance Assurance in the form of a Letter of Credit in the amount of \$149,980.80 will be required for these municipal improvements, and for the unpaid portions of the off-site levy charges and City work.

Attached are Part Four - Summary of Costs and Part Ten - Schedule G, Security Requirements for this Development Agreement itemizing the various costs.

Authorization of Council for the Administration to execute this Agreement is respectfully requested.

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

SS/emg  
Att.

c.c. Reid Crowther & Partners Ltd.

Commissioners' Comments

We would recommend Council approve the development agreement with Laebon Developments Ltd. as submitted.

"R.J. MCGHEE"  
Mayor  
"M.C. DAY"  
City Commissioner

PART FOUR - SUMMARY OF COSTS

4.1 DEVELOPER'S COSTS

4.1.1 The Developer shall pay in full to the City on or before the execution date of this Agreement, unless otherwise provided herein, the following sums arrived at by calculations attached in the applicable Schedules and made part hereof:

Item	Charges	Total Cost	Payments to be Made on Execution of Agreement	Deferred Payments
a.	Off-site	\$ 56,350.62	\$ 14,087.66	\$ 42,262.97
b.	Recreation	\$ 12,107.90	\$ 12,107.90	---
c.	Boundary Improvement	\$ 43,465.79	\$ 43,465.79	---
d.	Area Improvement	\$ 1,728.68	\$ 1,728.68	---
e.	E. L. & P.	\$ 28,750.00	\$ 14,375.00	\$ 14,375.00
f.	Administration	\$ 3,036.60	\$ 3,036.60	---
g.	Survey Network	\$ 542.25	\$ 542.20	---
h.	City Connection(s)	\$ 11,574.96	\$ 5,787.48	\$ 5,787.48
i.	Money in lieu of Reserve Dedication	---	---	---
j.	Interest on Deferred Off-site Levy Payment at 10.4%	---	---	\$ 4,395.35
<b>TOTAL PAYMENTS BY DEVELOPER</b>		<u>\$157,556.20</u>	<u>\$ 95,131.36</u>	<u>\$ 66,820.80</u>

4.1.2 In the case where City facilities are not constructed prior to the date of signing of the Development Agreement, the Developer may elect to pay 50% of the costs referred to in Items 4.1 e and 4.1 h on or before the date of execution of this Agreement and the remaining 50% upon completion of the work (with the exception of the streetlight work which may not be completed). The completion date(s) will be established by the City.

4.1.3 If the Net Area of the Development is greater than 2.0 ha, the Developer may elect to pay to the City 25% of the cost referred to in Item 4.1.1 a on or before the execution of this Agreement and the remaining 75% before the expiry of 1 year from the date of execution of this Agreement. Where this payment option is applied, the Developer agrees to pay interest (at a rate determined by the City's Director of Financial Services) on the outstanding balance.

4.1.4 DEVELOPER'S PAYMENT SCHEDULE

a.	Amount payable upon Agreement execution	\$ 95,131.36
b.	Balance payable upon completion of City Power (reference Clause 4.1.2)	\$ 14,375.00
c.	Balance payable upon completion of City Connection (reference Clause 4.1.2)	\$ 5,787.48
d.	Balance payable one year from Agreement execution (reference Clause 4.1.3)	\$ 42,262.97
e.	Interest costs related to Clause 4.1.3 payable one year from Agreement execution	\$ 4,395.35

4.1.5 The Developer shall provide to the City an Irrevocable Letter of Credit in a form satisfactory to the City and in the full amount of the unpaid balance under Clause 4.1.4 b, c, d, and e. Said Letter of Credit shall be effective for a period of one year and shall automatically renew for additional, successive, one year periods until the City authorizes its lapse in writing. The City may draw on the Letter of Credit should the Developer default in making payments stipulated under Clause 4.1.4. The Letter of Credit may be reduced as payments are made but must, at all times, cover the full unpaid balance previously referred to.

4.1.6 The outstanding costs referred to in Clause 4.1.4 are subject to, and the Developer agrees to pay, a 1½% per month interest penalty if not paid to the City within 30 days of the date they become due.

4.1.7 Where, as a result of a delay by the Developer, the City is required to construct services at a time other than the time for which work was originally scheduled, and such work is done, or expected to be done, under frozen ground conditions, or the delay is longer than three months, then the City, with prior notice to and approval of the Developer, shall be entitled to charge, and the Developer agrees to pay to the City, on demand, any increased costs incurred or estimated to be incurred by the City, to complete such construction.

When dealing with the City E. L. & P. Department, the increased cost will be based on an estimate basis only. If the Developer does not approve the cost increase, the City will not be obliged to proceed with construction until this matter is resolved to the satisfaction of both parties.

4.1.8 The City and the Developer agree that once the legal subdivision plan has been released for registration in the Land Titles Office, there will be no refund of monies paid to the City by the Developer, should the Developer fail to proceed with the approved Development, and such funds retained by the City shall be deemed to be liquidated damages, and not as penalty or forfeiture.

4.2 SUMMARY OF CITY COSTS

4.2.1	a. Trunk Utilities (Schedule E)	\$ 0
	b. Oversize Utilities (Schedule E)	\$ 0
	c. Oversize Roadways (Schedule E)	\$ 0
	TOTAL PAYABLE BY THE CITY	\$ <u>0</u>

4.2.2 The City shall pay to the Developer 50% of the costs referred to in Clause 4.2.1 upon the execution date of this Agreement. The remaining 50% of the costs shall be paid upon issuance by the City of the applicable Construction Completion Certificate.

## 4.2.3

CITY'S PAYMENT SCHEDULE

Amount payable upon Agreement execution	\$	0
Balance payable upon issuance of Construction Completion Certificate(s)	\$	0

**SCHEDULE G**  
**SECURITY REQUIREMENTS**

1.0 **SECURITY REQUIREMENTS FOR MUNICIPAL IMPROVEMENTS  
CONSTRUCTED BY DEVELOPER**

Estimated Cost of Construction Pursuant to Clause 2.12 e.:

	<u>ESTIMATED COST</u>
Water	\$ 31,000.00
Sanitary	\$ 21,000.00
Storm	\$ 10,000.00
Services	\$ 14,000.00
Streets, Lanes, and Sidewalks	\$ 92,000.00
Landscaping	\$ 3,900.00
Miscellaneous	\$ 2,000.00
Engineering	\$ 17,000.00
Contingencies	\$ 17,000.00
<b>TOTAL</b>	<b><u>\$207,900.00</u></b>

Security Requirements Pursuant to Clauses 5.1.1 and 5.1.2:

40% of Total Cost noted above (minimum \$30,000)	<u>\$ 83,160.00</u>
---	---------------------

2.0 **SECURITY REQUIREMENTS FOR UNPAID DEVELOPMENT COSTS**

Unpaid portion of Lighting and Power Charge	\$ 14,375.00
Unpaid portion of City Connection Charge	\$ 5,787.48
Unpaid portion of Off-site Levy	\$ 42,262.97
Interest on Deferred Off-site Payment	<u>\$ 4,395.35</u>
Total Security Requirement Pursuant to Clause 4.1.6	<u>\$ 66,820.80</u>

3.0 **TOTAL SECURITY REQUIRED** **\$149,980.80**



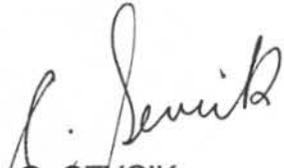
DATE: May 29, 1990  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: DEVELOPMENT AGREEMENT FOR LAEBON DEVELOPMENTS LTD.  
CLEARVIEW MEADOWS PHASE 10A

---

Your report dated May 18, 1990 pertaining to the above topic was considered at the Council meeting of May 28, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer hereby approves the Development Agreement with Laebon Developments Ltd. pertaining to Clearview Meadows Phase 10 A and as presented to Council May 28, 1990."

Submitted for your information and appropriate action.



C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Community Services  
Director of Engineering Services  
City Assessor  
E. L. & P. Manager  
Parks Manager  
Recreation & Culture Manager  
Urban Planner  
Bylaws & Inspections Manager

NO. 5

DATE: May 18, 1990

TO: Mayor and Members of Council

FROM: Alan Scott  
Manager Economic Development

RE: APPLICATION TO PURCHASE  
RIVERSIDE LIGHT INDUSTRIAL PARK

---

The attached application, on behalf of Red Deer Stucco & Construction Ltd., is to acquire Lot 31 in the recently approved subdivision in Riverside Light Industrial Park. The parcel is .53 acres and is zoned light industrial.

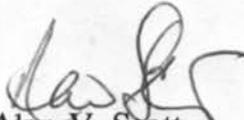
Red Deer Stucco & Construction Ltd. proposes to build a 4,500 sq. ft. building, of which they intend to occupy one-third. The remainder will be leased or sold to other similar users. It is intended that construction will commence in the fall of 1990. Red Deer Stucco & Construction Ltd. is offering \$39,750 for the lot which is our listed price.

Council might recall that the subdivision involves the cancellation of public reserve, originally set aside for the extension of rail siding. The sale of the public reserve has been advertised and the field work on the subdivision has been completed. However, it has not been registered at this time.

We would recommend that Council approve the sale to Red Deer Stucco and Construction Ltd., of the .53 acre site at \$39,750, subject to the following conditions:

1. The City enter into a 90 day option agreement, permitting exercising of the option with the submission of plans necessary to obtain a development permit.
2. The sale be conditional upon approval of the disposal of the public reserve and the final registration of the subdivision plan.
3. An agreement satisfactory to the City Solicitor.

Respectfully submitted,



Alan V. Scott

MANAGER ECONOMIC DEVELOPMENT

AVS/mm

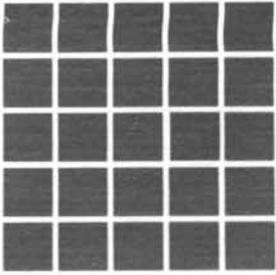
Att.

Commissioners' Comments

We would concur with the recommendations of the Economic Development Manager.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



**WEDDELL  
MEHLING  
PANDER**  
& ASSOCIATES REALTY LTD.

May 17, 1990

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:12 AM
DATE	May 17/90
BY	ST

The City of Red Deer  
Box 5008  
RED DEER, Alberta  
T4N 3T4

**ATTENTION: MR. AL SCOTT**

**RE: INDUSTRIAL LOT PURCHASE APPLICATION**

We have received an Offer to Purchase a small lot in the Riverside Light Industrial Park from a local business. The particulars are as follows:

**NAME OF PURCHASER:** Red Deer Stucco & Construction Ltd.  
Owned & Operated by Leon Cerenzie

**SITE DESIRED:** Lot 31 (As outlined in red on attached plan)  
Part of a proposed subdivision to be located on the South side  
of 62 Street, East of the John Jeske Petro Canada Bulk Plant.

**SIZE OF SITE:** 0.53 Acres

**PROPOSED BUILDING:** **SIZE**  
4500 Sq.Ft. consisting of 3 Bays of 1500 Sq.Ft. each

**TYPE OF CONSTRUCTION**  
One storey, wood frame construction with stucco finish (partial  
brick facia front elevation)

**COST OF CONSTRUCTION:**  
\$135,000.00

. . . Page 2

Page 2

**ESTIMATED START OF CONSTRUCTION**  
Fall, 1990

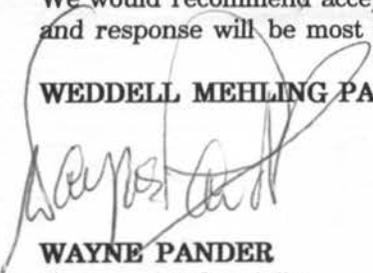
**PROPOSED USE**

The purchaser would occupy one bay for his own business, with the remainder to be leased or sold to two similar, contractor-type businesses.

**PRICE OFFERED:** \$39,750.00

We would recommend acceptance of this Offer to Purchase as shown above. Your earliest consideration and response will be most appreciated.

**WEDDELL MEHLING PANDER & ASSOCIATES REALTY LTD.**



**WAYNE PANDER**  
Commercial Specialist

WP/db

It should be noted that Mr. Cerenzie originally asked for a one-half acre lot, and offered to pay \$37,000.00 for it. The new subdivision plan, however, contains lots that are slightly larger than one-half acre (0.53 acres is the smallest site), and the listed price of the lot is \$37,500.00 for one-half acre.

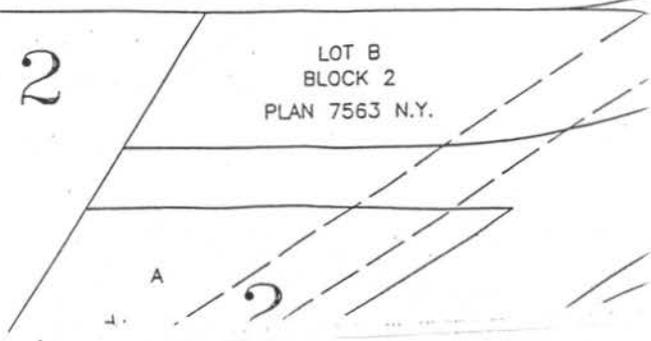
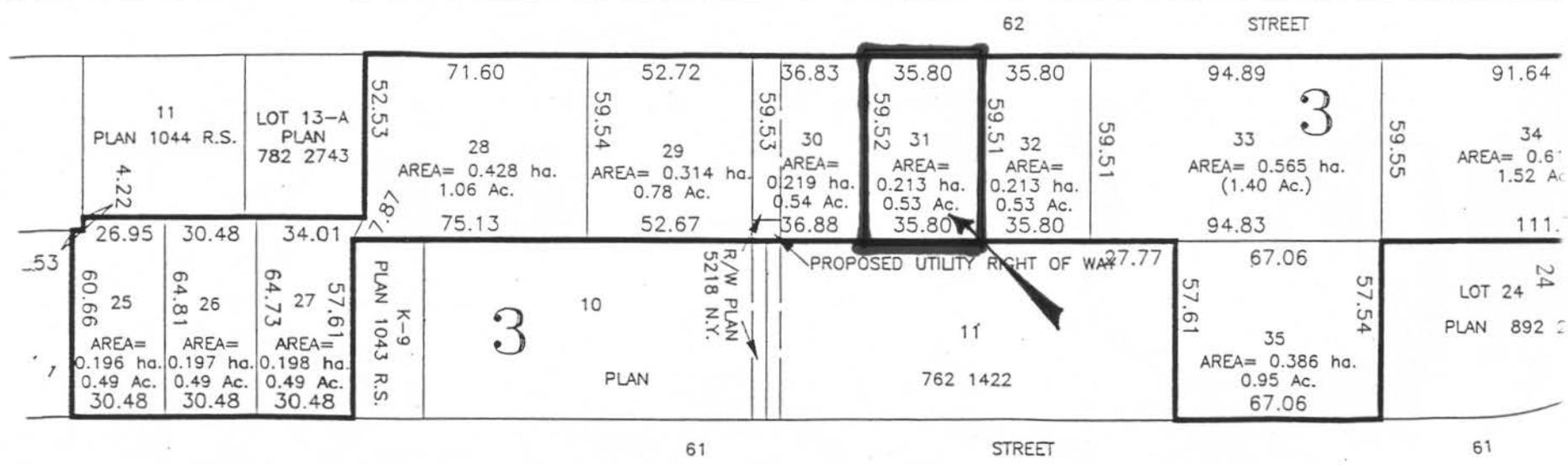
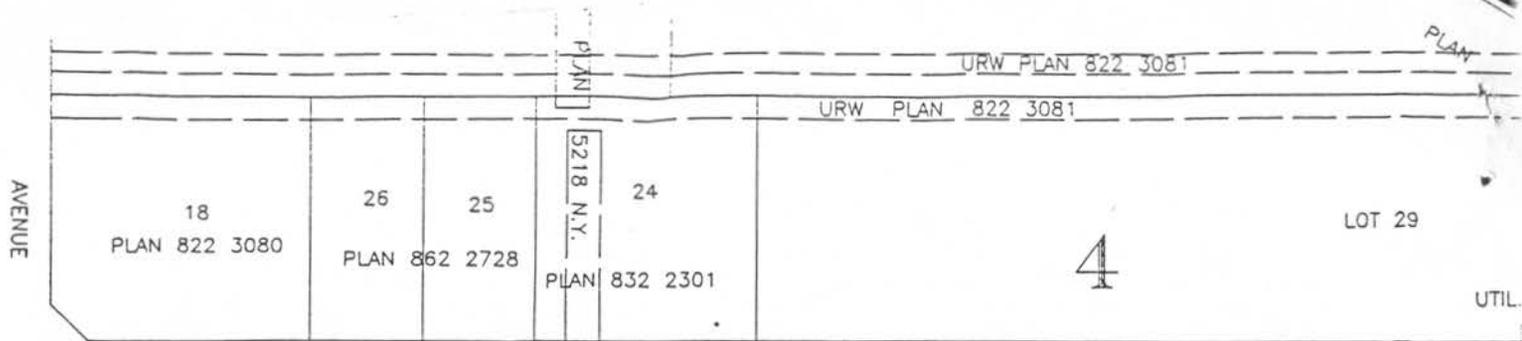
**RDS****RDS**

#303, 4719 - 33rd STREET, RED DEER, ALBERTA T4N 0N7  
Phone 341-4141

May 14/20

I Leon Cerenzie and Red Deer.  
Stucco & Construction LTD.,  
Would like to buy a half  
acre lot for \$37,000.00 I would  
like to build a condo type  
3 bay shop at 15000 ~~sq~~ sq. ft. each.  
square feet. I will occupy  
one condo myself. It will  
be one story type building.  
Two by four construction and  
stucco for exterior. Front  
will be part brick fascia.

LEON CERENZIE





DATE: May 29, 1990  
TO: Economic Development Manager  
FROM: City Clerk  
RE: RED DEER STUCCO & CONSTRUCTION LTD. - APPLICATION  
TO PURCHASE LOT 31, RIVERSIDE LIGHT INDUSTRIAL PARK

---

Your report dated May 18, 1990 pertaining to the above was considered at the Council meeting of May 28, 1990 and at which meeting Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer hereby approves the sale of Lot 31 in the Riverside Light Industrial Park (.53 acre site) to Red Deer Stucco and Construction Ltd. for the sum of \$39,750, subject to the following conditions:

1. The City entering into a 90 day option agreement, permitting exercising of the option with the submission of plans necessary to obtain a development permit.
2. The sale being conditional upon approval of the disposal of the public reserve and the final registration of the subdivision plan.
3. An agreement satisfactory to the City Solicitor.

and as recommended to Council May 28, 1990.

Council further agrees to a right of first refusal for a period of one year pertaining to the parcel adjacent to the east."

Submitted for your information and appropriate action.



C. SEVCIK  
City Clerk  
CS/jt

c.c. Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager  
City Solicitor

City Assessor  
E. L. & P. Manager  
Urban Planner

DATE: May 18, 1990  
TO: ~~CITY CLERK~~  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: GOODS AND SERVICES TAX

---

As City Council is aware, it appears the Federal Government will be proceeding with the 7% G.S.T. effective January 1, 1991.

There is only seven months now before the G.S.T. is proposed to be effective (subject to approval of all Federal Legislative Bodies). The new tax will start impacting City departments as early as September 1, 1990, however. For certain revenues the City receives after August 31, 1990 that pertain to 1991 (eg: annual facility passes), the City will be required to collect the 7% G.S.T.

It was indicated during the Council review of the 1990 budget that I would probably have to come back to Council during 1990 with a request for additional staff to administer the G.S.T. At this time I would request Council's approval to hire a "Goods and Services Tax Coordinator". The responsibilities of this position would include:

1. Advising and assisting departments with respect to collection and reporting requirements of the G.S.T.
2. Advising and assisting our Accounts Payable staff with respect to reviewing and recording the payment of G.S.T. on purchases.
3. Coordinating the collection and remittance of the G.S.T.
4. Preparing claims for recovery of a portion of the G.S.T. paid on City purchases.
5. Auditing City departments operations on an ongoing basis to ensure that G.S.T. is being applied correctly.

It is anticipated over the next few months the position would be involved in (1) above. Once the G.S.T. commences on January 1, 1991, item (1) will not require as much time but the other activities certainly will.

Starting January 1, 1991 it is anticipated the workload of the Account Payable staff will be significantly increased. All payments made will have to be reviewed to ensure that all payments of G.S.T. are properly recorded for recovery purposes. The proposed position will assist the Accounts Payable staff and the workload will be monitored to determine if additional staff are required at that time.

CITY CLERK

May 18, 1990

As indicated earlier, effective September 1, 1990 the City will be required to start collecting the G.S.T. for certain sales. Effective January 1, 1991 a significant number of other City revenues will have to have G.S.T. collected on them. The new position will have to monitor on an ongoing basis to ensure the G.S.T. is collected by the City when appropriate, properly recorded and remitted to the Federal Government.

The initial cost for the balance of 1990 for the proposed position (including furniture and education) is projected to be \$23,500.

On an annual ongoing basis the expected cost is approximately \$34,000 per year.

There are no special grants provided by the Federal Government to offset the extra costs incurred. However, if the City fails to properly account for all the G.S.T it pays on its purchases and obtain refunds, the funds lost could be significant.

REQUESTED ACTION

Council approval is respectfully requested to hire a "Goods and Services Tax Coordinator" and for the resulting \$23,500 overexpenditure for 1990.



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

AW/ljk

c.c. Treasury Services Manager  
Accounting Supervisor

Commissioners' Comments

Regrettably, we would concur with the request of the Director of Financial Services and recommend Council approve same as an overexpenditure in the 1990 budget.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

DATE: May 29, 1990  
TO: Director of Financial Services  
FROM: City Clerk  
RE: GOODS AND SERVICES TAX

---

Your report dated May 18, 1990 pertaining to the above topic was considered at the Council meeting of May 28, 1990 and at which meeting Council passed the following motion authorizing the hiring of a Goods and Services Tax Coordinator.

"RESOLVED that Council of The City of Red Deer, having considered report dated May 18, 1990 from the Director of Financial Services re: Goods and Services Tax, hereby authorizes the hiring of a "Goods and Services Tax Coordinator" and approves of a \$23,500 overexpenditure in the 1990 budget, and as recommended to Council May 28, 1990."

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

It was also suggested at the above noted meeting that a list of all additional costs associated with the goods and services tax be maintained in order that the information might be presented at some future date to our local member of parliament. You will recall we have been assured by the government that there will be no additional costs associated with the goods and services tax as it relates to municipalities.

  
C SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners

NO. 7

DATE: May 14, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Officer  
RE: 10 FAIRBANKS ROAD  
LOT 2A, PLAN 5325 M.C.

---

We have received complaints from the residents within the neighbourhood that the property at 10 Fairbanks Road is becoming untidy by reason of discarded trees, construction material, and uncontained refuse stored on the property and the City escarpment. The owner is Seibel Construction Ltd. of 101, 7156 Parke Avenue, Red Deer, Alberta, T4P 1M9. We recommend Council declare the site as unsightly as defined in the Nuisance Bylaw 2060, authorized by Section 160 of the Municipal Government Act, giving the owner fourteen (14) days to remove the discarded trees, construction material, etc., and have the subject property and City escarpment cleaned up.

Should the owner fail to remedy this condition, City forces will be authorized to remove same. All costs incurred to be charged against the property as taxes due and owing. Letters were sent to the owner April 26, 1990 and April 6, 1990, advising them of the site condition and requesting the property to be cleaned up.

If Council agrees the site is a nuisance, we recommend the following resolution be approved:

"Resolved that, Council being of the opinion that the premises hereinafter described are unsightly and constitute a nuisance by reason of discarded trees, construction material, and uncontained refuse, Seibel Construction Ltd., being the owner of 10 Fairbanks Road, in the City of Red Deer, Province of Alberta (hereinafter called 'the premises'), be and is hereby ordered and directed within fourteen (14) days of a copy of this resolution being mailed to them by registered mail, to remove the discarded trees, construction material, and clean up the uncontained refuse from the subject property and City escarpment, failing which the Bylaws and Inspections Manager of the City is hereby authorized and directed to cause such work

10 FAIRBANKS ROAD

May 14, 1990

Page 2

to be done, in which case the cost thereof shall be charged to Seibel Construction Ltd. and in default of payment shall be charged against the premises as taxes due and owing in respect thereof and shall be recovered as such."

Yours truly,



R. Strader

Bylaws and Inspections Manager

BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We would concur and recommend Council pass the resolution as suggested by the Bylaws & Inspections Manager.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE: May 29, 1990  
TO: Bylaws & Inspections Manager  
FROM: City Clerk  
RE: 10 FAIRBANKS ROAD, LOT 2A, PLAN 5325 M.C.

---

This is to confirm that your report dated May 14, 1990 pertaining to the untidy condition of the above noted site, was withdrawn from the Council agenda of May 28, 1990. It is our understanding that the property in question was cleaned up prior to the Council meeting. Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

DATE: May 18, 1990  
TO: City Council  
FROM: City Clerk  
RE: 1990 CITY OF RED DEER CENSUS

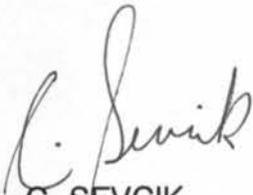
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The field work for the 1990 City of Red Deer Census has been completed. Red Deer's official population figure is now at 56,922, which represents a 1.7% increase over the 1989 figure of 55,947 - an increase of 975 persons.

Our Census Office is in the process of summarizing the statistical data, which will be made available to the public in the near future. We will provide each member of Council with a copy of said summary when same is available.

As in previous years, we have obtained information for both school boards with regard to preschoolers, school-aged children. etc. Other statistical data is gathered for use by the planners and other civic departments.

Respectfully submitted,



C. SEVCIK  
City Clerk

CS/jt

Commissioners' Comments

Submitted for Council's information.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: May 29, 1990  
TO: Director of Engineering Services  
FROM: City Clerk  
RE: 1990 CITY OF RED DEER CENSUS

---

The 1990 City of Red Deer Census has now been completed, with Red Deer's official population figure being at 56,922.

This memo is simply a reminder to have all signage changed to reflect the current population figure.

Trusting you will take appropriate action.



C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Financial Services  
Economic Development Manager  
Red Deer Regional Planning Commission

DATE: April 6, 1990  
TO: City Council  
FROM: City Clerk  
RE: FCM CONFERENCE - JUNE 3rd to 6th

---

As all members of Council will be attending the Convention, we would request that Council designate alternate signing authority.

The Municipal Government Act provides under Section 46 as follows:

"Unless the Council otherwise directs, every order, agreement or document made or executed on behalf of a municipality shall be signed by the Mayor and the Municipal Secretary or their designated alternates."

Respectfully submitted,



C. SEVCIK  
City Clerk

CS/jt

Commissioners' Comments

We would recommend that Council appoint the Director of Financial Services as an alternate signing authority to the Mayor for the period June 4th to 7th inclusive and that Alderman Pimm be appointed Deputy Mayor for June 8th.

"R. J. MCGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

DATE: May 29, 1990  
TO: Chief Executive Secretary  
FROM: City Clerk  
RE: SIGNING AUTHORITY DURING F.C.M. CONFERENCE JUNE 3-6  
AND DEPUTY MAYOR APPOINTMENT

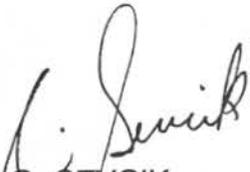
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The following motion was passed at the Council meeting of May 28, 1990 approving alternate signing authority during the period of June 4-7 and also appointing Alderman Pimm as Deputy Mayor for June 8.

"RESOLVED that Council of The City of Red Deer hereby appoints the Director of Financial Services as an alternate signing authority to the Mayor for the period June 4 to 7, 1990 inclusive, and Alderman Pimm as Deputy Mayor for June 8, 1990."

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

If you have any questions, please do not hesitate to contact the undersigned.



C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Financial Services  
Alderman Pimm

NO. 10

FILE NO.: R-33647

**DATE:** MAY 9, 1990  
**TO:** MAYOR & COUNCIL  
**FROM:** JACK ENGEL, CHAIRMAN  
Recreation, Parks & Culture Board  
**RE:** BID TO HOST ZONE 4 GAMES

---

Attached to this memo is a report given to us by the Recreation & Culture Manager wherein the Alberta Sports Council is inviting municipalities to bid for the privilege of hosting Zone games. These Zone games are lead-up games to Provincial summer and winter events.

The Recreation & Culture Manager recommends that we not bid for these Zone games but that we leave these to the smaller municipalities in the region. We will, as always, express to the Alberta Sports Council our willingness to host Provincial games and of course our sincere interest and commitment to host the 1995 Canada Games.

The Recreation, Parks & Culture Board passed the following resolution at their regularly scheduled meeting held May 8, 1990:

"THAT the Recreation, Parks & Culture Board recommend to City Council that a bid not be submitted to host the Zone 4 Games, but that said Games be left for smaller centres,

FURTHER THAT The City of Red Deer continue to declare its willingness to host Provincial Games."

  
JACK ENGEL

JE/LH/cjm

Attachment

c. Craig Curtis

FILE NO.: R-33608

DATE: APRIL 24, 1990  
TO: RECREATION, PARKS & CULTURE BOARD  
FROM: LOWELL R. HODGSON  
Recreation & Culture Manager  
RE: BID TO HOST ZONE 4 GAMES

---

As you well know, the Alberta Sports Council promotes and stages Provincial games with municipalities invited to bid for the privilege of hosting these games, both summer and winter. As a lead up to Provincial games, Zone games are held in order to select Zone teams to compete at the Provincial level.

The Central Alberta Recreation Association is now inviting municipalities to bid for the right to host Parkland or "Zone 4" games in 1991 Summer and 1992 Winter.

I believe these Zone games should be left to the municipalities who could not consider applying for Provincial games. These are the smaller centres with fewer resources, and I think the best interest of sport is served by holding this level of competition in these smaller centres, moving progressively toward the larger centre, and of course the Provincial games. It is for this reason that I believe Red Deer should not bid against the smaller centres for these games. I would recommend that the Recreation, Parks & Culture Board report this to City Council and recommend that we not bid for these Zone games, leaving them more appropriately to the smaller centre but that we continue to declare ourselves willing and able to host Provincial games.

LOWELL R. HODGSON

/cjm

c. Craig Curtis

Commissioners' Comments

We concur with the recommendations of the Recreation, Parks & Culture Board.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

DATE: April 30, 1990  
TO: Recreation & Culture Manager  
FROM: City Commissioner  
RE: INVITATION TO BID - PARKLAND ZONE 4 GAMES

---

Would you please review the attached with the Recreation Board for a recommendation to Council. We are most pleased and excited to receive this information because it clearly means that we are getting ever closer to our lifelong objective of hosting the Parkvale Senior Citizens Recreation Association District Games which will undoubtedly be well supported by the same volunteers who participated in the Summer and Winter Olympic Games, Commonwealth Games, Summer and Winter Canada Games, Summer and Winter Alberta Games, University Games, Masters Games, and the Summer and Winter Special Olympics.

As you can see from the foregoing, we would be very disappointed if you and the Recreation Board found yourselves unable to lend your full and enthusiastic support to this invitation supported by the full resources of the Recreation Department and its budget.

Lowell, is there no end to this ridiculous waste of taxpayers dollars? Perhaps we should seriously consider representation to the government and the Alberta Sport Council.



H. MICHAEL C. DAY  
City Commissioner

*Mike.*

HMCD/bd

Att.

*These are simply little  
fun games - lead ins to Alta.  
games & are to give a flavor of  
the thrill of hosting to small  
town Alberta! I'm recommending  
that we stay out of them and let the  
little centres have a little fun too.*

*Welcome to the Games province of  
the world!* *Lowell*

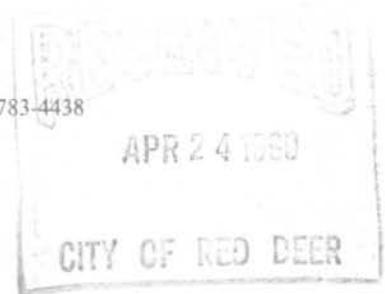




*Central Alberta Recreation  
Association*

Box 1029, Ponoka, Alberta

TOC 2H0 Phone: 783-4438



April 18, 1990

To: Mayor/Reeve  
Recreation Director/Board Chairperson

Re: Invitation to Bid - Parkland (Zone 4) Games

The Central Alberta Recreation Association (CARA) and the Alberta Sport Council is excited to announce that Zone Games will be a reality for the 1991 Parkland Summer Games and the 1992 Parkland Winter Games.

CARA extends an invitation to your community to host these, the first Zone Games in the Central Alberta region. I ask that you give this opportunity serious consideration. BID GUIDELINES have been developed to help you prepare a bid and are available from the Alberta Sport Council Zone 4 office or from myself.

Should you require any additional information please contact myself or the Alberta Sport Council Zone 4 office.

Sincerely,

Bill Hvizdos  
Chairman  
CARA  
783-4438

BH:ct

**THE CENTRAL ALBERTA  
RECREATION ASSOCIATION**

in co-operation with the



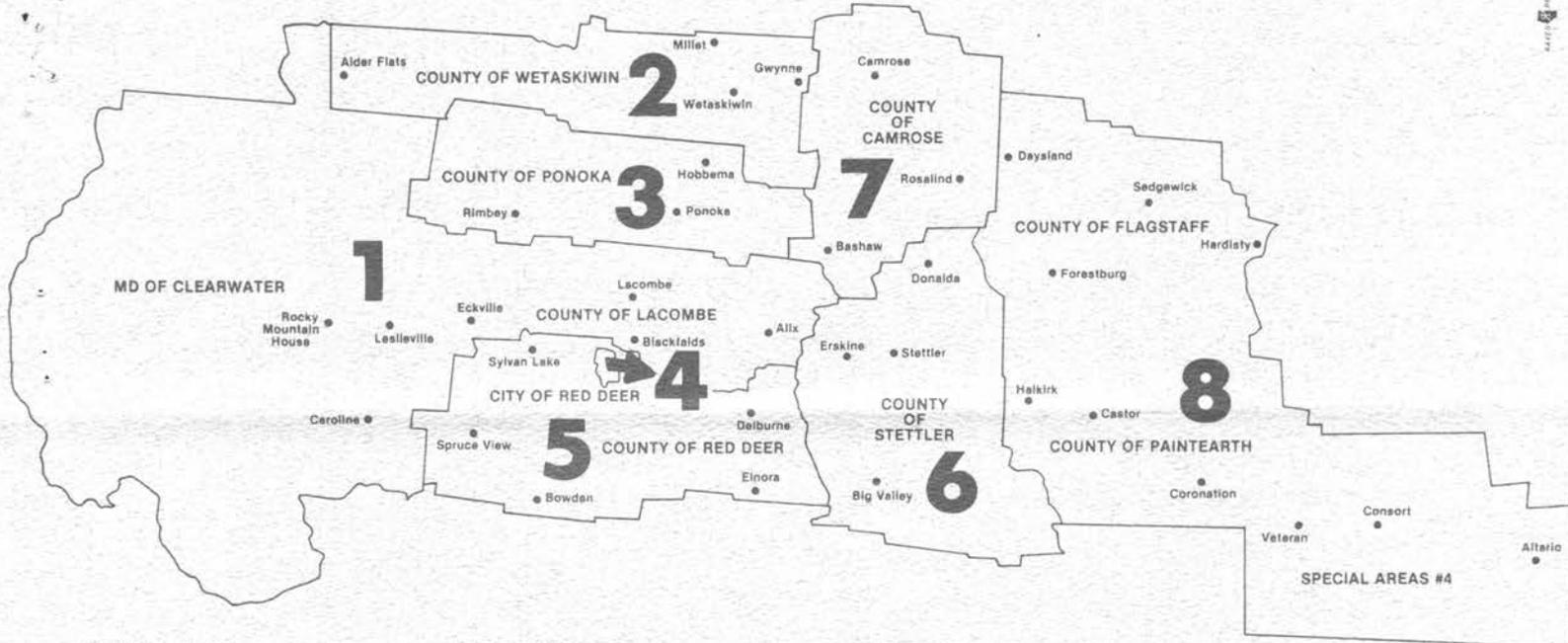
**EXTENDS AN INVITATION  
To Municipalities In  
Parkland - Zone 4**

**To Bid to Host the**

**1991 PARKLAND SUMMER GAMES  
and the  
1992 PARKLAND WINTER GAMES**

Details are enclosed and more  
information is available on request

**PARKLAND ZONE GAMES  
REGIONS**



**REGION ONE**

- MD of Clearwater
- County of Lacombe #14

**REGION TWO**

- ID #11
- County of Wetaskiwin #10

**REGION THREE**

- County of Ponoka #3

**REGION FOUR**

- City of Red Deer

**REGION FIVE**

- County of Red Deer #23

**REGION SIX**

- County of Stettler #6

**REGION SEVEN**

- County of Camrose #22

**REGION EIGHT**

- County of Paintearth #18
- County of Flagstaff #29
- Special Areas #4

## PARKLAND ZONE GAMES

### PURPOSE

- To provide an opportunity for people of many ages and abilities to compete in a wide range of sporting activities.
- To provide developing athletes the opportunity for additional training and competition.

These "ZONE-WIDE" games are a 3 to 4 day festival of sport and culture held in a community in Parkland Zone 4. Some of the events will be used as playoffs for the Alberta Games.

### FUNDING

With a grant from the Alberta Sport Council, the host community is eligible for the following:

- up to \$10,000.00 for hosting duties
- up to \$3,500.00 for an approved cultural component

Amount approved will be based on the contents of a community's bid and their prepared budget submitted to the **Central Alberta** Recreation Association.

### EVENTS

The Host Community will be expected to consider hosting as many sports aligning with the Alberta Games as possible. Other events and age groups are strongly recommended.

### DEADLINE TO SUBMIT BIDS

For the 1991 PARKLAND SUMMER GAMES -  
July 1, 1990.

For the 1992 PARKLAND WINTER GAMES -  
October 31, 1990.

## FOR MORE INFORMATION

Or to request copies of the Parkland Zone Games Operational Manual contact:

Bill Hvizdos  
CARA Recreation Association  
c/o Town of Ponoka  
Box 1029  
Ponoka, Alberta  
T0C 2H0  
PHONE: 783-4438

or

Zone 4 Co-ordinator  
Alberta Sport Council  
Provincial Building  
4920 - 51 Street  
Red Deer, Alberta  
T4N 6K8  
PHONE: 340-5529

## BID INFORMATION

Communities should try to indicate the following on their bid:

- commitment from their municipality and community support
- proposed organizational structure
- facilities available
- sports, cultural events and special events
- proposed budget
- previous hosting experience or support of Games and special events
- proposed dates and format -  
July 5, 6, 7, 1991 preferred for Zone Summer Games  
January 30 - February 2, 1992 preferred for Zone Winter Games.

DATE: May 29, 1990  
TO: Recreation, Parks & Culture Board  
FROM: City Clerk  
RE: BID TO HOST ZONE 4 GAMES

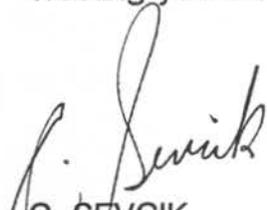
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Your report dated May 9, 1990 pertaining to the above topic was considered at the Council meeting of May 28, 1990 and at which meeting Council passed the following motion in accordance with your recommendations.

"RESOLVED that Council of The City of Red Deer hereby agrees that a bid not be submitted to host the Zone 4 Games and as recommended to Council May 28, 1990 by the Recreation, Parks & Culture Board and the administration."

The decision of Council in this instance is submitted for your information, and we trust that the Recreation & Culture Manager will convey Council's decision to the Alberta Sports Council.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk

CS/jt

c.c. Director of Community Services  
Recreation & Culture Manager

NO. 11

DATE: May 18, 1990  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: INSURANCE BROKER

---

Council policy #402 states that the City shall retain Reed Stenhouse Limited as the City's insurance brokers. It further states the City Treasurer shall report to Council every five years and recommend the re-appointment of Reed Stenhouse subject to satisfactory performance.

The method of obtaining insurance for the City has changed significantly over the last 5 to 10 years. It used to be the City engaged the insurance broker to obtain proposals from various insurance companies and then submit them to the City for approval.

Over the last 5 to 10 years the number of insurance companies in the insurance market has significantly reduced. In this market it has been found more attractive to join with other municipalities to obtain better quotes but also to achieve stability with an insurance company rather than changing every couple of years. If an insurance company is assured of continued business over a period of years, the company can keep premiums lower because losses can be offset over a period of years.

Many municipalities, including the City of Red Deer, have found it advantageous to obtain insurance through the Alberta Urban Municipalities Association (AUMA). The AUMA uses Reed Stenhouse Limited as their broker. Through the AUMA program and Reed Stenhouse Limited, the City obtains the following insurance coverages:

1. Property
2. Mobile Equipment
3. Fine Arts
4. Electronic Data Processing Equipment
5. Boiler and Machinery
6. Crime
7. General Liability
8. Automobile

...../2

CITY CLERK  
May 18, 1990

Directly through Reed Stenhouse Limited the City obtains any insurance not available through the AUMA program such as Airport Liability.

As the City obtains most of its general insurance program through the AUMA program and because Reed Stenhouse Limited acts as the broker for that program, it is recommended the City continue using Reed Stenhouse Limited as its insurance broker.

As a result of the comments made in this report, Council may want to consider whether Council policy #402 is still required (see copy attached).

RECOMMENDATIONS:

It is respectfully recommended to Council that:

1. Reed Stenhouse Limited (Edmonton) continue as the City's insurance brokers, and
2. That Council policy #402 be cancelled.

In the event in the future that a review would be required, Council would be so advised.



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

AW/ljk

Att.

Commissioners' Comments

We concur with the recommendations of the Dir. of Financial Services including the recommendation that Council Policy No. 402 be cancelled. This policy well served its purpose, but in view of the changed circumstances, we believe it is no longer necessary.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

THE CITY OF RED DEER

COUNCIL POLICY MANUAL

---

 Policy Section:  
 Finance

Page:

 Policy Subject:  
 Insurance Brokers

 Policy Reference:  
 402

 Lead Role:  
 Treasurer

 Resolution/Bylaw:  
 November 13, 1984

---

 Purpose

## Policy Statement

The City of Red Deer shall retain Reed Stenhouse as the City's insurance brokers. The City Treasurer shall report to Council every five years and recommend the re-appointment of Reed Stenhouse subject to their satisfactory performance.

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 Cross Reference

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 Remarks

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 Date of Approval:

Effective Date:

Date of Revision:

 November 13, 1984
 

---

DATE: May 29, 1990  
TO: Director of Financial Services  
FROM: City Clerk  
RE: INSURANCE BROKER

---

Your report dated May 18, 1990 pertaining to the above topic was considered at the Council meeting of May 28, 1990 and at which meeting Council passed the following motion as per your recommendations.

"RESOLVED that Council of The City of Red Deer, having considered report dated May 18, 1990 from the Director of Financial Services re: Insurance Broker, hereby agrees that

1. Reed Stenhouse Limited (Edmonton) continue as the City's insurance brokers, and
2. That Council Policy #402 be cancelled.

and as recommended to Council May 28, 1990."

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

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners  
Clerk Steno II - Donna

NO. 12

FILE NO.: R-33649

**DATE:** MAY 9, 1990  
**TO:** MAYOR & COUNCIL  
**FROM:** JACK ENGEL, CHAIRMAN  
Recreation, Parks & Culture Board  
**RE:** REQUEST OF THE RED DEER BMX ASSOCIATION

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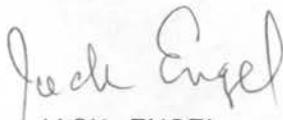
The Red Deer BMX Association has become a very well established group involved with the sport locally, and they have been active in hosting many regional, provincial, and even national meets at the BMX track in the Great West Adventure Area. This Association now wishes to construct a permanent building on that site to serve as an event headquarters and a place for storage of equipment for those events. The Association is prepared to pay all of the costs for this construction and further to maintain this building at their cost.

The Recreation, Parks & Culture Board received this report from the Recreation & Culture Manager, May 8, with a recommendation that we accept this request subject to the approval of the building design by the Recreation & Culture Manager and the Parks Manager, and a suitable agreement entered into with the BMX Association as prepared by the City Solicitor.

The Board passed the following resolution:

"THAT the Recreation, Parks & Culture Board recommend to City Council approval of construction of a permanent building in the Great West Adventure Area to serve as an event headquarters and a place for storage of equipment for events for the Red Deer BMX Association subject to:

1. Approval of the building design by the Recreation & Culture Manager.
2. A suitable agreement being entered into by the City and the Red Deer BMX Association as prepared by the City Solicitor."

  
JACK ENGEL

JE/LH/cjm

c. Craig Curtis

FILE NO.: R-33633

**DATE:** MAY 3, 1990  
**TO:** RECREATION, PARKS & CULTURE BOARD  
**FROM:** LOWELL R. HODGSON  
Recreation & Culture Manager  
**RE:** REQUEST OF THE RED DEER BMX ASSOCIATION

---

The Red Deer BMX Association has become a very well established group, involved with the sport locally, and they are hosting many regional, provincial, and even national meets at the BMX track in the Great West Adventure area. The Association now wish to construct a permanent building on that site to serve as an event headquarters and a place for storage of equipment for events. The Association is prepared to pay the costs of this construction and to maintain the building at their cost.

I would recommend that we accept this request subject to the approval of the building design by the Recreation & Culture Manager and a suitable agreement entered into by the City and the Red Deer BMX Association as prepared by the City Solicitor.

LOWELL R. HODGSON

/cjm

c. Craig Curtis

CS-2.788

DATE: May 22, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: LOWELL R. HODGSON  
A/Director of Community Services

RE: BMX REQUEST:  
BUILDING IN GREAT WEST ADVENTURE PARK

---

I have discussed the proposal of the BMX Club with the Parks Manager, and the Community Services Division is supportive of the recommendation from the Recreation, Parks & Culture Board. Plans are now being prepared by an architect and the City Solicitor is preparing a second draft of an agreement. These must be satisfactory to the Recreation & Culture Manager and the Parks Manager before construction can commence, even though the club is most anxious to begin construction now.

#### RECOMMENDATION

It is recommended that City Council approve the construction of a building by the BMX Club at the Great West Adventure Park, as recommended by the Recreation, Parks & Culture Board.



LOWELL R. HODGSON

LRH:dmg

c. Don Batchelor, Parks Manager

DATE: May 22, 1990  
TO: CITY CLERK  
FROM: DIRECTOR OF FINANCIAL SERVICES  
RE: REQUEST OF THE RED DEER BMX ASSOCIATION

---

The insurance requirements for the above should be:

1. Fire insurance for building and contents to be the responsibility of the Red Deer BMX Association.
2. Proof of \$1,000,000 Liability Insurance with City as a co-named insured as regards the building.

The agreement should provide that no mortgages or loans can be registered against the building without the consent of the City. This would ensure no lending institution could foreclose on the building, and change the intended use. The agreement should not be assignable to another party without the consent of the City.



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

AW/lf

Commissioners' Comments

We would concur with the recommendations of the Recreation, Parks & Culture Board subject to the conditions outlined by the administration and an agreement satisfactory to the City Solicitor and the normal approval process of the Municipal Planning Commission.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner



DATE: May 29, 1990  
TO: Recreation, Parks & Culture Board  
FROM: City Clerk  
RE: REQUEST OF THE RED DEER BMX ASSOCIATION  
PERMANENT BUILDING IN THE GREAT WEST ADVENTURE AREA

---

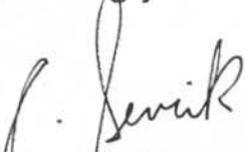
Your report dated May 9, 1990 pertaining to the above matter was considered at the Council meeting of May 28, 1990 and at which meeting Council passed the following motion.

"RESOLVED that Council of The City of Red Deer, having considered report dated May 9, 1990 from the Recreation, Parks & Culture Board regarding a request of the Red Deer BMX Association for approval to construct a permanent building in the Great West Adventure Area to serve as an equipment headquarters and a place for storage of equipment for events for the Red Deer BMX Association, hereby approves said request subject to the conditions outlined by the administration, an agreement satisfactory to the City Solicitor, and the normal approval process of the Municipal Planning Commission, and as recommended to Council May 28, 1990."

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

By way of a copy of this memo, we are requesting the Recreation & Culture Manager to convey Council's decision to the applicant. We would also draw to the attention of the Recreation & Culture Manager the conditions as outlined in the above noted resolution and in this regard I am enclosing herewith the administrative comment referred to. It should also be noted that an application must be submitted to the Municipal Planning Commission for approval prior to any construction taking place on site.

Trusting you will find this satisfactory.



C. SEVCIK  
City Clerk  
CS/jt  
Att.

c.c. City Commissioner  
Recreation & Culture Manager  
Director of Financial Services

Director of Community Services  
Director of Engineering Services  
Bylaws & Inspections Manager

NO. 1

# Normandeau Cultural and Natural History Society

Box 800  
Red Deer, Alberta T4N 5H2  
(403) 343-6844

May 8, 1990

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	P.M.
DATE	May 9/90
BY	J. G.

Mayor Robert McGhee  
and Members of Council  
The City of Red Deer  
City Hall  
RED DEER, Alberta

Your Worship and Members of Council:

**RE: COMMUNITY FACILITY ENHANCEMENT GRANT PROGRAM**

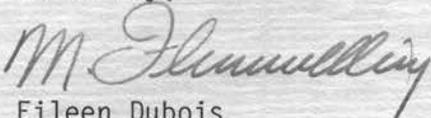
Roof repairs are required on the Museum and Archives building and on the Interpretive Centre building at Fort Normandeau. The 1978 portion of the Museum roof requires replacement and the insulation quality should be upgraded. The Interpretive Centre roof has shown some degree of failure since construction and should be repaired.

In the 1990 - 94 Major Capital Budget, Council has approved a sum of \$100,000 for the Museum roof repairs and \$10,000 for the Interpretive Centre roof repairs in 1991. Both projects are eligible for 50 percent fundings assistance under the Community Facility Enhancement Program (CFEP).

The purpose of this letter is to seek permission of Council for the Normandeau Board to make application to the CFEP for funding for these two projects. A letter of support from the Red Deer Recreation, Parks and Culture Board is attached.

Members of the Board would be pleased to attend your meeting.

Sincerely,



per Eileen Dubois  
Chairman

:er

cc: L. Hodgson, Acting Director of Community Services



## THE CITY OF RED DEER

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

Recreation and Culture Department 342-6100

April 11, 1990

Eileen Dubois  
 Chairman  
 Normandeau Cultural and Natural History Society  
 Box 800  
 RED DEER, Alberta  
 T4N 5H2

Dear Eileen:

The Recreation, Parks & Culture Board met April 10 and considered your letter requesting endorsement of your C.F.E.P. application for roof repairs that are required on the Museum and Archives building. After considering your letter and a report from the Recreation & Culture Manager the Board passed the following resolution:

"THAT the Recreation, Parks & Culture Board endorse the request from the Normandeau Cultural & Natural History Society for a Community Facility Enhancement Grant for roof repairs to the Museum and Archives building and the Interpretive Centre building at Fort Normandeau."

Trusting this is the support you need, I remain

Yours sincerely,

JACK ENGEL, CHAIRMAN  
 Recreation, Parks & Culture Board

JE/LH/cjm

c. Craig Curtis



*a delight  
 to discover!*

Commissioners' Comments

We would concur with the request of the Chairman of the Normandeau Cultural and Natural History Society that an application be made for these funds in order to establish a priority. However, Council approval of this request should not be taken as a commitment that the City's share of the cost of this project will be approved by Council in the 1991 Capital Budget.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

# Normandeau Cultural and Natural History Society

Box 800  
Red Deer, Alberta T4N 5H2  
(403) 343-6844

May 8, 1990

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	Pm
DATE	May 9/90
BY	J. Cs.

Mayor Robert McGhee  
and Members of Council  
The City of Red Deer  
City Hall  
RED DEER, Alberta

Your Worship and Members of Council:

RE: COMMUNITY FACILITY ENHANCEMENT GRANT PROGRAM

Roof repairs are required on the Museum and Archives building and on the Interpretive Centre building at Fort Normandeau. The 1978 portion of the Museum roof requires replacement and the insulation quality should be upgraded. The Interpretive Centre roof has shown some degree of failure since construction and should be repaired.

In the 1990 - 94 Major Capital Budget, Council has approved a sum of \$100,000 for the Museum roof repairs and \$10,000 for the Interpretive Centre roof repairs in 1991. Both projects are eligible for 50 percent fundings assistance under the Community Facility Enhancement Program (CFEP).

The purpose of this letter is to seek permission of Council for the Normandeau Board to make application to the CFEP for funding for these two projects. A letter of support from the Red Deer Recreation, Parks and Culture Board is attached.

Members of the Board would be pleased to attend your meeting.

Sincerely,

*M. Eileen Dubois*

per Eileen Dubois  
Chairman

:er

cc: L. Hodgson, Acting Director of Community Services

*Al - do you have  
any comments  
re: this matter?*

*Al has no comments on this item.*

*Cs.*



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6196

Recreation and Culture Department 342-6100

April 11, 1990

Eileen Dubois  
Chairman  
Normandeau Cultural and Natural History Society  
Box 800  
RED DEER, Alberta  
T4N 5H2

Dear Eileen:

The Recreation, Parks & Culture Board met April 10 and considered your letter requesting endorsement of your C.F.E.P. application for roof repairs that are required on the Museum and Archives building. After considering your letter and a report from the Recreation & Culture Manager the Board passed the following resolution:

"THAT the Recreation, Parks & Culture Board endorse the request from the Normandeau Cultural & Natural History Society for a Community Facility Enhancement Grant for roof repairs to the Museum and Archives building and the Interpretive Centre building at Fort Normandeau."

Trusting this is the support you need, I remain

Yours sincerely,

JACK ENGEL, CHAIRMAN  
Recreation, Parks & Culture Board

JE/LH/cjm

c. Craig Curtis

DATE: May 29, 1990

TO: Normandeau Cultural & Natural History Society

FROM: City Clerk

RE: COMMUNITY FACILITY ENHANCEMENT GRANT PROGRAM  
MUSEUM AND ARCHIVES BUILDING ROOF  
INTERPRETIVE CENTRE BUILDING ROOF AT FORT NORMANDEAU

---

Your letter of May 8, 1990 pertaining to the above matter received consideration at the Council meeting of May 28, 1990 and at which meeting Council passed the following motion.

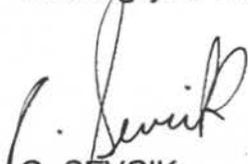
"RESOLVED that Council of The City of Red Deer, having considered correspondence dated May 8, 1990 from the Normandeau Cultural and Natural History Society seeking permission to make application to the CFEP for funding to repair the roofs of the Museum and Archives Building and the Interpretive Centre Building at Fort Normandeau, hereby endorses said request.

Council further agrees that approval of this request is not to be taken as a commitment that the City's share of the cost of this project will be approved by Council in the 1991 capital budget."

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

As noted in the above resolution, Council's approval of this request is not to be taken as a commitment that the City's share will be approved in the 1991 capital budget, as these projects will have to be considered at that time in the light of all other priorities.

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioners  
Director of Community Services

Director of Museums  
Director of Financial Services

# *Normandeau Cultural and Natural History Society*

Box 800  
Red Deer, Alberta T4N 5H2  
(403) 343-6844

May 8, 1990

Mayor Robert McGhee  
and Members of Council  
The City of Red Deer  
City Hall  
RED DEER, Alberta

Your Worship and Members of Council:

**RE: COMMUNITY FACILITY ENHANCEMENT GRANT PROGRAM**

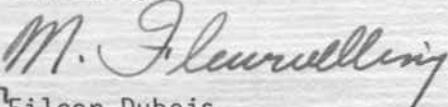
Roof repairs are required on the Museum and Archives building and on the Interpretive Centre building at Fort Normandeau. The 1978 portion of the Museum roof requires replacement and the insulation quality should be upgraded. The Interpretive Centre roof has shown some degree of failure since construction and should be repaired.

In the 1990 - 94 Major Capital Budget, Council has approved a sum of \$100,000 for the Museum roof repairs. It is estimated that the Interpretive Centre roof may cost \$10 - 12,000. Both projects are eligible for 50 percent funding assistance under the Community Facility Enhancement Program (CFEP).

The purpose of this letter is to seek permission of Council for the Normandeau Board to make application to the CFEP for funding for these two projects. A letter of support from the Red Deer Recreation, Parks and Culture Board is attached.

Members of the Board would be pleased to attend your meeting.

Sincerely,



*per*  
Eileen Dubois  
Chairman

er

cc: L. Hodgson, Acting Director of Community Services

DATE: June 18, 1990

TO: CHARLIE SEVCIK  
City Clerk

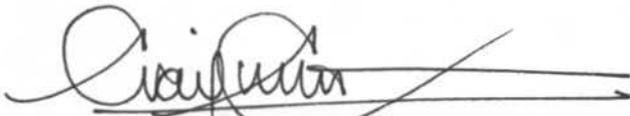
FROM: CRAIG CURTIS  
Director of Community Services

RE: FORT NORMANDEAU/RED DEER & DISTRICT MUSEUM  
C.F.E.P. GRANTS FOR ROOF REPAIRS

---

1. The approved 1990-1994 major capital budget includes provision of \$100,000 for roof replacement at the Red Deer & District Museum in 1991. Roof repairs are also required at the Fort Normandeau Interpretive Centre, at an estimated cost of \$10,000. The Normandeau Cultural & Natural History Society is requesting permission to apply to the provincial government through the Community Facility Enhancement Program (C.F.E.P.), to assist in these renovations.
2. The Recreation, Parks & Culture Board considered the proposal at its meeting on April 10, 1990 and endorsed the request.
3. **RECOMMENDATION**

I support the above comments, and recommend that City Council authorize the Normandeau Cultural & Natural History Society to apply for funds through the Community Facility Enhancement Program (C.F.E.P.), for replacement of the roof of the Red Deer & District Museum, and repairs to the roof at the Fort Normandeau Interpretive Centre.



CRAIG CURTIS

CC:dmg

- c. Morris Flewwelling, Museums Director  
Lowell Hodgson, Recreation & Culture Manager  
Eileen Dubois, Chairman, Normandeau Cultural & Natural History Society  
Jack Engel, Chairman, Recreation, Parks & Culture Board

To The Mayor AND Members OF The City Council

Re: 5237-54 AVE      LOT 13

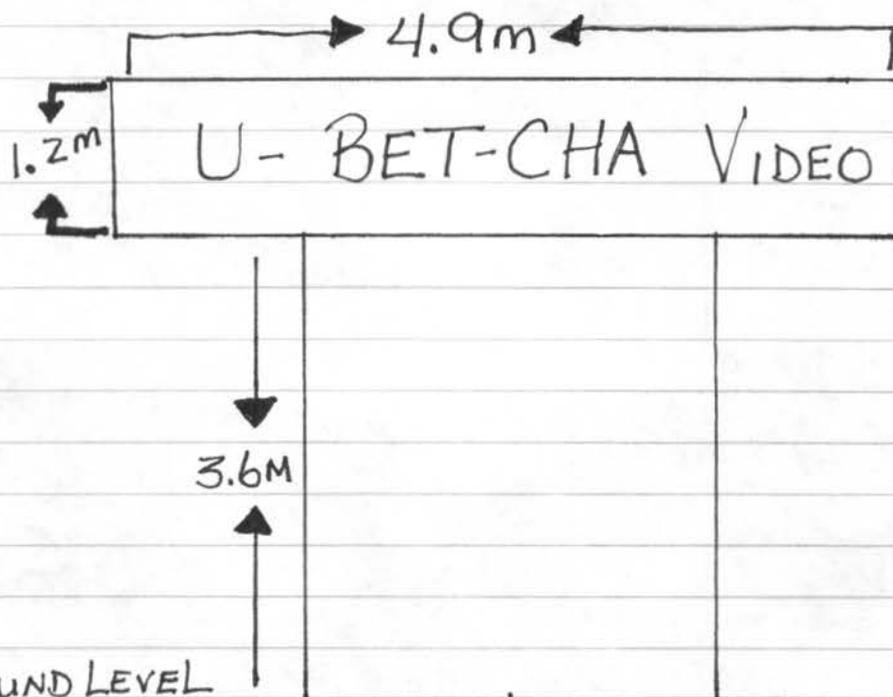
Application: LICENCE to Occupy

I AM Applying For Permission to INSTALL A SIGN AS DESCRIBED Below.

LOCATION SHALL be, NORTHWEST Corner FROM LOT #13 Occupied by U-BET-CHA Video.

Sign shall be 2 meters back FROM 54 AVE Curb.

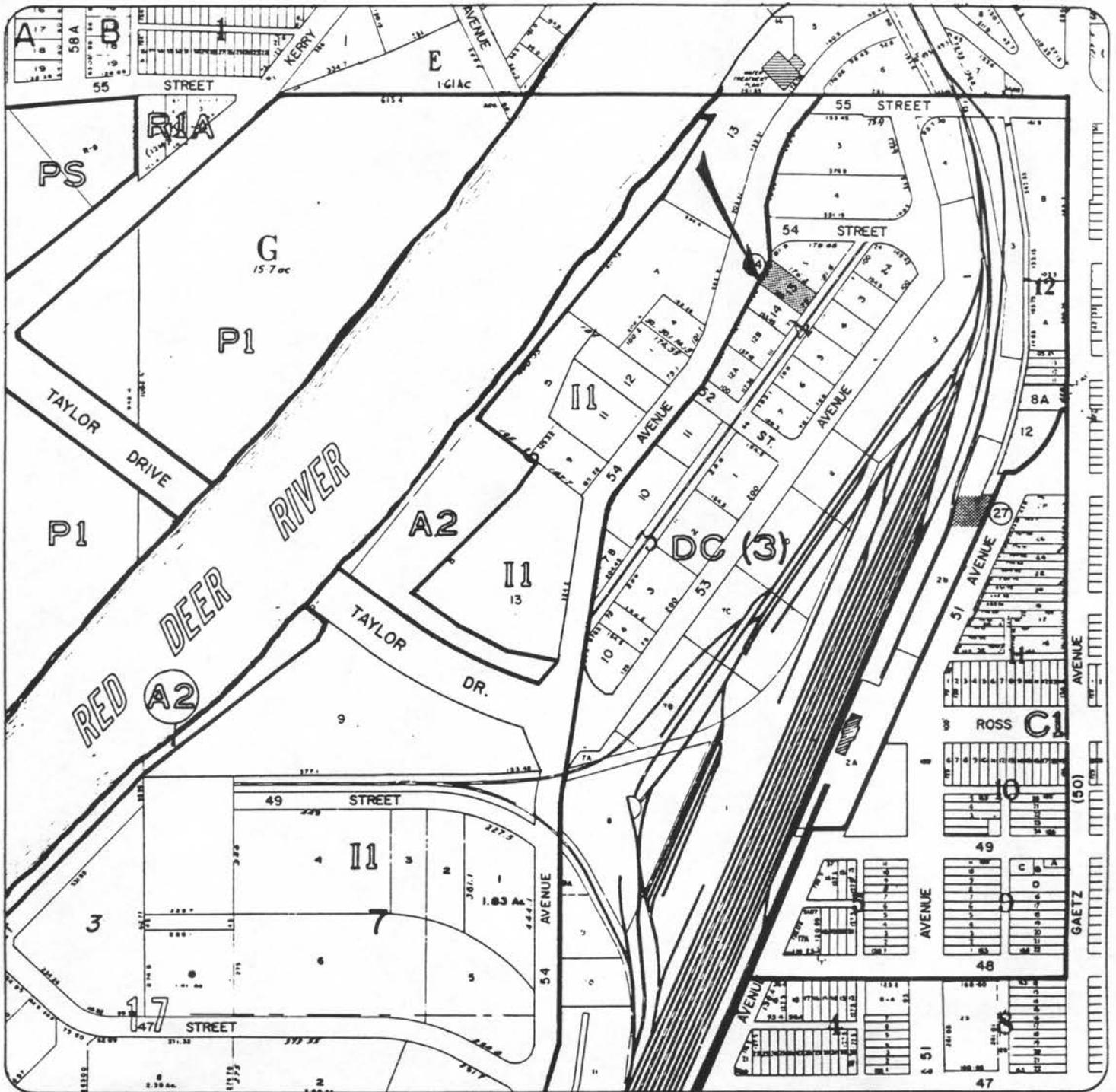
Sign SHALL BE ON STEEL uprights AND OF PAINTED WOOD CONSTRUCTION.



BRUCE ORDZK 340-1644

City of Red Deer ---<sup>44</sup> Land Use Bylaw  
**Land Use Districts**

**F9**



scale in metres

**Revisions :**

- 2672/HH-81 (18/1/82)
- 2672/T-88 (12/12/88)

DATE: May 14, 1990

TO: C. Sevcik  
City Clerk

FROM: D. Scheelar  
E. L. & P.

RE: U-Bet-Cha Video Sign  
License to Occupy

---

E. L. & P. have no objection to this sign placement, however, our approval is subject to the following.

1. The Owner contact our office for the location of underground power existing in the area, 72 hours prior to any excavation.
2. The Owner/Installer place the sign such that a minimum of 4 meters be maintained between the sign and the aerial power structures in the area.

Should you have any questions or comments please advise.



Daryle Scheelar,  
Distribution Engineer

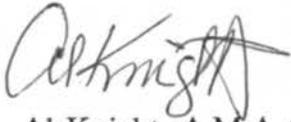
RL/jjd

DATE: May 14, 1990  
TO: City Clerk  
FROM: City Assessor  
RE: U-BET-CHA VIDEO - LICENSE TO OCCUPY

---

Further to a request for the erection of a sign, the Land, Assessment and Tax Department has no objection subject to the comments and requirements of the Engineering Department, Bylaws & Inspections, etc.

It would appear that the sign, in reference to the diagram, may be located on public property. The sign must be located within private property, and the proper permits, licenses obtained before installation can commence.



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

AK/ngl

c.c. Director of Community Services  
Bylaws and Inspections Manager  
E.L.&P. Manager  
Fire Chief  
Parks Manager  
Red Deer Regional Planning Commission

DATE: May 14, 1990

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: U-BET-CHA VIDEO - LICENSE TO OCCUPY  
5237-54 AVENUE  
LOT 8, BLOCK 4, PLAN 5879 H.W.

---

---

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

We cannot support the construction of a sign, or any other structure, on City property. Council has, on occasion, approved small encroachments of existing buildings into City property; however, this sign is 16 feet long, all of which will be located on City property.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

May 17, 1990

Mr. C. Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: U-Bet-Cha Video - License to Occupy  
5237 - 54th Avenue, Red Deer

The applicant is requesting City Council to grant permission to build a sign on the City road right-of-way in front of their store.

It has been the City's policy not to grant permission for business signs to be located on the road right-of-way which includes the City boulevards. All commercial signs should be located within the confines of the private property.

We feel this is a good policy and should be maintained by the City. We are recommending the application be denied.

Yours truly

D. ROUHI, ACP, MCIP  
SENIOR PLANNER

DR/pim

c/c Director of Community Services  
Director of Engineering Services  
Bylaw and Inspections Managers  
City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

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

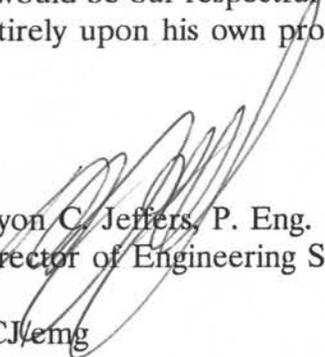
DATE: May 17, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: U-BET-CHA VIDEO - LICENSE TO OCCUPY  
LOT 10, BLOCK 4, PLAN 5879 H.W.  
5237-54 AVENUE

---

We have reviewed the request by the applicant, and would recommend that the request be denied.

City policy is such that signs are not allowed on City property. If this request was granted, the edge of the sign closest to 54 Avenue would only be 2.0 m from the curb. The boulevard width is 14.4 m.

It would be our respectful recommendation that the applicant be required to place the sign entirely upon his own property.

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

BCJ/emg

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

DATE: May 17, 1990  
TO: CHARLIE SEVCIK  
City Clerk  
FROM: LOWELL R. HODGSON  
A/Director of Community Services  
RE: U-BET-CHA VIDEO - LICENSE TO OCCUPY

---

I have discussed the proposal to place a sign on a portion of the road right of way with the Parks Manager. Although the boulevard in this area is not landscaped, I would suggest that City Council consider upholding its policy of not issuing permits for signage on boulevards in view of the precedent that may be established.



LOWELL R. HODGSON

DB/ad

Commissioners' Comments

We concur with the comments of the Administration and recommend that the application for a License to Occupy be not approved.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

TO:

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

FROM: CITY CLERK

RE: U-BET-CHA VIDEO - LICENSE TO OCCUPY

Please submit comments on the attached to this office by May  
21 for the Council Agenda of May 28, 1990.

*C. Sevcik*  
C. SEVCIK  
City Clerk



## THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 9, 1990

Mr. Bruce Ordze  
5237 - 54 Avenue  
RED DEER, Alberta  
T4N 5K5

Dear Sir:

RE: LICENSE TO OCCUPY - U-BET-CHA VIDEO

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on May 28, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt

DATE: May 10, 1990  
TO: City Clerk  
FROM: Fire Prevention  
RE: U-BET-CHA VIDEO

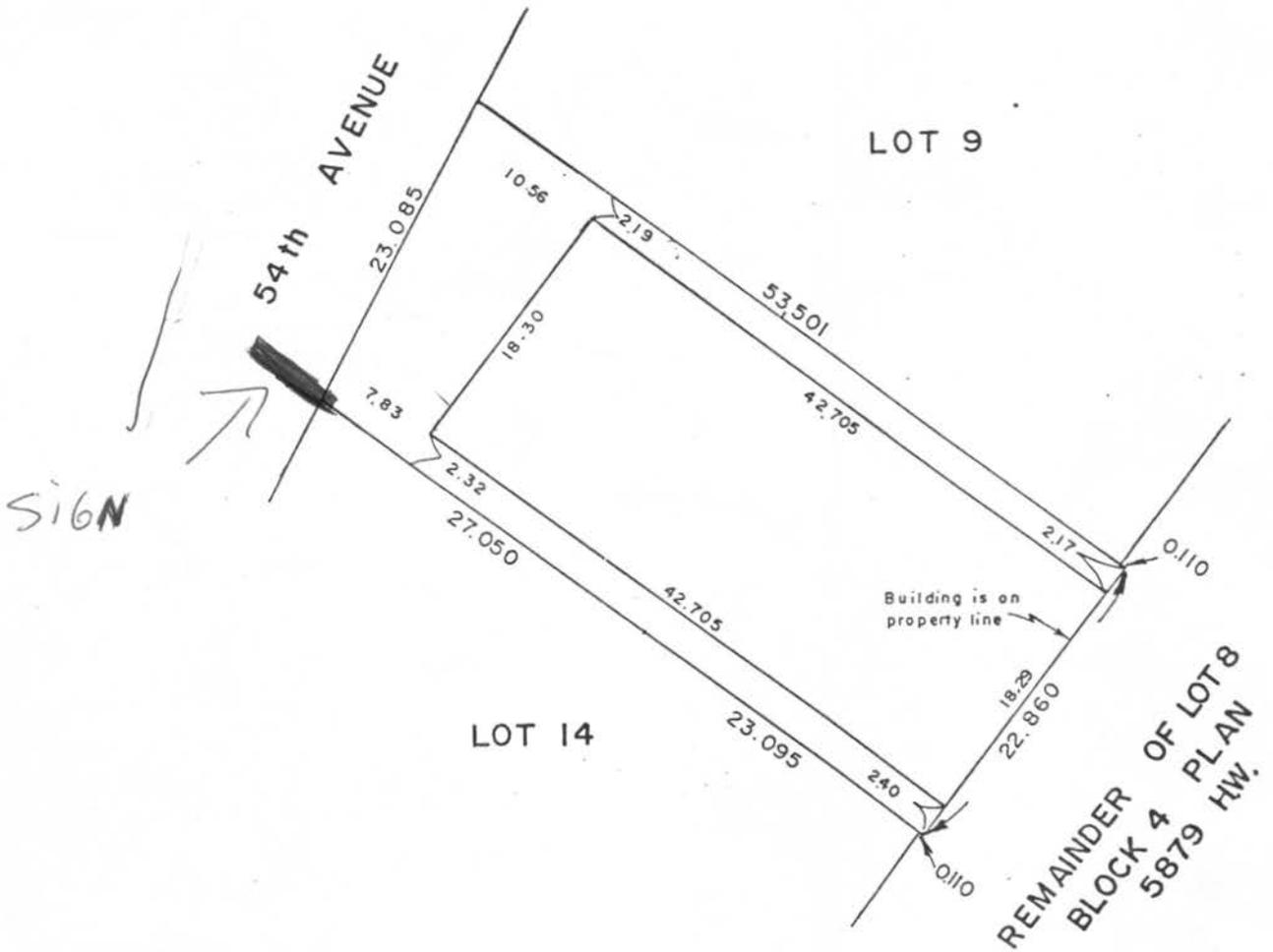
---

This department has no objection to the erection of a sign on this site.

  
Cliff Robson  
Fire Marshal

CR/dd

10/4/5879 H.W.



AS PER MUNICIPAL PLANNING COMMISSION DECISIONS OF OCTOBER 3/83 & OCTOBER 17/83.

*licence to occupy*



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6198

City Clerk's Department 342-8132

May 29, 1990

Mr. Bruce Ordze  
5237 - 54 Avenue  
RED DEER, Alberta  
T4N 5K5

Dear Sir:

**RE: APPLICATION FOR LICENSE TO OCCUPY - U-BET-CHA VIDEO**

Your letter dated May 8, 1990 applying for permission to install a sign in the boulevard at 5237 - 54 Avenue received consideration at the Council meeting of May 28, 1990.

At the above noted meeting, Council passed the following motion, denying your request.

"RESOLVED that Council of The City of Red Deer, having considered request for permission to install a U-Bet-Cha Video sign to be located two metres back from the 54 Avenue curb at 5237 - 54 Avenue, hereby agrees that said request be not approved and as recommended to Council May 28, 1990."

The decision of Council in this instance is submitted for your information, and we thank you for taking the time to be present at the Council meeting aforementioned.

If you have any questions please do not hesitate to contact the undersigned.

Sincerely,

C. SEVCIK  
City Clerk  
CS/jt

c.c. Director of Engineering Services  
Director of Community Services  
Bylaws & Inspections Manager  
Parks Manager

City Assessor  
E. L. & P. Manager  
Fire Chief  
Senior Planner

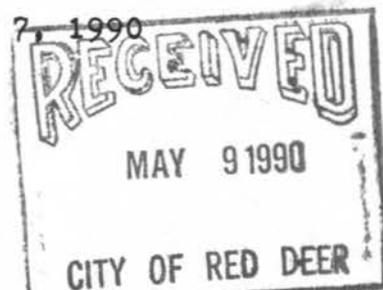


*a delight  
to discover!*

51 PARKLAND GARDENS  
4811 - 67 St.  
P.O. BOX 368  
RED DEER, ALBERTA  
T4N 5E9

NO. 3

May 7, 1990



To The Mayor and Council  
of the City of Red Deer

Dear Sirs:

RE:Entry and Exit to and from "PARKLAND GARDENS" 4811-67St.,  
Red Deer.

It has come to our attention that entry and exit to and from "PARKLAND GARDENS" 4811-67St. in the City of Red Deer has become very restricted for people (55 families) occupying the above mentioned premises after rebuilding of the Gaetz Ave/67St. intersection in 1988.

As requested by the Pines Community residents and granted by this Council of the City of Red Deer, additional restrictions for entering and leaving "PARKLAND GARDENS" 4811-67St. are imposed upon the residents of "PARKLAND GARDENS".

- 1) The existing situation now forces these 55 families coming from the east to make a left turn into Woolco parking lot, make a U turn in the Woolco parking lot, enter 67St. again, proceed east for approx. 300 ft. and turn right onto the 4811 premises on 67St. to go home.
- 2) The existing situation also forces these 55 families leaving "PARKLAND GARDENS" at 4811-67St. going west to make a right turn onto 67St. going east, (the wrong direction) make an other right turn into Sears parking lot southbound, make a U turn on Sears parking lot northbound and facing traffic lights on 67St. and Pamily Ave., make a left turn onto 67St. and finally we are westbound in the right direction.
- 2a) This situation is somewhat like number 2) for going west make a right turn onto 67St. we are going east (the wrong direction) crossing 4 lanes in approx 250 ft., make a left turn at the traffic lights on 67St./Pamily Ave. northbound and have to make a U turn anywhere on Pamily Ave to go south facing traffic lights at 67St./Pamily Ave. , so we can finally make a right turn to go west in the direction we wanted to go in the first place.

No matter which way we travel, east or west, coming or going we have to make U turns on private property to go to "PARKLAND GARDENS" at 4811-67St. in Red Deer. All this construction has created an impossible situation and traffic becomes more and more congested.

2....

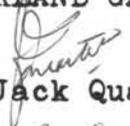
...2

Between traffic light changes on 67St./Gaetz Ave. and 67St./Pamely Ave. there is ample time coming from the east to make a left turn as the centre boulevard is wide enough to accomodate a left turning vehicle to cross eastbound traffic lanes to enter "PARKLAND GARDENS" at 4811-67St., as well vehicles leaving "PARKLAND GARDENS" to go west can for the same reason cross the eastbound lanes and wait if need be, to make a left turn to merge with westbound traffic.

Due to the fact that traffic seldom go 50 km per hr. between red traffic lights on 67St. and at the same time only local traffic is passing "PARKLAND GARDENS" we the owners and 55 families in residence request that the City of Red Deer remove the centre boulevard (island) in front of 4811-67St. entrance, in such a way that local traffic from "PARKLAND GARDENS" can go in either direction eastbound and or west bound without interfering with our neighbors on either side using their premises for making U turns, and at the same time accomodate 55 families at "PARKLAND GARDENS" 4811-67St. to a better and saver way of entering and leaving their place of residence.

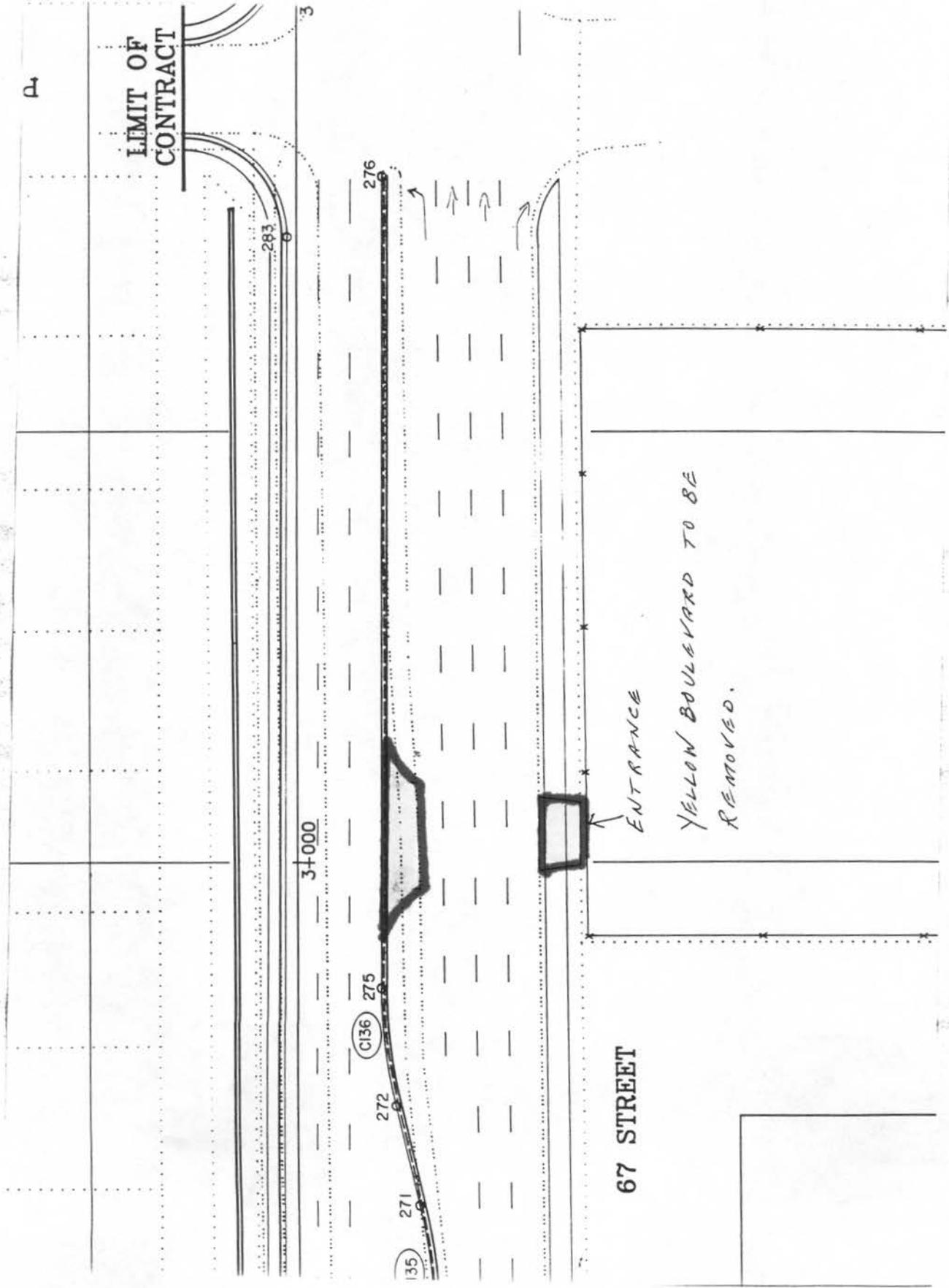
Yours truly:

"PARKLAND GARDENS"

  
per: Jack Quartel (owner)

  
per: Afina Quartel (owner)

cc: Mr B C Jeffers Director of Engineering





**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

May 16, 1990

Mr. C. Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: Parkland Gardens 4811 - 67 Street  
Entry and Exit - 67th Street

The owners of Parkland Gardens apartments located in the Parkland Mall Shopping Centre are concerned regarding the restrictive vehicular access to the apartment site for 55 families living in that complex.

The apartment site, created in 1970 as part of the first phase of Parkland Mall, was intended primarily for people wishing to live close to their place of employment in the Mall. However, a number of people living in the Parkland Gardens apartments do not work in the Mall and use their vehicles to get to their place of employment in other parts of the city.

The apartment site is fenced off with only one vehicular access to 67th Street. This access at 67th Street provides right turns in and right turns out because of the median constructed on 67th Street in 1978. The cars wishing to turn left have to use the Parkland Mall parking lot to get to the traffic light at 67th Street and Pameley Avenue or to the Gaetz Avenue access to Parkland Mall. The other three accesses to Parkland Mall are right turns in and right turns out.

The solution suggested by the owner is a break in the median on 67th Street to permit left hand turns into and out of the apartment site. 67th Street at this point has three traffic lanes in each direction with another left hand turn starting at this point to give access to Pameley Avenue. It is not considered safe to cross almost four traffic lanes to turn left on this busy street. Furthermore, the break in the median may encourage the people to make a "U" turn.

Recommendation

As it was mentioned, the apartment site has only one access to 67th Street which is a right turn in and out. We feel the solution lies with an internal agreement between the Mall and Parkland Gardens rather than a break in the median.

MUNICIPALITIES WITHIN COMMISSION AREA

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

Mr. C. Sevcik

May 16, 1990

The main parking area for the apartment is located to the north. If the end of the parking lot is opened up towards the Mall parking lot to the east, (there is a difference in elevation) then traffic to and from the apartment site can get quickly to the traffic light at 67th Street and Pameley Avenue which provides all turning movements.

This entrance can be clearly marked as private property for "resident use only". Furthermore this additional entrance does not expect to provide short-cutting for people visiting the Mall. Another possibility such as opening up the south end of the apartment driveway towards the Mall can also be investigated.

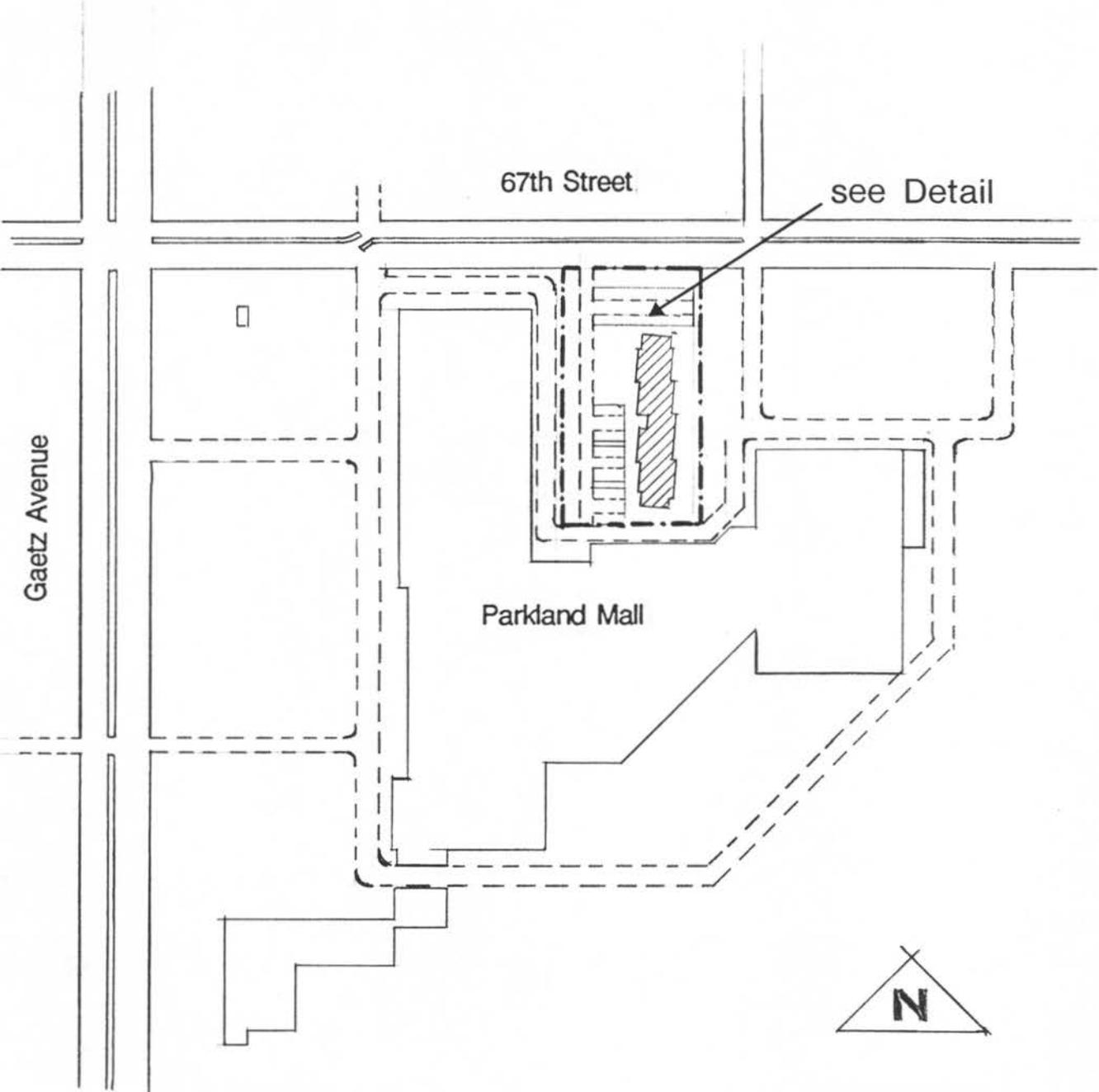
Yours truly

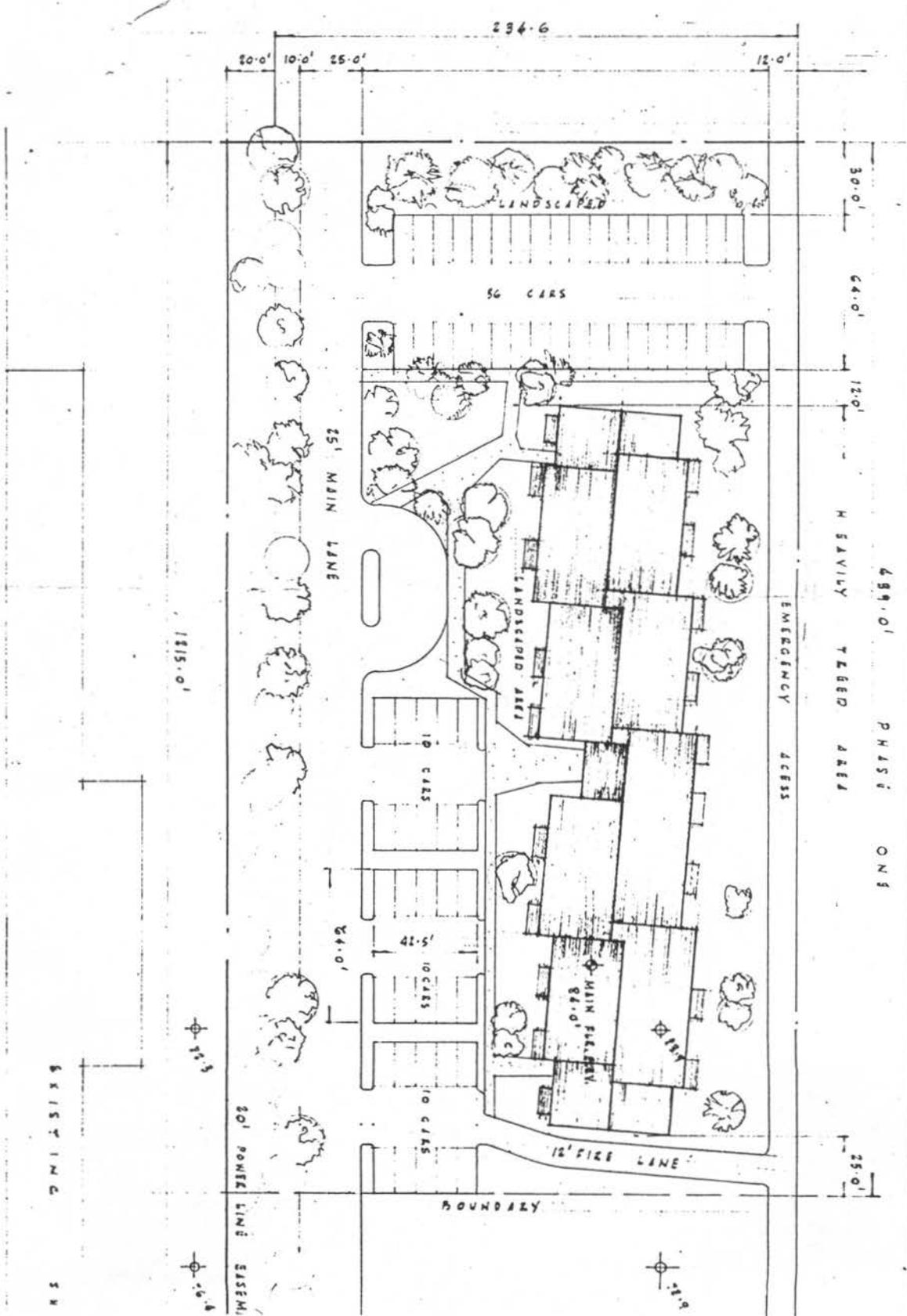


D. ROUHI, ACP, MCIP  
SENIOR PLANNER

DR/pim

c/c Director or Engineering Services  
R.C.M.P. Inspector





24

DATE: May 15, 1990  
TO: City Clerk  
FROM: Engineering Department Manager  
RE: PARKLAND GARDENS - 4811-67 STREET  
LOT A1, PLAN 2999 T.R.  
REQUEST TO OPEN CENTER MEDIAN

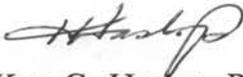
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The owners are requesting an opening in the center median opposite their single right in/right out only access to 67 Street.

Although we agree that the current access is less than ideal, we cannot support the request as presented. Please refer to the attached drawings entitled 1978 - 67 Street Construction and 1988 - 67 Street Construction. Contrary to what the owners are stating, there has been little change to the traffic movements due to the 1988 construction. Nor are the recent turning movement restrictions, approved at the Pameley Avenue/67 Street intersection to help the Pines residences, going to impede the current traffic movements available to Parkland Gardens.

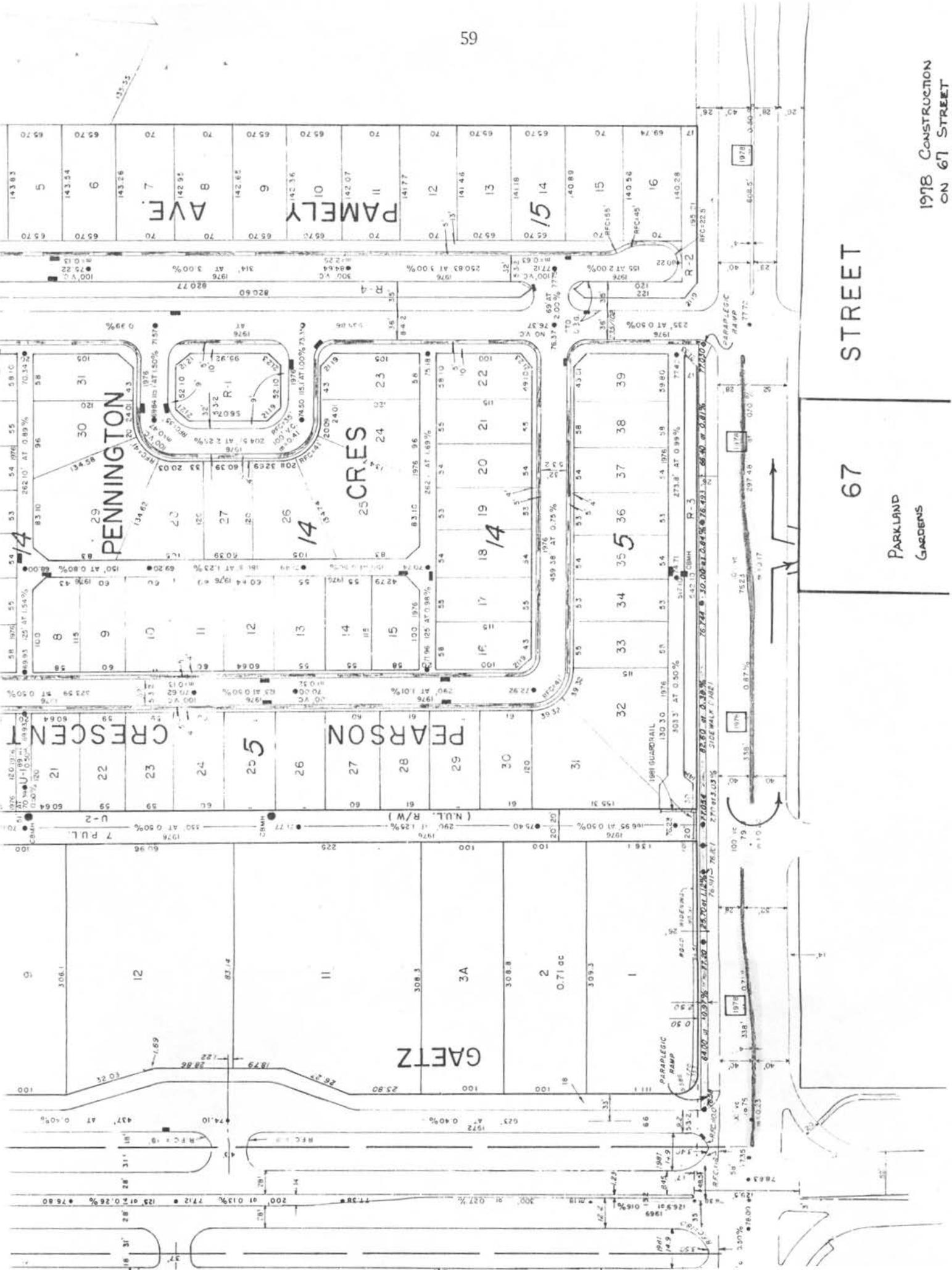
In addition, 67 Street is part of the City's arterial network subject to Provincial design regulations and a median break, as requested, will not meet the design regulations. The location is very unsafe in our opinion, due to the number of travel lanes to cross and the back to back left turn bays.

As an alternative, we would strongly recommend the owner discuss the three access options shown on the attached plan, with the Parkland Mall Manager with a view to providing a very high level of access to the apartment site via the Sears entrance. This would take advantage of the existing traffic signal at Pameley Avenue and 67 Street.

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

KGH/emg  
Att.

c.c. RCMP Inspector  
c.c. Urban Planning Section Manager



1978 CONSTRUCTION ON 67 STREET

STREET

67

PARKLAND GARDENS





Royal Gendarmerie  
 Canadian royale  
 Mounted du  
 Police Canada

May 17, 1990

Your file      Votre référence

Mr. C. SEVCIK  
 City Clerk  
 City of Red Deer  
 Red Deer, Alberta

Our file      Notre référence

Dear Sir:

RE: Parkland Gardens - Entry and Exit - 67 Street

Reviewed correspondence from Parkland Gardens and examined scene. It is felt that a definite inconvenience has been placed on residents of above noted complex, however, to allow an access through median would be unacceptable to this office. To access 67th Street across eastbound lanes onto westbound lanes would be hazardous from a traffic safety point of view. The only safe alternative would be to construct an access to property from the south. This would allow safe entrance and exit, utilizing fire lane to 67th Street and Pamelly Avenue intersection. From a traffic safety point of view, this is the only option without major construction.

Yours truly,

(B. BAKER) Cpl.  
 N.C.O. i/c Traffic Section  
 Red Deer City Detachment

/lb

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

Commissioners' Comments

We concur with the comments of the Engineering Department Manager.

DATE May 11, 1990

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

FROM: CITY CLERK

RE: PARKLAND GARDENS - ENTRY AND EXIT - 67 STREET

Please submit comments on the attached to this office by May

21 for the Council Agenda of May 28, 1990.

  
C. SEVCIK  
City Clerk



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

May 11, 1990

Parkland Gardens  
4811 - 67 Street  
P.O. Box 368  
RED DEER, Alberta  
T4N 5E9

Attention: Jack and Afina Quartel

Dear Mr. and Mrs. Quartel:

RE: PARKLAND GARDENS - ENTRY AND EXIT - 67 STREET

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on May 28, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt

LIMIT OF  
CONTRACT

283

3+000

275

(C136)

272

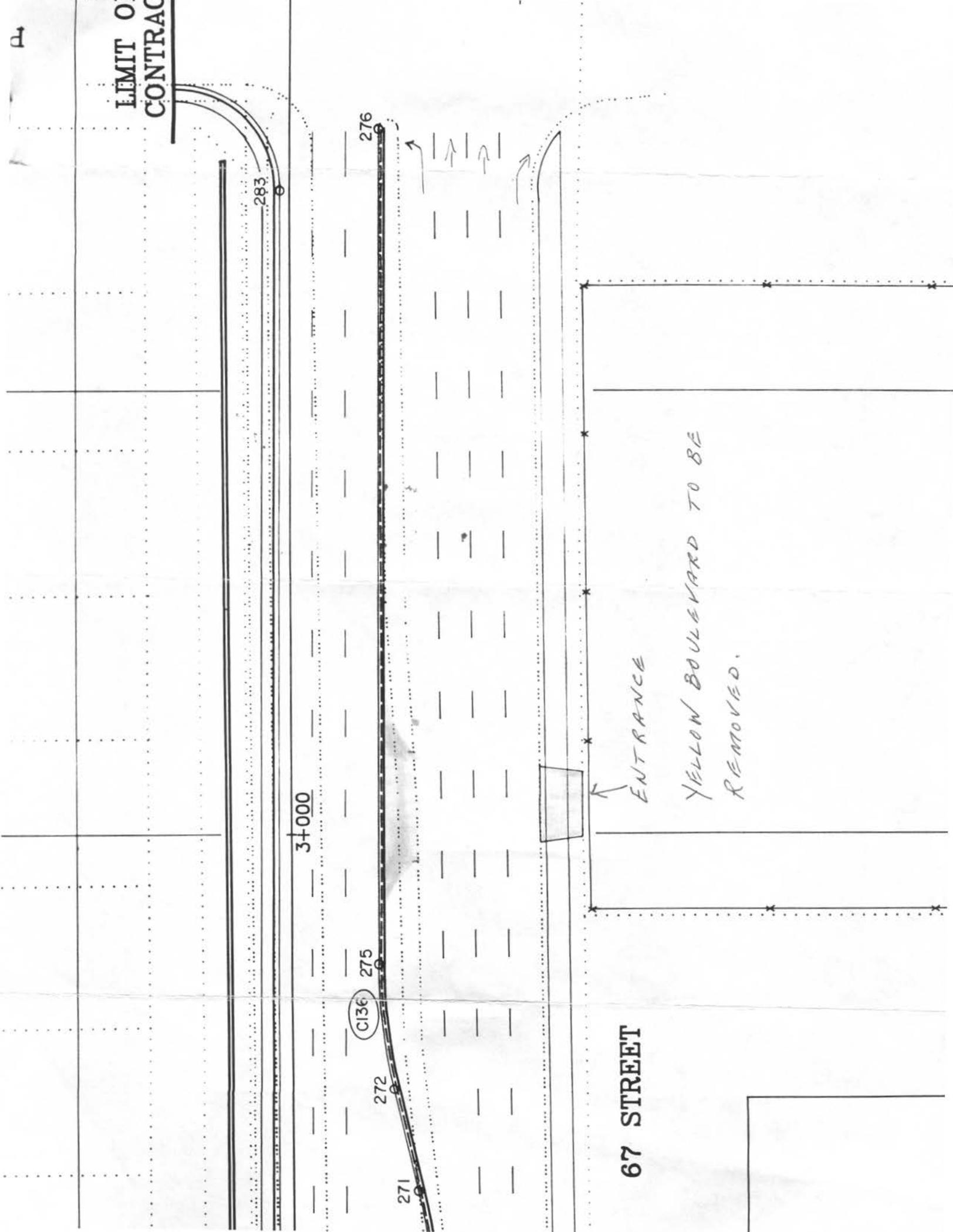
271

276

67 STREET

ENTRANCE

YELLOW BOULEVARD TO BE  
REMOVED.





## THE CITY OF RED DEER

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

City Clerk's Department 342-8132  
May 29, 1990

Parkland Gardens  
4811 - 67 Street  
P.O. Box 368  
RED DEER, Alberta  
T4N 5E9

Attention: Jack and Afina Quartel

Dear Mr. and Mrs. Quartel:

**RE: PARKLAND GARDENS ENTRY AND EXIT - 4811 - 67 STREET**

Your letter of May 7, 1990 requesting an opening in the median opposite the access to Parkland Gardens, 4811 - 67 Street, received consideration at the Council meeting of May 28, 1990.

At the above noted meeting Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer, having considered request from Parkland Gardens, 4811 - 67 Street, for an opening in the centre median opposite the single right in/right out only access to 67 Street, hereby agrees that said request be not approved, and as recommended to Council May 28, 1990.

Council further recommends that the owner and Engineering Department discuss the three access options shown on the plan printed in the agenda (page 60) with the Parkland Mall Manager, with a view to providing a very high level of access to the apartment site via the Sears entrance."

As noted in the above resolution, Council has suggested that you discuss three access options with the Parkland Mall. Council further suggested that the Engineering Department assist you in these discussions with the Mall Manager and in this regard we would suggest you contact Mr. Ken Haslop, Engineering Department Manager (342-8160).

....2



*a delight  
to discover!*

Jack and Afina Quartel  
Parkland Gardens  
Page 2  
May 29, 1990

Trusting you will find this satisfactory, and we thank you for taking the time to be present at the Council meeting of May 28. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Sevcik".

C. SEVCIK  
City Clerk

CS/jt

c.c. Engineering Department Manager  
Cpl. Baker, NCO, i/c Traffic Section  
Senior Planner



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

December 28, 1990

Mr. Jack Quartel  
Parkland Gardens  
Box 368  
RED DEER, Alberta  
T4N 5E9

Dear Mr. Quartel:

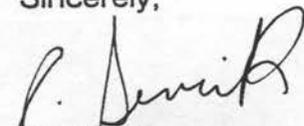
**RE: ENTRY AND EXIT PARKLAND GARDENS 4811-67 STREET**

Further to our letter of December 7, 1990 wherein we advised that your letter of December 5, 1990 pertaining to the above matter would be presented on the Council agenda for the meeting of January 7, 1991 I wish to advise as follows.

The Mayor has requested that prior to placing your letter on a future Council agenda we obtain clarification from you pertaining to your last paragraph in the aforesaid letter which reads as follows: "Gary Seher and I have addressed this situation and request that this be removed from a recommendation of Council". For your further information I am enclosing herewith my letter of May 29, 1990 which outlines the Council resolution passed on May 28, 1990.

We will defer placing this matter on a future agenda pending further clarification in writing of what you mean in your letter of December 5 and specifically with reference to the paragraph referred to above.

Sincerely,

  
C. Sevcik  
City Clerk

CS/blm  
Encl.

Gary Seher phoned Jan 10/91  
He & Jack Quartel have agreed to have  
the matter filed. He indicated there is  
no mutually satisfactory agmt between  
the two parties and accordingly file the  
matter as they will not be coming back  
to Council. S.



# THE CITY OF RED DEER

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

City Clerk's Department 342-8132

May 29, 1990

Parkland Gardens  
4811 - 67 Street  
P.O. Box 368  
RED DEER, Alberta  
T4N 5E9

Attention: Jack and Afina Quartel

Dear Mr. and Mrs. Quartel:

**RE: PARKLAND GARDENS ENTRY AND EXIT - 4811 - 67 STREET**

Your letter of May 7, 1990 requesting an opening in the median opposite the access to Parkland Gardens, 4811 - 67 Street, received consideration at the Council meeting of May 28, 1990.

At the above noted meeting Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer, having considered request from Parkland Gardens, 4811 - 67 Street, for an opening in the centre median opposite the single right in/right out only access to 67 Street, hereby agrees that said request be not approved, and as recommended to Council May 28, 1990.

Council further recommends that the owner and Engineering Department discuss the three access options shown on the plan printed in the agenda (page 60) with the Parkland Mall Manager, with a view to providing a very high level of access to the apartment site via the Sears entrance."

As noted in the above resolution, Council has suggested that you discuss three access options with the Parkland Mall. Council further suggested that the Engineering Department assist you in these discussions with the Mall Manager and in this regard we would suggest you contact Mr. Ken Haslop, Engineering Department Manager (342-8160).

....2

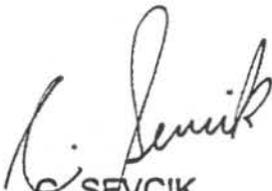


*a delight  
to discover!*

and Afina Quartel  
Parkland Gardens  
Page 2  
May 29, 1990

Trusting you will find this satisfactory, and we thank you for taking the time to be present at the Council meeting of May 28. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



G. SEVCIK  
City Clerk

CS/jt

c.c. Engineering Department Manager  
Cpl. Baker, NCO, i/c Traffic Section  
Senior Planner



**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

December 7, 1990

Mr. Jack Quartel  
Owner, Parkland Gardens  
Box 368  
RED DEER, Alberta  
T4N 5E9

Dear Mr. Quartel:

**RE: PARKLAND MALL ADDITIONS - PARKLAND GARDENS**

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on January 7, 1991.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

CS/blm

DATE December 7, 1990

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

FROM: CITY CLERK

RE: Parkland Gardens - Access Problems

Please submit comments on the attached to this office by December  
26 for the Council Agenda of January 7, 1991.

  
C. SEVCIK  
City Clerk

December 5, 1990

Honorable Mayor Robert McGhee  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Mayor McGhee:

**RE:        PARKLAND MALL ADDITIONS - PARKLAND GARDENS**

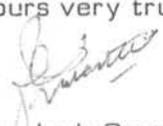
By order of Council Parkland Mall (Gary Seher, Manager) and Parkland Gardens owner, Mr. Jack Quartel met and discussed access problems into Parkland Gardens.

Access from Parkland Mall is not feasible. I do not want access from Parkland Mall property as this does not provide a solution to this problem.

Gary Seher and I have addressed this situation and request that this be removed from a recommendation of Council.

Thank you.

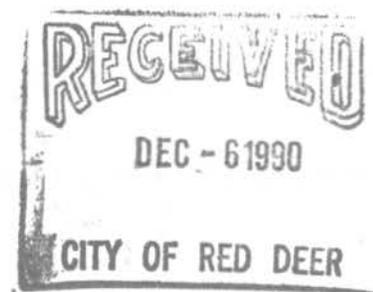
Yours very truly,

  
Mr. Jack Quartel  
Owner, Parkland Gardens  
Box 368  
Red Deer, Alberta  
T4N 5E9

JQ/kb

A/280  
56-1570-7050

cc: Mr. Gary Seher, Manager, Parkland Mall  
Mr. Bryon Jeffers, Director of Engineering Services, City of Red Deer



DATE: December 12, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: PARKLAND GARDENS - ACCESS

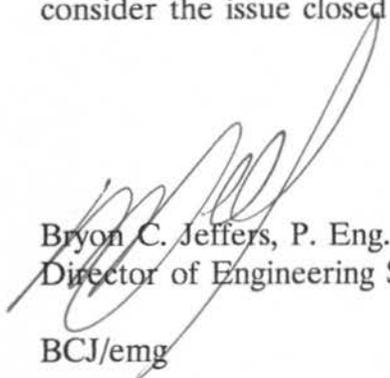
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In a discussion with Mr. Seher, while Mr. Quartel was in his office, Mr. Seher indicated that he and Mr. Quartel had discussed the matter of joint access.

Mr. Seher indicated that they had determined that joint access was not feasible. I asked whether Mr. Quartel would be pursuing the matter with respect to access to 67 Street and Mr. Seher indicated that he did not know.

**RECOMMENDATION**

As we have not heard further from Mr. Quartel with respect to access requests, we would consider the issue closed for the present.



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

BCJ/emg

**MILLS TRAVEL LTD.**4706 - 48th AVENUE RED DEER, ALBERTA  
CANADA T4N 6J4 PHONE (403) 342-2022

May 4, 1990

City of Red Deer  
City Hall  
C/O Charles Sevcik  
Red Deer, AB  
T4N 6J4

RE: LANE CONSTRUCTION

Dear Charlie:

As we discussed on the telephone I would like to request a brief presentation to City Council at your earliest convenience.

In August 1989 the Municipal Planning Commission approved our plans with a number of requirements, one of which was construction of the lane adjacent to our property. Beardon Engineering was advised and failed to advise us or to include it in our tenders which went out in November. We realize this is not the cities fault in any way and is our problem. We became aware of the problem when the building permit was applied for and we were advised.

We would like to request the following:

1. That we be allowed to appeal this decision, even though it has long passed the time for appeal.
2. We are allowed to pave the construction of the lane using our own contractor (Border Paving) during construction of our parking lot if this saves money.

We feel the adjacent land owner to our west will utilize and gain increased property value on an equal basis with ourselves. We feel that paying the entire amount in an unfair request from us.

Thank you for your consideration.

Yours truly,

A handwritten signature in cursive that reads "Bob Mills".

Bob Mills  
MILLS TRAVEL/AMERICAN EXPRESS

E. BEARDEN ENGINEERING  
 #250, 5919 - 59 STREET  
 RED DEER, ALBERTA  
 T4N 2N4

Application for approval of various items in connection with a proposed building at 4620 - 48 Avenue (Lots 8-11, Block 24, Plan K5) zoned C1.

---

Moved by Alderman Campbell, seconded by T. Smiley

"THAT the Municipal Planning Commission approve the following items in connection with a proposed building at 4620 - 48 Avenue, (Lots 8-11, Block 24, Plan K5) zoned C1.

1. Parking - access and surfacing
2. Loading Space - access and surfacing

SAID APPROVAL IS SUBJECT TO:

1. The lots being consolidated.
2. A loading stall being designated.
3. Parking and loading spaces being paved.
4. Dedication of the required road widening.
5. The conditions of the memo from the Director of Engineering Services, dated July 26, 1989, being adhered to.
6. The decision of the Commission being advertised in a local newspaper and no appeal against said decision being successful."

MOTION CARRIED

(RESPONSIBILITY - BUILDING INSPECTION DEPARTMENT & SECRETARY.)

F. STANCO CONSTRUCTION  
 5741 - 35 STREET  
 RED DEER, ALBERTA  
 T4N 0S5

MPC  
July 31, 89  
#E

DATE: July 26, 1989  
TO: By-laws and Inspections Manager  
FROM: Director of Engineering Services  
RE: PROPOSED OFFICE BUILDING  
4620 - 48 AVENUE  
LOTS 10, 11, BLOCK 24, PLAN K5

---

The Engineering Department has reviewed the above noted proposed development and has no objections subject to the following comments:

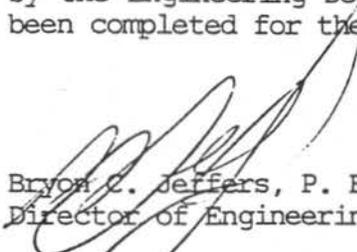
1. The existing sanitary and water services located 27.58 m east of the west property line must be killed and replaced by new services at the developer's expense.
2. Sanitary and water services are available from either 47 Street or 48 Avenue; storm is not available.
3. Access to 48 Avenue and to the lane on the west side of the site is satisfactory as shown. The developer will be required to apply and pay for properly constructed crossings.
4. The lane on the west side of the site is unconstructed, and must be constructed and paved at the developer's expense.
5. The lots must be consolidated as one new lot.
6. A 2.0 m road widening setback must be provided along 48 Avenue and also 47 Street.
7. Roof drains (downspouts) shall be directed to splash pads at ground elevation.
8. The parking stalls at the west side of the building must be lengthened an additional 0.75 m.
9. Curb stops must be provided for the parking stalls along the south side of the site.
10. The south boundary of the site should be fenced.
11. No off-site levies are applicable.

By-laws and Inspections Manager

Page 2

July 26, 1989

12. The developer should note that the Building Permit will not be released by the Engineering Department until all conditions are met and applications have been completed for the utility services and driveway crossing.



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

NPA/rja  
Att.

c.c. Engineering Office Administrator  
c.c. Public Works Department  
c.c. Engineering Clerks

DATE: May 14, 1990  
TO: City Clerk  
FROM: Bylaws and Inspections Manager  
RE: MILLS TRAVEL LTD.

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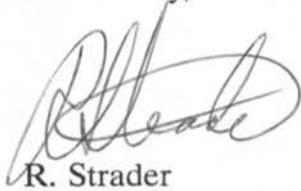
FILE NO.

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

Development on the site was approved by the Municipal Planning Commission on July 31, 1989, subject to several conditions. One of these conditions was that the lane was to be paved. The Planning Act allows that a Municipal Planning Commission decision can be appealed to the Development Appeal Board within 14 days of that decision. In this instance, clearly, the time limit has expired. There is no provision in the Planning Act, or the City Land Use Bylaw, that would allow Council to either waive this time period or to request the Development Appeal Board to hear an appeal. Once the advertising period is over, the decision is final.

It should be noted that the Municipal Planning Commission has requested the property owner adjacent to the south, to pave the lane when he proceeds with a commercial development. While we appreciate Mr. Mills' concerns, Council does not have the ability to assist him. The Engineering Department has comments regarding using a contractor of his choice.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

DATE: May 14, 1990  
TO: City Clerk  
FROM: City Assessor  
RE: MILLS TRAVEL LTD. - RE: PAVING OF LANE

---

The developers of a property legally described as Lots 8 - 11, Block 24, Plan K5 and civically addressed as 4620 - 48 Avenue are concerned about the cost of paving a lane to the rear of the property which they are developing. Indications are that they feel this cost could and/or should be shared with the property to the west. Due to the nature of this development, it is my opinion that the developers front end the total cost of the paving and proceed with the following:-

1. Approach the owners of the property to the west and try to negotiate and/or collect half of the cost of the paving thereby sharing said cost, or
2. Front end the total cost of the paving and, at a later date, when and if the property to the west requires upgrading, change of use, etc., the funds could be collected at that time by the developers.

The other option, subject to the Municipal Government Act, would be for the owners of properties within this area to petition City Council for development of the lane with paving as a local improvement. However, this would require lobbying property owners, gaining signatures, etc., which the developer may not wish to proceed with.



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

AK/ngl

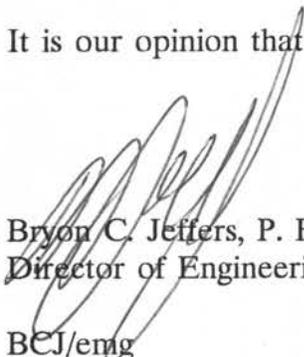
c.c. Director of Engineering Services  
Bylaws & Inspections Manager  
Urban Planning Section Manager  
City Solicitor

DATE: May 17, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: MILLS TRAVEL LTD./OLSEN JOLY BUILDING  
LOTS 10 AND 11, BLOCK 24, PLAN K5  
4620-48 AVENUE

---

Paving of the lane behind the building proposed by Mr. Mills was a condition placed on the development by MPC. The condition has been applied in the past where redevelopment of a site will result in increased traffic and use of the lane as compared to the previous use. In this instance, a residential dwelling was demolished and an office building is being constructed. The associated parking lot will accommodate 22 vehicles.

It is our opinion that no relaxation should be approved.



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

BCJ/emg

c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. Urban Planning Section Manager  
c.c. City Solicitor



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

May 17, 1990

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

Dear Sir:

Re: Mills Travel Ltd. - Paving of Lane

The location of the office under construction is on the south-west corner of 48 Avenue at 47 Street in Red Deer.

When the application was approved in August of 1989 by the Municipal Planning Commission, a number of conditions were attached to the permits, among them were the following:

- Parking and loading spaces being paved.
- The lane on the west side of the site is unconstructed and must be constructed and paved at the developer's expense.

The decision of M.P.C. was not appealed within the time limit and therefore it stands as a valid decision.

It is our opinion that City Council cannot request the Appeal Board to hear this application. The second part of the request is to be allowed to pave the lane as part of paving their parking by private contractor.

Subject to a satisfactory agreement with the City Engineering Department, we have no objection if the lane paving is done by a private contractor at the same time as they pave their parking lot.

The matter of sharing the cost of paving the lane will be addressed by the Engineering and Land Department.

Yours truly,

  
D. Rouhi, MCIP  
SENIOR PLANNER  
DR/cc

c.c. - City Solicitor  
c.c. - Director, Engineering Dept.  
- Bylaws and Inspection Services  
- City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

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

LANE

70

LANE

(2007)

(127)

(13106)

GARBAGE CAN (CONC. PHO)

PARKING

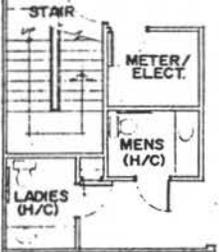
CASS

22'-5" (6852)

5'-6" (1705)

87'-6" (26679)

6'-0" (1829)



OFFICE SPACE  
2545 SQFT (236m<sup>2</sup>)  
(EXCLUDES STAIR W/L  
# LOBBY HALLS)

120'-0" (36.576m)

PARKING

47th STREET

47th STREET

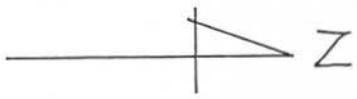
LOBBY

50'-0" (15.240m)

50'-0" (15.240m)

EXISTING 'CITY' SIDEWALK

48 AVE.



With regard to the attached application as pointed out in the administrative comments, we do not believe Council is in a position to allow any form of appeal against the M.P.C. decision.

This decision of M.P.C. is not unique to Mills Travel, but is applied in many cases of commercial and multi-family development where increased traffic resulting directly from the development can cause problems or adversely affect the amenities of the neighborhood. Accordingly, we cannot recommend any other relaxations requested by the applicant.

With respect to the request that the paving be done by the applicant's contractor, in this case Border Paving, although not mentioned in his comments we have discussed this matter with the Director of Engineering Services, and we would have no objections to the applicant using Border Paving to pave the lane subject to said lane being constructed to Engineering Department design and standards.

"R.J. MCGHEE"  
Mayor

"M.C. DAY"  
City Commissioner

DATE May 8, 1990

TO:

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

FROM: CITY CLERK

RE: MILLS TRAVEL LTD. - Re: Paving of Lane

Please submit comments on the attached to this office by May  
21 for the Council Agenda of May 28, 1990.

  
C. SEVCIK  
City Clerk



## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

May 8, 1990

Mills Travel Ltd.  
4706 - 48 Avenue  
RED DEER, Alberta  
T4N 6J4

Attention: Bob Mills

Dear Sir:

RE: PAVING OF LANE

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on May 28, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt



*a delight  
to discover!*

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

May 29, 1990

Mills Travel Ltd.  
4706 - 48 Avenue  
RED DEER, Alberta  
T4N 6J4

Attention: Mr. Bob Mills

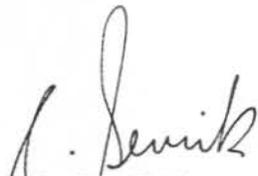
Dear Sir:

**RE: MILLS TRAVEL LTD. - 4620 - 48 AVENUE - PAVING OF LANE**

The attached material pertaining to your request relative to the Municipal Planning Commission decision approving your plans subject to several conditions, one of which was the construction of the lane adjacent to your property, appeared on the Council agenda of May 28, 1990 (pages 62-71).

At your request, Council agreed to table consideration of this matter to the June 25 Council meeting. Please contact this office on June 22 in order to obtain the time this item will be discussed at the meeting of June 25.

Trusting you will find this satisfactory.

  
C. SEVCIK  
City Clerk

CS/jt

Att.

*a delight  
to discover!*

DATE: May 29, 1990  
TO: City Council  
FROM: City Clerk  
RE: MILLS TRAVEL LTD. - 4620 - 48 AVENUE - PAVING OF LANE

---

The following material appeared on the Council agenda of May 28, 1990, however, the item was tabled at the request of the applicant as the applicant was unable to attend the Council meeting of May 28. This matter is once again resubmitted for Council's consideration.

  
C. SEVCIK  
City Clerk

CS/jt

Att.

NO. 5

#202, 5425 - 48 Ave.  
Red Deer, Alberta  
T4N 3V3

May 7, 1990

City Clerk  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

I am the manager of an apartment building on the corner of 48th Ave. & 55 St.

I would like to request the closing off of the lane right of way onto 55 St. because it washes away and stops entry way into our parking lot.

We have checked with City Hall Engineering Department and they say it is not a main thoroughfare.

It will have to either be closed off to traffic or maintained to give our tenants access to the parking lot.

We would ask that Council accept this request and look into this matter promptly.

Sincerely,

"John Berge"

DATE: May 9, 1990

TO: C. Sevcik  
~~Eng. Dept.~~ CITY CLERKS

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

RE: John Berge  
Lane Closure Request  
55 Street & 48 Avenue

---

E. L. & P. have no objection to the closure of the lane at the rear of 5425 - 48 Avenue to vehicle traffic, however the R/W of the lane must be maintained because E. L. & P. have existing poles and aerial conductor in this area.

If you have questions or concerns, please advise.

*Daryle Scheelar*

Daryle Scheelar,  
Distribution Engineer

GF/jjd



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

Security Classification / Designation  
Classification / Désignation sécuritaire

Your file      Votre référence

Our file      Notre référence

90 05 14

*City of Red Deer  
ATT: City Clerk*

*RE: John BERGE - Lane Closure Request  
55th Street and 48th Avenue*

---

*After reviewing request submitted and viewing area in question, it is felt that consideration should be given to the closure of this lane. Bearing in mind the volume of traffic that utilizes 55th Street and the width and grade of lane there is definitely the potential for a traffic problem. This office supports the request and feels that this closure will not effect response time to residents in the area.*

A handwritten signature in cursive script, appearing to read "B. Baker".

*(B. BAKER) Cpl.  
N.C.O. i/c Red Deer City Traffic*

*/clr*

DATE: May 15, 1990  
TO: City Clerk  
FROM: Director of Engineering Services  
RE: LANE CLOSURE REQUEST - 55 STREET AND 48 AVENUE  
JOHN BERGE

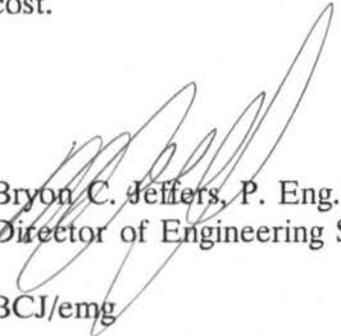
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The land in question is not a legally constructed lane. That is, proper construction of the laneway has never occurred and the residents abutting the property have never, to our knowledge, paid for lane construction.

Closure of the area in question to vehicular access is a possibility. We would, however, consider it wise to require a petition from all affected landowners. While the lane has not been properly constructed, it is presently used by vehicles to access apartment parking lots.

We would assume that the By-laws and Inspections Department will comment with respect to garbage vehicles, access, etc.

Another alternative to closure would be to initiate a local improvement by-law to construct the lane. In this instance, all abutting property owners would be assessed a share of the cost.



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

BCJ/emg

c.c. Director of Community Services  
c.c. By-laws and Inspections Manager  
c.c. City Assessor  
c.c. E. L. & P. Manager  
c.c. Fire Chief  
c.c. RCMP Inspector  
c.c. Urban Planning Sections Manager



**RED DEER  
REGIONAL PLANNING COMMISSION**

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

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

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

May 17, 1990

Mr. C. Sevcik  
City Clerk  
City Hall  
Red Deer, Alberta  
T4N 3T4

Dear Sir:

Re: John Berge - Lane Closure  
55 Street and 48 Avenue - Lot A, Block 33, Plan K-3

The manager of the above apartment located on the south east corner of 48th Avenue at 55 Street is requesting City Council to close the north end of the lane or maintain it to permit access to the parking lot at all times.

The north end of the lane has a steep slope towards 55th Street and washes away during a heavy rain. This lane also gives alternate access to five other apartment parking lots located on this block.

55th Street is regarded as one of the City's thoroughfares and limiting lane access will help to move the traffic more efficiently. As it was mentioned before, this lane gives access to other properties and cannot be closed without a public hearing.

We are recommending the manager of this apartment provide the City with a request from all property owners affected for either lane closure or lane construction as a local improvement.

Yours truly

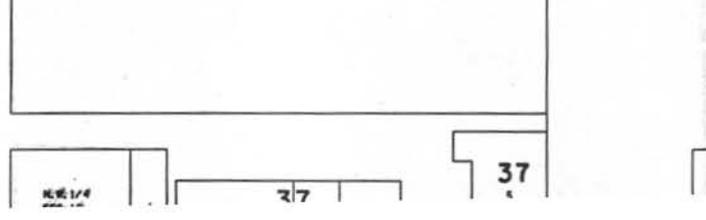
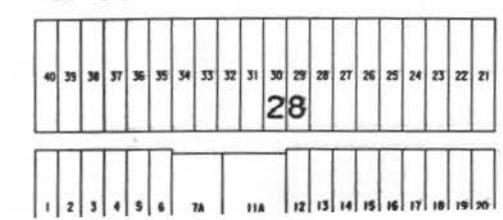
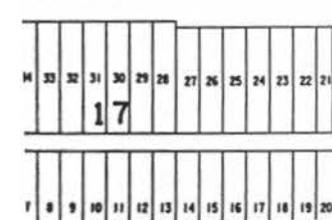
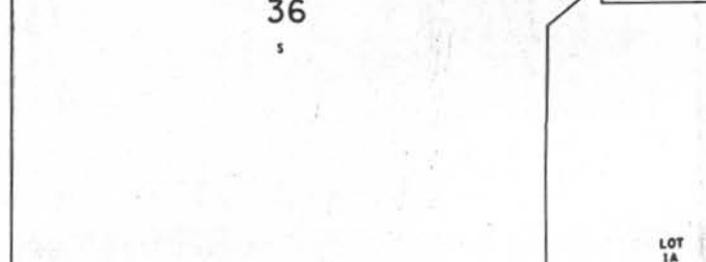
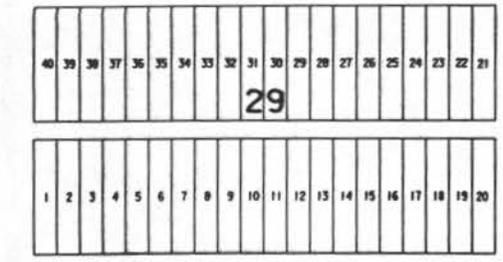
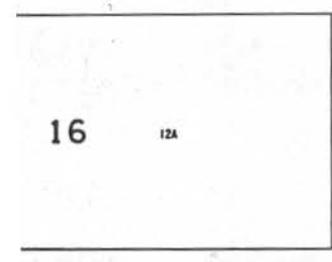
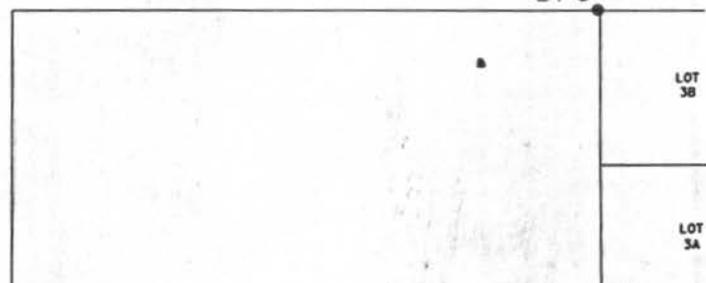
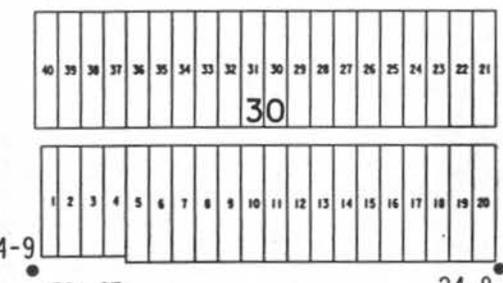
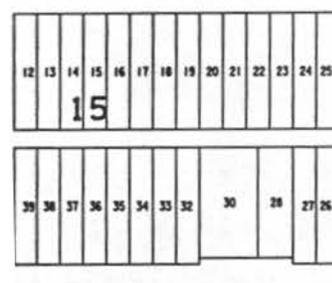
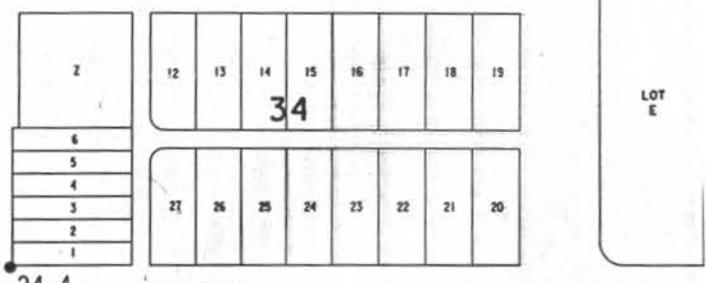
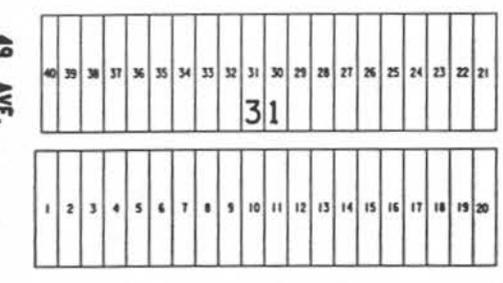
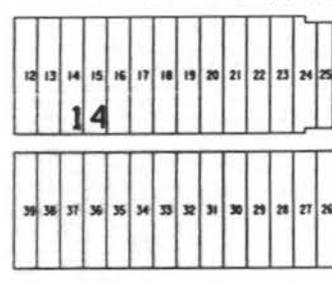
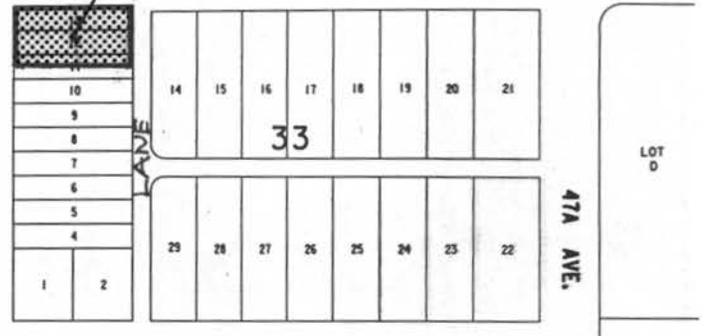
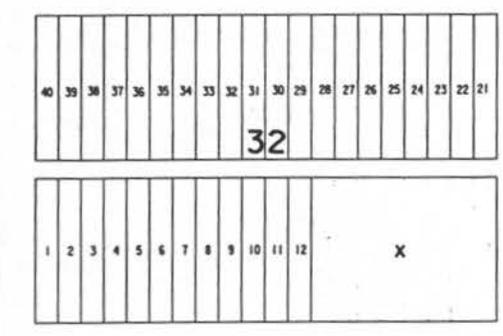
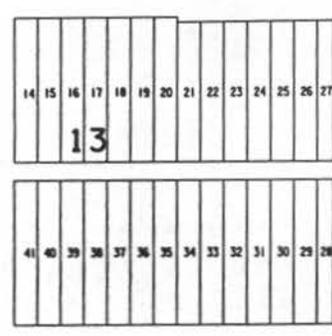
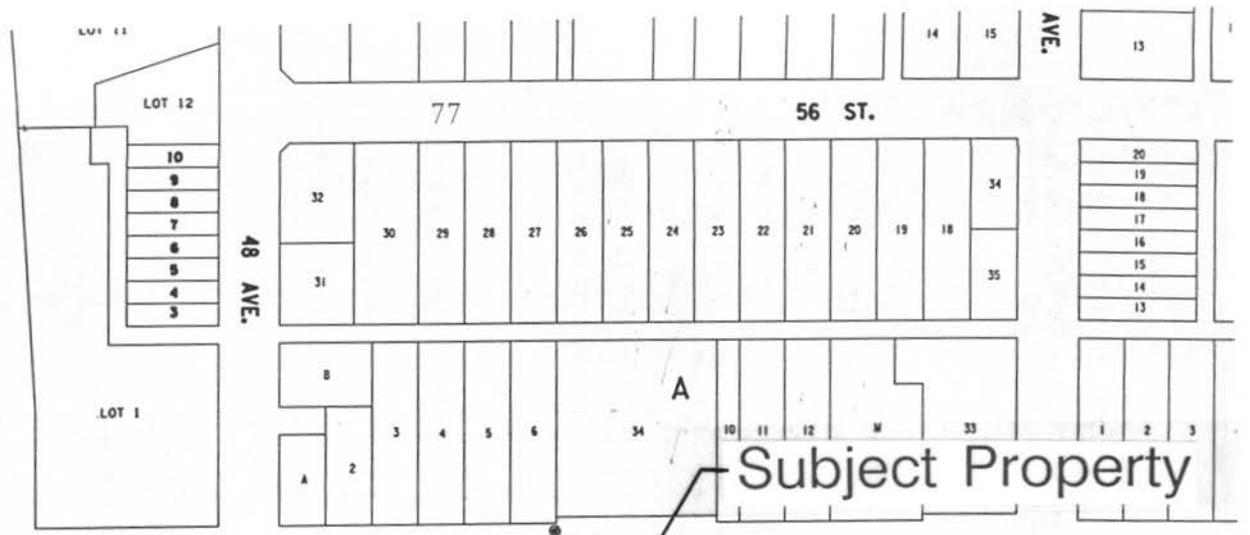
D. ROUHI, ACP, MCIP  
SENIOR PLANNER

DR/pim

c/c Director of Community Services  
Director of Engineering Services  
Bylaws and Inspection Manager  
City Assessor

MUNICIPALITIES WITHIN COMMISSION AREA

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



DATE: May 17, 1990  
TO: City Clerk  
FROM: City Assessor  
RE: JOHN BERGE - LANE CLOSURE REQUEST  
55TH STREET AND 48TH AVENUE  
5425 - 48 AVENUE - LOT A, BLOCK 33, PLAN K3

---

A field inspection reveals that the lane grade drops sharply from where the lane abuts the rear access of this apartment site to where the lane joins 55th Street.

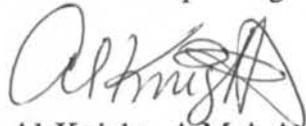
The access to the parking area has not been shaped to accommodate the abrupt change in lane grade.

This lane has also deteriorated due to spring thaw and wet spring weather and is very soft and rutted on this incline to 55th Street.

We feel this is a maintenance problem, and closing of the lane will not entirely solve this situation but will also create a situation whereby emergency and garbage collection vehicles will not be able to manoeuvre without a turn around being constructed, which would mean land acquisition from adjoining lands.

The construction of a turn around at the 55th Street end of the lane would be very difficult and costly due to the sharp grade difference.

We recommend the lane not be closed, and that the Public Works Department assist the land owner in improving the access and upgrade the soft condition of the lane.



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

WFL/AK/ngl

c.c. Director of Engineering  
Senior Planner

DATE: May 14, 1990

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: JOHN BERGE - LANE CLOSURE  
5425-48 AVENUE  
LOT A, BLOCK 33, PLAN K3

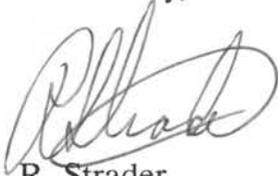
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In response to your memo of May 7, 1990, regarding the above subject, we have the following comments for Council's consideration.

The lane is being used for access for garbage trucks, etc., as well as serving the other property owners in the area.

We recommend the application be denied.

Yours truly,



R. Strader  
Bylaws and Inspections Manager  
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

With respect to the attached application as pointed out in the administrative comments, while in some respects it might be desirable to close this lane because it is used by emergency and garbage collection vehicles, we cannot recommend this course of action. Elsewhere on the agenda is an item dealing with the paving of lanes associated with development. It is just because of the problems associated with this application that M.P.C. is requiring paving as a condition of development. In the present case clearly it is too late to apply this condition. We would recommend that the solution to this problem is to have the lane properly constructed and paved and we would recommend proceeding by way of the Municipal Taxation Act to have the work undertaken as a local improvement.

"R.J. MCGHEE"

Mayor

"M.C. DAY"

City Commissioner

#202 5425-48 Ave  
Red Deer, Alberta  
T4N 3U3

May 7, 1990

City Clerk.

Box 5008

Red Deer, Alta

T4N 3T4

Dear Sir:

THE CITY OF RED DEER  
CLERK'S DEPARTMENT

RECEIVED	
TIME	3:40
DATE	May 7/90
BY	At

I am the manager of an apartment building on the corner of 48th. Ave + 55 st.

I would like to request the closing off of the lane right away onto 55 st, because it washes away and stops entry way into our parking lot.

We have checked with City Hall Engineering Dept. and they say it is not a main thoroughfare.

It will have to either be closed off to traffic or maintained to give our tenants access to the parking lot.

We would ask that Council accept  
this request and look into this matter  
promptly.

Sincerely  
John Berg.

TO:

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

FROM:

CITY CLERK

RE: JOHN BERGE - LANE CLOSURE REQUEST - 55 Street & 48 AvenuePlease submit comments on the attached to this office by May21 for the Council Agenda of May 28, 1990.

*L. Sevcik*  
 SEVCIK  
 City Clerk



**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 348-6195

City Clerk's Department 342-8132

May 7, 1990

Mr. John Berge  
#202, 5425 - 48 Avenue  
RED DEER, Alberta  
T4N 3V3

Dear Sir:

**RE: LANE CLOSURE REQUEST - 55 STREET AND 48 AVENUE**

Thank you for your letter in regard to the above, and we would advise that this matter will be presented to Red Deer City Council at its meeting on May 28, 1990.

Please call this office on Friday prior to the said meeting to determine a suitable time, in the event you wish to be present.

Trust you will find this satisfactory.

Sincerely,

C. SEVCIK  
City Clerk

/jt



*a delight  
to discover!*

DATE: May 14, 1990

TO: CHARLIE SEVCIK  
City Clerk

FROM: LOWELL R. HODGSON  
A/Director of Community Services

RE: JOHN BERGE - LANE CLOSURE REQUEST:  
55 STREET & 48 AVENUE  
Your memo dated May 7, 1990 refers.

---

I have discussed the above request with the Parks Manager, and we have no comments from a Community Services perspective.



LOWELL R. HODGSON

LRH:dmg

c. Don Batchelor, Parks Manager

DATE: May 8, 1990  
TO: City Clerk  
FROM: Fire Marshal  
RE: LANE CLOSURE - 55 STREET AND 48 AVENUE

---

This department has no objection to closing the lane at 55 Street.  
If any further information is required, please contact this office.



Cliff Robson  
Fire Marshal

CR/dd

DATE: May 29, 1990  
TO: Director of Engineering Services  
FROM: City Clerk  
RE: LANE CLOSURE REQUEST - 55 STREET AND 48 AVENUE  
LOCAL IMPROVEMENT

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At the Council meeting of May 28, 1990, a request from Mr. John Berge, Manager of an apartment building on the corner of 48 Avenue and 55 Street requesting the closing off of the lane right of way onto 55 Street, received consideration.

At the above noted meeting Council passed the following motion denying his request.

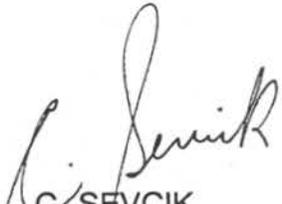
"RESOLVED that Council of The City of Red Deer, having considered correspondence dated May 7, 1990 from the manager of the apartment at 5425 - 48 Avenue requesting the closure of the lane right of way onto 55 Street, hereby agrees that said request be not approved.

Council further agrees that the solution to the problem is to have the lane properly constructed and paved and that the City proceed by way of the Municipal Taxation Act to have the work undertaken as a Local Improvement and as recommended to Council May 28, 1990."

As noted in the above resolution, Council has agreed that the lane be properly constructed and paved as a local improvement under provisions of the Municipal Taxation Act. Accordingly we would request that the Engineering Department undertake the design and cost estimates for constructing the lane as directed by Council, and that notice be given to each person registered or assessed as an owner of land abutting on the part of the lane where the improvement is to be made, in accordance with Section 157 of the Municipal Taxation Act. A Local Improvement Bylaw is also required and in this regard we would suggest that you be in contact with the Director of Financial Services for assistance.

Director of Engineering Services  
Page 2  
May 29, 1990

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



C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Financial Services  
E. L. & P. Manager  
Cpl. Baker, NCO, i/c Red Deer City Traffic  
Senior Planner  
City Assessor  
Bylaws & Inspections Manager  
Fire Chief

**THE CITY OF RED DEER**

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

City Clerk's Department 342-8132

May 29, 1990

Mr. John Berge  
202, 5425 - 48 Avenue  
RED DEER, Alberta  
T4N 3V3

Dear Sir:

**RE: LANE CLOSURE REQUEST - 55 STREET AND 48 AVENUE**

Your letter of May 7, 1990 requesting the closure of the lane right of way onto 55 Street received consideration at the Council meeting of May 28, 1990.

At the above noted meeting Council passed the following motion denying your request.

"RESOLVED that Council of The City of Red Deer, having considered correspondence dated May 7, 1990 from the manager of the apartment at 5425 - 48 Avenue requesting the closure of the lane right of way onto 55 Street, hereby agrees that said request be not approved.

Council further agrees that the solution to the problem is to have the lane properly constructed and paved and that the City proceed by way of the Municipal Taxation Act to have the work undertaken as a Local Improvement and as recommended to Council May 28, 1990."

As noted in the above resolution, Council agreed that the solution to the problem is to have the lane properly constructed and paved as a local improvement. The Engineering Department has been requested to prepare the design and cost estimates, and all persons registered or assessed as owners of land abutting on the part of the lane where the improvement is to be made, will be receiving notices in accordance with the requirements of the Municipal Taxation Act.

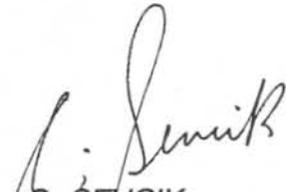
....2

*a delight  
to discover!*

Mr. John Berge  
Page 2  
May 29, 1990

We thank you for bringing this matter to our attention and if you have any questions please do not hesitate to contact the undersigned.

Sincerely,



C. SEVCIK  
City Clerk

CS/jt

c.c. City Commissioner  
Director of Engineering Services

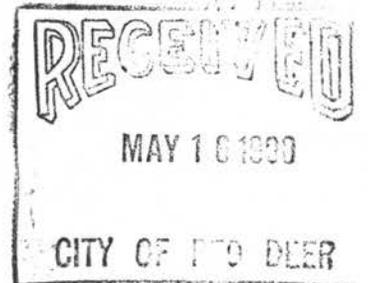
NO. 6



PROVINCIAL TREASURER  
224 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403/427-8809

May 14, 1990

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



Dear Mayor McGhee:

Thank you for your letter of April 4, 1990, expressing concern about the effect of federal and provincial changes to the rebate of utilities' income taxes on the City of Red Deer.

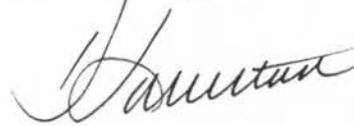
Since Alberta has a tradition of relying on investor-owned utilities to provide power generation, the federal freeze under the Public Utility Income Tax Transfer Act ("PUITTA") discriminates against Alberta. As you point out, the intention of the rebate under PUITTA is to provide equitable federal tax treatment between provinces with privately owned utilities, primarily Alberta, and provinces with publicly owned, non-taxable utilities.

The Alberta government's 1990 Budget was a deficit reduction budget. It attempted to ensure that all sectors of the economy contributed in a fair and even-handed manner to the achievement of a balanced budget. It was in this context that a number of tax expenditure programs were reduced or eliminated, including the rebate of provincial income taxes to utilities. Even with the elimination of the provincial rebate, our utility rates will remain competitive.

- 2 -

The province provides for the equalization of generation and transmission costs through the operation of the Electric Energy Marketing Agency. This will tend to equalize the impact of eliminating the provincial rebate on customers of private and public utilities. In contrast, the federal government has no similar policy or programs to minimize the effects of its freeze on customers of privately owned utilities.

Yours truly,



Dick Johnston  
Provincial Treasurer

cc: The Honourable John Oldring  
Stockwell Day, M.L.A.

# Office of the Mayor



April 4, 1990

The Honourable Dick Johnston  
Provincial Treasurer  
224 Legislature Building  
Edmonton, Alberta  
T5K 2B6

Dear Mr. Johnston:

RE: UTILITY INCOME TAX REBATE

The Provincial and Federal Governments have had a policy of rebating the income taxes paid by investor-owned utilities back to the customers of the utilities. The rebate was to ensure that customers of investor-owned utilities were not paying higher utility rates because of income taxes.

In the case of power utilities, most of Canada is served by government-owned power utilities that do not pay income taxes. In Alberta, there are only two government-owned power utilities -- Medicine Hat Power and Edmonton Power.

Recently the Federal Government announced it will freeze the rebate of the federal portion of the utility tax rebate at the 1989/90 level. The Provincial Government has announced it will not longer rebate the provincial portion of the income tax rebate effective April 1, 1990. The result of these two decisions will create a significant inequity between customers of investor-owned and government-owned utilities.

The provincial decision is significant for City of Red Deer power customers as they will be required to pay higher power costs because Red Deer is served by an investor-owned power utility. The cities of Medicine Hat and Edmonton power customers will pay lower power bills relative to City of Red Deer customers as they are served by government-owned power utilities which do not pay income taxes. The increase in power costs for Red Deer utility customers will be approximately 2.6% or \$846,000.00 annually.

.../2

The Honourable Dick Johnston  
 Page 2  
 April 4, 1990

In the case of natural gas bills, the customers of Northwestern Utilities Limited in Red Deer will face higher bills for natural gas because Northwestern Utilities Limited will be paying provincial income taxes that will not be rebated to their customers. The customers of the City of Medicine Hat Natural Gas Utility, however, will not face the same charges as the said utility does not pay income taxes.

The recent decision of the Provincial Government to no longer rebate the provincial portion of the income tax paid by investor-owned utilities was considered at the Council Meeting of April 2, 1990. Council has gone on record as most vigorously opposing this decision of the Provincial Government which will create inequities among provincial municipalities. We have become accustomed to such treatment by our Federal Government and it would now appear that our Provincial Government is following suit. We have heard promises by the Provincial Government that taxes will not be increased but, deceitfully, municipalities are being requested to shoulder more and more costs by decisions such as the one complained of in this letter.

It is our expectation that the government will reconsider and rescind its decision in this instance.

Sincerely,



R. J. McGHEE  
 Mayor

/bd

c.c. The Honourable Don R. Getty, Premier  
 Minister for Municipal Affairs, The Honourable Ray Speaker  
 Red Deer M.L.A. South, The Honourable John Oldring  
 Red Deer M.L.A. North, Mr. Stockwell Day  
 A.U.M.A.  
 Director of Financial Services  
 City Clerk

Commissioners' Comments

Submitted for Council's information only.

"R.J. MCGHEE", Mayor

"M.C. DAY",  
 City Commissioner

**BY-LAW NO. 2439/B-90**

BEING a By-Law to amend the Building Permit By-law No. 2439/74

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

By-law No. 2439/74, being the Building Permit By-law is hereby amended as follows:

1. New Section 3.1 is added as follows:  
  
"3.1 For greater certainty, no building permit is required for the construction of a detached garage or for residential basement finishing work."
  
2. Page 1 of Schedule "B" is amended to delete under the heading "Residential" the words "Basement", "Attached Garage" and "Detached Garage" and to delete the figures "150" and "130" opposite the words "Attached Garage" and "Detached Garage".
  
3. This amendment shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF MAY, 1990

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_\_ DAY OF MAY, 1990

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS \_\_\_\_\_ DAY OF MAY, 1990

-----  
MAYOR

-----  
CITY CLERK

BY-LAW NO. 2672/O-90

BEING a By-Law to amend the Land Use By-law 2672/80

THE MUNICIPAL COUNCIL FOR THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS:

By-law No. 2672/80, being the Land Use By-law is hereby amended as follows:

1. Section 1.3.2.3 is amended to delete existing sub-clause (8) and to replace it with the following new sub-clause (8):

EXISTING: "any non-structural alterations, renovations or maintenances in R.1 and R.2 districts provided that if there is any doubt as to whether or not such alterations, renovations or maintenance is non-structural, the development officer shall refer the matter to the Municipal Planning Commission for a decision."

NEW: "any non-structural alterations, renovations or maintenance in R.1 and R.2 districts provided however that if there is any doubt as to whether or not such alterations, renovations or maintenance is non-structural, the development officer shall refer the matter to the Municipal Planning Commission for a decision. **Notwithstanding the foregoing, this by-law shall apply to residential basement developments.**"

2. Existing Section 2.2.1 is re-numbered Section 2.2.1(1) and new sub-section (2) is added as follows:

"For greater certainty, the word "develop" in sub-section (1) shall include construction of a detached garage and finishing of a residential basement."

3. Section 2.2.2 is amended to add new sub-paragraph (d) as follows:

"(d) the construction of a detached garage and the finishing of a residential basement."

4. This amendment shall come into force upon third reading.

READ A FIRST TIME IN OPEN COUNCIL THIS \_\_\_\_ DAY OF MAY, 1990

READ A SECOND TIME IN OPEN COUNCIL THIS \_\_\_\_ DAY OF MAY, 1990

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED THIS \_\_\_\_ DAY OF MAY, 1990

\_\_\_\_\_  
MAYOR

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



DATE: May 29, 1990  
TO: City Council  
FROM: City Clerk  
RE: ALDERMAN LAWRENCE - NOTICE OF MOTION -  
SPEED LIMIT - 67 STREET AND 30 AVENUE

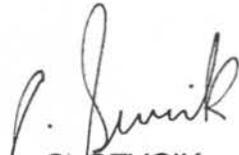
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The following Notice of Motion was submitted by Alderman Lawrence at the Council meeting of May 28, 1990.

"WHEREAS there is limited access onto 67 Street and 30 Avenue from Pameley Avenue to 55 Street

AND WHEREAS many citizens have complained about the speed limit on this stretch of road being set too low at 60 km/h

THEREFORE BE IT RESOLVED that the speed limit be changed to 70 km/h."

  
C. SEVCIK  
City Clerk

CS/jt

DATE: May 30, 1990  
TO: Engineering Department Manager  
FROM: City Clerk  
RE: ONE-WAY SIGN - ELKS

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At the Council meeting of May 28, 1990, Alderman Moffat questioned the intent of the one-way sign at the entrance to the Elks.

It was agreed that you would look into this matter and report back to Alderman Moffat.

  
C. SEVCIK  
City Clerk

CS/jt

c.c. Alderman Moffat